



QUIGLEY INSPECTION SERVICES

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RESIDENTIAL REPORT

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Case Blanken
04/16/2026



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Agent
Jim Stauffer

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MAINTENANCE ITEM



RECOMMENDATION



HEALTH/SAFETY HAZARDS

SUMMARY

- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Cracking
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Stucco Damage
- 🔧 3.1.3 Exterior - Siding, Flashing & Trim: Paint Needed
- ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Faulty Grade
- ⊖ 3.5.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Grading Similar Elevations
- ⊖ 4.1.1 Roofing - Coverings: Damaged Coverings
- ⊖ 4.1.2 Roofing - Coverings: Ponding
- ⊖ 4.2.1 Roofing - Roof Drainage Systems: Gutter Damaged
- ⊖ 4.2.2 Roofing - Roof Drainage Systems: Gutter Leakage
- ⚠️ 5.4.1 Electrical - Connected Devices and Fixtures: Open Junction Box
- ⊖ 6.3.1 Plumbing - Water Heater: Sediment Trap
- ⊖ 7.1.1 Heating - Heating Equipment: Filter requires replacement
- ⊖ 7.1.2 Heating - Heating Equipment: Servicing/Cleaning
- ⊖ 8.1.1 Air Conditioning - Cooling Equipment: Condensation Line disconnected or missing.
- 🔧 9.1.1 Interiors - Walls: Mildew Like Substance
- ⊖ 9.2.1 Interiors - Ceilings: Ceiling Stains
- ⊖ 9.7.1 Interiors - Windows: Cracked/Broken Windows
- ⊖ 11.4.1 Insulation and Ventilation - Exhaust Systems: Loud Fan

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

Vacant

Style

Modern

Temperature (approximate)

70

Type of Building

Commercial

Weather Conditions

Clear

2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Foundation, Basement & Crawlspaces	X			
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			

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

Information

Inspection Method

Attic Access, Visual

Foundation, Basement &

Crawlspaces: Material

Slab on Grade

Floor Structure: Material

Slab, Concrete

Wall Structure: Material

Wood

Ceiling Structure: Material

Wood

Roof Structure & Attic: Material

Wood

Roof Structure & Attic: Type

Flat

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Decks, Balconies, Porches & Steps			X	
3.4	Eaves, Soffits & Fascia	X			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Walkways, Patios & Driveways	X			
3.7	Bird Nesting			X	
3.8	Carport			X	

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Information

Inspection Method

Visual, Roof

Siding, Flashing & Trim: Siding Material

Stucco

Exterior Doors: Exterior Entry Door

Glass

Walkways, Patios & Driveways:

Driveway Material

Parking Lot

Limitations

General

NON INSPECTED ITEMS

Fencing, sprinkler systems, and landscaping is out of the scope of home inspections.

Observations

3.1.1 Siding, Flashing & Trim

 Recommendation

CRACKING

Siding showed cracking in one or more places. This is a result of temperature changes and it is recommended to have them sealed up to maintain water tightness.



3.1.2 Siding, Flashing & Trim

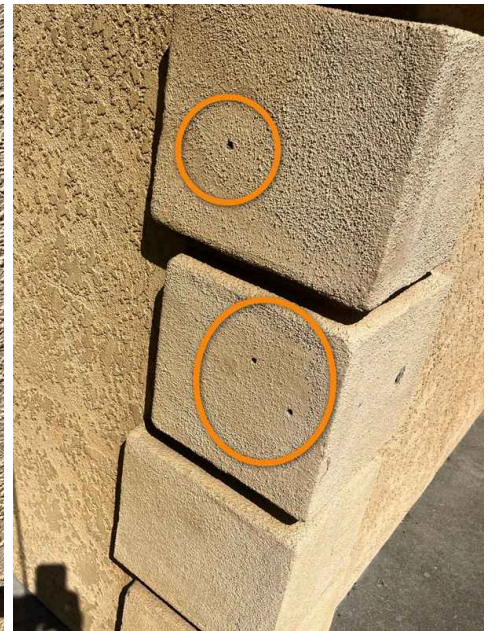
STUCCO DAMAGE

 Recommendation

There is damage to the stucco at multiple locations around the building that needs to be repaired to maintain water tightness.

