



Home Inspection Report



4280 Lakeshore Blvd, Lakeport, CA 95453

Inspection Date:

Saturday September 9, 2023

Prepared For:

Daniel & Nicole Barsanti

Prepared By:

Dustin Wallace General Contractor Home Inspections
16496 Main St.
Lower Lake, CA 95457
(707) 293-6307
dustinjameswallace1985@gmail.com

Report Number:

7776

Inspector:

Dustin Wallace

License/Certification #:

CA--1052482

Inspector Signature:

Report Overview

Scope of Inspection

This inspection is a Certified Roof Inspection from Dustin Wallace General Contractor Home Inspections CSLB#1052482. Home Inspectors are NOT licensed for Roof Certifications unless they also carry either a C39 Roofing Contractors License or a General B Contractors License. In these roof inspections the roof conditions (as well as the material used) are examined as well as flashing, plumbing vents, storm collars, the examination of gutter conditions (if present), the degree of water run off in the subterranean area (if crawl space is present) and most importantly structural (conditions of rafters, truss members, header beams, etc) if an attic is present then thermal readings are calculated to do determine if extra ventilation is needed. PLEASE REFER TO "REPORT SECTION" FOR A COMPLETE DIAGRAM BREAKDOWN WITH REGARDS TO THIS ROOF INSPECTION.

After thoroughly examining this roof Dustin Wallace General Contractor Home Inspections CSLB #1052482 will not be providing a two year certification.

Main Entrance Faces

West

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

21 Years of Age

Report Summary

Roof Summary

The existing roof that is covered on the manufactured home as well as the detached garage are of three-tab asphalt shingles and are the original roof covering. I would recommend having the roof replaced thing spring latest and advice to have proper patch or repair work peformed by a Licensed C39 Roofing Contractor or a Licensed General B Contractor. The reason for recommendations for the repairs and patch work to be completed by someone whom is licensed is that they can warranty their work and it is being done by a professional.

The existing roof does need to be replaced but it has bar exceeded standard life expectancy of a three-tab asphalt shingle roof. It is very important to note that no more then 1-layer of shingles can be installed on a manufactured home. Therefore, the existing roof covering would have to be removed. The covered deck location and other noted locations that are less then a 3/12 pitch should have used roll asphalt instead of three-tab asphalt shingles. The goal of this report is to give recommmendations on what is needed to get through this winter prior for a full roof replacement.

Based on the size of this roof, the amount of valleys it is likely that roofing contractors will want to address and replace this roof in the spring time being how booked out many currently are. Lucerne Roofing is currently booked out six weeks to even assess the roof for a bid. Therefore, the goal is to get through this winter prior for a full roof replacement.

Referrals

Licensed General Contractors: Because I am not allowed to do any work on anything I examine as a General Contractor / Certified Home Inspector for 12 months because of Conflict of Interest I refer out other general contractors for repair. For major construction projects like a new deck, addition, or full remodel I refer JS Builders as they have multiple crews. For medium size projects like residing a whole house replacing windows anything that involves two more workers I refer to Scott Construction. Lastly, for small projects which are the majority of the projects that are noted on inspections like deck repair, various repairs around the home that involve just one person I refer to Martin Construction. All four references are Licensed General Contractors all are local in Lake County. Furia Construction is usually the best option

For Martin Construction contact Efrain at 707-802-8368
 For Roger Anthony Construction contact Roger at 707-349-9150
 For Furia Construction contact David Furia at 707-431-7405
 For Scott Construction contact Pat Scott at 707-994-3567

HVAC Contractor: Contact Mike Huber of Cool-Air at 707-277-7332

Mini Ductless Installing: Contact Mike Pesonen of Comfort Living HVAC at 707-367-0946

Roofing Contractor: Contact Lucerne Roofing at 707-263-4200, Michael Salas at 707-416-9055, or Humbertos Roofing at 707-994-7643

