



Home Inspection Report



18961 Coyle Springs Rd., Hidden Valley Lake, CA 95467

Inspection Date:

Wednesday January 25, 2023

Prepared For:

Theresa Roberson

Prepared By:

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

Report Number:

4324

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.

Based on what I have inspected and with regards to areas of concern Dustin Wallace General Contractor Home Inspections will not provide a 2 year certification on this roof.

Main Entrance Faces

North

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Damp

Report Overview

Approximate Age

Report Summary

Major Concerns

It is important to understand when inspecting the roof and attic that we should put into the note the recent storms that we have had the last few weeks was the largest with regards to wind and rain in the last 100 years. It does appear to me when inspecting the attic location (*unable to access to physically touch the location, as I will not walk the rafters with blown insulation covering the ceiling joists*) That these water stains do not appear to be from the original roof based on the age and appearance of the water stains themselves. The leaks if present do not appear extensive enough to show water droplets or any evidence on the loose insulation. I have reviewed the previous picture that was taken in the attic from Accent Homes on December 5th, 2022 and it does appear that the location does appear to have slightly expanded. I do believe what is going on is that the largest location with regards to moisture staining has to do with the close cut valley.

The largest concern with regards to roof conditions appears to be at the the valley location on the california hip that covers the rear deck. When walking the roof, I only felt one location that had possibly delaminated sheathing as it had a "bounce" and was in the area of concern (Refer to "Report Section: Roof"). Since no nail holes appear to be present I believe that water may have gotten passed the roof sheathing that is underneath the upper shingles and there possibly is not a proper underlayment with regards to protecting water from seeping into the sheathing itself. The extent is unknown until the section is opened up for further review. I believe being that it is a valley location with a good pitch there would not be extended noticeable damage on the loose insulation as there is no standing water causing a large amount of water droplets. With regards to the other water stains that are evident on the rafters without physically testing them I cannot determine the age but from the appearance themselves they do appear to be recent.

I have contacted Lucerne Roofing with regards to this and have submitted this report to Lucerne Roofing for a deeper evaluation and possible roof repair bid. This is only a roof inspection and based on the conditions and concerns I would recommend a repair bid if needed be provided by Lucerne Roofing. I recommend them coming back out and reexamining the attic again after these pictures have been taken and further evaluating the areas of concern to provide a proper bid or repairs if needed.

Deferred Cost Items

COST TO CURE are considered unsolicited when asked by the client to provide cost numbers. However, I am the final decision on what and how much to ask for as it is my license. As an Active Licensed General Contractor I am able to give estimated costs. The estimated costs are just estimates and do not reflect the actual bid for service or repairs as unforeseen areas of concerns when furtherly examined could raise estimates. Furthermore, I am not allowed to perform the service or work myself for 12-months due to a Conflict of Interest being a Licensed General Contractor performing Home Inspections. These costs that are provided are accurate. Having a General B Contractor License my numbers can be provided for Electrical, Plumbing, HVAC, Roofing, Concrete. Etc, anything that requires carpentry involved. (For example, drilling a hole in a block counts as the carpentry for electrical) These are general costs for credit or price reductions before closing. The actual bid for repairs will come from the General Contractor or Subcontractor who is hired.

COSTS TO CURE CANNOT BE APPLIED WHEN INSPECTION RIGHTS ARE WAIVED PRIOR TO MY INSPECTION OR WHEN THE LISTING IS A FORECLOSURE.

It is important to understand these are just costs provided and are for negotiating and do not guarantee anything. The negotiations are between the realtors whom represent their clients. It is also important to understand many realtors set a price based on knowledge knowing various key components do need to be repaired or replaced. Therefore, these are for negotiations only and like stated before do not guarantee anything.

1. Recommend contacting Lucerne Roofing for possible repair bid based on what this inspection report provides.

Referrals:

Licensed General Contractors: Because I am not allowed to do any work on anything I examine as a General Contractor /

Report Summary

Deferred Cost Items

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 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 or Humbertos Roofing at 707-994-7643

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

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

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

Report Summary

Deferred Cost Items

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

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

Arborist: Contact Family Tree Resource at 707-512-0383

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) Contract 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
18961 Coyle Springs Rd.
Hidden Valley Lake, CA 95467

Date: Jan 25, 2023

Inspection Number: 4324

Inspected By: Dustin Wallace

Payment Method: Cash

Client: Theresa Roberson

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



Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type:Asphalt Dimensional Shingle
Layers:1 Layer
Age:7-10 Years Minimum
Location:

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

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

Comments

Photos



Roof

Ventilation System

None N/A

Type Eve Vent Ridge Gable Roof Turbine Powered Other: .

