



Inspection Report

70 Lupoyona Drive, Lakeport, California 95453

Report ID

AP-381-003308

Inspection Date

October 14, 2025 at 12:00 PM



Inspector



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Agent



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Client



**Ruth Harris**

## PROPERTY & INSPECTION INFORMATION

**Full Address**

70 Lupoyona Drive, Lakeport, California,  
95453

**Square Footage**

970

**Year Built**

1967

**House Faces**

South

**Temperature**

53-58

**Weather Conditions**

Cloudy

**Ground Conditions**

Wet

**Recent Rain (3 days)**

Yes

**Occupancy Status**

Vacant

**Utility Status**

All ON

**Number of Stories**

1

**Building Type**

Stick Framed

## FOUNDATION DESIGN

Crawlspace

## OPENING STATEMENT

Most of your inspection will be maintenance recommendations, descriptions for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories:

major defects. An example of this would be a structural failure;

things that lead to major defects, such as a small roof-flashing leak, for example;

things that may hinder your ability to finance, legally occupy, or insure the home; and

safety hazards, such as an exposed, live bus bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.


















**Scope of the inspection:** This inspection was performed in accordance with the current InterNACHI (International Association of Certified Home Inspectors). The information contained in the Standards of practice will explain, that this inspection is a non-invasive, visual examination, of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. The scope of work can be modified by the Client and Inspector prior to the inspection process but should be documented in the agreement that is signed. No warranty, guarantee or insurance is expressed or implied. This report does not include inspection for, mold, lead, asbestos or wood destroying insects. A limited visible inspection of the accessible areas is performed at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs that are not visible or are outside of the inspection process should be anticipated. The inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place. You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the items in question, and the system in question further, in order to discover related problems that were not identified in the report. We strongly recommend that all desired inspections, repairs and cost estimates, be completed prior to closing or buying the property. Any statements made by the Inspector pertaining to Recommended Upgrades, or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice." This report has been produced in accordance with the contract and standards of practice, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. If you're reading this report but did not hire us, our company to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, new issues may have occurred, and items may even have been corrected and improved.

**Repair:** The item, component or system is not functioning as intended, or needs further inspection by a qualified license contractor of trade; possible damage to the structure, item, or component may occur.

















Listed below is a description of the categories used throughout the report to help guide the client. Items categorized by priority are based on the inspectors opinion. It is important for the client to make their own opinion based on information in the report and their own experience. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner but designed to inform the current client of the current condition of the property and structure.



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## COMMENT KEY OR DEFINITION OF RECOMMENDATION

#	Image	Name	Description
1.		Inspected(IN)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(NI)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Not Present(NP)	This item, component or unit is not in this home or building.
4.		Repair/Replace(RR)	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		Information	This comment is not describing a defect but rather providing information about a component or system.
6.		Health and Safety	These defects pose a health and safety risk and should be addressed promptly.
7.		Defect/Maintenance	These defects should be addressed appropriately based on the situation.
8.		HVAC Summary	Information regarding the HVAC systems. Defective items in the section will need to be serviced, repaired or replaced by a professional HVAC, chimney, or other contractor.
9.		Electrical Summary	Information regarding the electrical system. Defective items in the section will need to be serviced, repaired or replaced by a professional electrical contractor.
10.		Plumbing Summary	Information regarding plumbing systems. Defective items in the section will need to be serviced, repaired or replaced by a professional plumbing contractor.
11.		Structural Summary	Information regarding the house structure. Defective items in the section will need further evaluation/repairs by a professional contractor, structural engineer, or soils engineer.
12.		Roof Summary	Information regarding the condition of roof systems. Defective items in the section will need to be serviced, repaired or replaced by a professional roofing, gutter, or other contractor.
13.		Appliance Summary	Information regarding the condition of appliances. Defective items in the section will need to be serviced, repaired or replaced by a professional appliance technician.
14.		Interior Summary	Information regarding the condition of interior components. Defective items in the section will need to be serviced, repaired or replaced by a professional contractor.
15.		Exterior Summary	Information regarding the condition of exterior systems. Defective items in the section will need to be serviced, repaired or replaced by a professional contractor.
16.		Insulation and Ventilation Summary	Information regarding the condition of insulation and ventilation systems. All defective items in the section will need to be serviced, repaired or replaced by a professional contractor.

17.		<a href="#">Grounds Summary</a>	Information regarding the condition of landscaping, paving and decks. All defective items in the section will need to be serviced, repaired or replaced by a professional landscaper, paver, deck or other contractor.
18.		<a href="#">Pest Summary</a>	Information regarding evidence of pests. All defective items in the section will need further evaluation for remediation/repairs by a professional pest control contractor.

