



ALLEGIANCE HOME INSPECTIONS

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<https://allegiancehomeinspections.org>



ROOM-BY-ROOM RESIDENTIAL

1234 Main Street
Murrieta, CA 92562

Buyer Name
04/25/2025 9:00AM



Inspector

Ryan Gardy

InterNACHI Certified, AHIT graduate, pool
and spa inspector

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Agent

Agent Name

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SUMMARY

134

ITEMS INSPECTED

31

REPAIR NEEDED

2

IMMEDIATE ACTION
NEEDED

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutters Missing
 - ⊖ 3.1.1 Exterior - Siding & Trim: Cracking - Minor
 - ⊖ 3.1.2 Exterior - Siding & Trim: Needs touch up paint
 - ⊖ 3.1.3 Exterior - Siding & Trim: Stucco repair needed
 - ⊖ 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation too close to house
 - ⊖ 3.7.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Drain covers present but not installed
 - ⊖
 - 5.1.1 Heating, Ventilation, Air Conditioning - Cooling Equipment: AC produces large amount of condensation
 - ⊖ 6.5.1 Garage - Occupant Door (From garage to inside of home): Paint imperfections
 - ⚠ 7.1.1 Kitchen - Dishwasher: Drain valve leaking onto countertop
 - ⊖ 7.3.1 Kitchen - Range/Oven/Cooktop: Gas valve not allowing range to sit flush with countertop
 - ⊖ 7.6.1 Kitchen - Built-in Microwave: Ventilation fan is inadequate
 - ⚠ 7.8.1 Kitchen - GFCI: GFCI inoperable
 - ⊖ 7.9.1 Kitchen - Flooring: Discoloration to seems
 - ⊖ 7.10.1 Kitchen - Door: Trim needs patched and repainted
 - ⊖ 8.1.1 Interior - Door trim: Door Trim
 - ⊖ 9.3.1 Living Room/Dining Room - Windows: Cracked window seal
 - ⊖ 9.5.1 Living Room/Dining Room - Walls: Minor Corner Cracks
 - ⊖ 10.5.1 Master Bedroom - Walls: Minor Corner Cracks
 - ⊖ 10.6.1 Master Bedroom - Ceilings: Nail pop
 - ⊖ 12.3.1 Bedroom 2 - Daughters Bedroom - Windows: Cracked corners
 - ⊖ 12.3.2 Bedroom 2 - Daughters Bedroom - Windows: Needs repainting
 - ⊖ 12.5.1 Bedroom 2 - Daughters Bedroom - Walls: Minor Corner Cracks
 - ⊖ 12.5.2 Bedroom 2 - Daughters Bedroom - Walls: Nail Pops
 - ⊖ 12.6.1 Bedroom 2 - Daughters Bedroom - Ceilings: Nail pops
 - ⊖ 13.2.1 Bedroom 3 - Doors: Closet doors need reinstalled into tracks
 - ⊖ 14.2.1 Loft/Hallway - Windows: Cracking windowsill
-

- ⊖ 14.4.1 Loft/Hallway - Walls: Paint Cracking
- ⊖ 15.2.1 Bathroom 2- Downstairs bathroom - Toilet: Toilet paper dispenser falling off wall
- ⊖ 16.8.1 Bathroom 3-Daughters Bathroom - Walls & Ceiling: Discoloration
- ⊖
18.3.1 Misc. Interior(Fireplace, Stairways, Cabinets, Countertops) - Steps, Stairways & Railings: Crack in baluster caulking
- ⊖
18.4.1 Misc. Interior(Fireplace, Stairways, Cabinets, Countertops) - Countertops & Cabinets: Grout Deteriorating
- ⊖
18.4.2 Misc. Interior(Fireplace, Stairways, Cabinets, Countertops) - Countertops & Cabinets: Door alignment
- ⊖ 19.1.1 Attic - Access: Attic hatch cover need's repainted

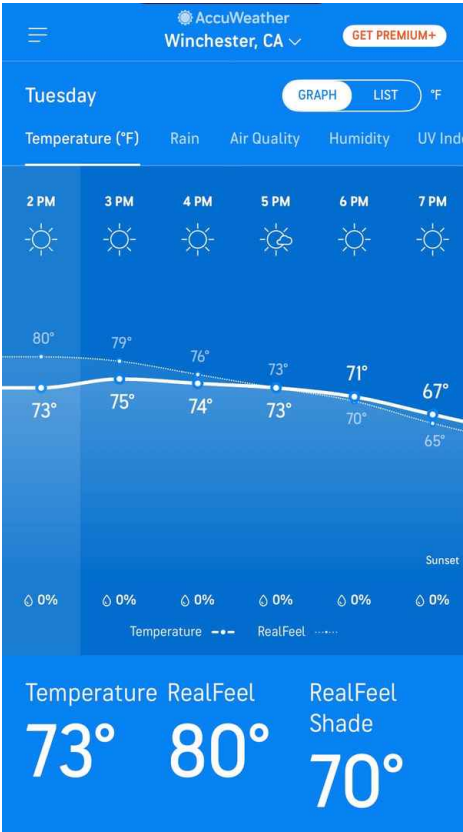
1: INSPECTION DETAILS

Information

In Attendance
Home Owner

Temperature (approximate)
77 Fahrenheit (F)

Occupancy
Occupied, Furnished



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



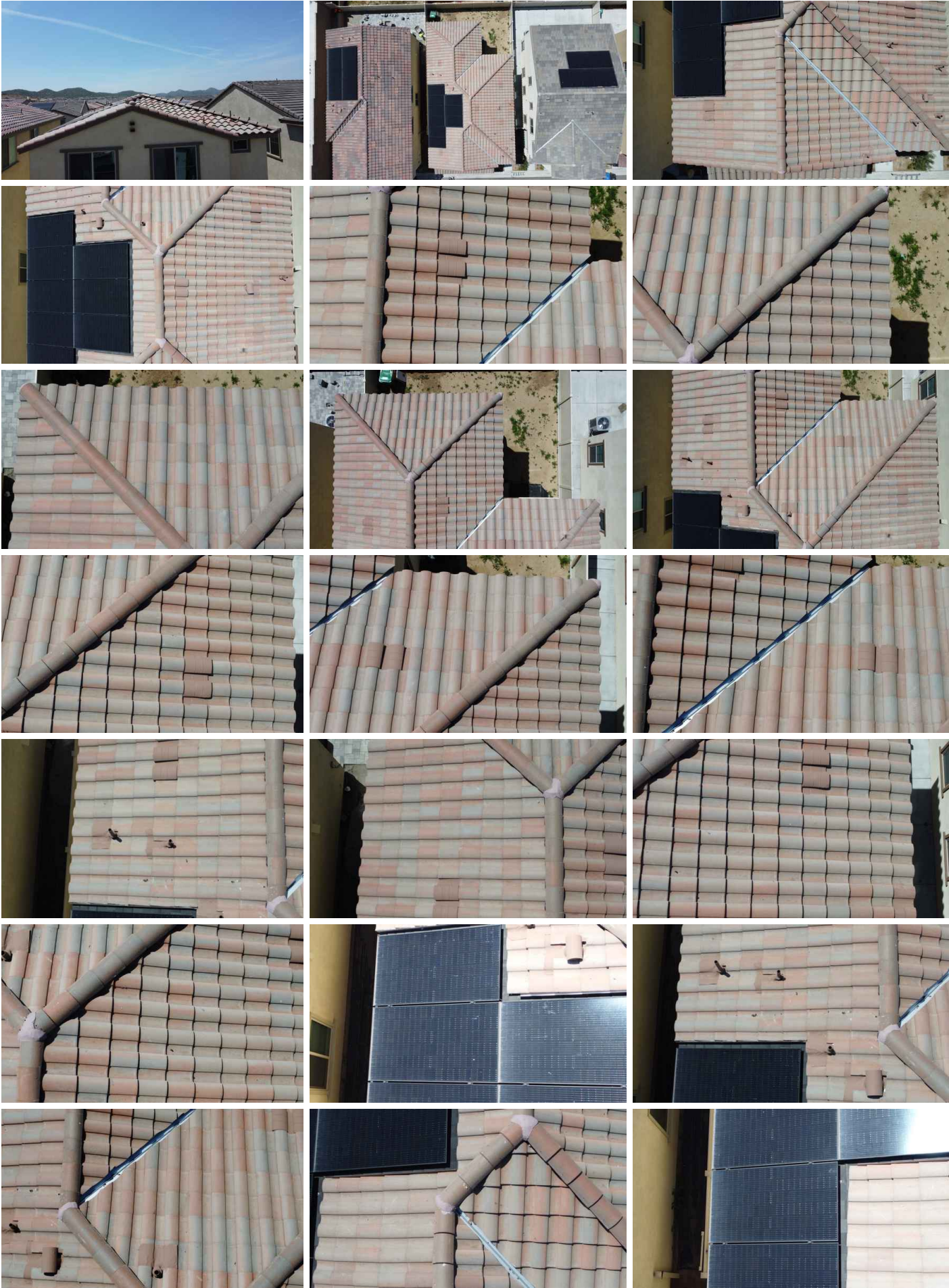


2: ROOF

Information

Roof Type/Style Combination	Coverings: Material Tile	Roof Drainage Systems: Gutter Material None present
Flashings: Material Aluminum		

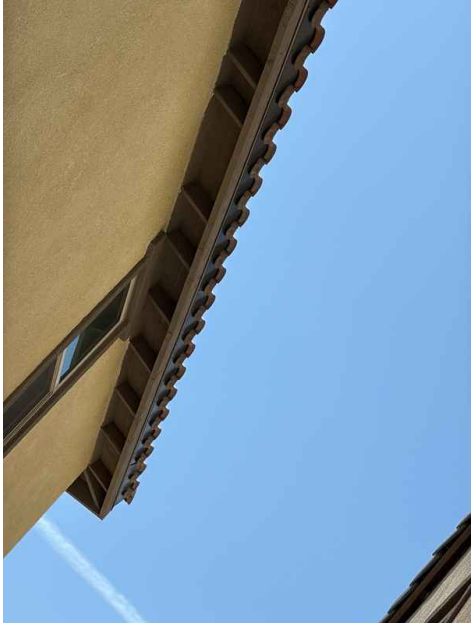
Inspection Method
Ground, Drone

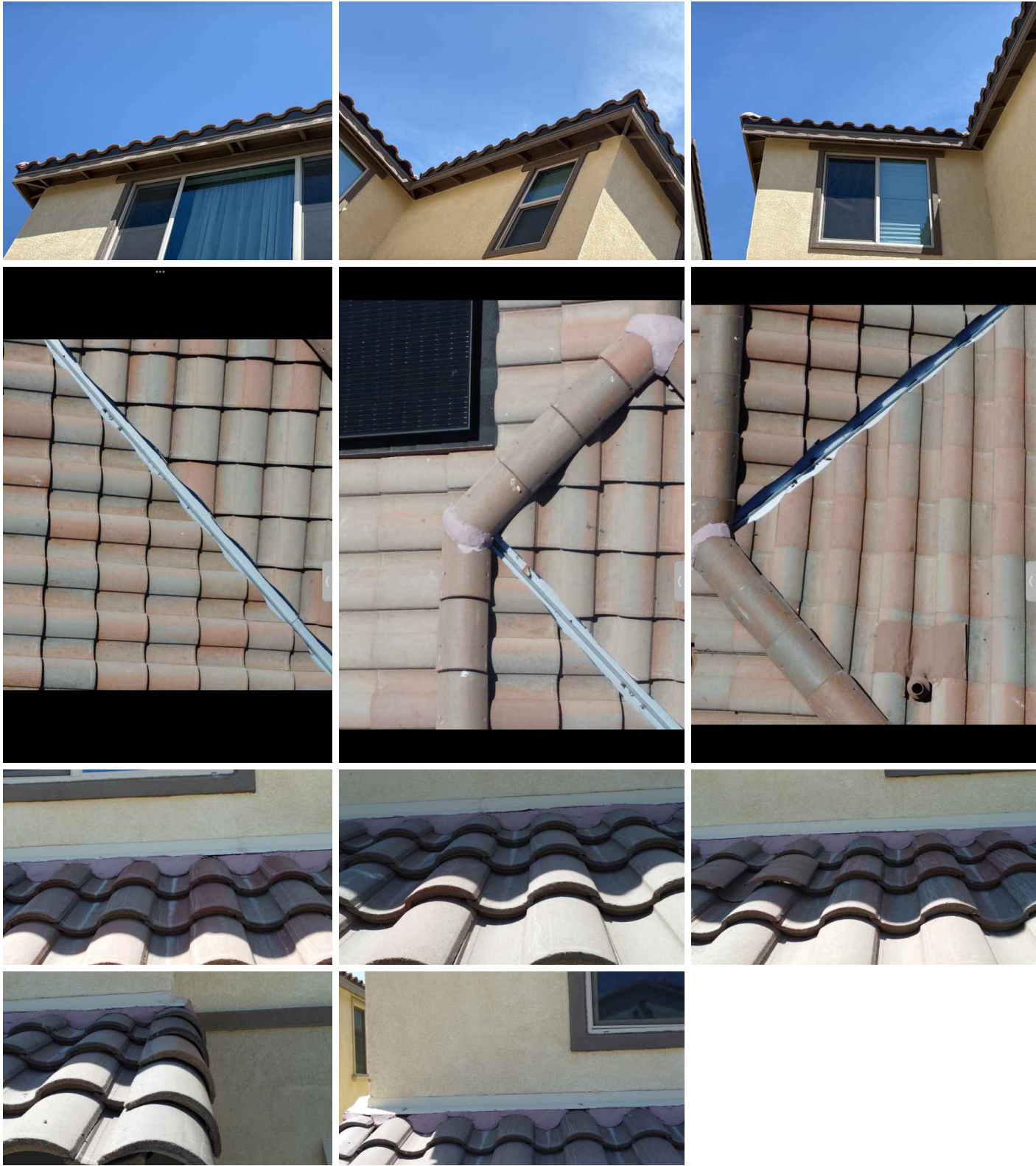




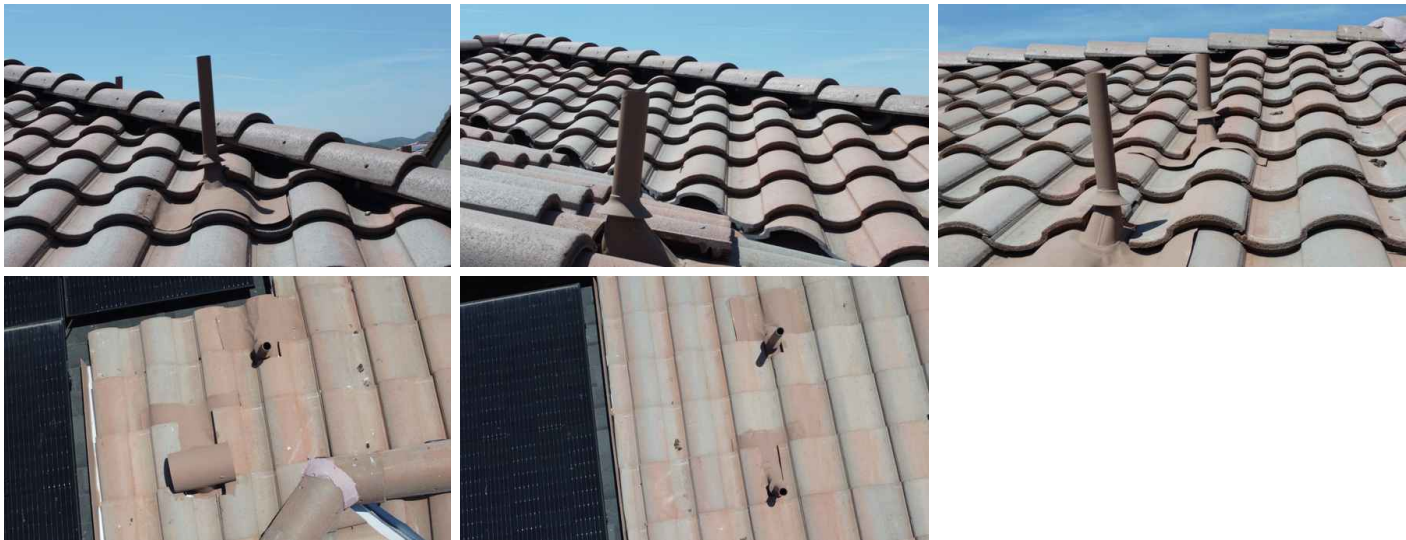


Flashings: Pictures





Skylights, Chimneys & Other Roof Penetrations: Pictures



Observations

2.2.1 Roof Drainage Systems

GUTTERS MISSING

 Repair Needed

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away form the building.

Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

Siding & Trim: Siding Material
Stucco

Exterior Doors: Answer Choices
Wood, Glass

Decks, Balconies, Porches & Steps: Material
Stucco

Siding & Trim: Siding Style
None

Walkways, Patios & Driveways: Driveway Material
Concrete, Dirt

Doorbell: Pictures

Foundation: Material
Concrete

Decks, Balconies, Porches & Steps: Pictures

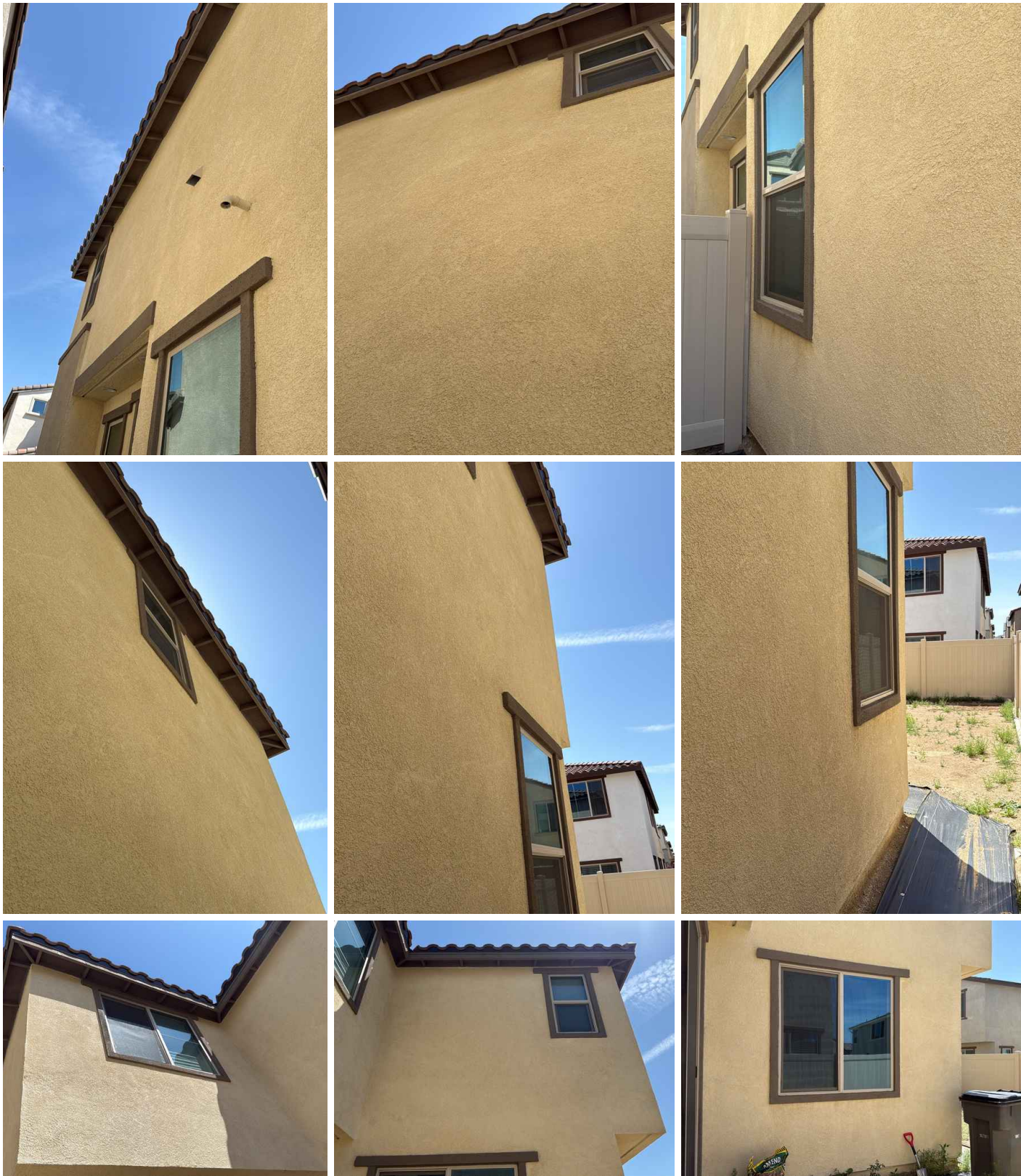


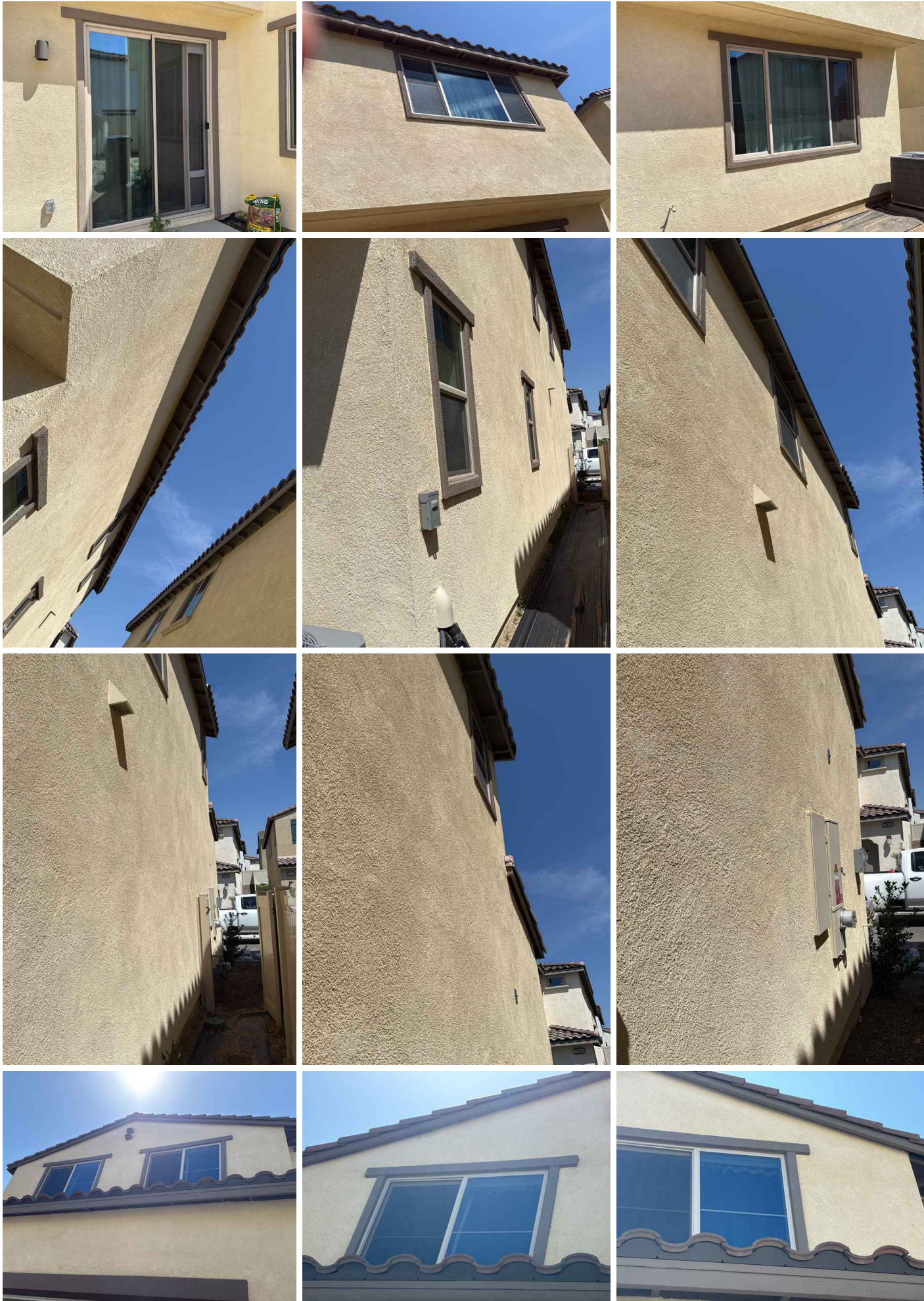
Inspection Method
Visual





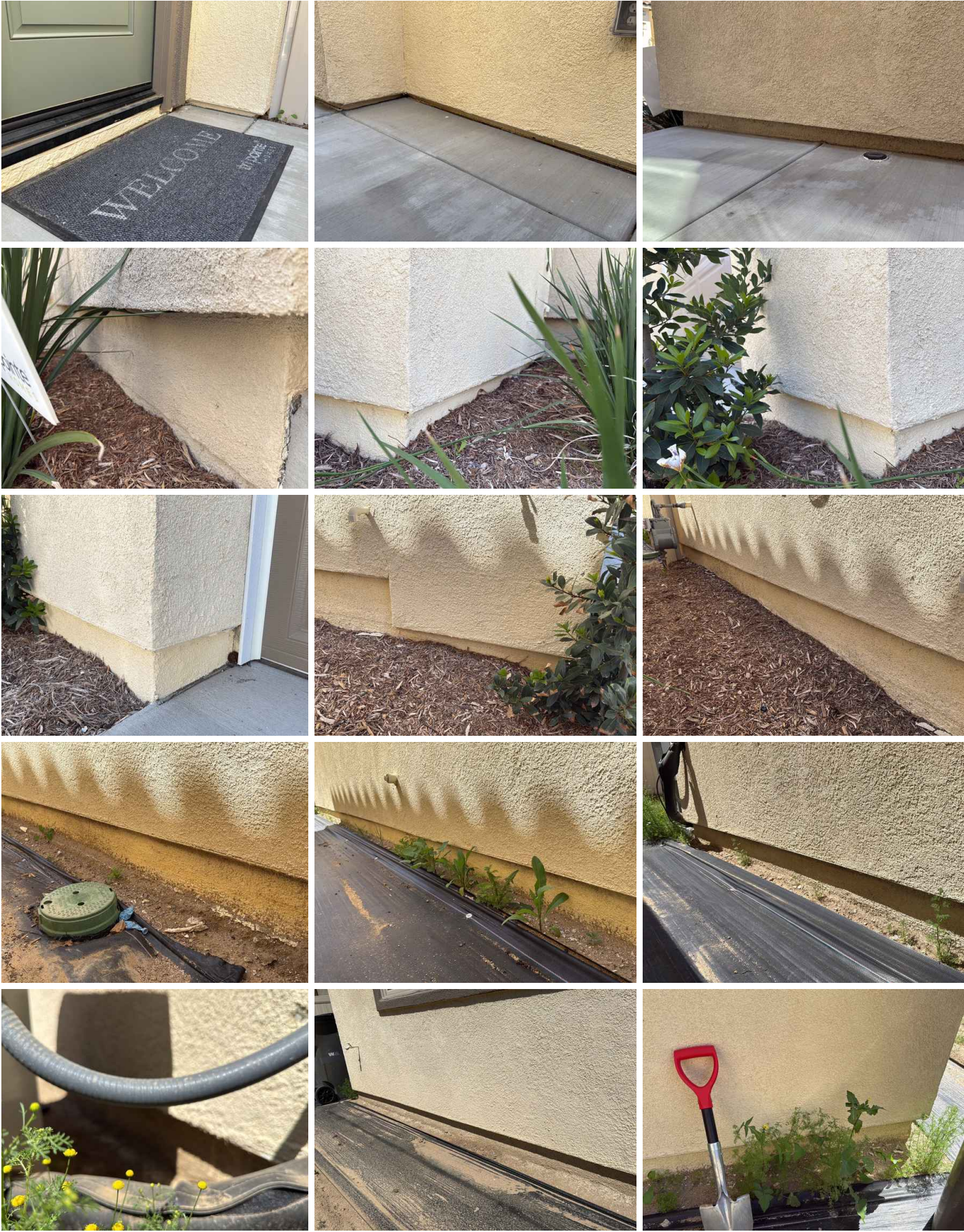
Siding & Trim: Pictures







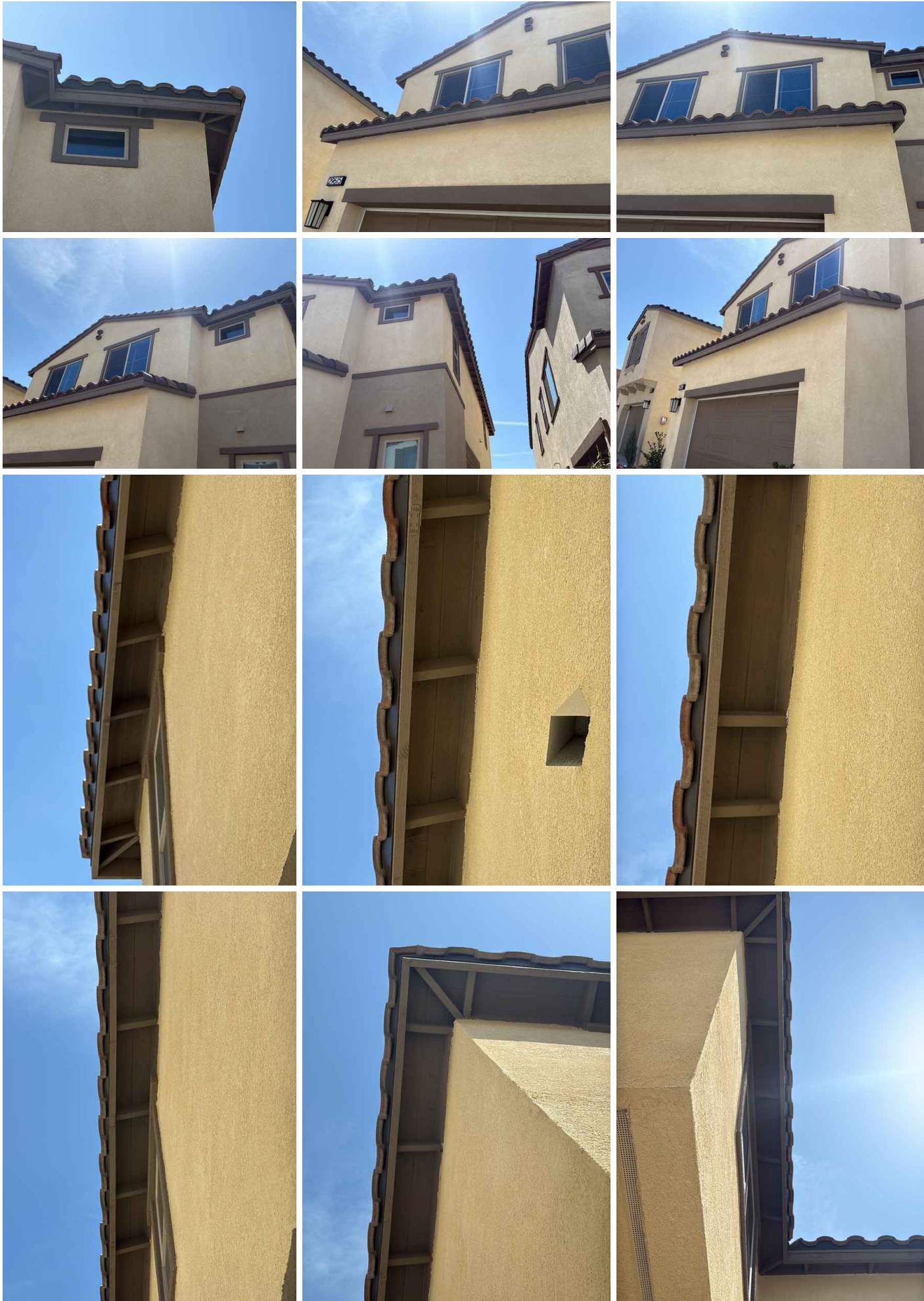
Foundation: Pictures



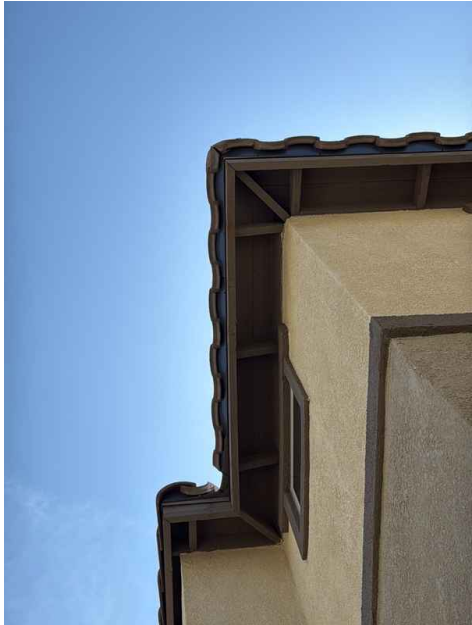


Eaves, Soffits & Fascia: Pictures





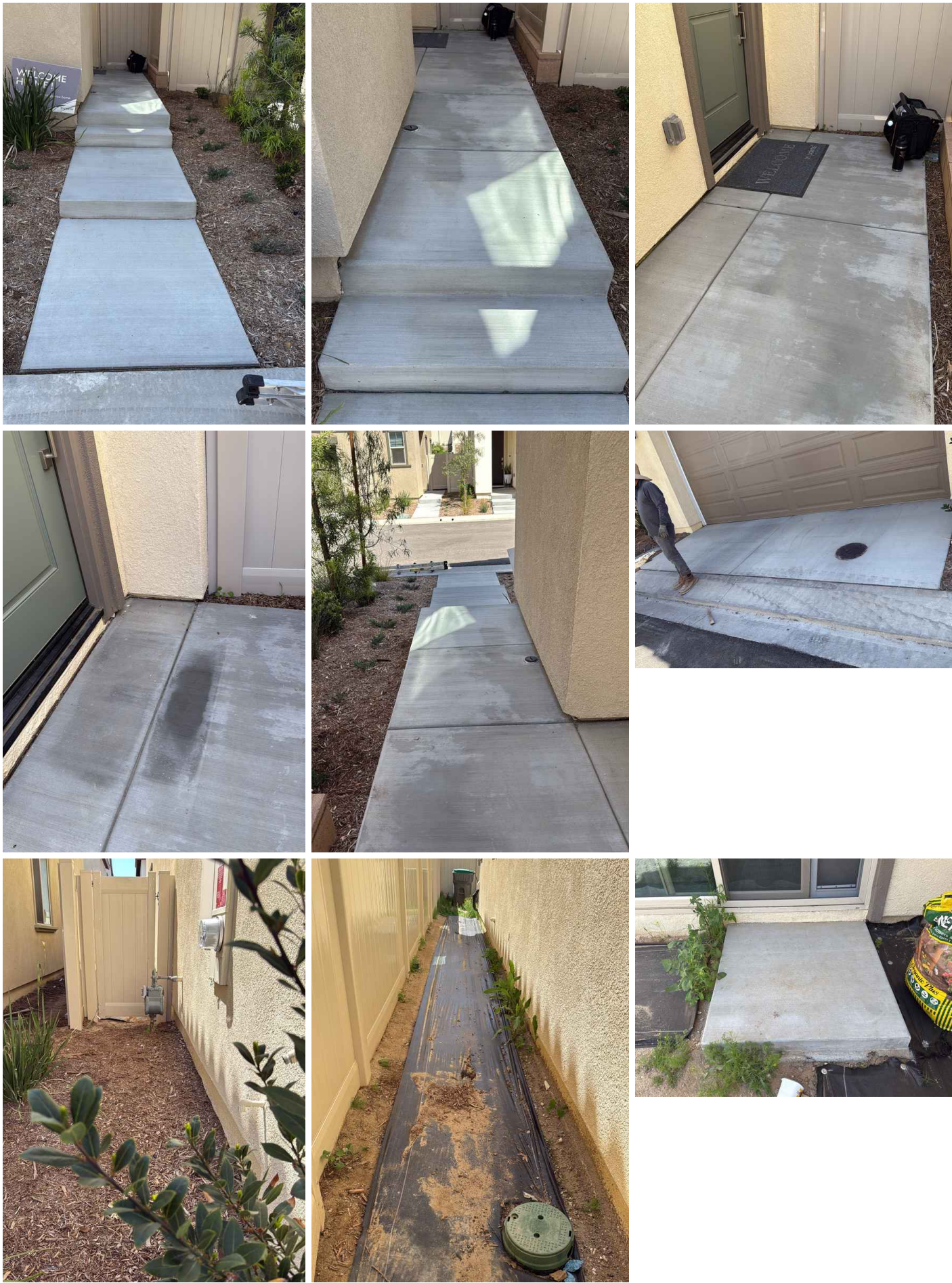




Exterior Doors: Pictures



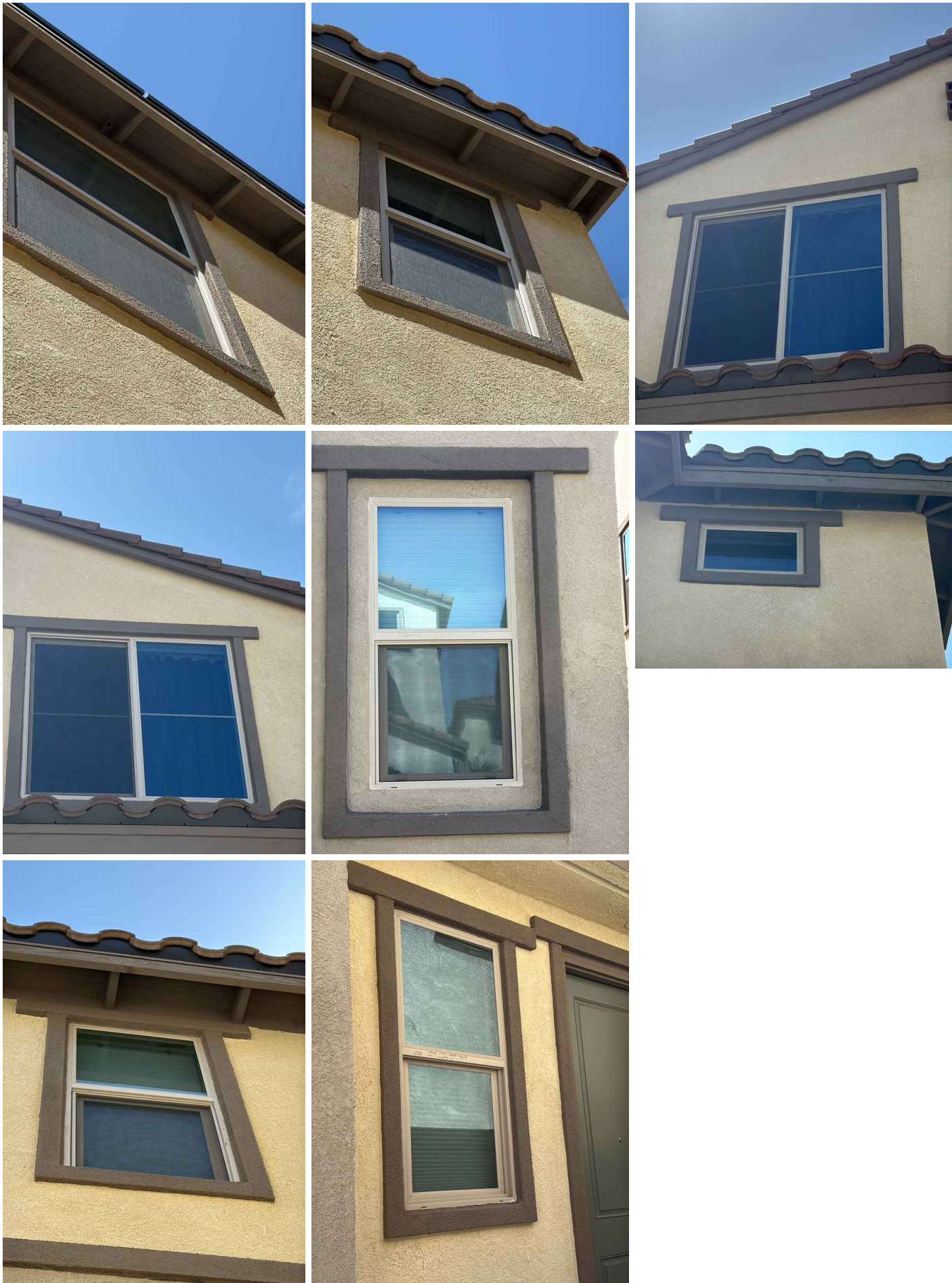
Walkways, Patios & Driveways: Pictures





Windows: Pictures





Vegetation, Grading, Drainage & Retaining Walls: Pictures

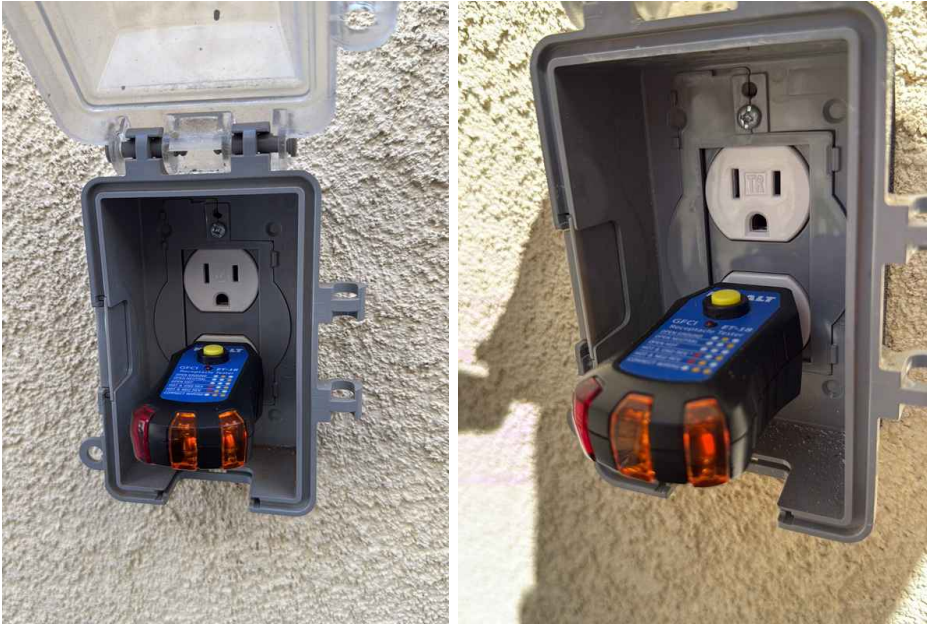




Hose bibs : Pictures



GFCI: Pictures



Observations

3.1.1 Siding & Trim

CRACKING - MINOR

 Repair Needed

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

Recommended DIY Project



South



South



Northeast



3.1.2 Siding & Trim
NEEDS TOUCH UP PAINT

