



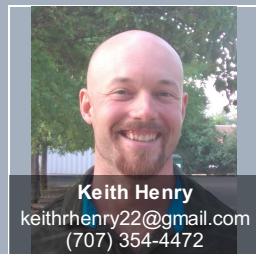
Inspection Report
14264 Memory Lane, Clearlake, California 95422

Report ID
AP-381-001311

Inspection Date
March 31, 2022 at 08:00 AM



Inspector



Client



REPORT INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address

14264 Memory Lane, Clearlake,
California, 95422

Year Built

1969

Square Footage

2200

House Faces

East

Temperature

40 - 50 Degrees F

Weather Conditions

Sunny

Ground Conditions

Damp from Sprinklers

Recent Rain (3 days)

No

Occupancy Status

Occupied

Utility Status

All ON

Number of Stories

1

Building Type

Stick Framed

Present During Inspection

Seller/Owner

FOUNDATION DESIGN

Slab, Crawlspace

GENERAL REPORT INTRODUCTION

Most of your inspection will be maintenance recommendations, descriptions for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories:

1. major defects. An example of this would be a structural failure;
2. things that lead to major defects, such as a small roof-flashing leak, for example;
3. things that may hinder your ability to finance, legally occupy, or insure the home; and
4. safety hazards, such as an exposed, live bus bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).



















Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Most homes have common defects such as plumbing leaks, missing GFCI outlets, cracks in walls and ceilings, and so on. Most of these types of items need to be addressed, but one should not be weary of a house based on common defects. It is inappropriate to demand that a seller address proactive maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

Scope of the inspection: This inspection was performed in accordance with the current InterNACHI (International Association of Certified Home Inspectors). The information contained in the Standards of practice will explain, that this inspection is a non-invasive, visual examination, of the accessible areas of a residential property, 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 results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. The scope of work can be modified by the Client and Inspector prior to the inspection process but should be documented in the agreement that is signed. No warranty, guarantee or insurance is expressed or implied. This report does not include inspection for, mold, lead, asbestos or wood destroying insects. A limited visible inspection of the accessible areas is performed at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs that are not visible or are outside of the inspection process should be anticipated. The inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place. You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the items in question, and the system in question further, in order to discover related problems that were not identified in the report. We strongly recommend that all desired inspections, repairs and cost estimates, be completed prior to closing or buying the property. Any statements made by the Inspector pertaining to Recommended Upgrades, or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice." This report has been produced in accordance with the contract and standards of practice, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. If you're reading this report but did not hire us, our company to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, new issues may have occurred, and items may even have been corrected and improved.

















Repair: The item, component or system is not functioning as intended, or needs further inspection by a qualified license contractor of trade; possible damage to the structure, item, or component may occur.



Listed below is a description of the categories used throughout the report to help guide the client. Items categorized by priority are based on the inspectors opinion. It is important for the client to make thier own opinion based on information in the report and thier own experience. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure.

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#	Section Name
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12.	 Plumbing Sources and Water Heaters
13.	 Electrical Service and Panels
14.	 Attic
15.	 Basement/Crawl Space/Foundation
16.	 Garage
17.	 Rodent/Insects
18.	 Closing Statement

COMMENT KEY OR DEFINITION OF RECOMMENDATIONS

#	Image	Name	Description
1.		Inspected(IN)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(NI)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Not Present(NP)	This item, component or unit is not in this home or building.
4.		Repair/Replace(RR)	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		Health and Safety	These defects pose a health and safety risk and should be addressed promptly.
6.		Defect/Maintenance	These defects should be addressed appropriately based on the situation.
7.		Information	This comment is not describing a defect but rather providing information about a component or system.
8.		HVAC Summary	Information regarding the HVAC systems. Defective items in the section will need to be serviced, repaired or replaced by a professional HVAC, chimney, or other contractor.
9.		Electrical Summary	Information regarding the electrical system. Defective items in the section will need to be serviced, repaired or replaced by a professional electrical contractor.
10.		Plumbing Summary	Information regarding plumbing systems. Defective items in the section will need to be serviced, repaired or replaced by a professional plumbing contractor.
11.		Structural Summary	Information regarding the house structure. Defective items in the section will need further evaluation/repairs by a professional contractor, structural engineer, or soils engineer.
12.		Roof Summary	Information regarding the condition of roof systems. Defective items in the section will need to be serviced, repaired or replaced by a professional roofing, gutter, or other contractor.
13.		Appliance Summary	Information regarding the condition of appliances. Defective items in the section will need to be serviced, repaired or replaced by a professional appliance technician.
14.		Interior Summary	Information regarding the condition of interior components. Defective items in the section will need to be serviced, repaired or replaced by a professional contractor.
15.		Exterior Summary	Information regarding the condition of exterior systems. Defective items in the section will need to be serviced, repaired or replaced by a professional contractor.
16.		Insulation and Ventilation Summary	Information regarding the condition of insulation and ventilation systems. All defective items in the section will need to be serviced, repaired or replaced by a professional contractor.

