



Home Inspection Report



2255 Will O View Circle, Lakeport, CA 95453

Inspection Date:

Wednesday August 30, 2023

Prepared For:

P. Lyn Middleton & Geoff Wardle

Prepared By:

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

Report Number:

3232

Inspector:

Dustin Wallace

License/Certification #:

CA--1052482

Inspector Signature:



Report Overview

Scope of Inspection

All components designated for inspection is based on California Residential Building Code for when the home was built if codes were applied followed by Standards of Practice. The goal of the inspection is to put the party whom hired Dustin Wallace General Contractor Home Inspections in a better position to make a buying or selling decision. Not all improvements will be identified during the inspection. Unexpected repairs could be still anticipated. The inspection should not be considered a guarantee or warranty of any kind. The parties agree and understand Dustin Wallace General Contractor Home Inspections assume no liability or responsibility for the costs, repairing or replacing any unreported defects or deficiencies either current or arising in the future of any property damage, consequential damage or bodily injury or any nature. If repairs or replacement are done without giving Dustin Wallace General Contractor Home Inspections required notice then there will be no liability to the client. The client further agrees that Dustin Wallace General Contractor Home Inspections is only liable up to the cost of the inspection. The parties agree and understand Dustin Wallace General Contractor Home Inspections is not an insurer or guarantor against defects in the structure, items, components, or systems inspected.

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

East

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Report Summary

Roof Summary

There is a concern with regards to the conditions of this tar and gravel roof covering. The largest concerns with this roof has to do with ponding and water intrusion. After using both a drone and a level evidence does show there has been a long period of time that has lapsed where moisture has protruded through the tongue and groove planking this resulting in the moisture stains that are evidence at the most moisture damaged locations (*fascia, lack of proper flashing and dips in the roof locations*). Once the tongue and groove does receive moisture intrusion it buckles and no longer stays connected. Another concern is the span 6' between each beam and the 1-1/2" tongue and groove planking. Significant evidence shows there is dips as a result lack of proper drainage to the scupper drains through time or excessive weight from the tar and gravel at the dip locations without proper structural support. Adding more tar and gravel would not be a solution to this matter without providing more structural support on the span between the beams.

The worst locations of this roof are not in the living area. There is no evidence that shows of any moisture intrusion or water leaks in the living area of the home and after laser leveling multiple walls there are is no structural movement of the load bearing walls. The water leaks are evident at the edges of the roof perimeter. Moisture damage is also evident on multiple fascia members from improper flashing application. Nails should not be used on the flashing instead water tight washer head roofing screws should be used with a dab of sealant this along with needing to reflash the corners of the roof perimeter are the reason for the moisture damage on the fascia members.

In order to see the true condition of the tar or underlayment of the roof below the gravel the gravel would have to be removed. However, the edges of the roof perimeter would always age more then the rest of the roof. The ridge location of the tar and gravel roof is properly covered and in moderate conditions.

There is a option to prevent future problems with regards to water ponding and continuous moisture intrusion. First, clean all the scupper drains and replace all scupper drain covers. Second, installing a fabricated channel with a proper pitch where new scupper drains could be installed at the ponding "dip" locations after resealing those locations that would allow water to properly drain off from the roof and also not add more weight to the roof covering. The concern would be mounding more tar to be proper pitch to the existing scupper drains would put too much weight on the existing tongue and groove planking that is already dip and disconnecting at the worst locations.

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

Report Summary

Referrals

Roofing Repairs: Contact Michael Salas 707-416-9055

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

Licensed Electrician: Contact Henry of Big Canyon Electric at 707-355-5317 or Sam at 951-590-2040 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 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

Report Summary

Referrals

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
2255 Will O View Circle
Lakeport, CA 95453**

Date: Aug 30, 2023

Inspection Number: 3232

Inspected By: Dustin Wallace

Payment Method: Check

Client: P. Lyn Middleton & Geoff Wardle

Inspection	Fee
Home Inspection	\$250.00

Total	\$250.00
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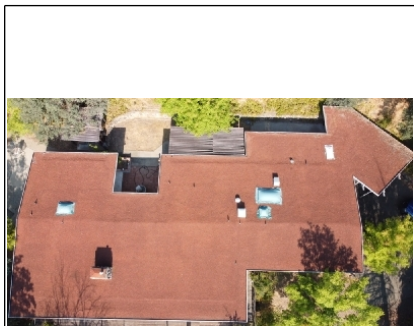
Roof