# REPORT SUMMARY

#	Summary Name	Comment	
1.	 Pest Summary	1	<a href="#">View Comment</a>
2.	 Grounds Summary	4	<a href="#">View Comment</a>
3.	 Exterior Summary	4	<a href="#">View Comment</a>
4.	 Interior Summary	6	<a href="#">View Comment</a>
5.	 Appliance Summary	3	<a href="#">View Comment</a>
6.	 Roof Summary	6	<a href="#">View Comment</a>
7.	 Structural Summary	2	<a href="#">View Comment</a>
8.	 Plumbing Summary	12	<a href="#">View Comment</a>
9.	 Electrical Summary	9	<a href="#">View Comment</a>
10.	 HVAC Summary	3	<a href="#">View Comment</a>



[Health and Safety](#)



[Defect/Maintenance](#)



[Information](#)



## 12. Rodent/Insects

### 12.1.1 Rodent feces found

Health and Safety

One or more areas had rodent feces/bait/traps visible. We recommend that a pest control company be called out to evaluate the area to see if the nesting is recent. If it is then they will need to exterminate the rodents and clean the affected areas.



Location: ATTIC



# 1. Roof

## 1.7.1 Vegetation

Defect/Maintenance

There was vegetation/tree branches close to the roof. We recommend that the vegetation in question be trimmed or removed to at least several feet away from the roof.



# 2. Exterior and Grounds

## 2.2.1 Out buildings

Information

Note: outbuilding were not included as a part of this inspection. Any comments regarding outbuildings are provided strictly as a courtesy. Outbuildings may be inspected for an additional fee.

## 2.7.1 Settling driveway (Trip concern)

Health and Safety

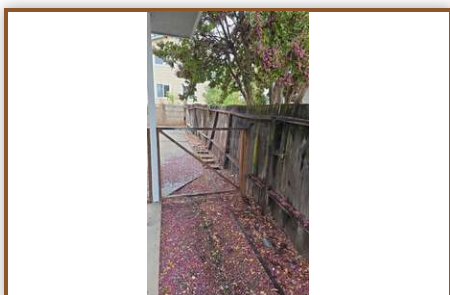
There was settling in the driveway that has cracked and offset. These settled area(s) are a trip concern. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional concrete contractor.



## 2.9.1 End of the fence and/or gates useful life

Defect/Maintenance

The fence and/or gates were leaning or in poor condition and will need to be replaced in the inspectors opinion. All work should be done as needed by a professional fence repair contractor.





## 1. Roof

### 1.1.1 Chimney crown damage (Replace)

Defect/Maintenance

At the time of inspection, the chimney crown was damaged and in need of replacement. The inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional mason.



## 2. Exterior and Grounds

### 2.1.1 Stucco (No weep screed)

Defect/Maintenance

At the time of inspection, the stucco had no weep screed or a proper ground clearance. This condition is common for older residences but is no longer industry standard. In some situations this can allow for moisture intrusion and related damage. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

### 2.1.2 Damaged Stucco

Defect/Maintenance

Stucco was damaged/cracked in one or more areas. Evaluation and repair by a stucco contractor is recommended.



Location: WEST SOFFIT

### 2.4.1 Vents Screens are Damaged/Missing

Defect/Maintenance

The crawlspace vents had screens that were damaged or missing which can allow for animals to enter. Repairs are recommended.





## 3. Interior

### 3.1.1 Tile floor damage

Defect/Maintenance

There were one or more areas with damaged tiles/grout in the residence. The inspector recommends that the area be evaluated and replaced as needed by a professional tile repair contractor.



Location: BATHROOM

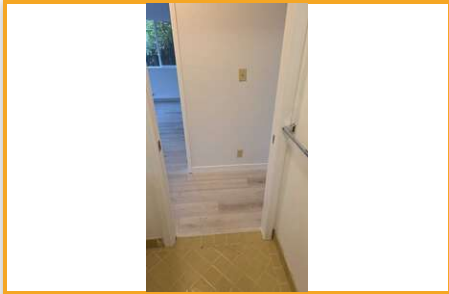


Location: BATHROOM

### 3.6.1 Inoperable lock or handle

Defect/Maintenance

One or more handles/locks do not function in this room. The inspector recommends that the inoperable components be replaced by a professional interior door repair contractor.

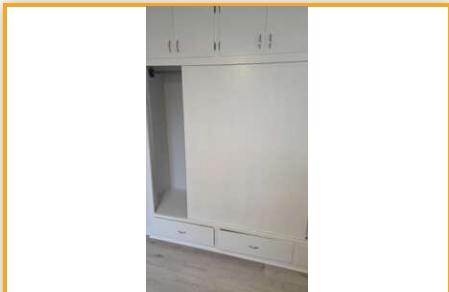


Location: HALLWAY BATHROOM

### 3.6.2 Closet Door Off Track

Defect/Maintenance

The closet doors in one or more locations were off track or difficult to operate. Recommend repairs as needed by a contractor or handy man.



Location: REAR BEDROOM



Location: FRONT BEDROOM

**Comment Location** : REAR BEDROOM

Smoke detectors are missing in one or more locations throughout the house. Smoke detectors should be present inside and outside of sleeping areas and at least one on each level.

[CalFire Smoke Detector Installation](#)

## 5. Bathroom

### 5.4.1 Damaged Caulk/Grout (Wall/Sink)

Defect/Maintenance

The bathroom counter caulking/grout used to seal the sink or wall were cracked or damaged and in need of maintenance. We recommend that the affected areas be repaired as needed by a professional contractor.



