ALLEGIANCE HOME INSPECTIONS
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MANUFACTURED HOME TEMPLATE

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Hemet, CA 92545

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06/28/2025

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SUMMARY

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ITEMS INSPECTED	MAINTENANCE ITEM	REPAIR NEEDED	IMMEDIATE ACTION NEEDED

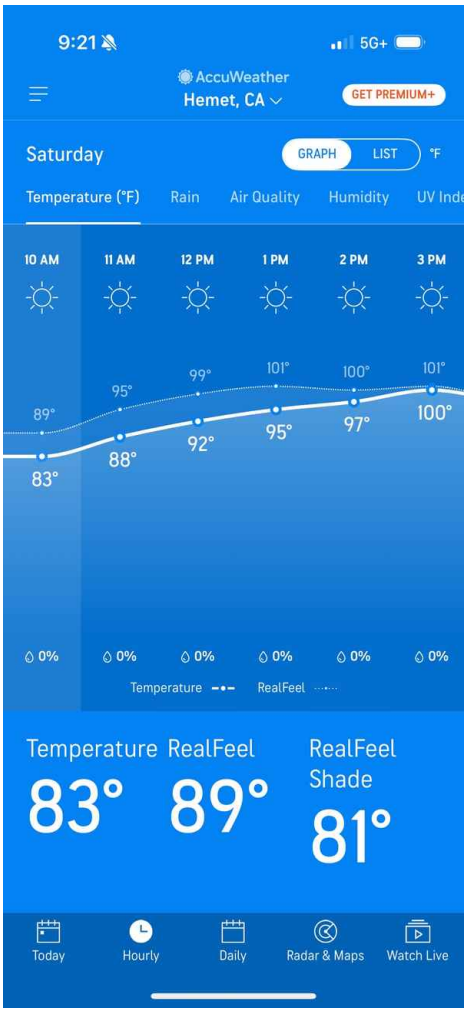
1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Temperature (approximate)
83 Fahrenheit (F)

Occupancy
Vacant



Type of Building
Manufactured

Weather Conditions
Clear, Dry, Hot

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.

HUD data plate

The Data Plate includes the manufacturer name, serial number model and date of manufacture, as well as wind, rood load and thermal zone maps. If the Data Plate is missing or the Inspector is unable to locate it, the Inspector must report this in the report and is not required to secure the Data Plate information from another source.

Pictures














2: ROOF

Information

Roof Type/Style
Gable

Coverings: Material
Asphalt

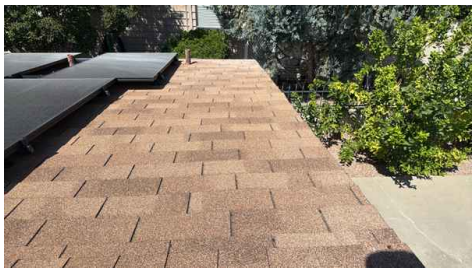
Flashings: Material
Aluminum

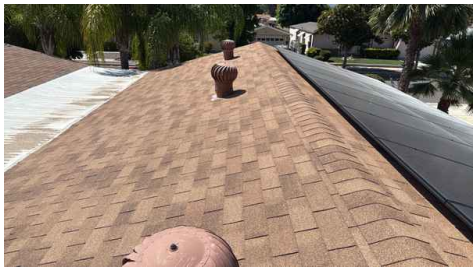
Inspection Method

Ladder, Ground, Drone, Roof



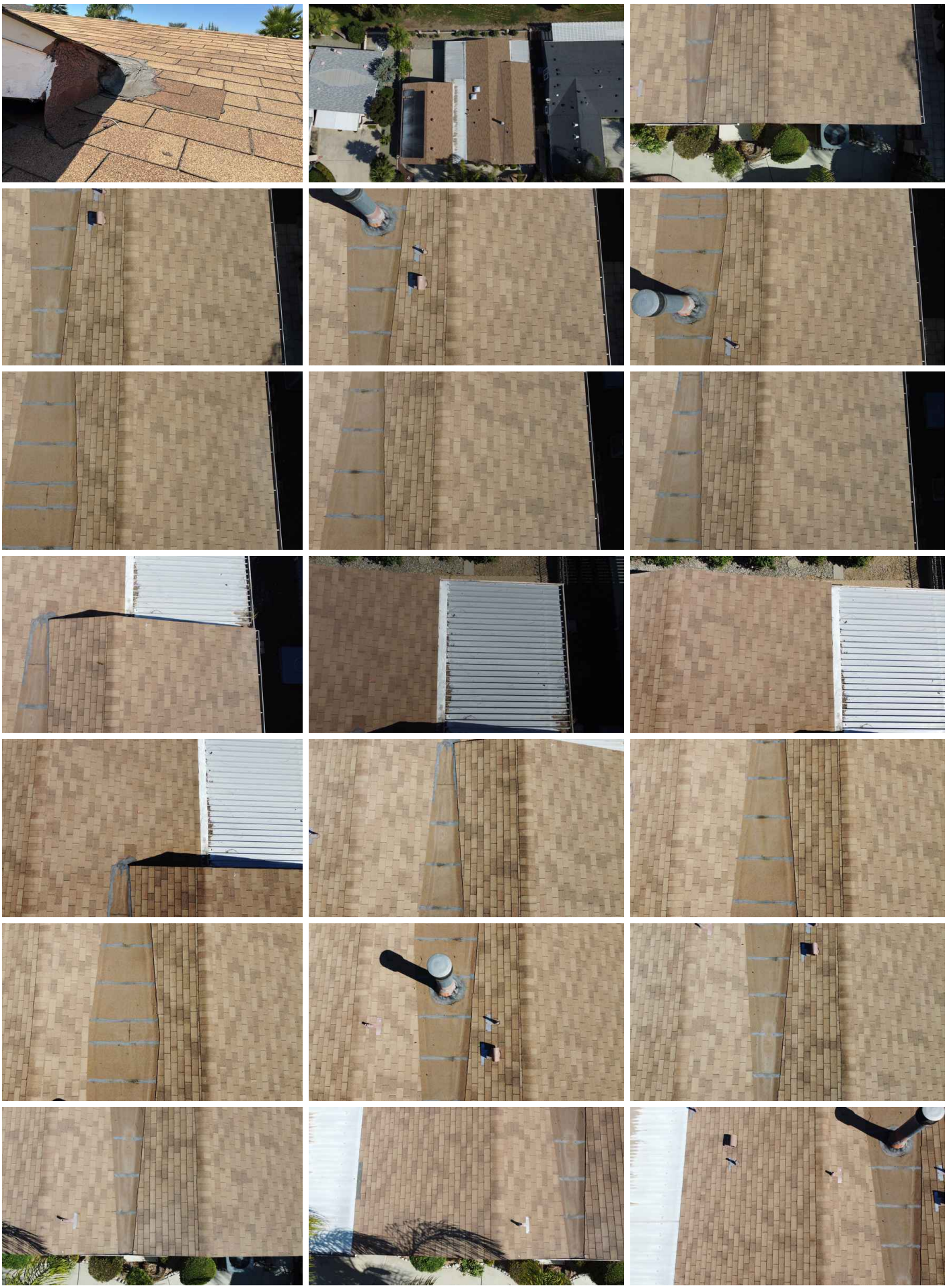


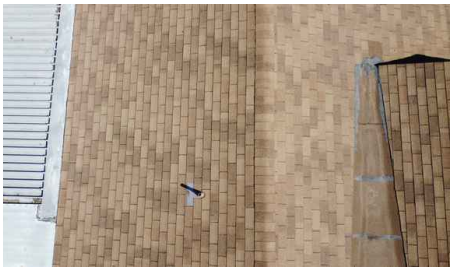




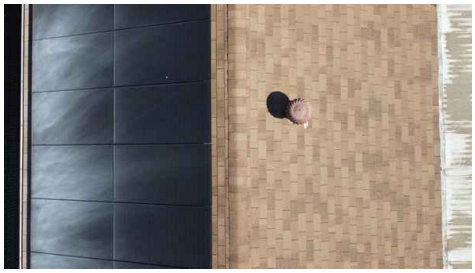
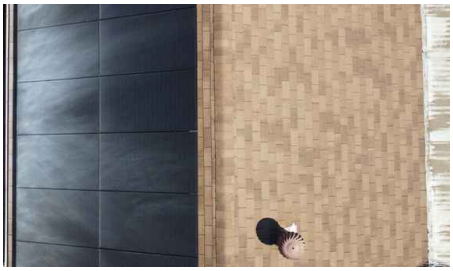