17.		Grounds Summary	Information regarding the condition of landscaping, paving and decks. All defective items in the section will need to be serviced, repaired or replaced by a professional landscaper, paver, deck or other contractor.
18.		Pest Summary	Information regarding evidence of pests. All defective items in the section will need further evaluation for remediation/repairs by a professional pest control contractor.

REPORT SUMMARY

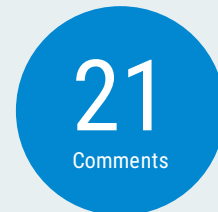
#	Summary Name	Comments	
1.	 Plumbing Summary	7	View Comments
2.	 Insulation and Ventilation Summary	1	View Comments
3.	 Pest Summary	1	View Comments
4.	 HVAC Summary	9	View Comments
5.	 Electrical Summary	10	View Comments
6.	 Grounds Summary	2	View Comments
7.	 Structural Summary	4	View Comments
8.	 Roof Summary	2	View Comments
9.	 Appliance Summary	5	View Comments
10.	 Interior Summary	3	View Comments
11.	 Exterior Summary	3	View Comments



[Health and Safety](#)



[Defect/Maintenance](#)



[Information](#)



5. Bathroom

5.5.1 Bathroom sink - hot/cold reversed

 Defect/Maintenance

The bathroom faucet hot and cold handles are reversed. Recommended repair by a professional contractor.



Location: HALLWAY BATHROOM

6. Laundry

6.5.1 Faucet Leaks When Operated

 Defect/Maintenance

One or more faucets leak were found at the handle(s) or at their base when the fixture is turned on. Replacement of the fixture is needed.



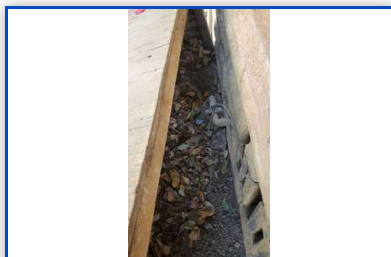
Location: LAUNDRY ROOM

8. Plumbing Sources and Water Heaters

8.1.1 Water shut off location

 Information

The main water shut off location is in the discription in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.



Location: FRONT EXTERIOR

8.1.2 Main fuel shut off location

Information

The main fuel shut off is outside at the specified location. If needed to operate, the inspector recommends hanging a small wrench on the meter in case an emergency shut off is needed.



Location: LEFT EXTERIOR

2.1 Diesel/kerosene



Location: LEFT EXTERIOR

2.2 Diesel/kerosene



Location: RIGHT EXTERIOR



8.1.1 Water Heater is Working

Information



8.1.2 No drip pan or drain

Defect/Maintenance

A water heater is installed that has no catch pan or drain installed. Recommend having a qualified contractor install a catch pan and drain to prevent water damage if/when the water heater develops a leak or is drained.



2.1 Water heater drip pan exampe



11. Basement/Crawl Space/Foundation

11.7.2 Active Drain Leak

Health and Safety

The inspector found one or more active drain leaks. We recommend that the affected drains be repaired as needed by a professional contractor.



Location: HALLWAY BATHROOM
CRAWLSPACE

2.1 Minor



11. Basement/Crawl Space/Foundation

11.3.1 No Insulation in older home

Defect/Maintenance

There was no insulation was installed in the crawl space between floor joist which is typical in older homes. The Inspector recommends considering installing insulation for greater heating and cooling efficiency of the home.





13. Rodent/Insects

13.1.1 Evidence of rodents

Health and Safety

Evidence of rodents such as bait stations, traps, and/or other signs were found in one or more locations. Maintenance is recommended to prevent rodent problems.



Location: CRAWLSPACE

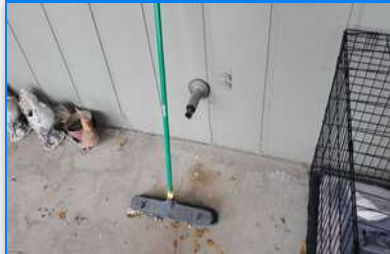


2. Exterior and Grounds

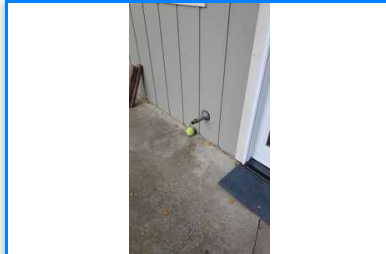
2.3.1 Sidewall Flue in Walkway

Health and Safety

A sidewall flue for a heating unit was in a walkway where a person could easily come in contact and be burned. Vents should be at least 7 1/2 feet over a walkway. Other means may be taken to make the area safe. Repairs are recommended by an HVAC professional.