### 5.7.2 Bathtub (Multiple Defects)

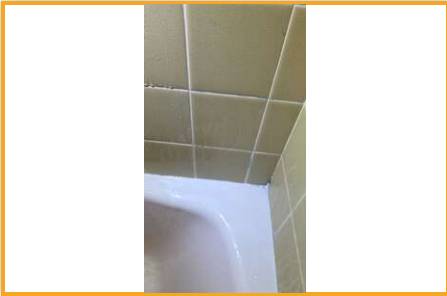
Defect/Maintenance

#### 1. DISCOLORED TUB CAULKING

At the time of the inspection, caulking surrounding the tub was dark in color, indicating microbial growth. This happens to caulking periodically. The inspector recommends that the caulking be removed and reinstalled.

#### 2. DAMAGED TILE

The tub surround had one or more damaged tiles, which can allow for moisture intrusion. Repair by a tile contractor is recommended.



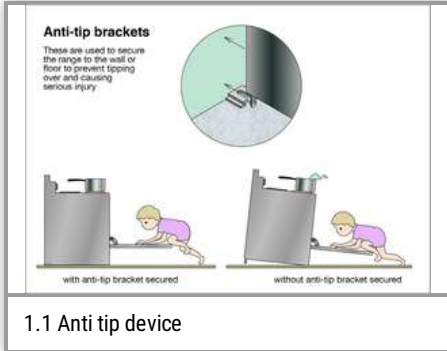


## 4. Kitchen

### 4.11.1 No anti-tip device

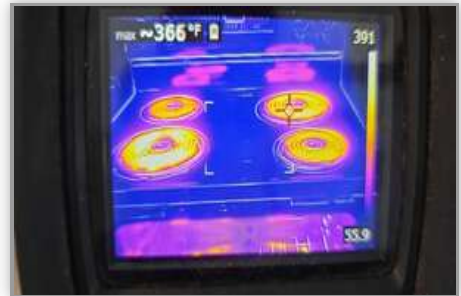
Health and Safety

The stove does not have an anti-tip device. This is a bracket that attaches behind the oven at the wall/floor and the rear "foot" of the stove locks into it. Should you happen to have a child in the house learning to walk and they decide to pull-up on the oven handle it prevents the stove from tipping forward and injuring the child.



### 4.11.2 Working (oven/range)

Information

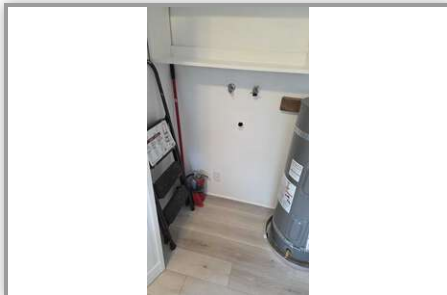


## 6. Laundry

### 6.4.1 Dryer Hookups

Defect/Maintenance

There are no dryer hookups present in the laundry area. There is a 240 volt outlet installed outside of the back door. However, this is not connected to a breaker in the breaker box. Hookups for a dryer should be installed as needed by a contractor.



Location: NW



Location: NW



## 1. Roof

### 1.1.2 Chimney (No Cricket)

Defect/Maintenance

At the time of inspection one or more chimneys had no cricket installed on the slope side. As a result water can damage the chase and possibly leak into the home in times of high rain. We recommend that a cricket be installed as needed by a professional roofing contractor to industry standard.



### 1.2.1 Corroded roof flashing

Defect/Maintenance

There were one or more areas of the metal roof flashing had corrosion. The Inspector recommends that the affected area(s) be replaced when the roof is replaced.



### 1.3.1 Vent not sealed

Health and Safety

There is no sealant or boot on the plumbing vent, or the sealant has cracked. This may allow for a water leak. It is recommended to be sealed with tape or other means by a contractor.



### 1.4.1 Gutters (None Installed)

Defect/Maintenance

There were no gutters installed on the home or other structures. Moisture related issues affecting the home or its foundation/ support. The Inspector recommends the installation of gutters, by a professional contractor.

Moss or mold was observed on the roof material. In excess, moss can allow for roof leaks. Roofs can be rinsed with a PH solution specified for killing moss (or bleach water).



The general condition of the roof covering appears serviceable with signs of weathering/granule loss. Regular maintenance and evaluation by a roofing contractor is recommended.





## 10. Attic

### 10.1.1 General Photos

Information



## 11. Basement/Crawl Space/Foundation

### 11.2.1 Column not plumb

Defect/Maintenance

One or more columns were found to not be plumb. Evaluation and repairs are recommended by a professional contractor.



1.1 3/4 inch per foot



## 2. Exterior and Grounds

### 2.6.1 Missing Sewer Cap

Defect/Maintenance

A drain was missing its cap. Recommend for a plumber to install a cap, or a sink with a p trap, to prevent sewer odors.