General

Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Drone With Binoculars

Photos



Inspected with a drone



Inspected on the roof

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type: Tar & Gravel
Layers: 1 Layer
Age: 20+ Years of Age
Location:

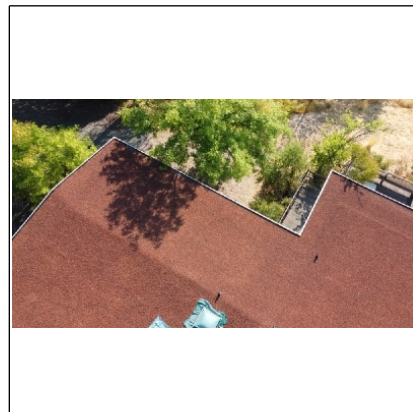
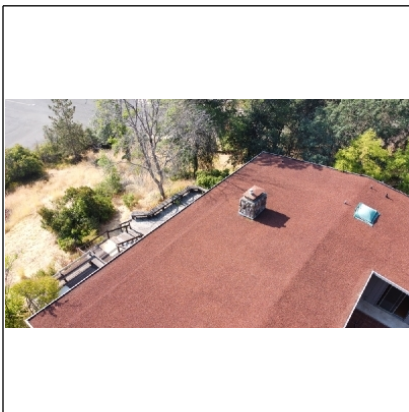
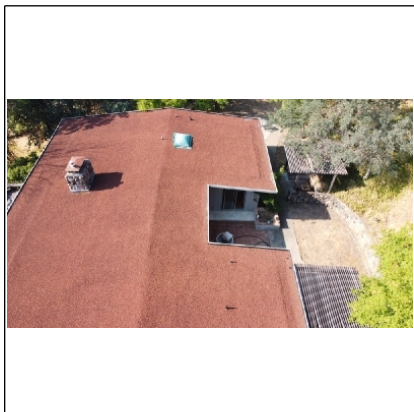
Roof #2 None
Type:
Layers:
Age:
Location:

Roof #3 None
Type:
Layers:
Age:
Location:

Comments

Photos

Roof



Flashing 1

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. The most common locations where water will intrude as well as locations that require the most attention are each corner of the roof. These locations should be resealed as evidence shows water has intruded causing damage on the fascia members and through the planking.**

Photos



Roof

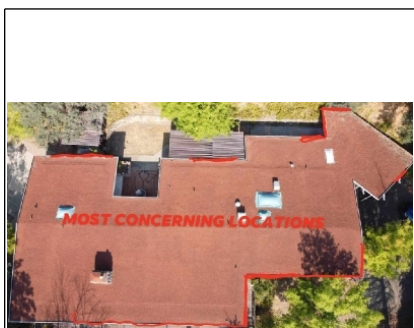


Condition of Roof Coverings

- Roof #1** Satisfactory Marginal (Living Area) Poor (Overhang) Curling Cracking Ponding
 Burn Spots Broken/Loose Tiles/Shingles Nail popping Granules missing Alligatoring
 Blistering Missing Tabs/Shingles/Tiles Moss buildup Exposed Underlayment 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 Alligatoring 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 Alligatoring Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Photos



These locations that are in red are the most concerning locations with regards to water intrusion, moisture damage and improper pitch and flashing.



This is a significant dip on the overhang where the tongue and groove planking shows moisture staining and disconnection. This area has had an issue with ponding and does not have proper pitch to the downspout.

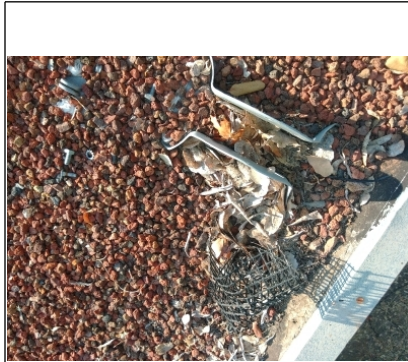


Missing gravel is evident at this location. Recommend additional gravel be applied at noted location.

Roof



Missing gravel is evident at this location. Recommend additional gravel be applied at noted location.



Recommend removing all hardware "screws" from the roof covering from prior satellite dish installation.



Ponding location is prior to the scupper drain location.

Skylights

- N/A Not Visible
- Cracked/Broken Satisfactory Marginal Poor

Condition
Comments
Photos



Roof

Flashing 2

None

Material

Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition

Satisfactory Marginal Poor

Comments

1. Recommend after replacing all moisture damaged fascia members replace all nails on the flashing and refastening the existing galvanized flashing with hex head screws that provide a proper rubber washer and a dab polyurethane sealant.

