



# Home Inspection Report



10698 North Slope Drive, Kelseyville, CA 95451

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**Inspection Date:**

Thursday September 14, 2023

**Prepared For:**

Yvonne Gahaghan

**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

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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.

## Main Entrance Faces

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South

## State of Occupancy

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Occupied

## Weather Conditions

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Sunny

## Recent Rain

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No

## Ground Cover

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Dry

# Report Summary

## Roof Summary

After carefully reviewing both the roof conditions and the solar panel locations, as well as what was called out for proper clearance on the approved set of plans, I can confirm that the location of the solar panels has contributed to the water damage on the tongue and groove overhang. The location of the solar panels on the approved set of plans that is signed off by the County of Lake shows a clearance of 3' from the edge of the roof or fascia. The location of the solar panels is around 18" from the edge of the overhang and should be moved to meet what was originally called for on the approved set of plans.

The first reason why the solar panels must be moved is for proper fire clearance in case there is a fire on the roof. The location of the solar panels could also be a concern if this home does get on the California Fair Plan, which is high-risk fire insurance. I would recommend having the fire marshal evaluate the location of the solar panels to determine if the locations of the solar panels are considered a fire hazard given that they do not provide proper clearance of a minimum of 3'.

The second reason why the solar panels must be moved is that the overhang that has tongue and groove already was dipping because of the excessive weight (corbels were most likely installed later) from the concrete tiles on the roof. Combining that with water runoff from two rows of solar panels has and will continue to seep through the tongue and groove overhang, causing additional water damage to the already dry-rotted sections of the overhang. This winter also did not go well with the solar panels, especially after having 1' of snow on top of them. There is enough evidence to show that the snow that was sitting on top of the solar panels did slowly seep through the roof tiles and the tongue and groove planking on the overhang. If the solar panels were installed 3' from the edge like originally shown on the approved set of plans, then the water damage would not have been as significant because the snow would have melted within the roof sheathing location.

Lastly, what should be considered is whether an underlayment was installed over the tongue and groove sheathing, as an underlayment is installed on the roof sheathing. One section was noted for a small leak in the front room, but that is most likely to do with the snow that was sitting on the gutter run. The rear right overhang also has a dip and water damage on the tongue and groove, based again on the dip in the other overhang from being a tile roof. In the end, did the solar panels cause the overhang to dip? No, but what the solar panels did by being installed where they are contributed to more water damage than if they were installed at the correct location of the home, 3' back, as stated on the approved set of plans.

## 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

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**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 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

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**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**  
10698 North Slope Drive  
Kelseyville, CA 95451

Date: Sep 14, 2023

Inspection Number: 7776

Inspected By: Dustin Wallace

Payment Method: Check

Client: Yvonne Gahaghan

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$375.00

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<b>Total</b>	<b>\$375.00</b>
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# Roof

## General

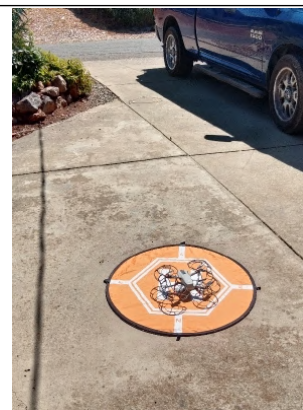
**Visibility**     None    All    Partial   Limited By: .

**Inspected From**    Roof    Ladder at eaves    Drone    With Binoculars

## Photos



Inspected on the Roof



Inspected by Drone

## Style of Roof

**Type**     Gable    Hip    Mansard    Shed    Flat   Other: .

**Pitch**     Low    Medium    Steep    Flat

**Roof #1**    Type:Concrete Tile  
Layers:1 layer  
Age:38 Years of Age  
Location:House

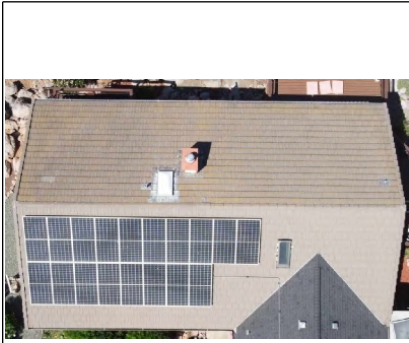
**Roof #2**     None  
Type:Asphalt Dimensional Shingle  
Layers:1 Layer  
Age:1-5+  
Location:Garage

