



Inspection Report
4924 Shelby Lane, Clearlake, California 95422

Report ID
AP-381-001786

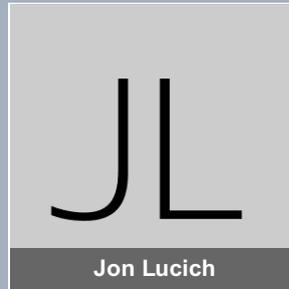
Inspection Date
February 17, 2023 at 12:00 PM



Inspector



Client



PROPERTY & INSPECTION INFORMATION

Full Address

4924 Shelby Lane, Clearlake, California,
95422

Year Built

1973

Square Footage

1900

House Faces

West

Temperature

50 - 60 Degrees F

Weather Conditions

Sunny

Ground Conditions

Damp

Recent Rain (3 days)

No

Occupancy Status

Vacant w/ Furnishings

Utility Status

All ON

Number of Stories

2

Building Type

Stick Framed

Present During Inspection

Seller/Owner

FOUNDATION DESIGN

Crawlspace

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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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.	 Appliance Summary	5	View Comments
2.	 HVAC Summary	7	View Comments
3.	 Plumbing Summary	10	View Comments
4.	 Structural Summary	7	View Comments
5.	 Roof Summary	6	View Comments
6.	 Electrical Summary	12	View Comments
7.	 Interior Summary	9	View Comments
8.	 Exterior Summary	6	View Comments
9.	 Insulation and Ventilation Summary	3	View Comments
10.	 Grounds Summary	5	View Comments
11.	 Pest Summary	2	View Comments



[Health and Safety](#)



[Defect/Maintenance](#)



[Information](#)



4. Kitchen

4.6.2 Dishwasher is Working

 Information



4.7.1 Unit is working

 Information



4.8.1 Unit is working

 Information



4.10.1 Cooktop/Range is Working

 Information







7. Heating & Cooling

7.1.1 Wood burner/pellet/fireplace inspection

Information

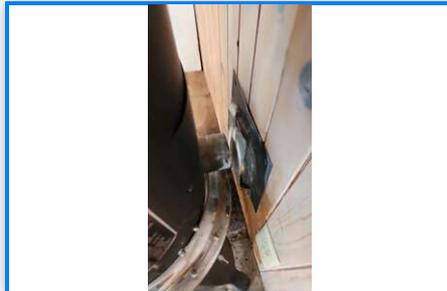
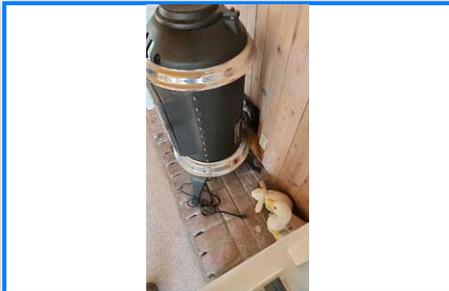
The inspection of the wood burner or fireplace is a limited visual inspection which typically does not include the flue interior. The inspector will examine seals, fire bricks, and other components for cracking or deterioration. Damper door or other vents will be operated. Fans may not be reported on 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

7.1.2 Pellet Stove is not Installed - No Inspection

Information



7.1.1 Thermostat location

Information

Mini Split remotes are in each in each room with a head unit.



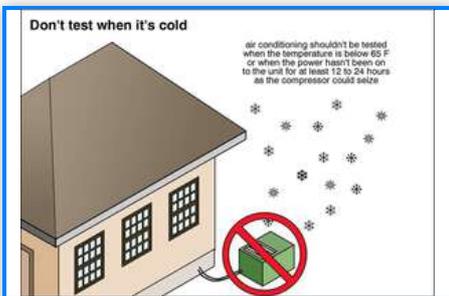
Location: LIVING ROOM

1.1 Air handler

The damper on one or more fireplaces was stuck open. Repairs are recommended by a fireplace specialist.



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. The unit(s) should be evaluated by an HVAC contractor.

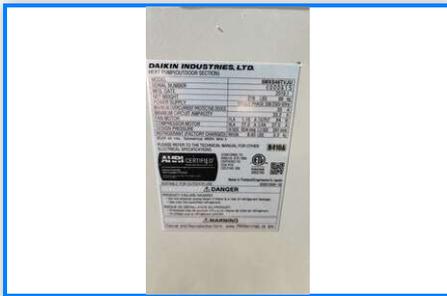


1.1 Do not test in winter (Damage alert)

Service is recommended on all HVAC units unless recent service records are available.



