ALLEGIANCE HOME INSPECTIONS
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ROOM-BY-ROOM RESIDENTIAL

1234 Main Street
Murrieta, CA 92562

Buyer Name
04/25/2025 9:00AM

Inspector
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Agent
Agent Name
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SUMMARY

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ITEMS INSPECTED	MAINTENANCE ITEM	REPAIR NEEDED	IMMEDIATE ACTION NEEDED

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent

Temperature (approximate)
84 Fahrenheit (F)

Occupancy
Occupied

Type of Building
Single Family

Weather Conditions
Clear, Dry

Inspection Key

General: Inspection Key

The following terminology will be used throughout this report to assess the condition and function of the systems / areas inspected.

Green Category: This means the system was inspected (operated or tested) as much as was available to the inspector at the time of the inspection and it was found to be functioning properly.

Blue Category: This means the system was inspected (operated or tested) as much as was available to the inspector at the time of the inspection and it was found to be overall functional. There were issues found that did not hinder the main function of the system.

Orange Category: This means the system was inspected (operated or tested) as much as was available to the inspector at the time of the inspection and the main function was damaged or not working as designed.

Red Category: This means the system was inspected and it is used in the report for 3 reasons (Major Safety Concerns / Very Expensive Repairs ($$$) / Buyer feels these are an Immediate Concern).

SETTING REASONABLE EXPECTATIONS
There may come a time that you discover something wrong with the house, and you may be frustrated or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the short few hours of a home inspection. For example, some toilets leak only when weight is applied like actually using it, but do not leak when you simply test the toilet. Some roofs only leak when specific conditions exist. Some problems will only be found when carpets are lifted or furniture is moved.

Latent Defects

These are problems may have existed at the time of the home inspection but there were no clues as to their existence. Our home inspections are based on the past and current performance of the house. If there are no clues of a past or current problem, it is unfair to assume we should foresee a future problem.

Contractors Advice

A main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors opinions often differ from ours. Below are some reasons for this.

Last Man In Theory

While our advice often represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the Last Man In Theory. The contractor fears that if they are the last person to work on the roof, they will get blamed if the roof leaks, regardless of whether the roof leak is their fault or not. Consequently, they won't want to do a minor repair with high liability when they could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best

There is more to the Last Man In Theory. It suggests that it is human nature for people to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of First Man In and consequently it is our advice that is often disbelieved.

Why Didn't We See It Contractors may say I can't believe you had this house inspected, and they didn't find this problem. There are several reasons for these apparent oversights:
* Conditions During Inspection - Its impossible for contractors to know what the conditions were when the home inspection was performed. Factors are often completely different such as weather or stored furniture limiting the view.

* 20/20 Hindsight - When the problem manifests itself, it is very easy to have the wisdom of hindsight. Anybody can say that the basement is wet when there is 2 inches of water on the floor. Predicting the problem is a different story.
* A Long Look - If we spent 1/2 an hour under the kitchen sink or 40 minutes disassembling the furnace, we would find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.
* We're Generalists - We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do.
* An Invasive Look - Problems often become apparent when carpets or drywall are removed, when furniture or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

So in conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit, and an indefinite policy period would be considerably

more than the fee we charge. It would also not include the value added by the inspection.
We hope this provides some thought and helps to give a better understanding as to what to expect when reviewing your home inspection report.

Pictures














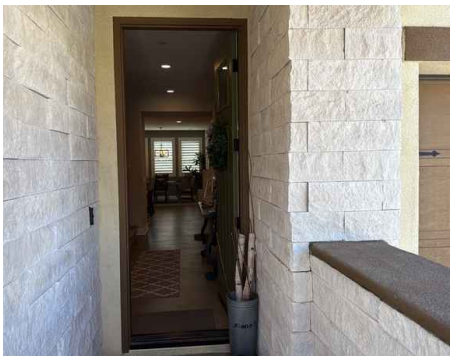


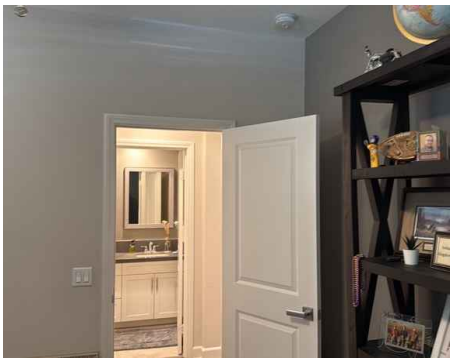



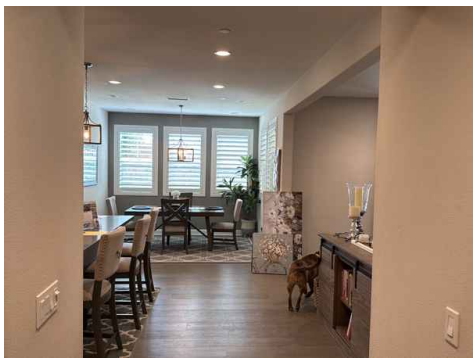






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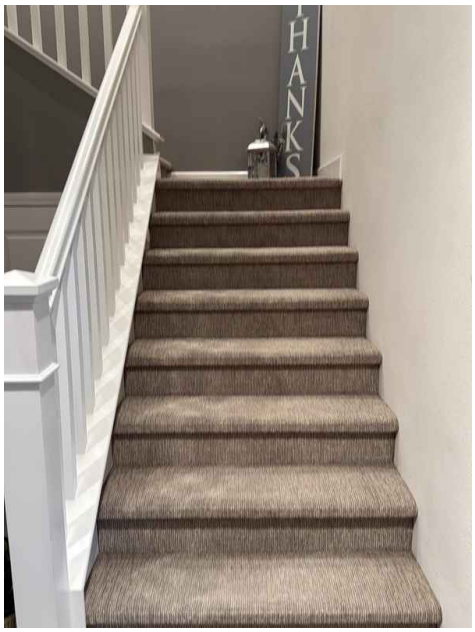
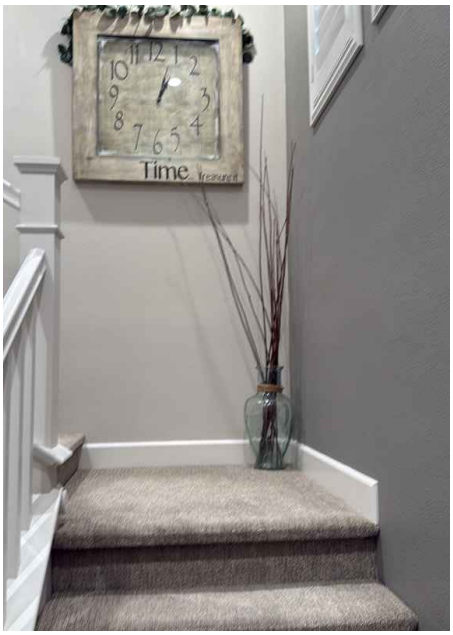
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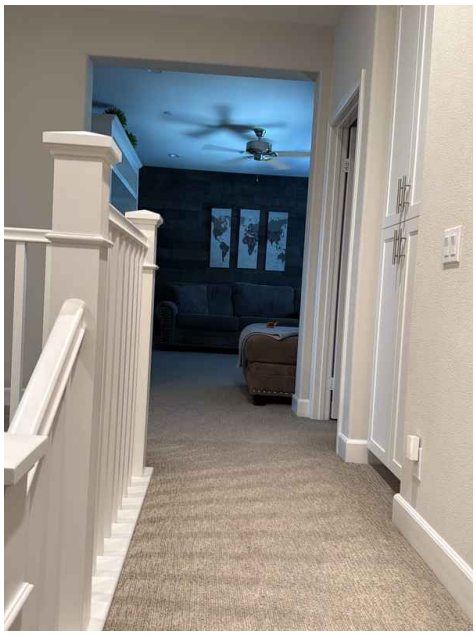
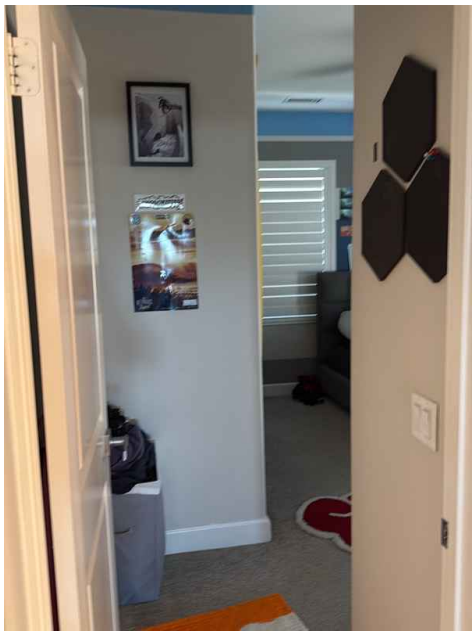

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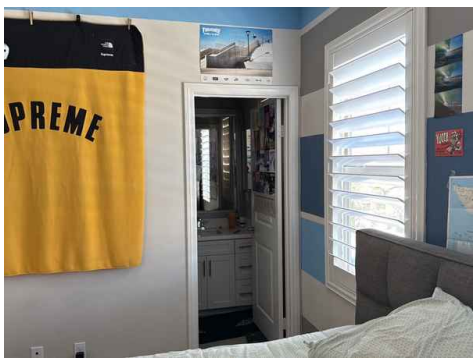


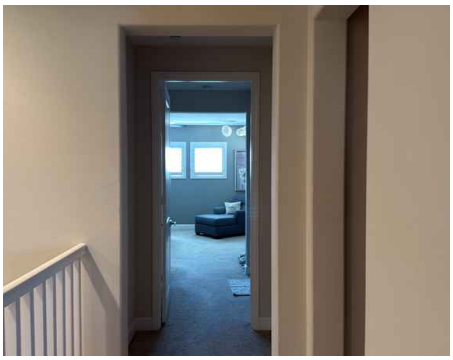

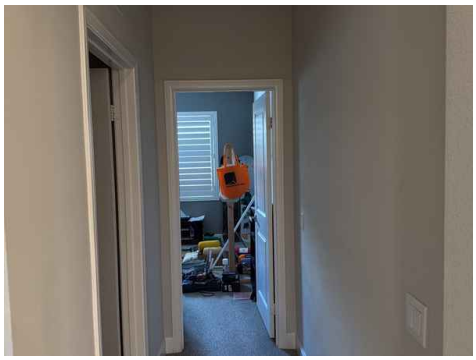

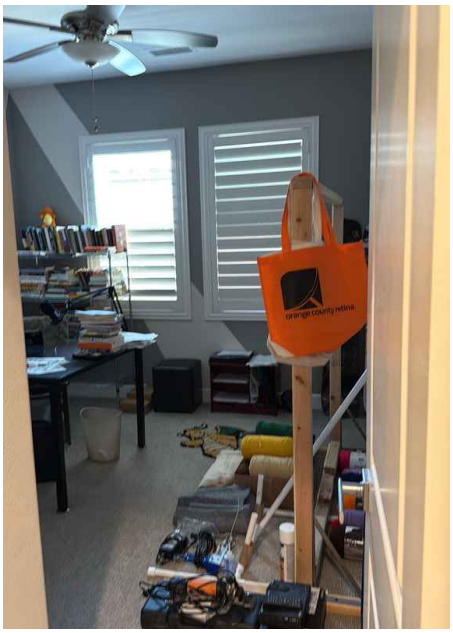

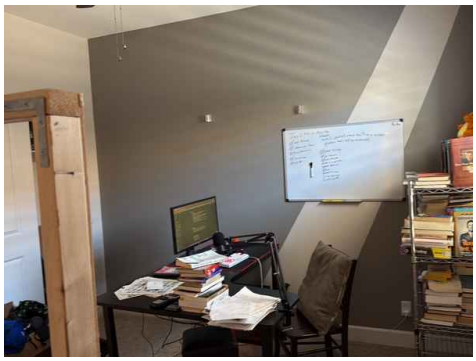

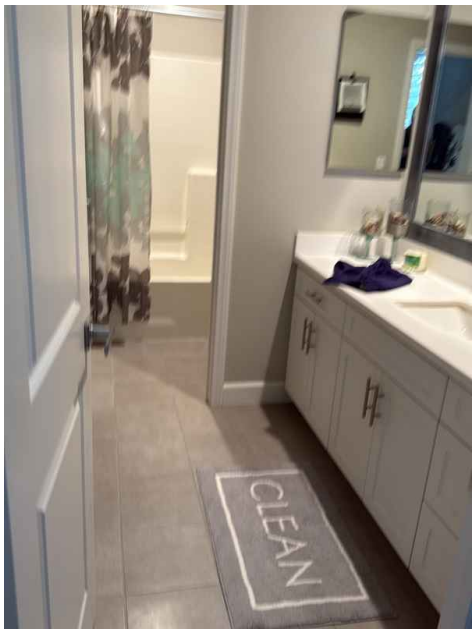
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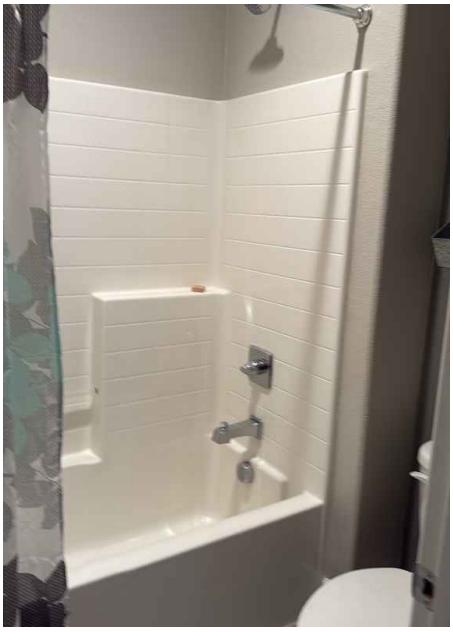
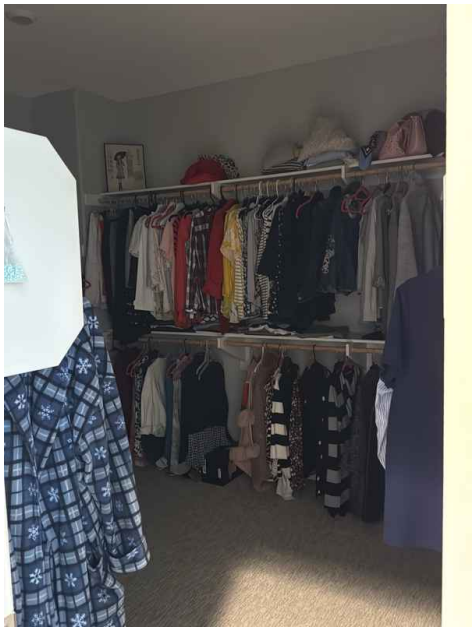
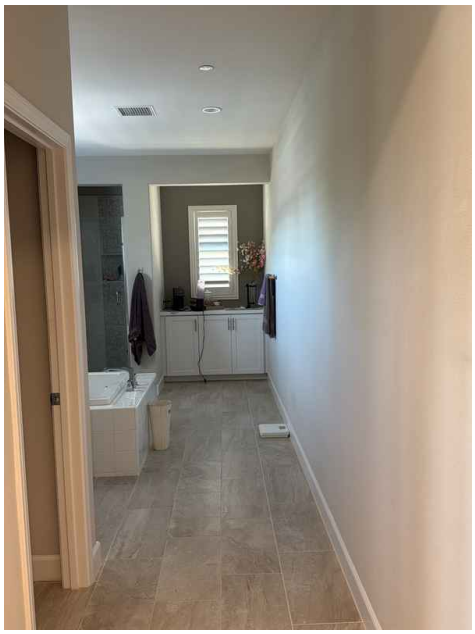





2: ROOF

Information

Inspection Method
Ground, Drone

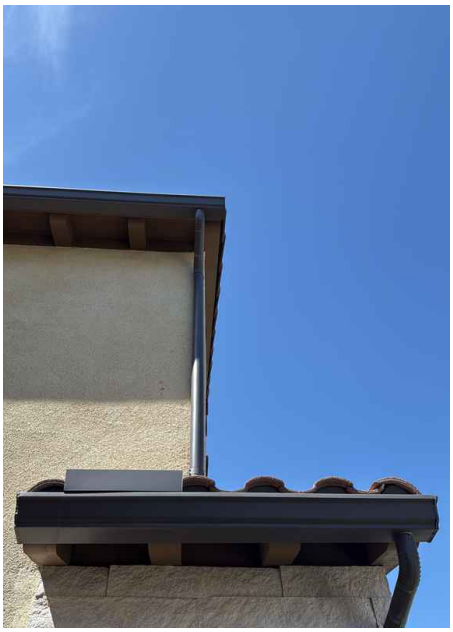
Roof Type/Style
Combination

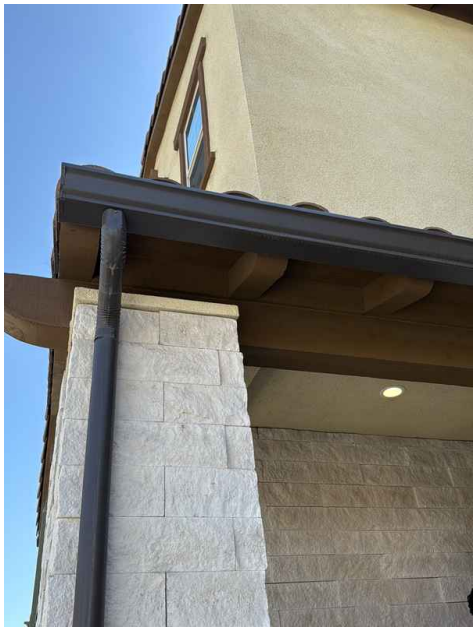
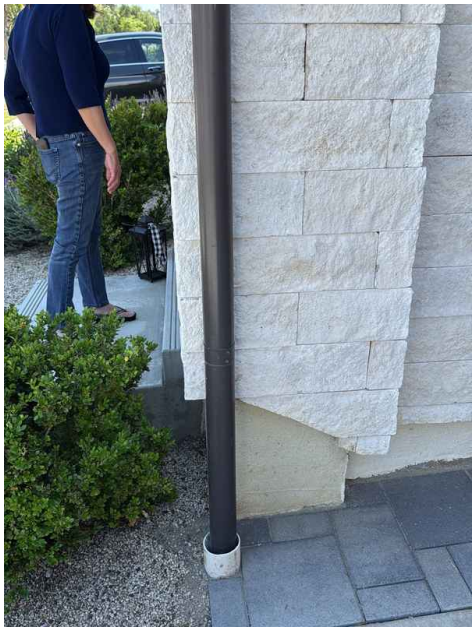
Coverings: Material
Tile

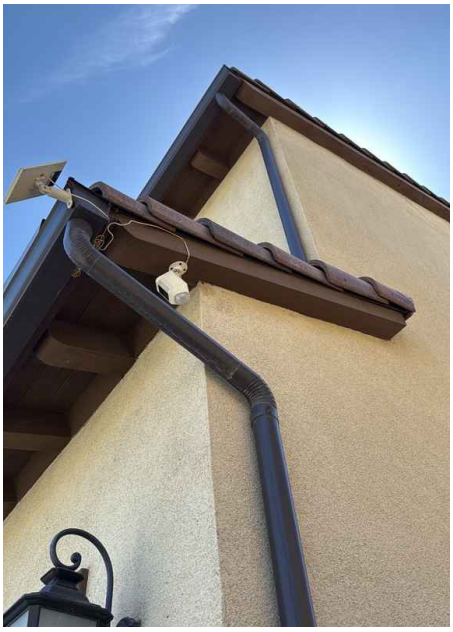
Flashings: Material
Aluminum

Pictures

Roof Drainage Systems: Pictures

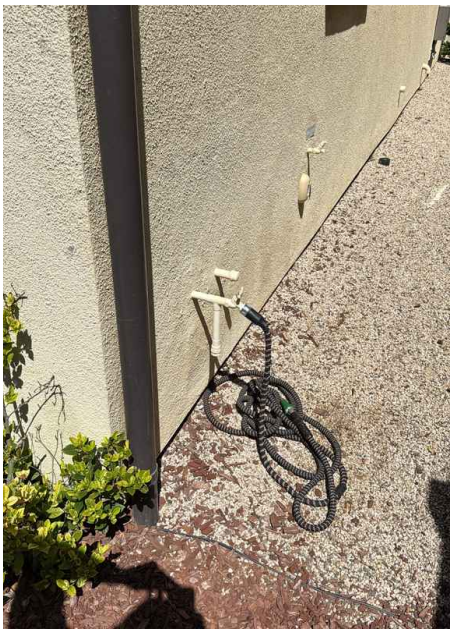


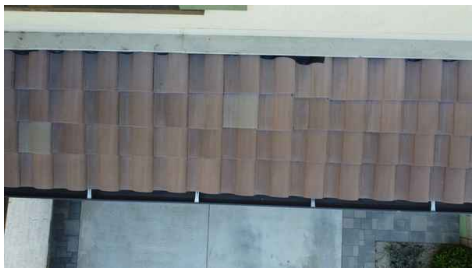












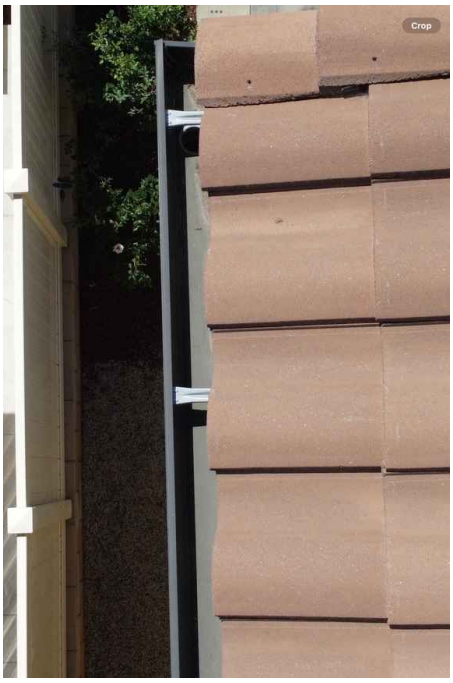


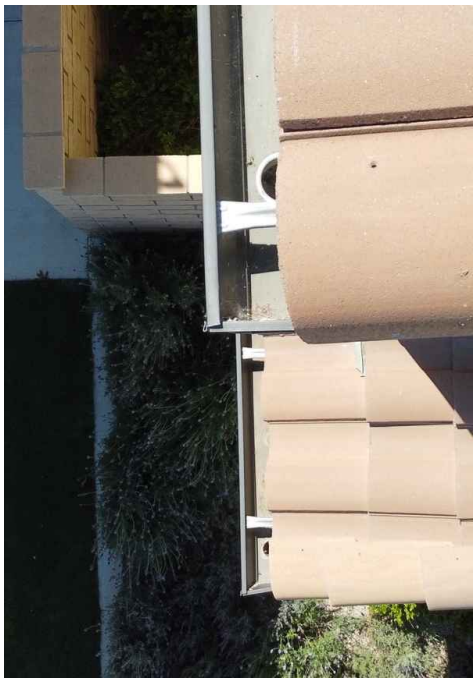




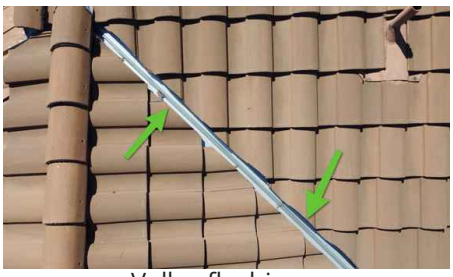

Roof Drainage Systems: Gutter Material

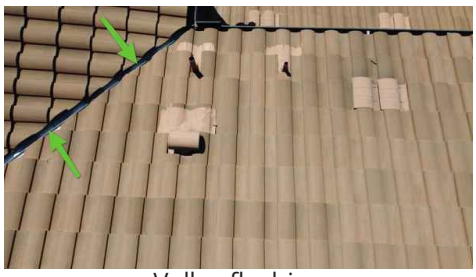
Aluminum

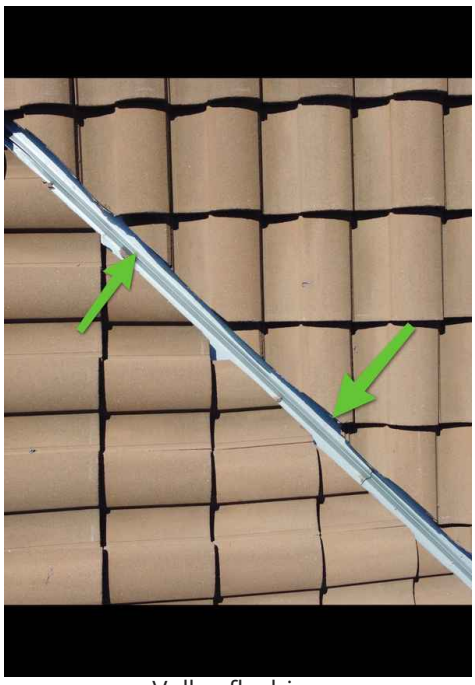


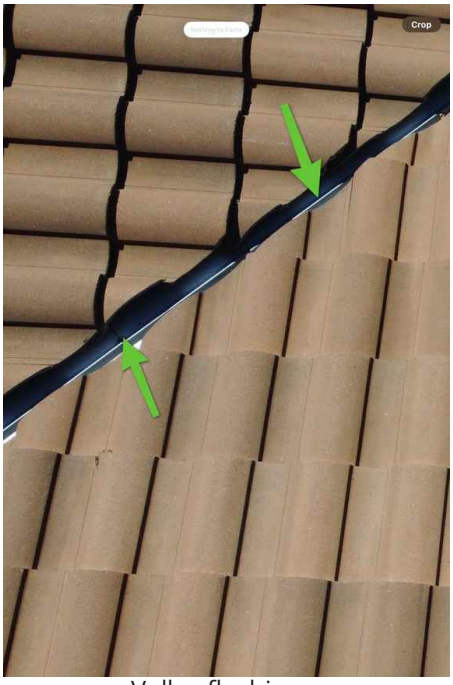


Flashings: Pictures


Valley flashing


Valley flashing

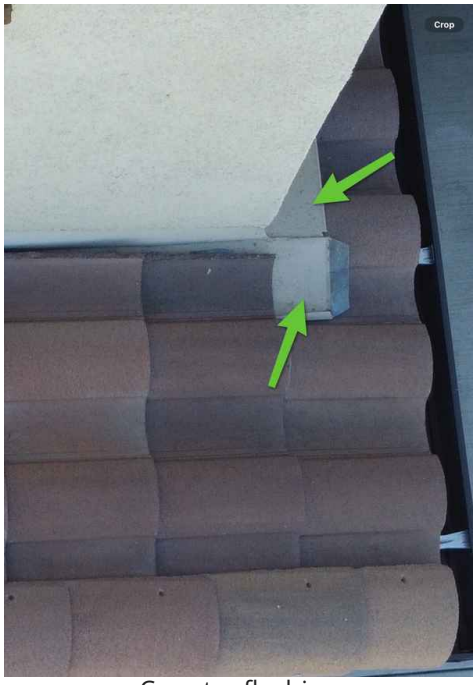

Valley flashing


Valley flashing


Drip edge flashing


Drip edge flashing

Drip edge flashing

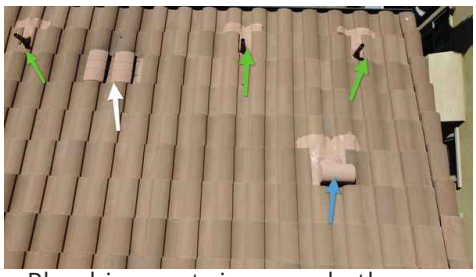


Counter flashing

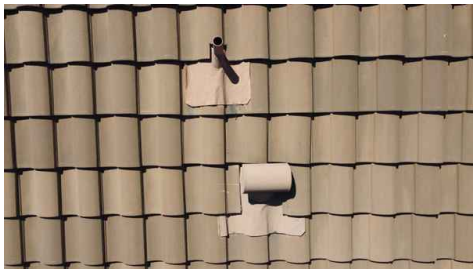
Valley flashing

Skylights, Chimneys & Other Roof Penetrations: Pictures

Plumbing vent



Plumbing vents in green, bathroom fan vents in blue, attic vents in white



Observations

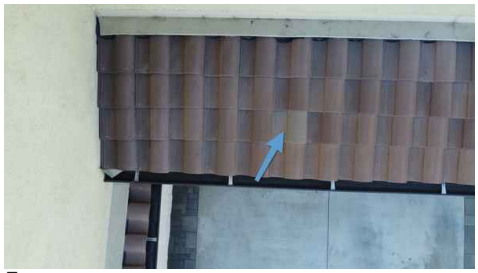
2.1.1 Coverings

Maintenance Item

REPLACED ROOF TILES

Replaced roof tiles on east side of house just above the entrance into garage.