Location: REAR EXTERIOR



Location: REAR EXTERIOR

7. Heating & Cooling

7.1.1 Wood burner/pellet/fireplace inspection

Information

The inspection of the wood burner or fireplace is a limited visual inspection which typically does not include the flue interior. The inspector will examine seals, fire bricks, and other components for cracking or deterioration. Damper door or other vents will be operated. Fans may not be reported on as some are controlled thermostatically. Further evaluation by a specialist is recommended before use. It is always recommended to have the flue swept initially and at least once a year.

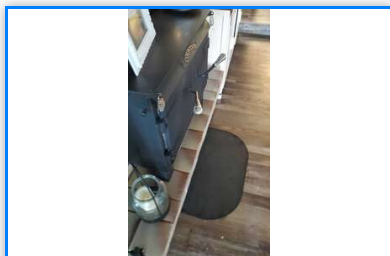


Location: LIVING ROOM

7.1.1 Fire rated floor does not extend far enough

Health and Safety

The fire resistant flooring around the wood stove does not extend at least 18 in from the front and sides of the stove. It is recommended to have this repaired by a professional to reduce the risk of fire




Location: LIVING ROOM

7.2.1 A/C Not Tested / Temperature Under 65 F*

Information

The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will still register at ambient exterior temperature. Client should be aware of this limitation when inspecting in cooler temperatures.

Don't test when it's cold

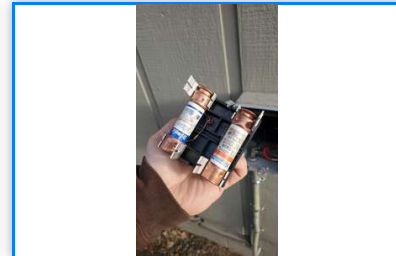
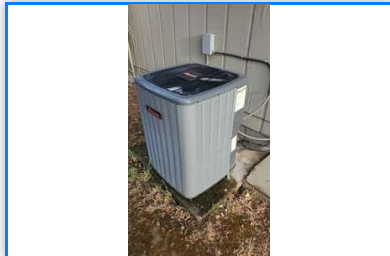


air conditioning shouldn't be tested when the temperature is below 65 F or when the power hasn't been on to the unit for at least 12 to 24 hours as the compressor could seize

1.1 Do not test in winter (Damage alert)

7.2.1 Heating is Working

Information



7.8.1 Fan is working

Information

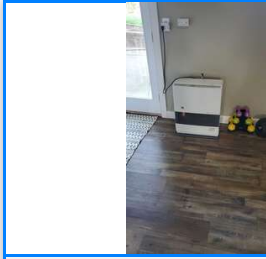
During the inspection it was too cold to be able to test air conditioning units. However, the fan on the pictured unit(s) was working.



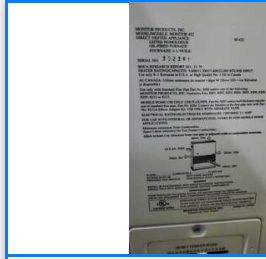
Location: CONVERTED GARAGE

7.9.1 Working

Information



Location: CONVERTED GARAGE



Location: CONVERTED GARAGE



Location: DINING ROOM



Location: DINING ROOM

7.10.1 Air Handler is Working

Information



11. Basement/Crawl Space/Foundation

11.7.1 HVAC condensation drain

Defect/Maintenance

The condensation from an HVAC unit drains into the crawlspace. This will increase crawlspace humidity and may lead to mold or mildew growth. It is recommended to have the drain terminate to the exterior.





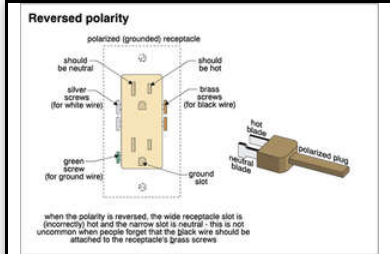
ELECTRICAL SUMMARY

3. Interior

3.9.1 Outlet (Hot Neutral Reverse)

Health and Safety

One or more electric outlets had wiring that was hot and neutral wires were reversed. This is a shock concern. We recommend that this repaired as needed by a professional electrical contractor.



1.1 Hot Neutral Reverse



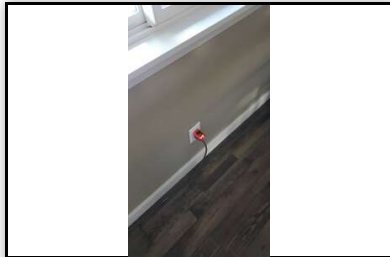
Location: MASTER BEDROOM

1.2 3 accessible outlets



Location: LIVING ROOM

1.3 3 accessible outlets



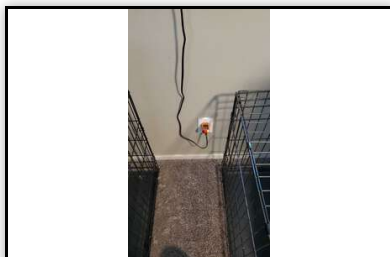
Location: DINING ROOM

1.4 3 accessible outlets

3.9.2 Outlet (Worn/Intermittent)

Health and Safety

One or more receptacles were working intermittently or when the plug is wiggled. They can cause issues due to loose connections. The inspector recommends that this safety issue be repaired as needed by a professional electrical contractor.



