



ALLIANCE HOME INSPECTIONS

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HOMEGAUGE

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09/03/2026

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What to expect from our inspection: A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is important to understand that weather at time of the inspection plays a big part in predicting issues. Example: Heavy rains that may not be present during the inspection can often cause flooding issues in basement and roof leaks. Our inspection is strictly base on conditions at time of inspection. Again their is no way of telling how heavy rains will effect the homes ability to shed water. Older homes will not carry the same code or standards as newer ones. For this reason we will not be reporting on code issues.

The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. If personal items are within home at time of inspection we may not be able to see all areas due to this. We recommend that all areas of home be open to access as well.

IMPORTANT- How to Read this report. Pay attention to the colors in the report! During the process of reading this report you will see several photos taken at time of inspection. While their are several photos not all photos are related to concerns or issues. We take several photos to prove that all areas of home have been fully inspected. Photos that don't have any notations or explanations below them are generally not concerning but rather a overview shot. Most areas of report will be color coated for your convenience.

IMPORTANT: As inspectors we make every effort to disclose and predict issues with the home. However, weather or climate at time of inspection play a big role in future findings. Heavy rains can often show issues down the road that may not have existed at time of inspection.

Septic Inspections: Septic inspections are time stamped to the date of the inspection when it comes to performance of the system and results.

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MAINTENANCE
ITEM/RECOMMENDATION

-
- 🔧 1.4.1 Roofing - Roof Drainage Systems: Downspout extensions.
 - 🔧 2.2.1 Exterior - Doors (Exterior): Does not lock
 - 🔧 2.2.2 Exterior - Doors (Exterior): Needs to be secured
 - 🔧 2.3.1 Exterior - Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Peeling paint/Light Deterioration
 - 🔧 3.2.1 Structural Components - Walls (Structural): Crack in walls
 - 🔧 3.4.1 Structural Components - Floors (Structural): Settlement cracks noticed in concrete slab
 - 🔧 6.6.1 Electrical System - Carbon Monoxide Detectors: needed
 - 🔧 6.7.1 Electrical System - Smoke Detectors: Needed
 - 🔧 8.1.1 Heating / Central Air Conditioning - Heating Equipment: System Servicing Needed
 - 🔧 8.5.1 Heating / Central Air Conditioning - Presence of Installed Heat Source in Each Room: Not operational
 - 🔧 8.6.1 Heating / Central Air Conditioning - Gas/LP Firelogs and Fireplaces: burner pilot would not ignite
 - 🔧 10.4.1 Garage - Garage Door (s): Missing/damaged weather-stripping

1: ROOFING

		IN	NI	NP	O
1.1	Roof Coverings	X			
1.2	Flashings	X			
1.3	Skylights, Chimneys and Roof Penetrations	X			
1.4	Roof Drainage Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roof Coverings: Roof Type

Architectural Shingles

HOW WE INSPECT ROOFS: Depending on the time of year and Accessibility will determine how roofs are inspected.

Some roofs can be inspected 2-ways. From ground level and roof. Not all roofs can be scaled and is the inspectors decision based on safety and accessibility. Most Ground level inspections are conducted to ensure that roof shingles are laying flat and not curling. Curling or missing singles can be one indication that the roof is in the later stages of life expectancy and may require some attention or replacement. Drones may or may not be used depending on inspector, weather and FAA requirements and regulations. **"Drones are not utilized at every inspection!"**

. IMPORTANT: As inspectors we make every effort to disclose and predict issues with the home. However, weather or climate at time of inspection play a big role in future findings. Heavy rains can often show issues down the road that may not have existed at time of inspection.

. Below are tips to maintaining your roof conditions. These are only tips and you should consider the advice of a professional roofer as well. Maintaining your roof is essential to prolong its lifespan and prevent costly repairs. Here are some tips we recommend.

1. Inspect your roof at least twice a year (Spring and Fall) and after severe weather events.
2. Look for missing, cracked or curling shingles.
3. Check for sagging areas, which may indicate other concerns.
4. Clean gutters free of leaves, debris and nest to prevent water buildup.
5. Insure downspouts direct water away from foundation.
6. Trim overhanging branches.
7. Inspect flashing and seals.
8. Finally look for signs of leaks inside. (Attic locations of Home.)

CONCLUSION: Roof coverings on the home are comprised of high-quality architectural shingles. All of which, were found to be in good condition and should provide many years of protection to the home.



All visible areas of roof coverings inspected with no apparent concerns to note at time of inspection.



Inspection by drone was not possible due to inclement weather during the inspection.



Flashings: Roof Flashing Around Penetrations

Flashing is the metal material installed around roof penetrations such as chimneys, vents, and other protrusions to prevent water from entering the home. Proper flashing installation and maintenance are critical to keeping water out of the attic and interior spaces.



All visible areas of flashing inspected with no major concerns observed at time of inspection.



Skylights, Chimneys and Roof Penetrations: Skylights, Chimneys and Roof Penetrations

Brick Chimney

Chimneys and skylights inspected on exterior and interior of home. We check for signs of moisture intrusion, cracks, proper sealing around base and more. We do a ground level visual inspection of exterior condition of chimney only. We look to make sure chimney appears to be intact with no immediate issues reported from my point of view. Flashing at base of chimney is checked to ensure that it is laying flat and should shed water away from the base. As an important side note: We always recommend a level 1 or 2 chimney sweeper do a final inspection for additional information on the interior condition. Masonry chimneys are capped with a mortar "crown" to prevent water from getting behind the bricks and alongside the flue, and into the house. Over time, normal expansion and contraction cycles can cause cracks to form. Sealing the chimney crown with crown sealer, a flexible elastomeric coating, is the best way to stop existing cracks from spreading and prevent new ones. We recommend monitoring for any of these sings. Nothing further to report.



Chimney found to be in good condition.

Skylights, Chimneys and Roof Penetrations: Vent Pipe

3 inch, PVC

Vent pipe roof penetrations and roof boots were inspected, any deficiencies will be noted.

Roof boots are checked for dry rot and tears.

Roof Drainage Systems: Gutter Systems

Good roof drainage system is important for many reasons. It will shed water away from home that will prevent any moisture intrusion from coming back into basement and causing water issues. It will also prolong the life of the foundation which can often be expensive to fix. Recommend a good grading system as well. Nothing further to report .Poor drainage around your home can lead to mold, mildew and musty smells in your basement. If you notice a strong musty odor in your basement particularly after a rain shower, then the issue could stem from moisture build-up inside the basement. Proper drainage around the outside of your home is critical. If you notice water ponding by your home don't ignore this problem. It could lead to bigger issues like foundation cracking and water in your basement. Rain gutters are an important part of the drainage system around your house. If your gutters are leaking and in poor repair, or if the downspout empties right beside your house, this is a problem.



Gutter systems in place.

Observations

1.4.1 Roof Drainage Systems

DOWNSPOUT EXTENSIONS.

Recommend extending the bottom of the downspouts to carry the water away from the home.



Maintenance Item/Recommendation



Downspout extensions at the front of the home have come loose. Recommend securing. It should be noted that this is a very minor concern.

2: EXTERIOR

		IN	NI	NP	O
2.1	Wall Cladding Flashing and Trim	X			
2.2	Doors (Exterior)	X			X
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	X			X
2.4	Windows	X			
2.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	X			
2.6	Eaves, Soffits and Fascias	X			
2.7	Exterior Overview	X			

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Information

Wall Cladding Flashing and Trim: Wall Cladding and Trim

Wood shakes

Overall exterior of home inspected for signs and defects. Advice for your exterior of home: It is important to continue to monitor overall exterior condition of home. This will help to prolong the life of the home. Trim and Flashing often can be .Rotting wood with brown or yellow in color. When exterior window trim is damaged, it's not just an aesthetic issue. This can lead to water seeping in and causing further destruction. In addition to this You might notice your energy bill is higher too, since the window won't do a good job insulating or protecting you from the elements. Recommend if trim work is compromised that you seal with proper sealant or replace. Always monitor conditions of exterior of home for preventative measures. All of these are helpful tips to prolong the life of the home. Any issues within this section of report will be brought to your attention within the photo section.

CONCLUSION: Exterior wall coverings are comprised of high-quality cedar shingles. All of which were found to be in good condition and should provide many years of protection to the home.



All areas of exterior wall coverings inspected around the home. No major concerns observed at time of inspection.



Doors (Exterior): Exterior Doors

Insulated Glass, Fiberglass

Overall condition of exterior doors were inspected. Inspected for weather stripping, thermal efficiency exterior rating, operation and any defects. We also inspect locking system and overall operation of door. Nothing further to report on this exterior item.

CONCLUSION: Home is equipped with high-quality thermal doors that will provide good heat retention to the home year-round.



Exterior doors found to be operational. No major concerns observed at time of inspection.

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Decks Porches and Balconies

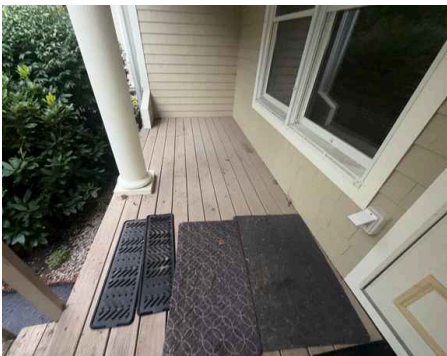
Decks and porches, Steps

Because decks are exposed to the elements all year round, it's a good idea to establish a routine of upkeep that'll protect your deck and prevent expensive repairs. We recommend maintaining good support system, sealing deck with water proofing material and maintaining a good handrail system. We will inspect the decks and steps around the home and report on any issues. Nothing further to report on this inspection item.

CONCLUSION: Home comes equipped with good quality deck areas comprised of wood that should provide service to the home for many years.



All areas of decks and steps inspected around the home. No major concerns to note at time of inspection.



Windows: Windows

Thermal, Double Hung

Exterior windows inspected for overall condition. Trim work, weather stripping and thermal efficiency are important in the overall inspection of exterior windows. We always recommend a good insulated window to help with thermal efficiency of the home. A good quality window can also add value to your home.