Roof Drainage Systems: Gutter Material

Aluminum







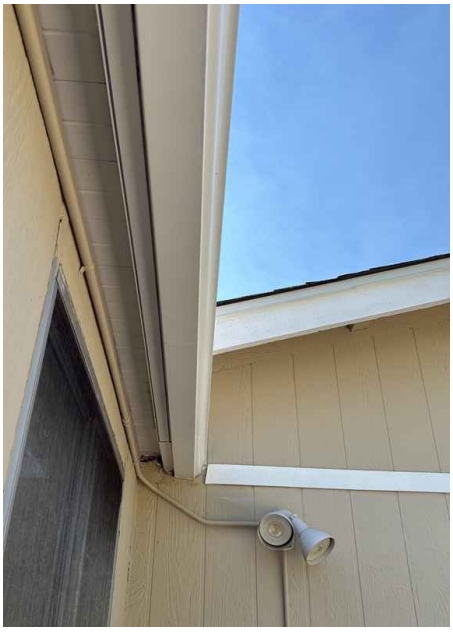






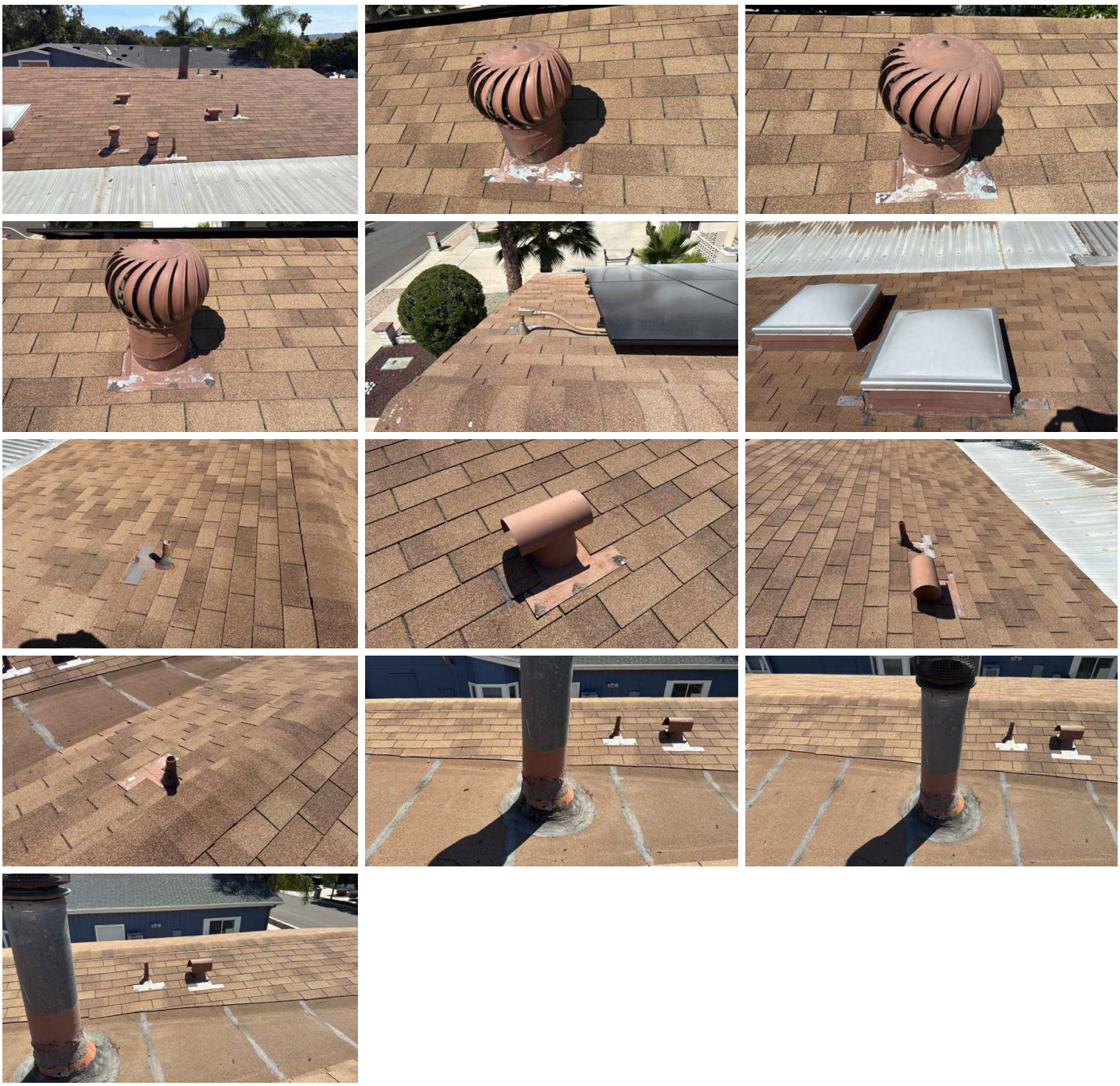








Skylights, Chimneys & Other Roof Penetrations: Pictures



Solor panels: Pictures

Observations

2.1.1 Coverings

Repair Needed

SPLITTING

The asphalt composition shingle roof had torn or split shingles which could lead to moisture intrusion. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.

North

2.1.2 Coverings

Repair Needed

BUCKLING ASPHALT SHINGLES

Moisture is the most common cause of buckling and curling. It can be the result of moisture absorbed in the roof decking during the roof replacement process prior to the installation of your new roof. Unwanted moisture can cause the decking to shift and the shingles to buckle.

Recommendation

Contact a qualified roofing professional.

2.1.3 Coverings

Repair Needed

PATCHING

Roof patching present, recommend talking to seller and getting information about past issues.

Recommendation

Contact a qualified roofing professional.

2.2.1 Roof Drainage Systems

Repair Needed

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.


2.2.2 Roof Drainage Systems

Repair Needed

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.2.3 Roof Drainage Systems

Repair Needed

GUTTER LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

Recommendation

Contact a qualified handyman.

2.3.1 Flashings

Repair Needed

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.




2.3.2 Flashings

MISSING FLASHING

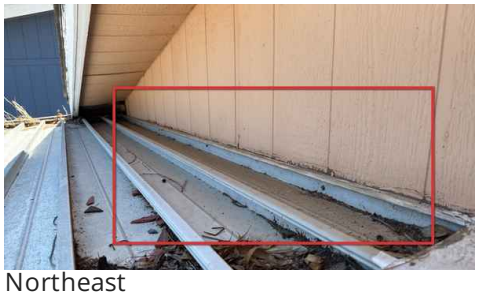
Immediate Action Needed

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.


Northeast


Northeast

2.5.1 Solor panels

PAINT OVERSPRAY

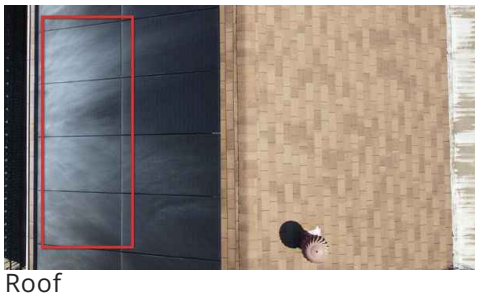
Immediate Action Needed

Paint overspray can significantly affect the effectiveness of solar panels by reducing their ability to absorb sunlight. Even a thin layer of paint can block sunlight, and in some cases, 20-30% coverage can reduce output by up to 50%. Paint overspray found on solar panels, recommend qualified, professional to evaluate and correct

Recommendation

Contact a qualified solar panel contractor.


West


Roof

3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Style
Panels

Decks, Balconies, Porches, Sun Room and Steps : Material
Composite

Inspection Method

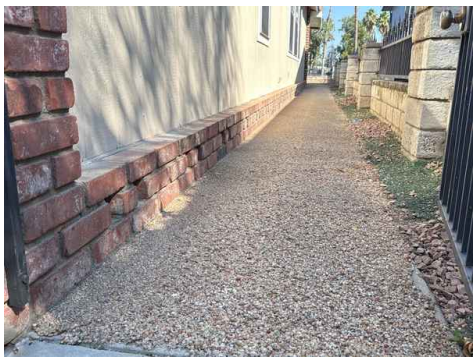
Visual

Foundation: Material

Raised foundation, Slab on Grade














Siding, Flashing & Trim: Siding Material

Engineered Wood, Brick








Exterior Doors: **Exterior Entry Door**

Wood, Glass

GFCI & AFCI: Picture

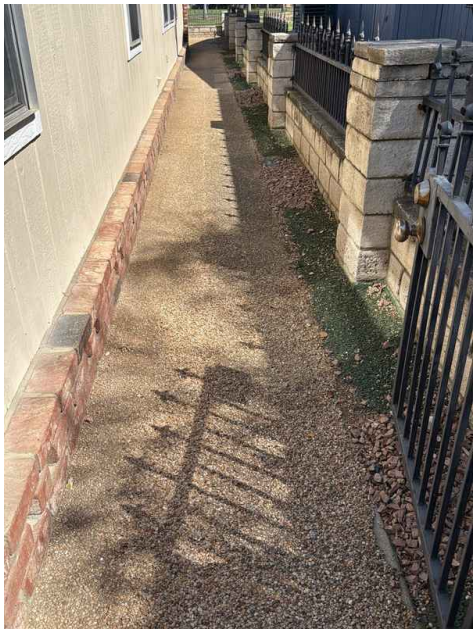
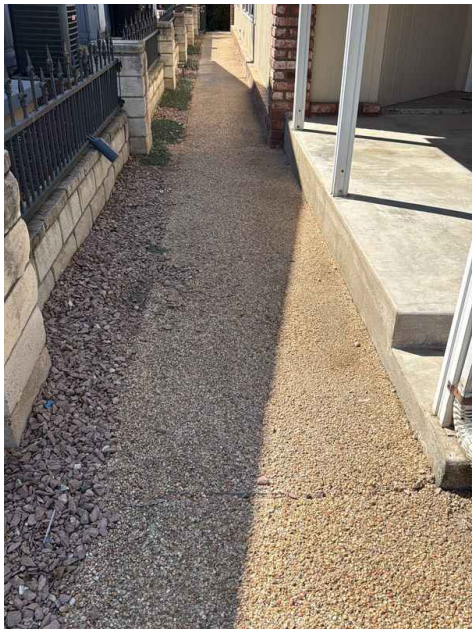
Walkways, Patios & Driveways: Driveway Material