**Roof #3**     None  
Type:Roll Asphalt  
Layers:1 Layer  
Age:1-5+  
Location:Carport

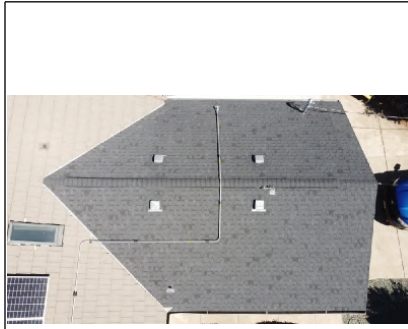
## Comments

## Photos

# Roof



Concrete Tile



Asphalt Dimensional Shingle



Roll Asphalt

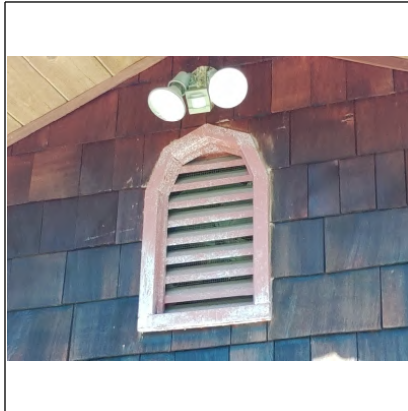
## Ventilation System

None  N/A

**Type**  Eve  Ridge  Gable  Roof  Turbine  Powered Other: .

**Comments**

**Photos**



## Flashing

**Material**  Not Visible  Galv/Alum  Concrete Tile  Copper  Foam  Rubber  Lead Other: .

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing

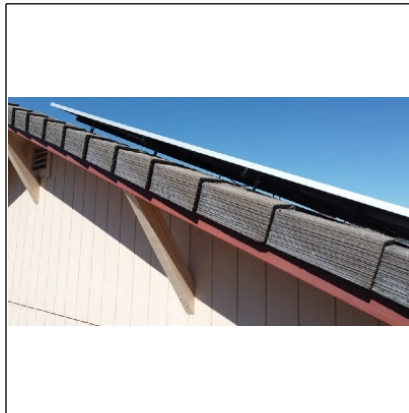
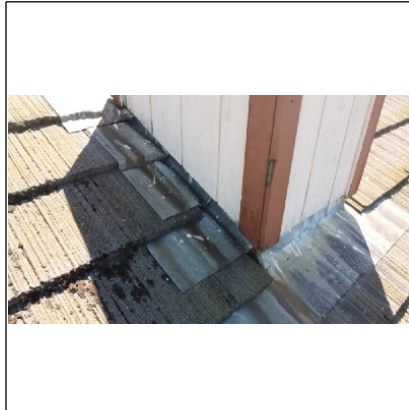
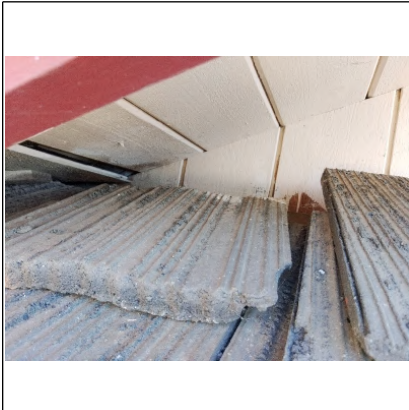
Separated from chimney/roof  Recommend Sealing Other: .

**Comments**

**Photos**



# Roof



## Valleys

N/A

### Material

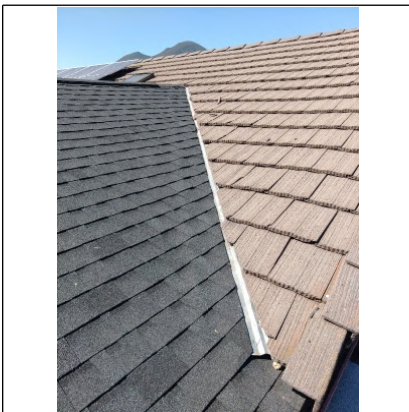
Not Visible  Galv/Alum  Asphalt  Lead  Copper Other: .