CONCLUSION: Home is equipped with high-quality thermal windows that should provide good heat retention year-round.



Windows inspected around the home with no major concerns to note at time of inspection.



Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) : Grading and drainage around the home

Asphalt drive, Vegetation

Slopping all around home fully inspected. It is important to note that proper grading will shed water away from home keeping it from entering the basement area and causing moisture issues or other concerns. How your house is sited-where it sits on its lot and how the land slopes around it-is important in keeping basements dry. Improper grading-that is, ground that doesn't correctly slope away from the foundation-can allow excessive amounts of groundwater to collect in the soil around basement walls. The ground should slope away from the foundation of your house for several feet at a grade of at least 1 inch per foot. It is improperly sloped if it is level or angles toward the house. This often can cause issues. If this is the case you may have to bring in a landscaper to assist with the issue. Nothing further to report.



All visible areas of grading inspected around the property. No major concerns to note.

Eaves, Soffits and Fascias: Eaves Soffit and Fascia

Eaves soffit and fascia, Vented Soffit, Wood fascia

Eaves and soffits were inspected. Often eaves and soffits should allow for good airflow in the attic area. This is important because it will help prevent moisture build up or mold to form. Generally Warm air that escapes rooms below gets trapped in the attic. Snow melts and the water refreezes on the cold eaves, creating ice dams. Warm air that escapes living space also carries moisture that will condense on rafters or roof sheathing. We recommend keeping an eye on this. This can often cause issues if left alone for a long time. Nothing further to report



All areas of eaves, soffit, and fascia inspected around the home. No major concerns observed at time of inspection.



Exterior Overview: Exterior Overview

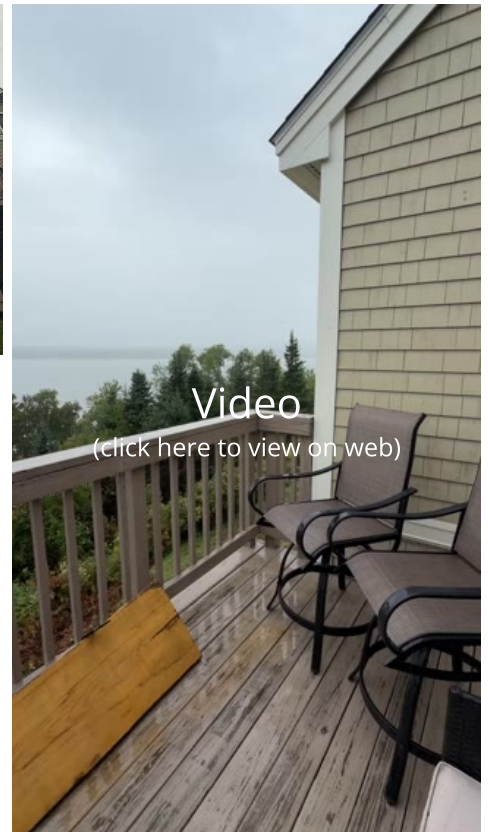
All areas of the exterior of the home were inspected



Exterior overview front of home



Exterior overview rear of home



View from rear deck

Observations

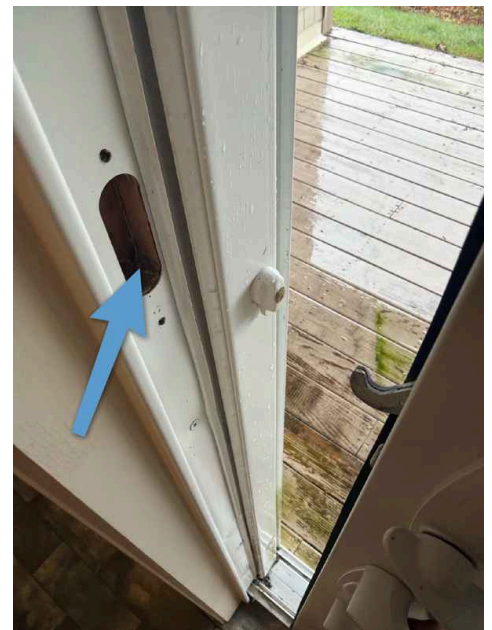
2.2.1 Doors (Exterior)

DOES NOT LOCK

Door does not lock properly, recommend repair adjustment or replacement of lock mechanism as needed to allow door to be properly secured.



Maintenance Item/Recommendation



The basement entrance does not lock as the strike plate is missing. Recommend necessary repairs.

2.2.2 Doors (Exterior)

NEEDS TO BE SECURED

Maintenance Item/Recommendation



Loose weatherstripping observed at the main level rear deck entrance. Recommend securing.

2.3.1 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

PEELING PAINT/LIGHT DETERIORATION

Various areas of peeling paint and deterioration were observed at deck areas around the home, recommend making repairs where necessary as well as scraping and applying a coat of paint or stain.



Maintenance Item/Recommendation



All deck areas could use a new coat of paint or stain.



Additionally, the first level rear deck could use cleaning. It should be noted that these are very minor concerns.

3: STRUCTURAL COMPONENTS

		IN	NI	NP	O
3.1	Foundations, Basement and Crawlspc	X			
3.2	Walls (Structural)	X			X
3.3	Basement overview	X			
3.4	Floors (Structural)	X			X
3.5	Ceilings (Structural)	X			
3.6	Roof Structure and Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Foundations, Basement and Crawlspc : Foundations

Poured concrete

At time of inspection we will indicate moisture intrusion and good support throughout basement area. we will also comment on active occurring moisture as it pertains to all areas of basement. Most basements in Maine have some moisture and we recommend a dehumidifier be run in basement areas. Depending on the time of the year moisture may exist or not. For example: If ground is frozen it is less likely to have moisture penetrating the foundation walls. However, in the spring when grounds are soft and more consistent rain fall exist it is more likely to see foundation penetration.

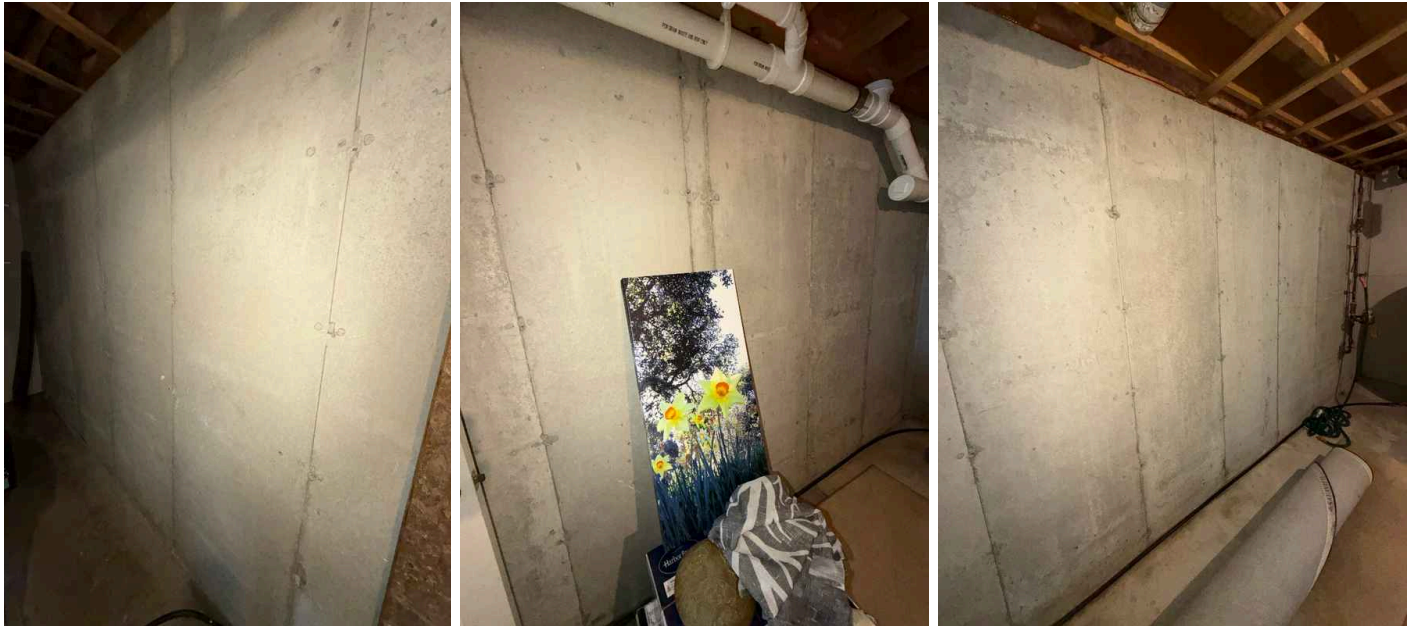


All visible areas of the foundation inspected around the exterior. No apparent structural concerns observed.

Walls (Structural): Basement Walls

Poured Concrete

Basement inspected for overall structural condition. We will indicate moisture intrusion at time of inspection, structural worthiness and more. All residential basements have some cracks which are perfectly normal and are a result of original settlement and/or shrinkage of construction materials. These cracks may have a tendency to open and close slightly with the changes in temperature and are no cause for alarm. However, any horizontal crack in a poured concrete concrete or block wall is a result of a wall's inability to withstand external forces. Many of these walls require reinforcement that should be done by a professional. It is worth noting that Maine has many types of homes from New to 200+years of age. It is important to understand that foundations built within that time frame have very different structural components. We will look at older foundations and do our best to determine if the foundation is sound. Older basements will most likely receive moisture at certain times of the year. This is common and with todays technology there are several options for repair. It is important to note that depending on the time of year some foundations may not leak and then show signs of leaking during the raining season or spring time. As an inspector it is hard to predict how the seasons will effect the moisture intrusion of a home.



All visible areas of foundation walls found to be structurally sound.

Basement overview: Basement Overview

The basement serves as the below-grade foundation area of the home, typically used for storage, mechanical systems, or finished living space. Basement conditions vary widely based on construction quality, drainage, moisture control, and maintenance history.