East

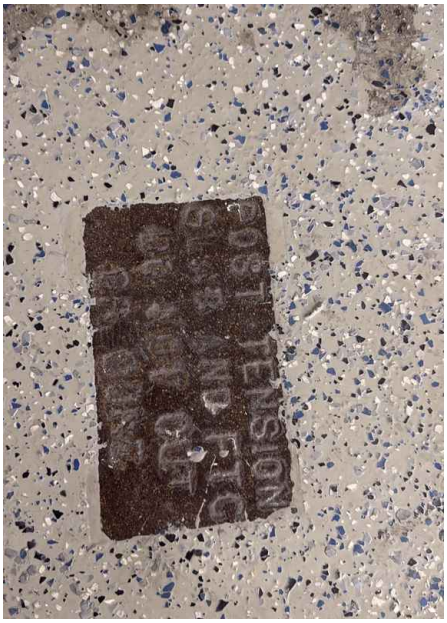

East

3: EXTERIOR

Information

Inspection Method
Visual

Foundation: Material
Concrete, Post tension slab



Decks, Balconies, Porches & Steps: Material
Concrete, Stucco

Siding & Trim: Siding Material
Stucco, Stone

Exterior Doors: Answer Choices
Glass, Wood, Hollow Core

Siding & Trim: Siding Style
None

Walkways, Patios & Driveways: Driveway Material
Pavers, Concrete, Gravel

Pictures



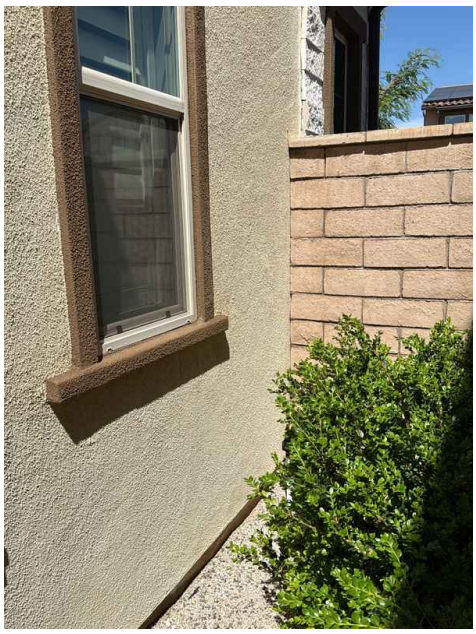




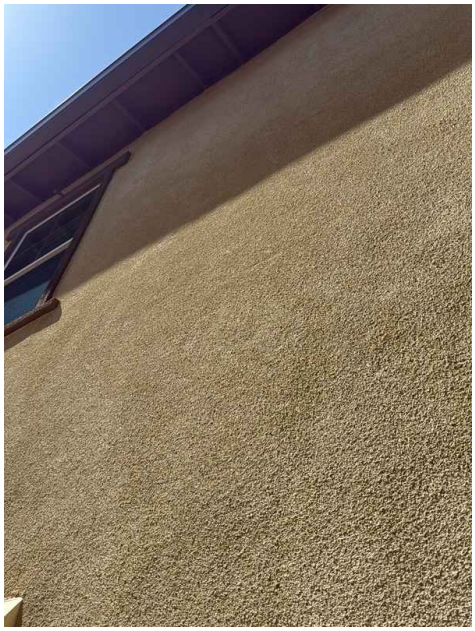


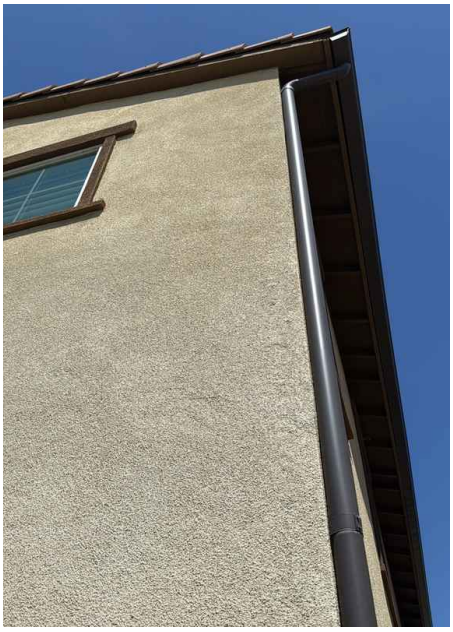


Siding & Trim: Pictures



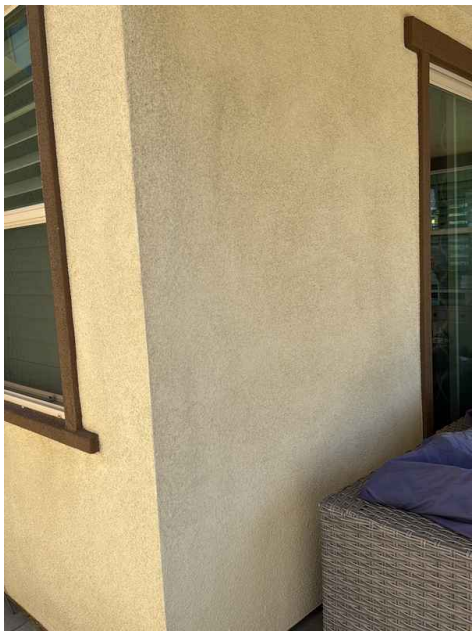


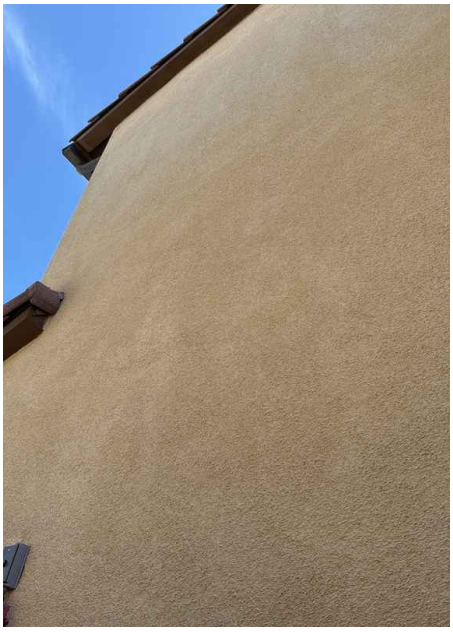









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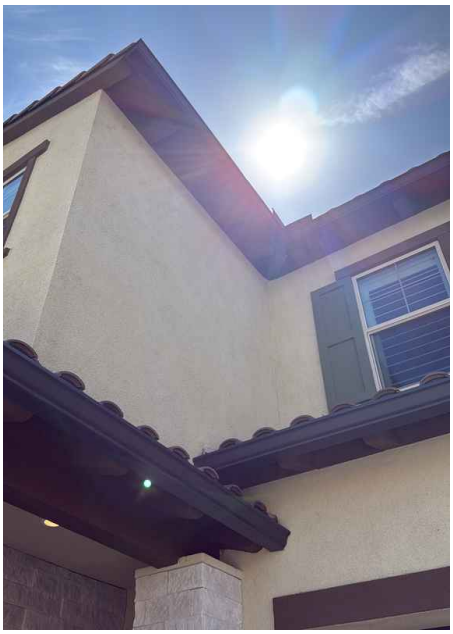
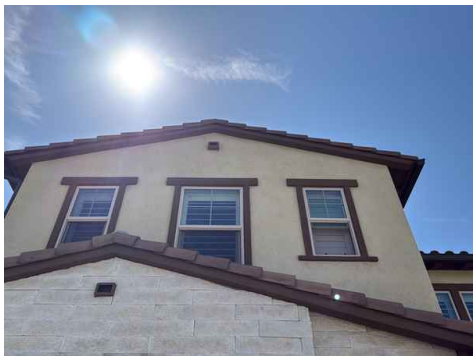
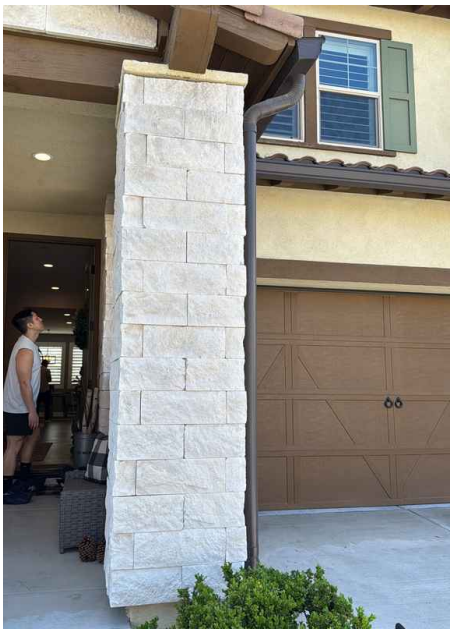





Foundation: Pictures





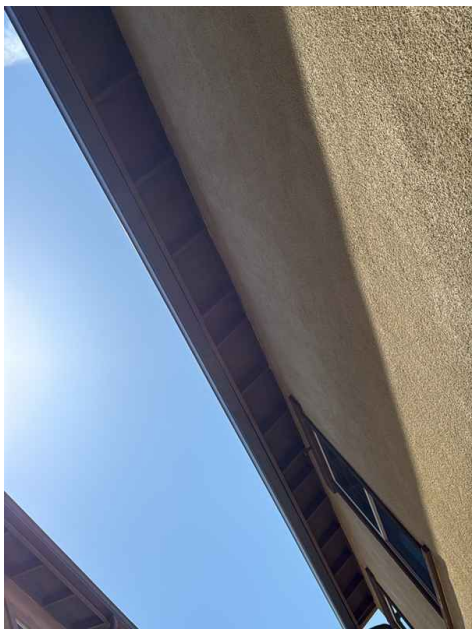
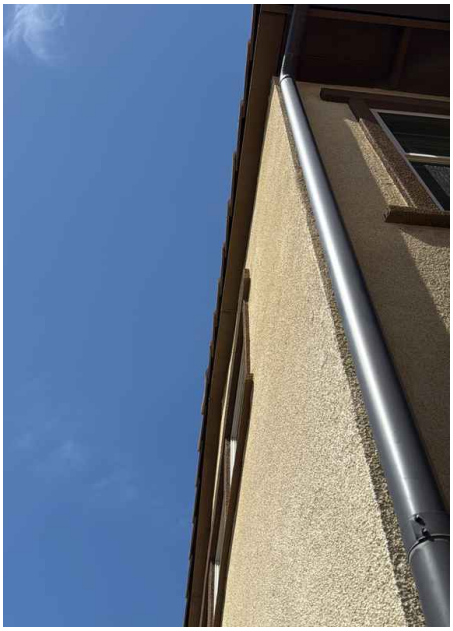
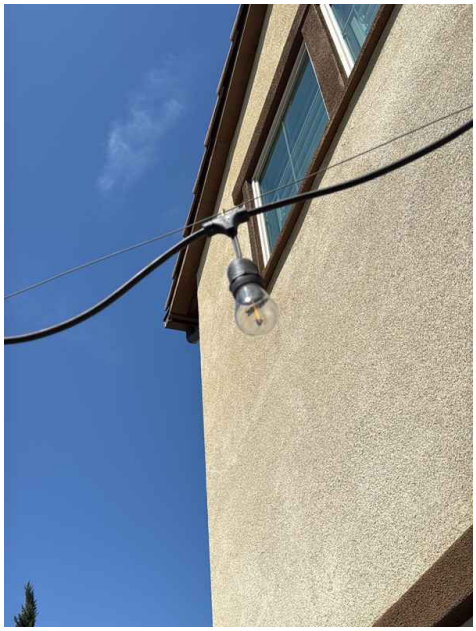
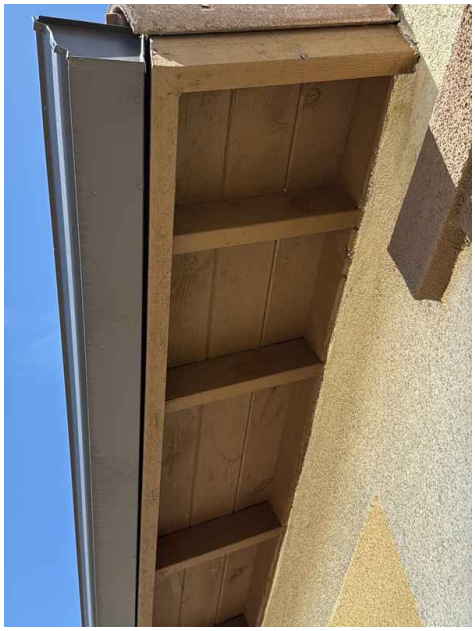


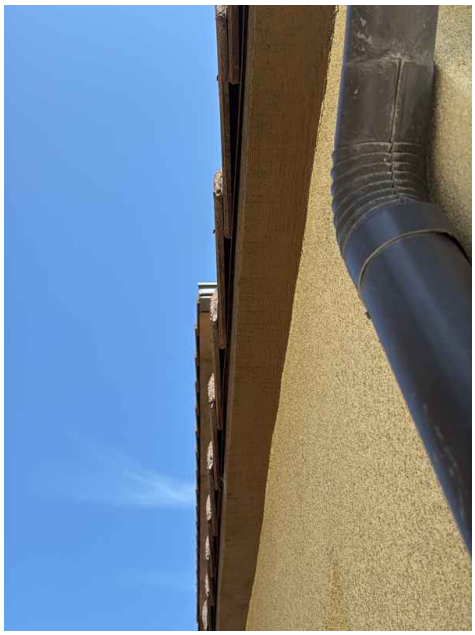


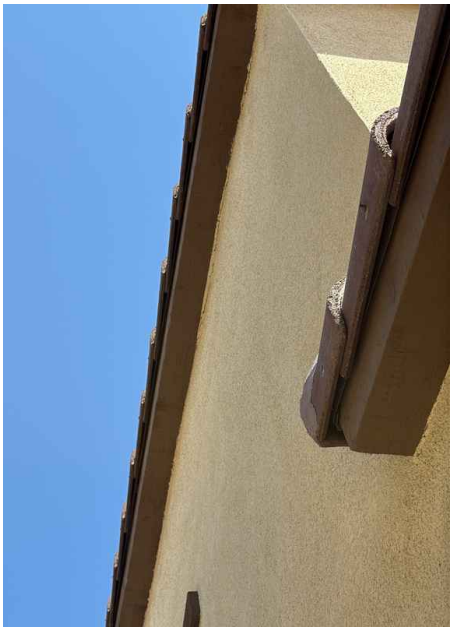
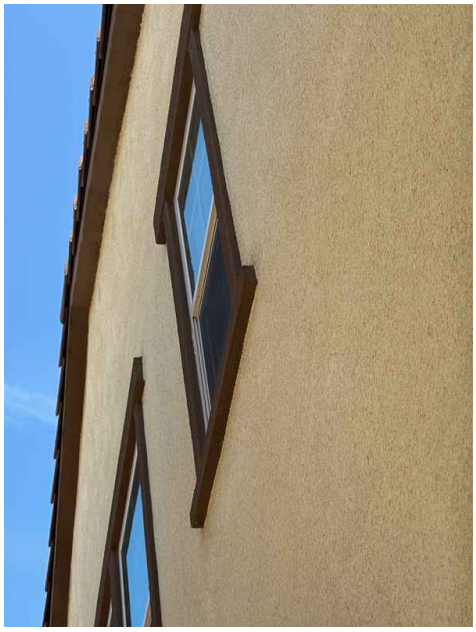
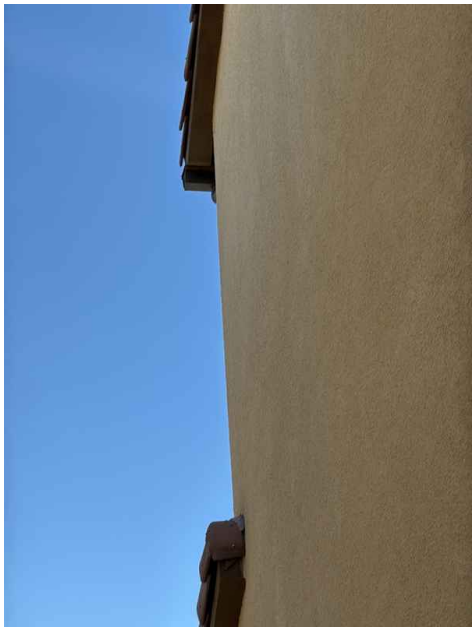
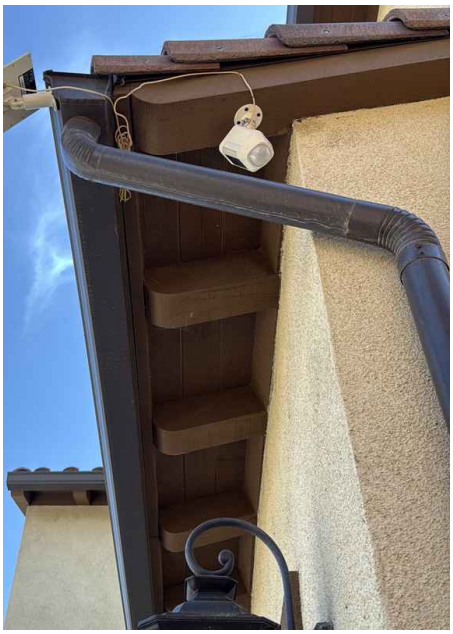
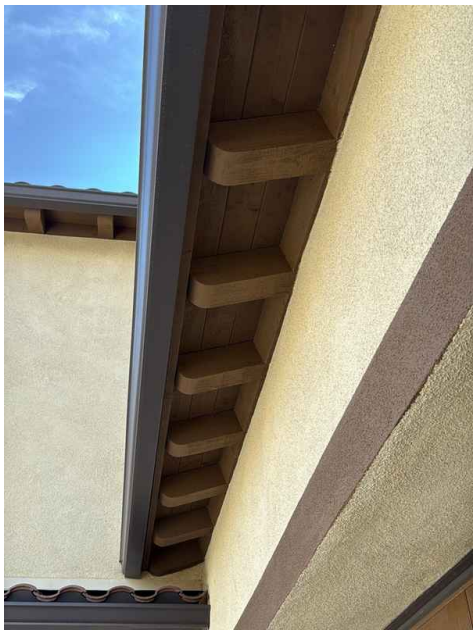


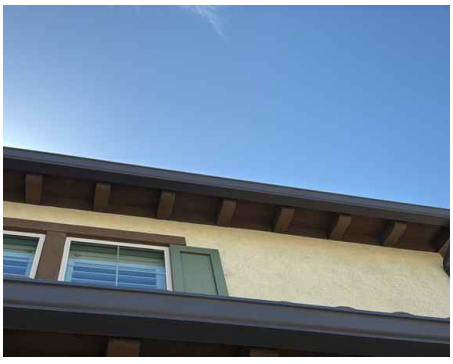

Eaves, Soffits & Fascia: Pictures



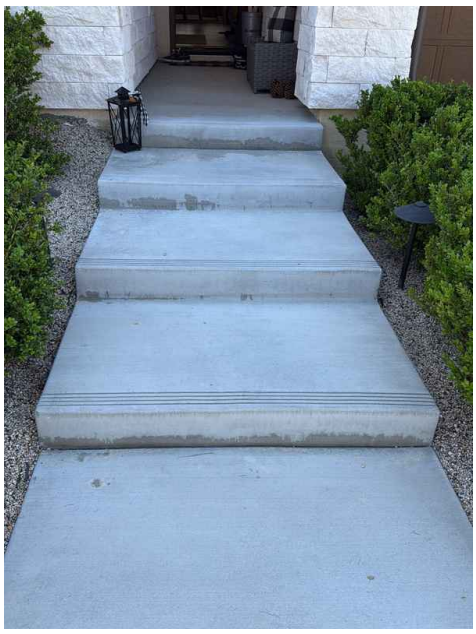
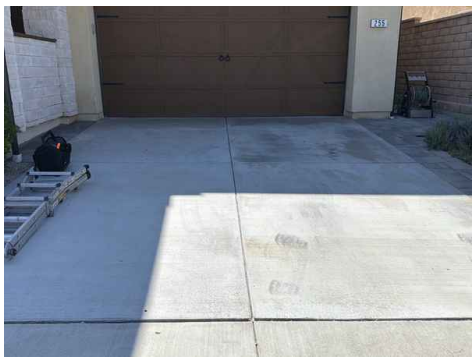
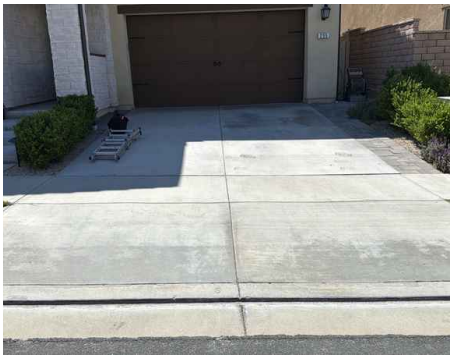
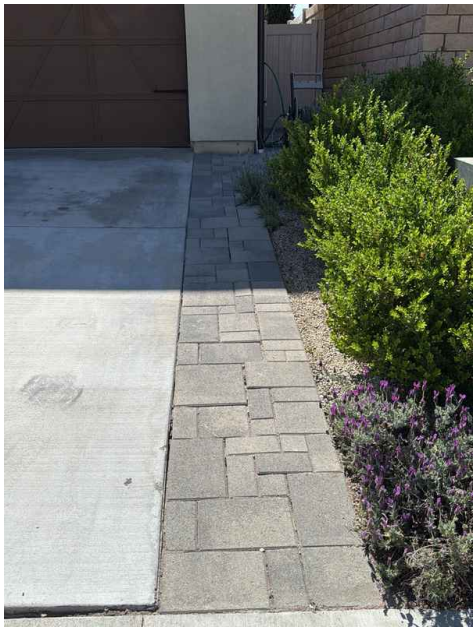
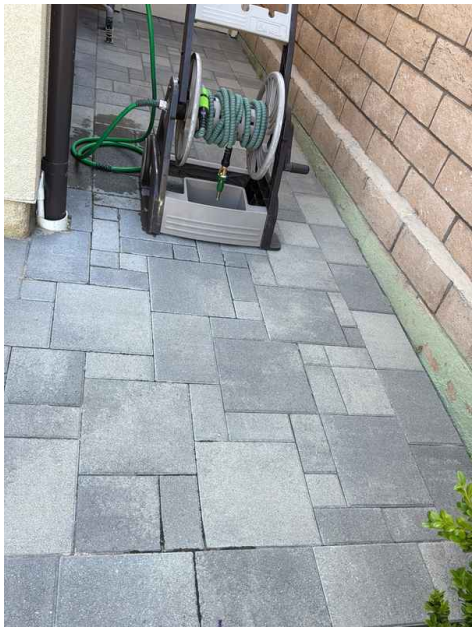
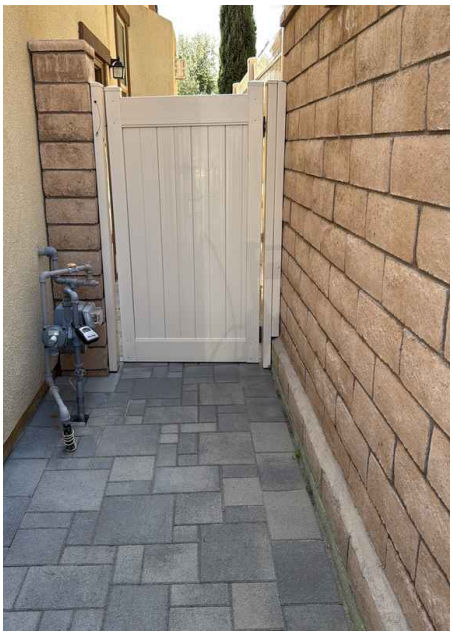
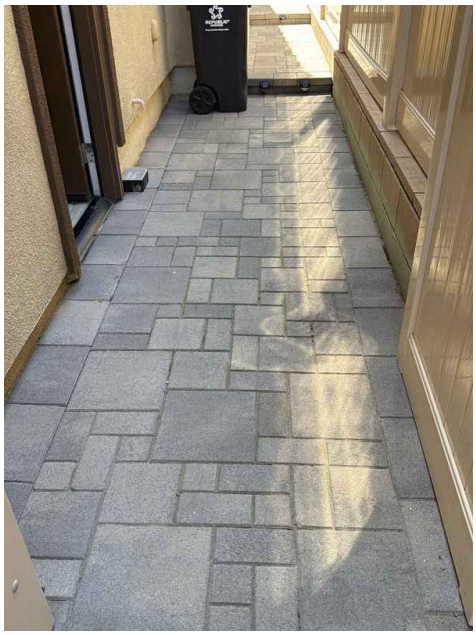
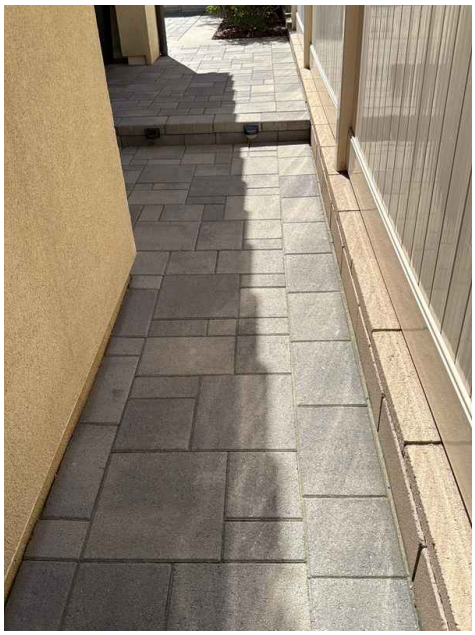