Photos



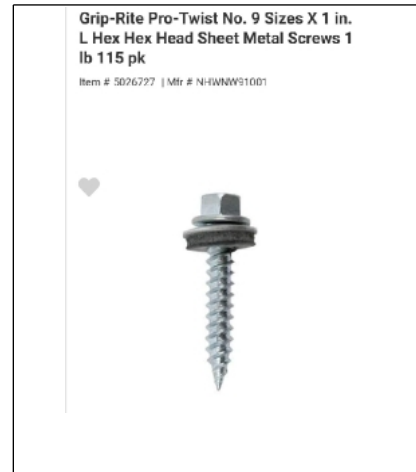
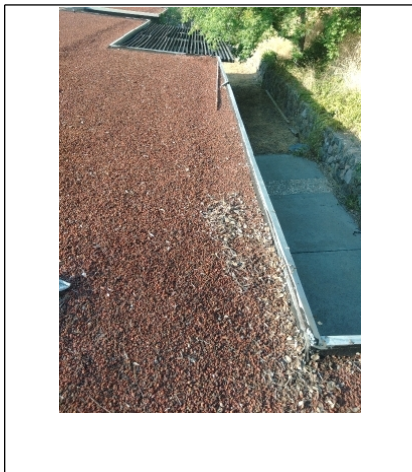
Rusted nails have allowed water to intrude through the fascia.



Missing flashing



Rusted nails have allowed water to intrude through the fascia.



Roof



Plumbing Vents

- Not Visible Not Present
 Satisfactory Marginal Poor

Condition
Comments
Photos



Roof



Chimney

None

Location(s) Living Room

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments

Photos



Roof



Gutters/Scuppers/Eavestrough

- None
- Condition** Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace Needs to be cleaned
- Material** Copper Vinyl/Plastic Galvanized/Aluminum Other: .
- Leaking** Corners Joints Hole in main run No apparent leaks
- Attachment** Loose Missing spikes Improperly sloped Satisfactory
- Extension needed** North South East West Refer to Pictures

Comments

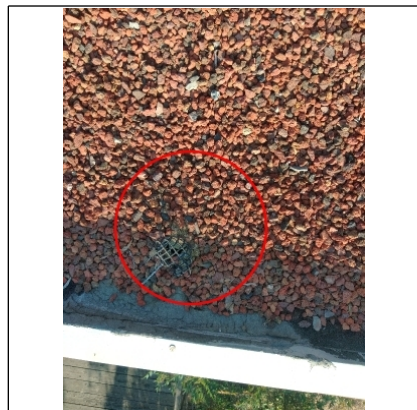
Photos



This is a recommended preventative approach with regards to proper drainage application. I would recommend having a drain channel fabricated and tied to the beams with proper pitch with additional scupper drains be installed at the ponding locations of the roof. This then would be tied to a new downspout and a corrugated drain extension.



Recommend clearing debris from scupper drain location

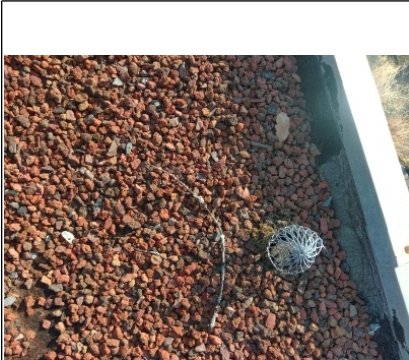
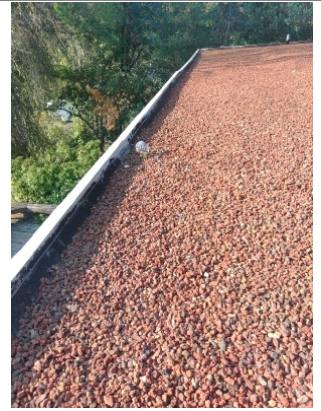


Recommend replacing existing scupper drain cover.

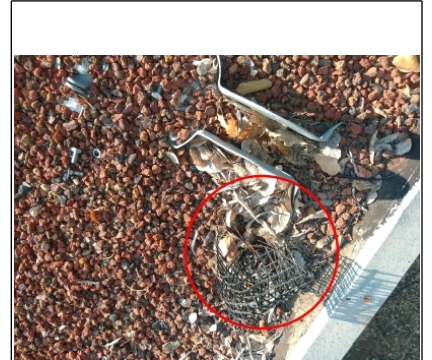
Roof



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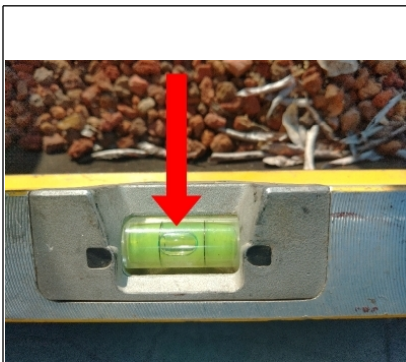


Recommend replacing existing scupper drain cover.