Comments

Photos



Valleys

N/A

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

Condition Not Visible Satisfactory Marginal Poor Holes Rusted
 Recommend Possibly Sealing

Comments The concern I have with the moisture staining and possible leak is at the the rear valley location. I am concerned whether the proper membrane was installed as again these stains do not appear to be from the prior roof, but again there is only one section of roof sheathing that really shows of structural concern or delamination. Therefore, the possible repair if needed is not a significant ordeal or cost. However, the concern I do have if which I do believe these are new stains are whether the valleys were properly flashed as closed cut valleys (which this is) is not always the best practical method but it does allow repairs to be done much easier then if there was a California Weave. As stated prior, I am concerned that the underlayment or starter roll did not go passed far enough up the hip from the valley causing water to seep through during extreme weather conditions.

A better application to do a valley is either a galvanized open valley or a California Weave. The weave 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.

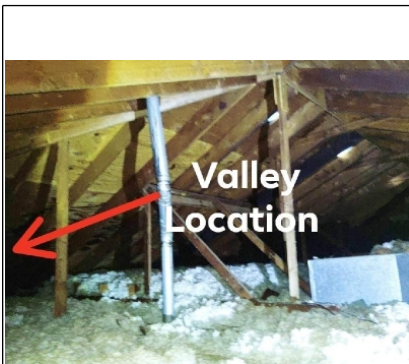
Photos

Roof



Various shingles do appear to be having waves which is common. This is also relevant to the exterior temperatures being below 40 degrees during the inspection.

The concern I have is whether the roof shingles underneath span pass far enough to avoid water intrusion during significant storms. A section should be opened up to see the extent and what should be done. This is only a visual inspection and nothing has been opened up to confirm the extent. (This section is in relation to attic location that was referenced twice on December 5th 2022 and January 18th, 2023.)



This is the attic view from the valley location.

Condition of Roof Coverings

Roof #1

- Satisfactory
- Marginal
- Poor
- Curling
- Cracking
- Ponding
- Burn Spots
- Broken/Loose Tiles/Shingles
- Nail popping
- Granules missing
- Alligating
- Blistering

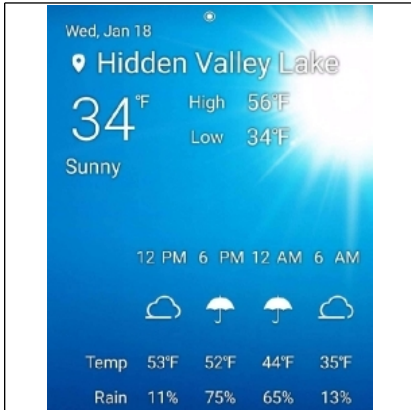
Roof

Condition of Roof Coverings cont.

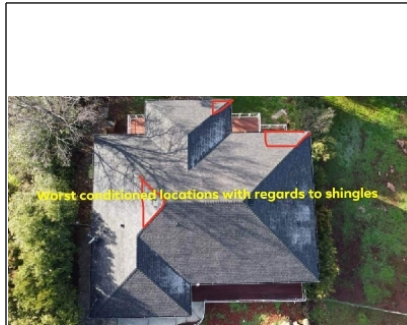
- Roof #1 cont.** Missing Tabs/Shingles/Tiles Moss buildup Exposed fiberglass Cupping
 Incomplete/Improper Nailing Recommend Possible Roof Repair Possible Evidence of Leakage
- Roof #2** N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules 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



Exterior Temperatures when inspecting and examining the roof.



This diagram is in reference to noted locations that are considered the worst conditioned shingles. These locations should be addressed within 3-5 years based on the condition of the shingles themselves. This does not reflect the entire roof coverage.



Location shows fiberglass lining around the base of the shingles.

Roof



Location shows fiberglass lining around the base of the shingles.