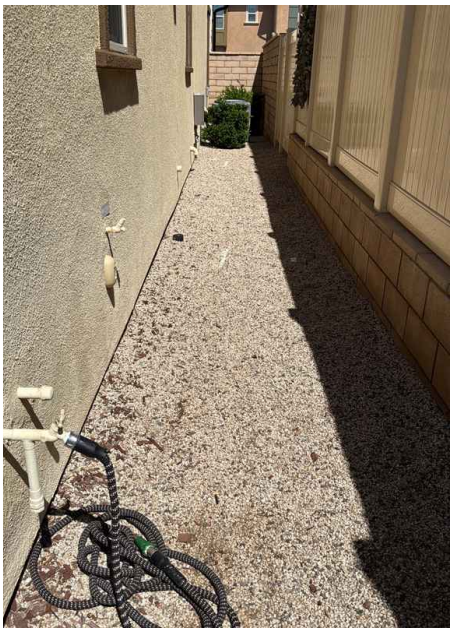
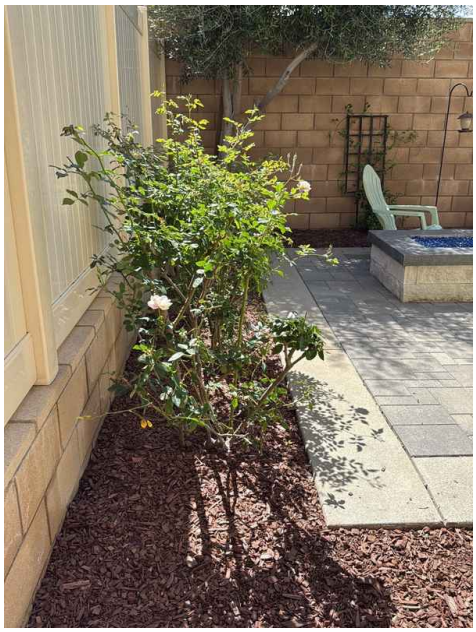
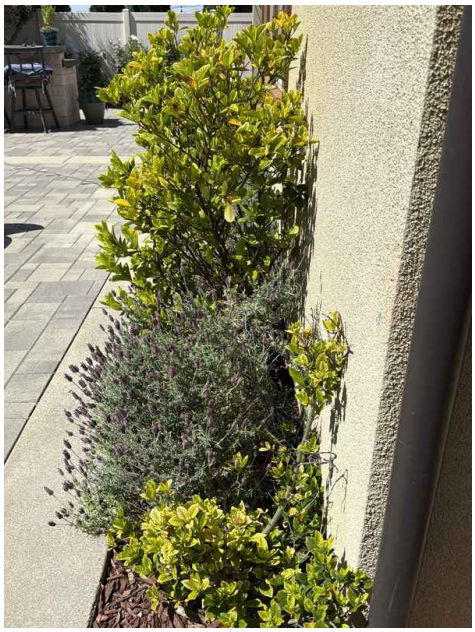
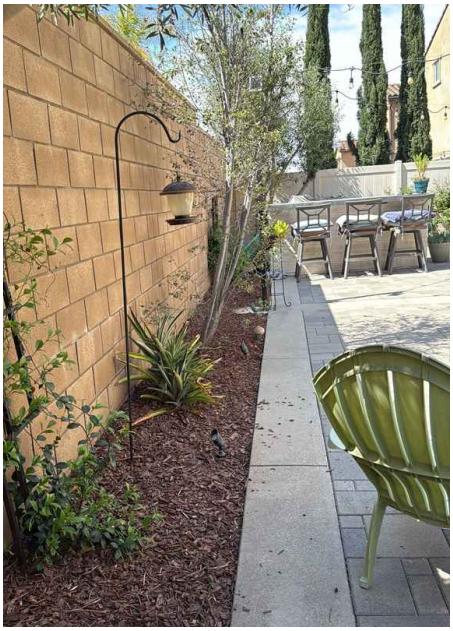
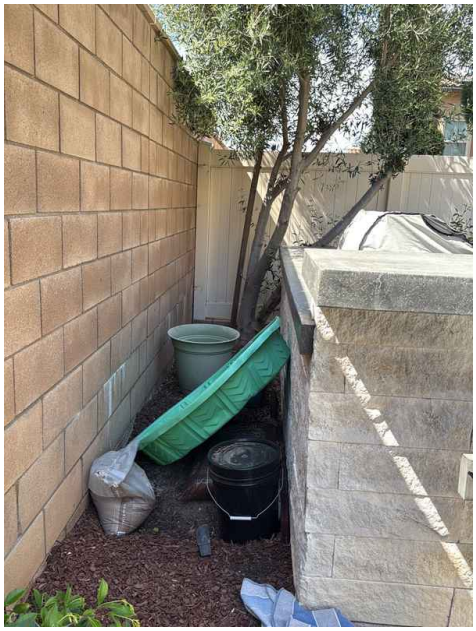
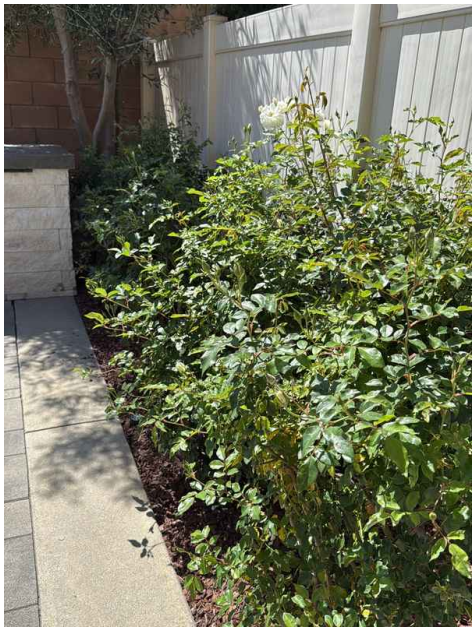

Exterior Doors: Pictures

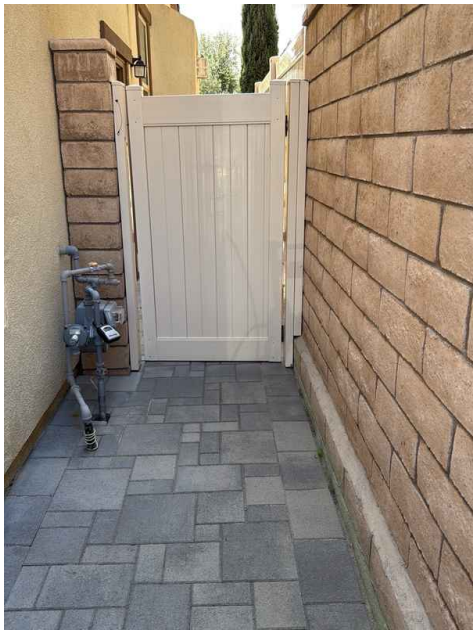
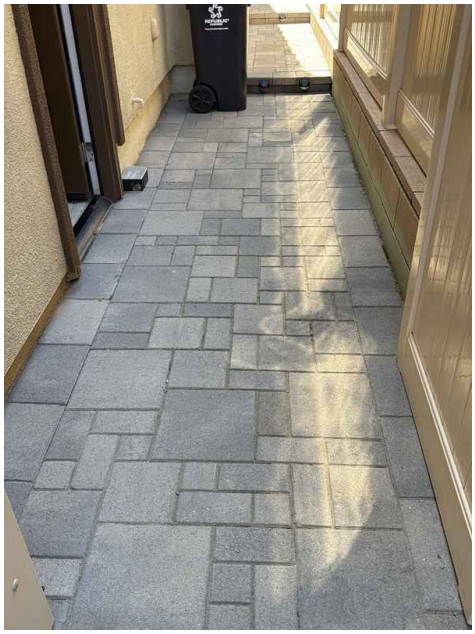
Walkways, Patios & Driveways: Pictures

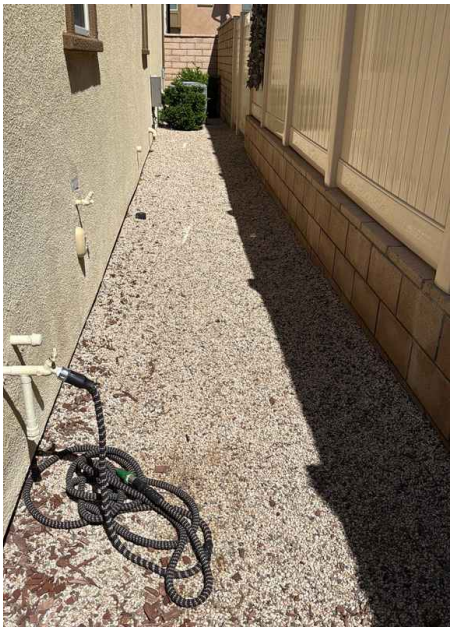









Vegetation, Grading, Drainage & Retaining Walls: Pictures

Pictures

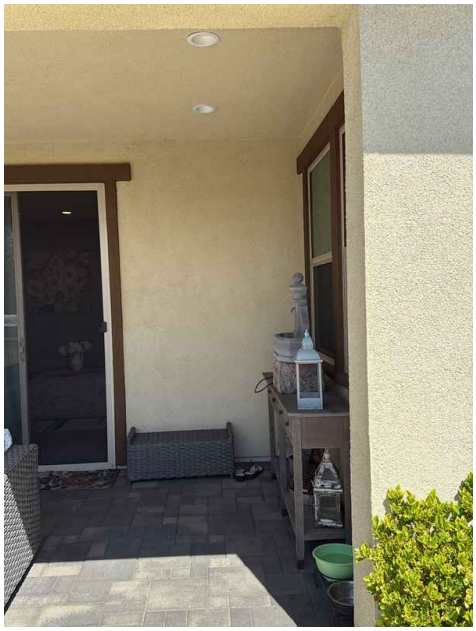



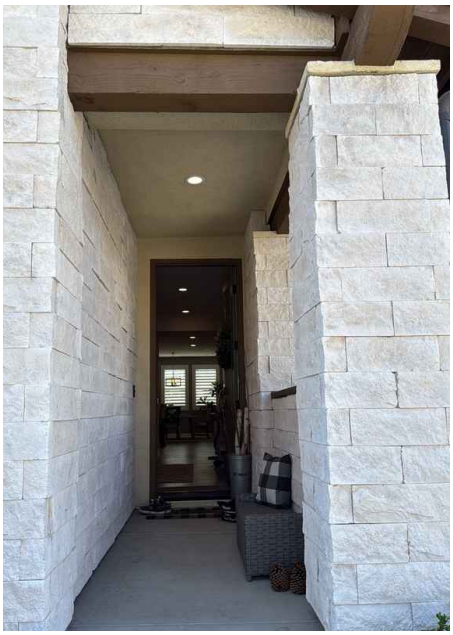
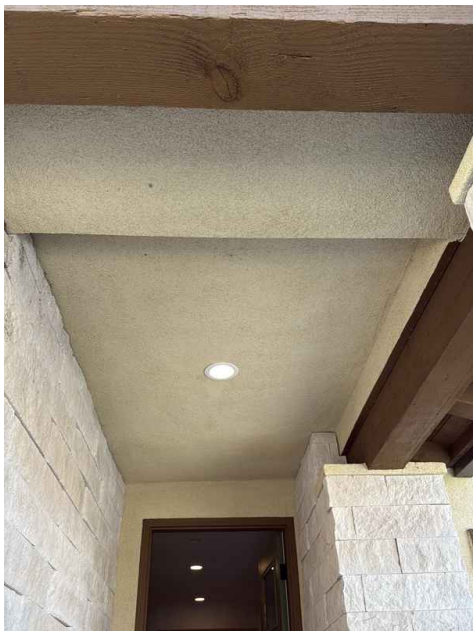


Decks, Balconies, Porches & Steps: Pictures



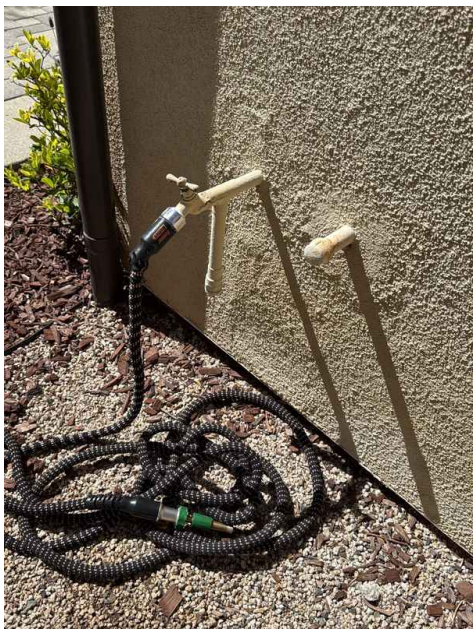




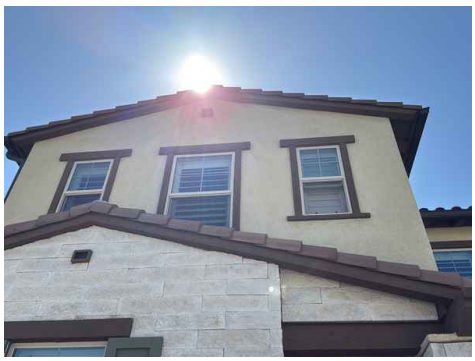
GFCI: Pictures

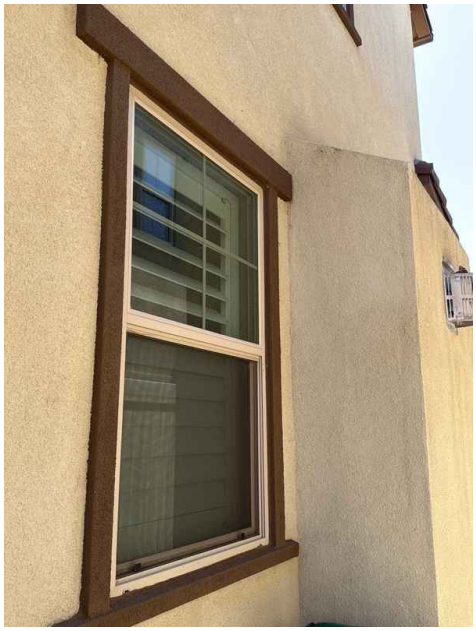
Hose bibs and water pressure: Pictures

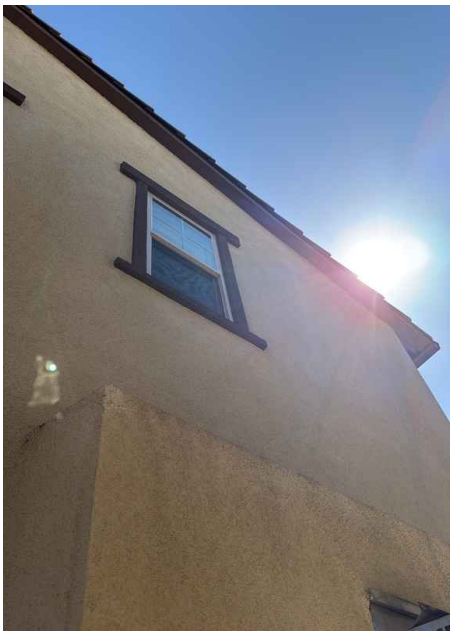


Windows: Pictures

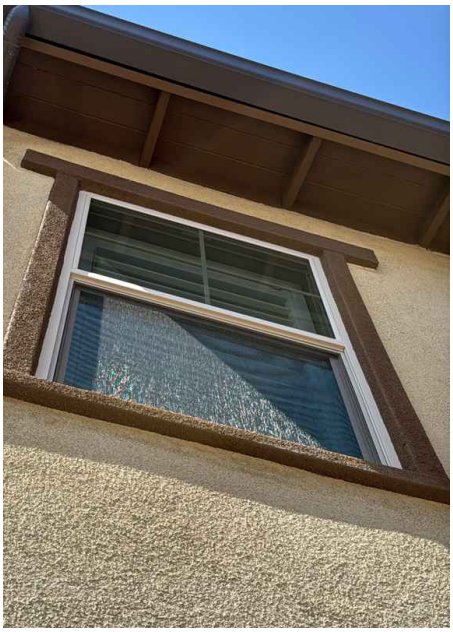


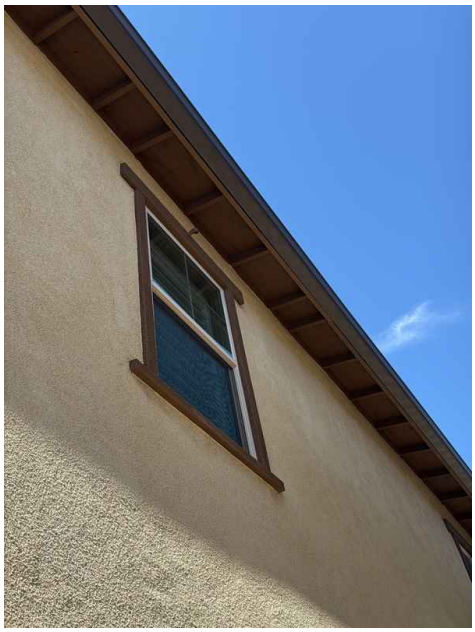
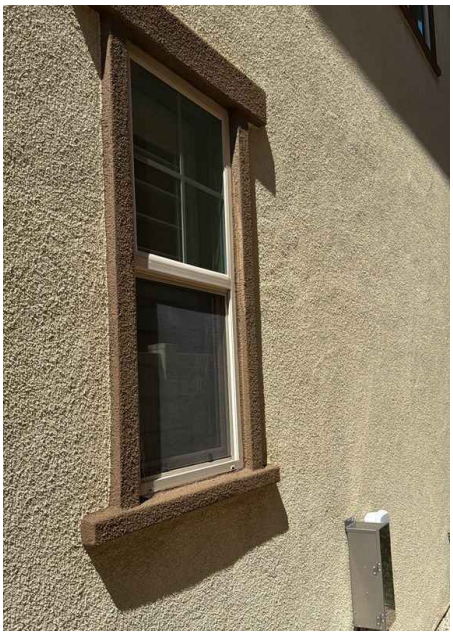








Outdoor BBQ Island: Pictures




Observations

3.1.1 Siding & Trim

Repair Needed

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Contact a stucco repair contractor


North


North


North

3.1.2 Siding & Trim

Repair Needed

NEEDS PAINT

Recommend repainting to prevent deterioration.

Recommendation

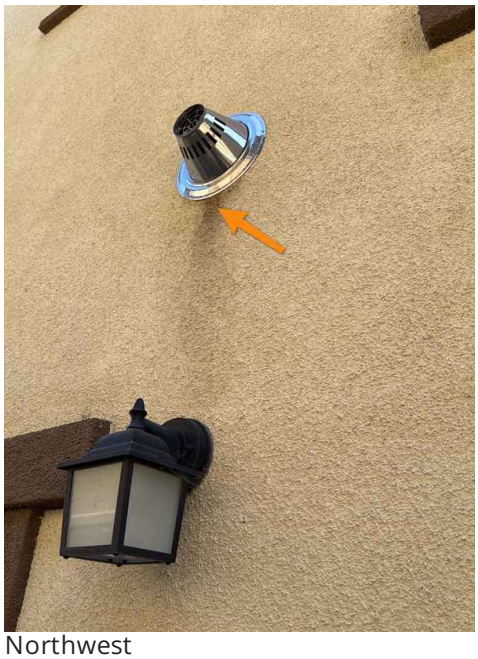
Contact a qualified painting contractor.


West


West


West


Northwest


Northwest


Front

3.2.1 Foundation

Maintenance Item

STUCCO MISSING ON WEEP SCREED

Recommend patch and repair

Recommendation

Contact a stucco repair contractor

East

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Repair Needed

VEGETATION TOO CLOSE TO HOUSE

Vegetation too close to house recommend approximately 6 inches separation to combat from moisture intrusion, pests and insects

Recommendation

Contact a qualified landscaping contractor

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

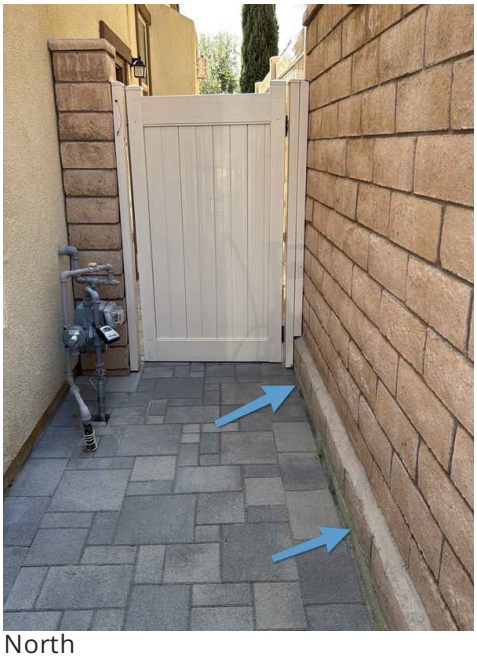
Maintenance Item

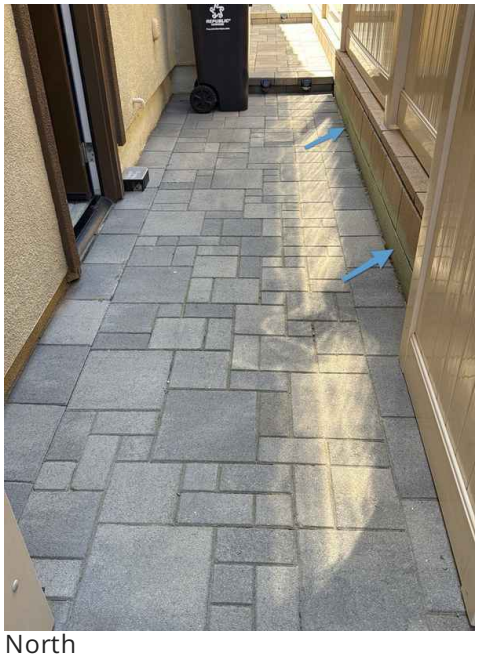
UNKNOWN GREEN RESIDUE

Unknown green residue on most of the north retaining wall. Homeowner states it has been there ever since they've moved in. Attempted to remove with scraping and was unsuccessful.

Recommendation

Recommended DIY Project


North


North

3.7.1 Decks, Balconies, Porches & Steps

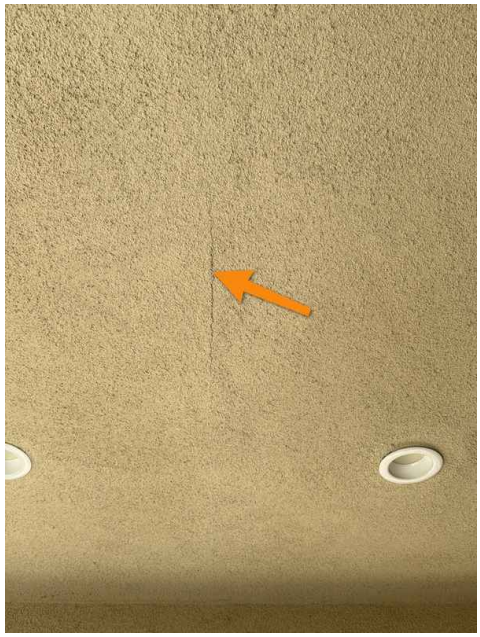
Repair Needed

CRACKS IN STUCCO UNDER PATIO

Cracks in ceiling of patio structure. Possible settling crack. Recommend qualified professional.

Recommendation

Contact a stucco repair contractor



3.11.1 Outdoor BBQ Island

Maintenance Item

BBQ IGNITER INOPERABLE

The right burner igniter inoperable however will manually light.

Rotisserie burner igniter inoperable however will manually light.

Recommendation

Contact a handyman or DIY project

4: ELECTRICAL

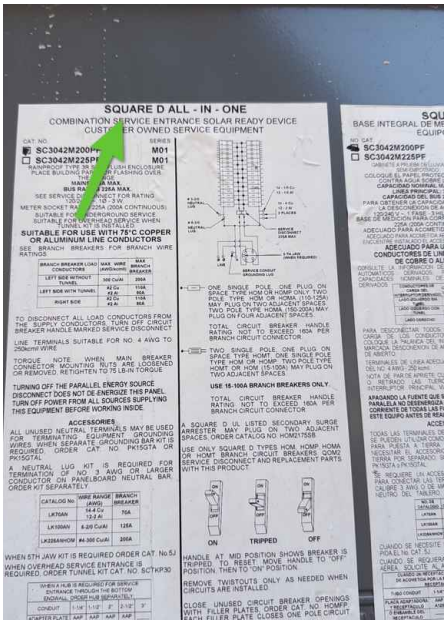
Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
North
Right

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D



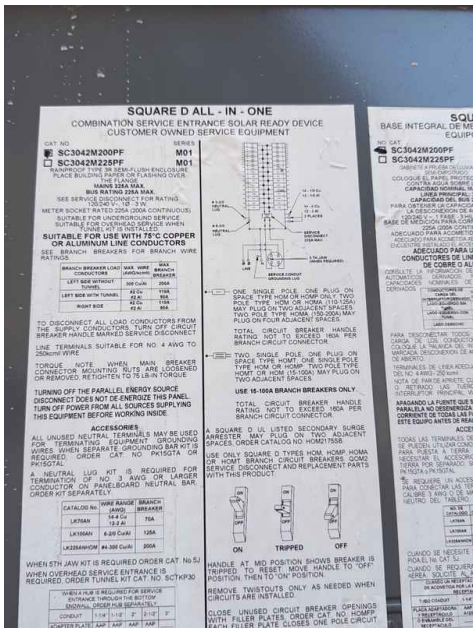
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

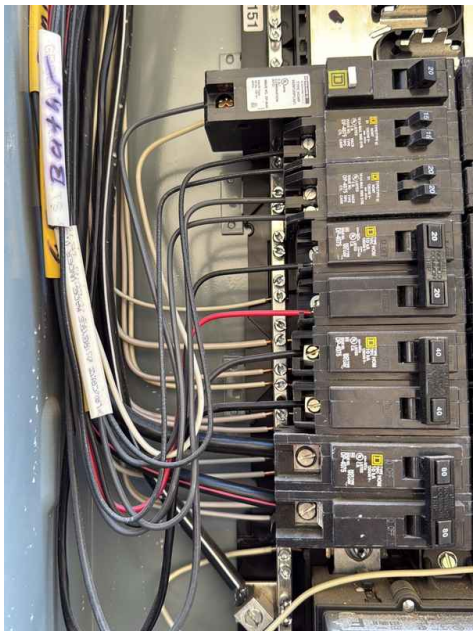
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

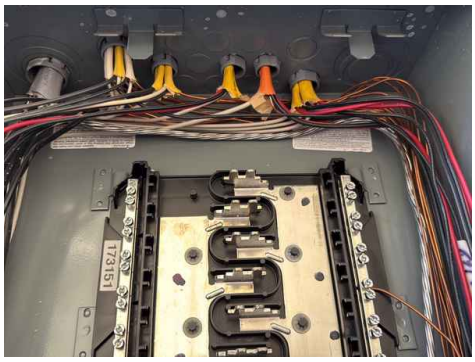
Pictures

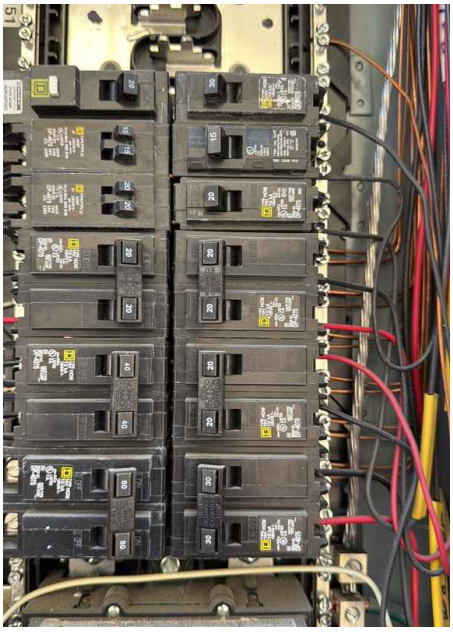
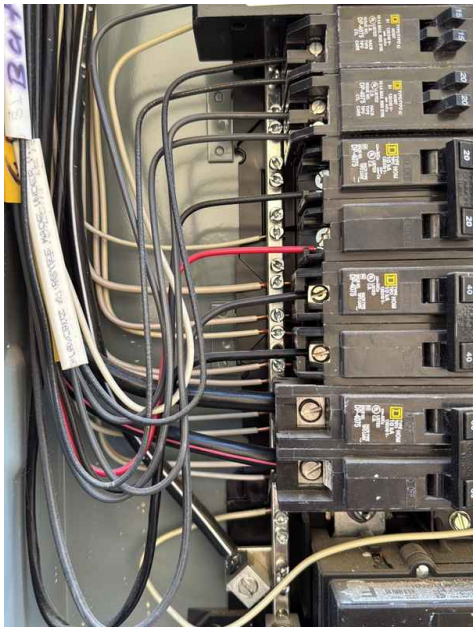
Pictures

Northeast







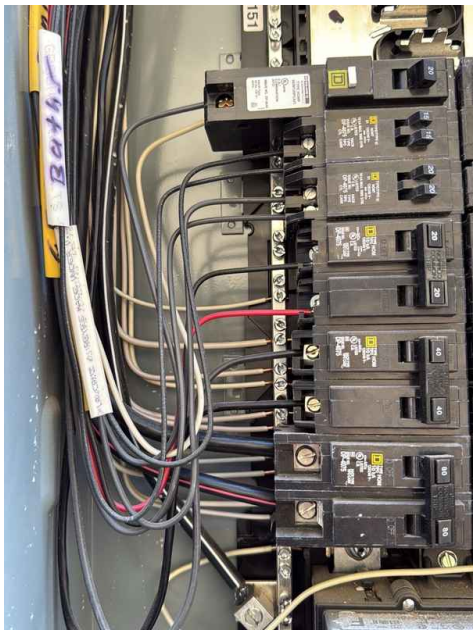
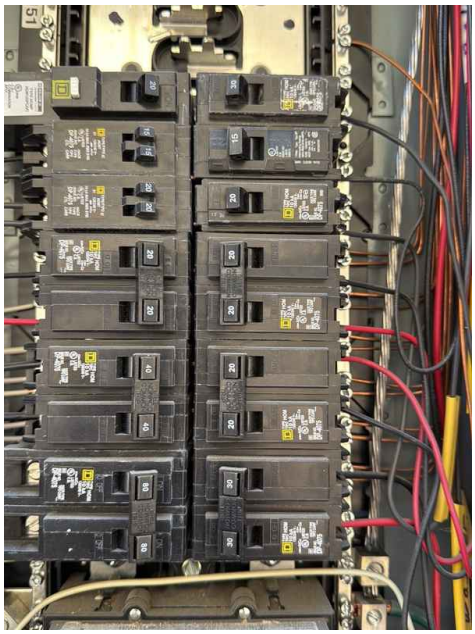