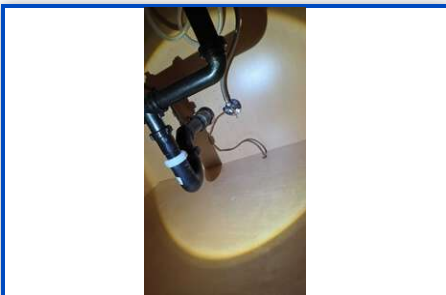
Location: NORTH EXTERIOR

## 4. Kitchen

### 4.9.1 Fridge Water Line

Health and Safety

When the cold water is operated at the kitchen sink, water squirted out of the water line for the fridge. This will either need to be connected or capped to prevent water damage.

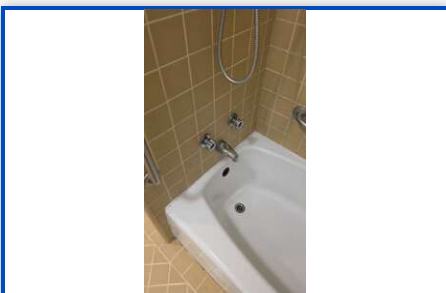


## 5. Bathroom

### 5.7.1 Spout/handles - loose

Defect/Maintenance

The tub/shower spout/control fixtures were loose. This can allow for moisture intrusion and possible damage to the plumbing. The fixture needs to be secured.



## 6. Laundry

### 6.3.1 Washer Supply Drips When Off

Health and Safety

There were one or more areas where the water supply lines were actively leaking. If a hose to the washer were connected here, there would not be a leak. However, the valve should be working properly. The inspector recommends that the affected areas be repaired as needed by a professional plumbing contractor.



## 8. Plumbing Sources and Water Heaters

### 8.1.1 Sewer Scope is Recommended

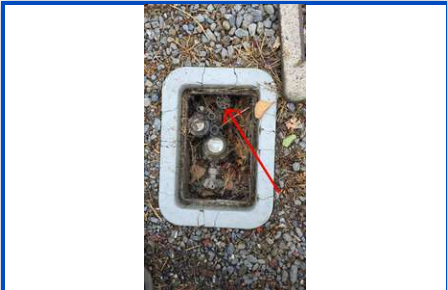
Information

A sewer scope can determine the condition of sewer pipes that are not otherwise visible.

### 8.1.1 Water shut off location

Information

The main water shut off location is in the discription in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.



Location: SOUTH

### 8.1.2 Main fuel shut off location

Information

The main fuel shut off is outside at the specified location. If needed to operate, the inspector recommends hanging a small wrench on the meter in case an emergency shut off is needed.



Location: NORTH EXTERIOR

### 8.1.1 Drain pan had no overflow

Defect/Maintenance

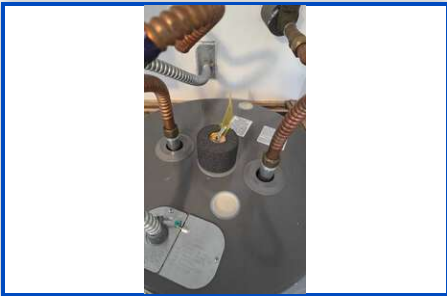
The drip pan had no overflow. The inspector recommend that an overflow be installed to the exterior as needed by a professional contractor.



### 8.1.2 Missing Discharge Pipe

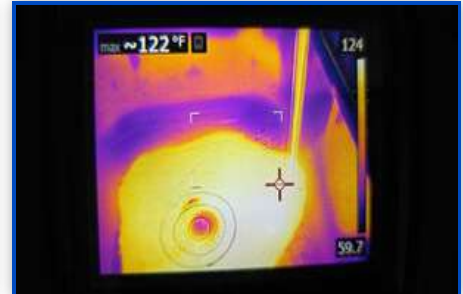
Health and Safety

The discharge pipe was missing from the water heater TPR discharge leaving the unit unsafe. Discharged water will not be controlled and may cause a burn or other damage. We recommend that it be repaired as needed for safety.



### 8.1.3 Water Heater is Working

Information



## 11. Basement/Crawl Space/Foundation

### 11.7.1 Active Drain Leak

Health and Safety

The inspector found one or more active drain leaks. The drain leak under the kitchen sink is an open drain pipe. This can allow for sewer gases to exit and debris may enter the pipe. We recommend that the affected drains be repaired as needed by a professional contractor.



Location: KITCHEN CRAWLSPACE

### 11.7.2 Inadequate Drain Line Hangers

Defect/Maintenance

One or more hangers for the drain lines in the home were missing or installed incorrectly. The inspector recommends that the affected areas be repaired. ABS piping should be supported at least every 4 ft.