General basement overviews



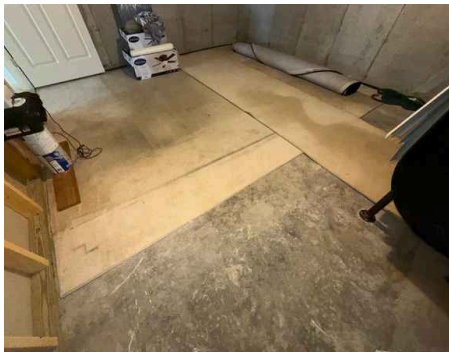
Unable to fully inspect structural areas in the basement due to the presence of finished coverings.



Floors (Structural): Floors

Basement slab

In general concrete compressive strength used in residential construction is typically either 2,500 or 3,000 psi, although other values may be specified. Floors inspected in this home were found to have overall structural strength and integrity. At time of inspection we will indicate any major concerns with the overall floor design and support. Nothing further to report.



Basement floors found to be structurally sound.

Ceilings (Structural): Ceilings

2x10 floor joist

Ceiling support was inspected throughout basement. We generally look for signs of moisture, tied in supports, cracks, dipping of floor and several other points. Ceiling are inspected at top surface and bottom. We will walk above areas listening for signs of defects or flaws. At time of inspection the ceilings appeared to be well attached and represented good support throughout.



All visible areas of structural ceilings found to be well supported. No major structural concerns observed.



Roof Structure and Attic: Roof Structure

2x8 rafters

In general a building's framing works in conjunction with its foundation to provide strength and stability for the structure; it is also another critical component of the load path. Properly designed and constructed building framing is important in all locations. The roof framing must support the roof decking and sheathing and resist loads applied to the sheathing and transfer loads vertically to support walls (or frames). The roof framing must also function as part of the roof diaphragm to transfer lateral loads to the shear walls below. We inspected the overall roof structure to make sure it is supported well and be able to withhold heavy loads such as several inches of snow. We will also indicate any moisture if it exist.

Attics are considered structural components for homes, however, depending on the age of the home, you may see many different types of structural designs. As inspector we don't report on structural designs, but rather, structural worthiness. As inspectors we will report on any instabilities that may exist for structural purposes. We do so as inspectors and not engineers.

There are times when the entire attic area is not accessible. We will not continue throughout all areas of the attic if not accessible by walkway or installed planking or flooring.



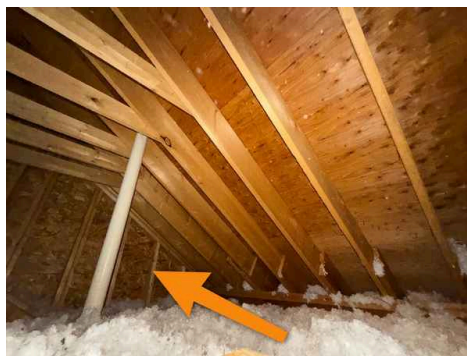
Attic access located in the second level front bedroom closet



Access panel removed for inspection



All visible structural roof areas inspected in the attic from access point. No major structural concerns observed.



Unable to scale full length of attic due to limited access and the presence of insulation.



Observations

3.2.1 Walls (Structural)

CRACK IN WALLS



Maintenance Item/Recommendation

Cracks observed in foundation walls. These cracks do not appear to be structurally concerning. If the cracks become a location for water intrusion, they can be patched or injected with an epoxy



Settling cracks observed on the foundation wall by the sewer line. These do not appear to be structurally concerning at this time, but should be monitored.

3.4.1 Floors (Structural)



Maintenance Item/Recommendation

SETTLEMENT CRACKS NOTICED IN CONCRETE SLAB

Areas of settlement cracks observed on basement floor. This does not have an impact on structural integrity of slab.



Settling cracks found in the basement floor do not appear to be structurally concerning at this time.

4: INTERIORS

		IN	NI	NP	O
4.1	Ceilings	X			
4.2	Walls	X			
4.3	Floors	X			
4.4	Steps, Stairways, Balconies and Railings	X			
4.5	Counters and Cabinets (representative number)	X			
4.6	Doors (representative number)	X			
4.7	Windows (representative number)	X			
4.8	Overview	X			

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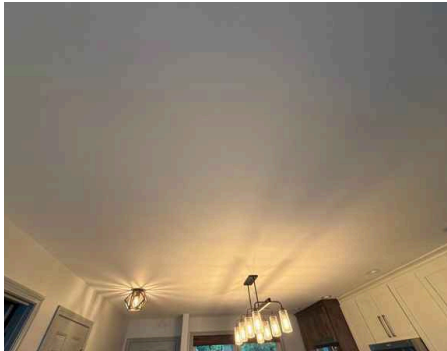
Information

Ceilings: Interior Ceilings

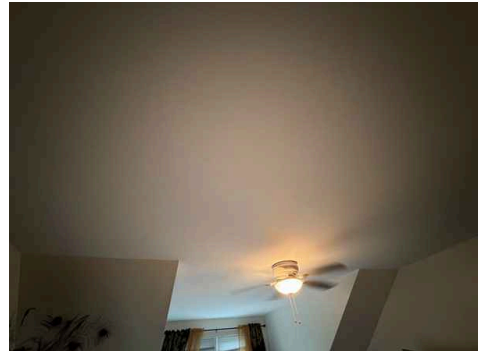
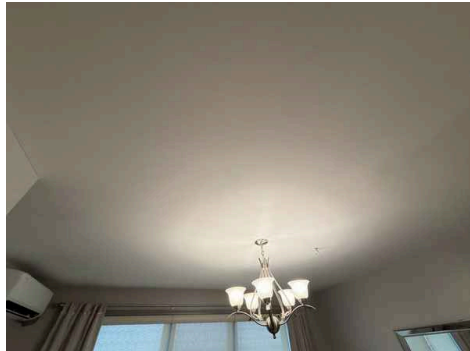
Sheetrock

All ceilings, walls and floors inspected for overall structural support, moisture intrusion and other defects. At time of inspection we indicate any issues in these areas. Nothing further to report.

CONCLUSION: Ceilings are comprised of good quality sheet rock. All of which were found to be in good condition.



All areas of ceilings found to be well supported.

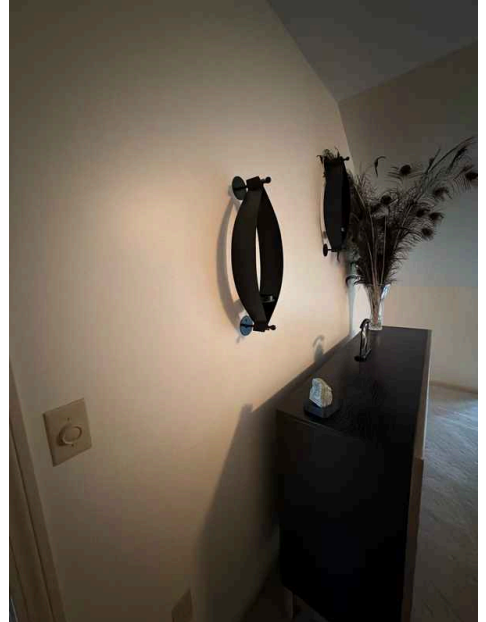


Walls: Interior Walls

Sheetrock

During this inspection item all walls throughout home inspected for structural conditions and overall condition. During this inspection process, we will take note of any major issues. Interior walls should be tied into floors for overall better support. If lack of support exists, the home inspector will note this within this section of the report.

CONCLUSION: Walls are comprised of good quality sheet rock and will provide many years of service to the home.



All visible areas of walls found to be structurally sound.



Floors: Flooring

Vinyl, Carpet

All flooring throughout home inspected for overall conditions and support throughout. During this process we take note of any issues that will cause concern for the stability of the floor. Most concerns will be listed as major or minor. It is very important that the floors are supported well throughout the home to ensure home stability.

CONCLUSION: Home is equipped with high-quality vinyl and carpet floors that that were found to be in generally good condition.



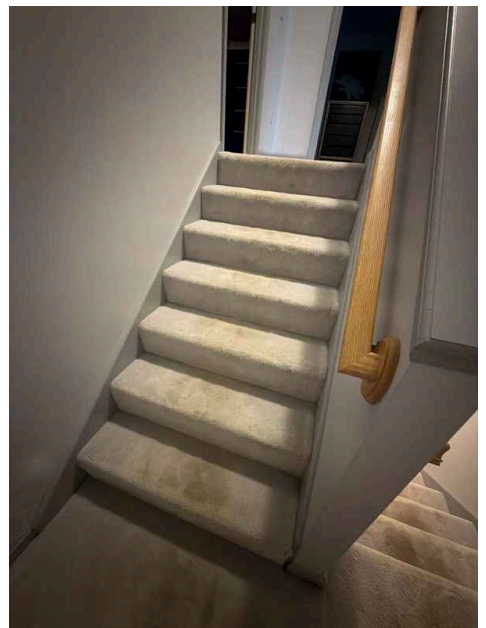
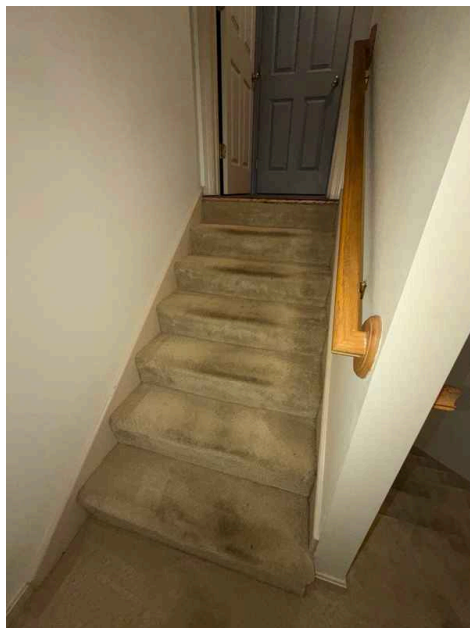
All visible areas of floors inspected with no apparent structural concerns to note.



Steps, Stairways, Balconies and Railings: Steps Stairways and Railings

Stairs and handrails

All steps and stairways were inspected for attachment to walls. We note if there are any concerns that relate to safety issues and overall condition.