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Garage


Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

5: HEATING, VENTILATION, AIR CONDITIONING

Information

Cooling Equipment: Energy Source/Type
Central Air Conditioner

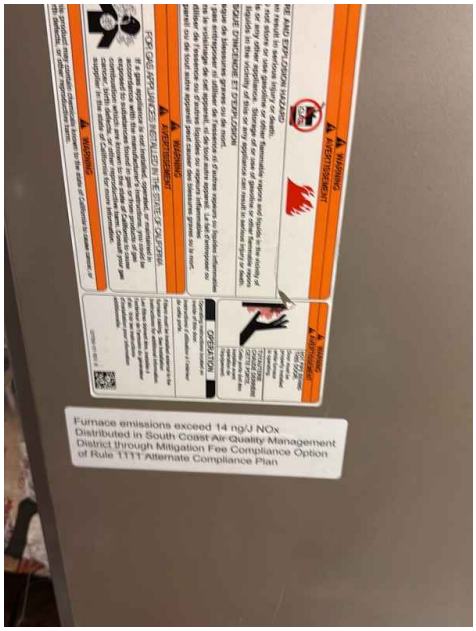
Cooling Equipment: Location
Exterior South

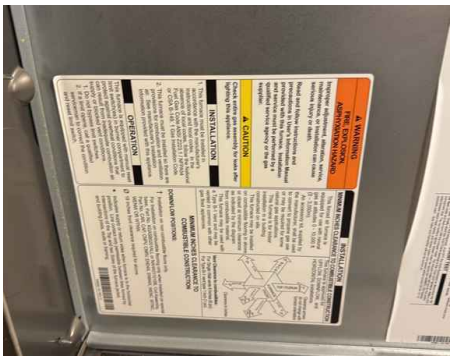
Heating Equipment: Energy Source
Gas

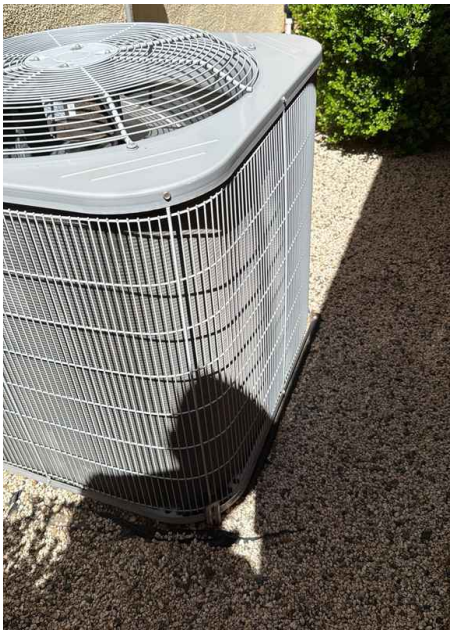
Heating Equipment: Heat Type
Forced Air

Pictures

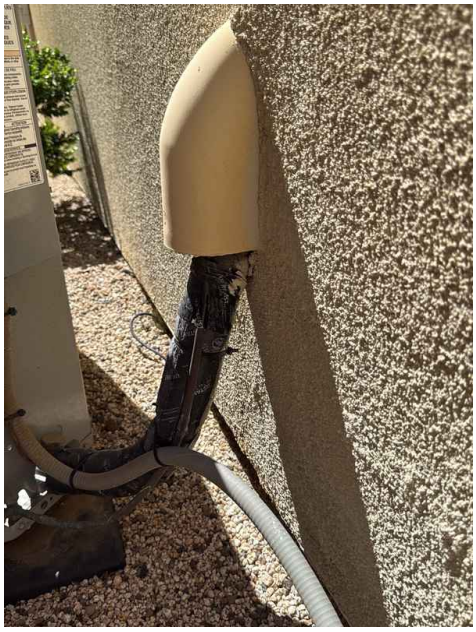
Heater in attic, condensor on south side of house








CATALOG NO.
U065P
DANGER
CAUTION:
DOES NOT
CONTAIN FUSES
USE CU/AL WIRE

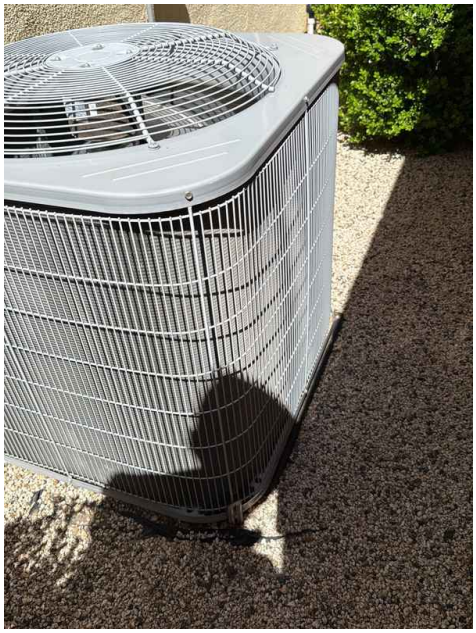


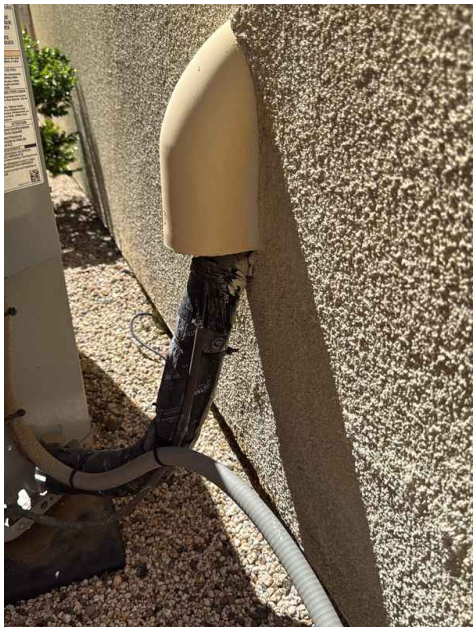
Cooling Equipment: Brand

Manufactured 9/2017

Carrier

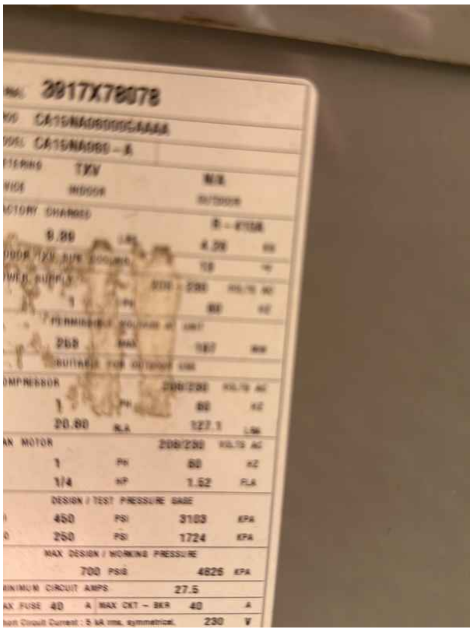
Manufactured 9/2017






WARNING
AVERTISSEMENT
ELECTRICAL SHOCK HAZARD
RISQUE D'ÉLECTROCUTION
WARNING: RISK OF ELECTRIC SHOCK. CAN CAUSE INJURY OR DEATH: DISCONNECT ALL REMOTE ELECTRIC POWER SUPPLIES BEFORE SERVICING
ATTENTION: RISQUE DE DÉCHARGE ÉLECTRIQUE POUVANT CAUSER DES BLESSURES OU LA MORT. DÉCONNECTER TOUTES LES ALIMENTATIONS ÉLECTRIQUES AVANT L'ENTRETIEN
WARNING
FIRE HAZARD / RISQUE DE FEU
EXPLOSION HAZARD / RISQUE D'EXPLOSION
CAUTION
ATTENTION
SERVICE/SERVICE

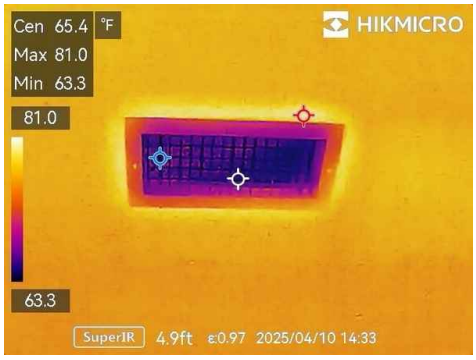

METERING TXV
DEVICE INDOOR OUTDOOR
FACTORY CHARGED R-410A
9.39 LBS 4.26 KG
INDOOR TXV SUB COOLING 13 °F
POWER SUPPLY 208-230 VOLTS AC
1 PH 60 HZ
PERMISSIBLE VOLTAGE AT UNIT
253 MAX 197 MIN
SUITABLE FOR OUTDOOR USE
COMPRESSOR 208/230 VOLTS AC
1 PH 60 HZ
20.80 RLA 127.1 LRA
FAN MOTOR 208/230 VOLTS AC
1 PH 60 HZ
1/4 HP 1.52 FLA
DESIGN / TEST PRESSURE GAGE
HI 450 PSI 3103 KPA
LO 250 PSI 1724 KPA
MAX DESIGN / WORKING PRESSURE
700 PSIG 4826 KPA
MINIMUM CIRCUIT AMPS 27.5
MAX FUSE 40 A MAX CKT - BKR 40 A
Short Circuit Current : 5 kA rms, symmetrical, 230 V
MODEL NUMBER
SERIAL NUMBER
MANUFACTURE DATE: Sep-2017
c UL US LISTED
AHRI CERTIFIED
www.ahridirectory.org


3917X78078
CA15NAD60-A
TXV
R-410A
9.39
127.1
450 3103
250 1724
700 PSIG 4826 KPA
27.5
40 40
230 V

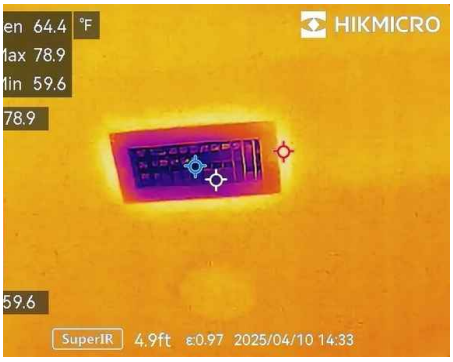

3917X78078
CA15NAD6000GAAAA
CA15NAD60-A
TXV N/A
R-410A
9.39 LBS 4.26
208-230 VOLTS AC
253 197
208/230 VOLTS AC
20.80 RLA 127.1 LRA
208/230 VOLTS AC
1/4 HP 1.52 FLA

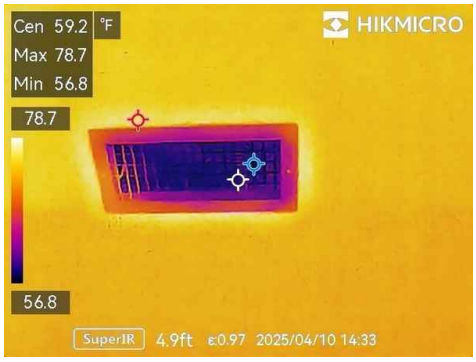

450 3103
250 1724
27.5
MANUFACTURE DATE Sep-2017
c UL US LISTED
AHRI CERTIFIED
Unitary Small AC
ENGINEERED IN USA
ASSEMBLED IN MEXICO


Video
(click here to view on web)


Cen 65.4 °F
Max 81.0
Min 63.3
81.0
63.3
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:33


Cen 79.3 °F
Max 81.1
Min 59.0
81.1
59.0
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:33


en 64.4 °F
lax 78.9
lin 59.6
78.9
59.6
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:33


Cen 59.2 °F
Max 78.7
Min 56.8
78.7
56.8
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:33


Cen 56.6 °F
Max 77.4
Min 53.2
77.4
53.2
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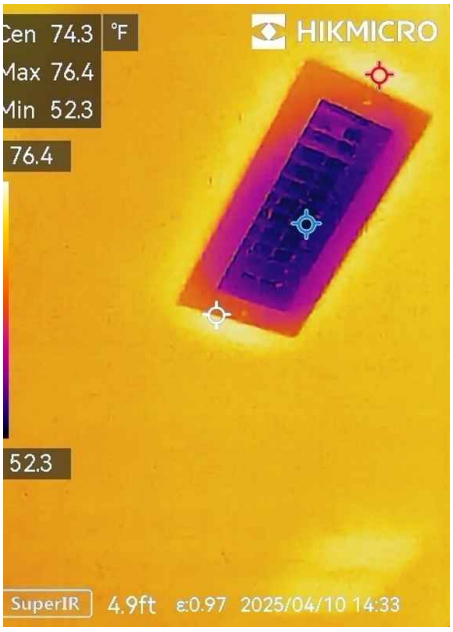
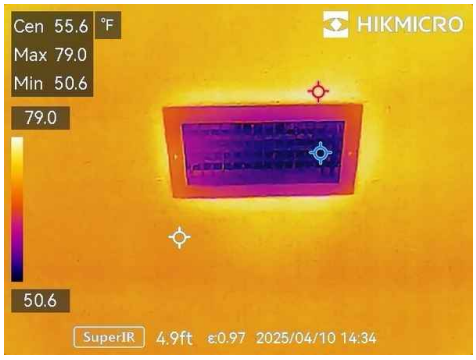
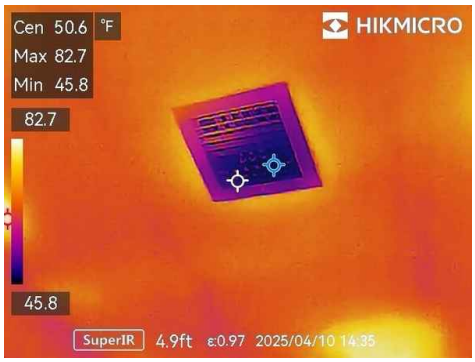






Cooling Equipment: SEER Rating

Unknown SEER

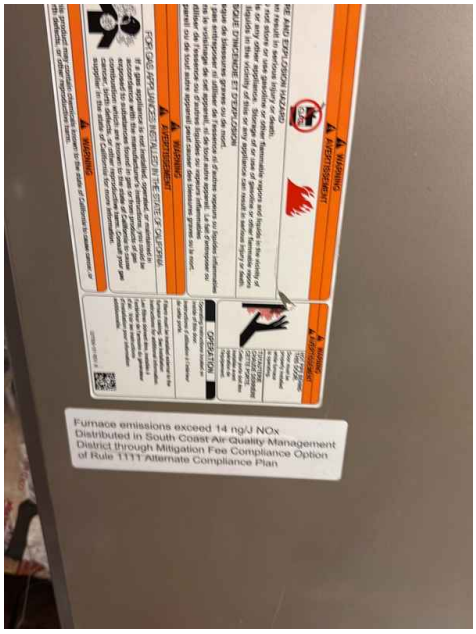
Modern standards call for at least 13 SEER rating for new install.

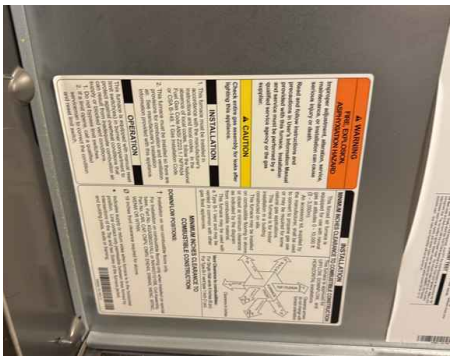
Read more on energy efficient air conditioning at Energy.gov.

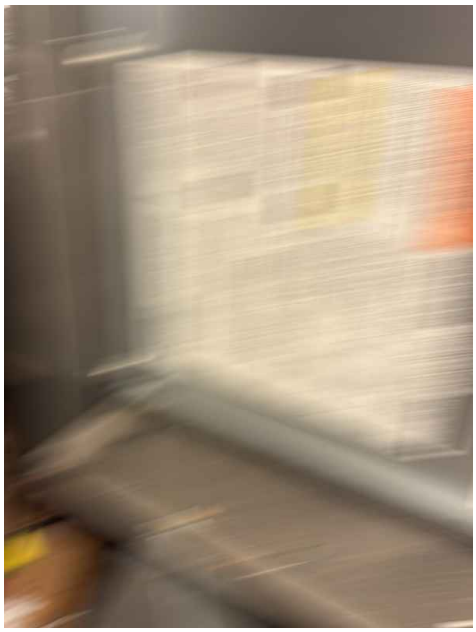
Heating Equipment: Brand

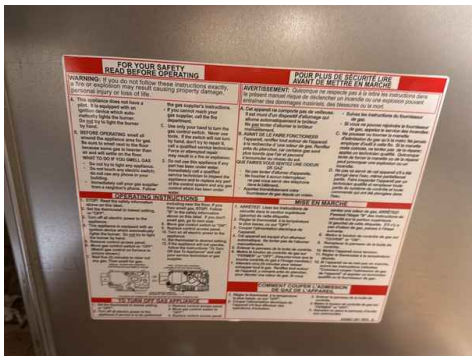
Manufactured 8/2017

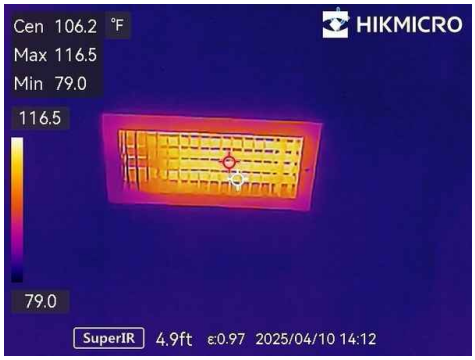
Carrier



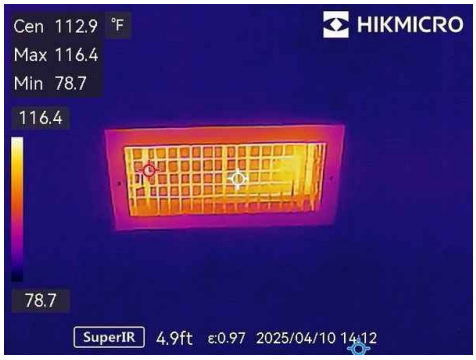


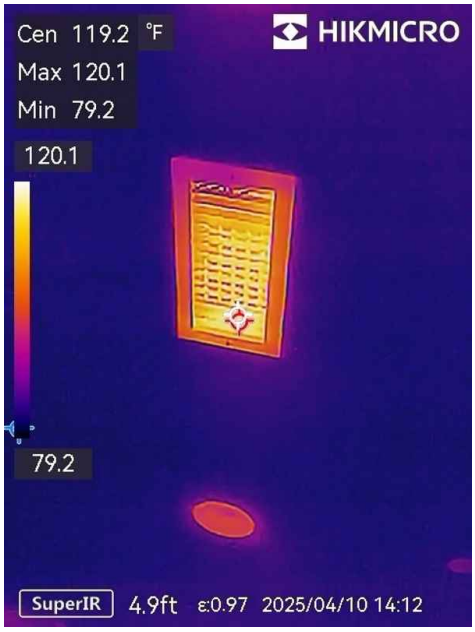


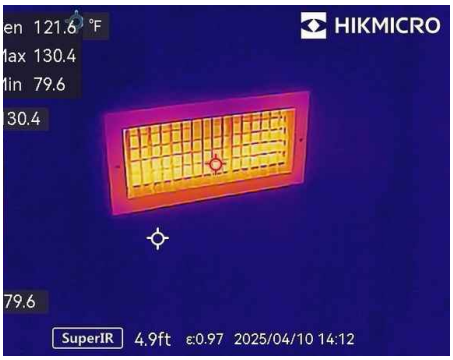





HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:12

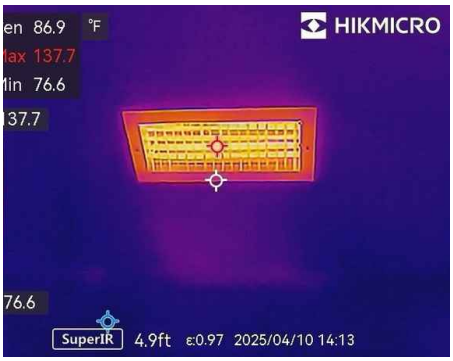

Cen 112.9 °F
Max 116.4
Min 78.7
116.4
78.7
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:12


Cen 119.2 °F
Max 120.1
Min 79.2
120.1
79.2
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:12


HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:12

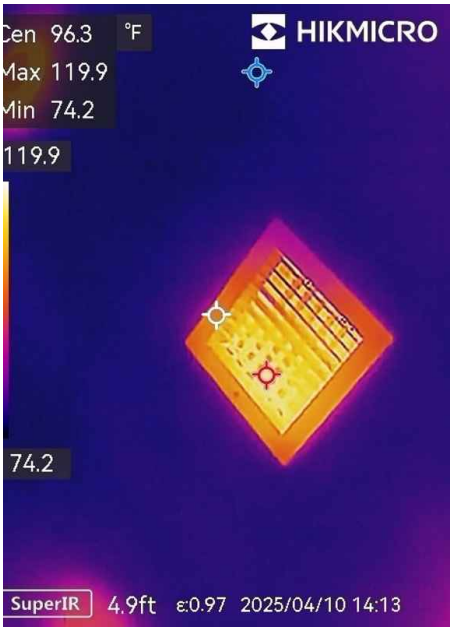

Cen 127.1 °F
Max 132.5
Min 78.5
132.5
78.5
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:12

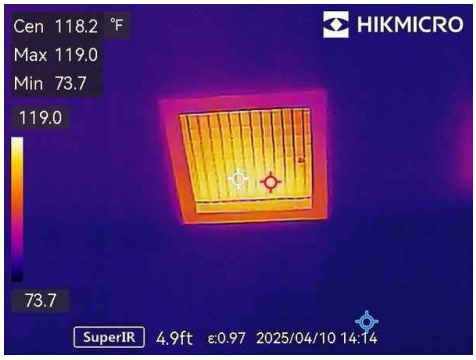

Cen 127.1 °F
Max 135.2
Min 77.3
135.2
77.3
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:13

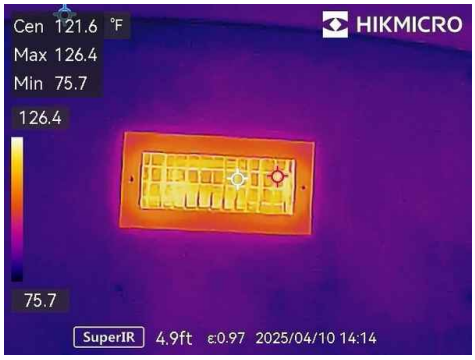

HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:13


Cen 118.2 °F
Max 132.1
Min 74.5
132.1
74.5
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:13


Cen 106.5 °F
Max 119.6
Min 73.6
119.6
73.6
HIKMICRO
SuperIR 4.9ft ε:0.97 2025/04/10 14:13







Heating Equipment: AFUE Rating

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

6: FOUNDATION AND STRUCTURE

Information

Inspection Method
Visual

Floor Structure: Material
Concrete, Post tension slab

Floor Structure: Sub-floor
Inaccessible

Floor Structure: Basement/Crawlspace Floor
None

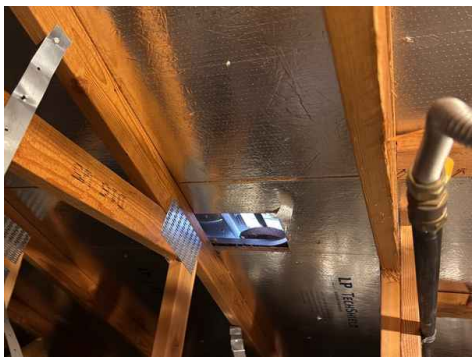
Floor Structure: Pictures

Wall Structure: Pictures

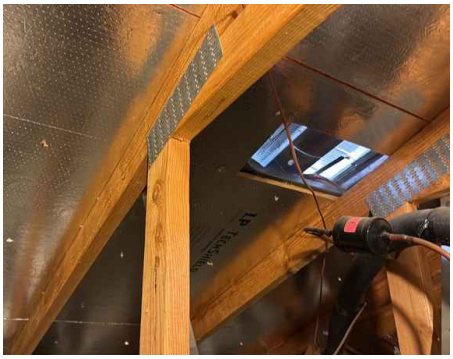


Ceiling Structure: Pictures





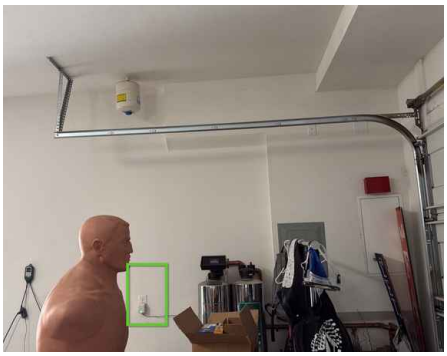





7: GARAGE

Information

GFCI: Pictures



Garage Door: Pictures

Garage Door: Material

Insulated, Wood Composite

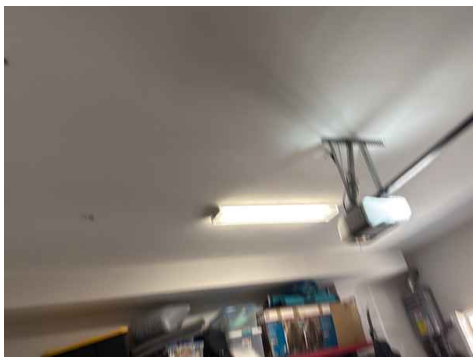
Garage Door: Type

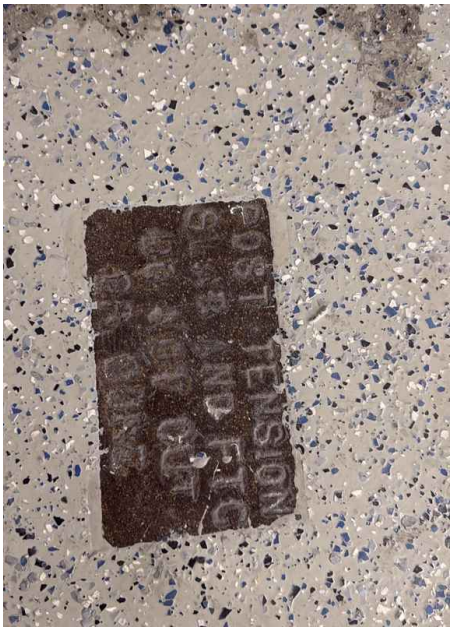
Sectional

Garage Door: Vehicle Door

1 sectional roll up door.