Recommendation

Contact a qualified professional.





3.1.3 Siding, Flashing & Trim

PAINT NEEDED

 Maintenance Item

Areas of eaves and gutters has peeling paint and texture and in need of maintenance. Recommend a qualified painter or siding specialist correct.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

FAULTY GRADE

The earth is too high at the west side of the building (faulty grade) and it is recommended to have the earth pulled away a minimum of 4".

Recommendation

Contact a qualified professional.



3.5.2 Vegetation, Grading, Drainage & Retaining Walls

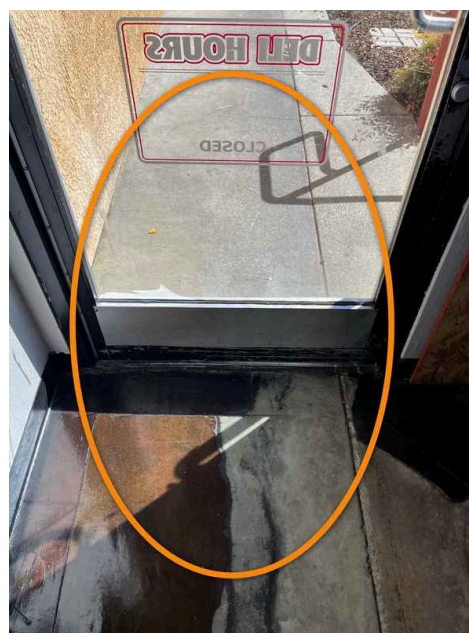
 Recommendation

GRADING SIMILAR ELEVATIONS

The grading at the south side of the building has similar elevations between the outside and inside floors. Moisture intrusion could result during periods of heavy rainfall.

Recommendation

Contact a qualified professional.



4: ROOFING

		IN	NI	NP	O
4.1	Coverings	X			X
4.2	Roof Drainage Systems	X			X
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			

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Information

Inspection Method

Roof

Roof Type/Style

Flat

Coverings: Material

Foam

Roof Drainage Systems: Gutter Material

Steel

Flashings: Material

Aluminum

Observations

4.1.1 Coverings

 Recommendation

DAMAGED COVERINGS

There is damage to foam roofing material at a few spots that could affect performance. Recommend a qualified roofer evaluate and repair.





4.1.2 Coverings

PONDING

 Recommendation

Observed ponding in one or more areas of the flat roof. Ponding can lead to accelerated erosion and deterioration. Recommend keeping these areas clear of debris.



4.2.1 Roof Drainage Systems

GUTTER DAMAGED

 Recommendation

The gutters are damaged in areas and needs repair for proper water flow.



4.2.2 Roof Drainage Systems

GUTTER LEAKAGE

The gutters and downspouts appear to be leaking at the seams and it is recommended to seal these areas to maintain proper water flow.

 Recommendation



5: ELECTRICAL

		IN	NI	NP	O
5.1	Service Entrance Conductors	X			
5.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
5.4	Connected Devices and Fixtures	X			X
5.5	Polarity and Grounding of Receptacles	X			
5.6	GFCI & AFCI	X			
5.7	Smoke Detectors			X	
5.8	Carbon Monoxide Detectors			X	

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Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Romex

Service Entrance Conductors:

Electrical Service Conductors
Below Ground

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
250 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Interior

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
Siemens

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

Observations

5.4.1 Connected Devices and Fixtures



OPEN JUNCTION BOX

One open junction box was observed at the west side of the building. Recommend concealing or replacing.



6: PLUMBING

		IN	NI	NP	O
6.1	Fixtures / Faucets	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water Heater	X			X
6.4	Vents, Flues, & Chimneys	X			
6.5	Sump Pumps / Sewage Ejectors	X			
6.6	Fuel Storage & Distribution Systems	X			
6.7	Tub and stall showers			X	

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Information

Main Fuel Shut-Off (Location)

Exterior

Material - Water Supply

Copper

Source

Public

Drain, Waste, & Vent Systems:

Material

ABS

Water Heater: Capacity

Tankless

Water Heater: Location

Kitchen

Water Heater: Manufacturer

Navien

Water Heater: Power Source

Gas

Observations

6.3.1 Water Heater

SEDIMENT TRAP

The water heater is missing a gas line sediment trap and one should be installed.