Roofing Repairs: Contact Michael Salas 707-416-9055

Gutter Contractor: Contact Gutter Masters at 707-279-1524

Licensed Electrician: Contact John of JW Electric at 707-295-6445 or another option is Nate's Electric at 707-349-2217

Licensed Plumber: Contact Richard of Arbeez Plumbing at 707-349-1200

Drywall Contractor: Contact Evan Witzel at 707-987-2685

Excavating and Earthwork (Including French Drain Installing): Contact Brian Case of Case Excavating at

Report Summary

Referrals

707-994-6815

Concrete Contractor: Contact Derek Andress Concrete at 707-337-1491

Tree Management & Fire Abatement : Contact Anthony of AVR Tree Service at 707-994-1849

Appliance Repair: Contact Hedge Appliance at 707-809-7424

New Appliance: Contact Kelseyville Appliance at 707-279-8559

Excavation: Contact Brian Case of Case Excavating Inc. at 707-994-6815

Garage Doors: Contact Jeri-Co Garage Doors at 707-987--9515

Doors and Cabinets: Contact Andy or Spike with Quality Door Trim & Cabinets at 707-263-8877

Painter: (Painting, Drywall and Stucco Repair) Contact Xavier of West Coast Painters at 707-320-8876

Hardwood Floor Installation: Contact John Stacey at 707-245-2449

Insulation: Contact Turner Insulation at 707-279-1800

Window Sales and Installation: Contact Valley Glass at 707-994-7574

Carpet Installation: Contact Caliber Carpets at 707-467-0181

Mold Inspection and Removal: Contact Indoor Restore at 888-544-4449

Pest Inspection: Contact Armed Force Pest Control at 707-987-9828

Solar Sales and Installation: Contact Kurtis Woodward of Sun First Solar at 707-694-5384

Window, Gutter Cleaning, Solar Cleaning : Contact Crud B Gone at 707-230-3278

Civil Engineering (only applies to Manufactured Homes / 433A Certifications): Contact Melody De Leon of De Leon Engineering at (707) 263-6111

Structural Engineering (foundation tests): Contact Tim Twomey at 707-245-4724

Receipt/Invoice

**Dustin Wallace General Contractor Home
Inspections
16496 Main St.
Lower Lake, CA 95457
(707) 293-6307**

**Property Address
4280 Lakeshore Blvd
Lakeport, CA 95453**

Date: Sep 9, 2023

Inspection Number: 7776

Inspected By: Dustin Wallace

Payment Method: Cash

Client: Daniel & Nicole Barsanti

| Inspection | Fee |
|-------------------|------------|
| Home Inspection | \$250.00 |

| | |
|--------------|-----------------|
| Total | \$250.00 |
|--------------|-----------------|