Pictures



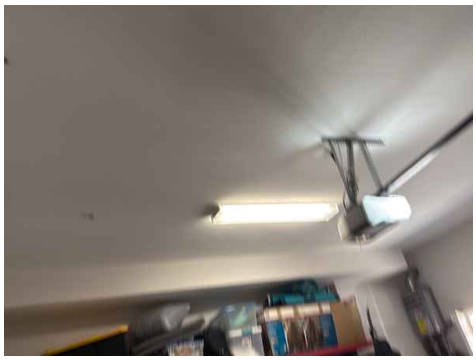



Floor: Pictures



Ceiling: Pictures

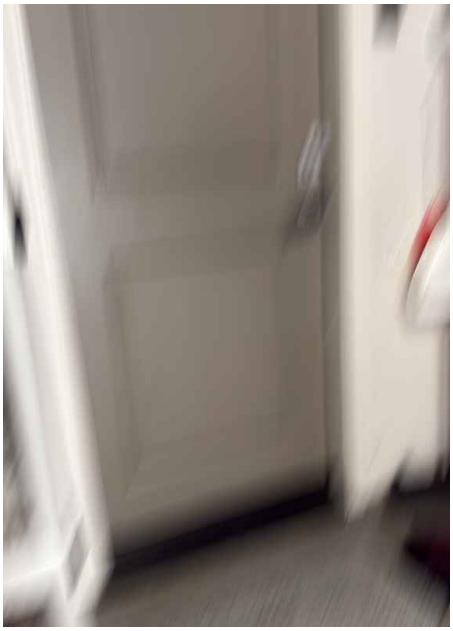
Pictures

Walls & Firewalls: Pictures

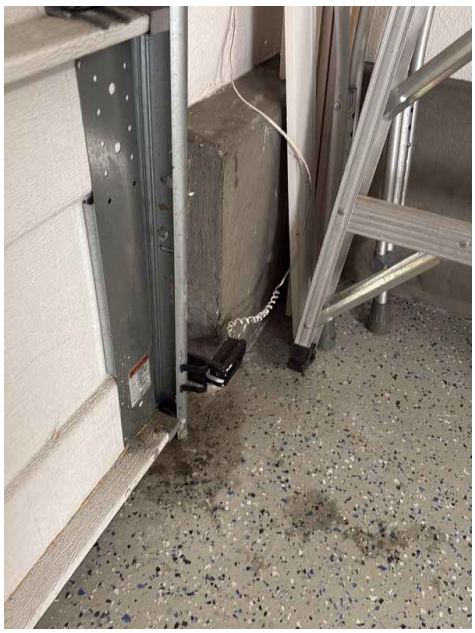


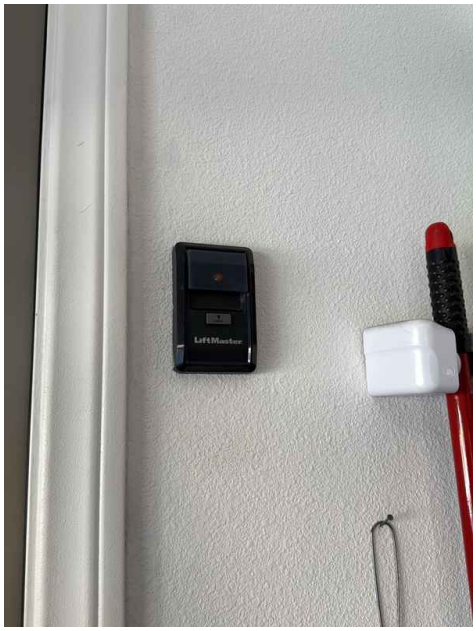
Occupant Door (From garage to inside of home): Pictures



Garage Door Opener: Pictures







Observations

7.6.1 Garage Door

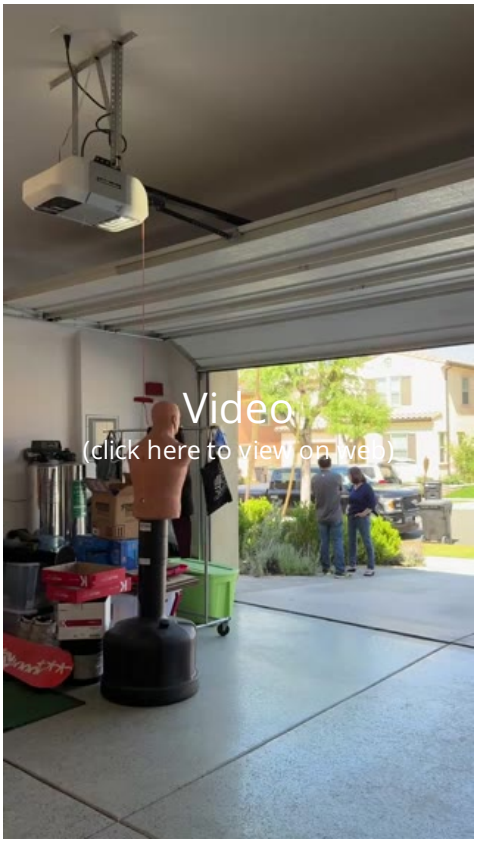
Immediate Action Needed

AUTO REVERSE SENSOR NOT WORKING

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.


Video
(click here to view on web)

8: KITCHEN

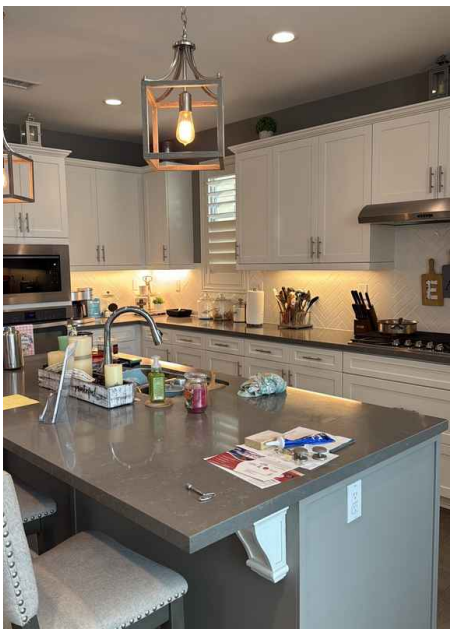
Information

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Range/Oven/Cooktop:
Range/Oven Brand
Whirlpool

Garbage Disposal: Pictures

Pictures




Dishwasher: Brand

Whirlpool



Refrigerator: Brand

Samsung

Range/Oven/Cooktop: Pictures






Range/Oven/Cooktop: Exhaust Hood Type

Vented

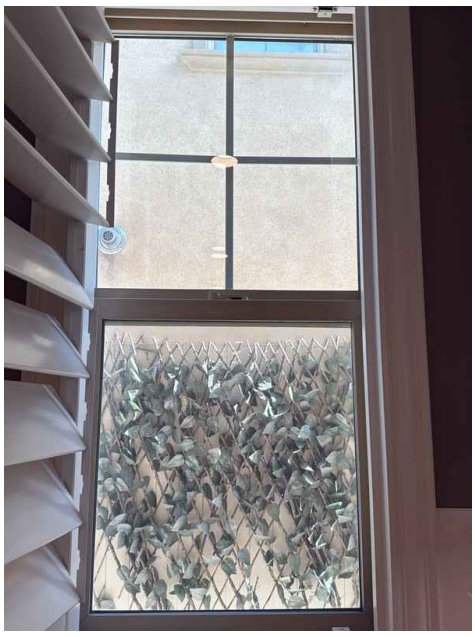


Range/Oven/Cooktop: Microwave

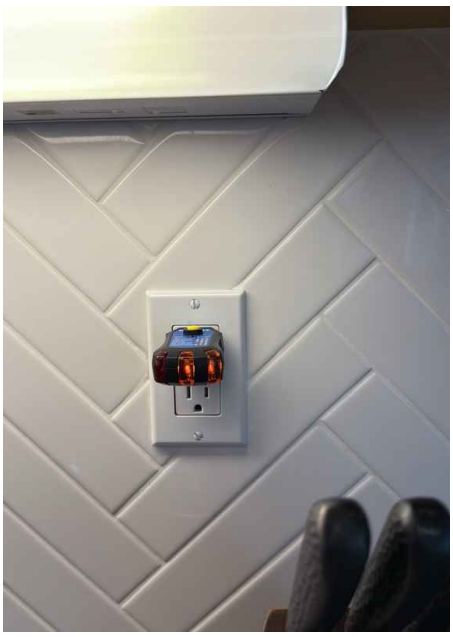
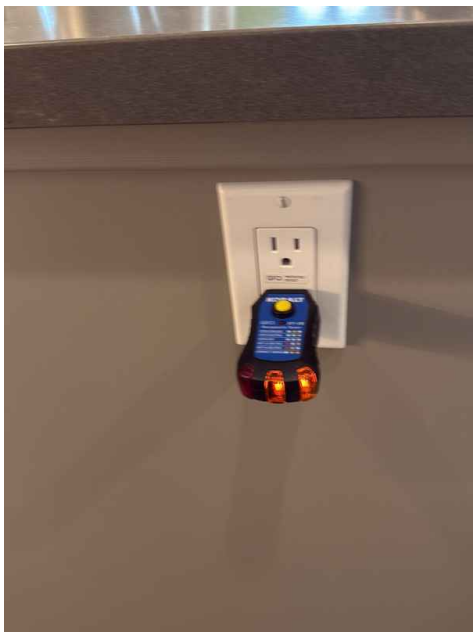
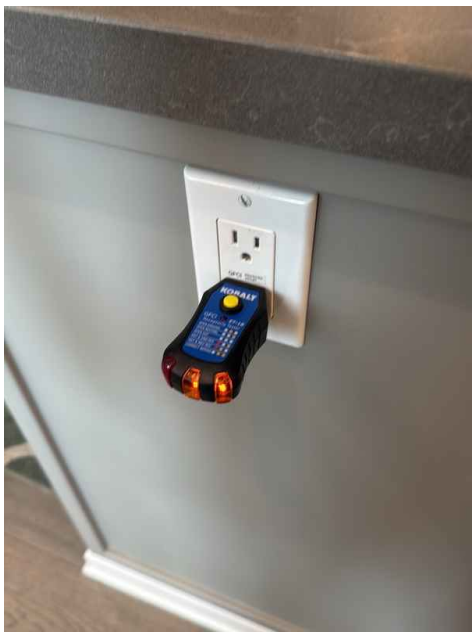


Window: Pictures



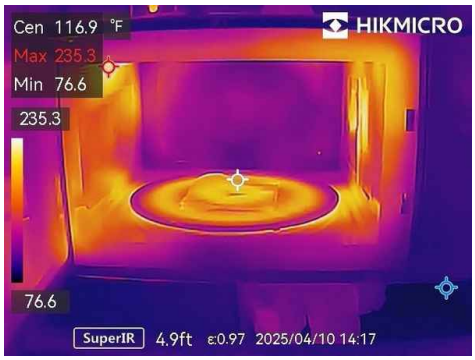


GFCI: Pictures

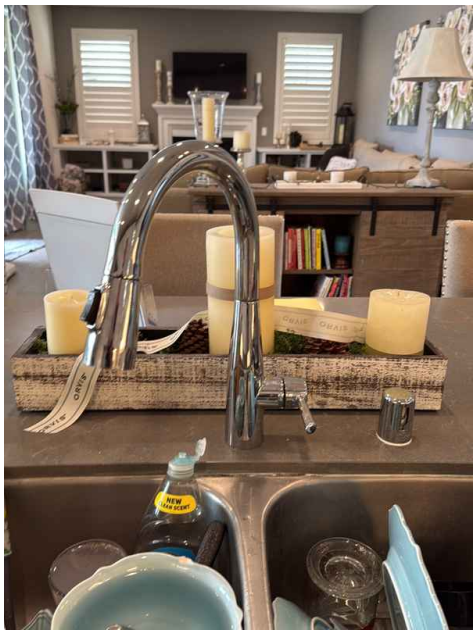




Built-in Microwave: Pictures

Whirlpool



Fixtures & Plumbing: Pictures



9: LIVING ROOM/DINING ROOM/LOFT

Information

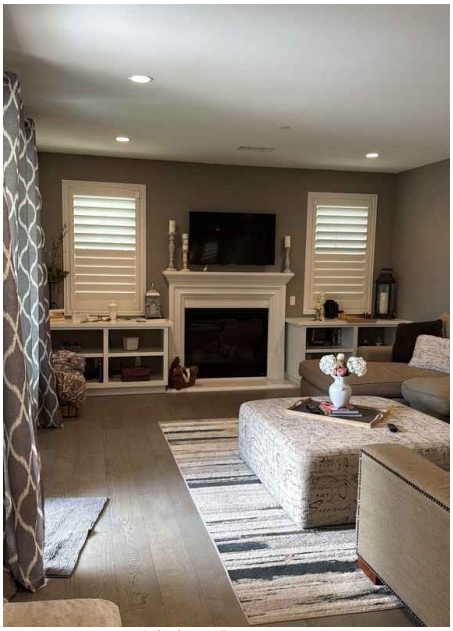
Doors: General

Pictures

Windows: Window Manufacturer

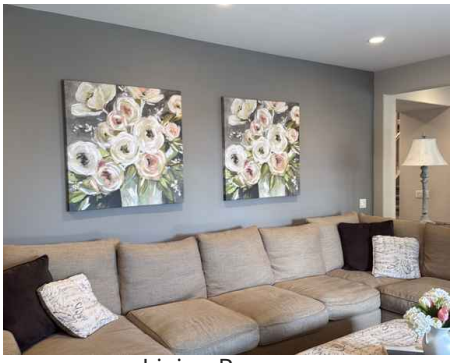
Unknown

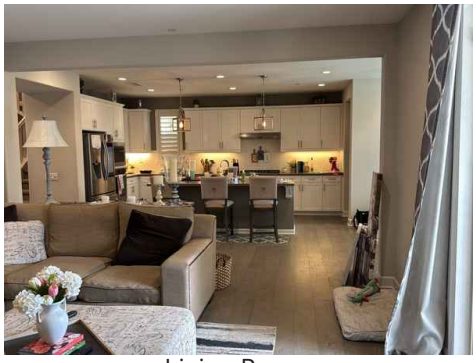
Pictures


Living Room


Living Room


Living Room


Living Room


Living Room


Loft


Loft


Dining Room

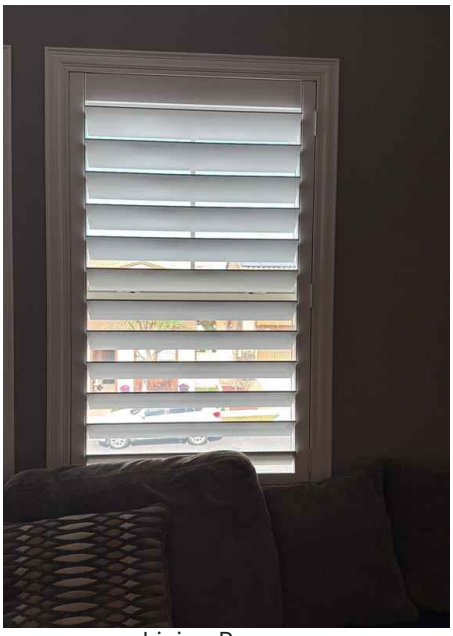
Windows: **Window Type**

Single-hung


Living Room


Living Room


Living Room


Living Room


Living Room

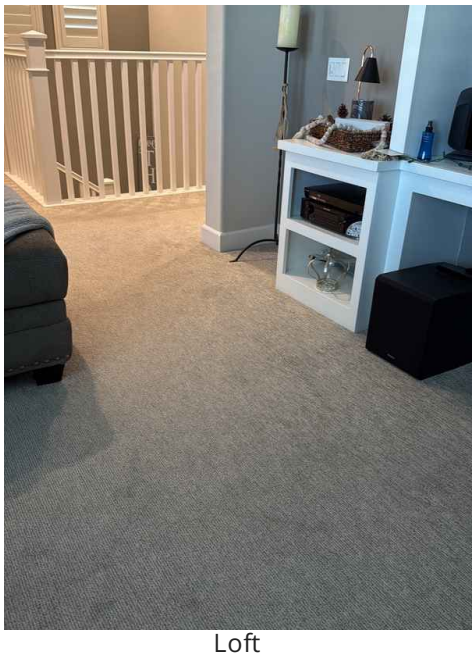

Dining Room

Floors: Floor Coverings

Tile, Carpet

Living Room

Living Room

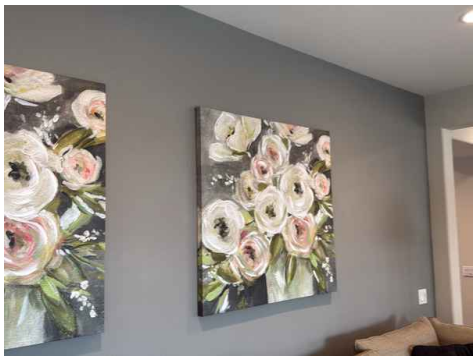


Loft

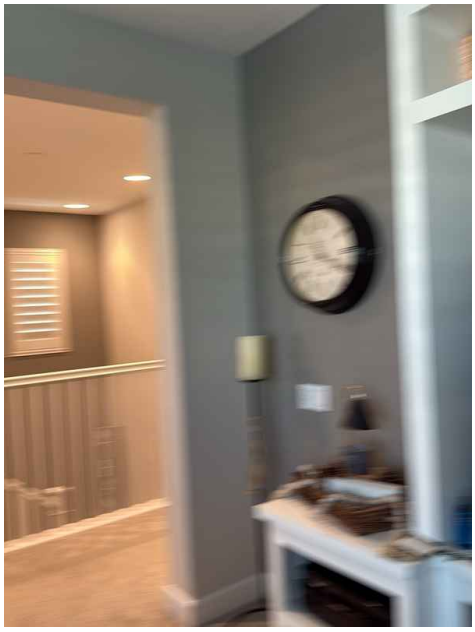
Loft

Walls: Wall Material

Plaster, Wood

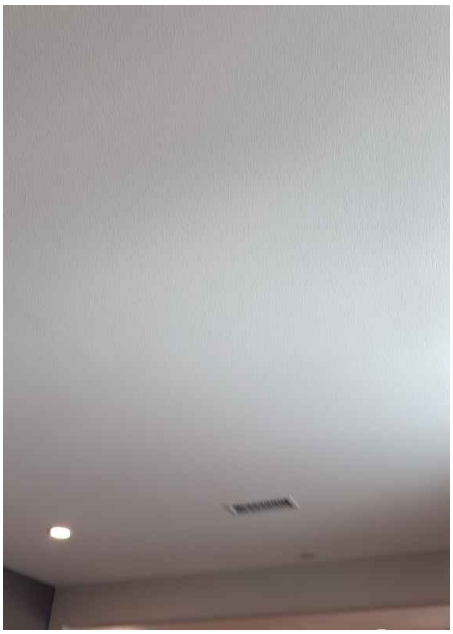



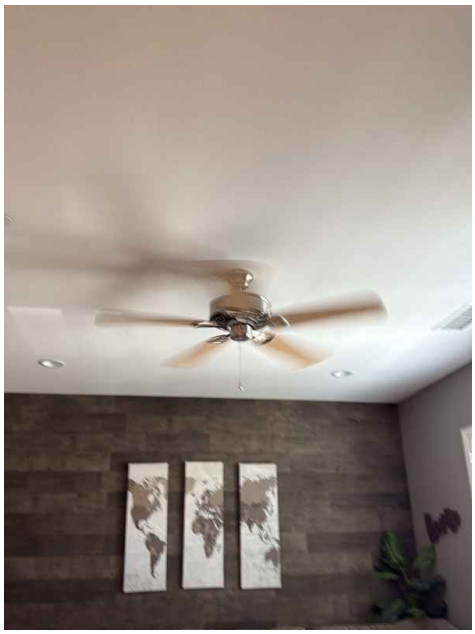




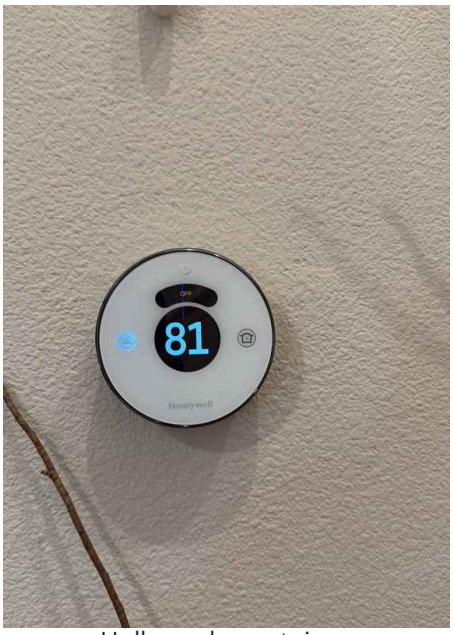

Ceilings: Ceiling Material

Plaster





Thermostat Controls: Pictures

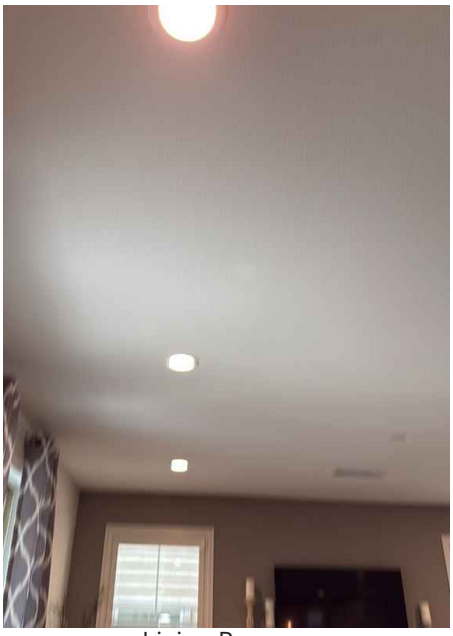


Hallway downstairs

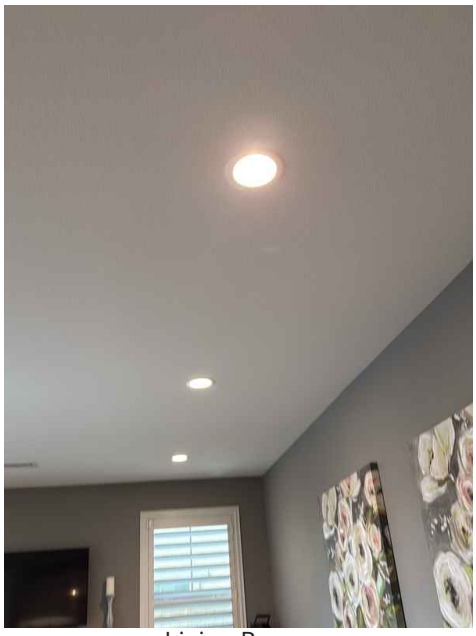
Master Bedroom

Lighting Fixtures, Switches & Receptacles: General

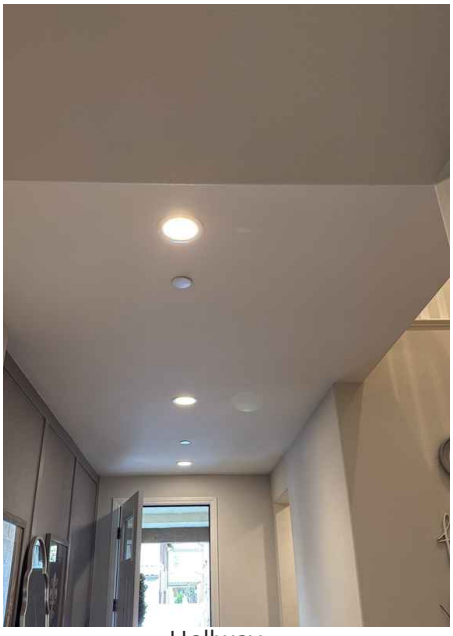
Pictures

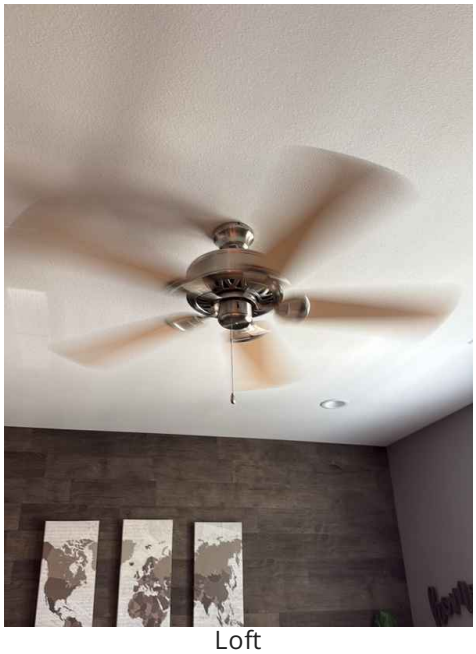


Living Room

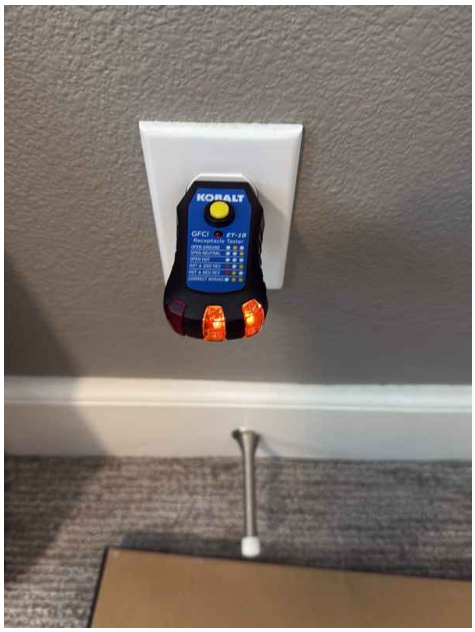


Living Room


Hallway


Loft

GFCI/AFCI/Receptacles: General



10: MASTER BEDROOM

Information

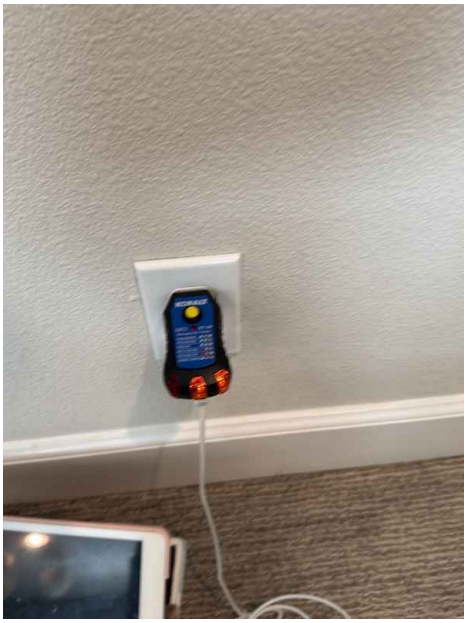
Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

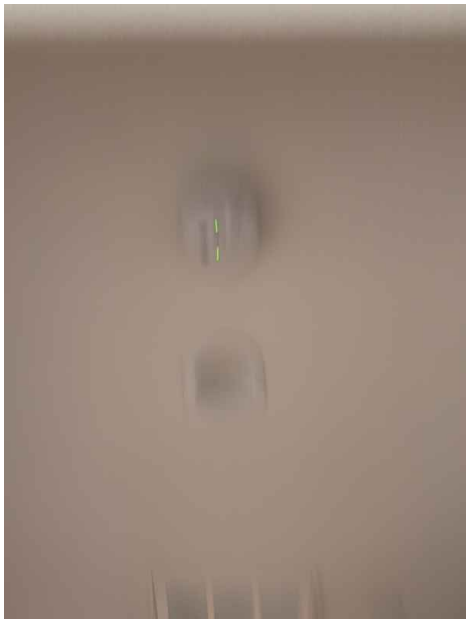
Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Plaster

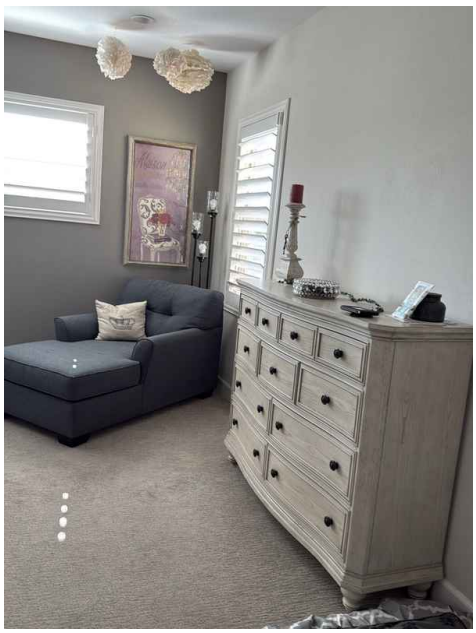
Receptacle : Pictures



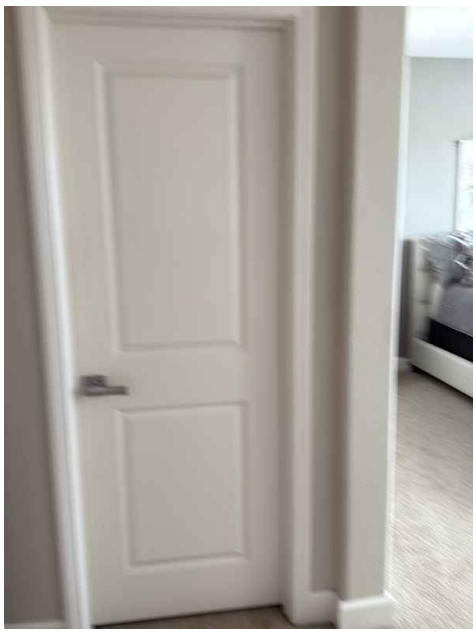
Smoke Detectors: Pictures



General: Pictures



Doors: Pictures

Main door

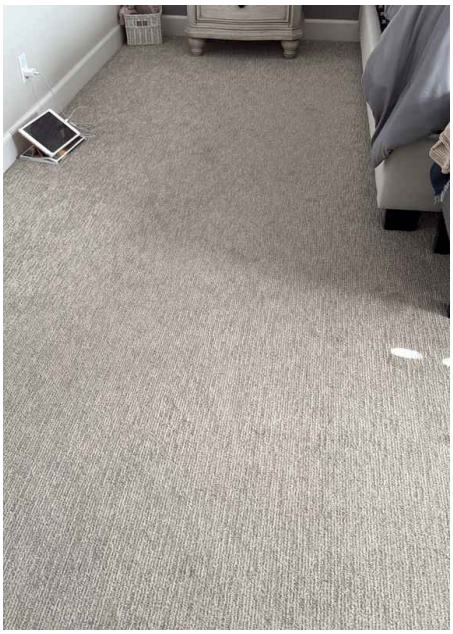
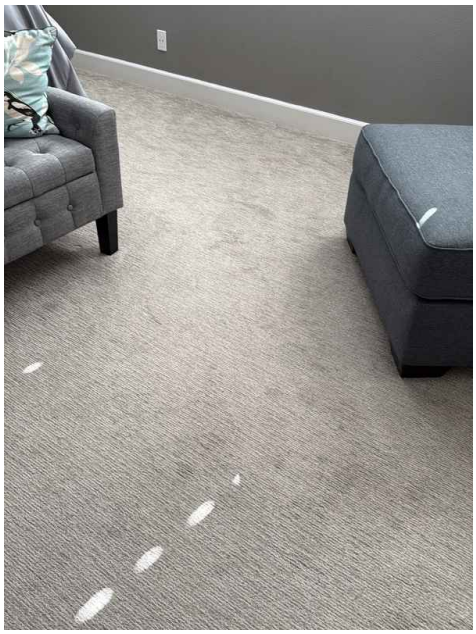
Windows: Pictures