Concrete



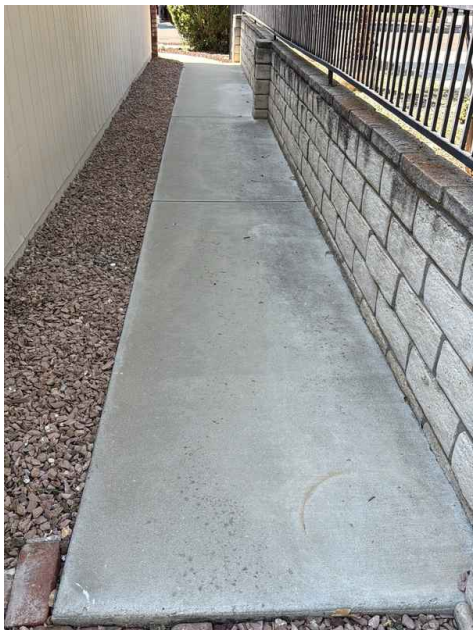











Decks, Balconies, Porches, Sun Room and Steps : Appurtenance

Front Porch, Deck, Sunroom




Decks, Balconies, Porches, Sun Room and Steps : Pictures









Eaves, Soffits & Fascia: Pictures





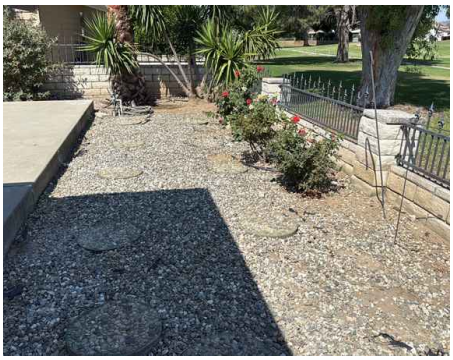







Vegetation, Grading, Drainage & Retaining Walls: General

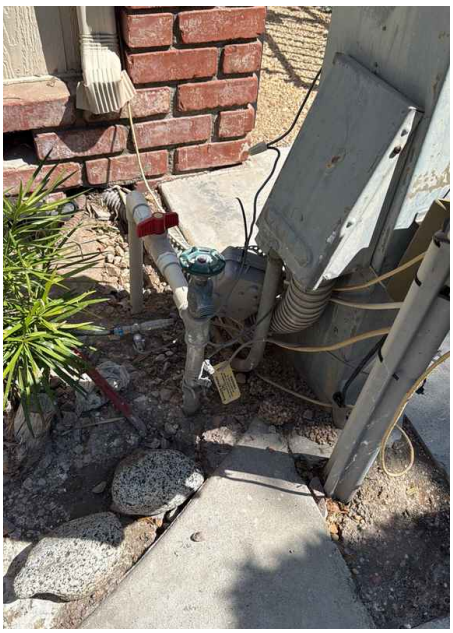
Pictures

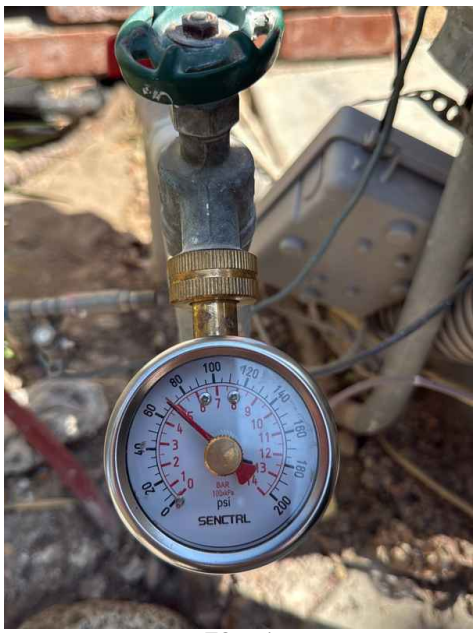




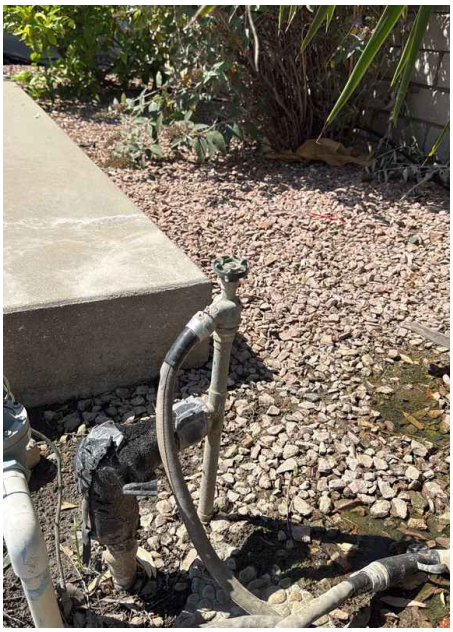


Hose bibs and water pressure: Pictures

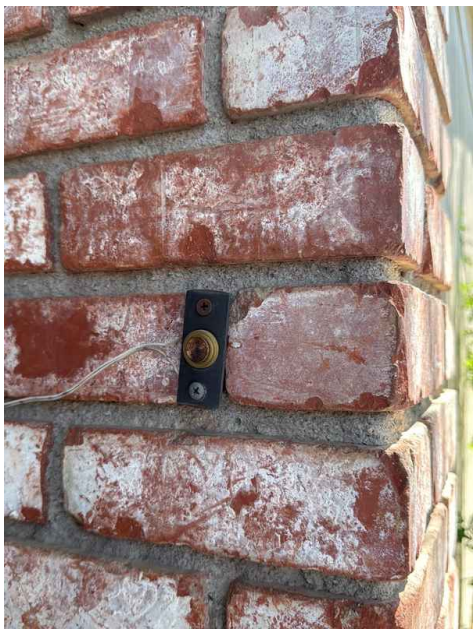
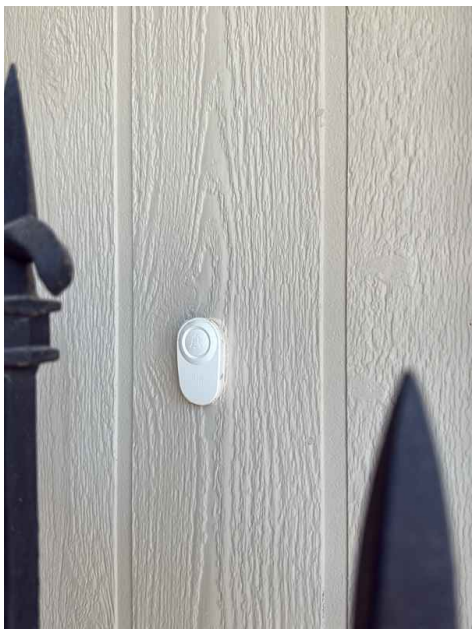




70 psi



Doorbell: General

Windows: Pictures

Observations

3.2.1 Siding, Flashing & Trim

Repair Needed

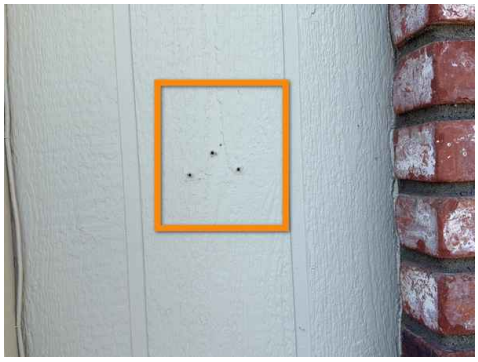
CRACKING - MINOR

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

Recommendation

Recommended DIY Project

North


3.2.2 Siding, Flashing & Trim

Repair Needed

FLASHING/TRIM IMPROPERLY INSTALLED

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



3.2.3 Siding, Flashing & Trim

Repair Needed

WARPING/BUCKLING

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards to tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.


3.2.4 Siding, Flashing & Trim

Repair Needed

WOOD ROT

Wood rot on house siding can lead to serious structural and health issues if left unaddressed. It weakens the siding, making it susceptible to further damage from weather and pests, and can also create a breeding ground for mold and mildew, impacting indoor air quality

Recommendation

Contact a qualified siding specialist.


3.2.5 Siding, Flashing & Trim

Repair Needed

REPLACED SIDING

Recommend asking seller if there were past repairs.

Recommendation

Contact the seller for more info


3.4.1 GFCI & AFCI

Immediate Action Needed

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

3.4.2 GFCI & AFCI

Repair Needed

MISSING COVER PLATE

Recommend adding cover plate

Recommendation

Contact a qualified electrical contractor.

North

3.5.1 Walkways, Patios & Driveways

Repair Needed

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.



3.5.2 Walkways, Patios & Driveways

Repair Needed

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



West

3.5.3 Walkways, Patios & Driveways

Repair Needed

DRIVEWAY AND/OR WALKWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

Recommendation

Recommended DIY Project


South

3.5.4 Walkways, Patios & Driveways

Repair Needed

DRIVEWAY HEAVING

Rain can cause a driveway to heave, particularly during freeze-thaw cycles, due to water seeping into the soil and expanding when frozen. This expansion can push the driveway upward, creating cracks and uneven surfaces. Proper drainage is crucial to prevent this issue

Recommendation

Contact a qualified driveway contractor.

3.6.1 Decks, Balconies, Porches, Sun Room and Steps

Immediate Action Needed

WOOD ROT

Wood rot on house siding can lead to serious structural and health issues if left unaddressed. It weakens the siding, making it susceptible to further damage from weather and pests, and can also create a breeding ground for mold and mildew, impacting indoor air quality

Recommendation

Contact a qualified professional.

Sunroom

Sunroom

3.6.2 Decks, Balconies, Porches, Sun Room and Steps

Maintenance Item

DAMAGED SCREEN

Recommend replacing

Recommendation

Contact a handyman or DIY project

Sunroom

3.7.1 Eaves, Soffits & Fascia

Repair Needed

EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

3.7.2 Eaves, Soffits & Fascia

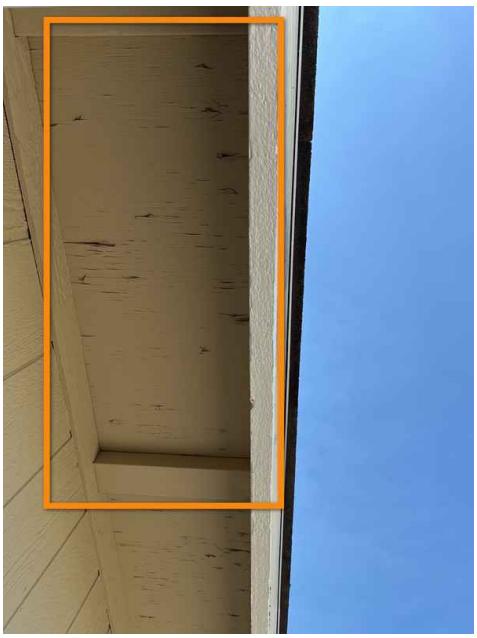
Repair Needed

PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the araes be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.



3.8.1 Vegetation, Grading, Drainage & Retaining Walls

Repair Needed

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.

3.9.1 Hose bibs and water pressure

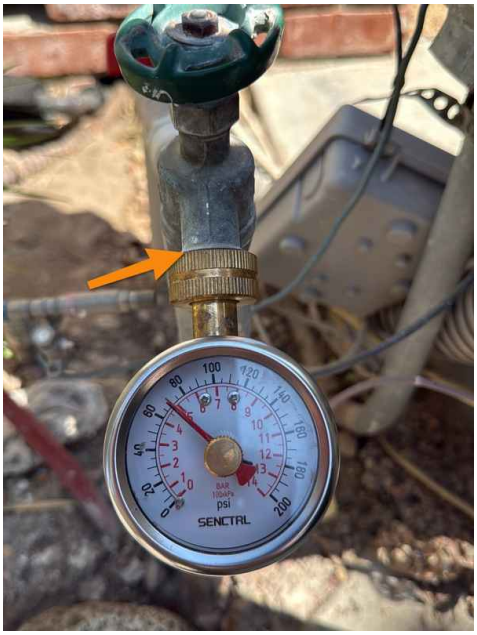
Repair Needed

MISSING BACKFLOW DEVICE

Typically backflow device required to protect the portable water supply from contamination. Recommend qualified plumbing contractor to evaluate and correct.

Recommendation

Contact a handyman or DIY project



3.10.1 Doorbell

Repair Needed

DOORBELL INOPERABLE

Recommend replacing

Recommendation

Contact a handyman or DIY project

3.11.1 Windows

Repair Needed

ALL WINDOWS

Be advised that all windows are original and are single pain. Single-pane windows have several common issues including poor energy efficiency, difficulty maintaining indoor temperatures, noise infiltration, and condensation problems. They also tend to be less durable and can be more prone to breakage.

