Inspection Report

111 11th Street, Lake County, California 11111



Inspection Date

July 7, 2018 Inspector Keith Henry 707.354.4472 keithrhenry22@gmail.com

Henry Home Inspections

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Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Significant Concerns

Safety Concerns

Electrical

- 1. Electrical service(Exterior: Ground View): Improper wire gauge/ breaker amerage
- 2. GFCI(Attached Garage): Cover is missing
- 3. GFCI(Exterior: Ground View): Weatherproof cover is missing

Room Components

- 4. Fire wall(Attached Garage): Damaged
- 5. Interior Service Door (Attached Garage): Door seal is missing/damaged

Items Not Operating

Electrical

6. Outlet(Exterior: Ground View): No power

Major Concerns

None

None

Needs Further Evaluation

None

Items to Monitor

Insulation and Ventilation

7. Basement / Crawl Space Ventilation(Crawl Space): Damp in crawlspace

Room Components

8. Vanity(1st Bathroom): Shows signs of water damage or stains

Maintenance Items

General

9. Other General(Crawl Space): Ant trail

Building Exterior

- 10. Exterior Trim(Exterior: Ground View): Caulk has aged leaving holes or gaps
- 11. Exterior Trim(Exterior: Ground View): Cracked caulking around windows
- 12. Siding(Exterior: Ground View): Siding is rotted
- 13. Siding(Exterior: Ground View): Cracked/missing caulking

14. Siding(Exterior: Ground View): Hole in siding.

Electrical

15. Outlet(Exterior: Ground View): Junction box is loose

Fireplace and Chimney

16. Chimney / Flue(Exterior: Roof View): Siding on chimney is rotted/deteriorated

HVAC

17. Register / Return(Hallway and Stairs): Air filter is dirty and needs changed

Insulation and Ventilation

- 18. Basement / Crawl Space Ventilation(Crawl Space): Dryer vent doesn't terminate outside
- 19. Basement / Crawl Space Ventilation(Exterior: Ground View): Screen is broken

Landscaping and Hardscaping

- 20. Landscape Feature(Exterior: Ground View, Exterior: Roof View): Tree branches are in contact with building
- 21. Landscape Feature(Exterior: Roof View): Tree branches over roof and/or closer than six feet to building
- 22. Landscape Feature(Exterior: Ground View): Ivy growth on exterior walls

Plumbing

- 23. Waste Discharge Pipe(Crawl Space): Leaking
- 24. Water Heater (Attached Garage): Insufficient seismic straps

Roof

- 25. Roof Material(Exterior: Roof View): Damaged by tree branches
- 26. Roof Material(Exterior: Roof View): Has excessive moss build-up

Room Components

- 27. Screen(Kitchen): Missing/not installed
- 28. Wall(Hallway and Stairs): Hole in wall

General Information

- # Of Stories: 1
- Cooling System: Central
- Foundation Design: Crawl Space
- Ground Conditions: Dry
- Heating System: Furnace
- House Faces: North
- Location Of Attic Entrance: Hallway
- Location Of Crawl Space Entrance: Closet
- Method To Inspect Attic: On ladder
- Method To Inspect Crawl Space: Inside crawlspace
- Method To Inspect Roof: On roof
- Occupancy: Occupied
- Style Of Home: Stick framed
- Temperature: 90
- Weather Conditions: Sunny
- Year Built: 1993

Scope of Inspection

- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report
 deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or
 warranty as to future performance.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- No guarantees or warranties are provided in connection with the home inspection.
- · An inspection is not technically exhaustive.
- An inspection does not determine the insurability of the property.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- · An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection will not identify concealed or latent defects.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

	Satisfactory	No material issues have been found. One or more cosmetic issues may have been observed.
•	Marginal	The item is working, but has at least one concern that is beyond cosmetic.
8	Not working	Was not working at the time of the inspection.
A	Safety Hazard	Has conditions that make operation of the item unsafe and is in need of prompt attention.
①	Poor	Is operating, but has at least one major concern with its operation.
	Nothing to Report	Not applicable or no concerns were found

General

Descriptions:

Concerns and Observations:



Minor Concern

Ant trail

Location Crawl Space
Suggested Action Suggest ant bait



Appliances

Save money on appliances and appliance repair

Descriptions:

Oven/Range

- Energy Source: Gas
- Manufacturer Name: GE
- Model Number: jgb900wef1ww
- Serial Number: df264612p
- Year Built: 2015
- Manual

Microwave Oven

- Manufacturer Name: GE
- Model Number: jvm1850ch06
- Serial Number: tl900133 b
- Year Built: 2006
- Manual

Dryer

- Energy Source: Electric
- Manufacturer Name: Maytag
- Model Number: med5700tq0
- Serial Number: mw3529173
- Venting Location: Wall
- Year Built: 2008

Refrigerator

- Manufacturer Name: GE
- Model Number: pss26mgpa ww
- Serial Number: If 429304
- Manual

Dishwasher

- Manufacturer Name: Kenmore
- Model Number: 665.13592k600
- Serial Number: fu4537485
- There is a possible recall on this equipment

Washer

- Energy Source: Electric
- Manufacturer Name: Samsung
- Model Number: wa48h7400aw/a2
- Serial Number: 0bhh5augb01669w
- Manual

Manual

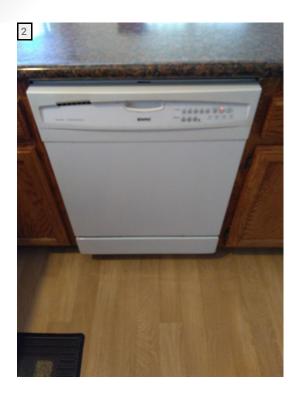
Concerns and Observations:



In Working Order

Unit is in working order

Location Kitchen

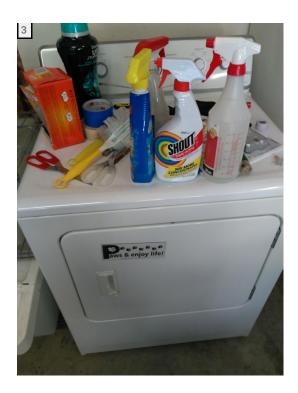




In Working Order

Unit is in working order

Location Attached Garage



- **Garbage Disposal**
- Microwave Oven

In Working Order

Unit is in working order

Location Kitchen



Oven/Range

In Working Order

Unit is in working order

Location Kitchen



Refrigerator

In Working Order

Unit is in working order Location Kitchen



Washer

In Working Order

Unit is in working order

Location Attached Garage



Building Exterior

Find deals on siding and gutters

Descriptions:

Gutter

• Material: Aluminum

Siding

• Material: Wood

Concerns and Observations:

Downspout

Eave

Exhaust Vent

Exterior Trim

Minor Concern

Caulk has aged leaving holes or gaps

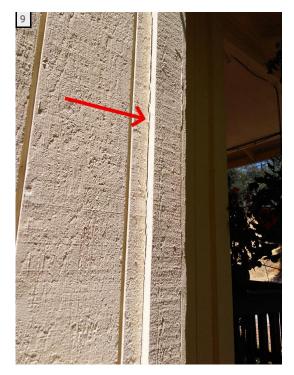
Location Exterior: Ground View

Impact The gaps could allow for moisture and insect intrusion which may cause

cause damage to the wood over time

Suggested Action Repair the caulking





Minor Concern

Cracked caulking around windows

Location Exterior: Ground View

Impact The gaps could allow for moisture and insect intrusion which may cause

cause damage to the wood over time

Suggested Action Repair the caulking





Moderate Concern

Siding is rotted

Location Exterior: Ground View

Impact Allows water and mold damage inside of home. Damage could be from

moisture or pests

Suggested Action Have a professional siding contractor repair the siding

Other Information Siding should be at least 6 inches up from ground or roof surface



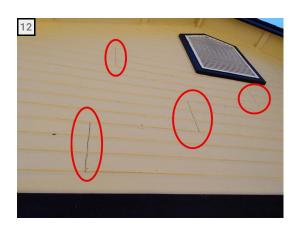
Minor Concern

Cracked/missing caulking

Location Exterior: Ground View

Impact Allows moisture to enter the structure

Suggested Action Have repaired



Minor Concern

Hole in siding.