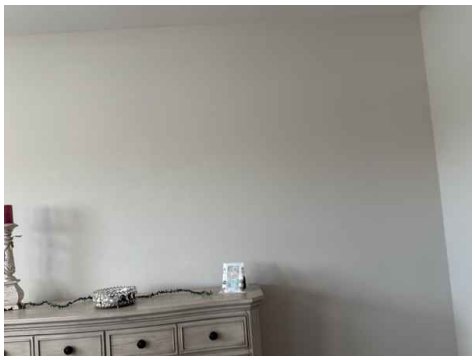

Floors: Floor Coverings

Carpet

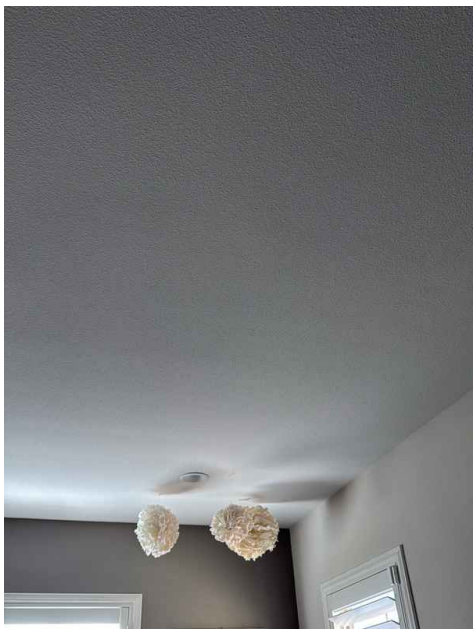



Walls: Pictures

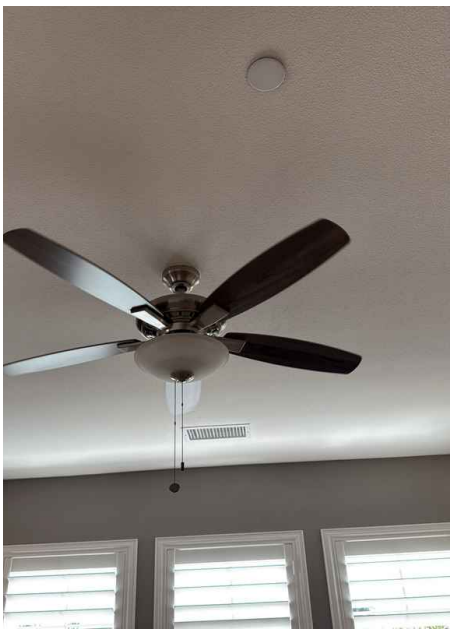


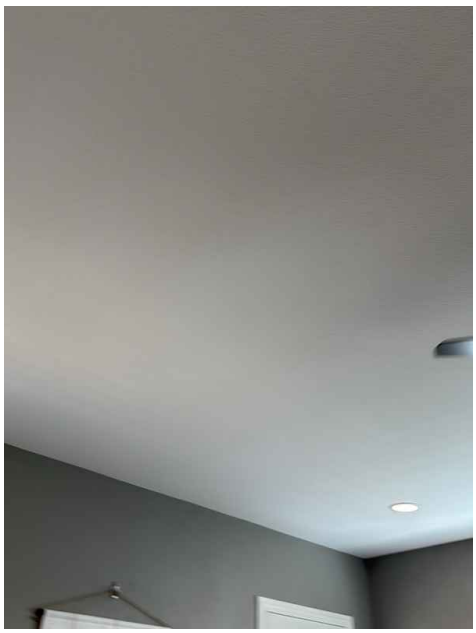


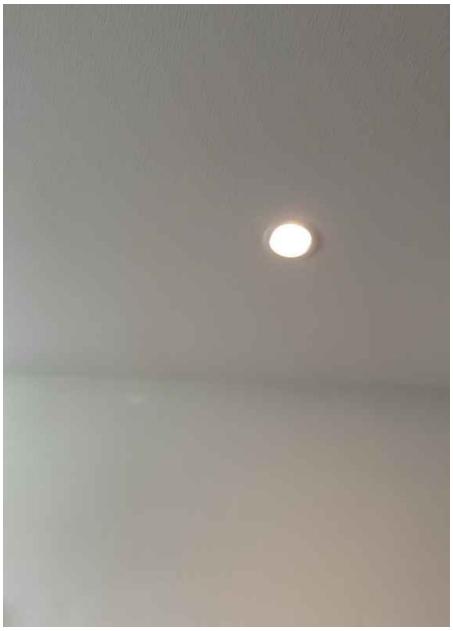
Ceilings: Pictures



Lighting Fixtures & Switches : Pictures







11: MASTER BATHROOM

Information

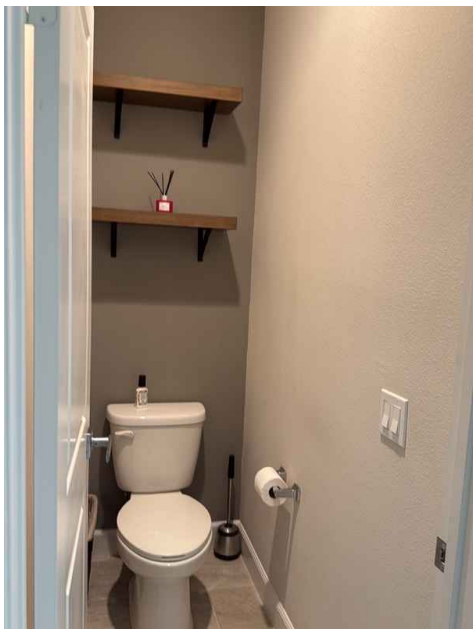
GFCI & AFCI: Pictures

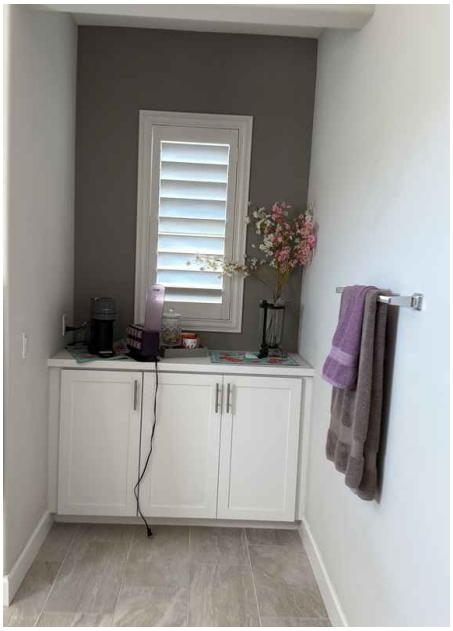
Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex

Windows: Pictures

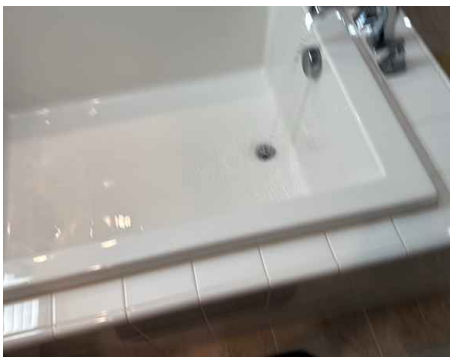
General: Pictures

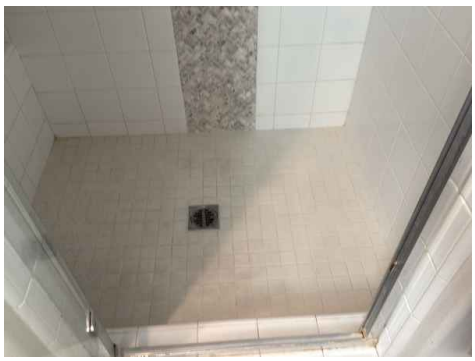
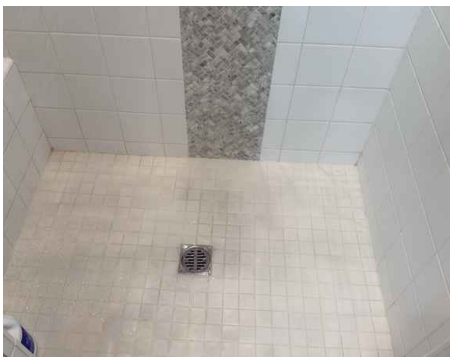


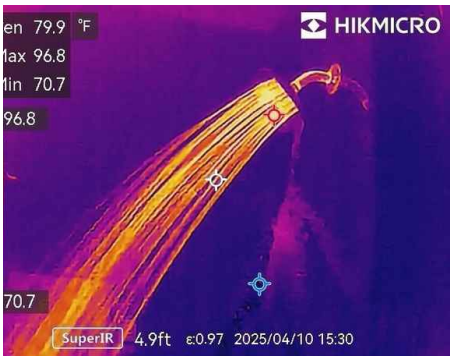


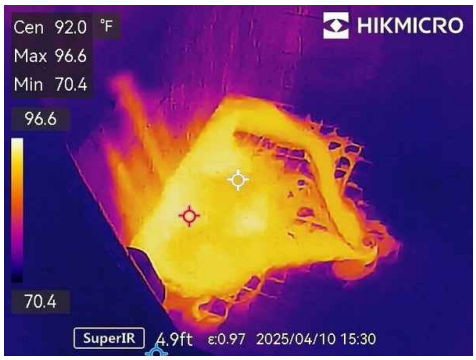
Toilet: Pictures

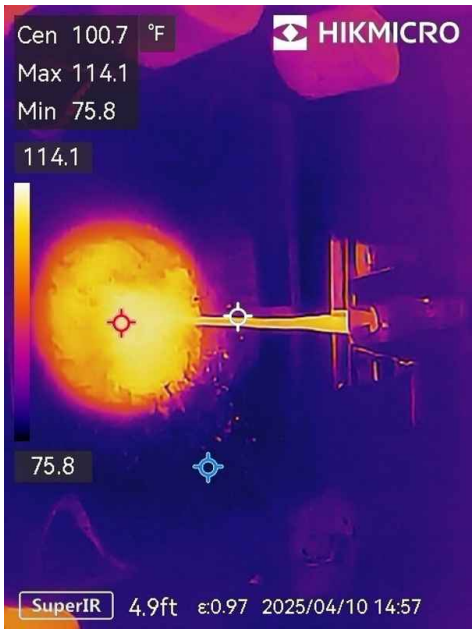
Shower/Tub: Pictures



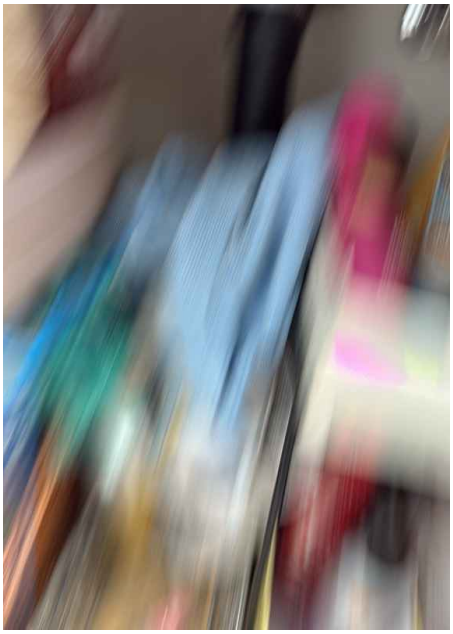


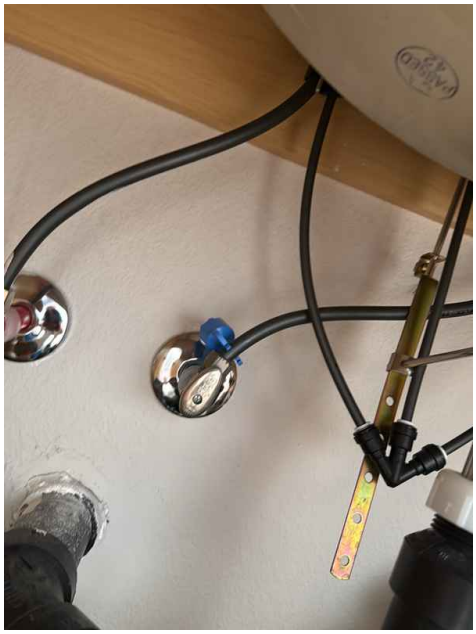


Water Supply, Distribution Systems & Fixtures: Pictures

Water Supply, Distribution Systems & Fixtures: Distribution Material

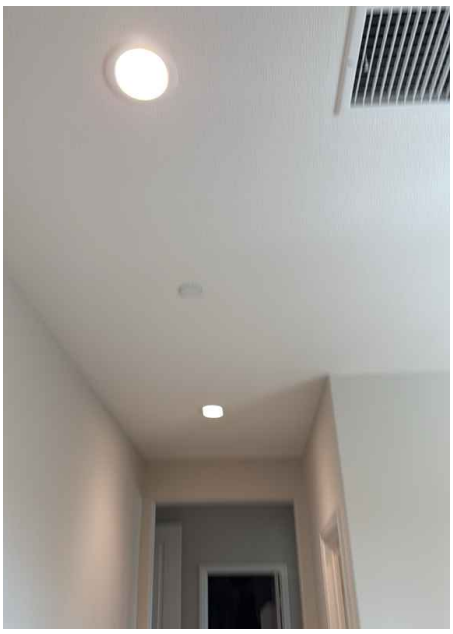
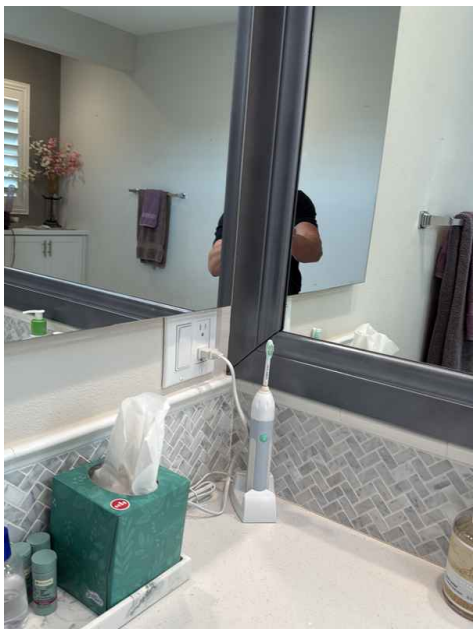
Pex

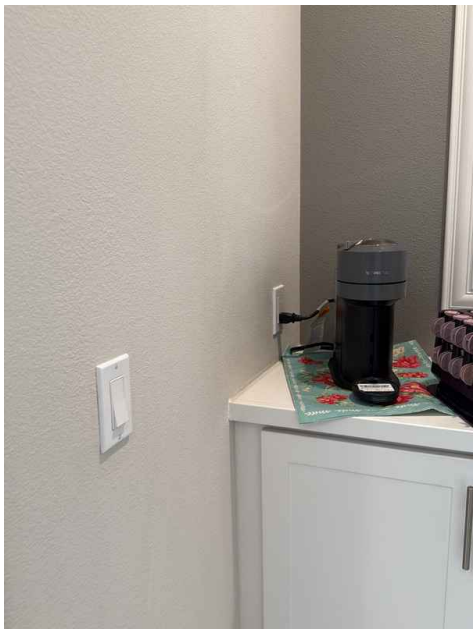




Lighting Fixtures, Switches & Receptacles: Pictures



12: BEDROOM 2

Information

Windows: Window Type
Single-hung

Windows: Window Manufacturer
Unknown

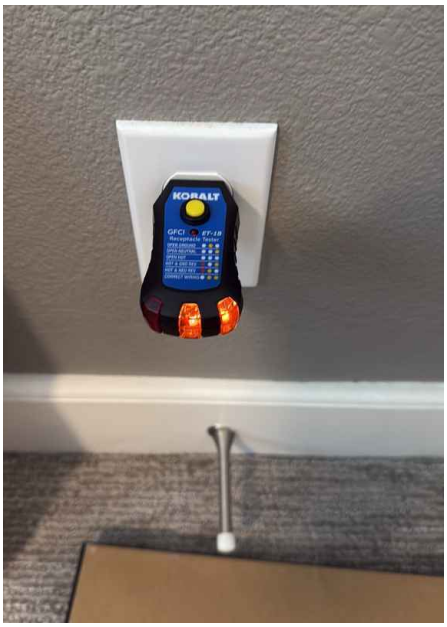
Floors: Floor Coverings
Carpet

Walls: Wall Material
Plaster

Ceilings: Pictures

Ceilings: Ceiling Material
Plaster

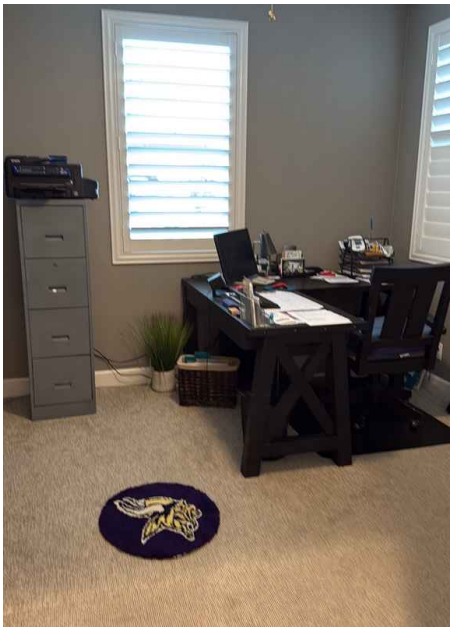
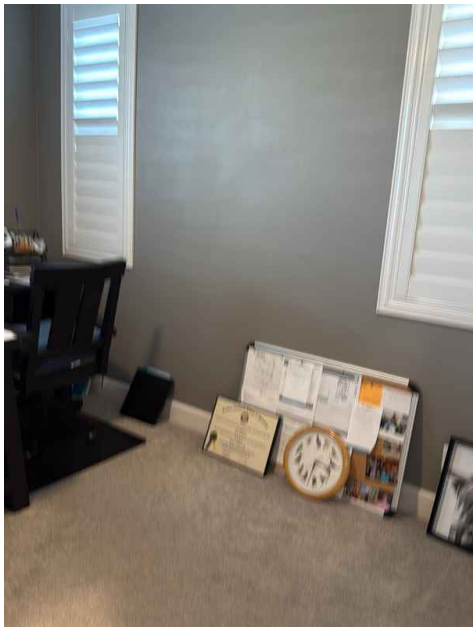
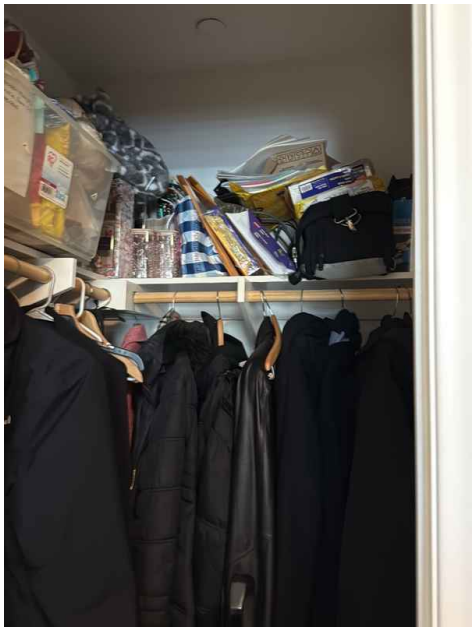
Receptacle : Pictures



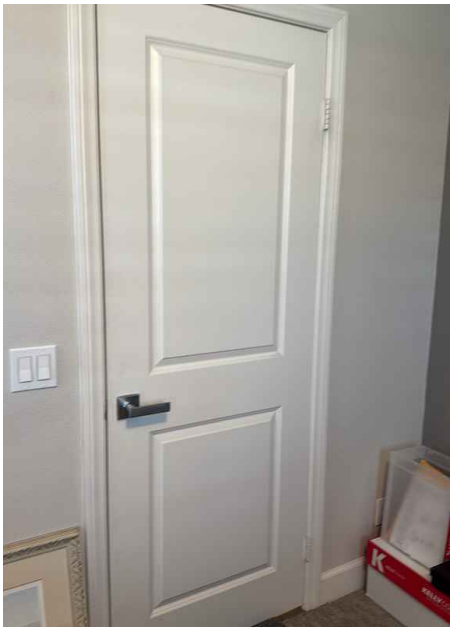
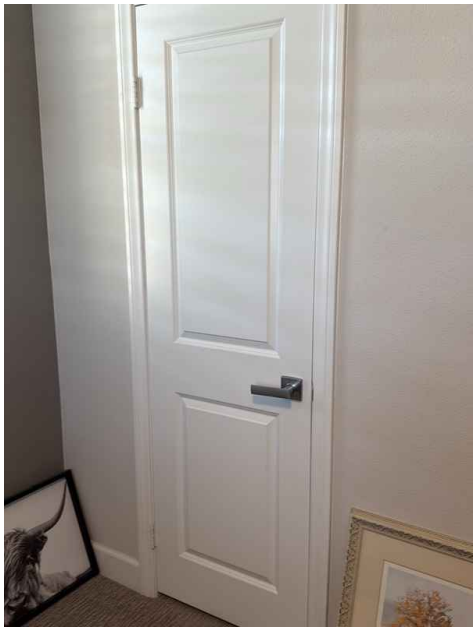
Smoke Detectors: Pictures

General: Pictures

Downstairs

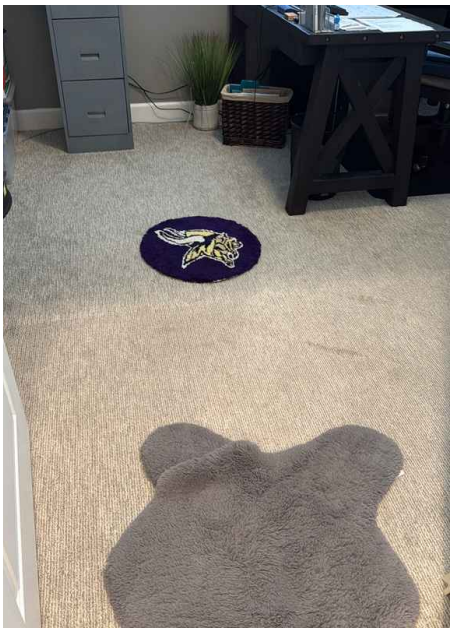
Doors: Pictures

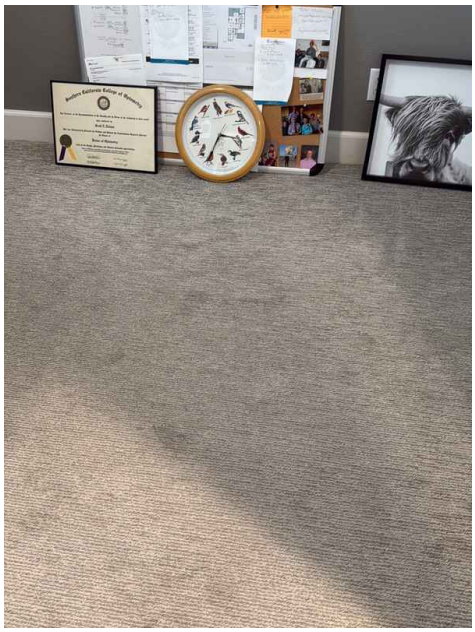



Windows: Pictures

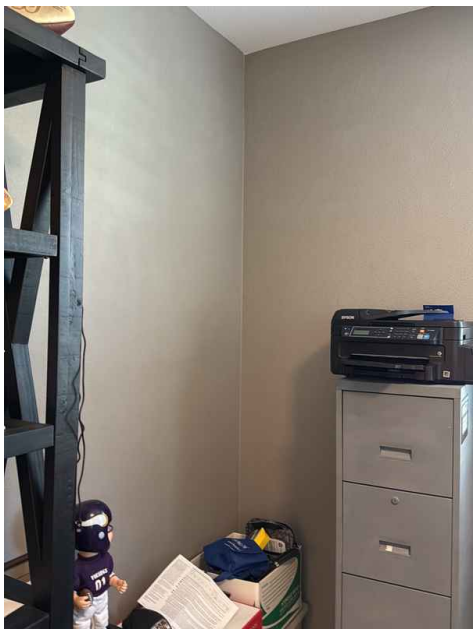


Floors: Pictures

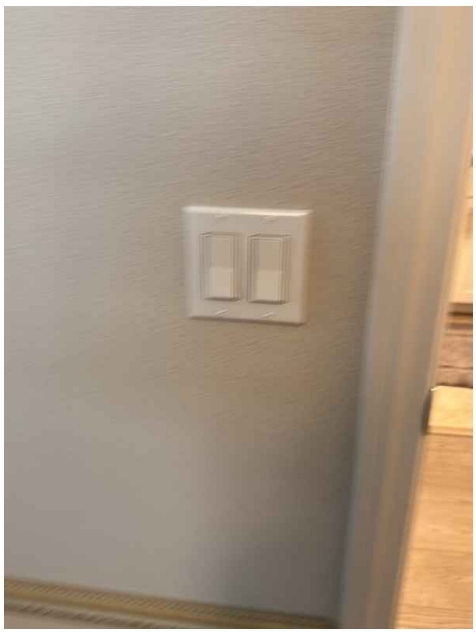




Walls: Pictures


Lighting Fixtures, Switches & Receptacles: Pictures


13: BATHROOM 2

Information

GFCI & AFCI: Pictures

Water Supply, Distribution Systems & Fixtures: Distribution Material

Hose, Pex

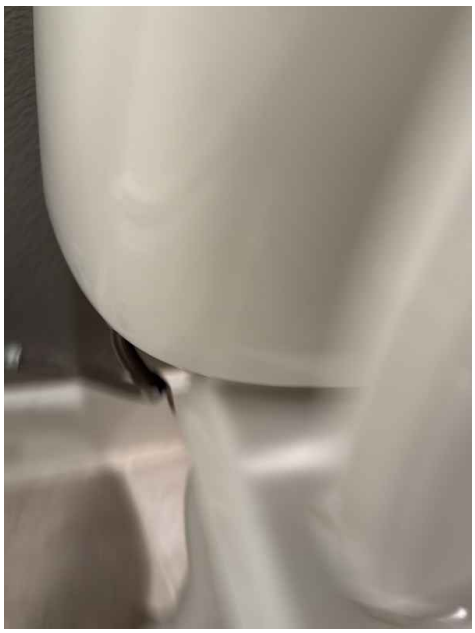
Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex

General: Pictures

Toilet: Pictures



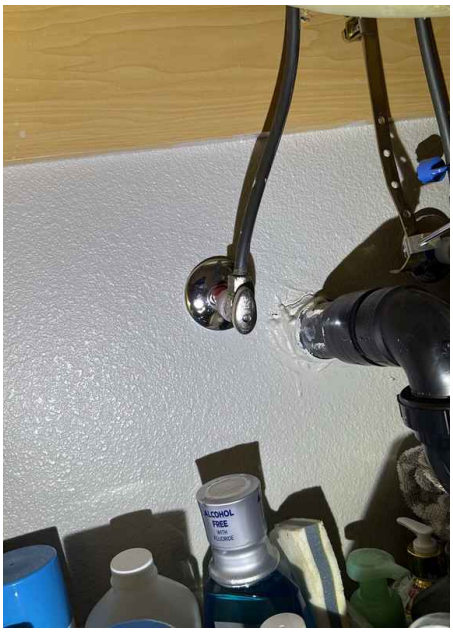
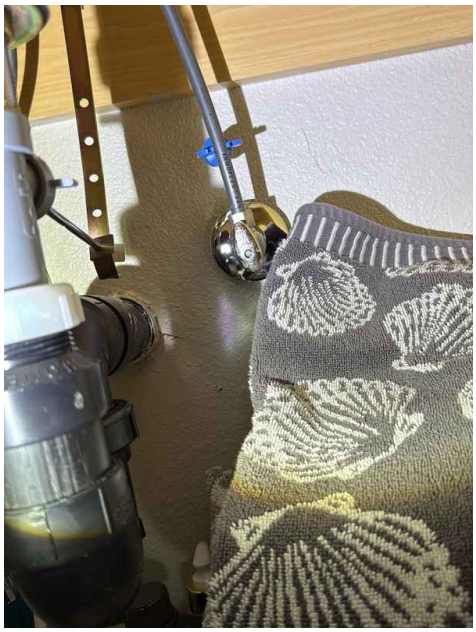


Shower/Tub: Pictures



Water Supply, Distribution Systems & Fixtures: Pictures

Pictures


Lighting Fixtures, Switches & Receptacles: Pictures


Observations

13.3.1 Shower/Tub

Repair Needed

GROUT CRACKING

Recommending re-grouting. Recommend handyman or DIY.