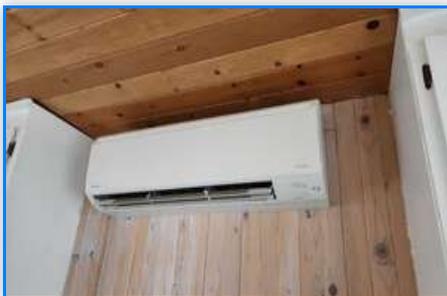
Location: SOUTH EXTERIOR



Location: SOUTH EXTERIOR



Location: SOUTH EXTERIOR



Service is recommended on all HVAC units unless recent service records are available.



Location: ATTIC



2. Exterior and Grounds

2.5.1 Leaking exterior plumbing

Defect/Maintenance

At the time of inspection, an exterior faucet or other plumbing component was leaking. The inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



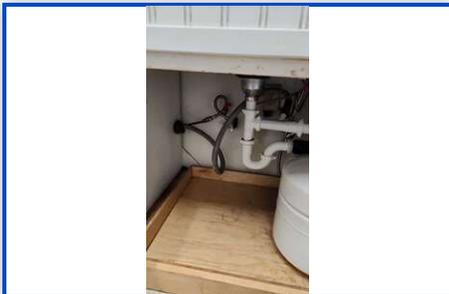
Location: FRONT EXTERIOR UNDER DECK

4. Kitchen

4.6.1 Dishwasher no high loop or air gap

Defect/Maintenance

The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the countertop above and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. An air gap should be installed as needed.



4.9.1 Leaking drain connections

Health and Safety

The drain above the cooktop area was leaking. We recommend that the leaks be repaired by a plumbing contractor.



Location: KITCHEN

5. Bathroom

5.5.1 Leaking Drain Connections

Health and Safety

At the time of inspection, the bathroom sink had leaking drain connections. The inspector recommends that the drain be repaired as needed to avoid any further leakage by a professional plumbing contractor.



Location: UPSTAIRS BATHROOM

5.6.1 Not a low flow toilet

Defect/Maintenance

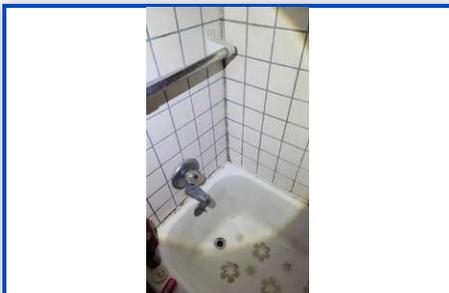
Comment Location : UPSTAIRS

One or more toilets in the house are older and not low flow. Recommended to upgrade to a low flow toilet to meet modern efficiency standards.

5.7.1 Caulking failure tub surround

Defect/Maintenance

Caulk or grout is missing or deteriorated where the tub meets the wall, floor or fixtures. Recommended re-caulking the affected areas by a professional contractor.

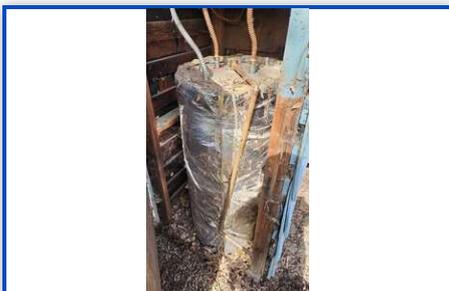


8. Plumbing Sources and Water Heaters

8.1.1 Water heater - blanket/wrap installed

Information

Unable to determine the condition or fully view the tank due to a thermal blanket being installed around the water heater.



8.1.1 Water shut off location

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 UNDER DECK

8.1.1 Seismic straps are missing or insufficient

Water heaters should be secured with two thick gauge seismic straps that wrap all the way around the water heater(or hold the heater tight to framing) and are bolted to wall framing.



8.1.2 Water Heater is Working





3. Interior

3.6.2 Interior Doorways (Out Of Square)

Defect/Maintenance

One or more interior doors were out of square. Out of square doors can be an indication of poor installation or structural movement. This area should be evaluated and repaired by a professional contractor as needed.



Location: UPSTAIRS SOUTH BEDROOM

10. Attic

10.1.1 General Photos

Information



Location: UPSTAIRS NORTH BEDROOM ACCESS



Location: UPSTAIRS NORTH BEDROOM ACCESS



11. Basement/Crawl Space/Foundation

11.2.1 Column not plumb

Defect/Maintenance

One or more columns were found to not be plumb. Evaluation and repairs are recommended by a professional contractor.



1.1 3/8 inch not plumb

11.2.2 Wood in Contact with Soil

Defect/Maintenance

There were one or more wood support posts or other wooden members that had dirt in contact with the wood. We recommend that repairs be made to reduce the risk of wood rot and wood destroying organisms. All work should be performed by a professional contractor.



11.5.1 Excessive Foundation Cracks

Defect/Maintenance

Excessive foundation cracks were observed, and many of them were horizontal cracks roughly 1/8 inch in width. Evaluation and repair as needed by a concrete contractor is recommended.