Recommendation

Contact a qualified window repair/installation contractor.

4: HEATING, VENTILATION, AIR CONDITIONING

Information

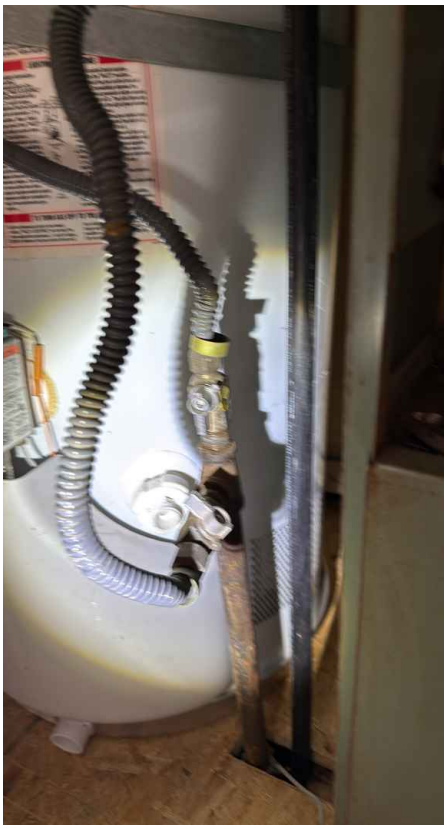
Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior South

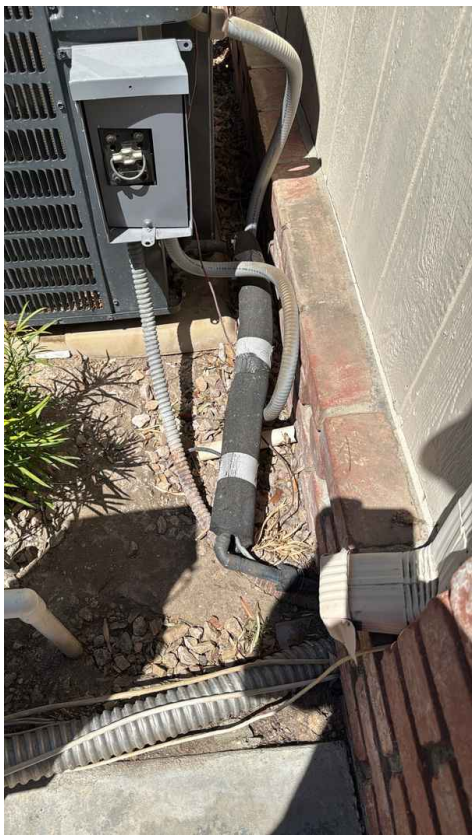
Cooling Equipment: Manufactured date
10/19

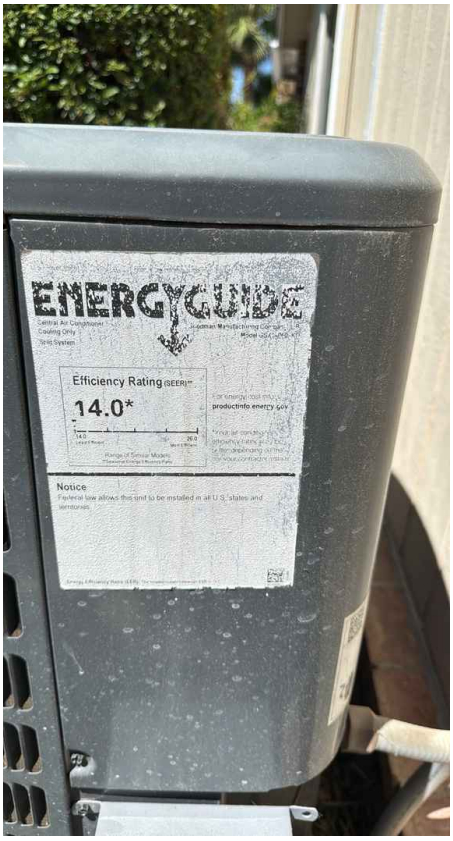
Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air



Pictures

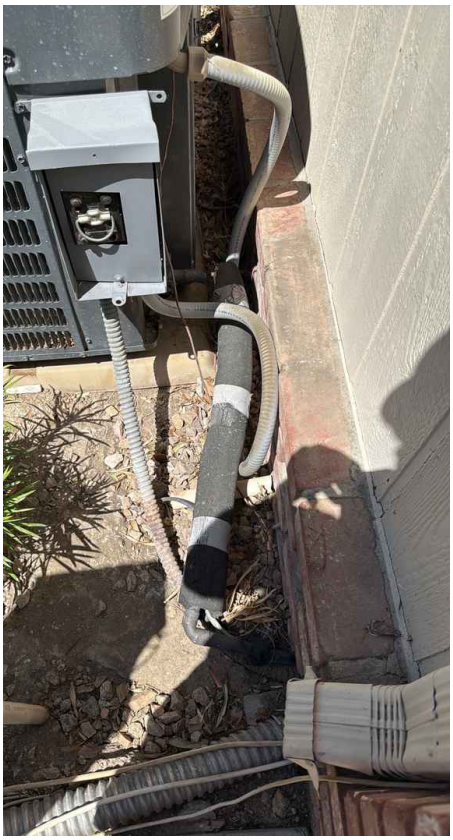
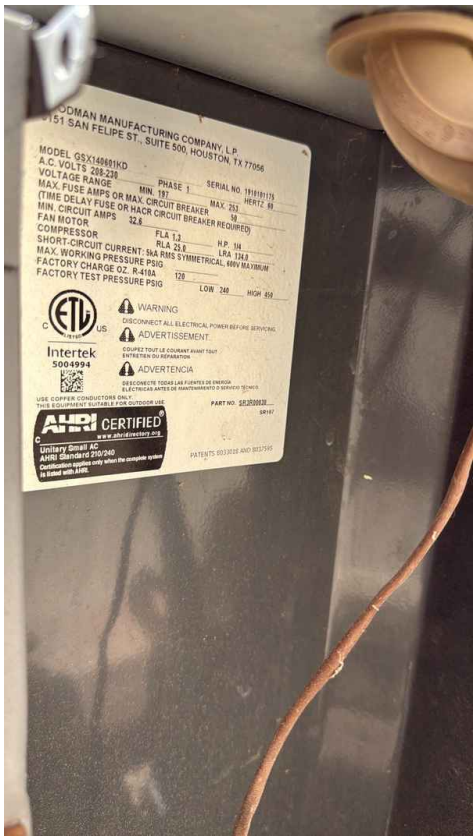




Cooling Equipment: **Brand**

Goodman



Cooling Equipment: SEER Rating

14.0 SEER

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

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

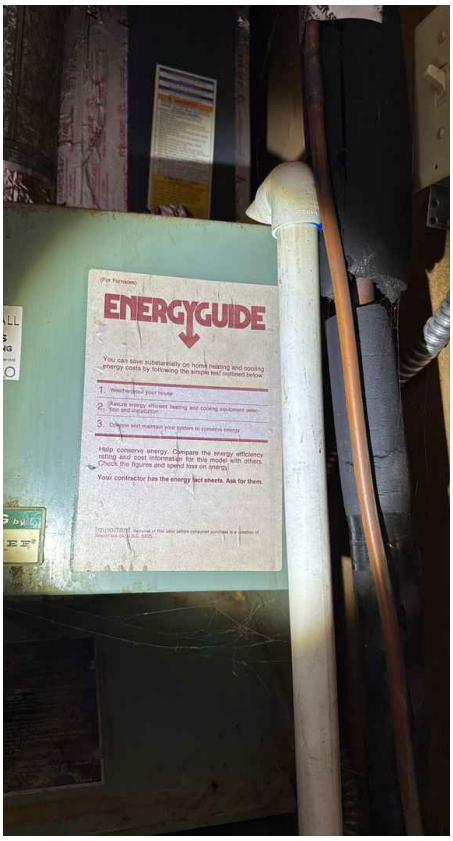
Heating Equipment: Brand

Armstrong

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.



Heating Equipment: Lifespan

The average lifespan for a forced air furnace is 15-20 years. Some unit(s) appeared to be near / at / beyond the average lifespan and may need significant repairs or replacement in the near future.

Limitations

Heating Equipment

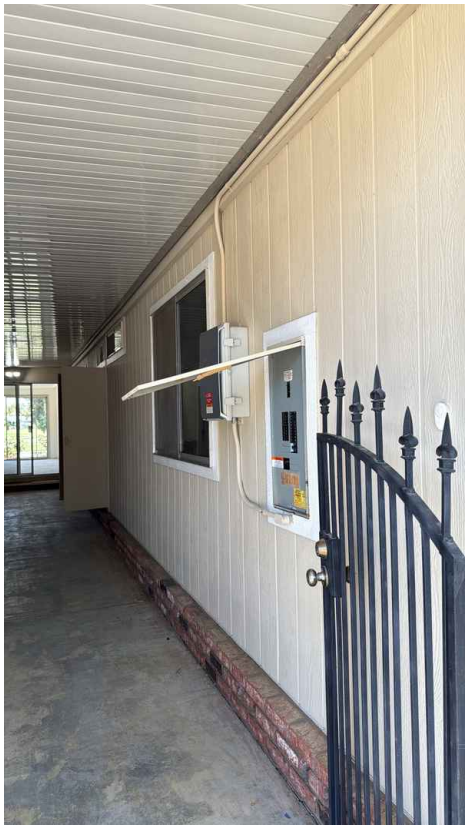
MAIN GAS LINE TURNED OFF UNABLE TO TEST

5: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, Aluminum

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Entryway to garage



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

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

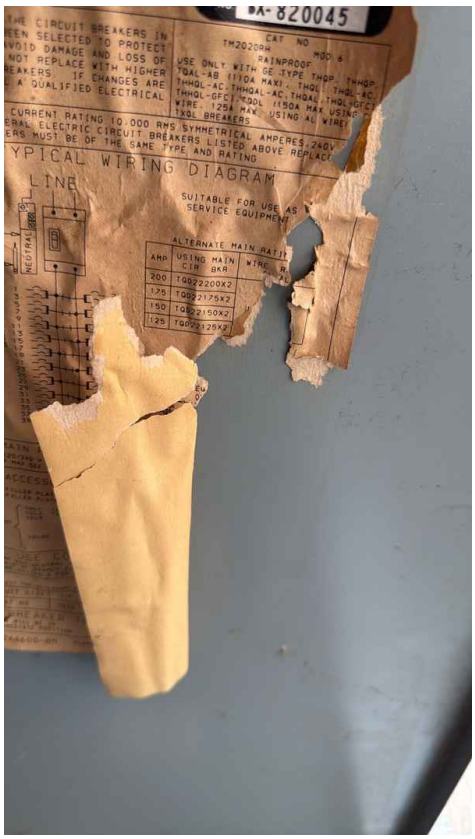
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