Roof



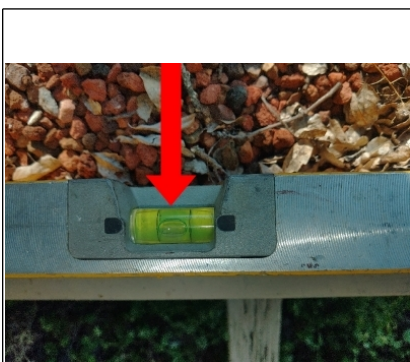
4' level is placed on the edge to show there is an improper pitch to the existing scupper drain.



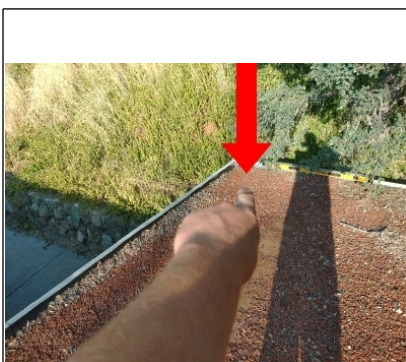
Arrow points to center of bubble with reference to prior slide.



4' level is placed on the edge to show there is an improper pitch to the existing scupper drain.



Arrow points to center of bubble with reference to prior slide.



Recommend additional scupper drain and downspout location.



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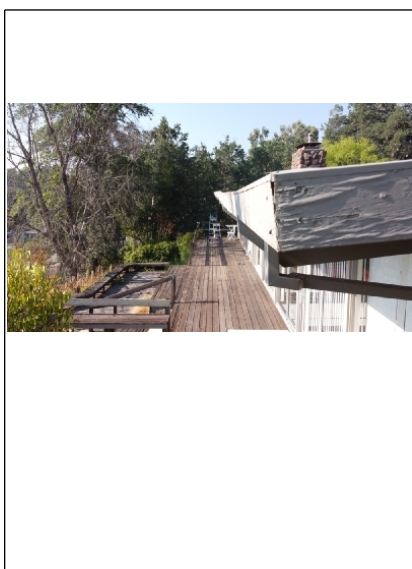
Fascia

None
Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: _____
Condition Satisfactory Marginal Poor (Noted Locations)
Comments
Photos

Roof



Moisture damage is evident on fascia from excessive ponding. This also could be in relation to the downspout needed to be cleaned.



Beams

None

Material

Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition

Satisfactory Marginal Poor (Noted Locations)

Comments

Photos

Roof



Recommend cutting back the moisture damaged exposed beam flush to fascia member.



Recommend cutting back the moisture damaged exposed beam flush to fascia member.



Moisture stains are evident on fascia from moisture intrusion through the tongue and groove planking.



Moisture stains are evident on fascia from moisture intrusion through the tongue and groove planking.

Overhang

- Material**
- None
 - Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 - Damaged wood Other: .
- Condition**
- Satisfactory Marginal Poor

Comments

1. Water intrusion is evident between the connections (male and female) of the tongue and groove planking. This is from excessive ponding where water has seeped through slowly from both the combination of a lack of proper pitch to the scupper drains and downspouts as well as through the fascia members from lack of proper flashing. These are active moisture stains that may have accelerated because of the massive winter we have had. The dips in the planking also could have gradually got worse and then at the front of the home where the most sun exposure could have possibly warped the planking underneath. Regardless, there is a correlation between the most evident moisture staining on the planking and the most concerning roof locations up top that show a history of water intrusion.

Photos

Roof



Active leak



Stains are from water intrusion between the grooves of the planking.



Stains are from water intrusion between the grooves of the planking.



Another concern is that after this long winter and now this summer these exposed T and G planking members have shrunk. These are 1-1/2" wide T and G planks.



Disconnected planking member.



Moisture stains from active ponding location.



Active leak



Active leak



Roof



Significant bowing is evident on the T and G planking at the front portion of the overhang.



Significant bowing is evident on the T and G planking at the front portion of the overhang.