All areas of stairs found to be structurally sound.

Counters and Cabinets (representative number): Countertops and Cabinets

Cabinets and countertops, Wood Cabinets, Marble countertop

All counters and cabinets inspected for overall conditions and attachment to walls. We also indicate any issues with operation of doors. Nothing further to report.

CONCLUSION: Home is equipped with high-quality marble and wood countertops and cabinets that should provide many years of service to the home.



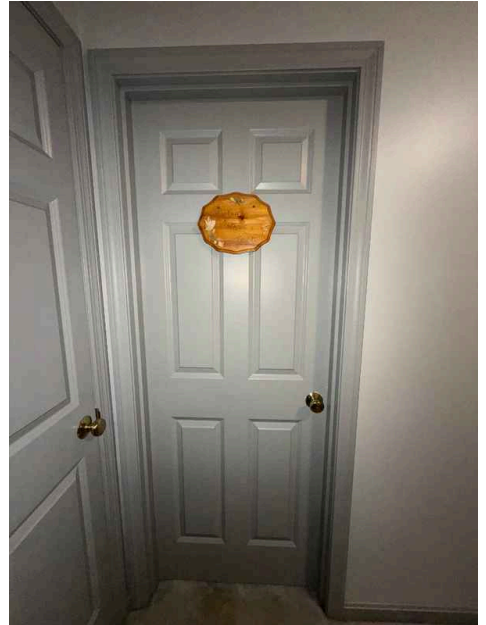
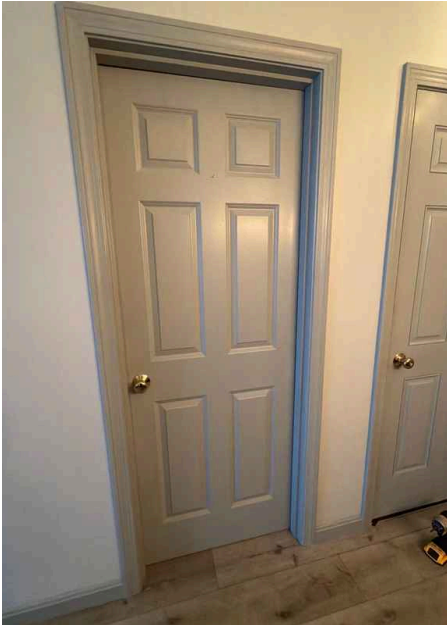
Countertops and cabinets inspected with no major concerns observed at time of inspection.

Doors (representative number): Interior Doors

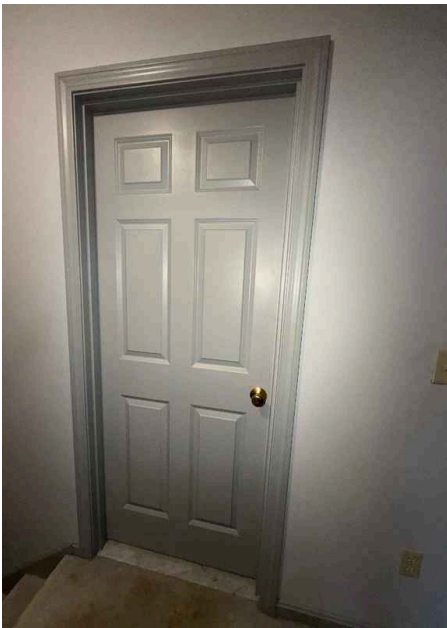
Interior doors, Wood, Hollow core

All doors throughout home were inspected for overall conditions and locking systems. At time of inspected we indicate any issues with doors that don't operate correctly.

CONCLUSION: Home is equipped with good quality interior doors that were found to be operational and in generally good condition.



Interior doors found to be operational throughout the home. No major concerns observed at time of inspection.



Windows (representative number): Interior Thermal Windows**Thermal, Double Hung**

Interior thermal windows refer to the glass panes and thermal properties of windows as viewed from inside the home. Thermal performance is affected by glazing type (single, double, or triple-pane), frame material, weather sealing, and condition of insulating air spaces between panes. Proper thermal performance helps maintain comfortable indoor temperatures and reduces energy costs.



Windows inspected around the home with no major concerns observed at time of inspection.



Overview: Room Overview

The interior spaces of a home include various rooms such as bedrooms, bathrooms, kitchens, living areas, and other functional spaces. Room conditions are assessed for structural integrity, finishes, functionality of built-in features, and overall maintenance. A comprehensive room overview evaluates walls, ceilings, floors, doors, windows, and any permanent fixtures to establish the general condition and usability of each space.



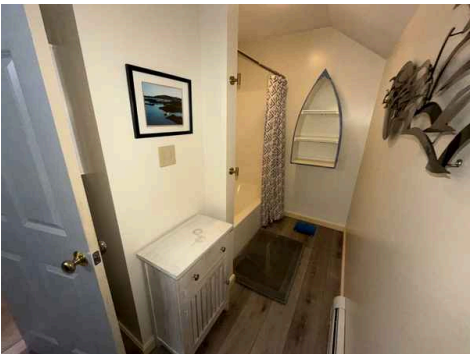
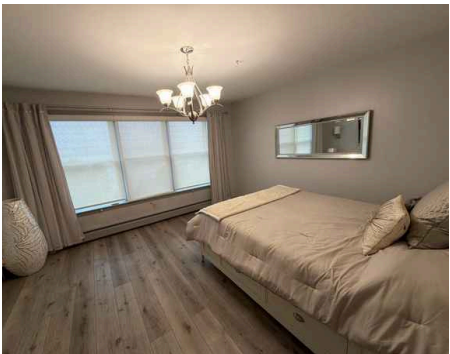
General interior overviews



Video of living room



Video of kitchen area





5: PLUMBING SYSTEM

		IN	NI	NP	O
5.1	Plumbing Drain, Waste and Vent Systems	X			
5.2	Plumbing Water Supply, Distribution System and Fixtures	X			
5.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	X			
5.4	Main Water Shut-off Device (Describe location)	X			
5.5	Main Fuel Shut-off (Describe Location)	X			
5.6	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	X			
5.7	Washer and Dryer	X			

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Information

Main Fuel Shut-off (Describe Location): Fuel shut off and location

main fuel shut off was located

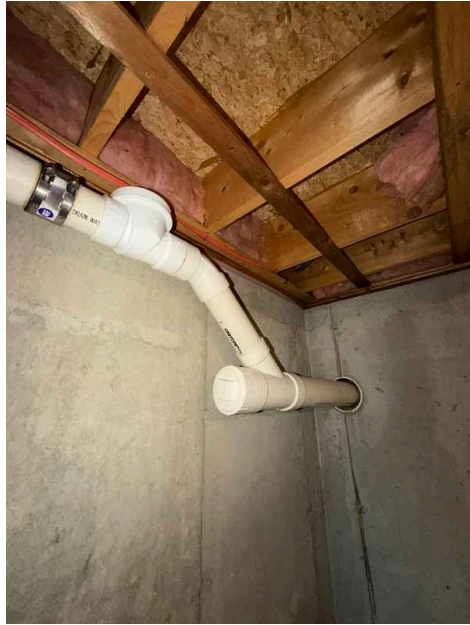


Located at boiler

Plumbing Drain, Waste and Vent Systems: Plumbing Waste and Drain Systems

PVC

The plumbing waste and drain systems were inspected during the home evaluation. These systems are responsible for safely removing wastewater and sewage from fixtures throughout the home to the municipal sewer or septic system. Proper function of drain lines, vents, and waste pipes is essential for sanitary conditions and preventing backups or water damage.



Plumbing Water Supply, Distribution System and Fixtures: Water Supply Distribution and Fixtures

Faucet, Spigot, Toilet, Pex, Public water supply

The water supply distribution system and fixtures throughout the home were inspected during the evaluation. This includes the main water line, branch distribution lines, shut-off valves, and all accessible fixtures such as faucets, supply lines, and connection points. The inspection verifies that water is delivered effectively to all areas of the home and that fixtures are functioning as intended.

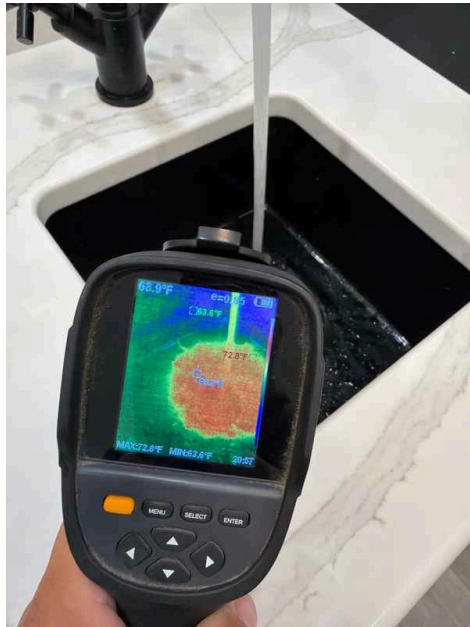


All plumbing fixtures found to be operational at time of inspection.



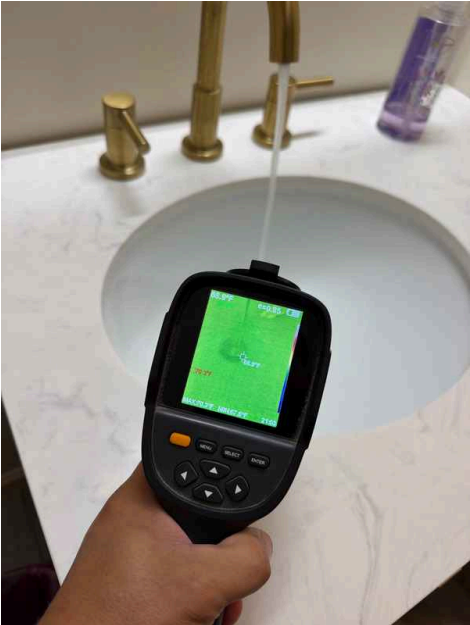
All toilets found to be operational with no major concerns to note at time of inspection.