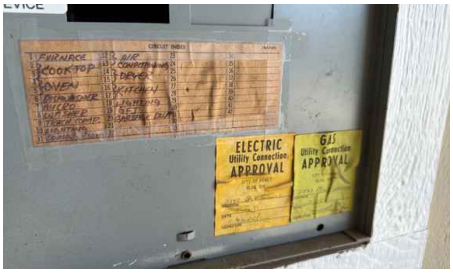
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

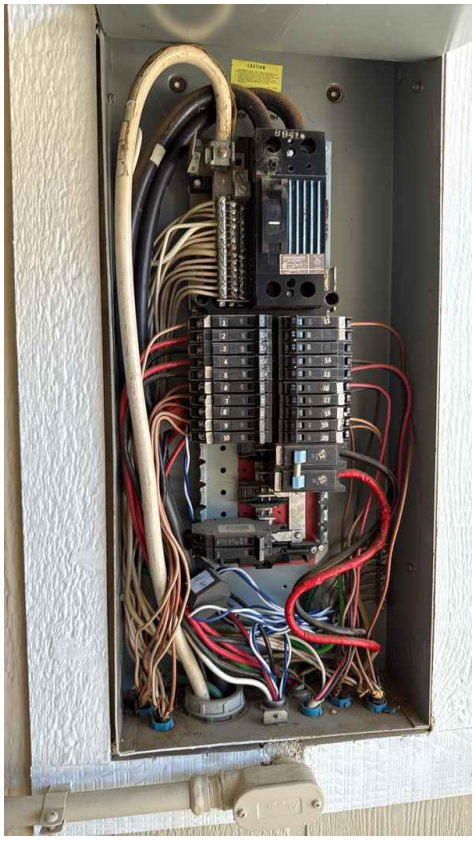
Pictures

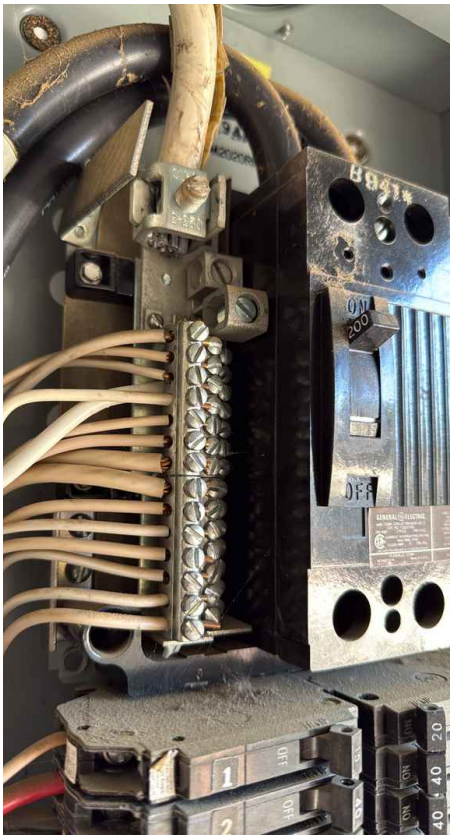
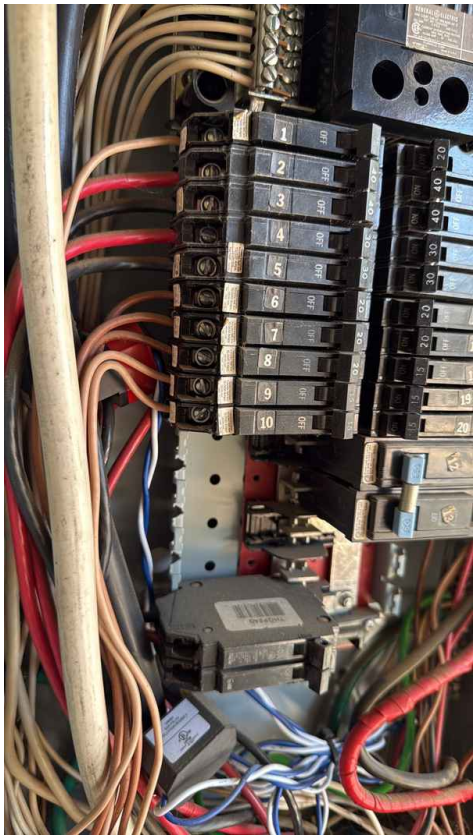
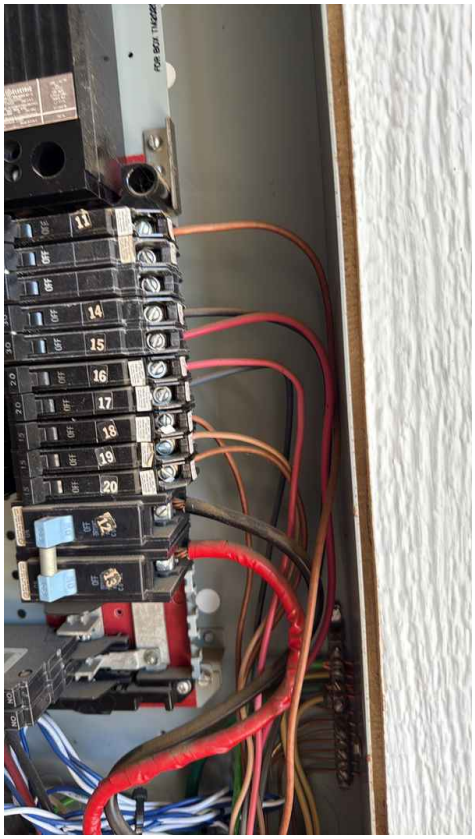
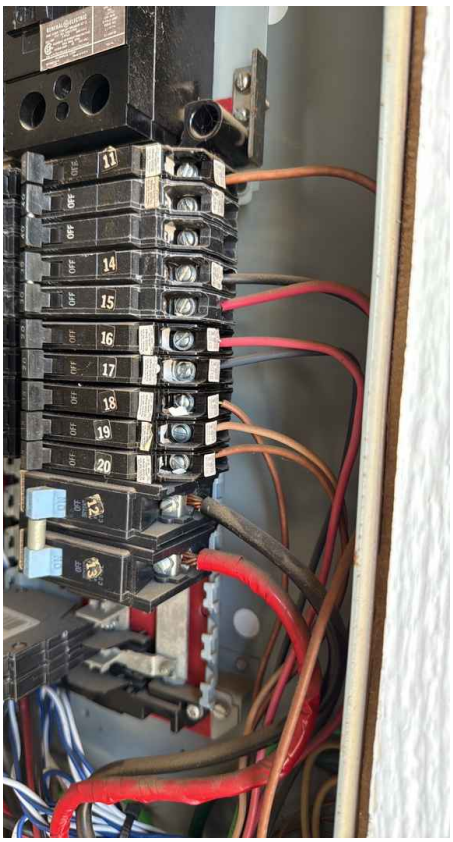
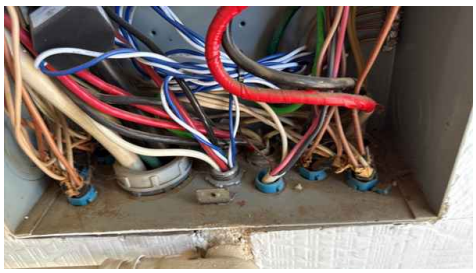
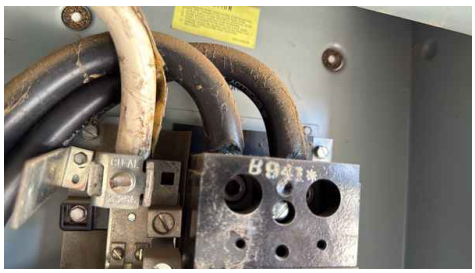

WARNING
ELECTRIC
APPROVAL
GAS
APPROVAL

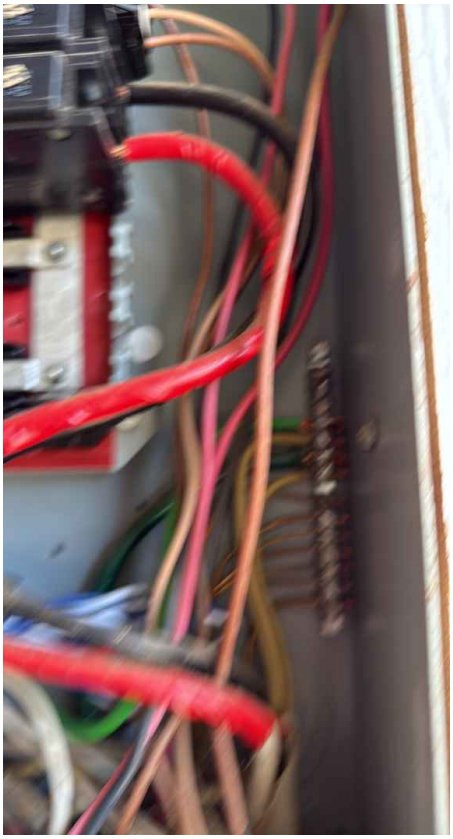

BX-820045
TYPICAL WIRING DIAGRAM
LINE
SUITABLE FOR USE AS
SERVICE EQUIPMENT


ELECTRIC
Utility Connection
APPROVAL
GAS
Utility Connection
APPROVAL


THIS PANELBOARD SHALL BE
CONNECTED BY A FEEDER ASSEMBLY
HAVING OVERCURRENT PROTECTION
RATED AT NOT MORE THAN
200 AMPERES.