## 2. Exterior and Grounds

### 2.5.1 Hot/neutral reverse

Health and Safety

At the time of inspection, exterior electrical receptacle had hot and neutral wires reversed. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



Location: NORTH EXTERIOR

## 3. Interior

### 3.9.1 Loose plug/box

Health and Safety

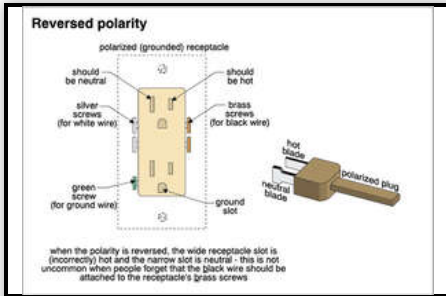
There were one or more loose electrical outlets in the residence at the time of the inspections. The affected outlets should be replaced as needed by a professional electrical contractor.



Location: HALLWAY

### 3.9.2 Outlet (Hot Neutral Reverse)

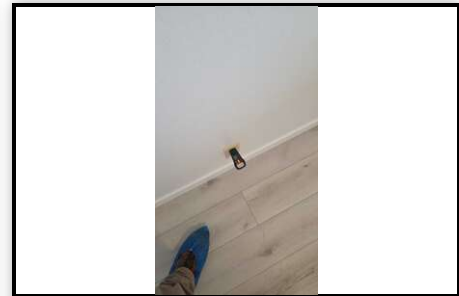
One or more electric outlets had wiring that was hot and neutral wires were reversed. This is a shock concern. We recommend that this repaired as needed by a professional electrical contractor.



2.1 Hot Nuetral Reverse



Location: REAR BEDROOM, 2 OUTLETS



Location: FRONT BEDROOM, ONE OUTLET



Location: LIVING ROOM, 5 OUTLETS

### 3.9.3 Open Ground

One or more three slot outlets were found that are not grounded. This is a safety hazard as three pronged appliances can malfunction if plugged in here. Evaluation and repairs are recommended by a professional electrician. Possible repairs include grounding back to the electrical panel or installing GFCI protection.



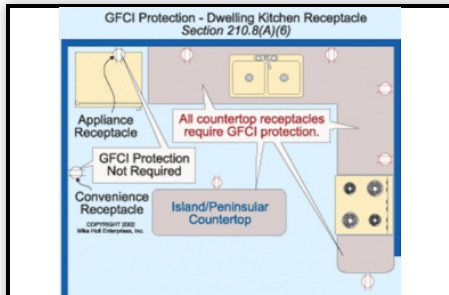
Location: LIVING ROOM, 2 OUTLETS

## 4. Kitchen

### 4.1.1 No GFCI

Health and Safety

GFCI outlets were not installed located within 6 feet of a plumbing fixture or on kitchen counters. The Inspector recommends upgrading to GFCI protected outlets as a safety precaution. GFCI protection has been required in kitchens within 6 of a sink since 1987 and all countertop outlets since 1996.



1.1 GFCI placement illustration

## 6. Laundry

### 6.1.1 Laundry Lights (Burnt Out Bulbs)

Defect/Maintenance

One or more light bulbs in the laundry room had burnt out or missing bulbs. Bulb replacement is recommended. If that does not work further evaluation by an electrician will be needed.



## 9. Electrical Service and Panels

### 9.1.1 Main panel location

Information

The main electrical panel location is identified in the photo's below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well. All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.



Location: WEST EXTERIOR

1.1 Meter base panel

### 9.1.3 GFCI Information

Information

A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. Most building codes now require that a GFCI outlet be used in wet locations such as bathrooms, kitchens, laundry rooms and outdoors. GFCI (Ground Fault Circuit Interrupter) outlet monitors for a current imbalance between the hot and neutral wires and breaks the circuit if that condition occurs. A circuit breaker usually will trip if you receive a shock, but it may not act fast enough to protect you from harm. A GFCI outlet is more sensitive and acts faster than a circuit breaker or fuse and is thus an important safety feature. If the subject home was built prior to these dates it isn't required. Related dates for requiring GFCI or GFIC in the NEC code (15 & 20 amp 120 volt): 1971 - Within '20 of pool 1973 - Exterior outlets below 66" 1975 - Bathrooms and powder rooms 1978 - Garages 1987 - Finished Basements and Kitchens ( within 6 of a sink) 1990 - Unfinished Basements and Crawl spaces 1993 - Wet bars and all bathrooms 1996 - All kitchen countertop outlets, Unfinished outbuildings, All outdoor receptacles 2005 - Within 6 feet of the outside edge, in any direction of any laundry sink 2008 - Garage Door Opener outlets 2014 - laundry areas. It is recommended that GFCI outlets be installed at all the locations listed above. If additions or upgrades are made in locations that do not have GFCI outlets it will be needed during the upgrade.

### 9.4.1 Panel Gaps

Health and Safety

There were one or more slots where the panel cover had gaps. We recommend that the gaps be filled with listed cover caps.



Location: WEST EXTERIOR

1.1 Meter base panel



## 7. Heating & Cooling

### 7.1.1 Wood burner/pellet/fireplace inspection

Information

The inspection of the wood burner or fireplace is a limited visual inspection which typically does not include the flue interior. The inspector will examine seals, fire bricks, and other components for cracking or deterioration. Damper door or other vents will be operated. Fans may not be reported on as some are controlled thermostatically. Further evaluation by a specialist is recommended before use. It is always recommended to have the flue swept initially and at least once a year.