Location: DINING ROOM ADDITION

These are form boards and/or wooden stakes that were not removed after the concrete was poured. Wood in contact with soil promotes rot and pests and it's recommended for this wood to be removed.



Water marks were observed on the ground and/or on the foundation wall. This indicates excess moisture pooling and/or streaming in the crawlspace at some point in time. Being as conditions were dry or not streaming/pooling at time of the inspection it is difficult to determine if this is a current issue. It is recommended to ask the owners about any knowledge of the situation. If no repairs have been made then the area should be evaluated and improved as needed by a contractor. This may include improving grading, drainage, installing a sump pump, etc...



Location: DINING ROOM ADDITION



1. Roof

1.1.1 Minor Cracks/Chips

Defect/Maintenance

Roof tiles had cracks or chips at the bottom of the tile. These can be glued or sealed with an appropriate product as needed to prevent any roof leaks.

1.2.1 No raincap, spark arrestor

Health and Safety

At the time of inspection, no metal rain cap was installed. A rain cap, in addition to reducing fire possibility from burning embers, will help eliminate animals and birds and moisture from entering the flue. The inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



1.5.1 GUTTERS (DEBRIS/LEAVES/GRANULES)

Defect/Maintenance

At the time of inspection, one or more gutter sections, were full of debris, leaves or granules. Debris may be hiding corrosion. Cleaning your gutters will be a normal maintenance that will need to be done on an as needed basis.

1.6.1 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. DEBRIS ON ROOF

Excessive debris from leaves or other materials was found on the roof. This will allow for more rapid deterioration of the roofing material and eventually leaks. Regular maintenance is recommended as needed.



2. Exterior and Grounds

2.6.1 Downspout (Damaged/Missing)

Defect/Maintenance

There were downspouts that were damaged or missing leaving the water drainage to close to the foundation of the home. We recommend that the missing downspouts be installed as needed running at least six feet from the foundation. All work should be done by a professional gutter installation company.



2.6.2 Evidence of Leak

Defect/Maintenance

There was evidence of water leaks on the gutters/downspouts such as water stains/corrosion. Conditions were dry at time of the inspection. It is recommended to have the gutter/downspouts sealed or replaced as needed. Consult with owners to see if any repairs have been made already.





2. Exterior and Grounds

2.4.1 Splices Not in Box

Health and Safety

Wire splices were not contained in a covered junction box. The inspector recommends that a proper listed cover be installed to enclose the wires.



3. Interior

3.9.1 Loose plug/box

Health and Safety

There were one or more loose electrical outlets in the residence at the time of the inspections. The affected outlets should be replaced as needed by a professional electrical contractor.



Location: LIVING ROOM



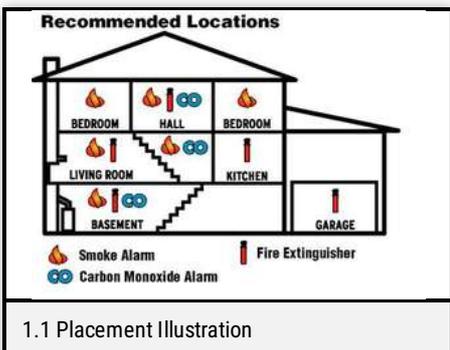
Location: DINING ROOM

3.10.1 Smoke Detector Missing

Health and Safety

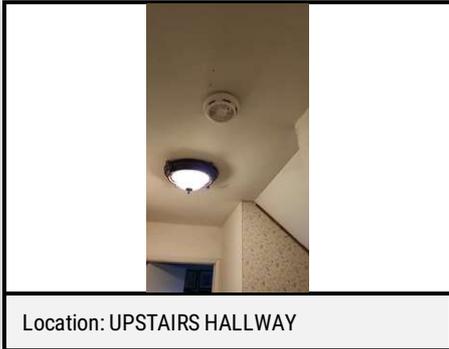
Comment Location : BEDROOMS

Smoke alarms were missing in one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke detectors / alarms. Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, calfire.ca.gov recommends installing smoke detectors in each bedroom for increased safety.



1.1 Placement Illustration

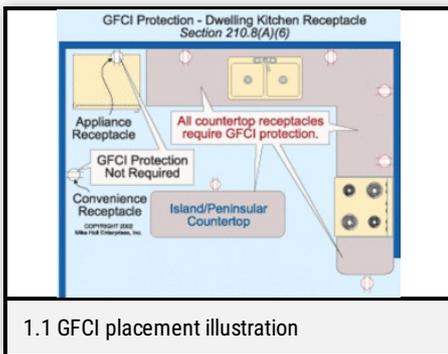
Smoke alarms were inoperable, loose or damaged in one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke detectors / alarms. Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, calfire.ca.gov recommends installing smoke detectors in each bedroom for increased safety.