### Condition

Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing

### Comments

### Photos



## Condition of Roof Coverings 1

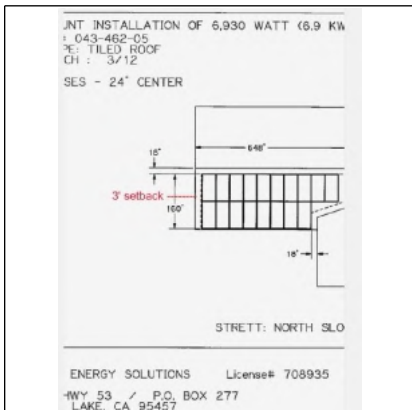
### Roof #1

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 roof repair  Recommend solar panels moved

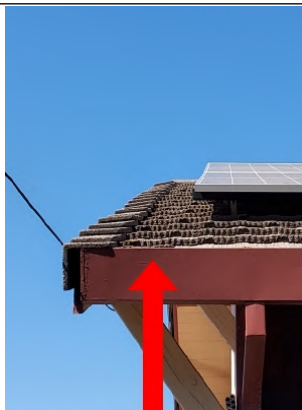
### Comments

### Photos

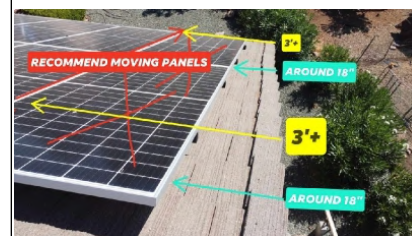
# Roof



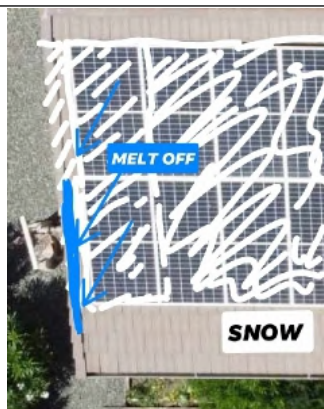
This is the set of plans that show a diagram of 3' setback



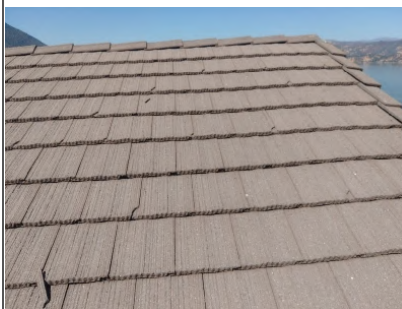
Clearly the solar panels do not have a 3' setback.



This is a diagram that shows the estimated clearance of the solar panels during the inspection and the need to move the last row of the solar panels.



This is a diagram showing where the snow melt on the solar panels would have seeped through which is where the damage is on the overhang. (Of course all of the concrete tile roof was covered in snow)



Recommend having cracked and damaged tiles replaced or repaired by a Licensed Roofing Contractor.



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# Roof



Recommend having cracked and damaged tiles replaced or repaired by a Licensed Roofing Contractor.



Recommend having cracked and damaged tiles replaced or repaired by a Licensed Roofing Contractor.



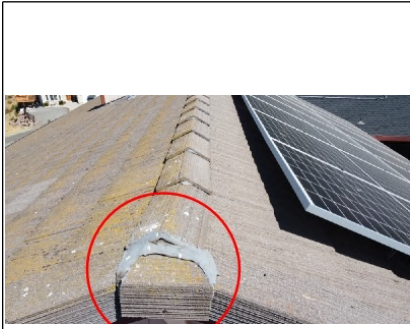
This concrete tile is loose. I would recommend having repaired by a Licensed Roofing Contractor.



Recommend having ridge cap reflashed by a Licensed Roofing Contractor.



# Roof



Recommend having ridge cap reflashed by a Licensed Roofing Contractor.

## Condition of Roof Coverings 2

- Roof #2**  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**



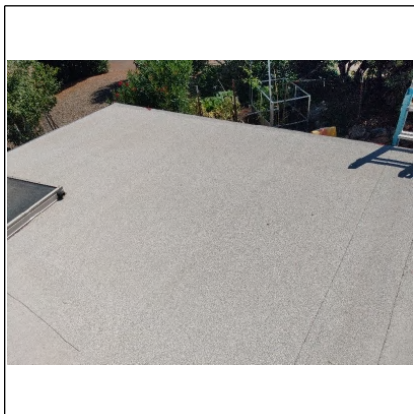
## Condition of Roof Coverings 3

- Roof #3**  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**

# Roof



## Skylights

N/A  Not Visible

**Condition**  Cracked/Broken  Satisfactory  Marginal  Poor

**Comments**

**Photos**



## Plumbing Vents

Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor

**Comments**

**Photos**



# Roof

## Soffit

None

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

**Condition**  Satisfactory  Marginal  Poor

**Comments** As stated in the summary the tongue and groove overhang is damaged at these locations from both the dip in the overhang as well as contribution from the solar panels that are 18" from the edge of the roof.

### Photos



## 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 Visible

**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  No

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

# Roof

## Attic/Structure/Framing/Insulation cont.

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

### Comments

### Photos