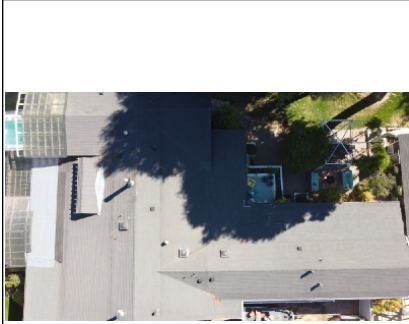
Manufactured Home Roof

General

Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Drone With Binoculars

Photos



Inspected by Drone



Inspected on the Roof

Style of Roof

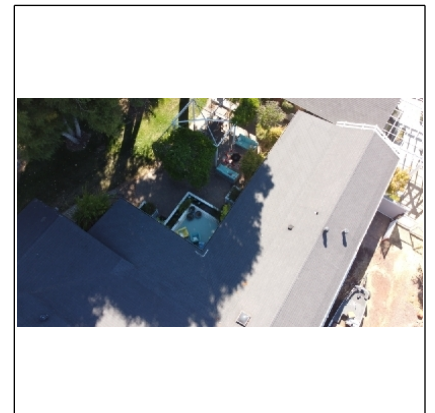
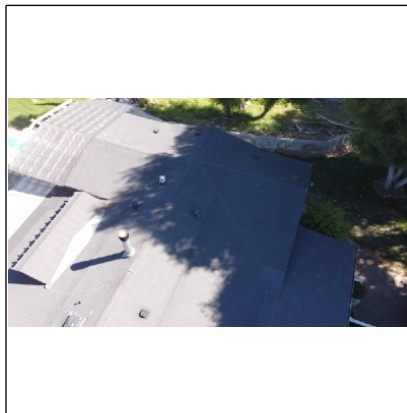
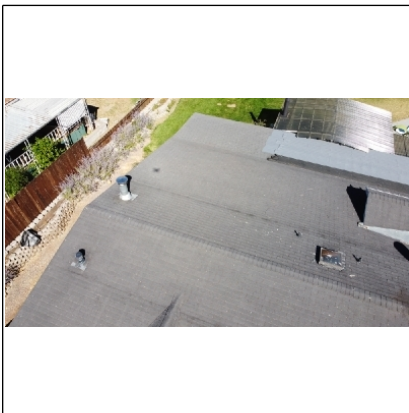
Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type: Three-Tab Asphalt Shingle
Layers: 1 Layer
Age: 21 Years of Age
Location:

Comments

Photos



Ventilation System

None N/A

Type Eave Ridge Gable Roof Turbine Powered Other: .

Comments

Photos

Manufactured Home Roof



Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .

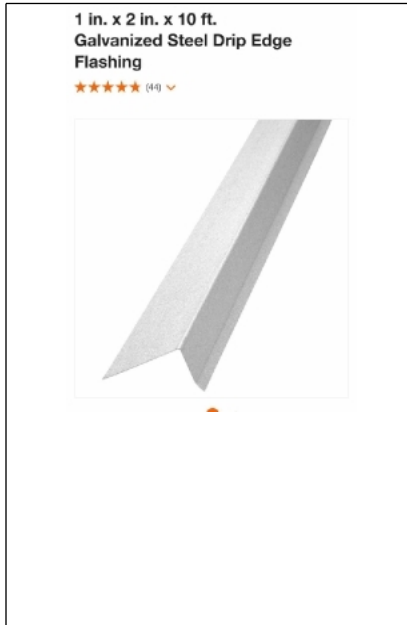
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Comments 1. Refer to pictures for comments these recommendations are for only patch work for this winter.

Photos



Recommend extending out flashing by installing a galvanized drip edge at this location for water run off on the valley.



Fascia should not be sitting directly on roof shingles without being flashed underneath the fascia member. Recommend removing the "Lichens" and apply a thick bead of sealant on the fascia member and shingles.

Manufactured Home Roof



Recommend removing the excessive moss build up with "Moss Out!"



With the moss build up I always recommend applying Moss Out! this can be purchased at Home Depot, look at the forecast for about a week to make sure no rain is in site and then spray the chemical on the roof and do not use a pressure washer sprayer ever on asphalt shingles. This will kill the moss in about a month. Option 2 is on a damp morning get a dull chisel and pick the moss off then apply the Moss Out! after.



when replacing the roof I would recommend replacing the galvanized flashing and moisture damaged trim member. (This is fine for this winter)

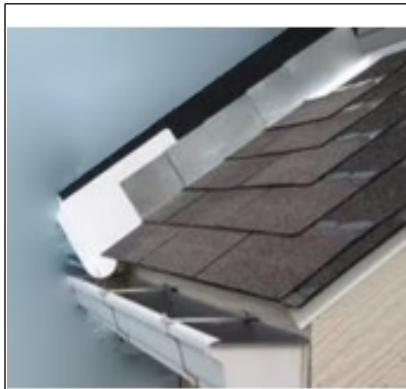
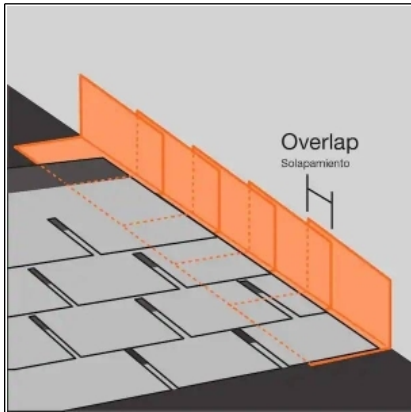