4. Kitchen

4.1.1 No GFCI

GFCI outlets were not installed located within 6 feet of a plumbing fixture or on kitchen counters. The Inspector recommends upgrading to GFCI protected outlets as a safety precaution.



5. Bathroom

5.1.1 Bathroom not GFCI protected

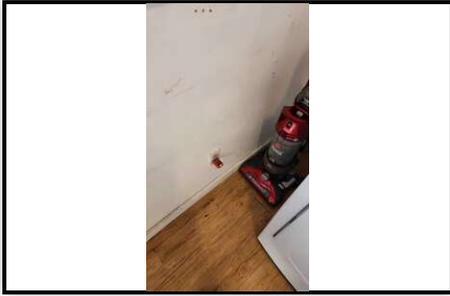
No Ground Fault Circuit Interrupter (GFCI) protection was detected for bathroom electrical outlets located within 6 feet of a plumbing fixture, which may have not been required when the home was built. The Inspector recommends upgrading to ground fault circuit GFCI protection as a safety precaution.

6. Laundry

6.3.1 Hot and neutral reversed outlet

Health and Safety

An electrical outlet in the laundry room had hot and neutral wires reversed. The Inspector recommends that it be evaluated and repaired as needed by a professional electrical contractor.



6.3.2 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. All work should be performed by a professional electrical contractor.

9. Electrical Service and Panels

9.1.1 Main panel location

Information

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: FRONT EXTERIOR

1.3 Sub panel



Location: FRONT EXTERIOR

1.4 Sub panel



Location: UPSTAIRS NORTH BEDROOM CLOSET

1.5 Main electrical panel



Location: UPSTAIRS NORTH BEDROOM CLOSET

1.6 Main electrical panel

9.4.1 Legend (Missing,/Incomplete/Illegible)

The breakers were not labeled correctly per standards or were missing or illegible. Have the panel re-identified as needed.



Location: FRONT EXTERIOR

1.1 Meterbase panel

9.6.1 Double Tap

Two or more wires were installed in a lug, which is called "double tapped". A lug is meant to secure one wire and the other can be loose, which poses a safety concern. This is going to the sub panel, which does not have overcurrent protection. The inspector recommends a professional electrician evaluate and correct as needed.



Location: FRONT EXTERIOR

1.1 Meterbase panel

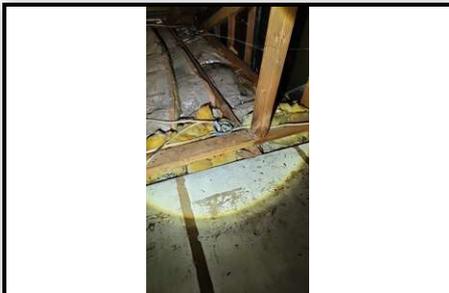


Location: FRONT EXTERIOR

10. Attic

10.5.1 Missing junction box cover plates

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.





3. Interior

3.2.1 Wallpaper peeling

Defect/Maintenance

Wall paper is peeling in one or more locations. This can be from old age, poor installation, or moisture intrusion. Evaluation and repairs are recommended as needed.

3.2.2 Drywall Cracks (ground movement)

Defect/Maintenance

Drywall cracks were observed which appear to be a result of ground movement. This should be confirmed with a Geotechnical Engineer. The cracks can be repaired as desired.

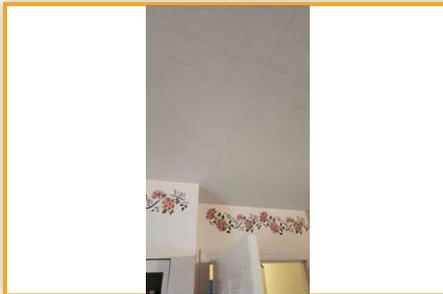


Location: DINING ROOM

2.1 3/8 inch



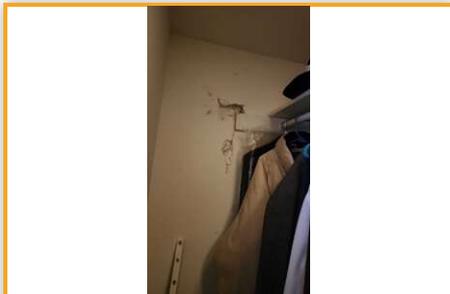
Location: DINING ROOM



3.2.3 Wall Damaged

Defect/Maintenance

One or more walls were damaged. Recommend repairs as needed by a professional contractor



Location: UPSTAIRS NORTH BEDROOM CLOSET

3.3.1 Water Stains Active (roof)

Health and Safety

Water stains were observed and an increased level of moisture was present. Repairs will be needed by a professional roofer to fix the leak. After that a contractor or remediation team may make interior repairs as needed.