Location Exterior: Ground View

Impact Water and pests may enter home

Suggested Action Should be sealed





Building Structure

Descriptions:

Roof Structure

- Framing Type: Trusses
- Roof Pitch: Medium
- Roof Style: Gable

Concerns and Observations:

- Beam
- Column / Pier
- Foundation Wall
- Joist
- Rafter
- Roof Sheathing
- Roof Structure

In Working Order

Satisfactory

Location Attic







Electrical

Descriptions:

Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: NW corner exterior
- Rating: 240 Volts
- Service Entry Style: Underground

Wiring

• Wiring Method: Conduit

Concerns and Observations:



Safety Concern

Improper wire gauge/ breaker amerage

Location Exterior: Ground View Overheating could occur

Suggested Action Have evaluated by licensed electrician





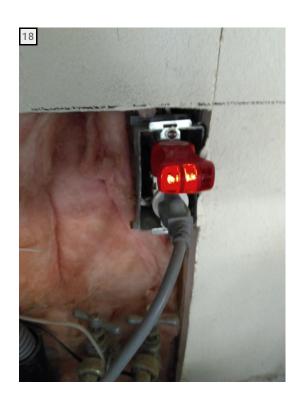
Safety Concern

Cover is missing

Location Attached Garage

Impact Without a cover plate, can cause electrical shock if touched

Suggested Action Install a cover



Safety Concern

Weatherproof cover is missing

Location Exterior: Ground View Without a cover, the receptacle is a shock hazard Suggested Action Add a weatherproof cover to the GFCI receptacle





Outlet

Not Working

No power

Location Exterior: Ground View

Suggested Action Have repaired by a licensed electrical technician



Moderate Concern

Junction box is loose

Location Exterior: Ground View

Impact Could break and cause electrocution
Suggested Action Have repaired by a licensed electrician





Switch

Fireplace and Chimney

Descriptions:

Concerns and Observations:

Chimney / Flue

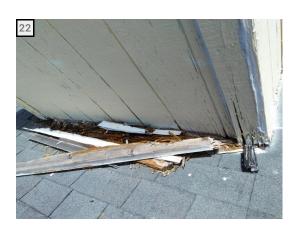
Moderate Concern

Siding on chimney is rotted/deteriorated

Location Exterior: Roof View

Impact Water damage may continue into structure of house

Suggested Action Repairs recommended



HVAC

Find deals on heating and cooling equipment and repair

Descriptions:

Furnace

- Energy Source: Gas
- Heat Distribution Type: Forced Air
- Location: Attached Garage
- Manufacturer Name: Rheem
- Model Number: rglg-07namgr
- Serial Number: cu1d307 f0893 6542
- Year Built: 1993
- Manual

Thermostat

· Location: Hallway and Stairs

Concerns and Observations:



AC-Condenser

• Energy Source: Electric

Manufacturer: Rheem

• Model Number: raka-036jas

• Serial Number: 4925 f3093 0686

Year Built: 1993

Manual

In Working Order

Unit is in working order

Location Exterior: Ground View





In Working Order

Gas leak detector: Pass

Location Attached Garage



Register / Return

Minor Concern

Air filter is dirty and needs changed

Location Hallway and Stairs

Impact Air flow in the house will not be clean and can cause a decrease in health

for occupants

Suggested Action Replace filter



In Working Order

Air filter size is 14x30x1. Change seasonally or as needed

Location Hallway and Stairs





In Working Order

Located hallway wall

Location Hallway and Stairs

Insulation and Ventilation

Descriptions:

Attic Ventilation

• Type: Soffit, Gable end, Roof

Insulation

• Approximate Depth: 8 inches

• Insulation Style: Loose-fill fiberglass

Concerns and Observations:

Attic Ventilation

Basement / Crawl Space Ventilation

Minor Concern

Dryer vent doesn't terminate outside

Location Crawl Space

Impact Add moisture to crawlspace, build up of lint could be fire hazard

Suggested Action Vent to exterior



Minor Concern

Screen is broken

Location Exterior: Ground View

Impact Allows animals to enter crawlspace

Suggested Action Repair screen



Observation to Monitor

Damp in crawlspace

Location Crawl Space

Impact If venilation is insufficient, mold will grow creating an unhealthy

environment

Suggested Action First determine if there is a source of excess water. Examples would be

leaking pipes or sprinkler systems that are not being used properly. If

needed, add vents to increase ventilation





Kitchen / Bath Exhaust

Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

Descriptions:

Concerns and Observations:



Landscape Feature

Moderate Concern

Tree branches are in contact with building

Location Exterior: Ground View, Exterior: Roof View

Impact The tree branches provide an environment where moisture and/or insects

could intrude and also may cause damage or excess wear to the siding or

roofing material

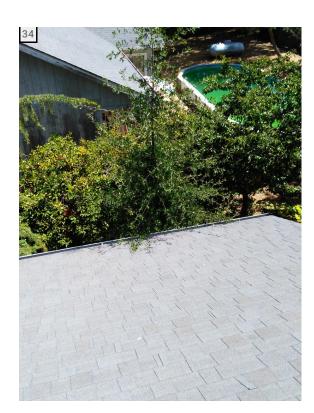
Suggested Action Regularly trim the trees to achieve a clearance of at least 6 - 8 feet

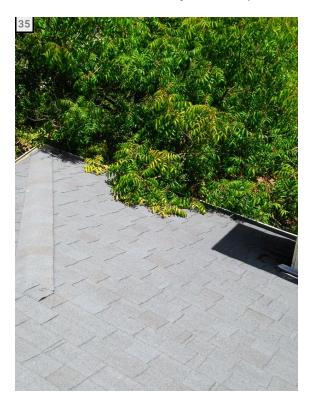












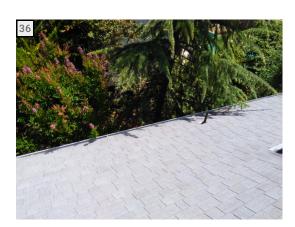
Moderate Concern

Tree branches over roof and/or closer than six feet to building

Location Exterior: Roof View

Impact Can fall and/ damage building during high winds

Suggested Action Pruning or removing



Minor Concern

Ivy growth on exterior walls

Location Exterior: Ground View

Impact The ivy could cause deterioration to siding and potential of insect infiltration Suggested Action Remove the ivy



Patio and walkway

Plumbing

Descriptions:

Waste Discharge Pipe

Plumbing Waste Piping Material: ABS

Water Pipe

• Water Distribution Piping Material: Copper

Concerns and Observations:

- Cleanout
- Foundation drainage system
- **✓** Fuel Lines
- Hose Bibb
- Main fuel supply
- Main water valve
- Plumbing Vent
- Shower / Tub
- **Sink**
- Toilet

Main water valve

- Location: Exterior: Ground View
- Shutoff Location: West side of house exterior. By heat pump
- Water Meter Location: NE corner of lot in sidewalk

Water Heater

- Capacity: 40 gal
- Energy Source: Natural gas
- Location: Attached Garage
- Manufacturer Name: GE
- Model Number: gp40t06avr10
- Serial Number: gelpm161301158
- Type: Recovery
- Year Built: 2013
- Manual

In Working Order

Older toilet (3.5 or more gallons per flush) Modern toilets are 1.28 to 1.6 GPF. Consider modernizing to reduce cost of utilities.

Location 1st Bathroom (Master bath bathroom)



Waste Discharge Pipe

Moderate Concern

Leaking

Location Crawl Space

Impact Water and/or waste leaking into crawlspace

Suggested Action Have repaired by a plumber



Water Heater

Moderate Concern

Insufficient seismic straps

Location Attached Garage

Impact Water heaters that are not property secured may fall over in the event of an

earthquake, rupturing rigid water and gas connections

Suggested Action Have straps properly installed. Building code states that two metal straps

must wrap all the way around and be secured to wall.