Step flashing is fine for winter



This is incorrect application and must be addressed before winter. Recommend removing existing roll asphalt and have the shingles underneath and properly evaluated. After, recommend installing galvanized step flashing and install a 1x4 primed trim member across the newly installed flashing 1" of clearance from the roofing and chalk above the 1x4".

Manufactured Home Roof



Recommend installing galvanized drip edge.

**1 in. x 2 in. x 10 ft.
Galvanized Steel Drip Edge
Flashing**

★★★★★ (4)

A photograph of a single piece of galvanized steel drip edge flashing. The piece is L-shaped, with one long edge and one shorter edge. It has a smooth, metallic finish and is shown against a white background.

Manufactured Home Roof

Valleys

N/A

Material

Not Visible Galv/Alum Asphalt Lead Copper Other: .

Condition

Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

This is known as a weave design or others call a California Weave which is a much better way to roof a valley when doing a closed valley practice. This method is the best of the two styles while the other is known as a Closed Cut. With regards to protection from water protrusion through the seams between the roof sheathing. The other method is not a weave method. On this the roofers run a full starter down the valley and then snap a line and cut the shingles which only leaves one point protection from water protrusion through the sheathing. This way provides not only two layers of protection as a starter roll is used as well in the valley but with the weave has significant overlap that is not seen by the naked eye.

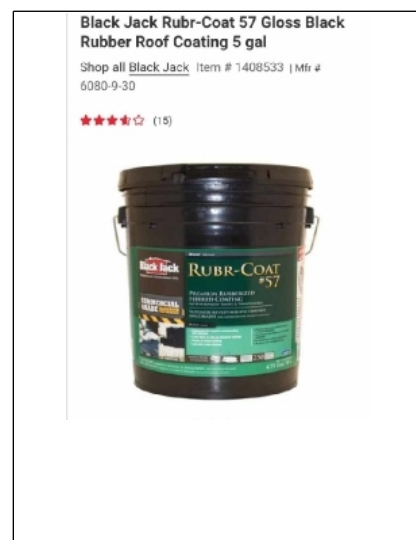
Photos



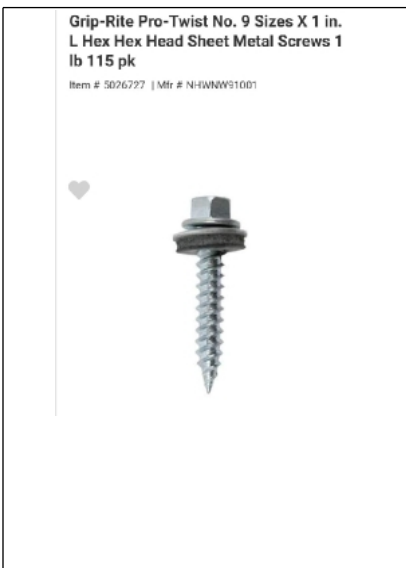
Keep leaf debri away from the valley locations for proper water run off.



Roof sealant was applied on valley location and for this winter should be resealed with a better sealant product



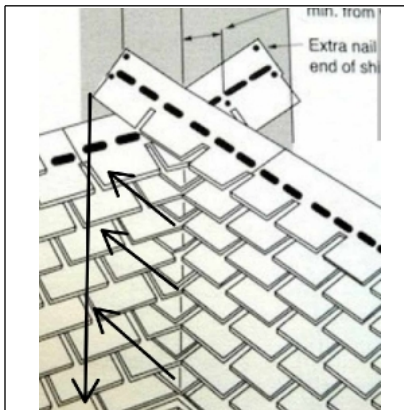
Recommend fastening this section of flashing on the valley in the roof sheathing washer head sheetmetal screws and a dab of sealant ontop of the heads.