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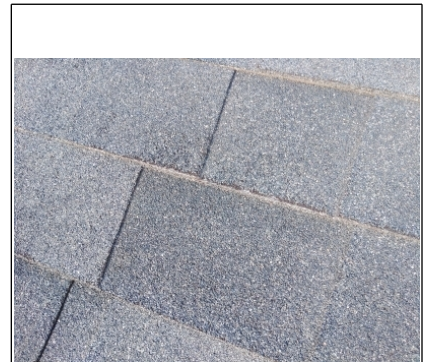
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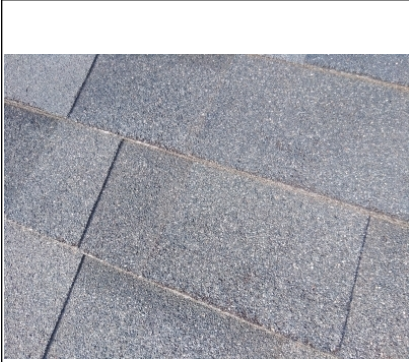


Upclose location with reference to conditions of shingles. (This only reflects the worst location and does reflect all the shingle conditions.)



Upclose location with reference to conditions of shingles. (This only reflects the worst location and does reflect all the shingle conditions.)

Roof



Upclose location with reference to conditions of shingles. (This only reflects the worst location and does not reflect all the shingle conditions.)



There is concerns with delaminated roof sheathing at this section.

Plumbing Vents

- Not Visible Not Present
 Satisfactory Marginal Poor

Condition
Comments
Photos



Roof



Gutters

Gutters/Scuppers/Eavestrough

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair
 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



Standing water is evident. Most likely the gutter is clogged at the downspout location.



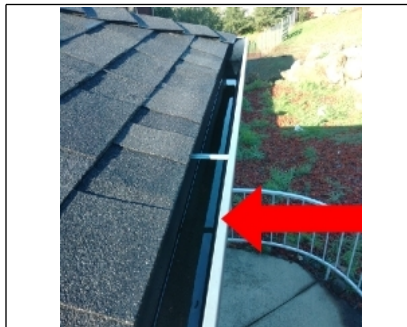
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Excessive amounts of leaves are evident in gutter run. Recommend having gutters cleaned and possibly installing gutter covers at this location.

Gutters



This gutter cover is a good option for that gutter run EasyOn Gutter Guard 24'



Recommend sealing downspout elbow with Tremco Vulkem 116



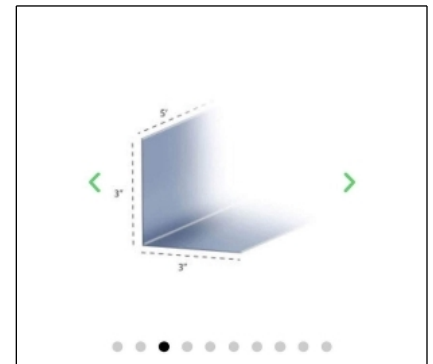
Tremco Vulkem 116
Black 10.1oz Tube
Tremco Vulkem 116



Recommend properly sealing between the concrete perimeter wall and slab with Quikrete Gray Polyurethane Self-Leveling Sealant and installing a galvanized L-flashing at the bottom of the siding (RDP 90 Degree Angle Flashing)



Quikrete Gray Polyurethane Self-Leveling Sealant.



RDP 90° Angle Flashing (5' Lengths)
RDP 90 Degree Angle Flashing

Gutters



Crack on slab is from excessive water run off from lack of a proper elbow or drain extension.



Recommend installing a downspout and attaching corrugated drain extension. Make sure to run past the girder and post members of the deck.

Advance Drainage Systems 4 in. D X
100 ft. L Polyethylene Corrugated
Drainage Tubing
Item # 43414 | Mfr # 04510100



Recommend installing corrugated drain extensions on all downspout elbows that are not passed the perimeter of the home or the deck.



Recommend refastening loose downspout to both rim members of the deck. The lower rim member will need a 1-1/2" thick pressure treated block installed to make the proper attachment.



Loose downspout.
Recommend refastening to rim board



Recommend refastening loose downspout to rim board of deck.

Attic

Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: Access limited by:

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
 Depth: Damaged Displaced Missing Compressed Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Inspected

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other:

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes Possible Active Leaks

Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Photos



Attic



Moisture stains are evident from possible active leak.



Moisture stains are evident from possible active leak.



This location is of concern with delamination. Excessive moisture stains are evident on rafter and the arrowed location (referenced in the roof section) is of concern with delamination.



Arrows points to more locations of concern. (Again, at this location, when walking the roof the sheathing was not delaminated) only one small section of sheathing appeared to be delaminated.