CAUTION

6: FOUNDATION AND STRUCTURE

Information

Floor Structure: Sub-floor
OSB

Inspection Method

Crawlspace Access, Visual























Floor Structure: Material

Steel I-Beams, Wood Beams


Floor Structure: Basement/Crawlspace Floor

Dirt



Wall Structure: General


Limitations

Ceiling Structure

INACCESSIBLE

Sealed void space, unaccessible

Observations

6.2.1 Vapor Retarders (Crawlspace or Basement)

Immediate Action Needed

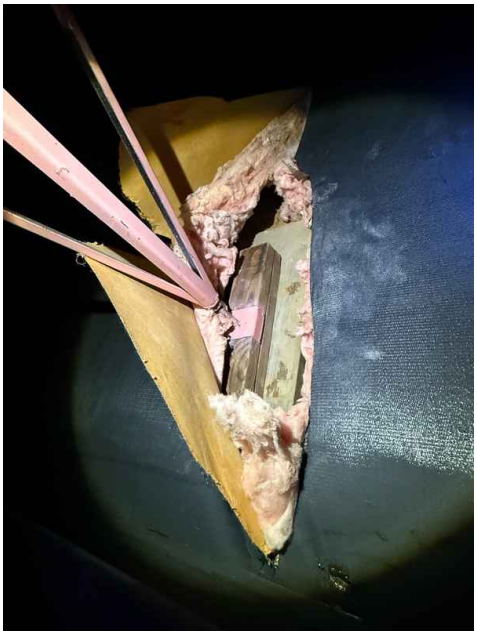
VAPOR BARRIER DAMAGED

Vapor barrier is damaged in one or more areas. Recommend insulation contractor repair or replace.

Recommendation

Contact a qualified insulation contractor.





7: GARAGE

Information

Garage Door: Material
Aluminum

Garage Door: Type
Sectional

Garage Door Opener: Mechanical Auto Reverse Operable

Occupant Door : Picture

Pictures



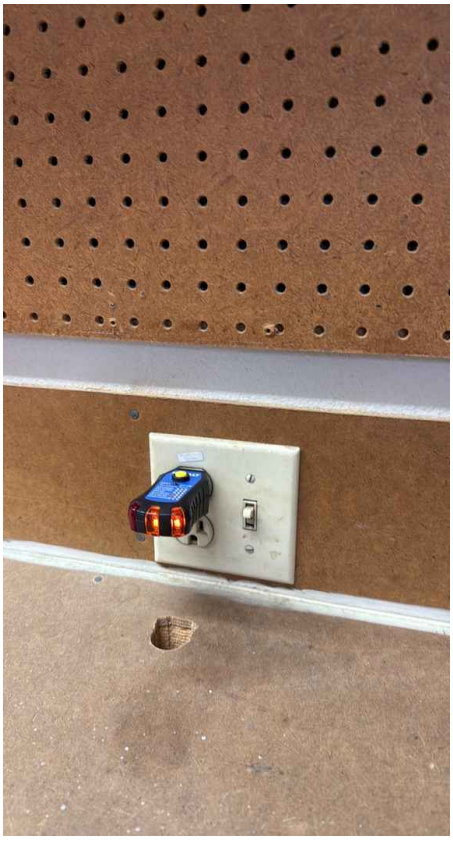

Ceiling: Pictures



Floor: Pictures


GFCI & AFCI: Picture



Walls & Firewalls: Pictures





Garage Door: Pictures



Garage Door Opener: Picture

Bathroom: Pictures








Observations

7.1.1 Ceiling

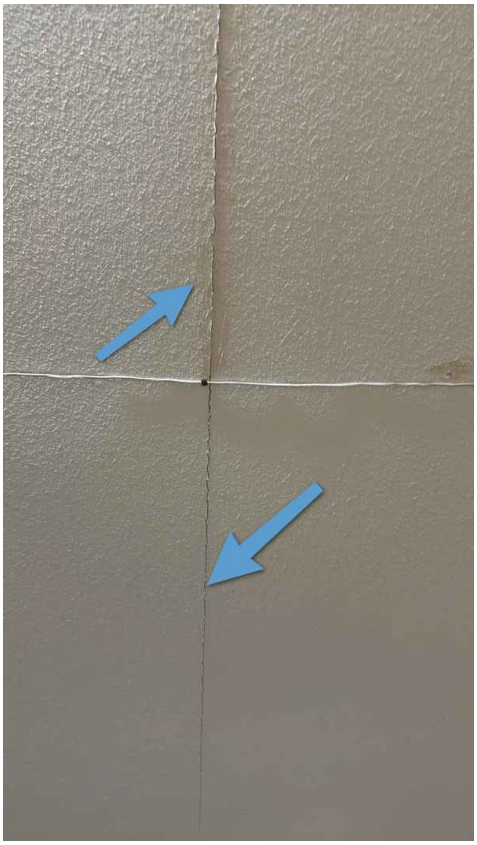
CRACKING DRYWALL AT SEEMS

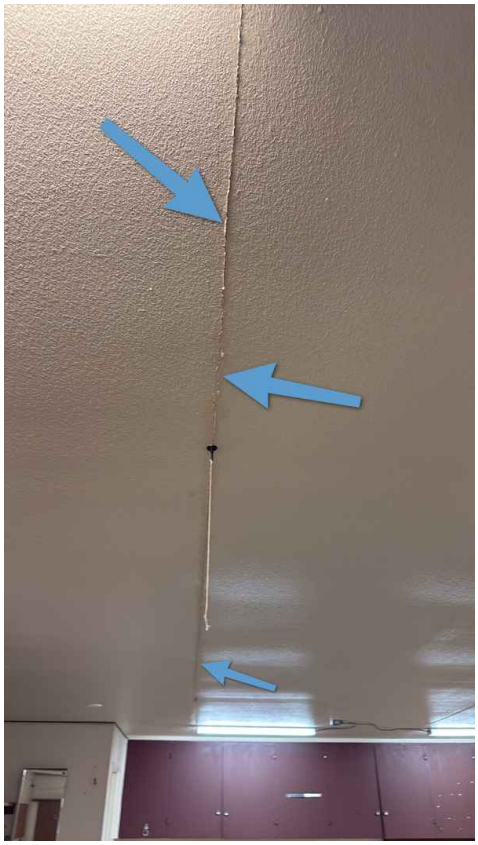
Maintenance Item

Recommend patching and repainting

Recommendation

Contact a handyman or DIY project





7.3.1 GFCI & AFCI

Immediate Action Needed

GFCI INOPERABLE

GFCI Inoperable recommend qualified electrician to replace.

Recommendation

Contact a qualified electrical contractor.



7.8.1 Bathroom

Repair Needed

BATHROOM FIXTURE HOT WATER VALVE INOPERABLE

Recommend qualified plumber to evaluate repair and/or replace

Recommendation

Contact a qualified plumbing contractor.

8: KITCHEN AND WET BAR

Information

Dishwasher: Brand
Frigidaire

Refrigerator: Brand
None

Range/Oven/Cooktop: Range/Oven Brand
Kitchenaid

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Microwave
Kitchenaid

Floors: Pictures

Pictures



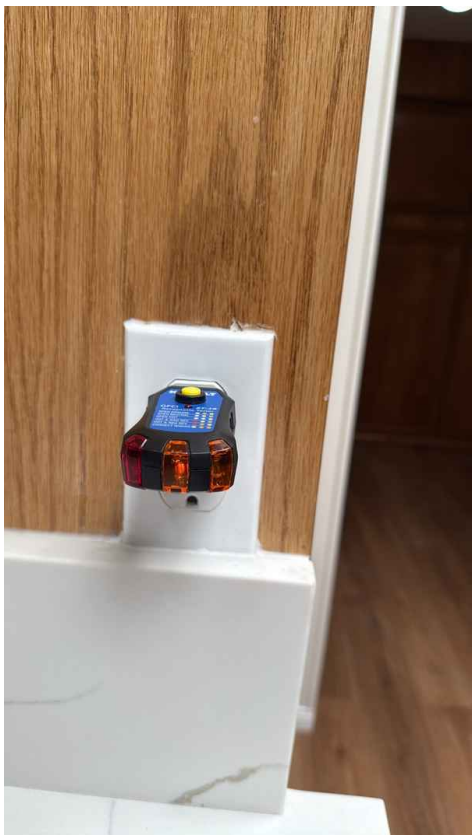





Dishwasher: Pictures


GFCI & AFCI: Picture





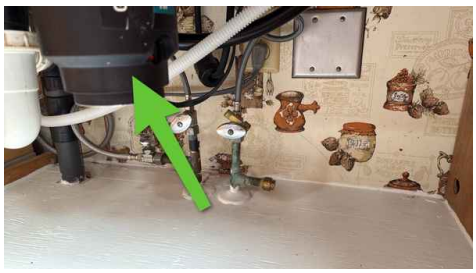
Range/Oven/Cooktop: Pictures


Range/Oven/Cooktop: Exhaust Hood Type

Vented



Garbage Disposal: Picture



Fixtures and Plumbing : Pictures

Observations

8.1.1 Dishwasher

Repair Needed

RAN FOR EXTENDED TIME PERIOD

Ran an entire cycle and ran for about 2 hours and still was unfinished.

Recommendation

Contact a qualified appliance repair professional.

8.2.1 GFCI & AFCI

Immediate Action Needed

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

8.2.2 GFCI & AFCI

HOT AND NEUTRAL REVERSED

Immediate Action Needed

Reversing the hot and neutral wires in an electrical outlet, also known as reversed polarity, can create dangerous shock and fire hazards. While electronic devices might still function, the reversed polarity can lead to a number of problems, including electric shock, short circuits, and potential fires.

Recommendation

Contact a qualified electrical contractor.

8.2.3 GFCI & AFCI

ELECTRICAL BOX LOOSE

Repair Needed

Recommend securing box.

Recommendation

Contact a qualified electrical contractor.