Location: DOG ROOM

2.1 2 accessible outlets

5. Bathroom

5.1.1 Hot neutral reversed

Health and Safety

One or more electric outlets had wiring that was hot and neutral wires were reversed. This is a shock concern. We recommend that this repaired as needed by a professional electrical contractor.



Location: HALF BATHROOM

6. Laundry

6.3.1 No GFCI

Health and Safety

The receptacle in the laundry room is not GFCI protected. It is recommended to have this receptacle switched/updated to a GFCI outlet for protection, to help prevent possibility of electrical shock. GFCI protections was required in laundry rooms since 2005. All work should be performed by a professional electrical contractor.



9. Electrical Service and Panels

9.1.1 Back Up Generator (Not Inspected)

Information

There is a back up generator in place. I recommend familiarizing yourself with the process of using the generator and be aware of what outlets or power is on the back up system. We do not test them.

9.1.1 Main panel location

The main electrical panel location is identified in the photo's below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well. All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.



Location: FRONT EXTERIOR

1.1 Meter base panel



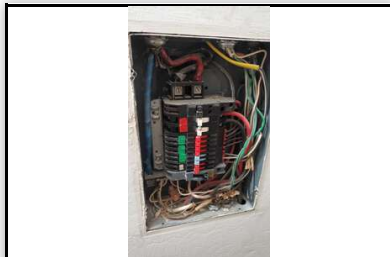
Location: FRONT EXTERIOR

1.2 Meter base panel



Location: HALLWAY CLOSET

1.3 Sub panel



Location: HALLWAY CLOSET

1.4 Sub panel

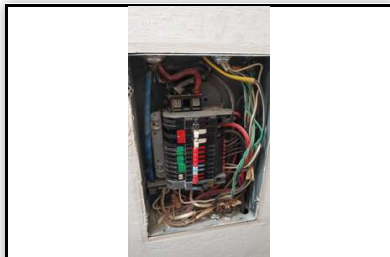
9.4.1 Main/Sub (Panel Cabinet/Cover/Labels) (Multiple Defects)

1. ZINSCO/SYLVANIA

One or more of the homes panel and circuit breakers are manufactured by Zinsco/Sylvania company, which have a bad reputation that includes bus bars made from aluminum which oxidize and corrode and ineffective breakers. These were preferred panels for decades and are extremely common in the area. This panel should be evaluated by a licensed electrician. Replacement is recommended.

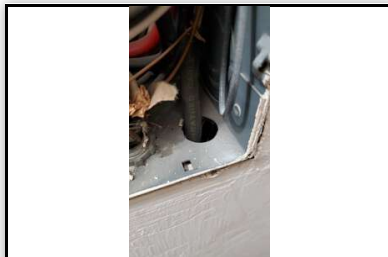
2. MISSING BUSHING

Wires entering holes had one or more bushings missing at the time of inspection, which is a safety concern, as the wires insulation can be cut or abraded on sharp edges of the hole(s). The inspector recommends a professional electrician install bushings that are missing.



Location: HALLWAY CLOSET

1.1 Sub panel



Location: HALLWAY CLOSET

1.2 Sub panel

10. Attic

10.5.1 Missing junction box cover plates

Health and Safety

There were one or more junction boxes in the attic that did not have cover plates installed to protect the exposed wires. the inspector recommends proper cover plates be installed as needed by a professional electrical contractor.



Location: CONVERTED GARAGE ACCESS

12. Garage

12.5.1 No photo sensor installed

Health and Safety

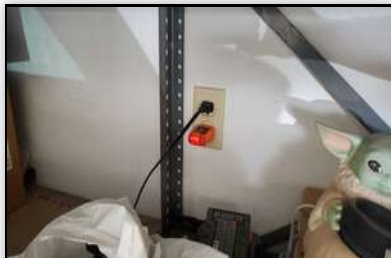
No photo sensors were installed servicing the garage door. These are a safety feature to prevent a door from closing on a child or other person/animal. We recommend that they be installed.



12.6.1 Outlet (Hot Neutral Reverse)

Health and Safety

One or more electric outlets had wiring that was hot and neutral wires were reversed. This is a shock concern. We recommend that this repaired as needed by a professional electrical contractor.



Location: GARAGE



GROUNDS SUMMARY

1. Roof

1.7.1 Vegetation Findings(Multiple Defects)

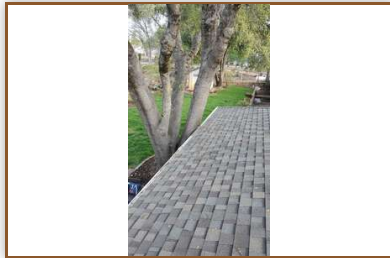
Defect/Maintenance

1. OVERHANGING LIMBS (POTENTIAL FOR DAMAGE)

Trees near the house have limbs that overhang the home. These have a potential to damage homes during storms or high wind situations. We recommend that the tree limbs in question be trimmed by a professional removal company.