Manufactured Home Roof



Shingles were replaced. However the valley is not properly flashed and is only for only a temporary repair. Correct application would have been to remove the shingles on the otherside of the valley so they could overlap or weave.



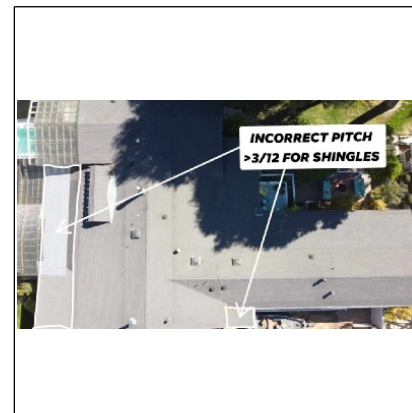
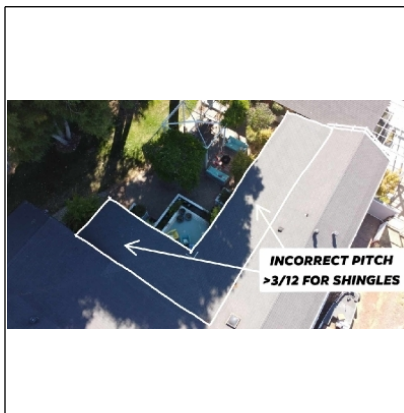
Correct application on doing a weave for repairs or installing.

Condition of Roof Coverings 1

- Roof #1** Satisfactory Marginal **Poor** Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
- Roof #2** N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
- Roof #3** N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Photos



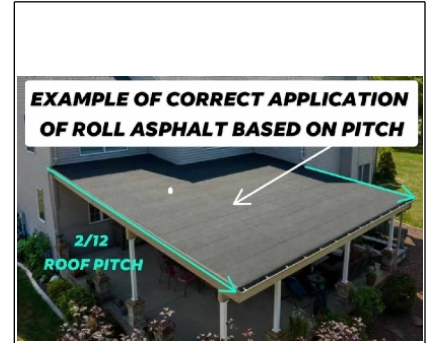
Manufactured Home Roof



Three-tab asphalt shingles should not be installed on any roof pitch less than a 3/12 unless using roll asphalt as the underlayment prior.



Roll asphalt was not installed below three-tab roofing shingles on 2/12 pitch location.



Rain diverter should have proper pitch to gutter run.



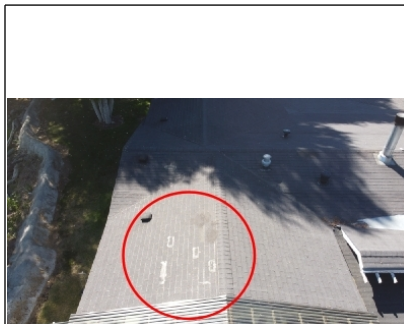
Exposed nail holes are evident on shingles. This area should be properly nailed off and apply sealant again going down the valley. This is a roof leak location.



Recommend removing the moss "lichens" between the roof sheathing and flashing members.



Recommend replacing all damaged roof shingles with new three-tab shingle sheets. This whole location should be replaced before this winter.

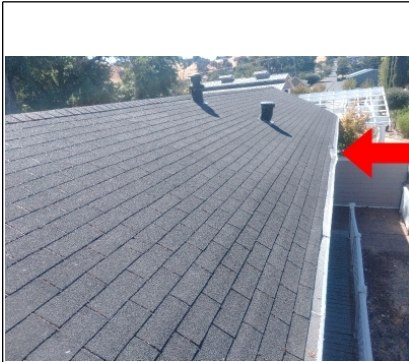


Reference location for prior slide.