Recommendation
Contact a qualified painting contractor.

 Repair Needed



East



East



East



South

3.1.3 Siding & Trim

STUCCO REPAIR NEEDED

Stucco repair needed recommend qualified, professional

Recommendation

Contact a stucco repair contractor



North



Southwest



Southwest

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

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



3.7.2 Vegetation, Grading, Drainage & Retaining Walls

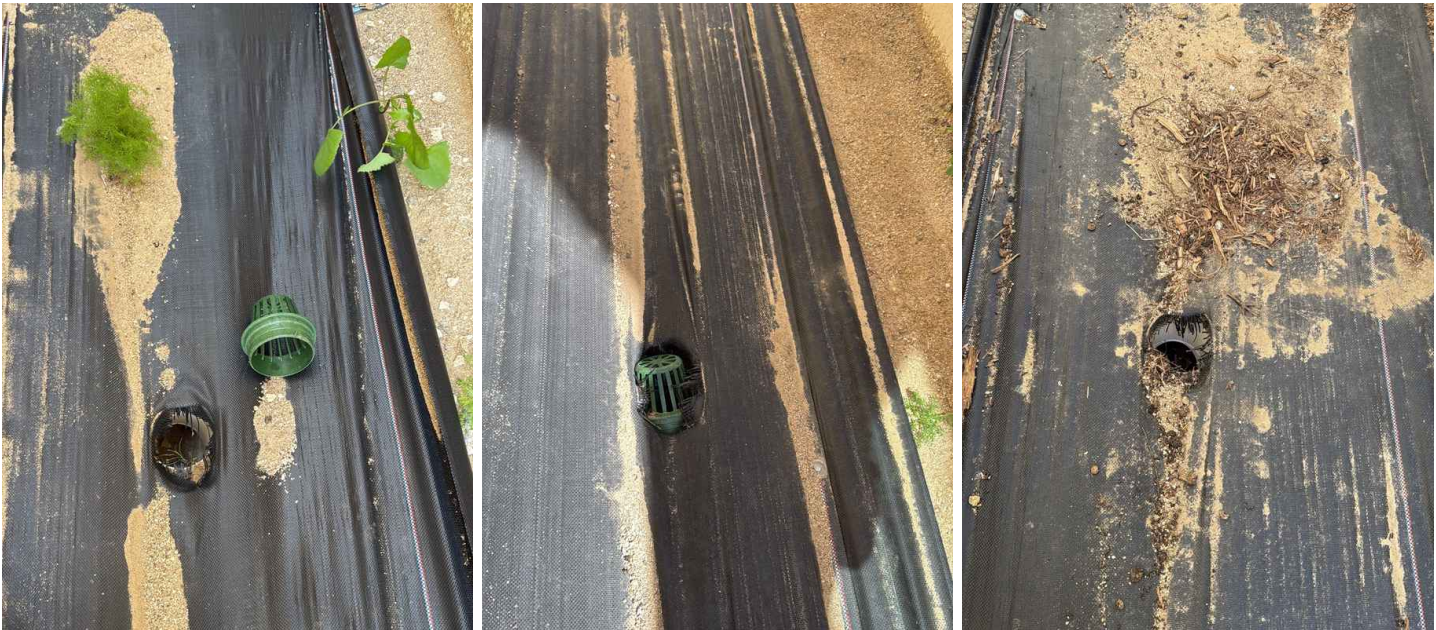
DRAIN COVERS PRESENT BUT NOT INSTALLED

Recommend keeping drain covers on to prevent debris from clogging flow

Recommendation

Contact a handyman or DIY project

 Repair Needed



4: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground, 220 Volts

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

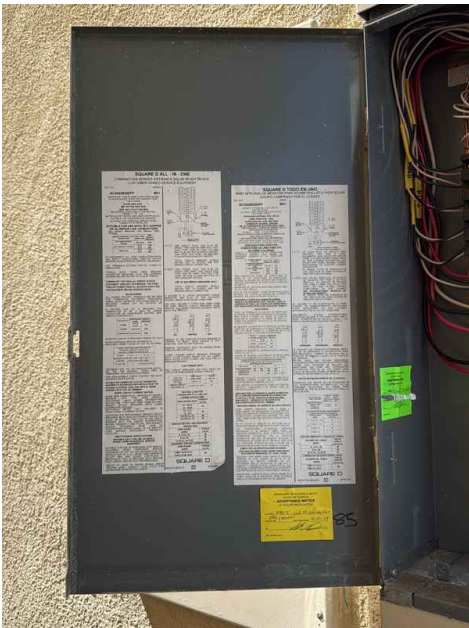
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

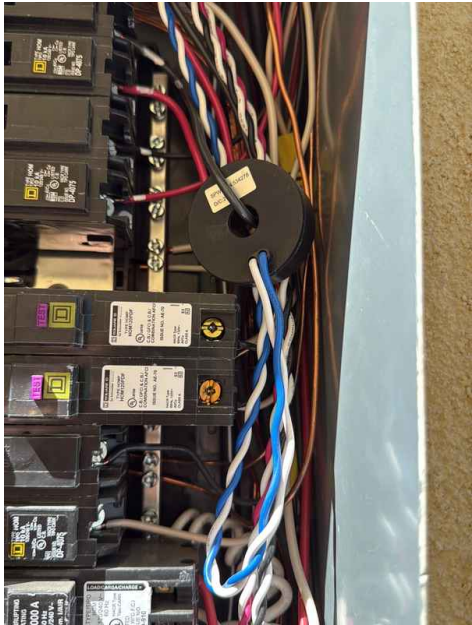
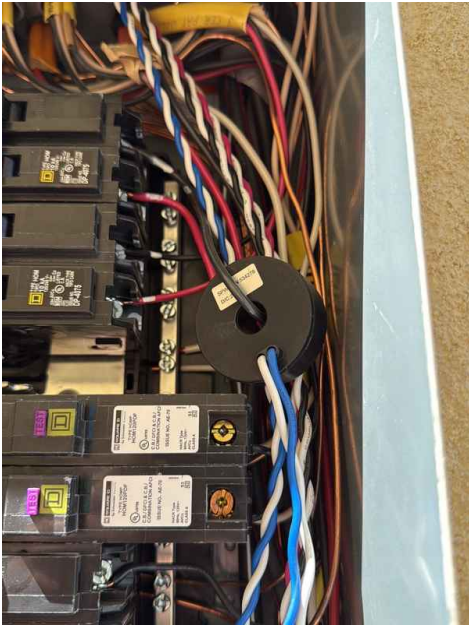


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

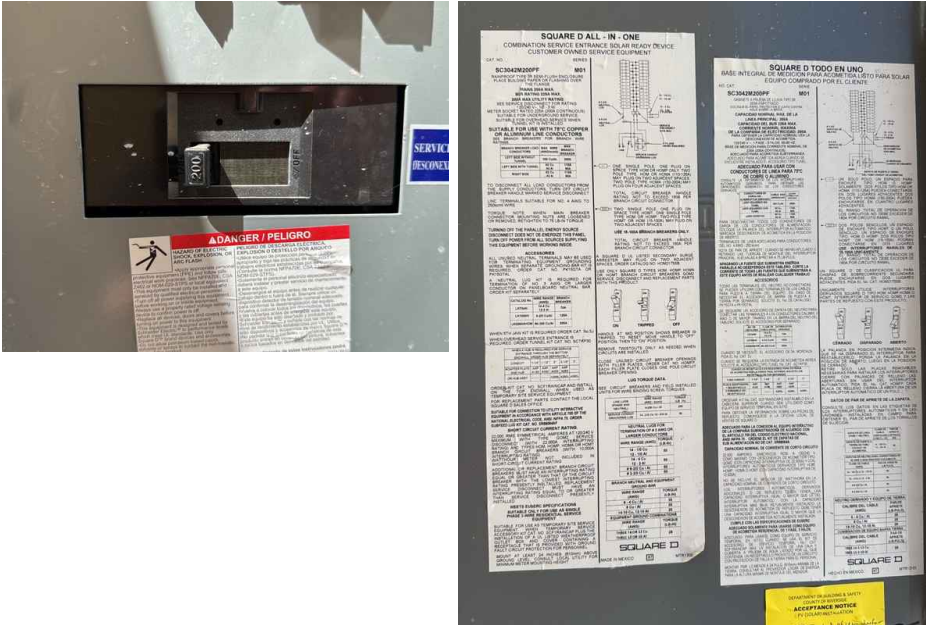
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Pictures





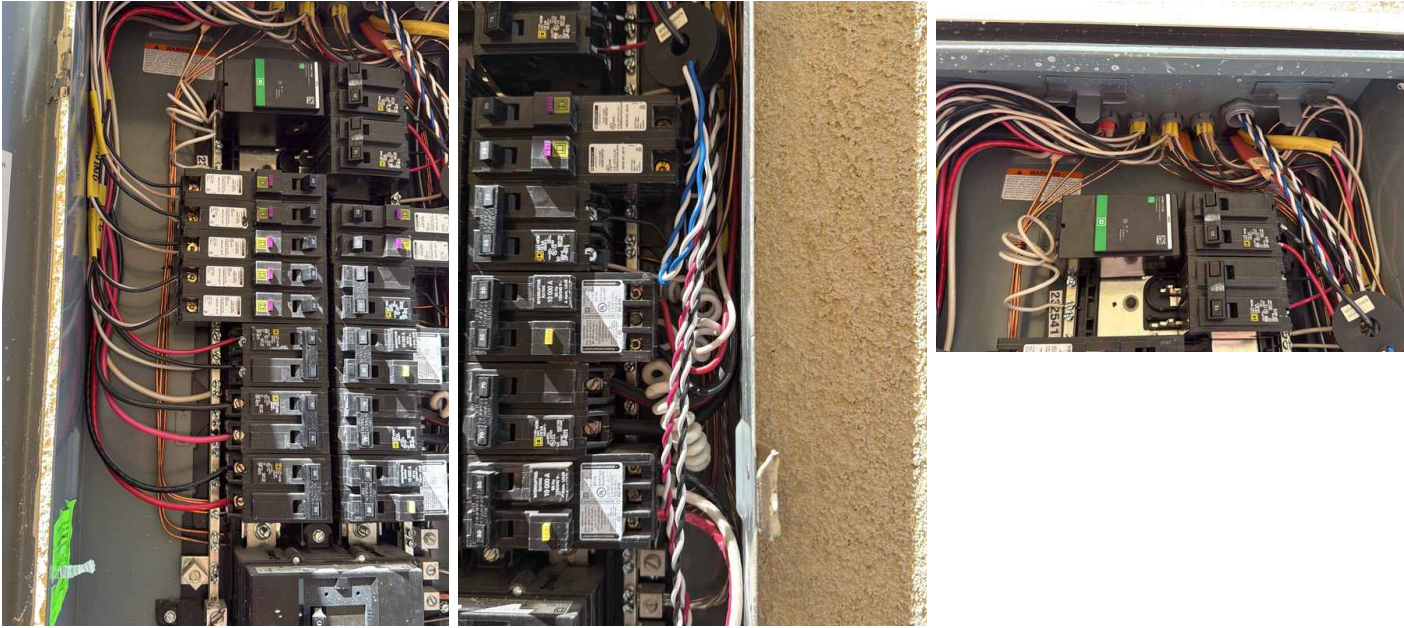
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP



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

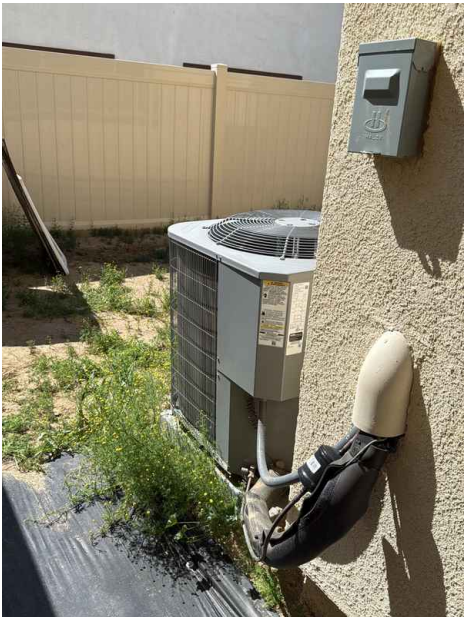
Information

Cooling Equipment: Brand
Carrier



Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Backyard



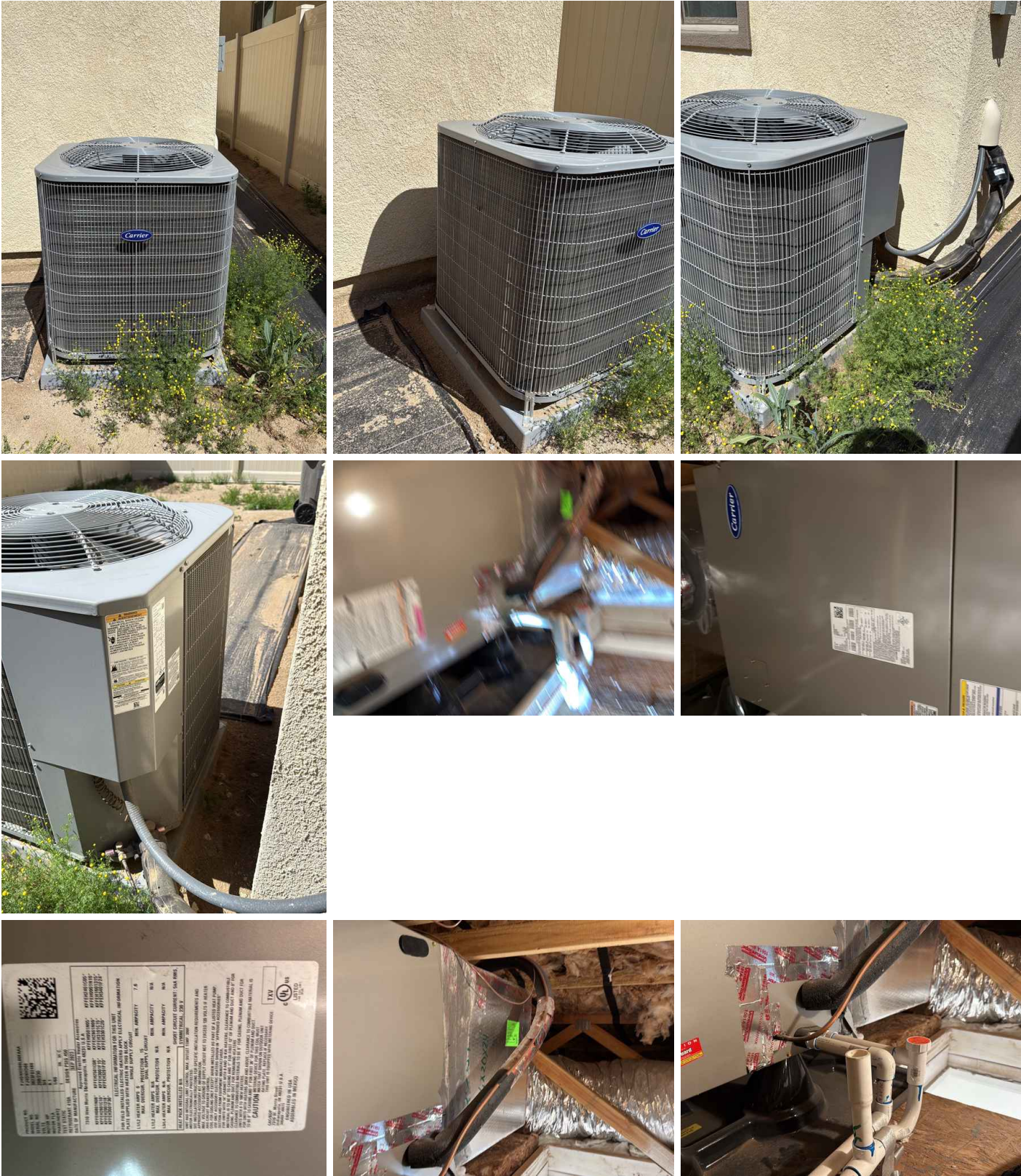
Backyard

Heating Equipment: Brand
Carrier

Heating Equipment: Energy Source
Electric

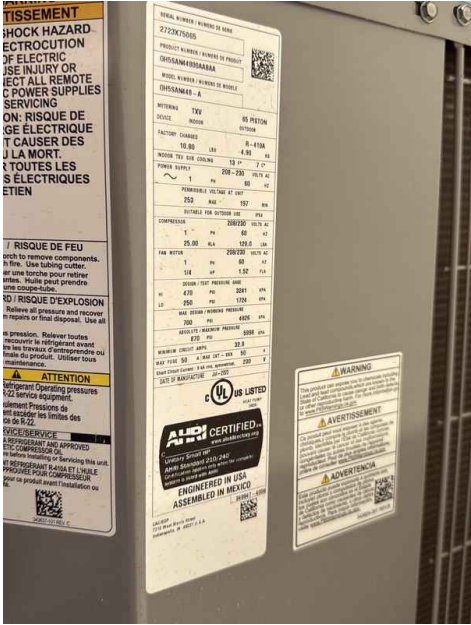
Heating Equipment: Heat Type
Forced Air

Pictures





Cooling Equipment: Pictures



**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: Pictures



Heating Equipment: AFUE Rating

Unknown

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.

Observations

5.1.1 Cooling Equipment

 Repair Needed

AC PRODUCES LARGE AMOUNT OF CONDENSATION

Per homeowner AC produces a large amount of condensation. Recommend a qualified HVAC contractor to evaluate.

Recommendation

Contact a qualified HVAC professional.



Backyard

6: GARAGE

Information

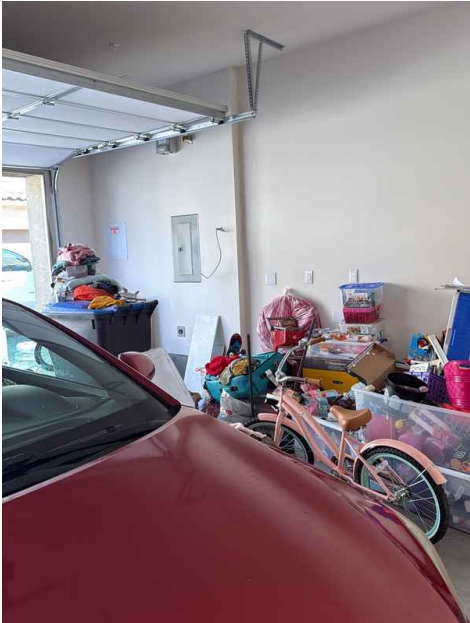
Garage Door: Material
Insulated, Aluminum

Garage Door: Type
Sectional

Garage Door: Vehicle Door
two car garage

Garage Door Opener: Mechanical
Auto Reverse Operable

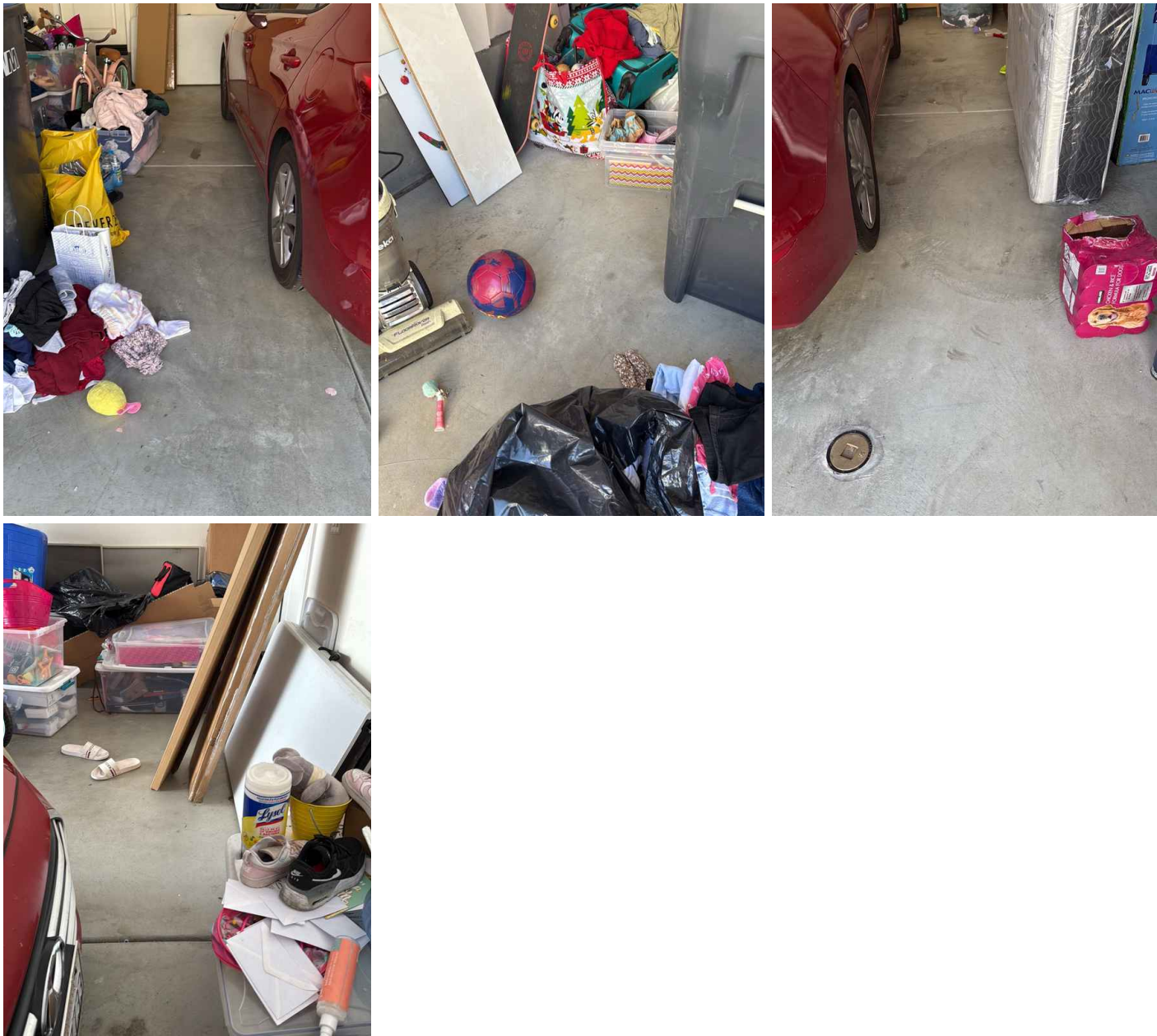
Pictures



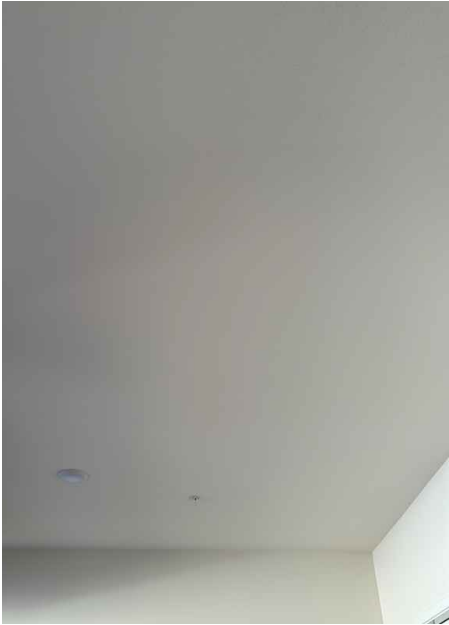
GFCI: Pictures



Floor: Pictures



Ceiling: Pictures



Walls & Firewalls: Pictures



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



Fire door rating tag

Garage Door: Pictures



Garage Door Opener: Pictures



Fire sprinkler system: Pictures



Observations

6.5.1 Occupant Door (From garage to inside of home)

PAINT IMPERFECTIONS

 Repair Needed

Sand and paint

Recommendation

Contact a qualified painting contractor.



7: KITCHEN

Information

Dishwasher: Brand
GE

Refrigerator: Pictures



Refrigerator: Brand
GE

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

Range/Oven/Cooktop:
Range/Oven Brand
GE

Range/Oven/Cooktop: Exhaust
Hood Type
None

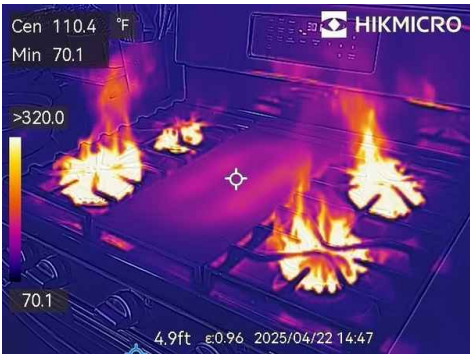
Pictures



Dishwasher: Pictures



Range/Oven/Cooktop: Pictures



Garbage Disposal: Pictures



Window: Pictures



Kitchen

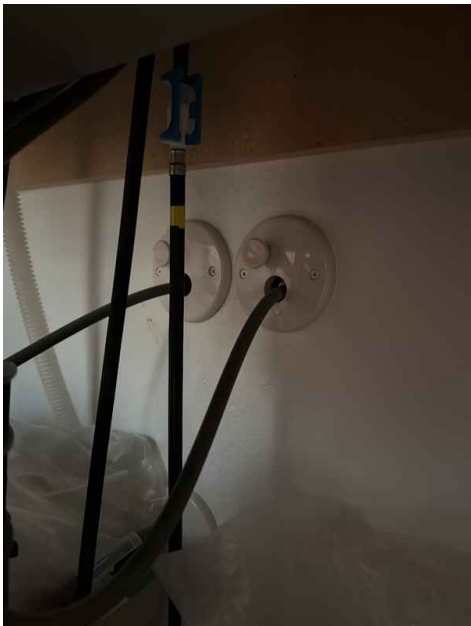


Kitchen

Built-in Microwave: Pictures



Fixtures & Plumbing: Pictures



GFCI: Pictures



Flooring: Pictures



Door: Pictures



Observations

7.1.1 Dishwasher

DRAIN VALVE LEAKING ONTO COUNTERTOP

Drain valve doesn't drain properly into sink. Leaves large amounts of water on countertop. Recommend qualified professional to evaluate and correct.

Recommendation

Contact a qualified professional.

 Immediate Action Needed



Kitchen

7.3.1 Range/Oven/Cooktop

GAS VALVE NOT ALLOWING RANGE TO SIT FLUSH WITH COUNTERTOP

Homeowner concerned that range is not sitting flush with Countertop gas valve, not allowing range to fully back up to wall

Recommendation

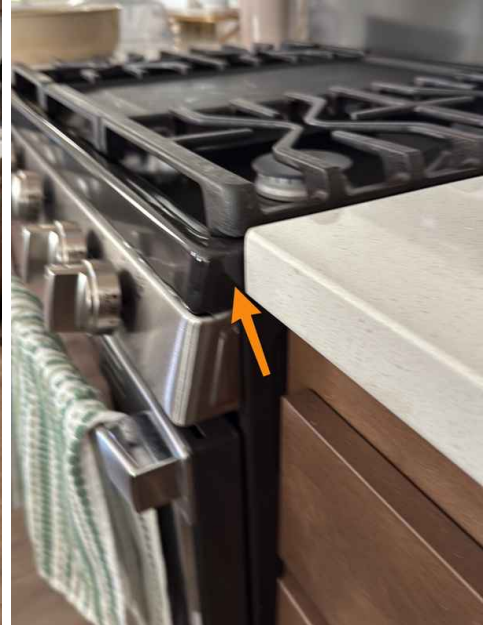
Contact a handyman or DIY project



Kitchen



Kitchen



Kitchen

7.6.1 Built-in Microwave

VENTILATION FAN IS INADEQUATE

Homeowner concerned that the ventilation fan is inadequate and wants fan evaluated and corrected.

Recommendation

Contact a qualified appliance repair professional.



Kitchen

7.8.1 GFCI

GFCI INOPERABLE

GFCI was tripped and unable to rest. Recommend qualified electrician to evaluate.

Recommendation

Contact a qualified electrical contractor.



Kitchen island

7.9.1 Flooring

DISCOLORATION TO SEAMS

Homeowner concerned with discoloration of seams in vinyl flooring.

Recommendation

Contact a qualified flooring contractor

 Repair Needed



Kitchen



Living Room

7.10.1 Door

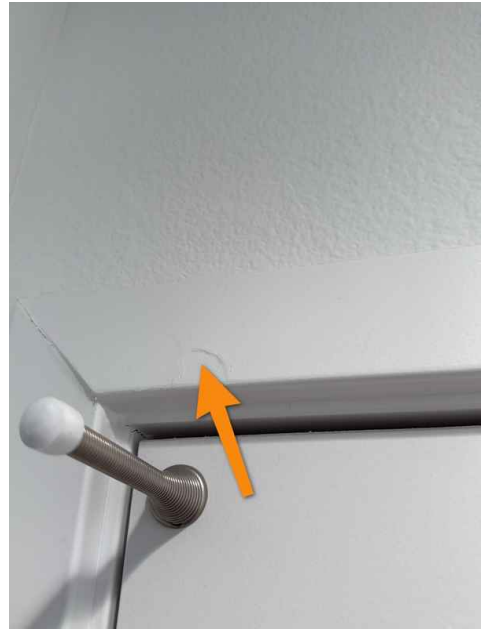
TRIM NEEDS PATCHED AND REPAINTED

Patch and repaint.

 Repair Needed

Recommendation

Contact a qualified painting contractor.

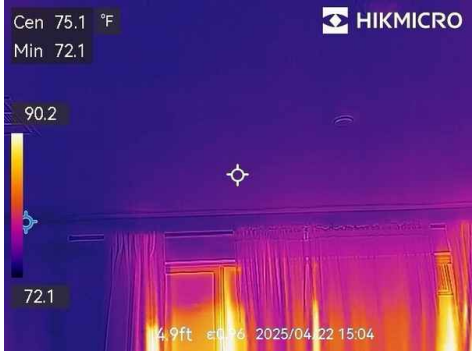
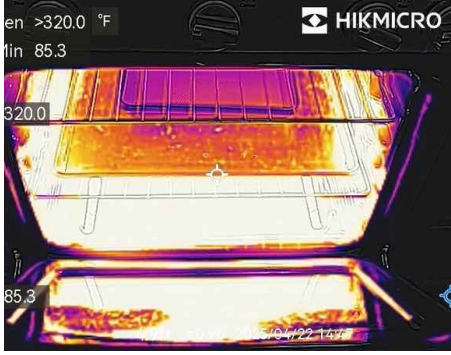
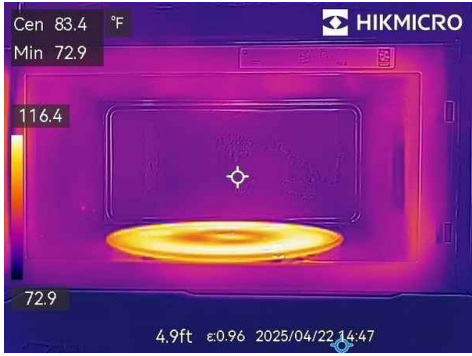
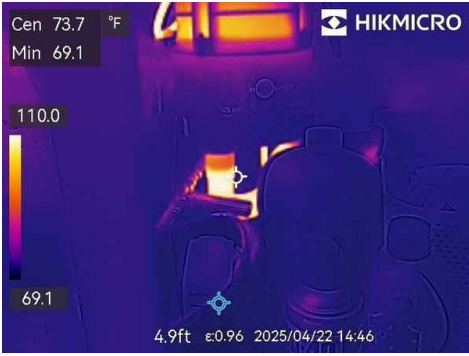
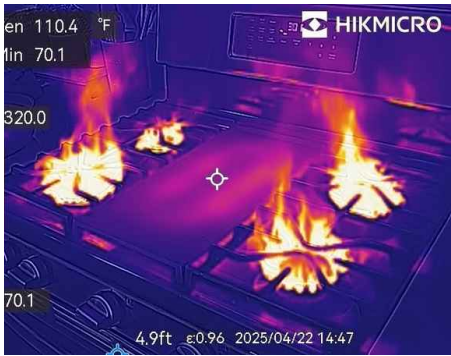


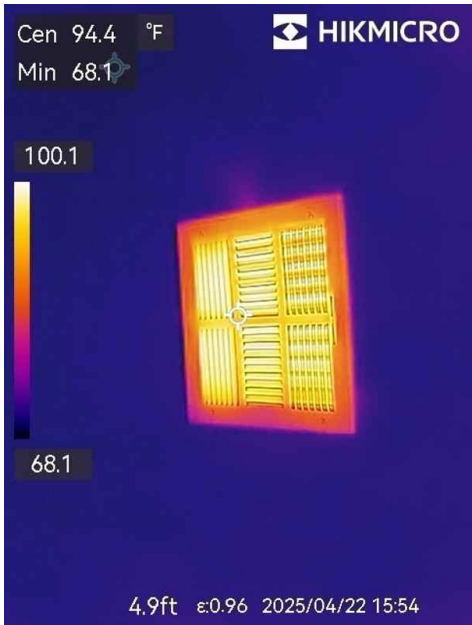
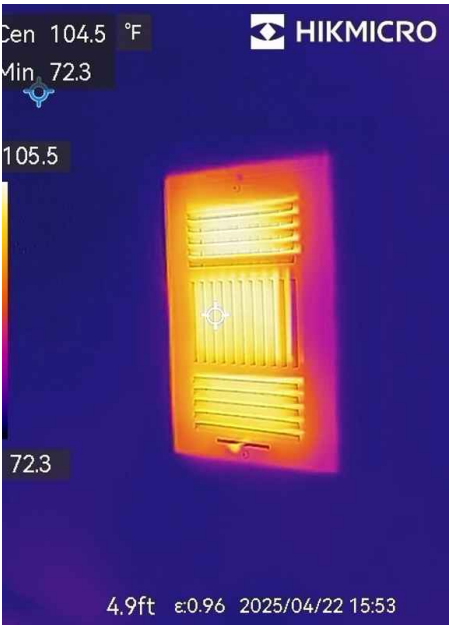
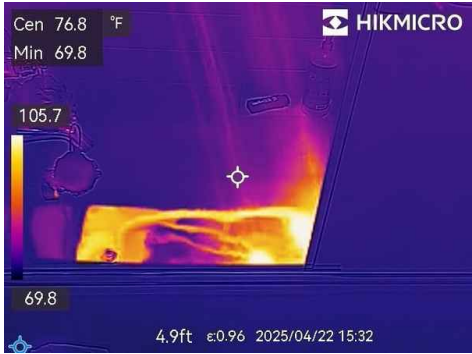
Kitchen