8.7.1 Floors

Repair Needed

CREAKING FLOORS

Creaking floors in a manufactured home can be caused by a variety of factors, including issues with the subfloor, joists, or even the flooring material itself. Common causes include loose or undersized fasteners, wood expansion and contraction due to moisture, or shifting of the foundation. Addressing creaking floors often involves identifying the source of the noise and then employing methods like tightening screws, adding blocking between joists, or even potentially addressing foundation issues

9: LIVING AND DINING ROOMS

Information

Doors: Pictures

Windows: Window Type
Single Pane, Single-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Pictures

Ceilings: Ceiling Material
Compressed Board

Thermostat Controls: Pictures

Smoke alarm: Pictures

CO detector: Pictures

Pictures





Windows: Pictures




Floors: Pictures



Walls: **Wall Material**

Compressed Board, Plaster






Ceilings: **Pictures**



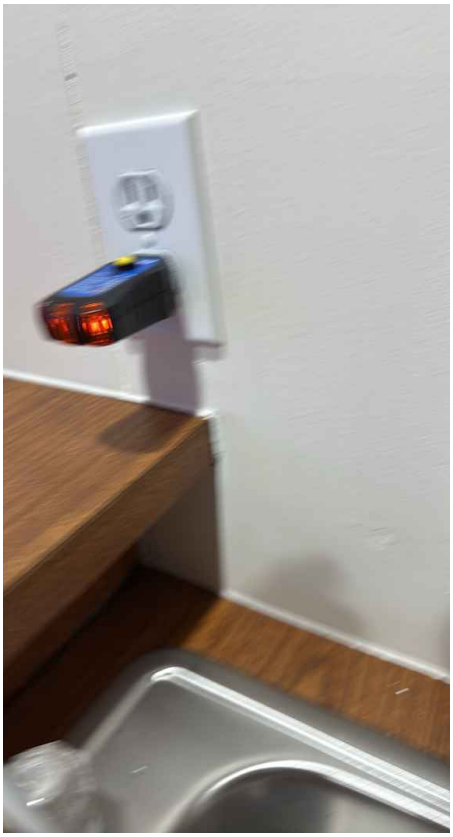

Lighting Fixtures, Switches & Receptacles: Pictures







Receptacles : Pictures





Observations

9.2.1 Windows

WINDOW SLIDE LOCKS INOPERABLE

Repair Needed

Window slide locks inoperable, recommend qualified window contractor to evaluate repair or replace

Recommendation

Contact a qualified window repair/installation contractor.

9.2.2 Windows

Repair Needed

FAILED WEATHER STRIPPING

VARIOUS

Failed window weatherstripping, recommend qualified window contractor to repair or replace

Recommendation

Contact a qualified window repair/installation contractor.

9.5.1 Ceilings

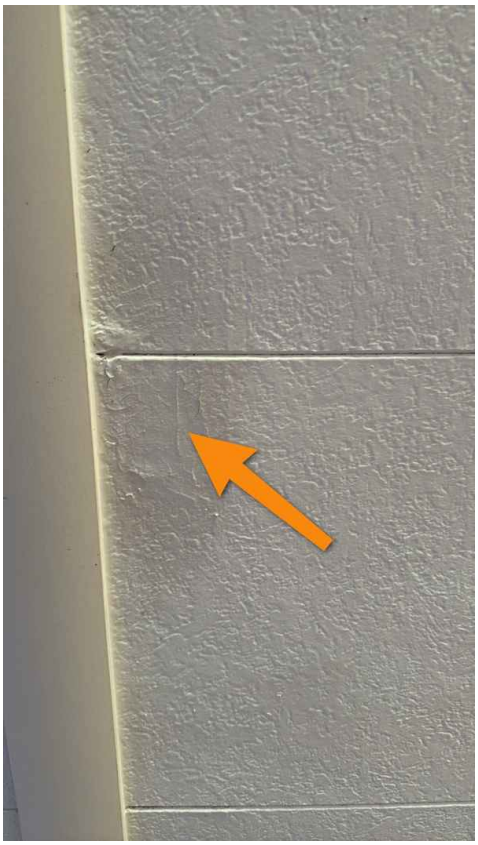
Repair Needed

PAST CEILING PATCH

Inquire with seller, possibly relocated Smoke detector

Recommendation

Contact the seller for more info



10: MASTER BEDROOM

Information

Doors: Pictures

Windows: Window Type
Single Pane, Single-hung

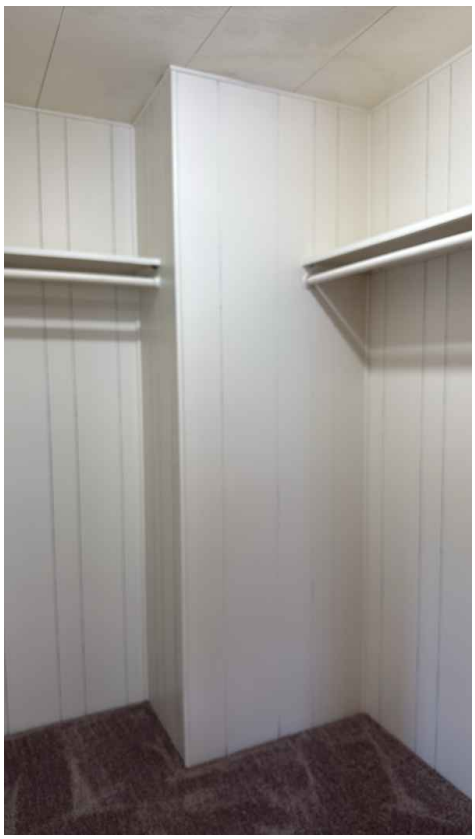
Windows: Window Manufacturer
Unknown

Ceilings: Pictures

Ceilings: Ceiling Material
Compressed Board

Smoke Detectors: Pictures

General: Pictures



Windows: Pictures


Floors: Floor Coverings

Carpet


Walls: Wall Material

Compressed Board, Plaster



Lighting Fixtures, Switches & Receptacles: Pictures






Receptacles : Pictures



11: MASTER BATHROOM

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Hose

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Pex

Pictures



Toilet: Pictures



Shower and Tub: Pictures



GFCI & AFCI: Picture


Water Supply, Distribution Systems & Fixtures: Pictures



Lighting Fixtures, Switches & Receptacles: Pictures




Ceiling : Pictures


Observations

11.3.1 GFCI & AFCI

Immediate Action Needed

NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

11.4.1 Water Supply, Distribution Systems & Fixtures

Repair Needed

SLOW DRAINING DRAIN

Slow draining drain, recommend diy or handyman to evaluate and correct

Recommendation

Contact a handyman or DIY project

11.6.1 Ceiling

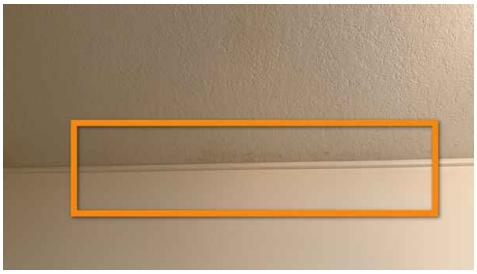
Repair Needed

WATER STAINS ON CEILING

Stain on ceiling possibly from moisture accumulation, recommend monitoring

Recommendation

Recommend monitoring.



12: BEDROOM 2

Information

Doors: Pictures

Windows: Pictures

Windows: Window Type
Single Pane, Sliders

Windows: Window Manufacturer
Unknown

Floors: Pictures

Floors: Floor Coverings
Carpet

Ceilings: Ceiling Material
Compressed Board

Walls: Wall Material
Plaster

Lighting Fixtures, Switches & Receptacles: Pictures

Smoke Detectors: Pictures

General: Pictures

Ceilings: Pictures


Walls: Pictures



Receptacles : Pictures



Observations

12.3.1 Windows

Repair Needed

MISSING WINDOW HANDLE

Missing window handle window will not open, recommend qualified window contractor to evaluate repair or replace

Recommendation

Contact a qualified window repair/installation contractor.


Bedroom 2

12.4.1 Floors

Repair Needed

CREAKING FLOOR

Creaking floors in a manufactured home can be caused by a variety of factors, including issues with the subfloor, joists, or even the flooring material itself. Common causes include loose or undersized fasteners, wood expansion and contraction due to moisture, or shifting of the foundation. Addressing creaking floors often involves identifying the source of the noise and then employing methods like tightening screws, adding blocking between joists, or even potentially addressing foundation issues

Recommendation

Contact a qualified professional.

12.5.1 Ceilings

Repair Needed

STAIN(S) ON CEILING

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



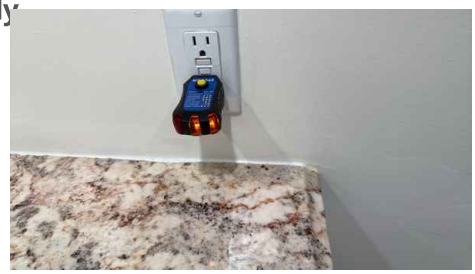
13: BATHROOM 2

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Hose

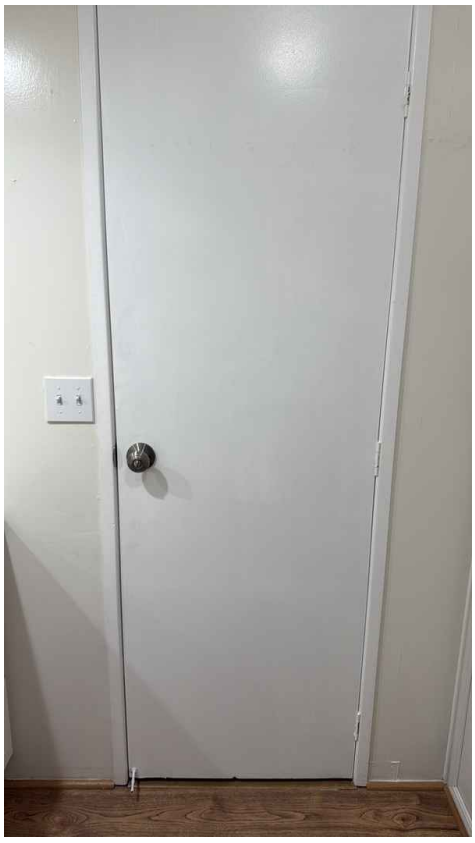
Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