The roof does need to be replaced but can get through this winter if properly patched.

Manufactured Home Roof



Recommend repairing or reinstalling gutter cover.



Two layers of roofing should not be installed on manufactured homes. Recommending having the roll asphalt removed and properly repaired by a Licensed C39 Roofing Contractor or Licensed General B Contractor.



This is not a correct application of roll asphalt and must be removed and properly done before this winter. This location will have standing water and ponding.

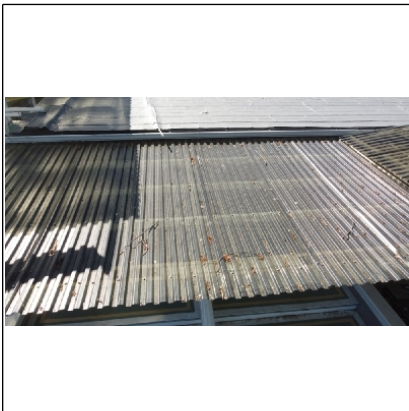
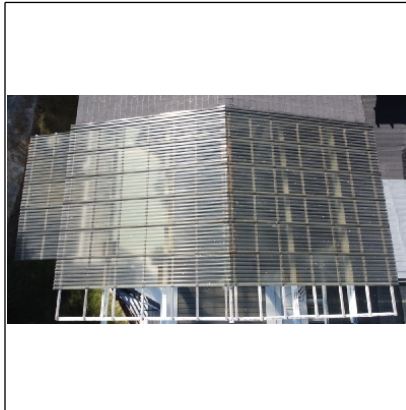
Condition of Roof Coverings 2

Roof #1

- Satisfactory
- Marginal
- Poor
- Curling
- Cracking
- Ponding
- Burn Spots
- Broken/Loose Tiles/Shingles
- Nail popping
- Granules missing
- Alligating
- Blistering
- Missing Tabs/Shingles/Tiles
- Moss buildup
- Exposed felt
- Cupping
- Incomplete/Improper Nailing
- Recommend roofer evaluate
- Evidence of Leakage

Comments

Photos



Manufactured Home Roof

Skylights

N/A Not Visible

Condition

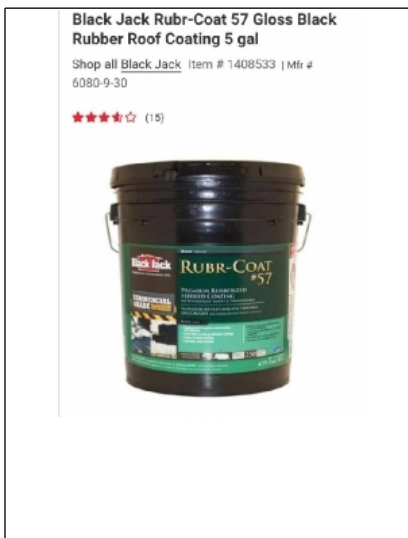
Cracked/Broken Satisfactory Marginal Poor

Comments

Photos



Recommend resealing around skylight prior to this winter. For a new roof replacing the skylight in general is the only option.



This area can be a concern with water intrusion underneath the flashing at the valley location.