2. TREE LIMBS IN CONTACT WITH ROOF

There are tree limbs that are in contact with roof, or hanging near roof and should be trimmed back. The inspector recommends that the trees be trimmed, by a professional tree trimming contractor. It is recommended to trim tree branches several feet away from the house.

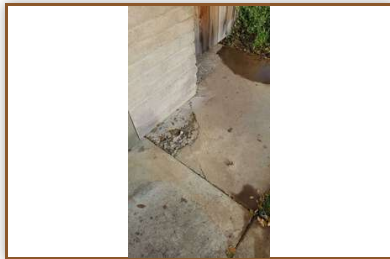


2. Exterior and Grounds

2.8.2 Damaged sidewalks (Repair)

Defect/Maintenance

At the time of inspection, sidewalks were damaged and in need of replacement. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional concrete contractor. .





10. Attic

10.1.1 General Photos

Information



Location: CONVERTED GARAGE ACCESS

11. Basement/Crawl Space/Foundation

11.1.1 Slab - mostly not visible

Information

The concrete slab was mostly not visible due to indoor flooring. This limits the inspectors ability for identifying defects not readily visible at the time of the inspection.

11.1.1 General Photos

Information



12. Garage

12.2.1 Garage Walls (Damaged drywall)

Defect/Maintenance

The garage walls had moderate damage and/or poorly repaired areas at the time of the inspection. The inspector recommends that you have the affected areas repaired as needed by a professional drywall repair contractor.





ROOF SUMMARY

1. Roof

1.4.1 Gutter Gaurd Maintenance

 Defect/Maintenance

At the time of inspection, one or more areas of the screening for the gutter gaurd system was missing or damaged. Monitoring for damage at least once a year is necessary as screens may need to be replaced or repaired.



1.5.1 Overall condition of roofing material is satisfactory

 Information

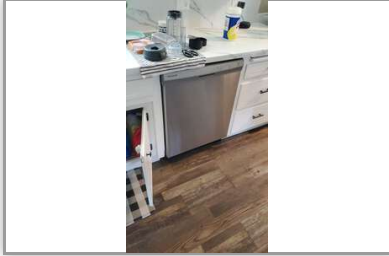




4. Kitchen

4.6.1 Dishwasher is Working

Information



4.8.1 Unit is working

Information



4.10.1 Cooktop/Range is Working

Information



4.11.1 Oven is Working

Information



6. Laundry

6.8.1 Washer and Dryer are Working

Information





3. Interior

3.3.1 Popcorn texture

Information

Any popcorn ceilings that predate 1978 likely contain asbestos, which can cause mesothelioma, asbestosis, and lung cancer. The best thing to do with an asbestos product that is in good condition is to leave it alone. Disturbing asbestos can create a health hazard where none was present before. The material can be lab tested to determine whether it contains asbestos or not.



12. Garage

12.2.1 Garage Walls (Damaged drywall)

Defect/Maintenance

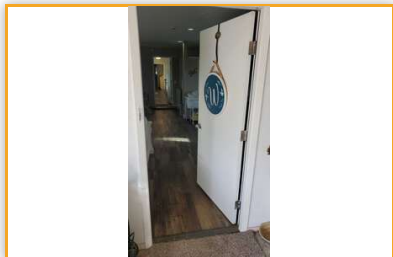
The garage walls had moderate damage and/or poorly repaired areas at the time of the inspection. The inspector recommends that you have the affected areas repaired as needed by a professional drywall repair contractor.



12.4.1 Garage door (Not Self Closing)

Health and Safety

The garage entry door failed to close by itself. industry standard reflects the door self-closing for safety reasons related to fire hazard and toxic fumes. the inspector recommends that the garage be repaired to include a self closing type mechanism.



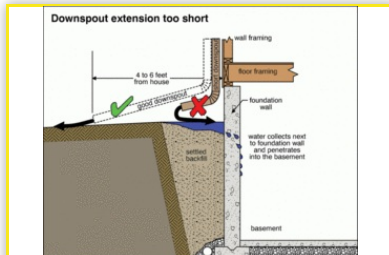


2. Exterior and Grounds

2.6.1 Downspout Extension (Short/None/Missing)

Defect/Maintenance

One or more downspouts were too short, missing, or had disconnected extensions in areas around this the home, routing roof drainage to the foundation. The Inspector recommends that the extensions be installed correctly as needed by a professional gutter repair company. Ideally, drainage should terminate several feet away from the foundation.