It should be noted that water temperatures did not rise much above room temperature during the inspection. This appears to be due to issues found with the indirect water heater.





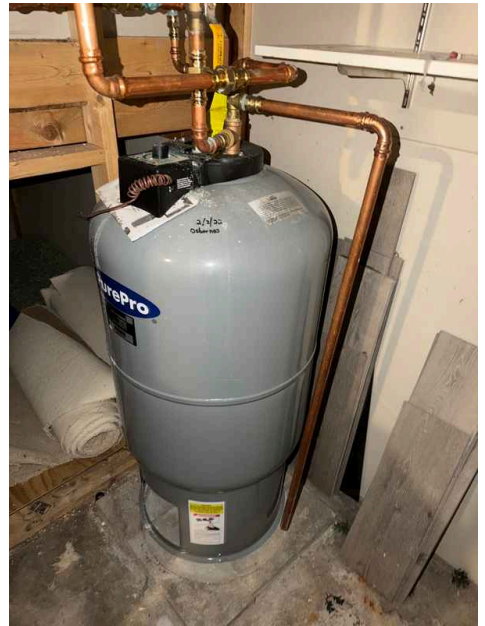
Hot Water Systems, Controls, Chimneys, Flues and Vents: Water Heating Equipment

Hot water system and delivery, 40 Gallon, Boiler, Heating oil, Indirect

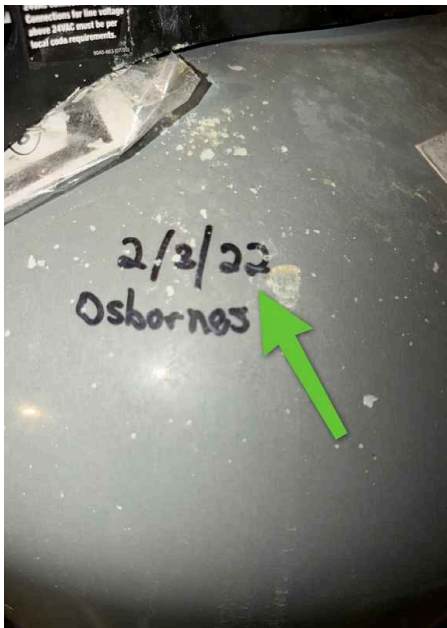
Water heating equipment was inspected during the home inspection. Water heaters are responsible for supplying hot water throughout the home and typically operate using gas, electricity, or other fuel sources. The system's condition, age, and maintenance history affect its efficiency and longevity.



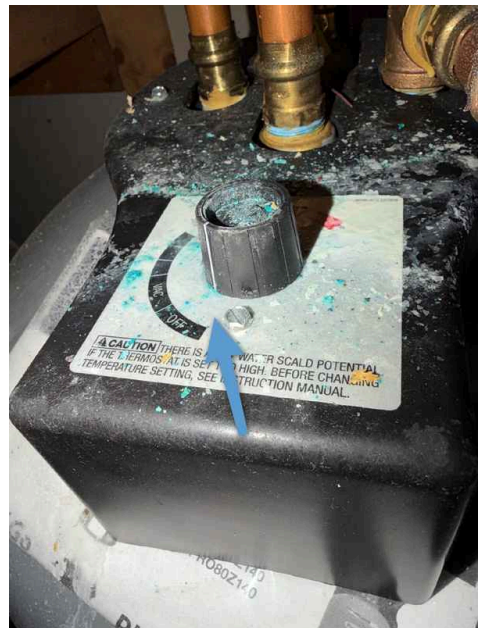
Boiler operational at time of inspection.



Indirect water heater inspected.



Unit installed as of 2022.



The indirect water heater was found to have been turned off due to leaks found in the plumbing connected to the unit.

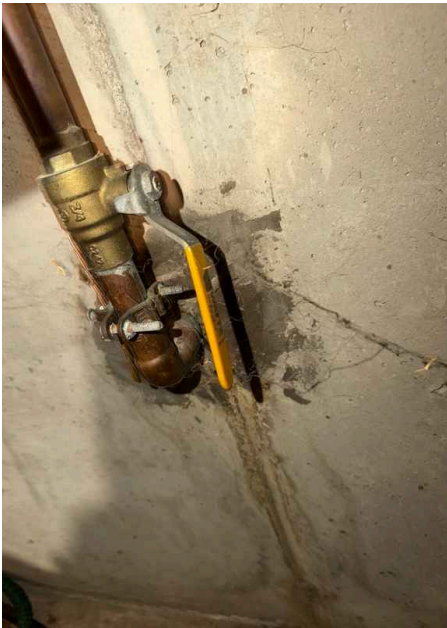


Recommend consulting a plumber for repairs.

Main Water Shut-off Device (Describe location): Main Water Shut-off Device

Lever, Yellow

The main water shut-off valve controls the flow of water into the home from the municipal supply or well. This valve should be easily accessible and clearly labeled so occupants can quickly shut off water in case of emergency, leak, or maintenance needs. Knowing its location and condition is essential for every homeowner.



Located by the oil tank

Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks): Fuel storage and distribution

Heating oil fill and vent, Oil tank, Popane tank

Fuel storage and distribution systems inspected from all accessible angles for signs or leaks or corrosion. Fuel system include all piping connected as well. It is worth noting that we are not oil techs or specialist in this field. Always check annually for any signs of oil leaks. If belly of tank is very rusted we may indicate replacement of tank.

During the course of inspecting oil tanks, we do our best to identify any and all concerns based on our training and experience. However, it is worth noting that any oil company will make the final call based on their own policies. This is important and we recommend that you consult with who you choose as a company for further policies/evaluation. This will help to ensure that deliveries can take place.



Propane tank found to be in good condition.



Shut off and regulator



Fill meter



Located at the front of the home.



Oil tank found to be in good condition.





Fuel level at time of inspection

Washer and Dryer: Washer and dryer

If present, washer and dryer are inspected for operation and connections. Any issues will be noted. It is worth noting that we do not run the units through a complete cycle.



Washer and dryer operational at time of inspection.

6: ELECTRICAL SYSTEM

		IN	NI	NP	O
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	X			
6.4	Connected Devices and Fixtures	X			
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	X			
6.6	Carbon Monoxide Detectors	X			X
6.7	Smoke Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage: Type

Several

Service Entrance Conductors: Service Entrance Conductors

Underground

Service entrance conductors are the main electrical cables that carry power from the utility company's meter to the home's electrical panel. These conductors come in various types, including copper and aluminum, and are sized based on the home's electrical demand. The type and condition of these conductors are important for safe, reliable electrical service delivery to the property. This component was inspected during the home inspection.



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Service and Grounding Equipment

Main panel, Copper Branch wiring, Circuit Breakers

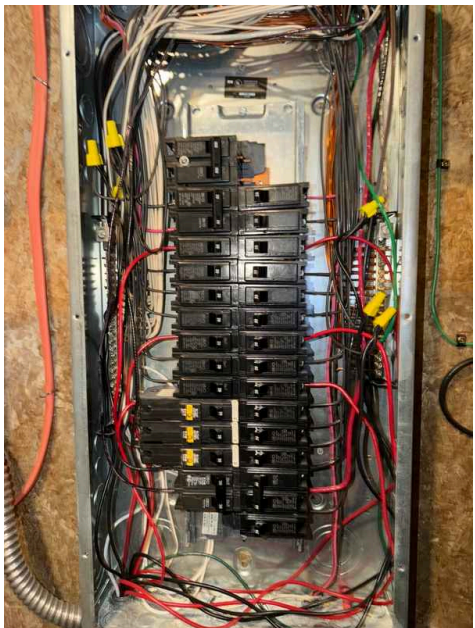
The electrical service and grounding equipment provides the main connection between the utility supply and the home's electrical distribution system. This includes the service entrance, meter base, main disconnect, and grounding conductors that safely direct fault currents to ground, protecting occupants and equipment from electrical hazards.



Main panel inspected by the boiler with no major concerns observed.



Home provide provided with 100
amp service.



Connected Devices and Fixtures : Connected Devices

Outlets and fixtures, 3 prong grounded outlets, Romex wiring present, Generator connection

Representative amount of outlets checked for indications of issues or concerns. We will also check the overall conditions as well. Not all outlets are checked. If we see a consistent issue throughout the home then we will report on the concern as well as the servery of it. If panels can be removed safety we will if there are other issues that exist.



Generator connection present in the garage.

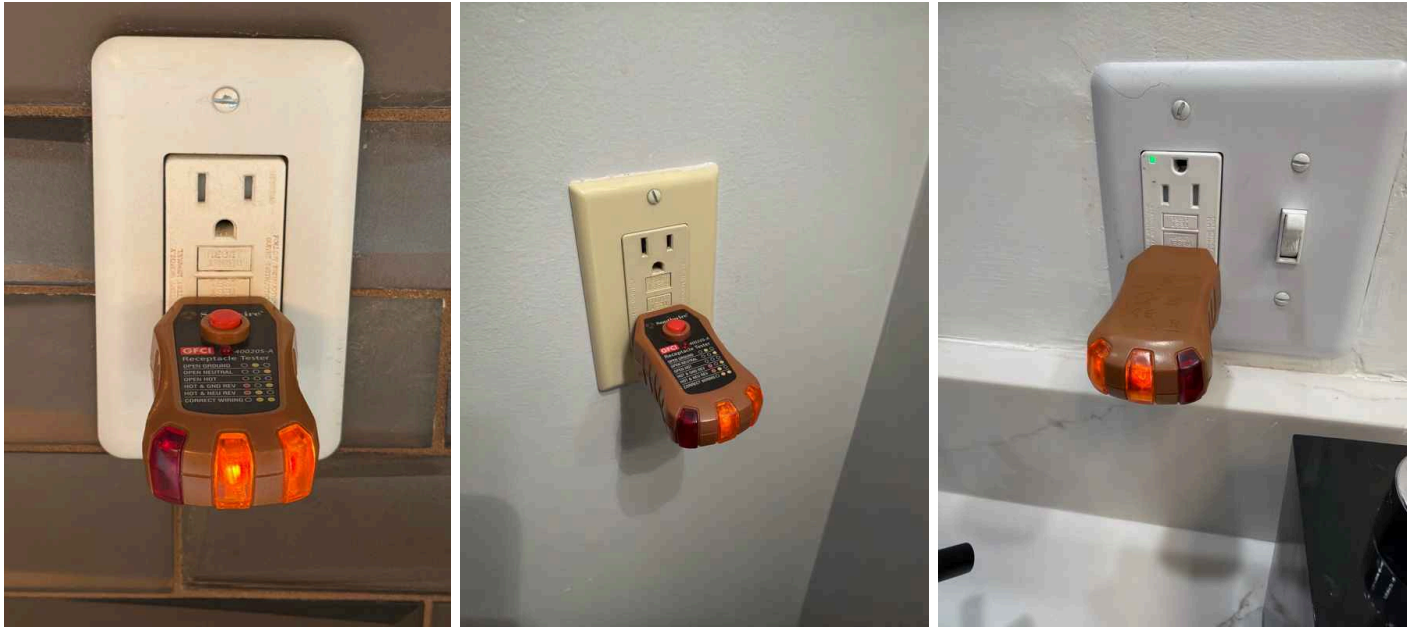


Outlets and light fixtures found to be operational throughout the home at time of inspection.