Recommendation

7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

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Information

Heating Equipment: Brand
RUUD

Heating Equipment: Energy Source
Gas

Heating Equipment: Filter Size
25x25 and 25x25

Heating Equipment: Filter Type
Disposable

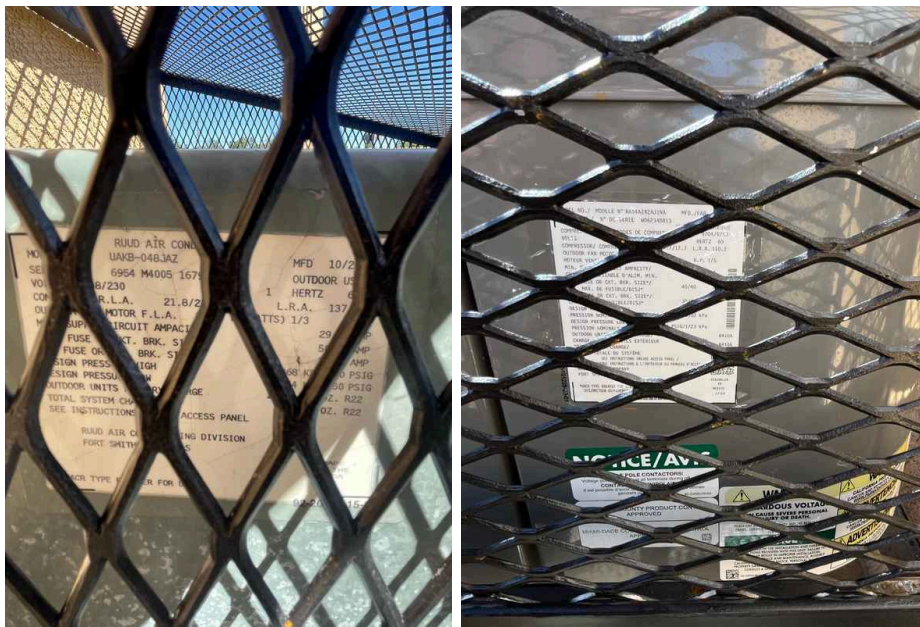
Heating Equipment: Heat Type
Forced Air

Heating Equipment: Age
21 Years
3 Years

Distribution Systems: Ductwork
Insulated, Flexible Plastic

AFUE Rating

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



Observations

7.1.1 Heating Equipment

FILTER REQUIRES REPLACEMENT

The furnace filters appears to be beyond their expected lifespan. Recommend replacement.



Recommendation

7.1.2 Heating Equipment



SERVICING/CLEANING

Furnaces should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace. Also, one of the systems are over 20 years old and it is recommended to have a home warranty purchased.

[Here is a resource](#) on the importance of furnace maintenance.

8: AIR CONDITIONING

		IN	NI	NP	O
8.1	Cooling Equipment	X			X
8.2	Distribution System	X			

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Information

Type Air Conditioner	Cooling Equipment: Brand RUUD	Cooling Equipment: Energy Source/Type Electric
Cooling Equipment: Location Exterior South	Cooling Equipment: Age 21 Years 3 Years	Distribution System: Configuration Split
Cooling Equipment: SEER Rating 48,000 and 42,000 Modern standards call for at least 13 SEER rating for new install. Read more on energy efficient air conditioning at Energy.gov .		

Observations

8.1.1 Cooling Equipment

CONDENSATION LINE DISCONNECTED OR MISSING.

The condensation line to the cooling unit at the east side of the residence needs to be extended to the ground.

Recommendation

Contact a qualified professional.