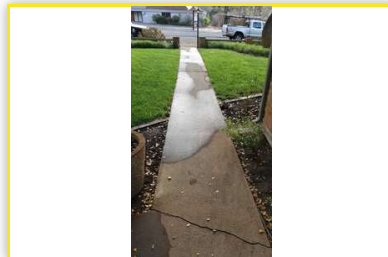
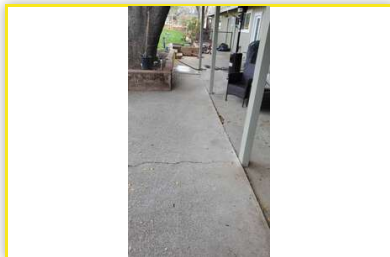


1.1 Proper Extension Illustration

2.8.1 Settled walkway (Trip concern)

Health and Safety

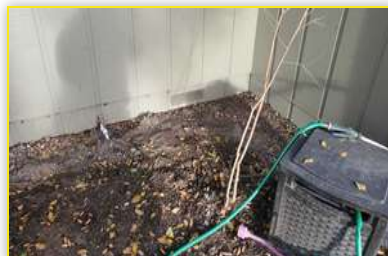
At the time of the inspection, the walkway had area(s) of settling visible with offset cracks. Settled areas are a trip concern and unsafe. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional concrete contractor.



2.10.1 Improper Clearance

Defect/Maintenance

Improper ground clearance was observed at one or more locations around the house. It is recommended for siding to have 6-8 inches of clearance to prevent moisture or soil related deterioration. If damage was found, it will be noted in the picture. It is recommended for repairs to be made as needed by a professional contractor to industry standards.



Roof Section Standard
[click here to view](#)

ROOF MATERIAL

Roof Access	The roof style was	Primary roof-covering type
Walked Roof	Gable, Hip	Architectural Fiberglass Asphalt Shingle
Drainage system description	Chimney/flue material	Estimated age of primary roof covering material
Gutters and downspouts installed, With gutter guards	Tile, Brick	0-5 years
Layers of shingles		
1 layer observed		

ROOF SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
1.1 Roof Flashing	✓				0	
1.2 Roof Vents	✓				0	
1.3 Plumbing and Combustion Vents	✓				0	
1.4 Roof Drainage Components				✓	1	View Comments
1.5 Asphalt Composition Shingle	✓				1	View Comments
1.6 Roof Structure (from roof)	✓				0	
1.7 Vegetation Findings				✓	1	View Comments

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Exterior and Grounds
Section Standard
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Exterior and Grounds
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EXTERIOR AND GROUNDS MATERIAL

Siding Material	Trim/Soffit/Fascia Material	Driveway Material
Brick, Engineered Wood	Wood	Concrete
Walkway Materials	Fence/Gate Type(s)	
Concrete	Wood	

EXTERIOR AND GROUNDS SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
2.1 Exterior Windows/Shutters	✓				0	
2.2 Paint, Wood Finish, Or Caulking	✓				0	
2.3 Vents and Misc. Problems				✓	1	View Comments
2.4 Exterior Electrical	✓				0	
2.5 Exterior Plumbing	✓				0	
2.6 Roof Drainage Components				✓	1	View Comments
2.7 Stairs/Handrails/Guardrails	✓				0	
2.8 Driveway And Walkways Findings				✓	2	View Comments
2.9 Grading, Drainage And Vegetation Findings	✓				0	
2.10 Siding and Trim				✓	1	View Comments
2.11 Eave (Fascia, Soffit/Roof Sheathing and Rafter Tails)	✓				0	

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Interior Section Standard
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INTERIOR MATERIAL

Walls and Ceilings	Floor Covering Materials	Window Material
Drywall, Wood Panel, Brick	Carpet, Wood Laminate	Vinyl
Window Glazing		
Double-pane		

INTERIOR SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
3.1 Floor Issues	✓				0	
3.2 Walls Issues	✓				0	
3.3 Ceilings Issues				✓	1	View Comments
3.4 Interior Trim	✓				0	
3.5 Windows and Skylights	✓				0	
3.6 Doors	✓				0	
3.7 Lighting/Ceiling Fans	✓				0	
3.8 Switches	✓				0	
3.9 Electrical Receptacles				✓	2	View Comments
3.10 Carbon Monoxide & Smoke Detectors	✓				0	
3.11 Exterior Doors	✓				0	

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KITCHEN MATERIAL

Cook Top/Range Type(s)	Oven Type #1	Exhaust Vent Type(s)
Electric	Electric Double Oven	Internal Vent Hood
Dishwasher Type(s)	Refrigerator	Built in Microwave
Built-in Standard Dishwasher	Inspected	None present

KITCHEN SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
4.1 Kitchen Outlets	✓				0	
4.2 Switches And Lighting	✓				0	
4.3 Cabinets And Counters	✓				0	
4.4 Range Hood	✓				0	
4.5 Garbage Disposal	✓				0	
4.6 Dishwasher	✓				1	View Comments
4.7 Microwave			✓		0	
4.8 Refrigerator	✓				1	View Comments
4.9 Fixtures, Plumbing, And Drains	✓				0	
4.10 Range And Cook Tops	✓				1	View Comments
4.11 Oven(s)	✓				1	View Comments

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BATHROOM MATERIAL

Wall and Ceiling Material	Floor Coverings	Shower and Tub
Drywall	Vinyl, Engineered wood	Tile Surround
Toilet Type	Exhaust Vent	Sewer Odor
Low-Flow	Window Only	No