Recommendation

Contact a handyman or DIY project

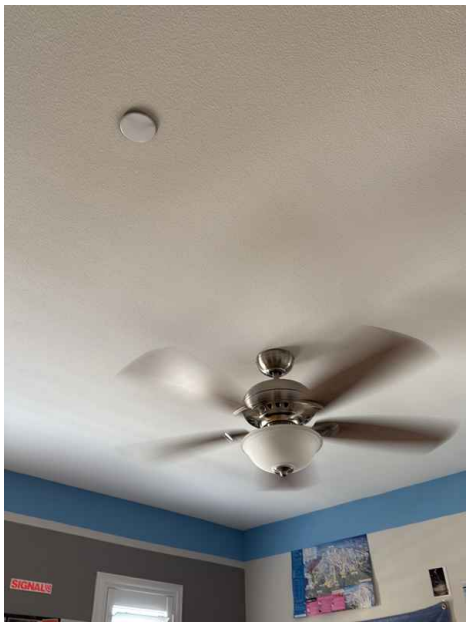
14: BEDROOM 3

Information

Windows: Window Type
Single-hung

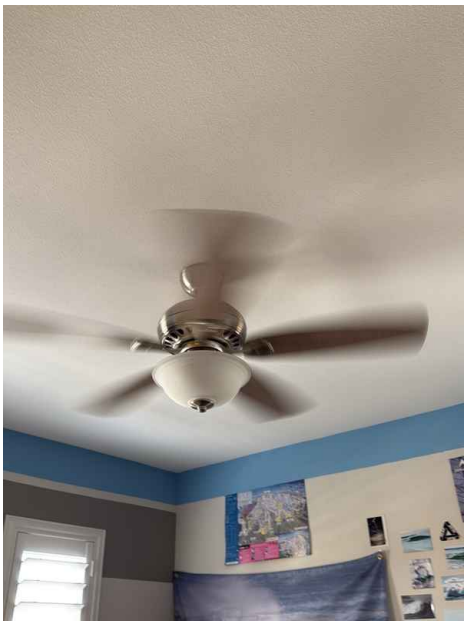
Windows: Window Manufacturer
Unknown

Ceilings: Pictures



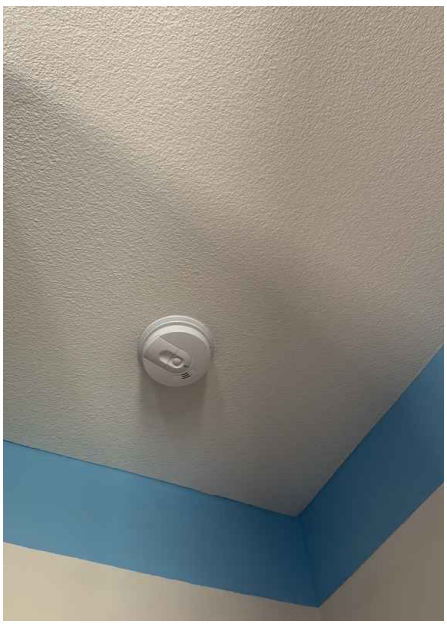
Ceilings: Ceiling Material
Plaster

Lighting Fixtures & Switches: Pictures

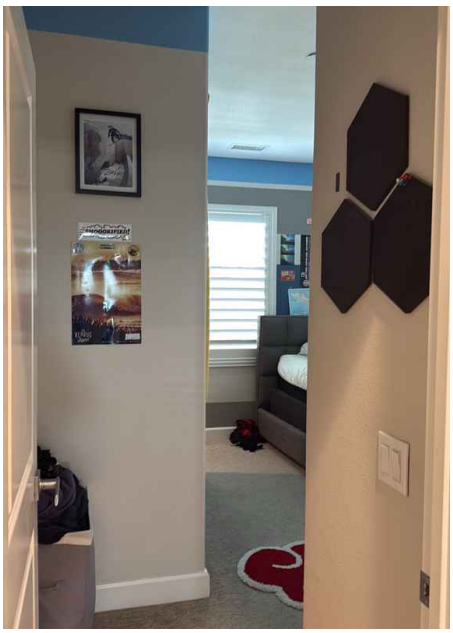
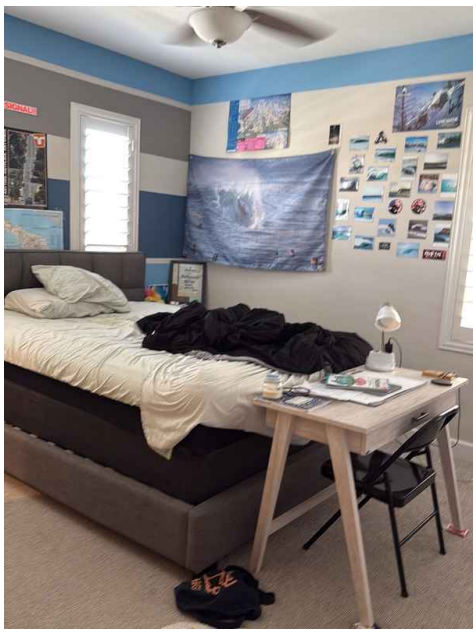
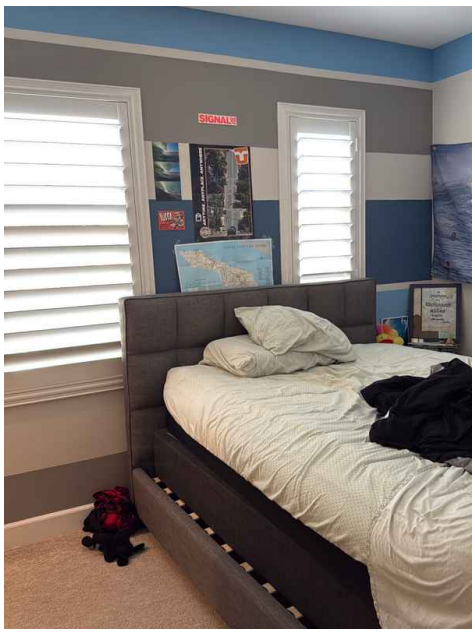
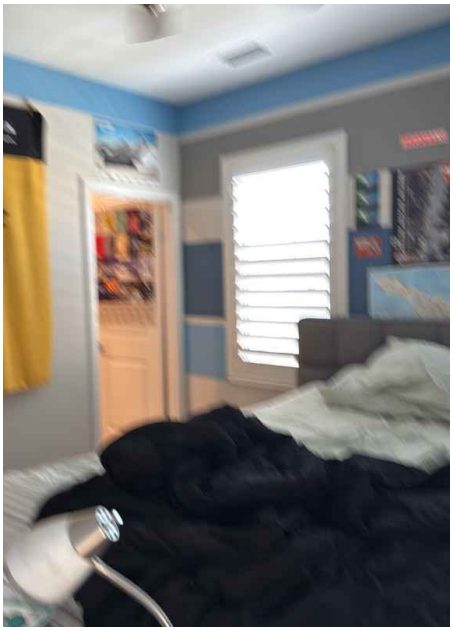


Receptacle : Pictures

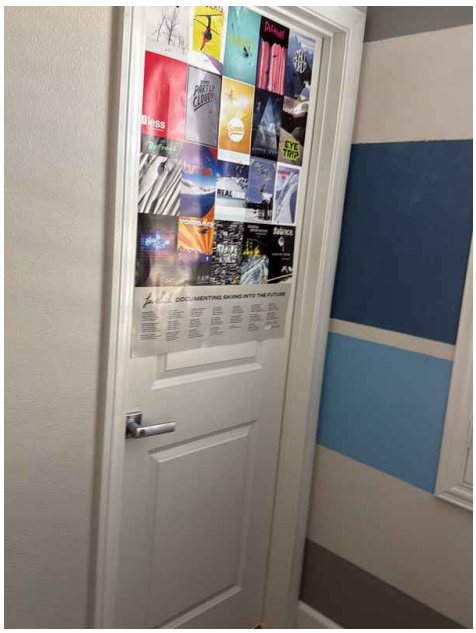
Smoke Detectors: Pictures



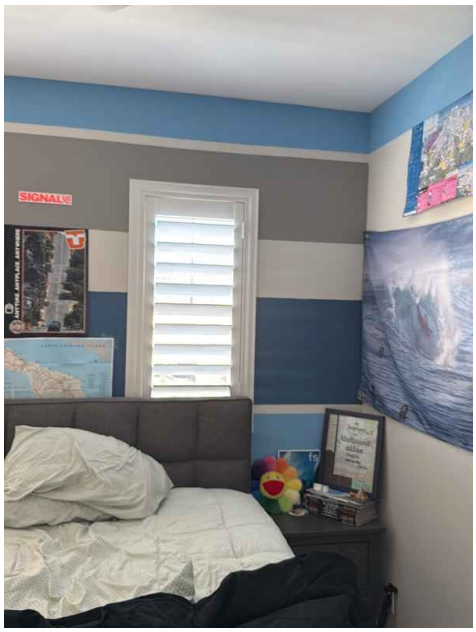
General: Pictures

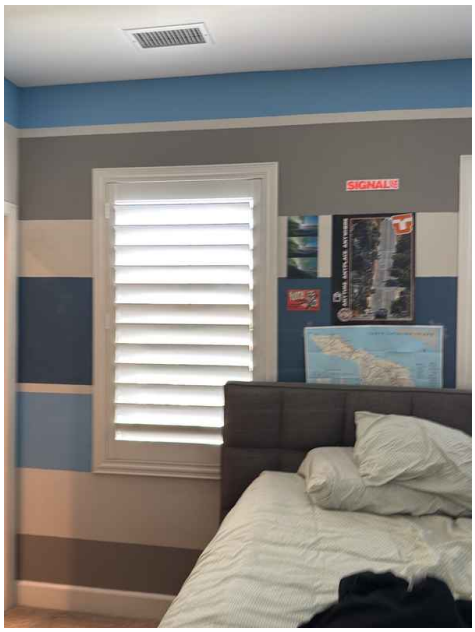





Doors: Pictures



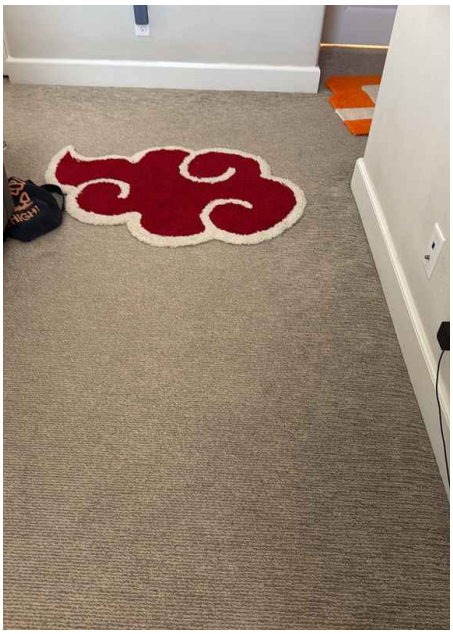
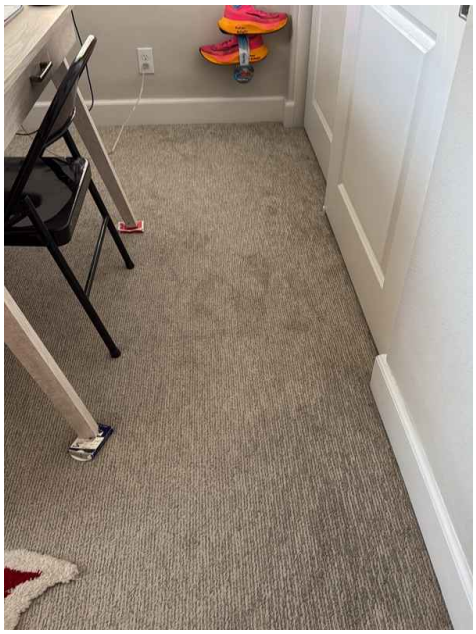
Windows: Pictures



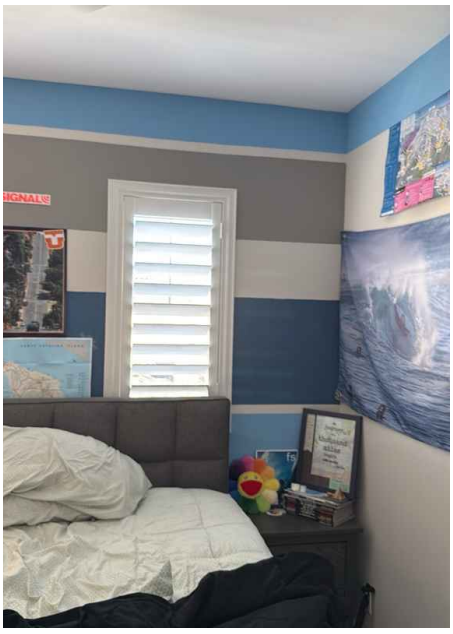
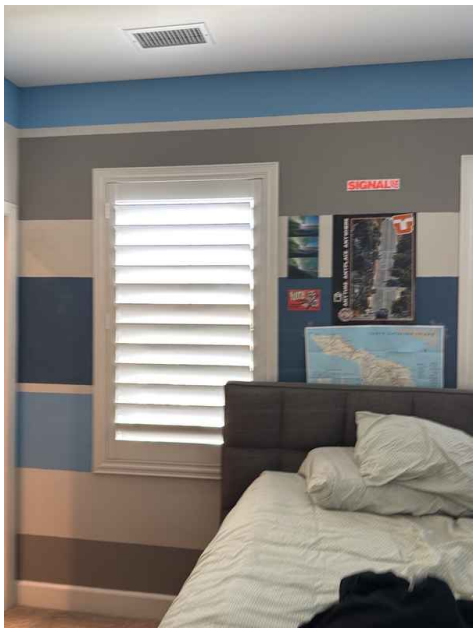
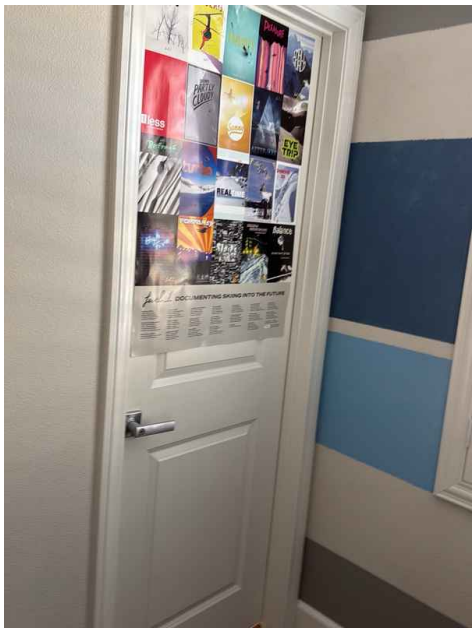


Floors: Floor Coverings

Carpet


Walls: Pictures

15: BATHROOM 3

Information

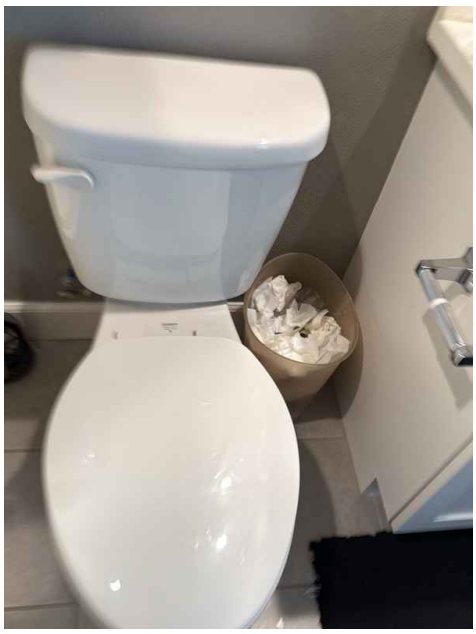
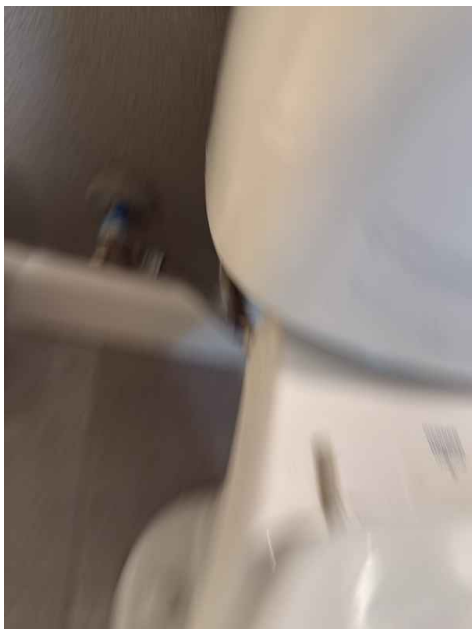
GFCI & AFCI: Pictures

Water Supply, Distribution Systems & Fixtures: Water Supply Material

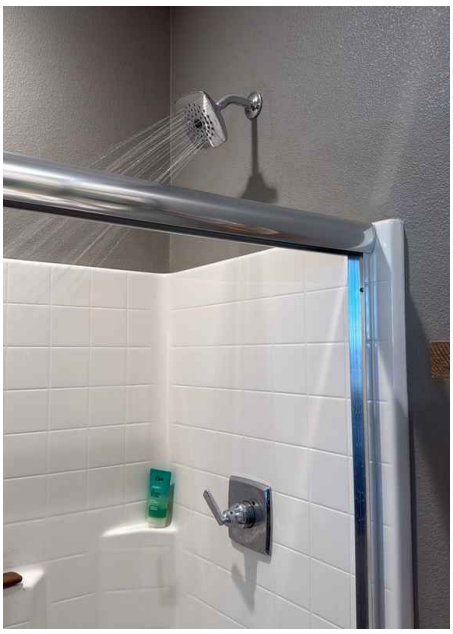
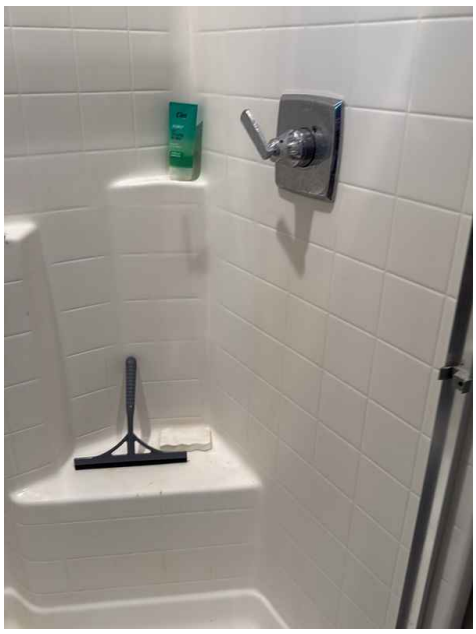
Pex

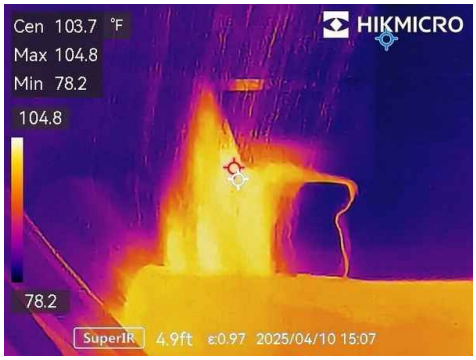
General: Pictures

Toilet: Pictures

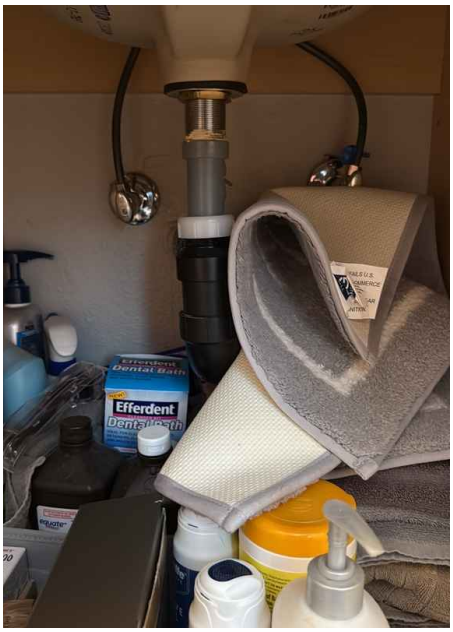




Shower/Tub: Pictures

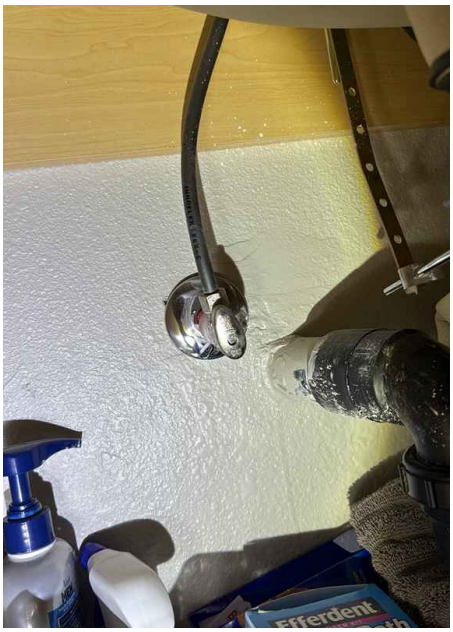


Water Supply, Distribution Systems & Fixtures: Pictures



Water Supply, Distribution Systems & Fixtures: Distribution Material

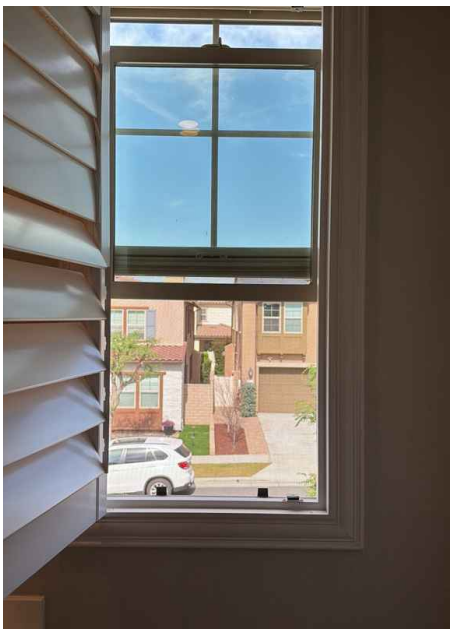
Pex



Lighting Fixtures, Switches & Receptacles: Pictures



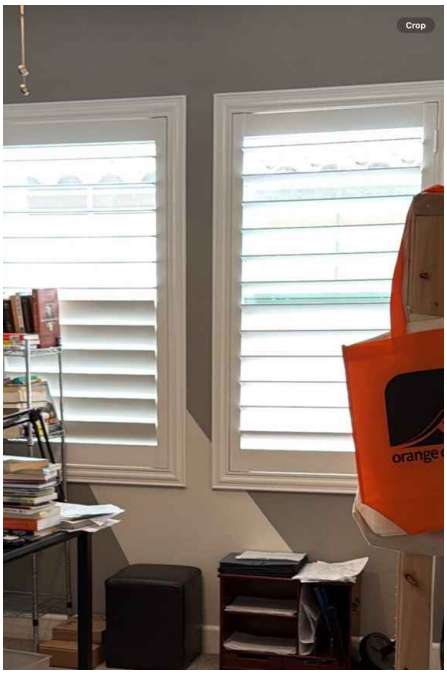
Windows: Pictures




16: BEDROOM 4

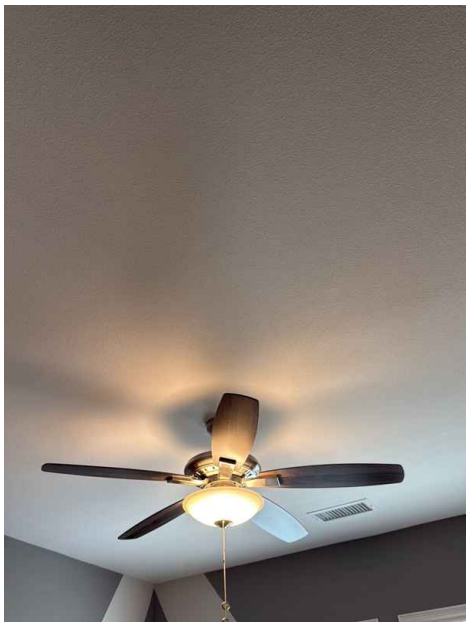
Information

Windows: Window Type
Single-hung



Windows: Window Manufacturer
Unknown

Ceilings: Pictures



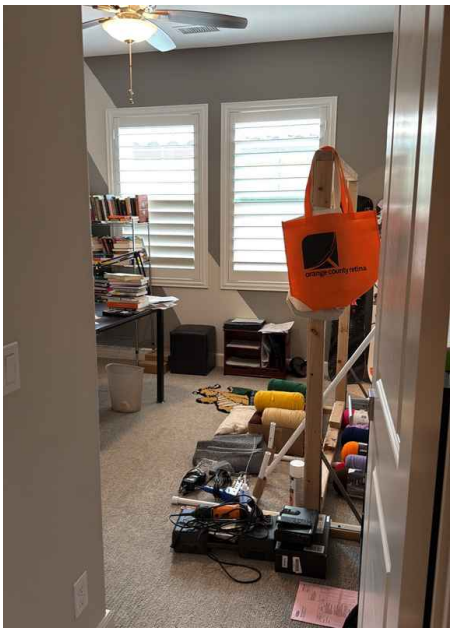
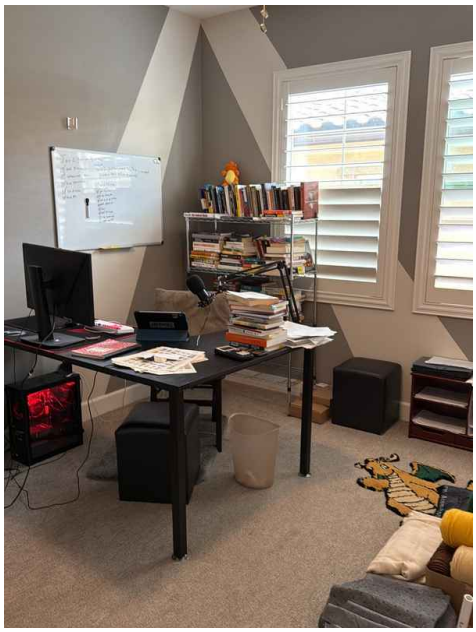
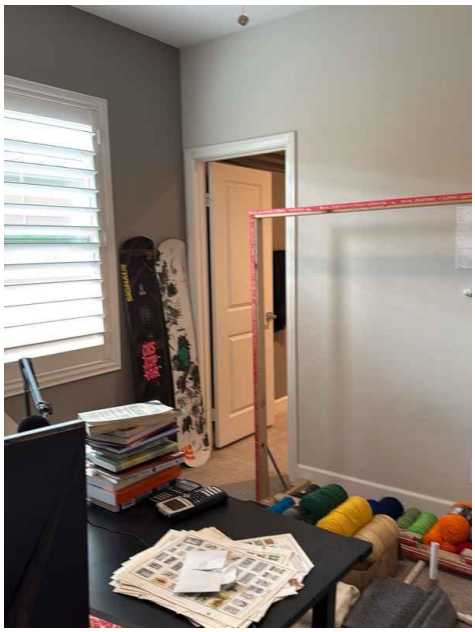
Ceilings: Ceiling Material
Plaster