Location: LIVING ROOM



Location: LIVING ROOM



Location: LIVING ROOM



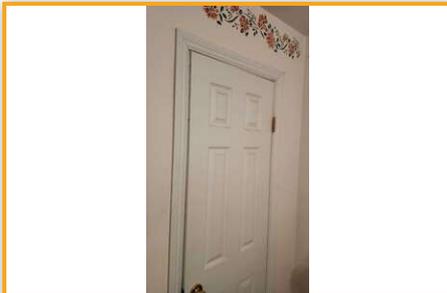
Location: LIVING ROOM

1.4 Dry area

3.6.1 Binds in / Drags Jamb

Defect/Maintenance

One or more interior doors were binding in the jamb. This can be a result of long term settlement, poor installation or a buildup of paint. Recommend evaluation and repairs as needed by a professional contractor.



Location: UPSTAIRS NORTH BEDROOM CLOSET

4. Kitchen

4.3.1 Grout lines damaged

Defect/Maintenance

The kitchen countertops grout lines were damaged in one or more areas. It appears the counter has sunk around the kitchen sink, possibly due to poor support. Recommended repair by a professional contractor.

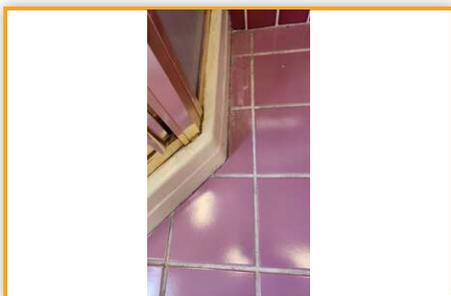


5. Bathroom

5.8.1 Shower Caulk/Grout Damage

Defect/Maintenance

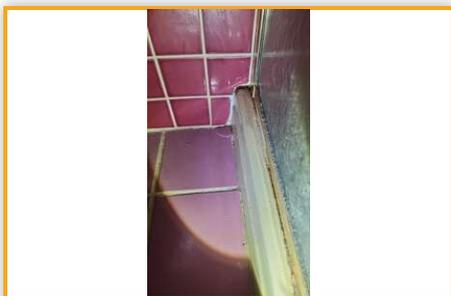
The caulking and/or grout used to seal the shower surround was deteriorated or cracked. Recommend that a qualified contractor repair as necessary.



5.8.2 Leaking shower door/wall

Defect/Maintenance

The shower door or wall was leaking in areas at the time of the inspection. We recommend that all of the affected areas be repaired as needed by a professional contractor.



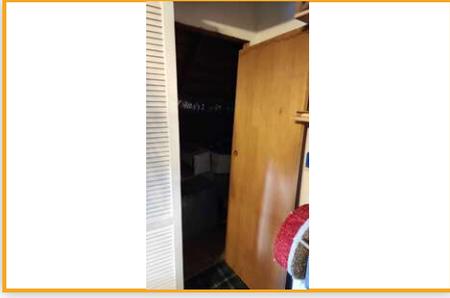
Location: DOWNSTAIRS BATHROOM

10. Attic

10.4.1 Attic Door

Defect/Maintenance

Recommend to install an insulated/sealed attic door.





2. Exterior and Grounds

2.1.1 One or more cracked/broken exterior windows

Defect/Maintenance

One or more exterior windows had broken window panes. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



Location: FRONT EXTERIOR

2.6.1 Downspout (Damaged/Missing)

Defect/Maintenance

There were downspouts that were damaged or missing leaving the water drainage to close to the foundation of the home. We recommend that the missing downspouts be installed as needed running at least six feet from the foundation. All work should be done by a professional gutter installation company.



2.8.1 Guardrail Missing

Health and Safety

Guardrails at one or more locations where the height off of the ground was higher than 30 inches were missing. This can be a safety concern. The inspector recommend that a qualified contractor install guardrails where they are missing to industry standard.



2.11.1 Damaged Siding or Trim

 Defect/Maintenance

Siding or trim in one or more areas was damaged and/or poorly repaired. This may allow for moisture intrusion. Recommend professional repairs.



2.11.2 Missing Trim or Siding

 Defect/Maintenance

Trim and /or siding was missing in one or more locations around the exterior. This may allow damage from the elements. Recommend the trim be replaced by a professional contractor.



11. Basement/Crawl Space/Foundation

11.8.1 Crawlspace Entrance Too Small

 Defect/Maintenance

The crawlspace entrance was less than 18 x 24 inches. This may prohibit inspection and or making repairs or upgrades. The entrance should be enlarged as needed.