### 7.1.1 Old wall heater

Health and Safety

Electric wall heater(s) found in the house are known fire hazards. Most of these no longer have controls or a response. Replacement of these heater(s) is recommended.



Location: BATHROOM



Location: BEDROOM



Location: FRONT BEDROOM



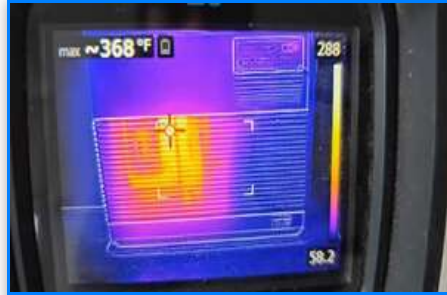
Location: LIVING ROOM



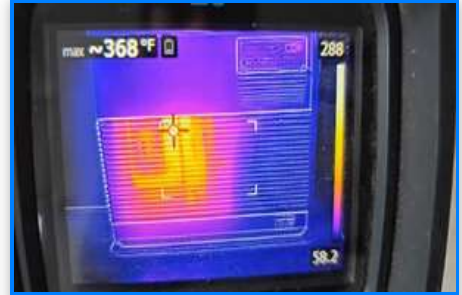
Location: KITCHEN



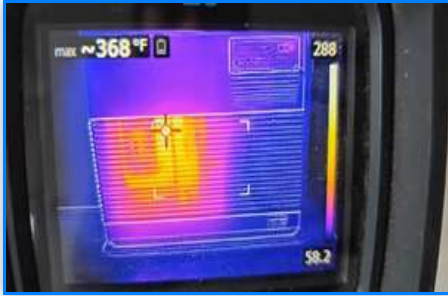
Location: LIVING ROOM



Location: LIVING ROOM



Location: LIVING ROOM



Roof Section Standard  
[click here to view](#)

## ROOF MATERIAL

<b>Roof Access</b>	<b>The roof style was</b>	<b>Primary roof-covering type</b>
Walked Roof	Hip	Architectural Fiberglass Asphalt Shingle
<b>Drainage system description</b>	<b>Chimney/flue material</b>	<b>Estimated age of primary roof covering material</b>
No roof drainage system installed	Metal, Brick	20+ years
<b>Layers of shingles</b>		
Unable to observe		

## ROOF SECTION REPORT



Section Items	IN	NI	NP	RR	Comment	
1.1 Chimney at Roof				✓	2	<a href="#">View</a>
1.2 Roof Flashing				✓	1	<a href="#">View</a>
1.3 Plumbing and Combustion Vents				✓	1	<a href="#">View</a>
1.4 Roof Drainage Components				✓	1	<a href="#">View</a>
1.5 Asphalt Composition Shingle				✓	2	<a href="#">View</a>
1.6 Roof Structure (from roof)	✓				0	
1.7 Vegetation Findings				✓	1	<a href="#">View</a>

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Exterior and Grounds  
Section Standard  
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Exterior and Grounds  
Section Standard  
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## EXTERIOR AND GROUNDS MATERIAL

Siding Material	Trim/Soffit/Fascia Material	Driveway Material
Stucco	Wood, Stucco	Concrete
Walkway Materials		
Concrete		

## EXTERIOR AND GROUNDS SECTION REPORT

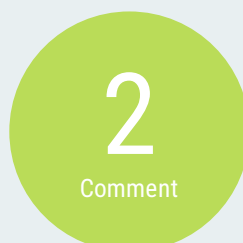


Section Items	IN	NI	NP	RR	Comment	
2.1 Stucco				✓	2	<a href="#">View</a>
2.2 Exterior Windows/Shutters	✓				0	
2.3 Paint, Wood Finish, Or Caulking	✓				0	
2.4 Vents and Misc. Problems				✓	1	<a href="#">View</a>
2.5 Exterior Electrical				✓	1	<a href="#">View</a>
2.6 Exterior Plumbing				✓	1	<a href="#">View</a>
2.7 Driveway And Walkways Findings				✓	1	<a href="#">View</a>
2.8 Grading, Drainage And Vegetation Findings	✓				0	
2.9 Fences And Gates				✓	1	<a href="#">View</a>
2.10 Siding and Trim	✓				0	
2.11 Eave (Fascia, Soffit/Roof Sheathing and Rafter Tails)	✓				0	

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**Information**

## Interior Section Standard

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## INTERIOR MATERIAL

Walls and Ceilings	Floor Covering Materials	Window Material
Drywall	Vinyl plank	Vinyl
Window Glazing		
Double-pane		

## INTERIOR SECTION REPORT



Section Items	IN	NI	NP	RR	Comment	
3.1 Floor Issues				✓	1	<a href="#">View</a>
3.2 Walls Issues	✓				0	
3.3 Ceilings Issues	✓				0	
3.4 Interior Trim	✓				0	
3.5 Windows and Skylights	✓				0	
3.6 Doors				✓	2	<a href="#">View</a>
3.7 Lighting/Ceiling Fans	✓				0	
3.8 Switches	✓				0	
3.9 Electrical Receptacles				✓	3	<a href="#">View</a>
3.10 Carbon Monoxide & Smoke Detectors				✓	1	<a href="#">View</a>
3.11 Exterior Doors	✓				0	