BATHROOM SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
5.1 Electrical Receptacles				✓	1	View Comments
5.2 Switches And Lighting	✓				0	
5.3 Ventilation	✓				0	
5.4 Cabinets And Counters	✓				0	
5.5 Bathroom Sinks And Plumbing				✓	1	View Comments
5.6 Toilet	✓				0	
5.7 Bathtub	✓				0	
5.8 Shower	✓				0	
5.9 Mirrors. Towel Bars, Misc	✓				0	

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Laundry Section Standard
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LAUNDRY MATERIAL

Dryer Power	Cloths Dryer Vent Material	Dryer 240-volt electrical receptacle
Electric	Flexible Metal	Installed
Washer Drain	Appliances Present	
Present	Washer, Dryer	

LAUNDRY SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
6.1 Laundry Switches	✓				0	
6.2 Laundry Lighting	✓				0	
6.3 Laundry Outlets				✓	1	View Comments
6.4 Laundry Cabinets And Counter Tops	✓				0	
6.5 Laundry Plumbing & Sinks				✓	1	View Comments
6.6 Laundry Ventilation			✓		0	
6.7 Laundry Dryer Venting	✓				0	
6.8 Washer And Dryer	✓				1	View Comments
6.9 Laundry Catch Pan			✓		0	

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Heating & Cooling Section
Standard
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Heating & Cooling Limitation
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Heating & Cooling Limitation
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HEATING & COOLING MATERIAL

Heating/Cooling Equipment Type #1	Heating/Cooling System Manufacturer #1	Heating/Cooling System Age #1
Heat Pump (split system)	Goodman	2020
Heating/Cooling Equipment Fuel Type #1	HVAC System Ductwork Type(s)	Heating/Cooling Equipment Type #2
Electric	Insulated sheet metal ductwork	Air Handler/furnace
Heating/Cooling System Manufacturer #2	Heating/Cooling System Age #2	Heating/Cooling Equipment Fuel Type #2
Goodman	2020	Electric
Additional Heating Equipment Type	Heating/Cooling Equipment Type #3	Heating/Cooling System Manufacturer #3
Wood Burner	Direct Vent Heater, 2 units	Monitor
Heating/Cooling Equipment Fuel Type #3	Heating/Cooling Equipment Type #4	Heating/Cooling Equipment Fuel Type #4
Oil (kerosene/diesel)	Wall Air conditioner	Electric

HEATING & COOLING SECTION REPORT

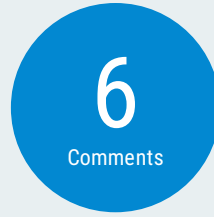


Section Items	IN	NI	NP	RR	Comments	
7.1 Wood Stove				✓	1	View Comments
7.2 Heat Pump	✓				1	View Comments
7.3 Flues and Vents for Heat Systems	✓				0	
7.4 Duct Work Issues	✓				0	
7.5 Return And Supply Registers	✓				0	
7.6 Thermostat	✓				0	
7.7 Air Filters And Tracks	✓				0	
7.8 Air Conditioner Units	✓				1	View Comments
7.9 Other Heat Source	✓				1	View Comments
7.10 Air Handler	✓				1	View Comments

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Plumbing Sources and Water Heaters Section Standard
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Plumbing Sources and Water Heaters Important Information
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PLUMBING SOURCES AND WATER HEATERS MATERIAL

Water Supply Source	Water Distribution Pipes	Drain Waste and Vent Pipe Materials
Public Water Supply	Copper	Copper
Distribution Pipe Bonding	Gas Pipe Material	Type of Gas
Pipes were bonded	Copper tube (liquid fuel), Steel (black/galvanized)	Propane, Diesel/kerosene/fuel oil
#1 Water Heater Type	#1 Water Heater Power Source	#1 Water Heater Capacity
Tank (conventional)	Electric	40 gallons
#1 Water Heater Location	#1 Water Heater Manufacturer	#1 Water Heater Age
Laundry room	GE	2003

PLUMBING SOURCES AND WATER HEATERS SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
8.1 Electric Water Heater				✓	2	View Comments
8.2 Water Supply and Distribution	✓				0	
8.3 Sewage and DWV Systems	✓				0	
8.4 Gas System Components	✓				0	

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Electrical Service and Panels
Section Standard
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Electrical Service and Panels
Important Information
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Electrical Service and Panels
Limitation
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ELECTRICAL SERVICE AND PANELS MATERIAL

Electrical Service Conductors	Service Panel Ampacity	Service Panel Manufacturer
Overhead service	200 amps	Eaton
Service Disconnect Location	Service Disconnect Type	Type of Branch Wiring
Meterbase Panel	Breaker	Vinyl-coated, Cloth-coated, Stranded Aluminum, Romex, Copper
Service OCPD Type	Service Grounding Electrode	
Breakers	Grounding Electrode System appears present (limited visual inspection)	