2. Exterior and Grounds

2.3.1 Blocked vent

 Defect/Maintenance

One or more crawlspace vents were blocked. This will limit ventilation and promote wood destroying organisms. Recommend to clear the vents.



11. Basement/Crawl Space/Foundation

11.3.1 Insulation backwards, discoloration

 Defect/Maintenance

Insulation in the crawl space/basement was installed backward (upside down) as the paper side should be installed towards the living area. This may allow moisture to be trapped in the insulation. Some of the areas were damaged and discolored. We recommend that all of the affected insulation be replaced.



11.3.2 Insufficient Ventilation (soil is damp)

  Defect/Maintenance

Ventilation in the crawlspace was lacking or insufficient. This will create a conducive environment for microbial growth and wood destroying organisms. The ventilation should be evaluated and improved to industry standards by a professional contractor.



1. Roof

1.6.1 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. DEBRIS ON ROOF

Excessive debris from leaves or other materials was found on the roof. This will allow for more rapid deterioration of the roofing material and eventually leaks. Regular maintenance is recommended as needed.



2. Exterior and Grounds

2.7.1 Deck Framing not Level/Plumb

Defect/Maintenance

Deck framing was observed as not being level and/or plumb. This may be due to poor installation, ground movement, or for other reasons. Evaluation and repair by a decking contractor is recommended.



2.9.1 Asphalt (poor condition)

Defect/Maintenance

The asphalt has observed defects such as cracking, pot holes and/or depressions. Evaluation and replacement/repairs are recommended by a professional asphalt contractor.

The pavers in the walkway/patio are uneven in in one or more locations. This settlement is leaving leaving offsets where the pavers meet, that are unsafe. The pavers should be evaluated and reinstalled as necessary.



11. Basement/Crawl Space/Foundation

11.9.1 Water marks

 Defect/Maintenance

Water marks were observed on the ground and/or on the foundation wall. This indicates excess moisture pooling and/or streaming in the crawlspace at some point in time. Being as conditions were dry or not streaming/pooling at time of the inspection it is difficult to determine if this is a current issue. It is recommended to ask the owners about any knowledge of the situation. If no repairs have been made then the area should be evaluated and improved as needed by a contractor. This may include improving grading, drainage, installing a sump pump, etc...



Location: DINING ROOM ADDITION



12. Rodent/Insects

12.1.1 Rodent feces found

Health and Safety

One or more areas had rodent feces visible. We recommend that a pest control company be called out to evaluate the area to see if the nesting is recent. If it is then they will need to exterminate the rodents and clean the affected areas.



Location: ATTIC



Location: ATTIC

12.2.1 Possible Termite Infestation

Defect/Maintenance

Tubes visible in one or more areas indicated termite infestation. The Inspector recommends that a inspection be performed by a professional pest control contractor.



Location: CRAWLSPACE, ROUGHLY UNDER LIVING ROOM



Location: CRAWLSPACE, ROUGHLY UNDER LIVING ROOM

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

ROOF MATERIAL

Roof Access	The roof style was	Primary roof-covering type
Ground, Ladder At Eaves	Gable	Concrete Roof Tile
Drainage system description	Chimney/flue material	
Gutters and downspouts installed, No gutter guards	Tile, Brick	

ROOF SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
1.1 Concrete Tile				✓	1	View Comments
1.2 Chimney at Roof				✓	1	View Comments
1.3 Roof Flashing	✓				0	
1.4 Plumbing and Combustion Vents	✓				0	
1.5 Roof Drainage Components				✓	1	View Comments
1.6 Vegetation Findings				✓	1	View Comments

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Comments

[Defect/Maintenance](#)

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Comments

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

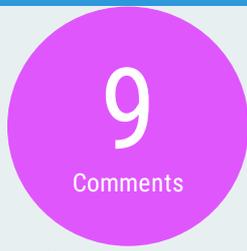
Siding Material	Trim/Soffit/Fascia Material	Deck Type
Wood	Wood	Composite decking / Wood framing
Driveway Material	Fence/Gate Type(s)	
Asphalt	Chain Link, Vinyl	

EXTERIOR AND GROUNDS SECTION REPORT

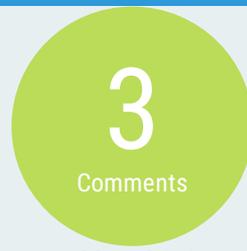


Section Items	IN	NI	NP	RR	Comments	
2.1 Exterior Windows/Shutters				✓	1	View Comments
2.2 Paint, Wood Finish, Or Caulking	✓				0	
2.3 Vents and Misc. Problems				✓	1	View Comments
2.4 Exterior Electrical				✓	1	View Comments
2.5 Exterior Plumbing				✓	1	View Comments
2.6 Roof Drainage Components				✓	2	View Comments
2.7 Deck Findings	✓				1	View Comments
2.8 Stairs/Handrails/Guardrails				✓	1	View Comments
2.9 Driveway And Walkways Findings				✓	2	View Comments
2.10 Grading, Drainage And Vegetation Findings	✓				0	
2.11 Siding and Trim				✓	2	View Comments
2.12 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, Wallpaper, Wood	Carpet, Vinyl plank	Wood
Window Glazing		
Double-pane		