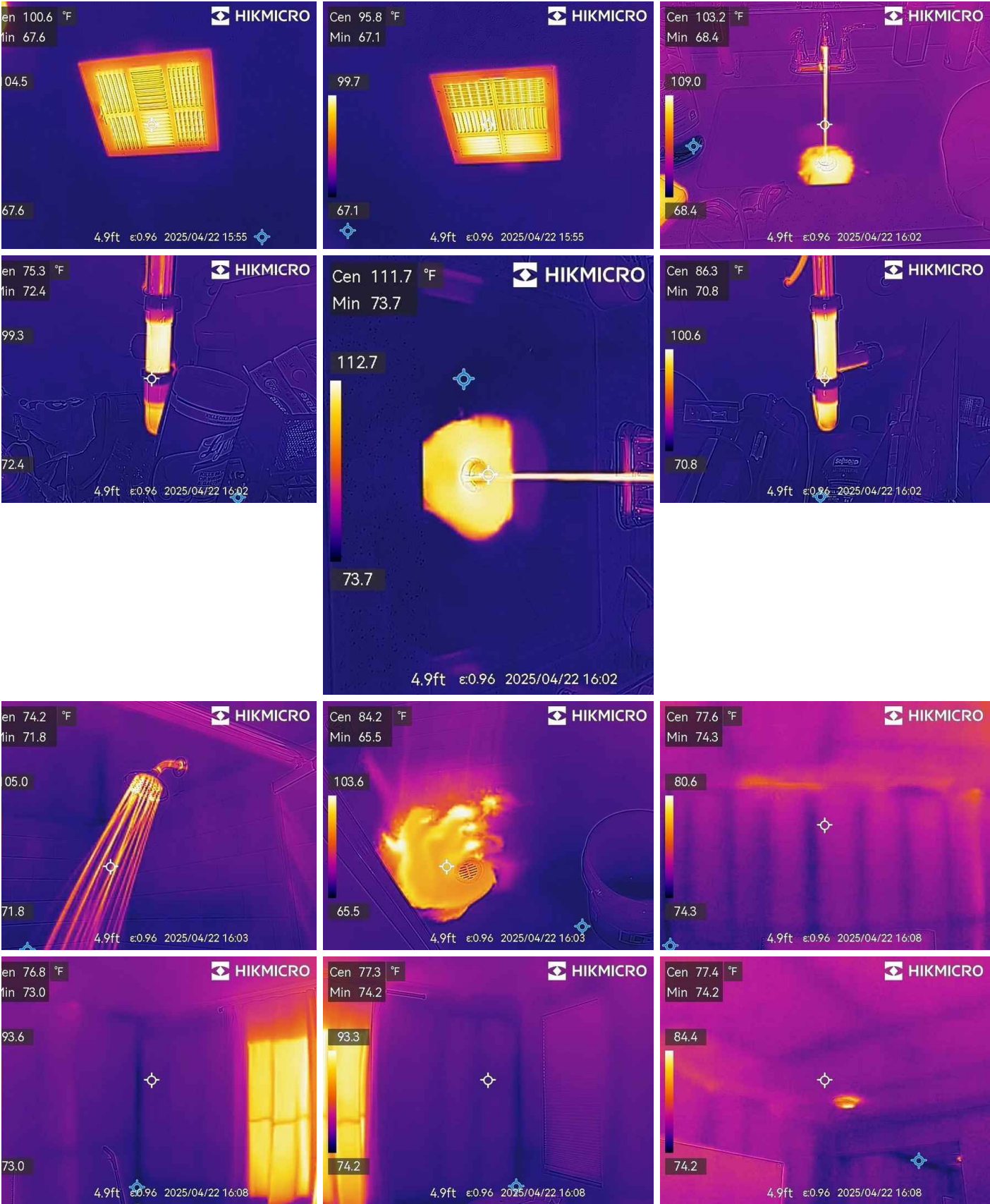
8: INTERIOR

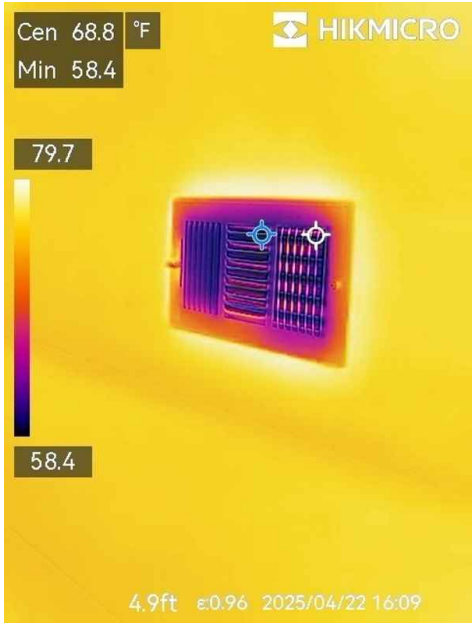
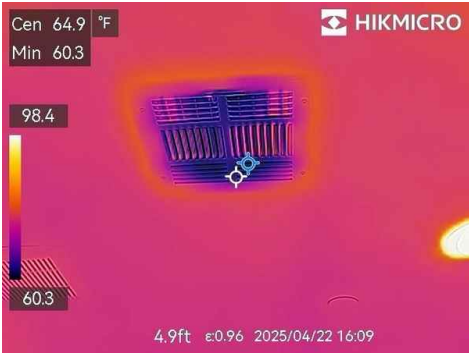
Information

Infrared pictures : Pictures









Observations

8.1.1 Door trim

DOOR TRIM

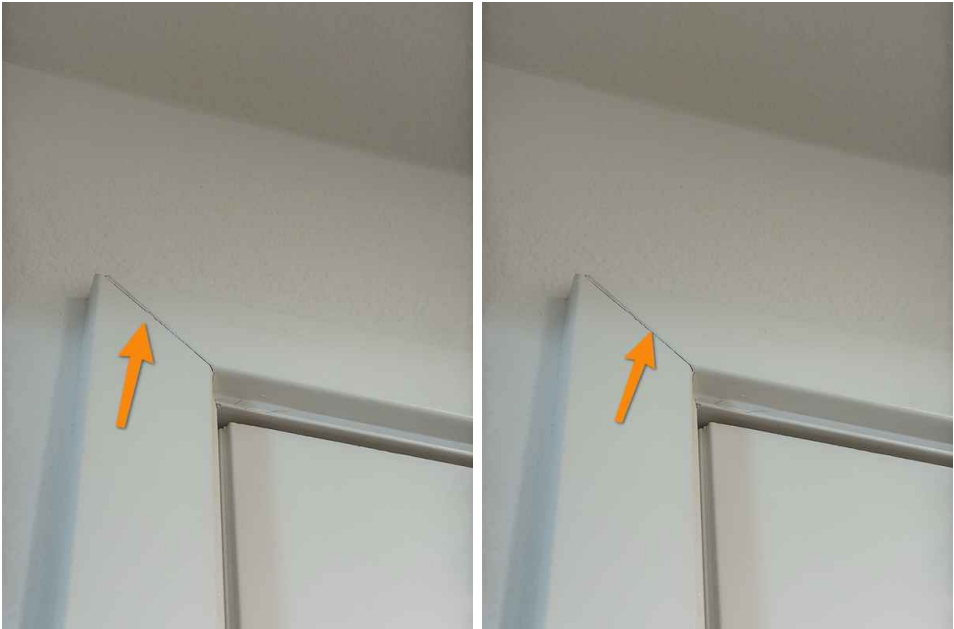
ALL

All door trim throughout the entire house needs addressed with caulking and paint. Pictures are just a few examples of most the trim throughout the house

Recommendation

Contact a qualified painting contractor.

 Repair Needed



9: LIVING ROOM/DINING ROOM

Information

Windows: Window Type
Single-hung, Sliders

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Luxury vinyl

Walls: Wall Material
Plaster, Drywall

Ceilings: Ceiling Material
Plaster

Thermostat Controls: Pictures



Upstairs hallway

General: Pictures



Doors: Pictures



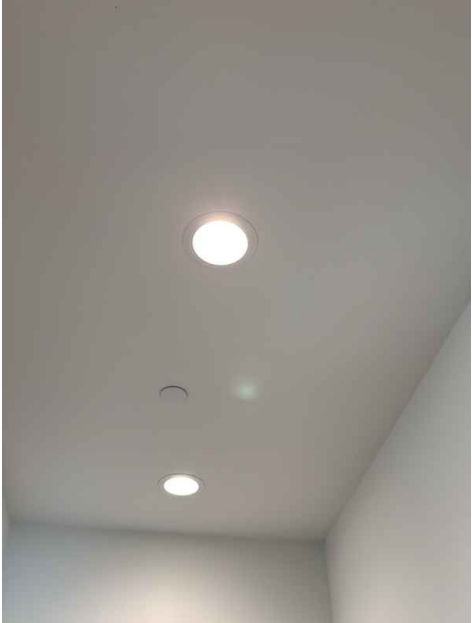
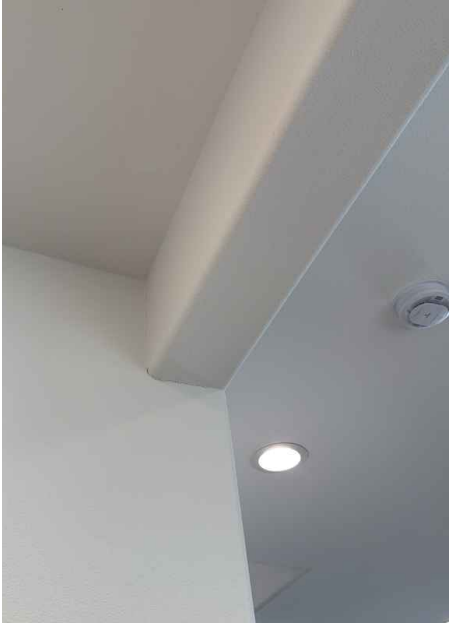
Windows: Pictures



Floors: Pictures



Walls: Pictures



Ceilings: Pictures



Receptacles: Pictures



Lighting Fixtures & Switches: Pictures



Observations

9.3.1 Windows

CRACKED WINDOW SEAL

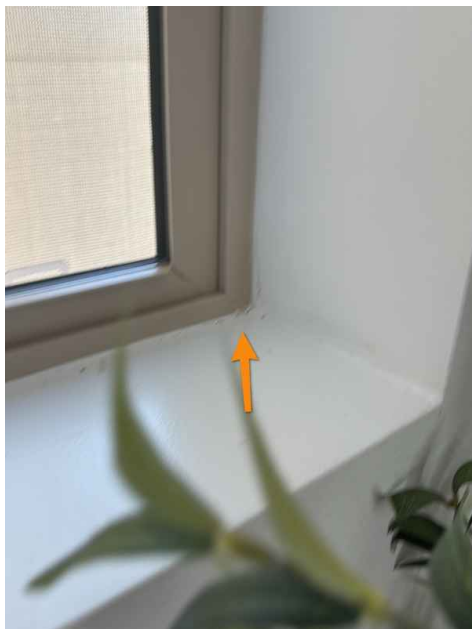
Recommendation

Contact a qualified drywall contractor.

 Repair Needed



Living Room



Living Room



Living Room



Living Room behind sofa

9.5.1 Walls

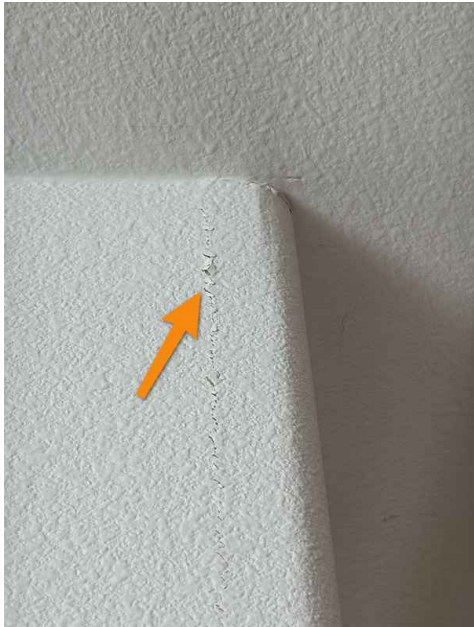
MINOR CORNER CRACKS

Repair Needed

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified drywall contractor.



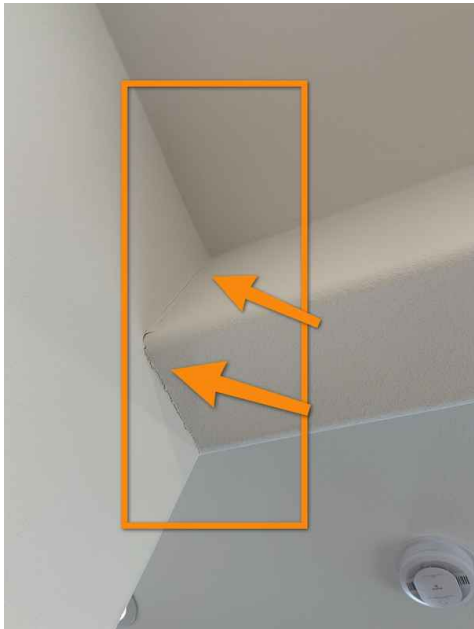
Living Room



Living Room



Living Room



Living Room



Front door trim Living Room



Living Room



Near front door

10: MASTER BEDROOM

Information

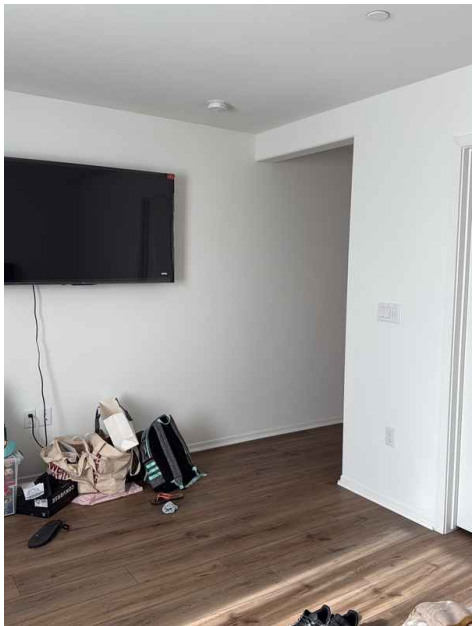
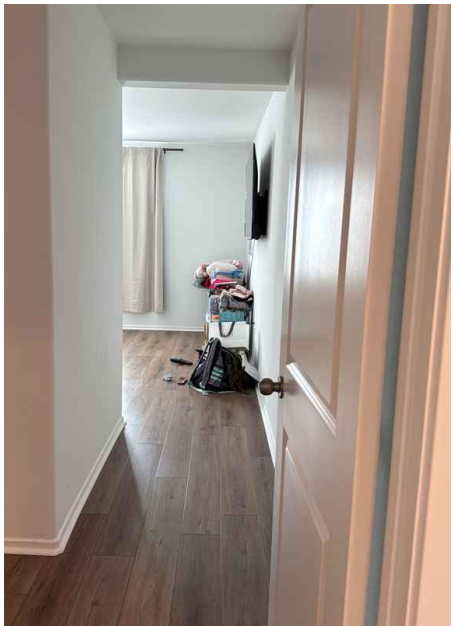
Windows: Window Type Sliders	Windows: Window Manufacturer Unknown	Floors: Floor Coverings Luxury vinyl
Walls: Wall Material Plaster	Ceilings: Ceiling Material Plaster	Lighting Fixtures & Switches: Pictures



Smoke Detectors: Pictures



General: Pictures



Doors: Pictures



Closet door

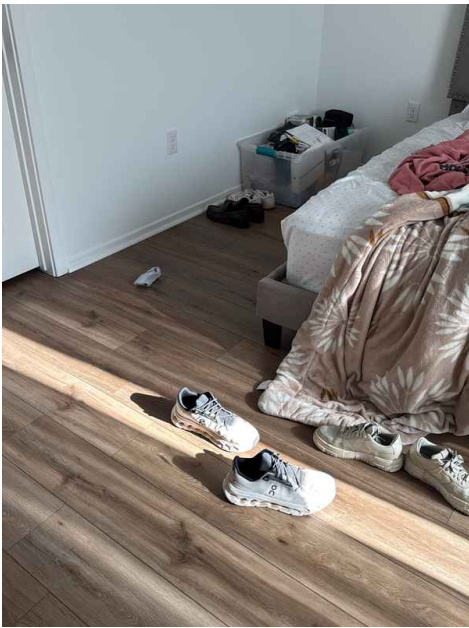
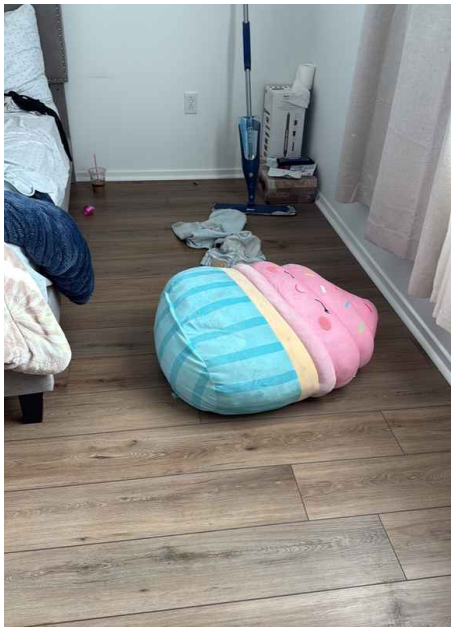