Operation of GFCI (Ground Fault Circuit Interrupters): GFCI Outlets

Ground Fault Circuit Interrupters (GFCIs) are specialized electrical outlets designed to protect against electrical shock hazards. These devices monitor electrical current flow and instantly shut off power if they detect an imbalance, making them essential safety features in areas where water and electricity may come into contact, such as kitchens, bathrooms, and outdoor spaces.



GFCI outlets found to be operational and present in all necessary areas.

Carbon Monoxide Detectors: Carbon Monoxide Detectors

Carbon monoxide detectors are safety devices designed to alert occupants to the presence of carbon monoxide gas, an odorless and colorless byproduct of combustion. These detectors should be installed in homes with fuel-burning appliances or attached garages, typically near bedrooms and on each level of the home. Regular testing and battery replacement are important for maintaining proper functionality.

Smoke Detectors: Smoke Detector

Smoke/CO detectors will be observed and inspected throughout the home. Any deficiencies will be noted such as missing units or dead batteries

The smoke detector needs locating at least 4 inches from ceiling/wall junction and no further than 12 inches away. Take care of your smoke alarms according to the manufacturer's instructions. Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.

The National Fire Protection Association recommends installing smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Batteries should be replaced yearly and detectors replaced every ten years.



Smoke detectors present in most necessary areas.



Observations

6.6.1 Carbon Monoxide Detectors

NEEDED

There were no carbon monoxide detectors present in the home, it is recommended that they be added to the home.



Maintenance Item/Recommendation



Minimal carbon monoxide detectors observed throughout the home. Recommend installing where needed for safety reasons.

6.7.1 Smoke Detectors

NEEDED

smoke/CO detectors were needed in some or all areas as noted.



Maintenance Item/Recommendation



Smoke detector needed in the basement family room. Recommend installing for safety reasons.

7: INSULATION AND VENTILATION

		IN	NI	NP	O
7.1	Insulation in Attic	X			
7.2	Ventilation of Attic and Foundation Areas	X			
7.3	Venting Systems (Kitchens, Baths and Laundry)	X			

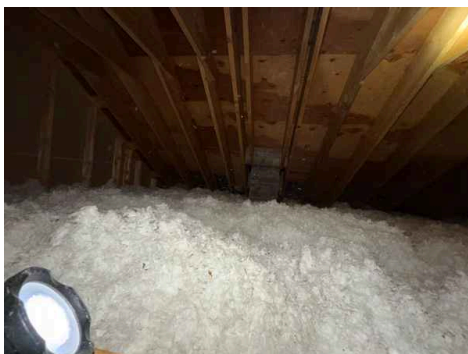
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Insulation in Attic: Attic Insulation

Blown Insulation

Attic was inspected for insulation and good overall structural support. Insulation will help you keep the desired temperature in your house all year round, protecting it against cold in winter and excess heat in summer. Insulation is also useful to reduce noise pollution. A well insulated house is very energy efficient and will need very little additional heating and cooling. How much money you will save by insulating your home will depend on different factors like the type of insulation and the size of your house. Moreover, depending on how old your house is, you will need to incorporate more or less insulation measures. The good thing is that you generally don't need any planning permission for fitting insulation measures and they will eventually pay back so it is a wise investment. Thermal imaging was used throughout the inspection process.



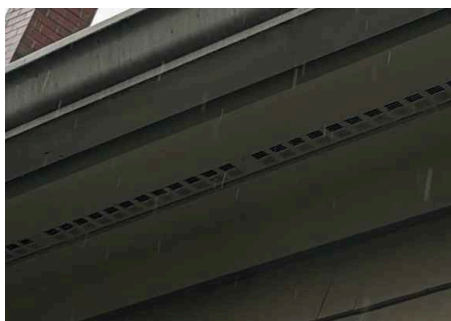
All visible areas of insulation inspected in the attic from access point with no major concerns observed.

Ventilation of Attic and Foundation Areas: Attic and Foundation Ventilation

Soffit vents, Ridge vent

Helpful Information: According to the EnergyStar™ Program, heating and cooling costs can be slashed by up to 20% per year by properly sealing and insulating the home. Insulating the attic should be a top priority for preventing heat loss because as heat rises, a critical amount of heat loss from the living areas of the home occurs through an unfinished attic. During the summer months, heat trapped in the attic can reduce a home's ability to keep cool, forcing occupants to further tax the home's cooling system.

The aim should be to insulate the living space of the house while allowing the roof to remain the same temperature as the outside. This prevents cold outside air from traveling through the attic and into the living area of the home. In order to accomplish this, an adequate venting system must be in place to vent the roof by allowing air flow to enter through soffit-intake vents and out through ridge vents, gable vents or louver vents.



Soffit and ridge vents present for ventilation to the attic.



Venting Systems (Kitchens, Baths and Laundry): Kitchen, Bath, and Laundry Ventilation Systems

Exterior vent hood

Ventilation systems in kitchens, bathrooms, and laundry areas are designed to remove excess moisture, odors, and cooking byproducts from the home. Proper ventilation helps prevent moisture accumulation, mold growth, and indoor air quality issues. These systems typically include exhaust fans that duct air to the exterior or may recirculate filtered air back into the living space.

Venting Systems (Kitchens, Baths and Laundry): Exhaust Fans and dryer vent

Dryer vent

The benefits exhaust fans provide your bathroom. Bathroom fans vent the humidity and dampness that cause the mold and mildew that can trigger asthma issues and breathing problems in your family. They also help vent the particulate matter from your washroom. We check to make sure proper ventilation exist.

Dryer vent should be plumbed to carry the moisture out of the home.

8: HEATING / CENTRAL AIR CONDITIONING

		IN	NI	NP	O
8.1	Heating Equipment	X			X
8.2	Normal Operating Controls	X			
8.3	Automatic Safety Controls	X			
8.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
8.5	Presence of Installed Heat Source in Each Room	X			X
8.6	Gas/LP Firelogs and Fireplaces	X			X
8.7	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	X			
8.8	Cooling and Air Handler Equipment	X			
8.9	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

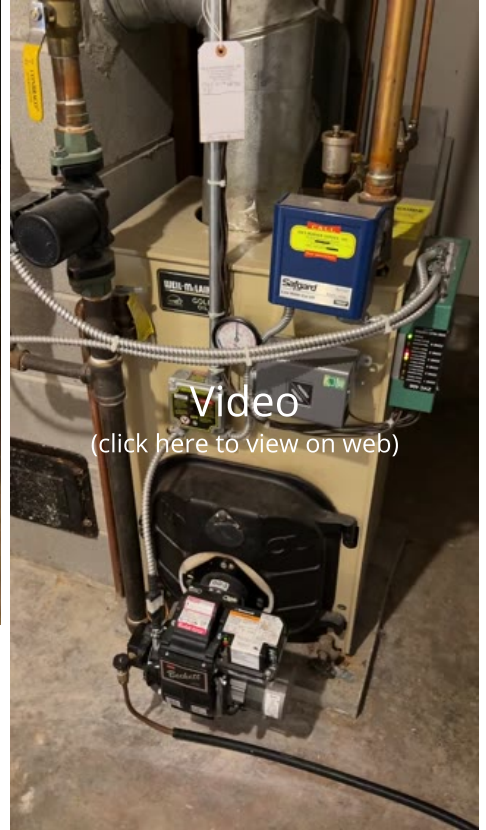
Heating Equipment: Heating Equipment

Circulating Boiler, Heating oil

How we inspect heating systems: Heating system will be inspected under operation for a period of time. This will take place if the unit is operational. During this time we will normally look for any defects or signs of heat loss or obvious signs of issue or concern. Overall performance of heating system will also be noted. It is always recommended to have a heating system serviced annually to avoid break downs. A well maintained furnace means lower fuel bills and cleaner emissions. No one inspector can predict how long a heating system will last. We do our best to provide all information to help our clients make informed decisions.



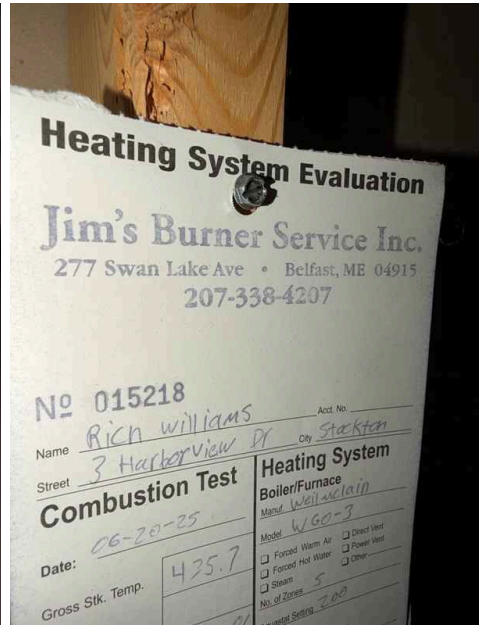
Boiler operational at time of inspection.