Receptacle : Pictures

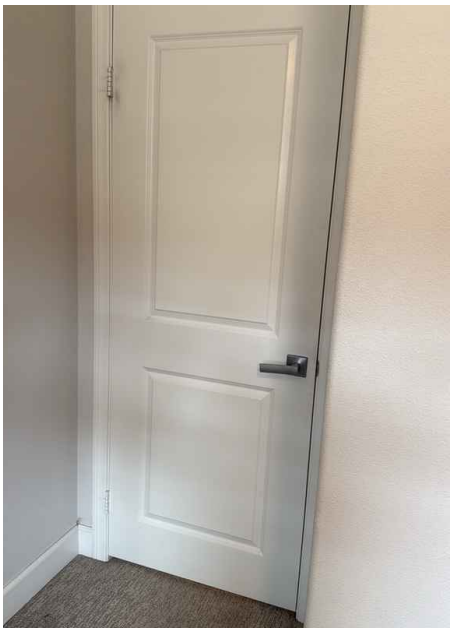
Smoke Detectors: Pictures

General: Pictures

Office

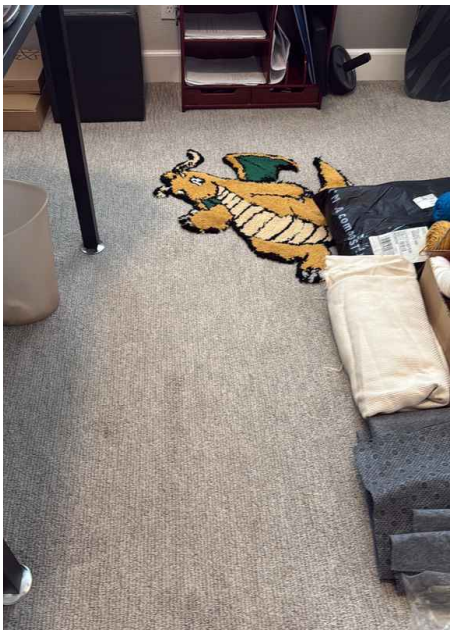
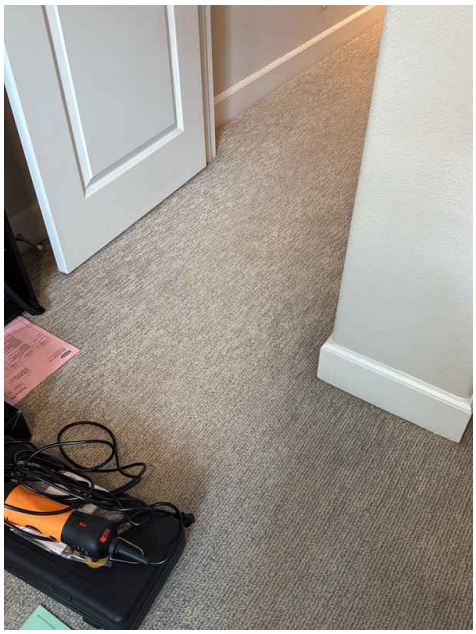




Doors: Pictures



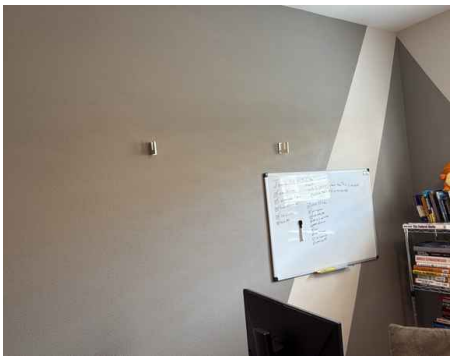

Floors: Floor Coverings

Carpet

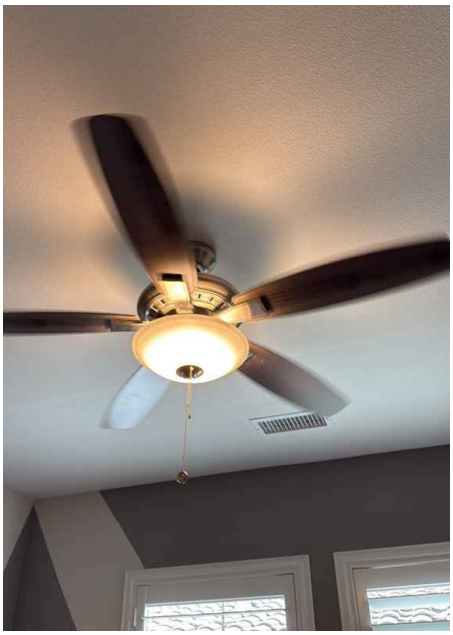



Walls: Wall Material

Plaster



Lighting Fixtures & Switches : Pictures




17: BATHROOM 4

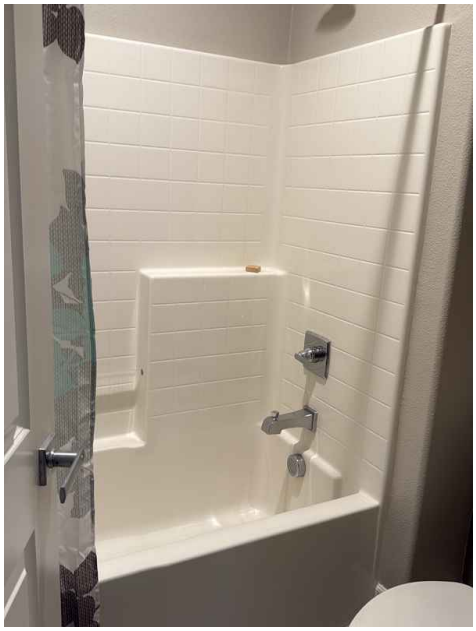
Information

Water Supply, Distribution Systems & Fixtures: Water Supply

Material

Pex

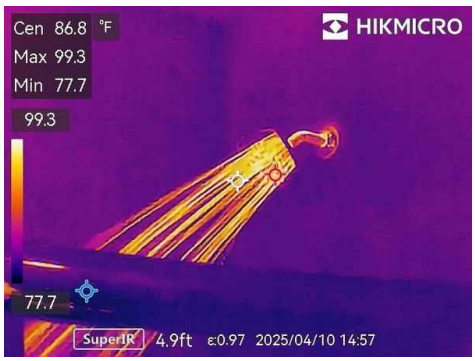
Pictures

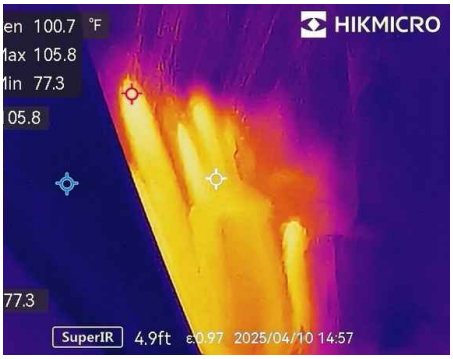



Toilet: Pictures



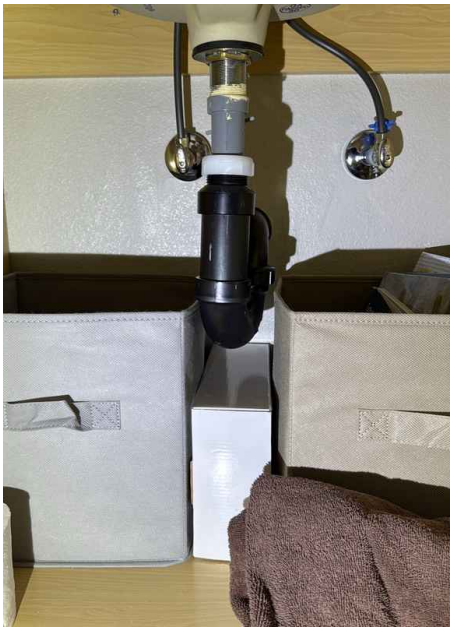
Shower/Tub: Pictures

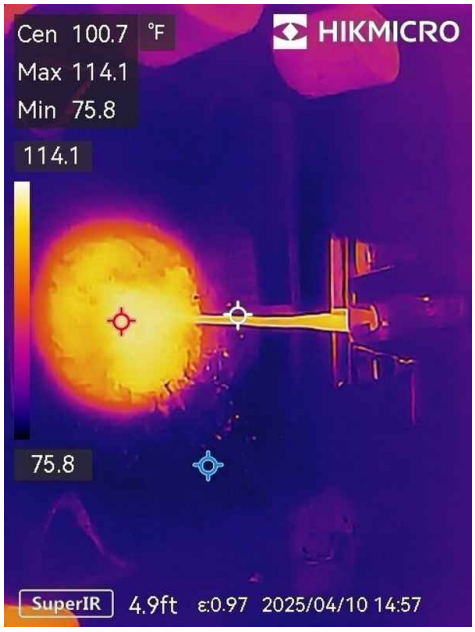




GFCI & AFCI: Pictures

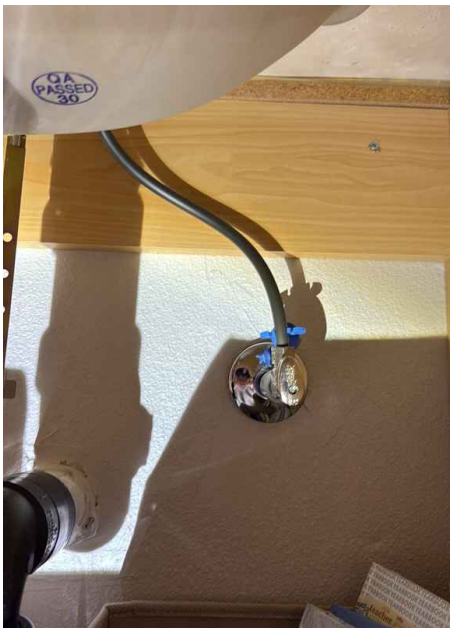
Water Supply, Distribution Systems & Fixtures: Pictures



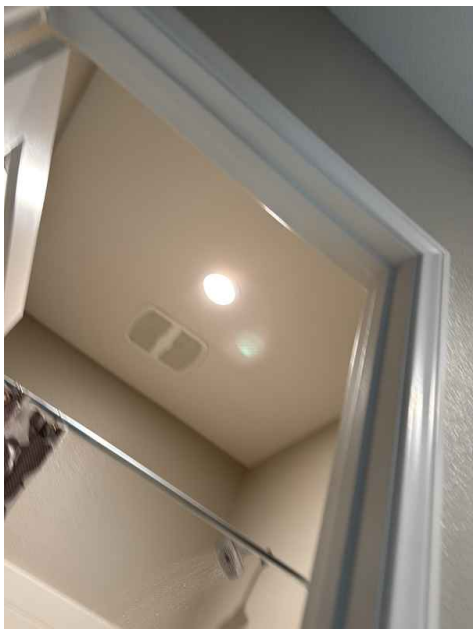


Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex



Lighting Fixtures, Switches & Receptacles: Pictures



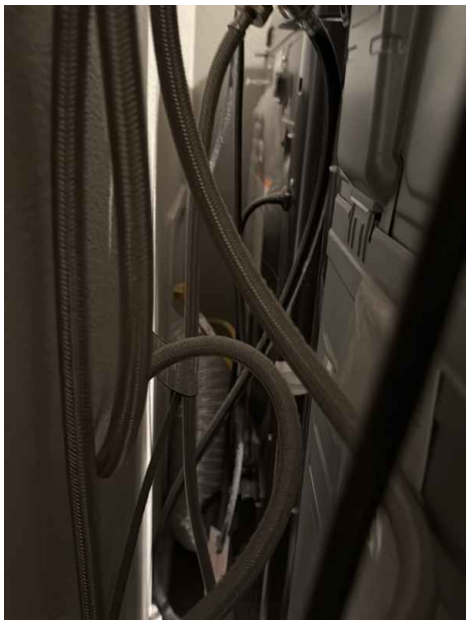
18: LAUNDRY ROOM, UTILITY SHUTOFF LOCATION

Information

Water Source
Public

Dryer Power Source
110 Volt

Dryer Vent
Metal (Flex)



Flooring Insulation
None

Drain, Waste, & Vent Systems: Drain Size
Unknown

Drain, Waste, & Vent Systems: Material
Unknown

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas, Tankless

Hot Water Systems, Controls, Flues & Vents: Capacity
Tankless gallons

Hot Water Systems, Controls, Flues & Vents: Location
Garage

Filters

Garage

Whole house conditioner

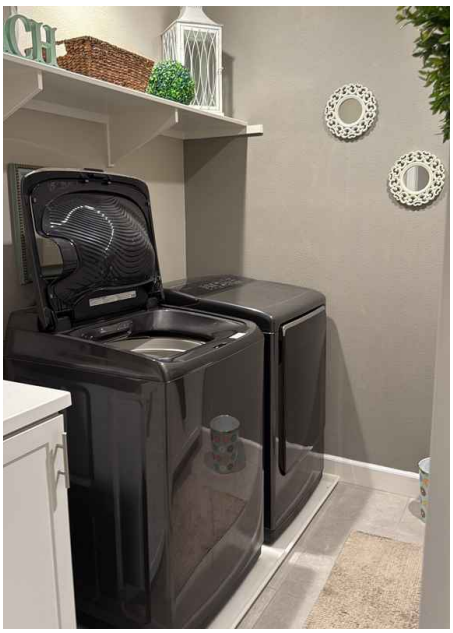
Garage

Garage

Garage

Garage

Pictures



Attic access

Main Water Shut-off Device: Location

East

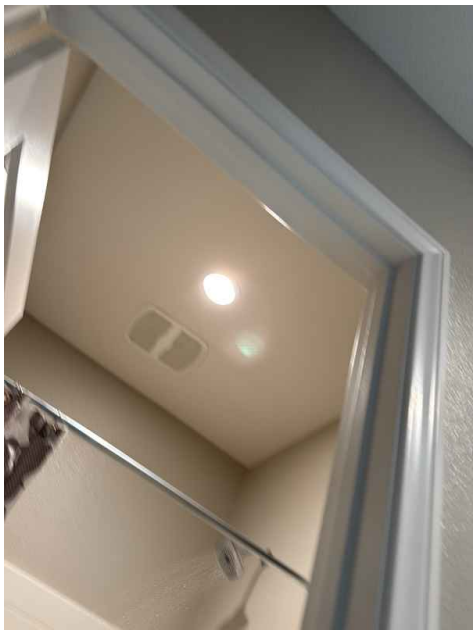
Main water shutoff

Main water shutoff

Water pressure at 65 psi

Exhaust Systems: **Exhaust Fans**

Fan Only



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

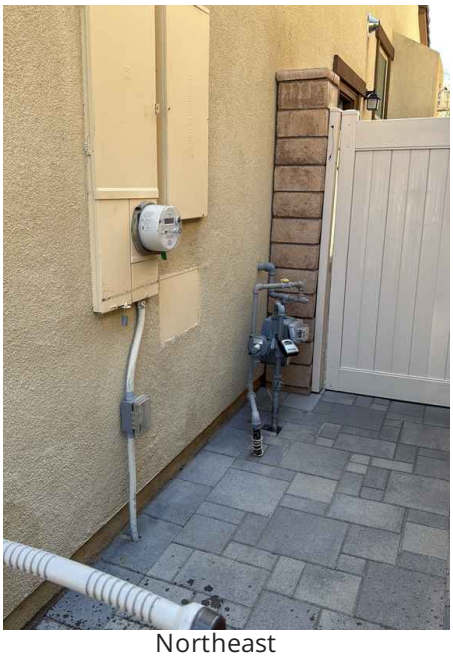
Here is a nice maintenance guide from Lowe's to help.





Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Northeast

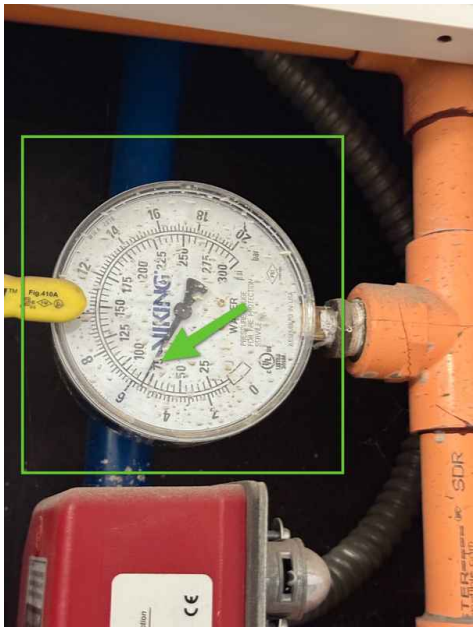
Northeast

Northeast

Shutoff

Fire sprinkler system: Pictures

The pressure gauge should read between 50 psi and 100 psi. If the gauge reads either very low or no pressure at all, you should contact a licensed sprinkler contractor about repair.



Garage


Inspector test in drain valve

Observations

18.4.1 Hot Water Systems, Controls, Flues & Vents

Repair Needed

WATER TEMPERATURE TO LOW

Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

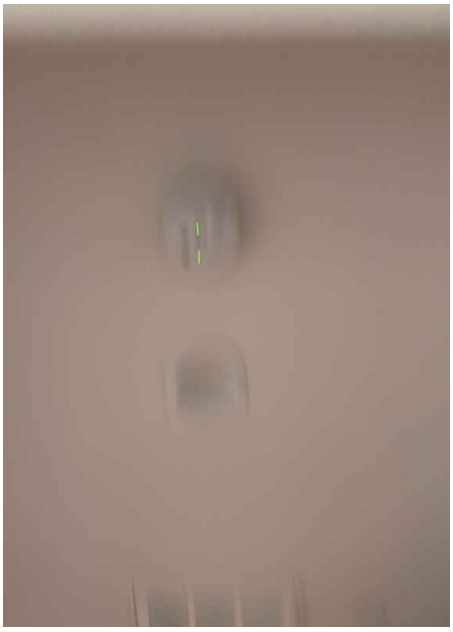
19: MISC. INTERIOR(FIREPLACE, STAIRWAYS, CABINETS, COUNTERTOPS)

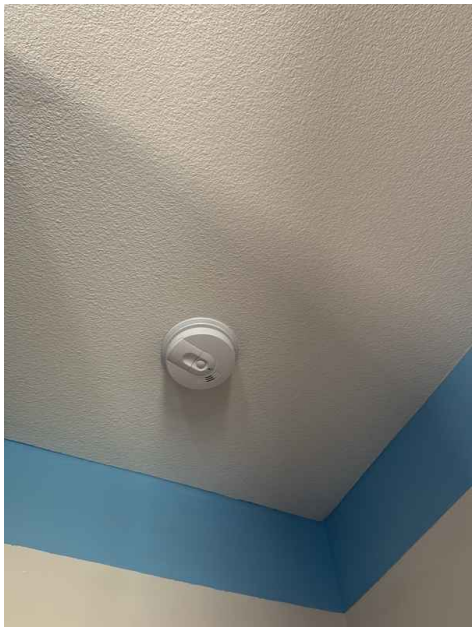
Information

Countertops & Cabinets: **Countertop Material**
Quartz, Corian, Unknown

Gas/LP Firelogs & Fireplaces: **Type**
Electric

Smoke Detectors: **Pictures**





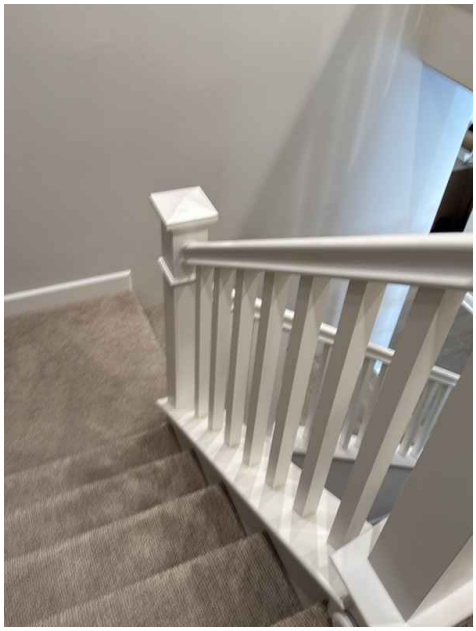

Carbon monoxide detector: **Pictures**
Not pictured however confirmed dual smoke and CO detectors in downstairs and upstairs hallways.

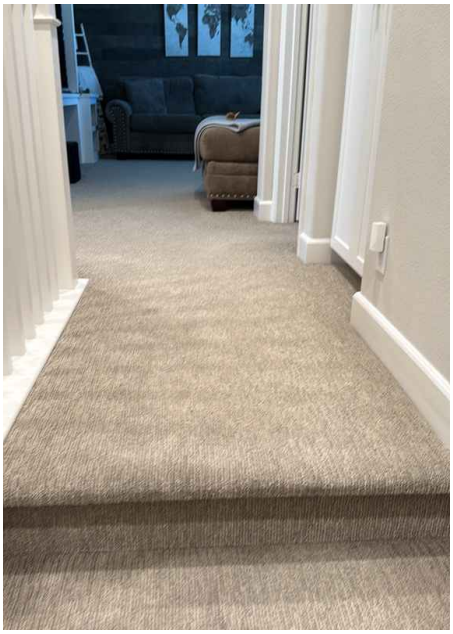
Steps, Stairways & Railings: Pictures

Pictures



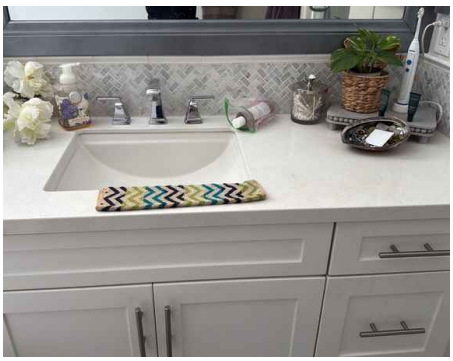






Countertops & Cabinets: Pictures







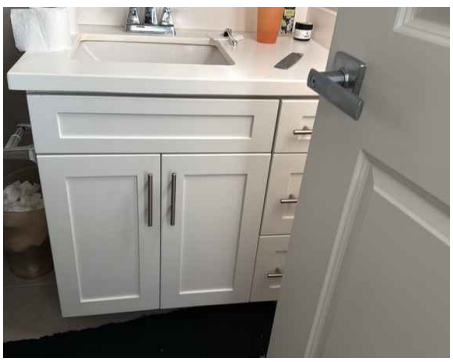
Countertops & Cabinets: Cabinetry

Laminate

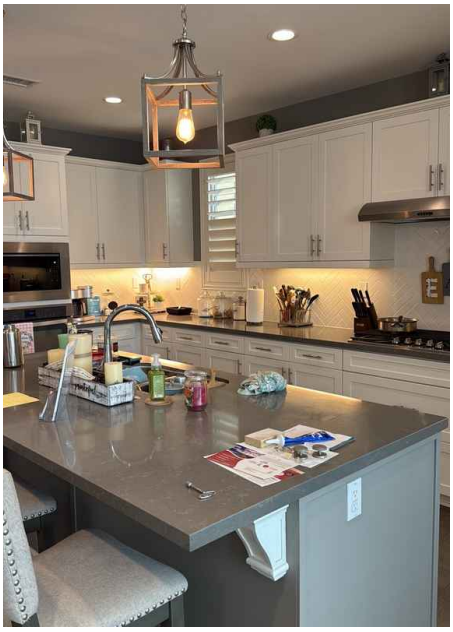












Gas/LP Firelogs & Fireplaces: Pictures

20: ATTIC

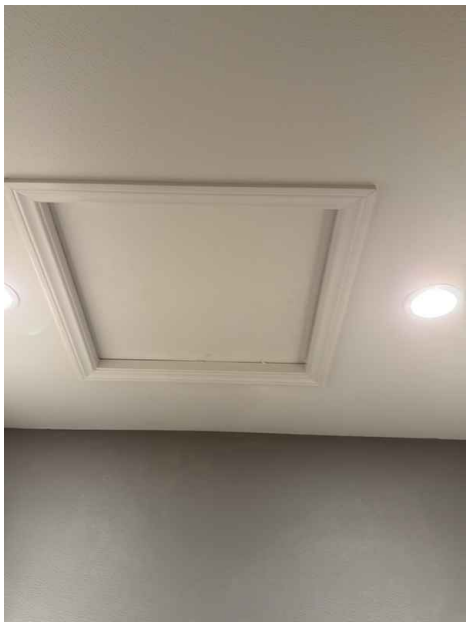
Information

Attic Insulation: Insulation Type
Blown

Distribution System: Configuration
Central

Access: General
Laundry room

Pictures



Attic Insulation: R-value

Unknown

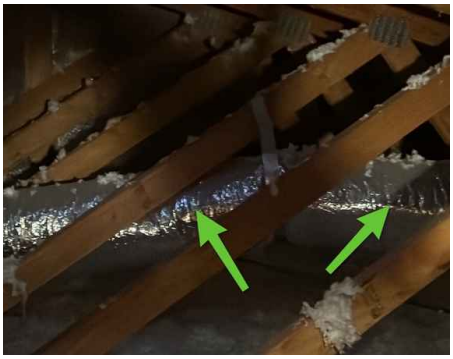






Distribution System: Ductwork

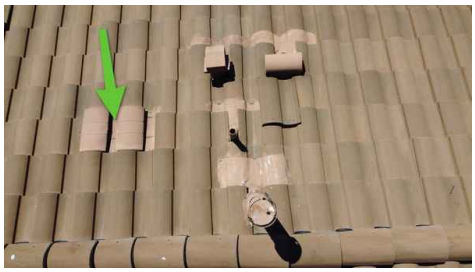
Insulated

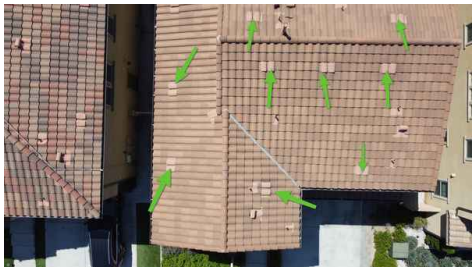


Ventilation: Ventilation Type

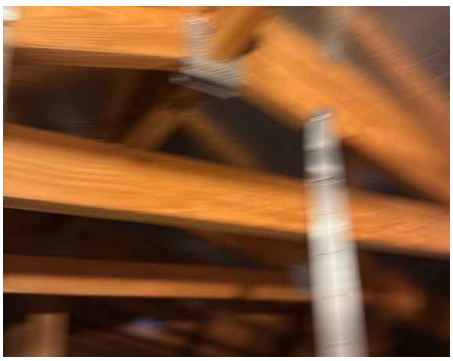
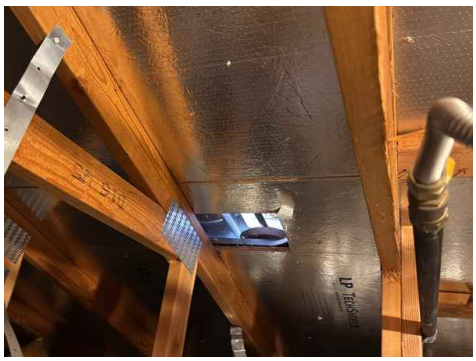
Roof vents





Roof Structure : General




STANDARDS OF PRACTICE

Inspection Details

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Foundation and Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock

cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Misc. Interior(Fireplace, Stairways, Cabinets, Countertops)
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.