Master Bedroom door

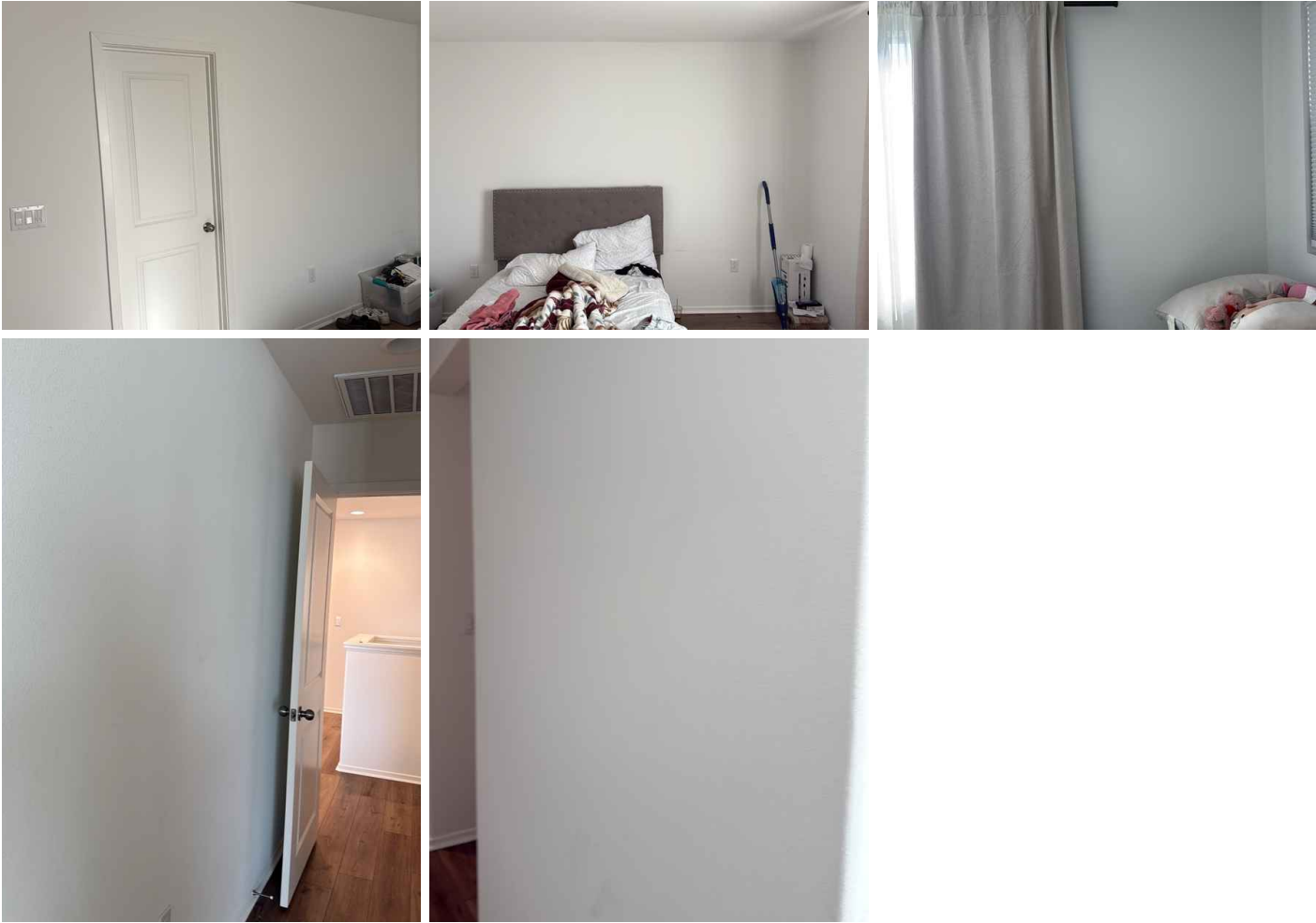
Windows: Pictures



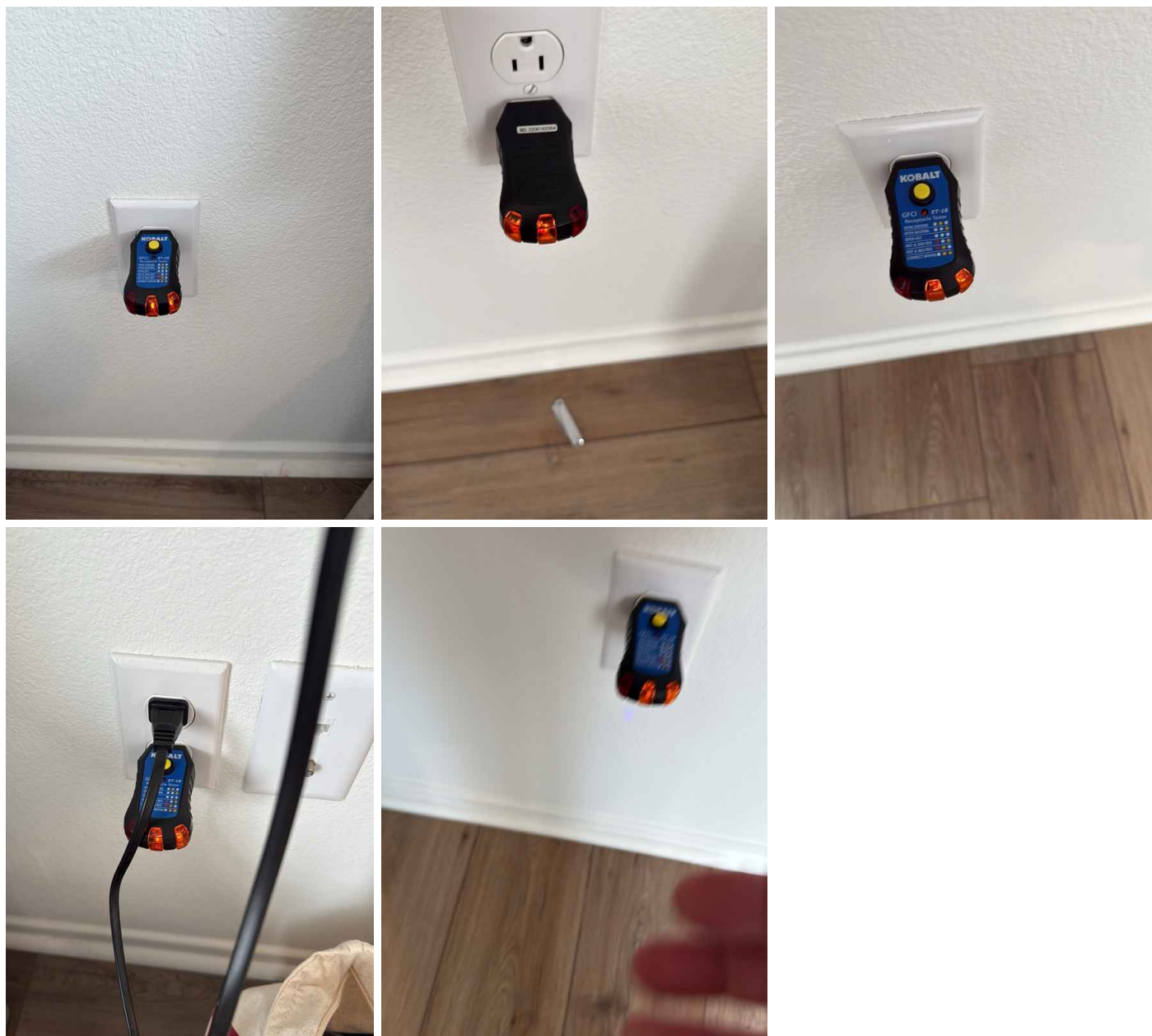
Floors: Pictures



Walls: Pictures



Receptacles: Pictures



Observations

10.5.1 Walls



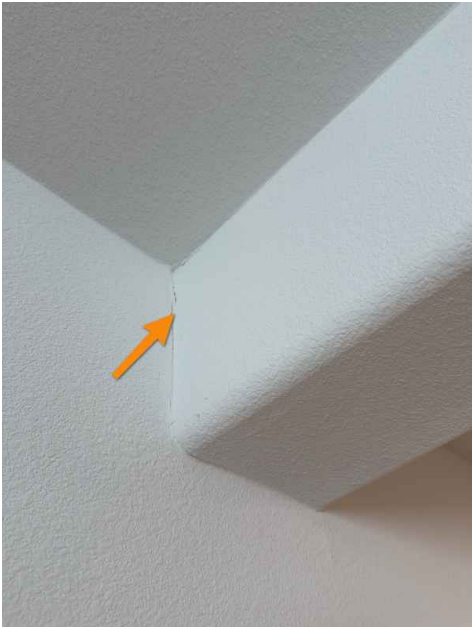
Repair Needed

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified painting contractor.



Master Bedroom

10.6.1 Ceilings

NAIL POP

Patch and paint

Recommendation

Contact a qualified drywall contractor.

 Repair Needed



11: MASTER BATHROOM

Information

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Hose

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Unknown

Windows: Pictures



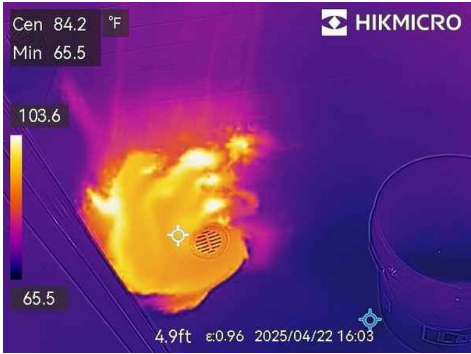
General: Pictures



Toilet: Pictures



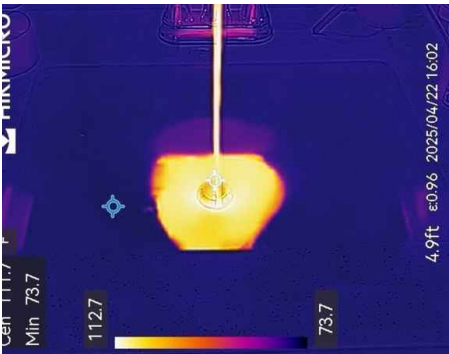
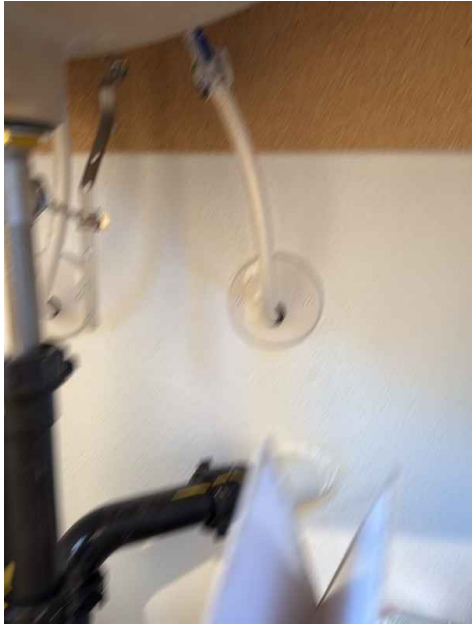
Shower/Tub: Pictures



GFCI & AFCI: Pictures



Water Supply, Distribution Systems & Fixtures: Pictures

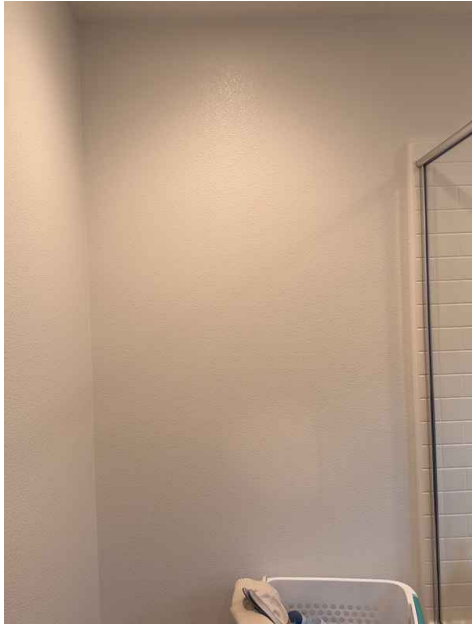
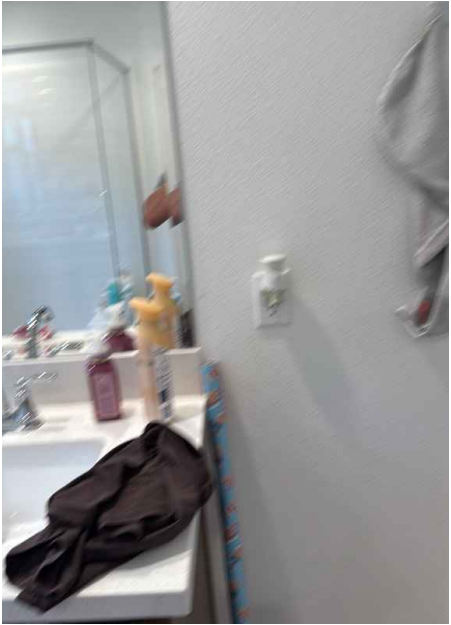




Lighting Fixtures & Switches : Pictures



Walls: Pictures



12: BEDROOM 2 - DAUGHTERS BEDROOM

Information

Doors: Pictures



Windows: Window Type
Sliders

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Luxury vinyl

Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Plaster

Smoke Detectors: Pictures



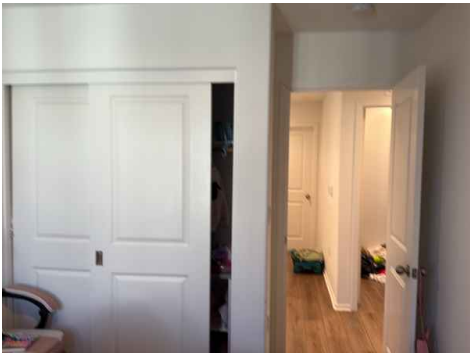
Windows: Pictures



Floors: Pictures



Walls: Pictures



Ceilings: Pictures



Receptacles: Pictures



Lighting Fixtures & Switches : Pictures



Observations

12.3.1 Windows

CRACKED CORNERS

Reseal and paint

Recommendation

Contact a qualified painting contractor.

 Repair Needed



Bedroom 2

12.3.2 Windows

NEEDS REPAINTING

Repaint

Recommendation

Contact a qualified painting contractor.

 Repair Needed



Bedroom 2

12.5.1 Walls

MINOR CORNER CRACKS Repair Needed

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of any age and these cracks are not a structural concern.

Recommendation

Contact a qualified painting contractor.



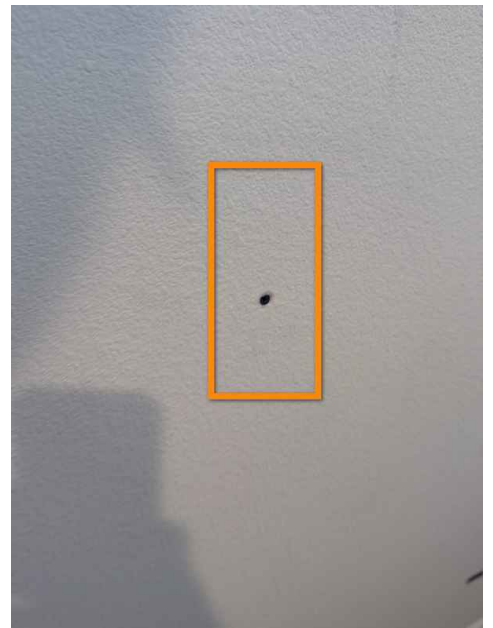
12.5.2 Walls

NAIL POPS Repair Needed

Protruding nail heads visible at the time of the inspection. Exposed nails should be patched and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

Contact a qualified drywall contractor.



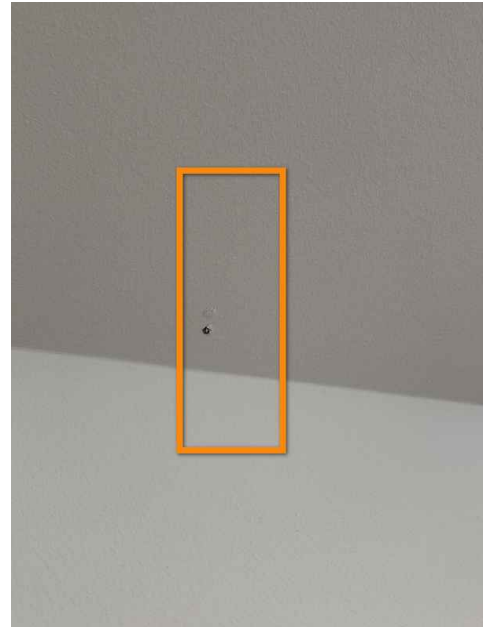
12.6.1 Ceilings

NAIL POPS Repair Needed

Protruding nail heads visible at the time of the inspection. Exposed nails should be patched and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

Contact a qualified professional.