9: INTERIORS

		IN	NI	NP	O
9.1	Walls	X			X
9.2	Ceilings	X			X
9.3	Floors	X			
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets	X			
9.6	Doors	X			
9.7	Windows	X			X
9.8	Garage Door			X	
9.9	Garage Fire Door			X	
9.10	Garage Fire Wall			X	
9.11	Evidence of Rodents			X	
9.12	Personal Items Obstructing Inspector.			X	
9.13	Urine/Animal Smell			X	

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Information

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Panelling

Floors: Floor Coverings
Tile, Concrete, Vinyl

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Porcelain, Metal

Windows: Window Type
Single Pane, Solid

Observations

9.1.1 Walls

MILDEW LIKE SUBSTANCE

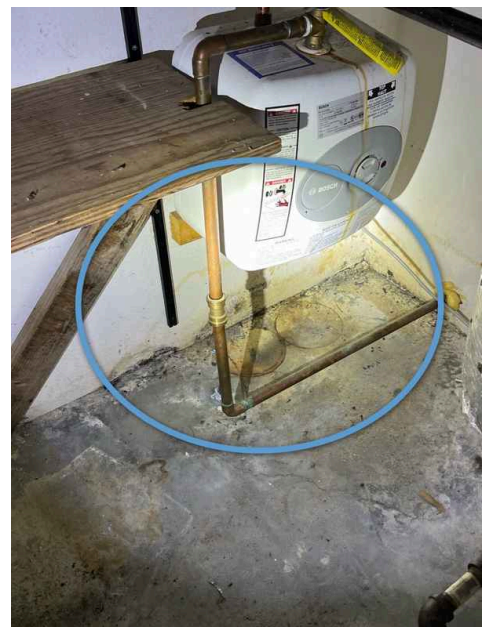
There is a mildew like substance on the walls in the furnace room that you may want to have treated and sealed.

Recommendation

Contact a qualified professional.



Maintenance Item



9.2.1 Ceilings

 Recommendation

CEILING STAINS

There are water stains or other evidence of moisture intrusion in the building ceiling covering that you will need to have evaluated further by an appropriate qualified specialist. This is important because our inspection does not warranty or guarantee the roof against leakage.

Recommendation

Contact a qualified professional.



9.7.1 Windows

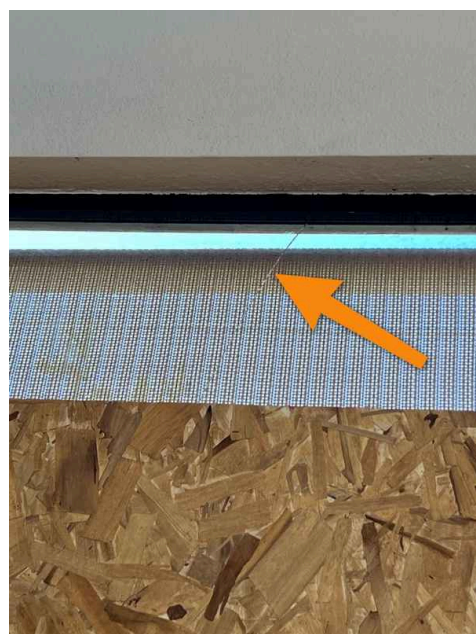
 Recommendation

CRACKED/BROKEN WINDOWS

There is a cracked window at the west side of the building that needs replacement.

Recommendation

Contact a qualified professional.



10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher			X	
10.2	Refrigerator			X	
10.3	Range/Oven/Cooktop		X		
10.4	Garbage Disposal			X	
10.5	Trash Compactor			X	
10.6	Microwave			X	
10.7	Vent Hood		X		

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Information

Range/Oven/Cooktop:

Range/Oven Brand

Kenmore

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

11: INSULATION AND VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			
11.2	Vapor Retarders			X	
11.3	Ventilation	X			
11.4	Exhaust Systems	X			X
11.5	Crawlspace Insulation			X	
11.6	Radiant Barrier			X	

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Information

Dryer Power Source

None

Dryer Vent

None

Attic Insulation: Insulation Type

Batt

Attic Insulation: R-value

8"

Ventilation: Ventilation Type

None Found

Exhaust Systems: Exhaust Fans

Fan Only

Observations

11.4.1 Exhaust Systems

LOUD FAN



Recommendation

The woman's bathroom exhaust fan is noisy which is usually an indicator that it is at the end of its life and needs replacement.

Recommendation

Contact a qualified professional.

12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
12.1	Fireplaces, Stoves & Inserts			X	
12.2	Fuel-buring Accessories			X	
12.3	Chimney & Vent Systems			X	

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Information

Type

None Present

STANDARDS OF PRACTICE

Inspection Details

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. 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: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

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

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.