ELECTRICAL SERVICE AND PANELS SECTION REPORT

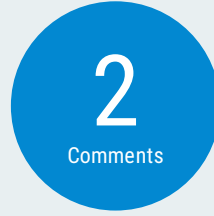


Section Items	IN	NI	NP	RR	Comments	
9.1 Electric Meter Issues	✓				0	
9.2 Service Disconnect Issues	✓				0	
9.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
9.4 Main/Sub (Panel Cabinet/Cover/Labels)				✓	1	View Comments
9.5 Main Or Sub Panel Wiring	✓				0	
9.6 Main/Sub (Panel Breaker/Fuse Issues)	✓				0	
9.7 Visible Wiring/Junction Boxes	✓				0	
9.8 Main/Sub (Ground/Bonding System)	✓				0	

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Attic Section Standard
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Attic Important Information
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ATTIC MATERIAL

Attic Access Location	Method Used To Observe The Attic	Roof Structure
Bedroom Closet, Converted garage	From Access Hatch	2/6 Rafters
Attic Insulation Type	Attic Ventilation System	
Blown, Batt, Fiberglass, Cellulose, ~8 inches, ~6 inches	Soffit Vents, Roof vents	

ATTIC SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
10.1 Roof Rafters/Stick Built (In Attic)	✓				0	
10.2 Roof Sheathing (In Attic)	✓				0	
10.3 Attic Ventilation	✓				0	
10.4 Attic Insulation	✓				0	
10.5 Attic Electrical				✓	1	View Comments
10.6 Attic Plumbing	✓				0	

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Basement/Crawl Space/Foundation Section Standard
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Basement/Crawl Space/Foundation Important Information
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Basement/Crawl Space/Foundation Limitation
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BASEMENT/CRAWL SPACE/FOUNDATION MATERIAL

Crawl space access location	Method used to inspect crawl space/basement	Foundation wall type(s)
Exterior	Crawled with flashlight	CMU
Girder types	Floor joist types	Post/Column/Pier types
Wood	Girders only	Wood, Poured concrete
Presence of Crawlspace Insulation (between floor joists)	Foundation type	
Not Present	Crawlspace, Slab	

BASEMENT/CRAWL SPACE/FOUNDATION SECTION REPORT

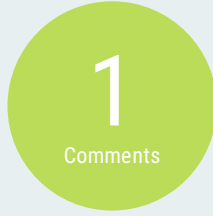


Section Items	IN	NI	NP	RR	Comments	
11.1 Framing, Ceiling, Joists, And Sub Floor	✓				0	
11.2 Columns, Piers And Beams	✓				0	
11.3 Insulation, Ventilation, And Vapor Retarders				✓	1	View Comments
11.4 Basement And Crawlspace Electrical	✓				0	
11.5 Foundation	✓				0	
11.6 Water Supply and Distribution	✓				0	
11.7 Sewage and DWV Systems				✓	2	View Comments
11.8 Crawl Space Entrance	✓				0	

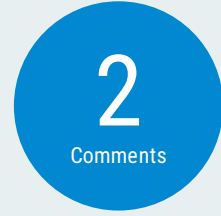
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GARAGE MATERIAL

Garage/Carport Type Size	Auto-Opener Manufacturer	Number of Automatic Openers
Attached garage, Three car garage	Genie, Sears	2
Ceiling type(s)	Wall type(s)	Floor type(s)
Drywall	Drywall	Concrete

GARAGE SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
12.1 Floors	✓				0	
12.2 Walls				✓	1	View Comments
12.3 Ceiling	✓				0	
12.4 Fire Rating (Doors/Walls/Ceiling)				✓	1	View Comments
12.5 Vehicle Doors/Operators/Switch				✓	1	View Comments
12.6 Garage Electrical				✓	1	View Comments

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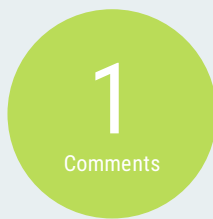
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RODENT/INSECTS SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
13.1 Mice/Racoons/Birds/Bats				✓	1	View Comments

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CLOSING STATEMENT

Pre-Closing Walkthrough and Contractor List

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases our company of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

Contractor List:

Alberts Fence
707.245.1363

American Plumbing
707.277.1596

SERVPRO
Fire and Water, Mold Restoration
<https://www.servprolakecountyca.com/>
(707) 263-9283

Asher Electric Co.
Commercial and Residential
Office: 707.279.4738

Beacon Electric

Gary Dahl

650.302.2099

Dean's Painting and Decorating

(Drywall)

Dean Hueners

707.263.3236

Lucerne Roofing

(707) 263-4804

Serafin Brothers

Painting, construction, and odd jobs

707.245.1470

Henry Repairs (Not related or affiliated to Henry Home Inspections)

Appliances & Repair, Heating & Air Conditioning/HVAC

(707) 263-6598

Deep Green Building & Remodeling

(707) 350-2490

SINCERELY,

HENRY HOME INSPECTIONS LLC