GFCI & AFCI: Pictures



Floors: Pictures

General: Pictures



Water Supply, Distribution Systems & Fixtures: Pictures


Lighting Fixtures, Switches & Receptacles: Pictures



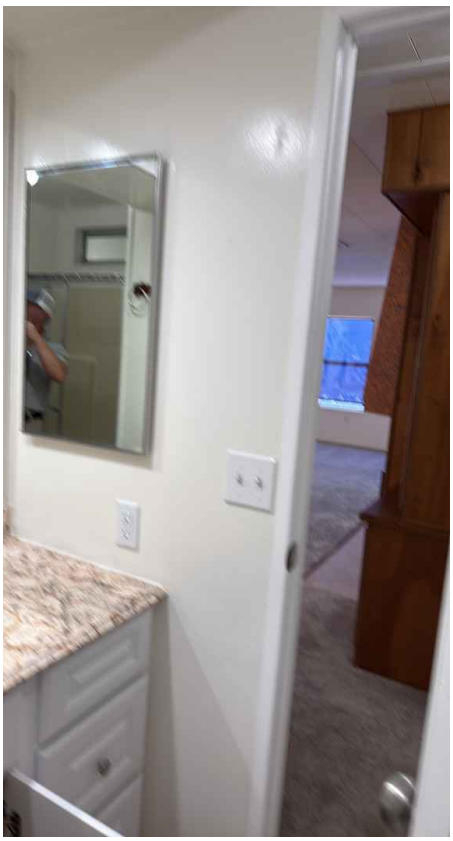
Shower: Pictures


Toilet: Picture



Ceiling and walls: Pictures



14: LAUNDRY ROOM, UTILITY SHUTOFF LOCATION

Information

Filters
None

Water Source
Public

Dryer Power Source
110 Volt, 220 Electric

Dryer Vent
None

Flooring Insulation
Batt

Drain, Waste, & Vent Systems: Material
ABS

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

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

Hot Water Systems, Controls, Flues & Vents: Location
Exterior covered porch

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

Pictures





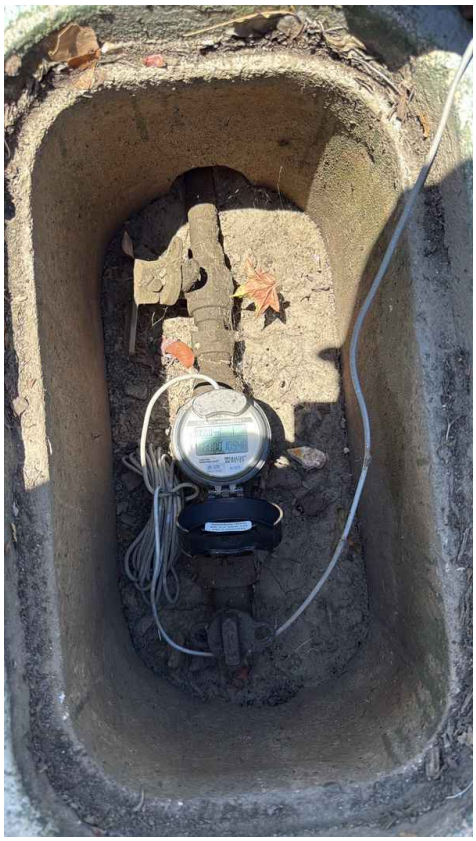
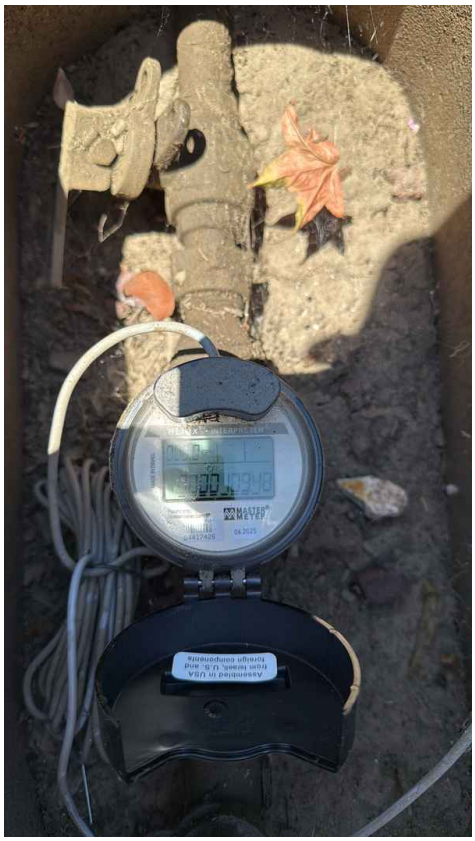



Main Water Shut-off Device: Location

South





Drain, Waste, & Vent Systems: Drain Size

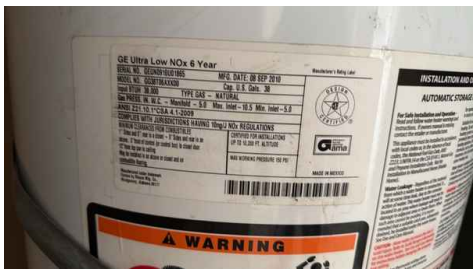
1 1/2"

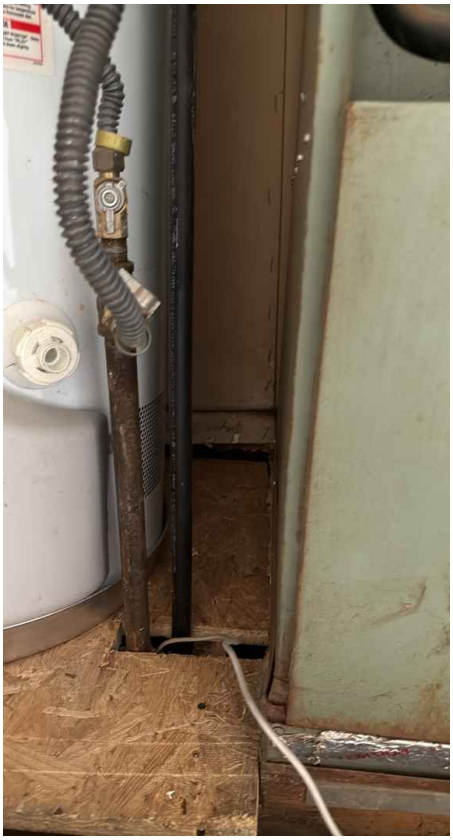


Exhaust Systems: Exhaust Fans

Fan Only


Hot Water Systems, Controls, Flues & Vents: Pictures





Hot Water Systems, Controls, Flues & Vents: Manufacturer

GE

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: Pictures

Limitations

Hot Water Systems, Controls, Flues & Vents

GAS TURNED OFF AT MAIN UNABLE TO TEST.

Fuel Storage & Distribution Systems

GAS SHUT OFF

Gas was off at the main. Recommend local utility company turn on and check all gas appliances prior to deadlines.

Observations

14.4.1 Hot Water Systems, Controls, Flues & Vents

Repair Needed

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

14.4.2 Hot Water Systems, Controls, Flues & Vents

Repair Needed

UNEVEN WATER HEATER

Water heater sloped to the right, recommend qualified plumber to evaluate and correct

Recommendation

Contact a qualified plumbing contractor.

14.4.3 Hot Water Systems, Controls, Flues & Vents

Repair Needed

EARTHQUAKE STRAPPING

Earthquake strapping is loose recommend tightening

Recommendation

Contact a qualified plumbing contractor.

15: MISC. INTERIOR(CHIMNEY, FIREPLACE, STAIRWAYS, CABINETS, COUNTERTOPS)

Information

Carbon Monoxide Detectors: Picture

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Quartz, Porcelain

Vents, Flues & Chimneys: Pictures









Steps, Stairways & Railings: Pictures


Countertops & Cabinets: Pictures



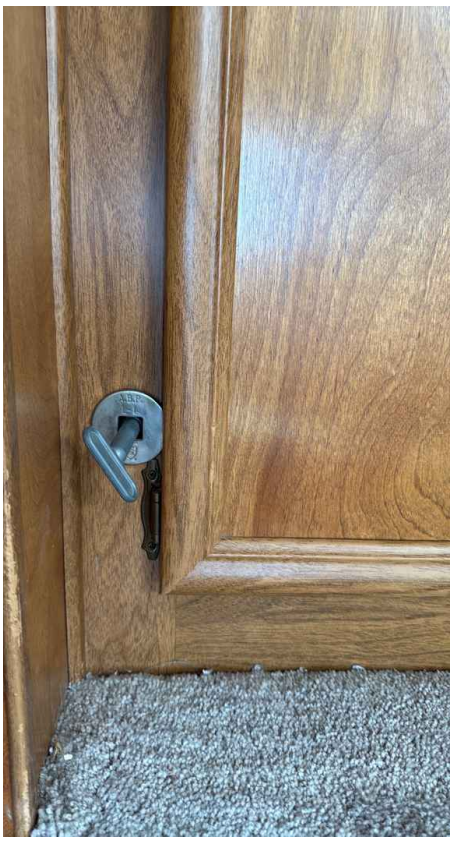







Gas/LP Firelogs & Fireplaces: Pictures




Solid Fuel Heating Device (Fireplace, Woodstove): Type

Gas

Observations

15.4.1 Countertops & Cabinets

Repair Needed

CABINET DRAWER NOT SLIDING APPROPRIATELY

Recommend qualified contractor to evaluate and repair.

Recommendation

Contact a handyman or DIY project

Laundry room

Laundry room

16: FRAMING AND PIERS.

Information

Are the masonry piers in contact with the steel frame?

Masonry piers are used to support the weight of the manufactured home. Those piers that are not in contact with the frame are not contributing to the support of the home and can cause excessive deflection in the beams, which can ultimately lead to structural damage. Contact a certified installer to correct any loose or non-supporting piers.

17: CRAWLSPACE

Information

Crawlspace Insulation and Vapor Barrier : R-value
Unknown

Crawlspace Insulation and Vapor Barrier : Insulation Type
Batt

Distribution System: Ductwork
Unknown

Distribution System: Configuration
Central

Ventilation: Ventilation Type
Crawlspace vents

Access: Pictures

Crawlspace Insulation and Vapor Barrier : Pictures

Observations

17.1.1 Crawlspace Insulation and Vapor Barrier

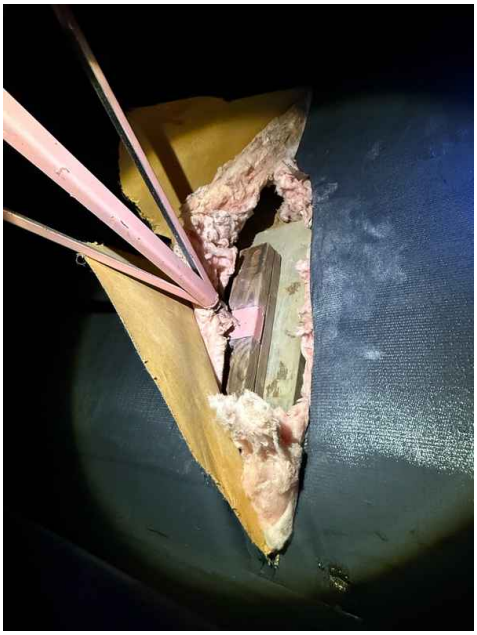
Repair Needed

DAMAGED INSULATION AND VAPOR BARRIER

Insulation and Vapor Barrier appears to have been pulled out and/or damaged in various locations by contractor. Recommend a qualified insulation contractor evaluate and repair.

Recommendation

Contact a qualified insulation contractor.






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 and Wet Bar
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(Chimney, 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.

Crawlspace
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.