Plumbing Vents

Not Visible Not Present

Condition

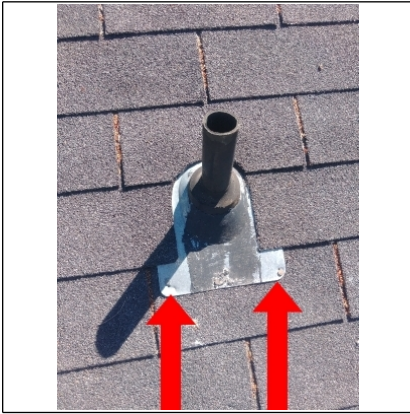
Satisfactory Marginal Poor

Comments

1. On all exposed nail locations a gap of sealant should be applied on the nail heads.

Photos

Manufactured Home Roof



Detached Garage Roof

Type

None

Type Attached Detached 1-Car 2-Car 3-Car 4-Car Carport

Comments

Roofing

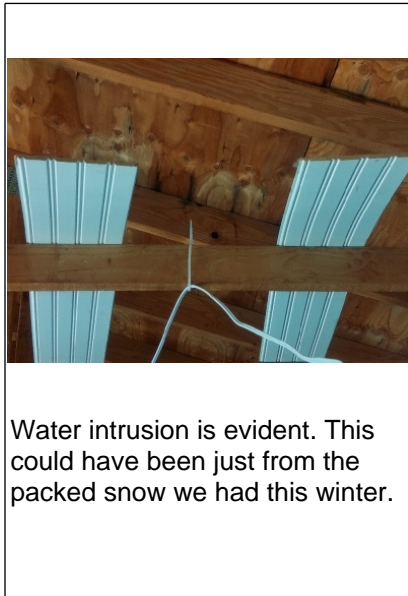
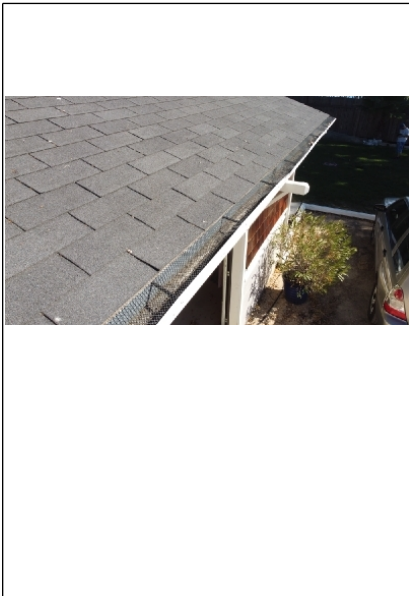
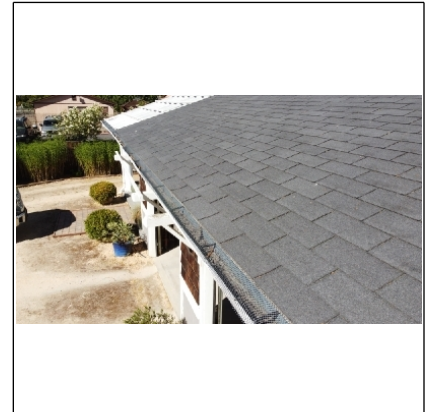
Material Same as house

Type:

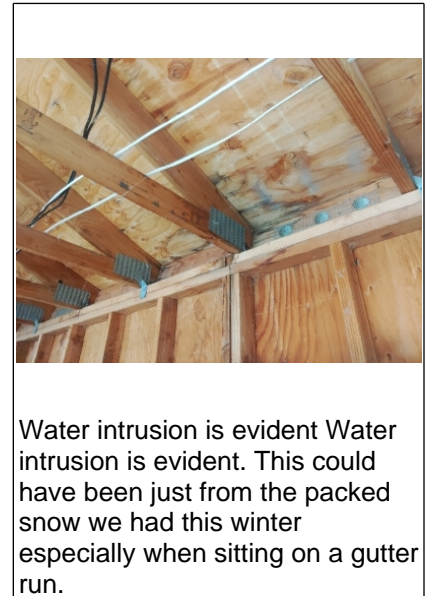
Approx. age: Approx. layers:

Comments

Photos



Water intrusion is evident. This could have been just from the packed snow we had this winter.



Water intrusion is evident. Water intrusion is evident. This could have been just from the packed snow we had this winter especially when sitting on a gutter run.

Detached Shop Roof

Type

None

Type Attached Detached 1-Car 2-Car 3-Car 4-Car Carport

Comments

Roofing

Material Same as house

Type: Metal

Approx. age: Approx. layers:

Comments

Photos