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Comment

[Defect/Maintenance](#)

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Comment

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## KITCHEN MATERIAL

Oven Type #1	Exhaust Vent Type(s)	Dishwasher Type(s)
Electric Free Standing Range	Internal Vent Hood	None Installed
Refrigerator	Built in Microwave	
None present	None present	

## KITCHEN SECTION REPORT



Section Items	IN	NI	NP	RR	Comment	
4.1 Kitchen Outlets				✓	1	<a href="#">View</a>
4.2 Switches And Lighting	✓				0	
4.3 Cabinets And Counters	✓				0	
4.4 Range Hood	✓				0	
4.5 Garbage Disposal			✓		0	
4.6 Dishwasher			✓		0	
4.7 Microwave			✓		0	
4.8 Refrigerator			✓		0	
4.9 Fixtures, Plumbing, And Drains				✓	1	<a href="#">View</a>
4.10 Range And Cook Tops	✓				0	
4.11 Oven(s)				✓	2	<a href="#">View</a>

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3

Comment

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1

Comment

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## BATHROOM MATERIAL

Wall and Ceiling Material	Floor Coverings	Shower and Tub
Drywall	Tile	Tile Surround
Toilet Type	Exhaust Vent	Sewer Odor
Dual Flush	Window Only	No

## BATHROOM SECTION REPORT



Section Items	IN	NI	NP	RR	Comment	
5.1 Electrical Receptacles	✓				0	
5.2 Switches And Lighting	✓				0	
5.3 Ventilation	✓				0	
5.4 Cabinets And Counters				✓	1	<a href="#">View</a>
5.5 Bathroom Sinks And Plumbing	✓				0	
5.6 Toilet	✓				0	
5.7 Bathtub				✓	2	<a href="#">View</a>
5.8 Shower	✓				0	
5.9 Mirrors, Towel Bars, Misc	✓				0	

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## Laundry Section Standard

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### LAUNDRY MATERIAL

Dryer Power	Cloths Dryer Vent Material	Dryer 240-volt electrical receptacle
None, None	None	Not present
Washer Drain	Appliances Present	
1 1/2 Diameter ( Undersized ), Present	None	

### LAUNDRY SECTION REPORT



Section Items	IN	NI	NP	RR	Comment	
6.1 Laundry Lighting				✓	1	<a href="#">View</a>
6.2 Laundry Outlets	✓				0	
6.3 Laundry Plumbing & Sinks				✓	1	<a href="#">View</a>
6.4 Laundry Dryer Venting			✓		1	<a href="#">View</a>
6.5 Washer And Dryer			✓		0	

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Comment

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Heating & Cooling Section Standard  
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Heating & Cooling Limitation  
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Heating & Cooling Limitation  
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## HEATING & COOLING MATERIAL

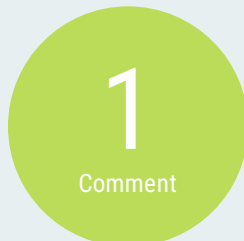
Heating/Cooling Equipment Type #1	Heating/Cooling System Manufacturer #1	Heating/Cooling System Age #1
Direct vent heater	Monitor	Unable to determine
Heating/Cooling Equipment Fuel Type #1	Additional Heating Equipment Type	
Kerosene	Electric wall heaters	

## HEATING & COOLING SECTION REPORT



Section Items	IN	NI	NP	RR	Comment	
7.1 Electric Wall Heaters				✓	1	<a href="#">View</a>
7.2 Monitor Heater	✓				1	<a href="#">View</a>

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Plumbing Sources and Water Heaters Important Information  
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Plumbing Sources and Water Heaters Limitation  
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## PLUMBING SOURCES AND WATER HEATERS MATERIAL

Water Supply Source	Water Distribution Pipes	Drain Waste and Vent Pipe Materials
Public Water Supply	Copper	Acrylonitrile butadiene styrene (ABS)
Distribution Pipe Bonding	Gas Pipe Material	Type of Gas
Not Located / Not Present	Copper tube (liquid fuel)	Diesel/kerosene/fuel oil
#1 Water Heater Type	#1 Water Heater Power Source	#1 Water Heater Capacity
Tank (conventional)	Electric	30 gallons
#1 Water Heater Location	#1 Water Heater Manufacturer	#1 Water Heater Age
Laundry room	Richmond	2025, 2025

## PLUMBING SOURCES AND WATER HEATERS SECTION REPORT



Section Items	IN	NI	NP	RR	Comment	
8.1 Electric Water Heater				✓	3	<a href="#">View</a>

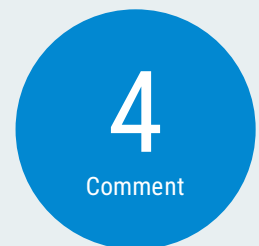
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**Electrical Service and Panels**  
**Important Information**  
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**ELECTRICAL SERVICE AND PANELS MATERIAL**