Video confirming operation



Thermal imaging

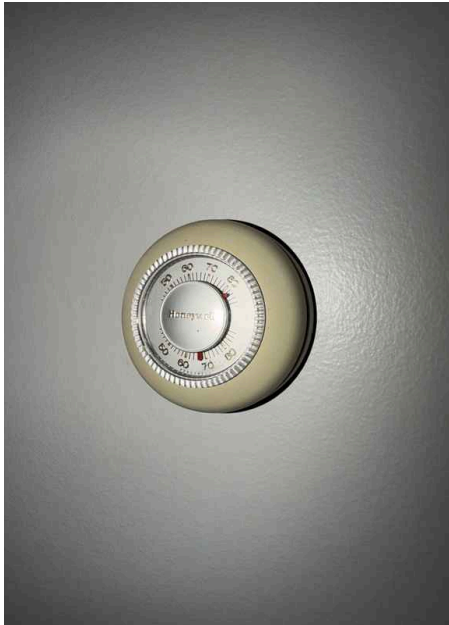


Boiler serviced by Jim's Burner Service Inc.

Normal Operating Controls: Operating Controls

Thermostat, Emergency shut off

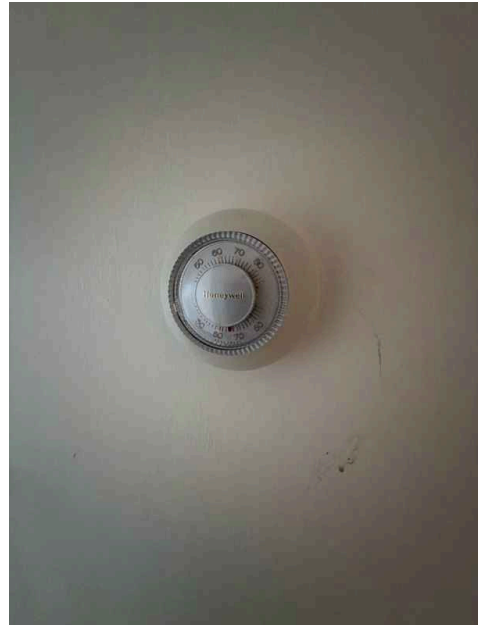
Normal heating controls such as thermostats and safety shut off switches will be located and inspected for proper working condition.



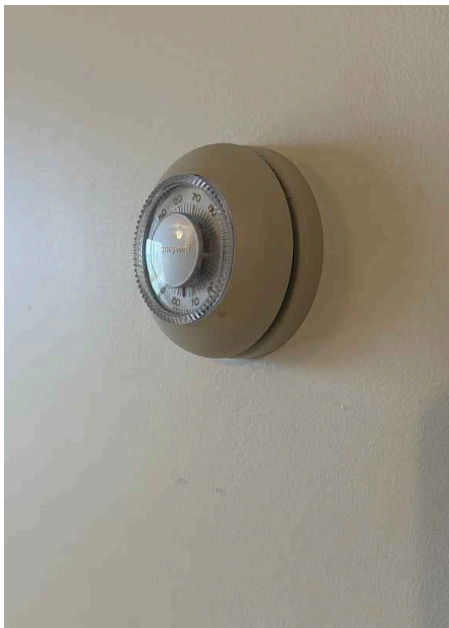
Thermostat located in the dining area



Thermostat located in the master bedroom



Thermostat located in the front second level bedroom



Thermostat located in the basement living space

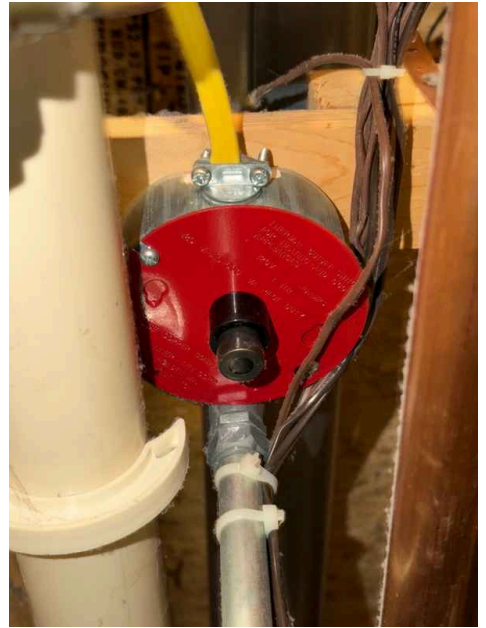


Emergency shut off located at the bottom of the basement stairs

Automatic Safety Controls: Safety Controls

Safety switch, Pressure relief valve, Safety eye

safety control functions will be located and inspected at the heating system.

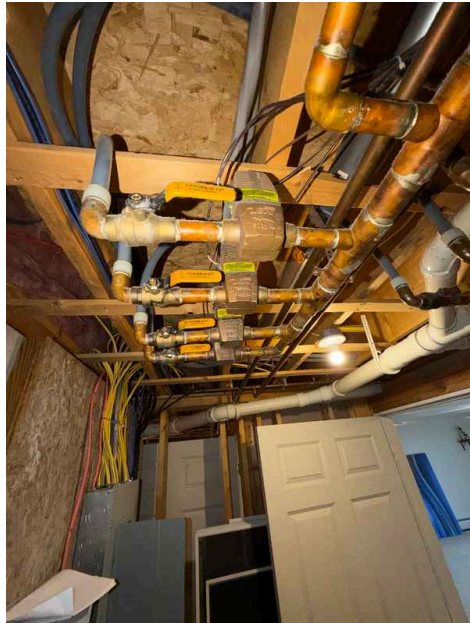
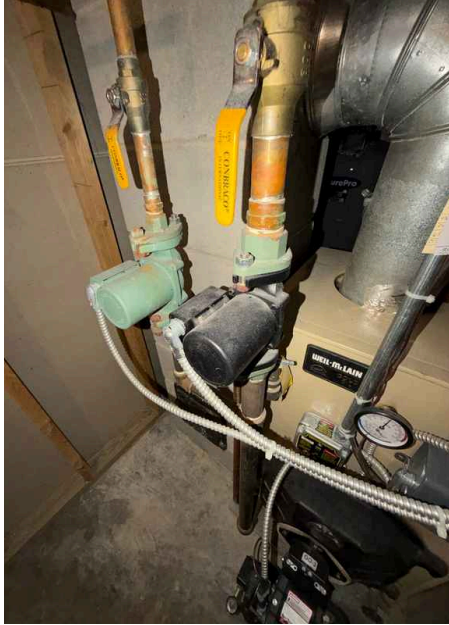


Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Distribution Systems

Circulation pump, Zone valve

proper methods of heat distribution will be inspected at the heating system

Heat distribution will be verified with thermal imaging



Presence of Installed Heat Source in Each Room: Presence of heat in each room

Hot water baseboard heat

If heat is operational we will run it for a period of time and check all areas throughout home to verify heat distribution.



Cooling function on all heat pumps operational at time of inspection.



Basement heat pump fully operational at time of inspection.



Baseboard heat found to be mostly operational throughout the home at time of inspection.



Gas/LP Firelogs and Fireplaces: Gas Log

Vented fire logs

Gas fireplaces will be inspected and operated. Any deficiencies will be noted



Propane fireplace inspected.

Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems): Chimneys and Exhaust

Brick chimney, Block Chimney

How a chimney works: A chimney is a structure made of masonry or metal, which surrounds and supports a flue or multiple flues that vent products of combustion from gas, oil, or solid fuel appliances or fireplaces. The flue, then, is the inner part of the chimney, the part that actually contains and vents the products of combustion. Flues can be made of clay tile, as in the case of most masonry chimneys, or of metal, as in the case of prefabricated or manufactured chimneys. We always recommend that chimney flues are cleaned annually to protect the overall condition as well as protecting yourself from any carbon monoxide gases. Not all liners or flues can be easily accessible therefore not all chimneys will be inspected inside.



Chimney structure in the basement found to be in good condition.



Partial view up chimney flue

Cooling and Air Handler Equipment: Cooling and Air Handler equipment

Heat Pump

cooling and heat pump systems were inspected and operated. Any deficiencies will be noted

Heat pump units should be serviced and cleaned regularly.

Presence of Installed Cooling Source in Each Room: Presence of cooling in each room

Heat Pump

Cooling distribution vents were observed throughout the home. Cooling distribution was verified using thermal imaging.

Observations

8.1.1 Heating Equipment

SYSTEM SERVICING NEEDED



Maintenance Item/Recommendation

System has not been serviced in recent years according to paperwork at unit. It is recommended that heating systems be serviced annually.

No 015218

Name Rich williams

Street 3 Harborview Dr

City Stockton

Acct. No.

Combustion Test

Date: 06-20-25

Gross Stk. Temp. 475.7

Net Stk. Temp. 12.02%

☒ CO₂% ☐ O₂%

Smoke 0.044

Heating System

Boiler/Furnace

Manuf. Weil-mclain

Model WGO-3

☐ Forced Warm Air ☐ Direct Vent

☐ Forced Hot Water ☐ Power Vent

☐ Steam

No. of Zones 5

Aquastat Setting 200

Burner

Manuf. Bockitt

Model Info ARG

Nozzle

Size 45

Last service record observed as of more than a year from the time of inspection. Recommend having boiler serviced.

8.5.1 Presence of Installed Heat Source in Each Room

NOT OPERATIONAL

Tested and found not to be operational at time of inspection

 Maintenance Item/Recommendation



The thermostat on the second level was turned up to the maximum temperature and allowed approximately 20 minutes for the system to heat up.



No noticeable difference in temperature was observed through the course of the inspection. Recommend consulting a heating professional for further inspection and possible solutions if necessary.



Heat pumps in the living room and master bedroom were set to the highest heat setting and allowed approximately 45 minutes to an hour to heat up with no noticeable increase in temperature observed. Recommend consulting a heat pump professional for possible solutions.