Daughters Bedroom

13: BEDROOM 3

Information

Windows: Window Type
Sliders

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Luxury vinyl

Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Plaster

Smoke Detectors: Pictures



General: Pictures



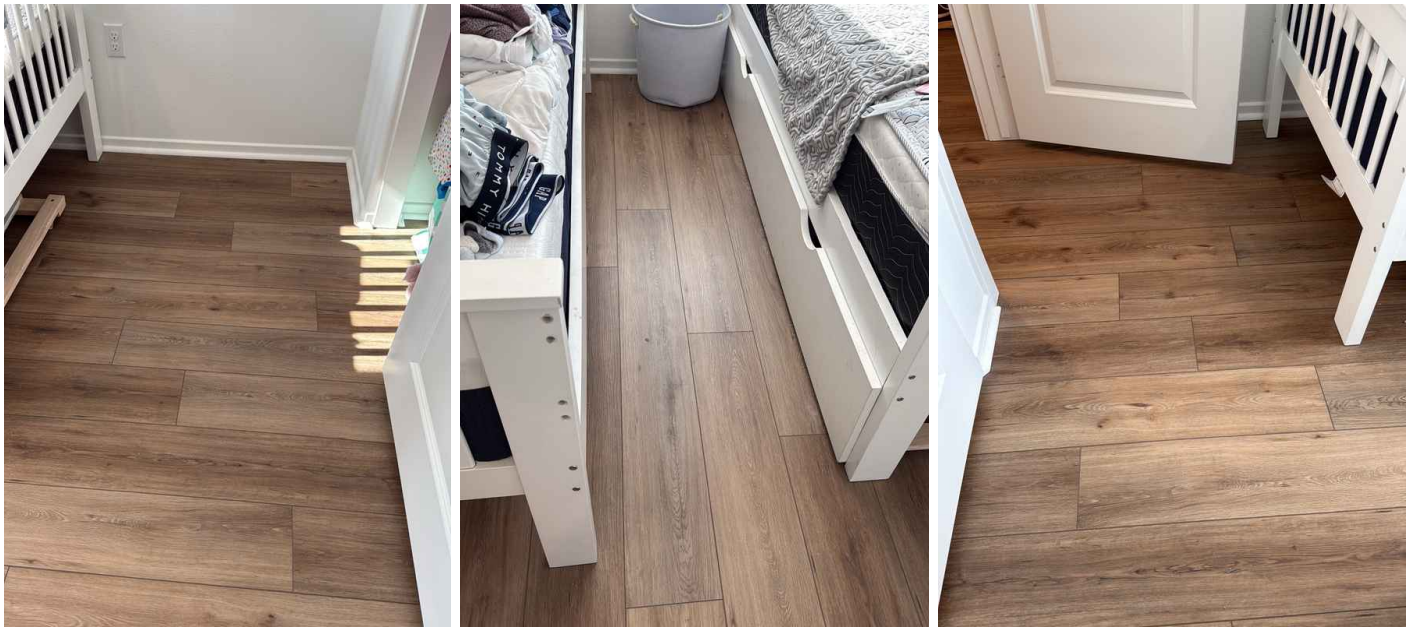
Doors: Pictures



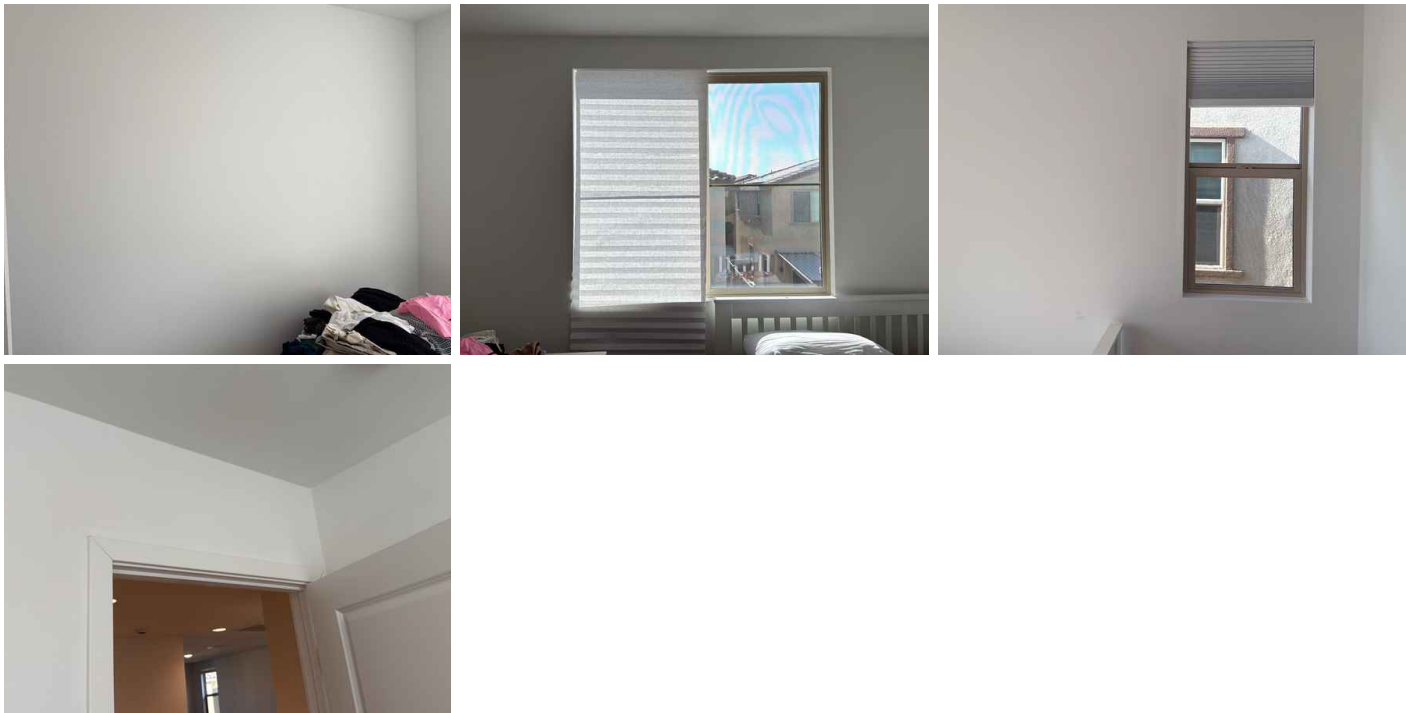
Windows: Pictures



Floors: Pictures



Walls: Pictures



Ceilings: Pictures



Lighting Fixtures & Switches : Pictures



Receptacles: Pictures



Observations

13.2.1 Doors

CLOSET DOORS NEED REINSTALLED INTO TRACKS

Closet doors need to be reinstalled in between the door tracks.

Recommendation

Contact a handyman or DIY project

Repair Needed



14: LOFT/HALLWAY

Information

Windows: Window Type
Single-hung

Windows: Window Manufacturer **Floors: Pictures**
Unknown



Floors: Floor Coverings
Luxury vinyl

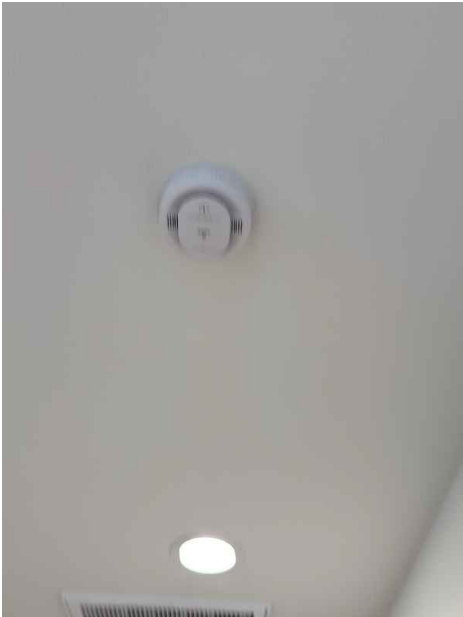
Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Plaster

Smoke Detectors: Pictures



Carbon Monoxide Detectors: Pictures



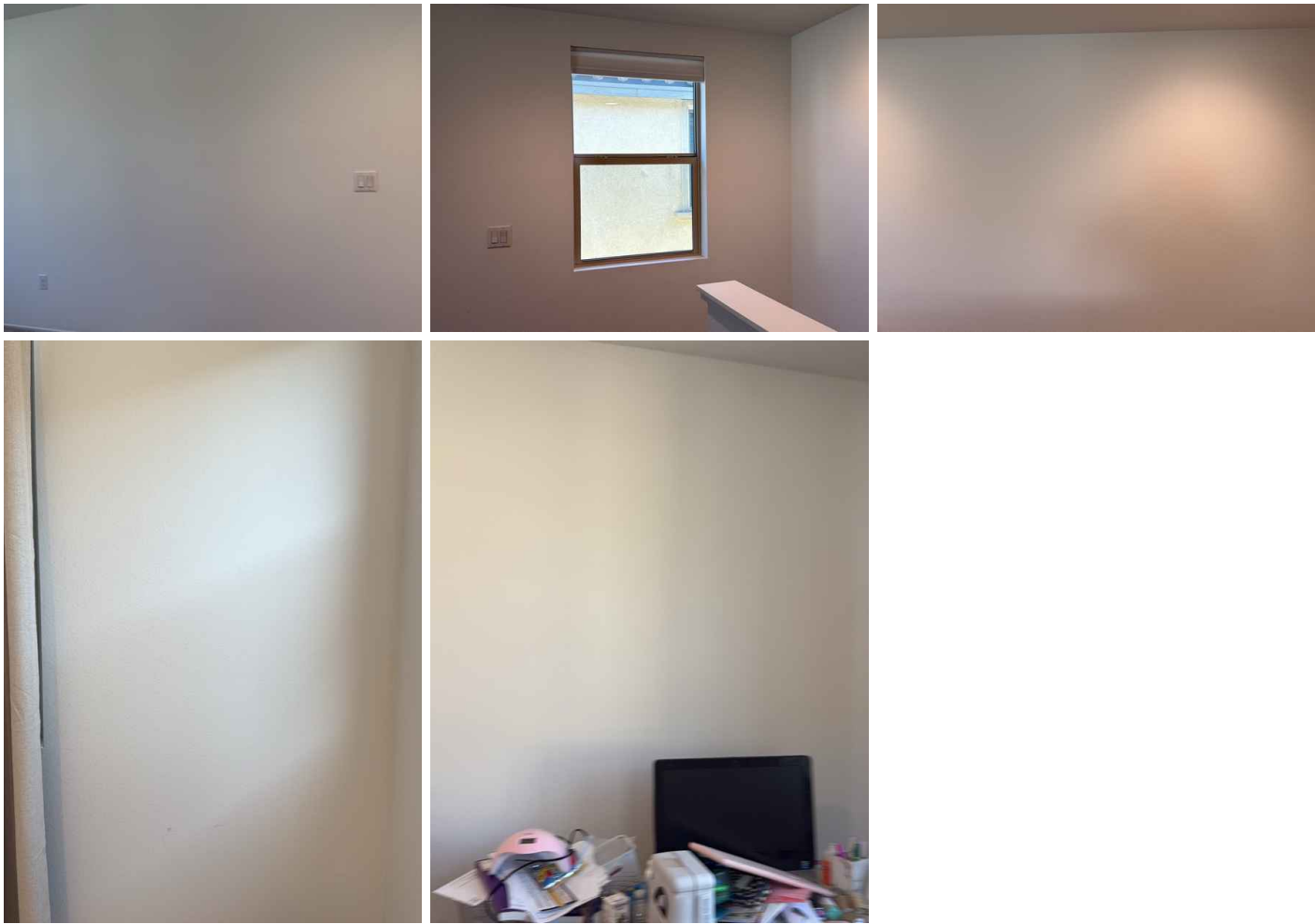
General: Pictures



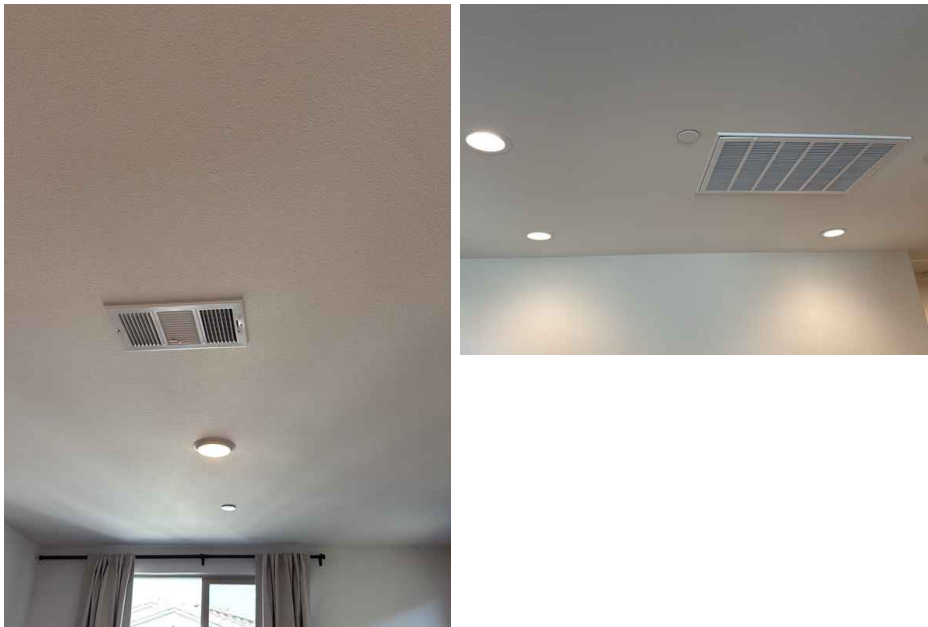
Windows: Pictures



Walls: Pictures



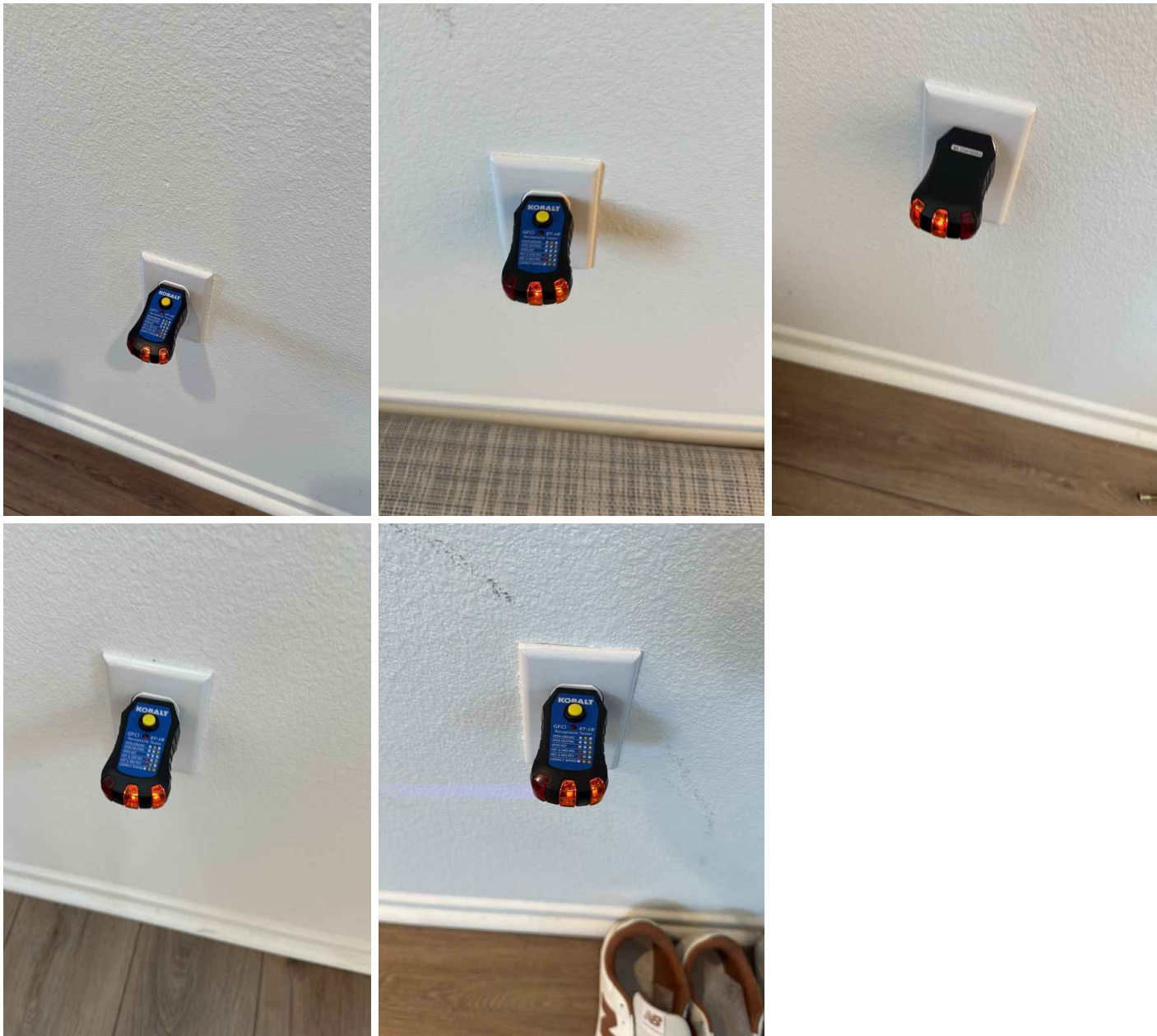
Ceilings: Pictures



Lighting Fixtures & Switches : Pictures



Receptacles: Pictures



Observations

14.2.1 Windows

CRACKING WINDOWSILL

Recaulk and paint.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair Needed



14.4.1 Walls

PAINT CRACKING

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



Loft



Loft

15: BATHROOM 2- DOWNSTAIRS BATHROOM

Information

GFCI & AFCI: Pictures



Water Supply, Distribution Systems & Fixtures: Distribution Material

Hose

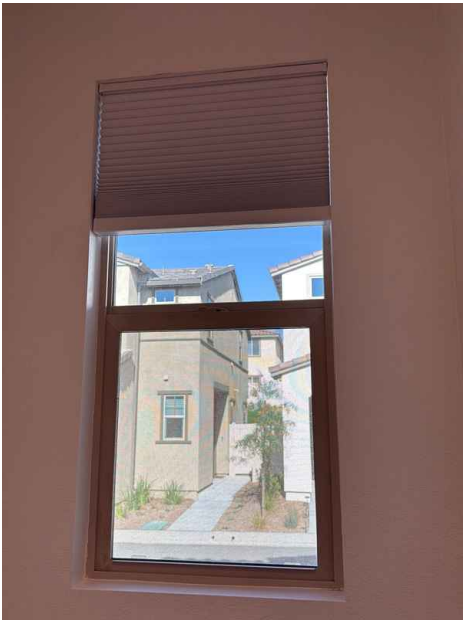
Water Supply, Distribution Systems & Fixtures: Water Supply Material

Unknown

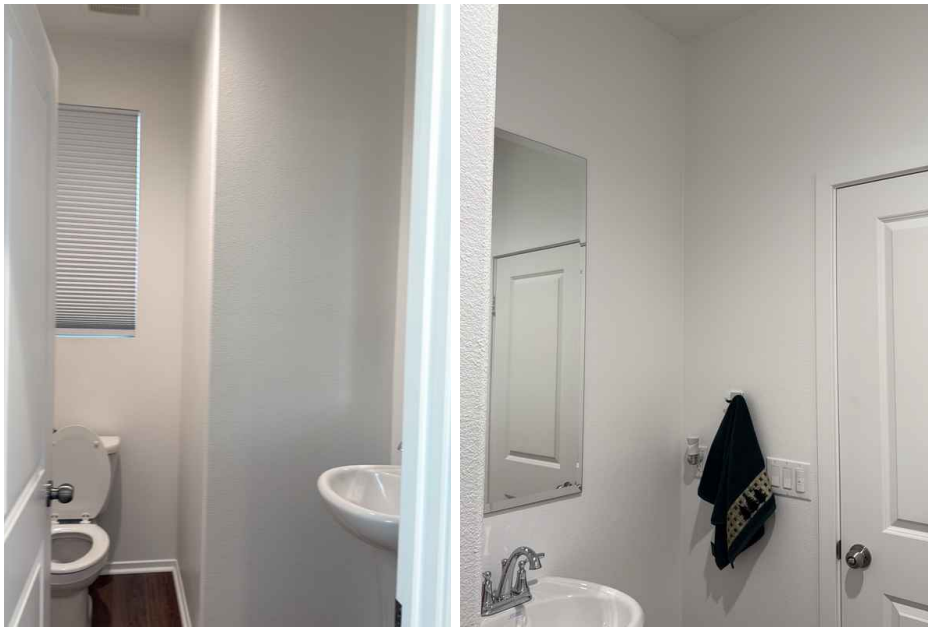
Lighting Fixtures & Switches : Pictures



Windows: Pictures



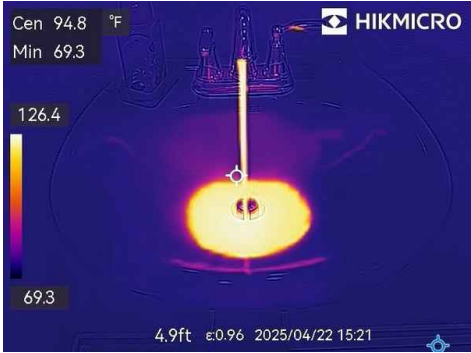
General: Pictures



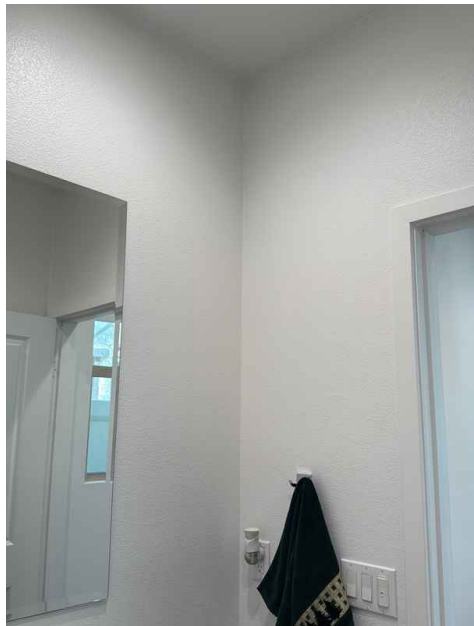
Toilet: Pictures



Water Supply, Distribution Systems & Fixtures: Pictures



Walls & Ceiling: Pictures



Doors: Pictures



Observations

15.2.1 Toilet

TOILET PAPER DISPENSER FALLING OFF WALL

Homeowner states toilet roll dispenser continues to fall off of wall.