INTERIOR SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
3.1 Floor Issues	✓				0	
3.2 Walls Issues				✓	3	View Comments
3.3 Ceilings Issues				✓	1	View Comments
3.4 Interior Trim	✓				0	
3.5 Windows and Skylights	✓				0	
3.6 Doors				✓	2	View Comments
3.7 Lighting/Ceiling Fans	✓				0	
3.8 Switches	✓				0	
3.9 Electrical Receptacles				✓	1	View Comments
3.10 Carbon Monoxide & Smoke Detectors				✓	2	View Comments
3.11 Exterior Doors	✓				0	

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Comments

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Comments

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KITCHEN MATERIAL

Cook Top/Range Type(s)	Oven Type #1	Exhaust Vent Type(s)
Electric	Electric Wall Oven	None Installed
Dishwasher Type(s)	Refrigerator	Built in Microwave
Built-in Standard Dishwasher	Inspected	Inspected

KITCHEN SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
4.1 Kitchen Outlets				✓	1	View Comments
4.2 Switches And Lighting	✓				0	
4.3 Cabinets And Counters				✓	1	View Comments
4.4 Range Hood			✓		0	
4.5 Garbage Disposal			✓		0	
4.6 Dishwasher				✓	2	View Comments
4.7 Microwave	✓				1	View Comments
4.8 Refrigerator	✓				1	View Comments
4.9 Fixtures, Plumbing, And Drains				✓	1	View Comments
4.10 Range And Cook Tops	✓				1	View Comments
4.11 Oven(s)	✓				1	View Comments

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Comments

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Comments

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Comments

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BATHROOM MATERIAL

Wall and Ceiling Material	Floor Coverings	Shower and Tub
Drywall	Linoleum	Tile Surround
Toilet Type	Exhaust Vent	Sewer Odor
No Low-Flow, 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				✓	1	View Comments
5.7 Bathtub				✓	1	View Comments
5.8 Shower				✓	2	View Comments
5.9 Mirrors, Towel Bars, Misc	✓				0	

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Comments

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Comments

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Laundry Section Standard

[click here to view](#)

LAUNDRY MATERIAL

Dryer Power	Cloths Dryer Vent Material	Dryer 240-volt electrical receptacle
Electric	Flexible Metal	Older 3-prong, 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				✓	2	View Comments
6.4 Laundry Cabinets And Counter Tops	✓				0	
6.5 Laundry Plumbing & Sinks		✓			0	
6.6 Laundry Dryer Venting	✓				0	
6.7 Washer And Dryer		✓			0	
6.8 Laundry Catch Pan	✓				0	

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

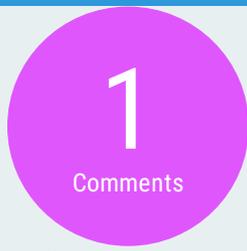
Heating/Cooling Equipment Type #1	Heating/Cooling System Manufacturer #1	Heating/Cooling System Age #1
Mini Split-System Heat Pump	Daikin	2019
Heating/Cooling Equipment Fuel Type #1	HVAC System Ductwork Type(s)	Filter Type(s)
Electric	Duct less HVAC, Flexible round ductwork	Washable Mini Split System Heat Pump Filter in Head Unit, Pleated, Disposable
Heating/Cooling Equipment Type #2	Heating/Cooling System Manufacturer #2	Heating/Cooling System Age #2
Air handler	Nordyne	2004
Heating/Cooling Equipment Fuel Type #2	Additional Heating Equipment Type	
Electric	Fireplace	

HEATING & COOLING SECTION REPORT

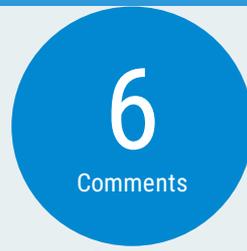


Section Items	IN	NI	NP	RR	Comments	
7.1 Fireplace				✓	1	View Comments
7.2 Heat Pump	✓				1	View Comments
7.3 Thermostat	✓				0	
7.4 Air Filters And Tracks	✓				0	
7.5 Air Handler	✓				1	View Comments

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Information

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 Limitation
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PLUMBING SOURCES AND WATER HEATERS MATERIAL