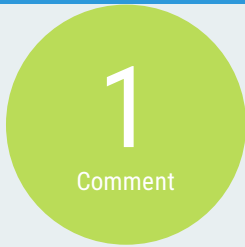
Electrical Service Conductors	Service Panel Ampacity	Service Panel Manufacturer
Overhead service	200 amps	Bryant
Service Disconnect Location	Service Disconnect Type	Type of Branch Wiring
Meterbase Panel	Breaker	Vinyl-coated, Cloth-coated, Stranded Aluminum, Romex, Copper
Service OCPD Type	Service Grounding Electrode	
Breakers	Driven rod	

**ELECTRICAL SERVICE AND PANELS SECTION REPORT**

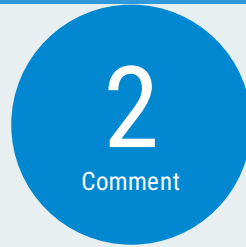


Section Items	IN	NI	NP	RR	Comment	
9.1 Electric Meter Issues	✓				0	
9.2 Service Disconnect Issues	✓				0	
9.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
9.4 Main/Sub (Panel Cabinet/Cover/Labels)				✓	1	<a href="#">View</a>
9.5 Main Or Sub Panel Wiring	✓				0	
9.6 Main/Sub (Panel Breaker/Fuse Issues)	✓				0	
9.7 Visible Wiring/Junction Boxes	✓				0	
9.8 Main/Sub (Ground/Bonding System)	✓				0	

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**Information**

Attic Section Standard  
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Attic Important Information  
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## ATTIC MATERIAL

Attic Access Location	Method Used To Observe The Attic	Roof Structure
Hallway	From Platform	Stick Built
Attic Insulation Type	Attic Ventilation System	
Batt, Fiberglass, ~4 inches	Soffit Vents	

## ATTIC SECTION REPORT



Section Items	IN	NI	NP	RR	Comment	
10.1 Roof Rafters/Stick Built (In Attic)	✓				0	
10.2 Roof Sheathing (In Attic)	✓				0	
10.3 Attic Ventilation	✓				0	
10.4 Attic Insulation	✓				0	
10.5 Attic Electrical	✓				0	
10.6 Attic Plumbing	✓				0	

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1  
 Comment

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**Basement/Crawl Space/Foundation Section Standard**  
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**BASEMENT/CRAWL SPACE/FOUNDATION MATERIAL**

<b>Crawl space access location</b>	<b>Method used to inspect crawl space/basement</b>	<b>Foundation wall type(s)</b>
Exterior	Crawled with flashlight	Poured concrete
<b>Girder types</b>	<b>Floor joist types</b>	<b>Post/Column/Pier types</b>
Wood	Wood	Wood, Poured concrete
<b>Presence of Crawlspace Insulation (between floor joists)</b>	<b>Foundation type</b>	
Not Present	Crawlspace	

**BASEMENT/CRAWL SPACE/FOUNDATION SECTION REPORT**

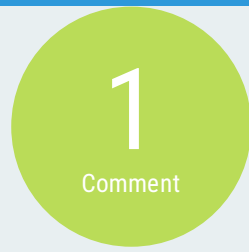


Section Items	IN	NI	NP	RR	Comment	
11.1 Framing, Ceiling, Joists, And Sub Floor	✓				0	
11.2 Columns, Piers And Beams				✓	1	<a href="#">View</a>
11.3 Insulation, Ventilation, And Vapor Retarders	✓				0	
11.4 Basement And Crawlspace Electrical	✓				0	
11.5 Foundation	✓				0	
11.6 Water Supply and Distribution	✓				0	
11.7 Sewage and DWV Systems				✓	2	<a href="#">View</a>

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# RODENT/INSECTS SECTION REPORT



Section Items	IN	NI	NP	RR	Comment	
12.1 Mice/Racoons/Birds/Bats				✓	1	<a href="#">View</a>

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 1
   
 Comment

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## Pre-Closing Walkthrough and Contractor List

### Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

#### PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases our company of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

#### Contractor List:

Alberts Fence

707.245.1363

American Plumbing

707.277.1596

SERVPRO

Fire and Water, Mold Restoration

<https://www.servprolakecountyca.com/>

(707) 263-9283

Asher Electric Co.

Commercial and Residential

Office: 707.279.4738

Beacon Electric

Gary Dahl

650.302.2099

Dean's Painting and Decorating

(Drywall)

Dean Hueners

707.263.3236

Lucerne Roofing

(707) 263-4804

Serafin Brothers

Painting, construction, and odd jobs

707.245.1470

Henry Repairs (Not related or affiliated to Henry Home Inspections)

Appliances & Repair, Heating & Air Conditioning/HVAC

(707) 263-6598

David Woodall Building & Remodeling

<http://www.woodalldesign.com/>

Deep Green Building & Remodeling

(707) 350-2490

**SINCERELY,**

**HENRY HOME INSPECTIONS LLC**