Recommendation

Contact a handyman or DIY project

Repair Needed



16: BATHROOM 3-DAUGHTERS BATHROOM

Information

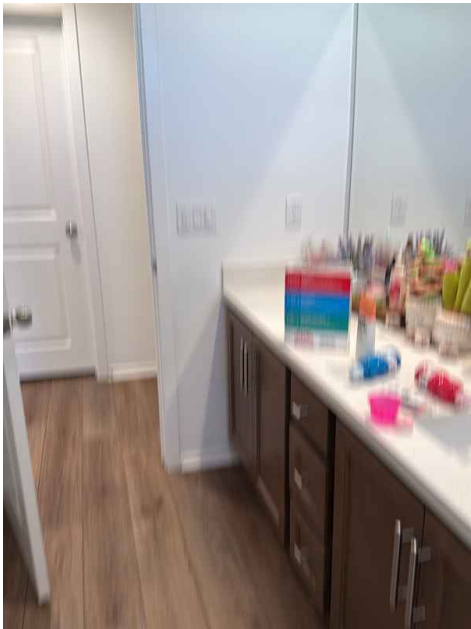
**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Hose

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Unknown

Doors: Pictures



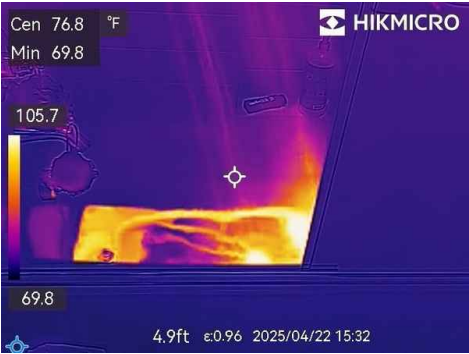
General: Pictures



Toilet: Pictures



Shower/Tub: Pictures



GFCI & AFCI: Pictures



Water Supply, Distribution Systems & Fixtures: Pictures



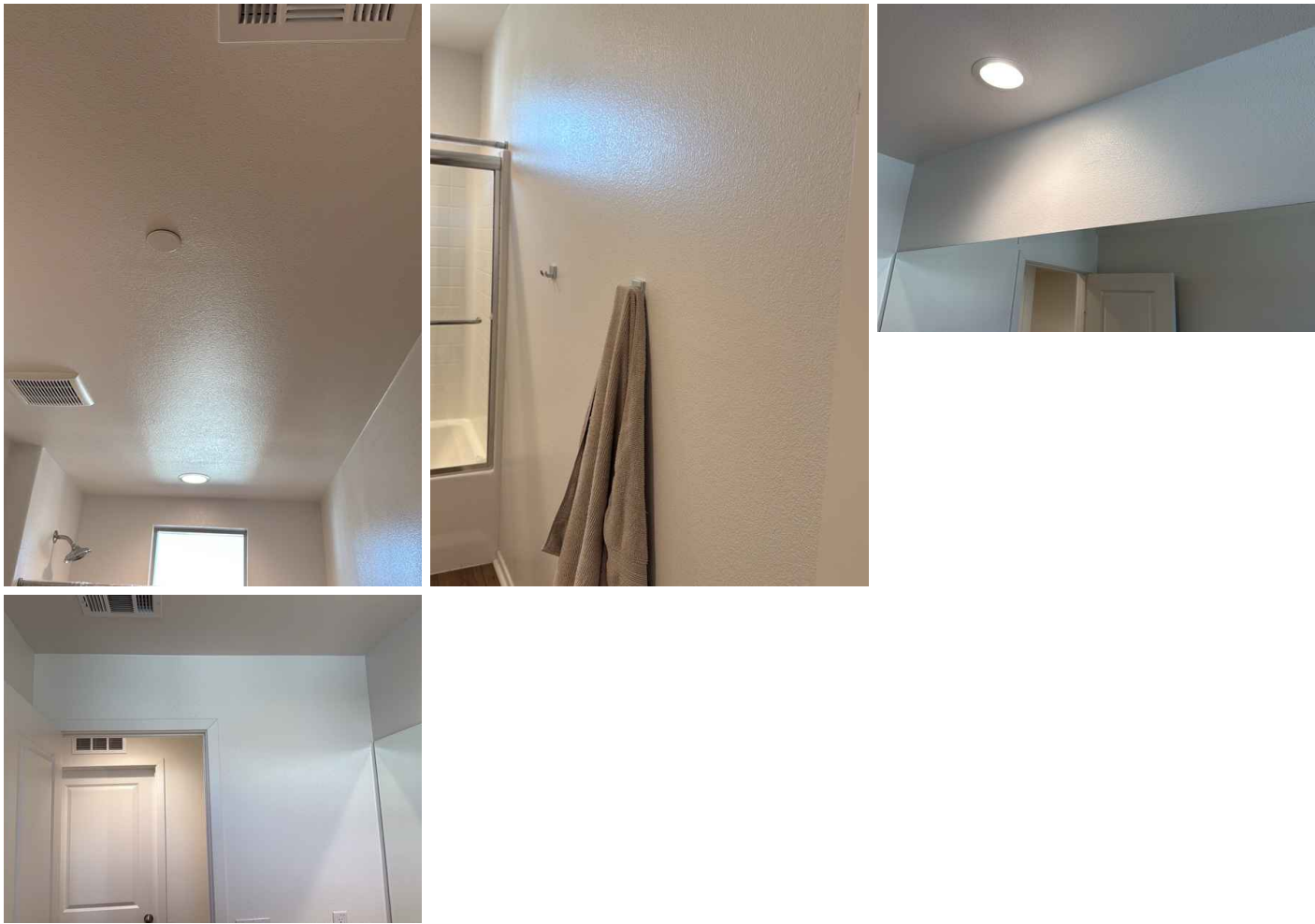
Lighting Fixtures & Switches : Pictures



Windows: Pictures



Walls & Ceiling: Pictures



Observations

16.8.1 Walls & Ceiling

DISCOLORATION

Homeowner states noticeable line in ceiling of daughter’s bathroom.

Recommendation



Contact a qualified painting contractor.

Repair Needed

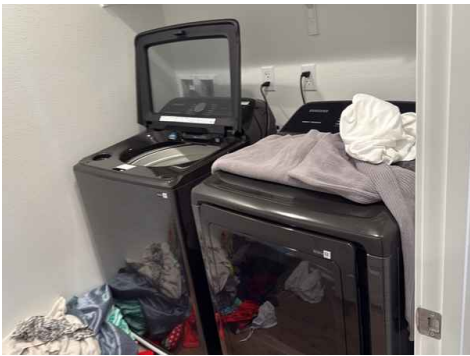


17: LAUNDRY ROOM, UTILITY SHUTOFF LOCATION

Information

<div><div>Filters</div><div>None</div></div>	<div><div>Water Source</div><div>Public</div></div>	<div><div>Dryer Vent</div><div>Metal (Flex)</div></div> <div></div>
<div><div>Flooring Insulation</div><div>Unknown</div></div>	<div><div>Hot Water Systems, Controls, Flues & Vents: Power Source/Type</div><div>Gas</div></div> <div></div>	<div><div>Hot Water Systems, Controls, Flues & Vents: Capacity</div><div>Unknown gallons</div></div>
<div><div>Hot Water Systems, Controls, Flues & Vents: Location</div><div>Garage</div></div>	<div><div>Drain, Waste, & Vent Systems: Drain Size</div><div>Unknown</div></div>	<div><div>Drain, Waste, & Vent Systems: Material</div><div>Unknown</div></div>

Pictures



Dryer Power Source
Gas, 110 Volt, 220 Electric



GFCI: Pictures



Main Water Shut-off Device: Location

Front yard left



Main shutoff



Water pressure at 58 psi
recommended between 40-80

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



West



West



Main shutoff

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.](#)





Exhaust Systems: Exhaust Fans
Fan Only



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

Information

Countertops & Cabinets:
Countertop Material
Quartz

Countertops & Cabinets:
Cabinetry
Laminate

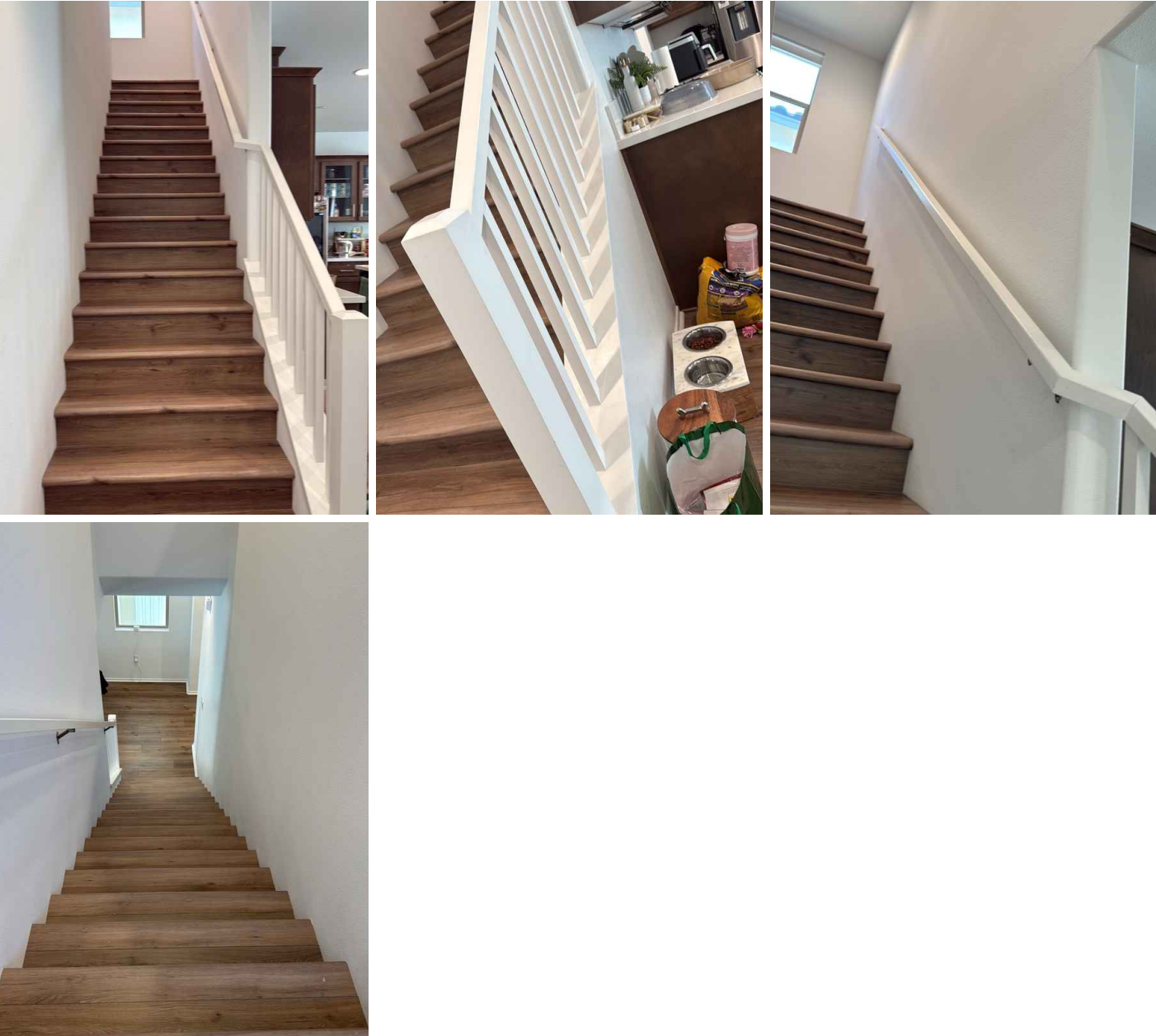
Carbon monoxide detector: Pictures



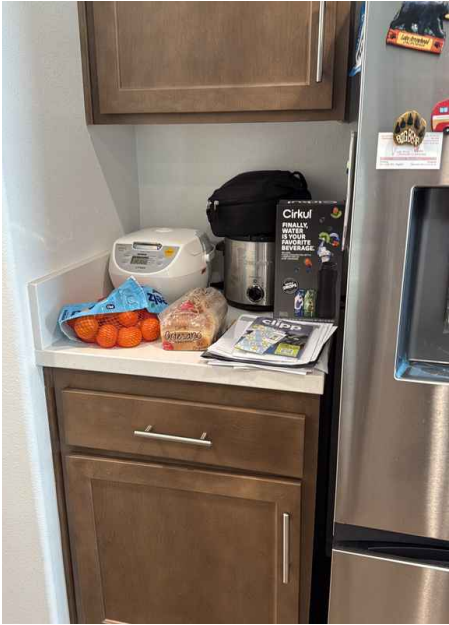
Smoke Detectors: Pictures



Steps, Stairways & Railings: Pictures



Countertops & Cabinets: Pictures





Observations

18.3.1 Steps, Stairways & Railings

CRACK IN BALUSTER CAULKING

Baluster needs re caulked. Recommend qualified pain contractor.

Recommendation

Contact a qualified painting contractor.

 Repair Needed



Baluster on 1st Floor



Seem noticeable 2nd Floor



2nd Floor

18.4.1 Countertops & Cabinets

GROUT DETERIORATING

Grout lines were cracked. Recommend a qualified contractor repair or replace grout.

Recommendation

Contact a qualified painting contractor.

 Repair Needed



Kitchen

18.4.2 Countertops & Cabinets

DOOR ALIGNMENT

Adjust cabinet hinges

Recommendation

Contact a qualified cabinet contractor.

 Repair Needed



Kitchen

19: ATTIC

Information

Access: Pictures



Attic Insulation: Access

Attic Insulation: R-value
unknown

Attic Insulation: Insulation Type
Batt, Blown

Distribution System: Ductwork
Insulated

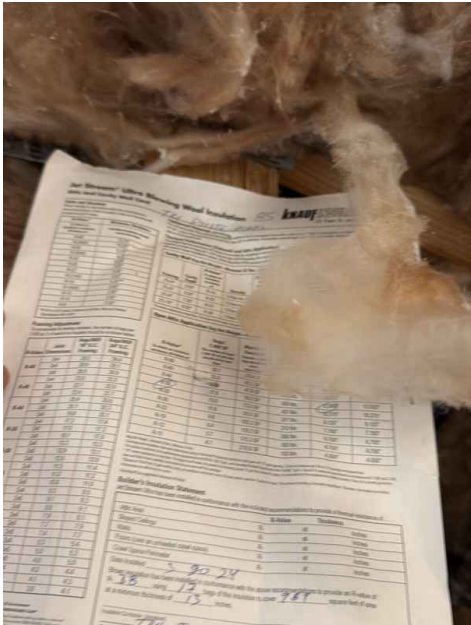
Distribution System:
Configuration
Central

Ventilation: Ventilation Type
Roof vents

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Combination

Attic Insulation: Pictures



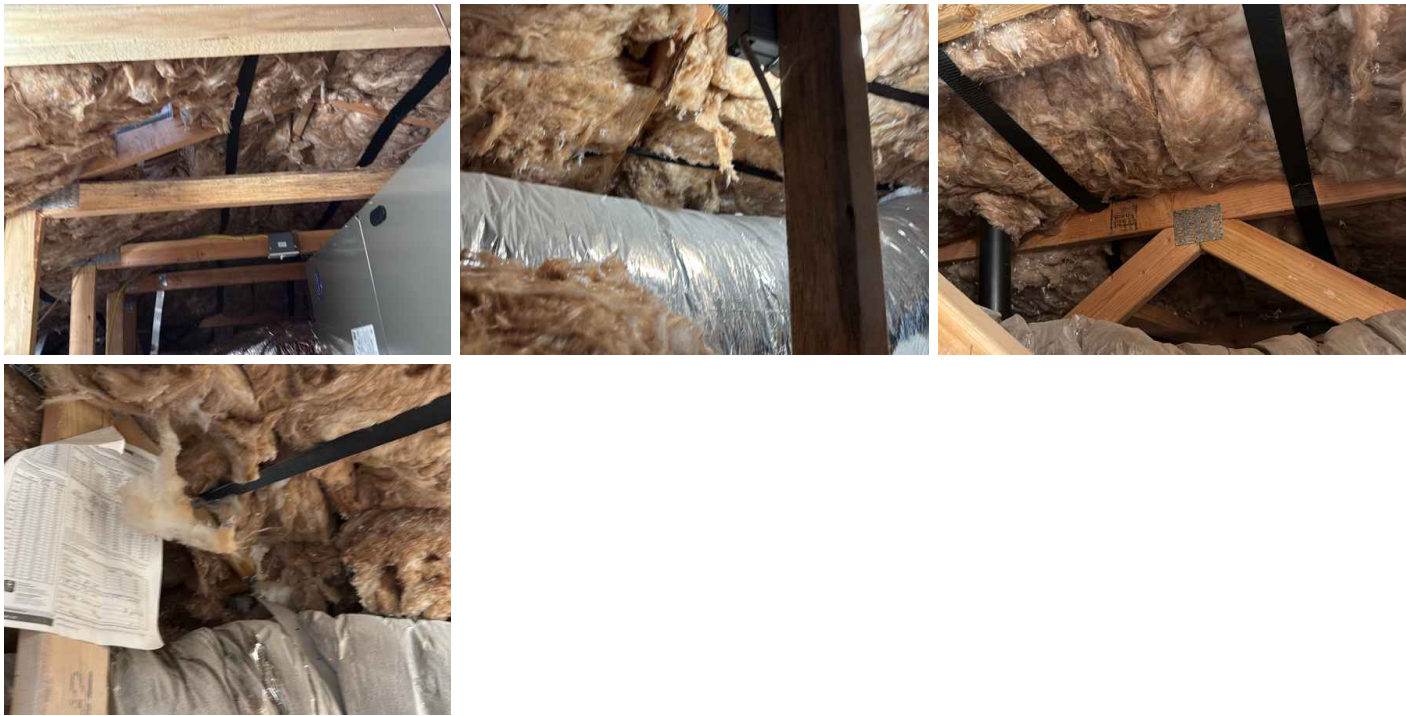
Distribution System: Pictures



Roof Structure : Pictures



Roof Structure & Attic: Pictures



Observations

19.1.1 Access

ATTIC HATCH COVER NEED'S REPAINTED

Repaint

Recommendation

Contact a qualified painting contractor.

 Repair Needed



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.

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 confirm 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.