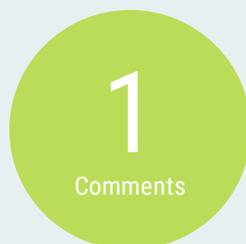
Distribution Pipe Bonding	#1 Water Heater Type	#1 Water Heater Power Source
Not Located / Not Present	Tank (conventional)	Electric
#1 Water Heater Capacity	#1 Water Heater Location	#1 Water Heater Manufacturer
Blanket covering data plate	Exterior Utility Closet	GE
#1 Water Heater Age	Water Supply Source	Water Distribution Pipes
Unable to determine	Public Water Supply	Copper
Drain Waste and Vent Pipe Materials		
Acrylonitrile butadiene styrene (ABS)		

PLUMBING SOURCES AND WATER HEATERS SECTION REPORT

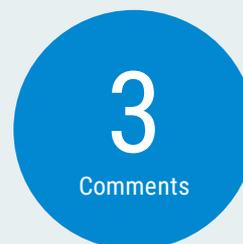


Section Items	IN	NI	NP	RR	Comments	
8.1 Electric Water Heater				✓	2	View Comments
8.2 Water Supply and Distribution	✓				0	
8.3 Sewage and DWV Systems	✓				0	

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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 MATERIAL

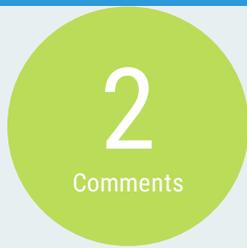
Electrical Service Conductors	Service Panel Ampacity	Service Panel Manufacturer
Overhead service	200 amps	Bryant
Service Disconnect Location	Service Disconnect Type	Type of Branch Wiring
Meterbase Panel	Breaker	Vinyl-coated, Stranded Aluminum, Romex, Copper
Service OCPD Type	Service Grounding Electrode	
Breakers	Driven rod	

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)				✓	1	View Comments
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

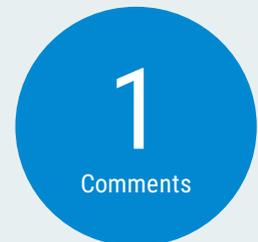
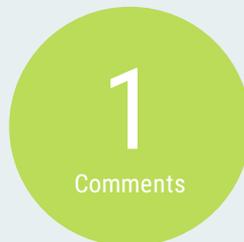
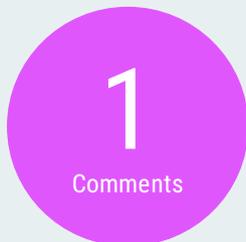
Attic Access Location	Method Used To Observe The Attic	Roof Structure
Bedroom	From Access Hatch	2/6 Rafters, 2/8 Rafters
Attic Insulation Type	Attic Ventilation System	
Batt, Fiberglass, ~12 inches	Soffit Vents	

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				✓	1	View Comments
10.5 Attic Electrical				✓	1	View Comments

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Basement/Crawl Space/Foundation Section Standard
[click here to view](#)

BASEMENT/CRAWL SPACE/FOUNDATION MATERIAL

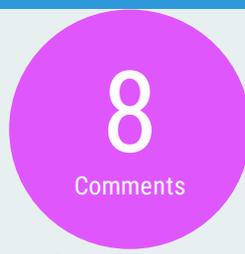
Crawl space access location	Method used to inspect crawl space/basement	Foundation wall type(s)
Closet floor , Exterior	Crawled with flashlight	Poured concrete
Girder types	Floor joist types	Post/Column/Pier types
Wood, Supporting walls	Wood	Wood, Pier blocks, Poured concrete
Presence of Crawlspace Insulation (between floor joists)	Foundation type	
Partial	Crawlspace	

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				✓	2	View Comments
11.3 Insulation, Ventilation, And Vapor Retarders				✓	2	View Comments
11.4 Basement And Crawlspace Electrical	✓				0	
11.5 Foundation				✓	2	View Comments
11.6 Water Supply and Distribution	✓				0	
11.7 Sewage and DWV Systems	✓				0	
11.8 Crawl Space Entrance				✓	1	View Comments
11.9 Foundation Drainage				✓	1	View Comments

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Defect/Maintenance

RODENT/INSECTS SECTION REPORT

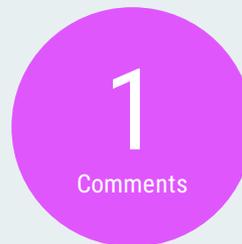


Section Items	IN	NI	NP	RR	Comments	
12.1 Mice/Racoons/Birds/Bats				✓	1	View Comments
12.2 Ants/Wasps/Bees/Termites/Ants				✓	1	View Comments

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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

David Woodall Building & Remodeling

<http://www.woodalldesign.com/>

Deep Green Building & Remodeling

(707) 350-2490

SINCERELY,

HENRY HOME INSPECTIONS LLC