8.6.1 Gas/LP Firelogs and Fireplaces



Maintenance Item/Recommendation

BURNER PILOT WOULD NOT IGNITE

Pilot for the ignition system would not light or stay lit. Recommend having unit serviced.



The burner pilot on the propane fireplace would ignite, but would not stay lit after holding for the recommended minute and a half. Recommend consulting a heating professional for further inspection and repair if necessary.

9: BUILT-IN KITCHEN APPLIANCES

		IN	NI	NP	O
9.1	Dishwasher	X			
9.2	Ranges/Ovens/Cooktops	X			
9.3	Range Hood (s)	X			
9.4	Microwave Cooking Equipment	X			
9.5	Refrigerator	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Microwave Cooking Equipment:

Microwave cooking equipment

WHIRLPOOL

microwave was inspected and checked for proper operation



Microwave operational at time of inspection.

Dishwasher: Type

WHIRLPOOL

Dishwasher was inspected and operated. We do not run the appliance through a full cycle. Any deficiencies will be noted.



Dishwasher operational at time of inspection.

Ranges/Ovens/Cooktops: Type

FRIGIDAIRE

Range and oven were inspected and checked for proper operation. Bake and broil functions were checked and verified with thermal imaging.



Oven operational at time of inspection.



Unable to test operation of the cooktop as it is induction and there was no cookware present at the property during the inspection.

Range Hood (s): Type

Recirculate, WHIRLPOOL

Range hood was operated and checked for recirculation or venting out of the home.



Hood operational at time of inspection.

Refrigerator : Refrigerator

GE

Refrigerator was inspected and checked for proper operation using thermal imaging.



Refrigerator operational at time of inspection.

10: GARAGE

		IN	NI	NP	O
10.1	Garage Ceilings	X			
10.2	Garage Walls (including Firewall Separation)	X			
10.3	Garage Floor	X			
10.4	Garage Door (s)	X			X
10.5	Occupant Door (from garage to inside of home)	X			
10.6	Garage Overview	X			
10.7	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	X			
10.8	Garage roof	X			

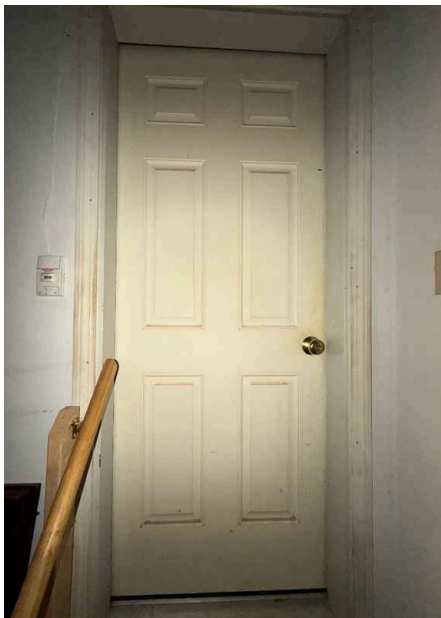
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Occupant Door (from garage to inside of home): Garage Entry Door

Fiberglass

Entry door from the garage into the home was inspected.



Garage Ceilings: Garage Ceilings

Sheetrock

Garage ceiling will be inspected for the overall conditions and structural wellness. All concerns will be reported in this section if they exist.

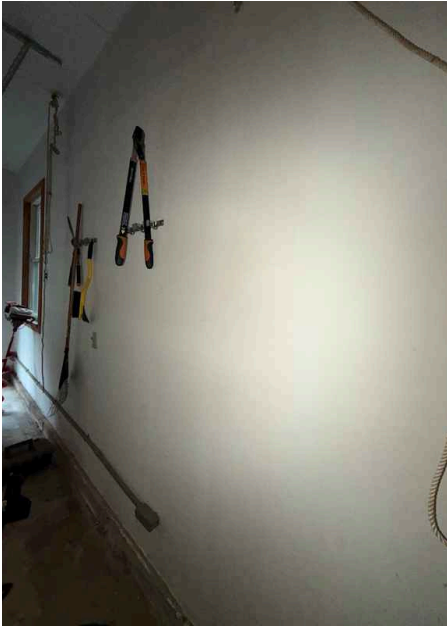


Garage ceilings found to be well supported.

Garage Walls (including Firewall Separation): Garage Walls

Sheetrock

All walls fully inspected for structural support and integrity. At time of inspection we will indicate if there are any issues. The presence or absence of a firewall between the garage and the living space will also be noted

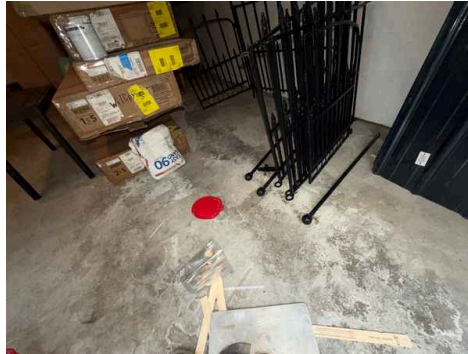


All visible areas of garage walls inspected. No apparent structural concerns observed.

Garage Floor: Garage Floor

Concrete slab

The garage floor will be inspected for its overall condition and support system. We will indicate any concerns found and will give remedies to the issues if they exist.



All visible areas of the garage floor found to be structurally sound.

Garage Door (s): Garage Doors

Garage door

Garage doors operated for reverse direction and resistance. Garage doors operated as they should. Overall condition was fair. Nothing further to report on this inspection item.

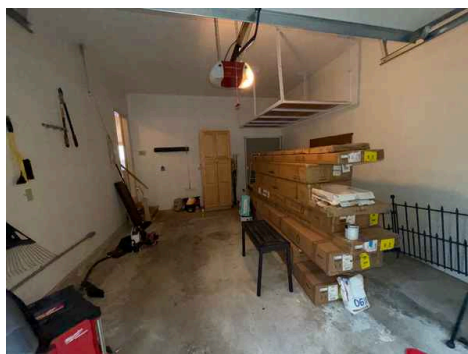


Garage bay door found to be operational. No major concerns observed at time of inspection.

Garage Overview: Garage Overview

All areas of the garage were inspected, any deficiencies and their location will be noted.

CONCLUSION: Garage ceilings and walls are finished with good quality sheet rock.



Garage overviews

Garage Overview: Garage Electrical

GFCI protected outlets, Outlets and fixtures

Electrical system throughout the garage was inspected and any deficiencies will be noted.



Garage Door Operators (Report whether or not doors will reverse when met with resistance): Garage Door Openers

Automatic door openers, Safety Features

If present, door openers are operated and inspected for safety features being in place. Any deficiencies will be noted



Garage door opener operational at time of inspection.

Garage roof: Garage roof

All areas of the garage roof were inspected.

CONCLUSION: garage roof coverings are comprised of the same high-quality architectural shingles that should provide good protection to the home for years to come.



All areas of garage roof coverings inspected from ground level. No apparent concerns observed at time of inspection.

Observations

10.4.1 Garage Door (s)

MISSING/DAMAGED WEATHER-STRIPPING

Missing weather-stripping was observed along the sides of the garage door. Adding this weather stripping will help prevent moisture intrusion around the door.



Maintenance Item/Recommendation



Damaged weatherstripping observed around the garage bay door. It should be noted that this is a very minor concern. Recommend necessary repairs.

11: HOME SUMMARY

		IN	NI	NP	O
11.1	Summary	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Summary : Complete home summary

This summary was based on our inspection of this home. The home was found to be in generally good condition with no major structural or safety issues observed. The roof, foundation, plumbing, heating, and electrical systems are functioning properly for the most part and appear to have been fairly well maintained. Mostly minor issues noted. Most of these are maintenance items and do not affect the overall integrity or livability of the home.

Amenities:

Interior and exterior surfaces are comprised of high-quality materials.

High-quality windows and doors present on the home.

Good quality modern appliances present in the home.

Great views of the water from the rear deck and second level bedroom.

Notable observations found:

Second level baseboard heat may need attention.

Carbon monoxide detectors needed in the home.

Indirect water heater will need attention.

Living room and master bedroom heat pumps may need attention.

Living room fireplace may need attention.

STANDARDS OF PRACTICE

Roofing

Our inspection of the roof will report on visual findings. It is worth noting that weather can play a big role in findings at time of inspection. Therefore it is hard to predict how heavy rains will effect the roofs ability to shed water. In addition to this it is important that all roofs have proper gutters installed to contribute to preventing water intrusion. If snow is present during the inspection, we will be limited to what we can report on.

Exterior

Exterior of home will be inspected for overall conditions. All homes have some cosmetic issues that may exist on the exterior. Alliance Home Inspectors will focus the majority of their work on major components of the home. Example: Structural, Roof and foundation. Smaller cosmetic items may or may not be present within the report unless requested.

Plumbing System

Plumbing to be inspected and all findings to be reported on within the plumbing section of this report. **As a side Note: If water is not on we can only do a visual inspection and will be limited on findings.**

Electrical System

Electrical system to be inspected by inspector and findings to be reported as long as accessible and safe. Older homes may carry different type of wiring that may require a second inspection by a electrician.

Insulation and Ventilation

Insulation and ventilation play an important role in the everyday functions of your home. During the coarse of inspecting these items we will do our best to provide as much information on the R-Value (insulation value) of the home by utilizing thermal equipment and what we can visually see. We will also report on the ventilation quality of the home and whether more ventilation will be beneficial. Attic will have to be fully assessible for us to conduct this inspection item.

Heating / Central Air Conditioning

During the coarse of inspecting the heating/cooling we will operated the units if accessible and systems are operational. **We can't predict any life expectancy of any units.** Regular maintenance yearly is highly recommended and can extend the life of any system. In addition to this we are very limited to inspect interior portions of the chimney therefore we always recommend a Level 1 chimney sweeper inspect further.

Built-In Kitchen Appliances

Kitchen area to be inspected as well as appliances. We don't run full cycles on everything but report on operation of units.

Garage

Not all garages are inspected. Most are added on as out buildings. If your garage is inspected we will have all findings within this section of the report.