In Working Order

Flame is consistently blue reflecting normal operation

Location Attached Garage



In Working Order

Gas leak detection: Pass

Location Attached Garage



Roof

Save money on roofing material and repair

Descriptions:

Roof Material

- Approximate Age: 8 12 years
- Roof Material: Asphalt (Architectural)

Concerns and Observations:



Moderate Concern

Damaged by tree branches

Location Exterior: Roof View

Impact The condition of the roof will further deteriorate and water could infiltrate

causing interior damage

Suggested Action Have repaired by a qualified roofing contractor





Moderate Concern

Has excessive moss build-up

Location Exterior: Roof View

Impact In extreme cases, the moss will grow under the shingles damaging the

underlying sheathing

Suggested Action If possible, remove or cut back any trees that may be causing excessive

shade. To remove the existing moss, use a roof cleaner targeted at moss growth to adjust the PH level below that which moss flourishes (e.g. Spray

and Forget)





Room Components

Save money on windows, doors and flooring and repair

Descriptions:

Concerns and Observations:

- Cabinet
- Ceiling
- Countertop
- Crawl Space Entrance
- Exterior door
- **▲** Fire wall

Safety Concern

Damaged

Location Attached Garage

Impact Should a fire ignite in the garage, the fire will spread more quicky to the

living areas of the home

Suggested Action Repair the damaged areas with fire-resistant material, such as drywall Other Information The firewall is intended to slow the spread of fire from the garage to the

living space





Garage door opener

Interior Door

▲ Interior Service Door

Safety Concern

Door seal is missing/damaged

Location Attached Garage Impact Exhaust fumes from garage can enter living area

Suggested Action Have weather seal installed on door







Minor Concern

Missing/not installed

Location Kitchen

Should the window be open, lacks protection from insects

Suggested Action Consult with seller to identify if screens exist. If they do not, install screens

as needed



Vanity

Observation to Monitor

Shows signs of water damage or stains

Location 1st Bathroom (Master bath bathroom)

Impact If leak is still active, it must be fixed before any cosmetic repairs are made

Suggested Action Replace the vanity as desired





Minor Concern

Hole in wall

Location Hallway and Stairs

Impact Reduces insulation and could allow rodents to enter home

Suggested Action Have hole covered by a professional



Possible Recalls

Based on our search criteria, we found a possible recall matching the manufacturer, make and serial number of this equipment. It is rarely possible to automatically determine if your specific equipment falls under this recall notice. Please read the recall description carefully and compare to your equipment description to further determine if this notice applies. For final verification, contact the manufacturer who can provide a definitive evaluation.

Note: A recall does not imply the unit is defective but rather that a certain number of complaints of either damage to the home or injuries to the equipment owner come to the Consumer Product Safety Commission. This causes the company to step up and take responsibility for the damages their equipment have caused and hopefully prevents any future issues like this. Repairs are made to the equipment for free.

Product Type

Dishwashers

Product Name

Kenmore dishwashers

Hazard

Fire & Fire-Related Burn

Manufacturer

Kenmore, Whirlpool

Model Numbers

DU8, DP8, DU9, GDP, 665

Serial Numbers

FA2400000 through FA5299999, FB0100000 through FB1899999

Description

Whirlpool Corporation of Benton Harbor, Mich. is announcing the voluntary recall of approximately 500,000 Whirlpool and Kenmore brand dishwashers. Wiring in the door latch may overheat and catch fire. Whirlpool has received 20 claims of property damage. To date, no injuries have been reported. The dishwashers sold nationwide from June, 1991 through October, 1992 for \$350 to \$475. About half of the dishwashers were sold by Sears, Roebuck and Co. Affected Whirlpool brand dishwashers have model numbers beginning with DU8, DP8, DU9 and GDP, such as DU8700XY-1. Affected Kenmore dishwashers have model numbers beginning with 665, such as 665.1665591. In addition to model numbers, both Whirlpool and Kenmore have serial numbers ranging from FA2400000 through FA5299999 or from FB0100000 through FB1899999. These model numbers and serial numbers can be found on a plate on the right front edge of the tub, inside the dishwasher door.

Incidents

Whirlpool has received 20 claims of property damage. To date, no injuries have been reported

Remedy

Owners of Whirlpool brand dishwashers should have their model number and serial number available, then call (800) 874-9481. Whirlpool will arrange a service call or repair at no cost to consumers.

Contact

Call (800) 874-9481

Link

Click here for more information.