

Inspection Report

Joseph Whitmarsh

Property Address:

416 Alder
Mt. Shasta CA 96067



Next Level Home Inspections

**AJ Cross
130 Dexter St
Yreka, CA 96097
530-340-1254**

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Date: 7/25/2026	Time:	Report ID: 416 Alder
Property: 416 Alder Mt. Shasta CA 96067	Customer: Joseph Whitmarsh	Real Estate Professional:

(Click Title for Video)

WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. what should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter fall into 4 categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home.
4. Safety hazards. Such as lack of GFCI protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

INTRODUCTION, SCOPE, DEFINITIONS AND COMPLIANCE STATEMENT

INTRODUCTION: The following numbered and attached pages are your home inspection report. The report includes pictures, information and recommendations. This inspection was performed in accordance with the current InterNACHI Standards of Practice and Code of Ethics. The standards contain certain and very important limitations, exceptions and exclusions to the inspection. A copy is available prior to, during and after the inspection and is part of the report.

SCOPE: This inspection complies and reflects with the State of California's Business and Professions Code, Section 7195. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee or insurance by Next Level Home Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead, radon or asbestos. A representative sampling of the building components is viewed in areas that are accessible 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 should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions 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 property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including, but not limited to, HVAC professionals, electricians, engineers or roofers.

DEFINITIONS: The following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property.

MONITORING RECOMMENDED: Denotes a system or component needing further evaluation and/or close observation in order to determine if correction is needed.

IMPROVEMENT RECOMMENDED: Denotes a system or component that should receive normal maintenance, repair or adjustment in order to function properly.

CORRECTION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its service life and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation) in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

CALIFORNIA HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI), www.nachi.org. Member #17020330.

I will conduct a home inspection of the previously mentioned property in accordance with the InterNACHI Code of Ethics and Standards of Practice and the Home Inspection Agreement.

I am in compliance with the California Home Inspection Law.
I carry all the state-required insurance.

Year Built:

2000

Temperature:

95

Weather:

Clear

 RESULTS AT A GLANCE

107

 ITEMS INSPECTED

Total number in report.

13

 SUMMARY COMMENTS

Total number in report.

2

 VIDEOS

Total number in report.

38

 PHOTOS

Total number in report.

 1. ROOF DESCRIPTION

We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennas, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the seller to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

 STYLES & MATERIALS: ROOF**Roof Covering:**

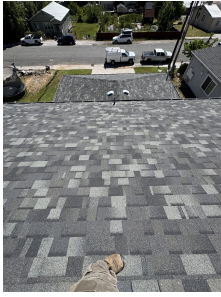
Architectural

 ITEMS: ROOF

1.0 ROOF COVERING

☑ INSPECTED

The overall condition of the roof covering was good at the time of inspection.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

1.1 GUTTERS

☑ IMPROVEMENT RECOMMENDED

(1) Some sections of the gutters appeared to leak at the seams. Recommend having these areas sealed.

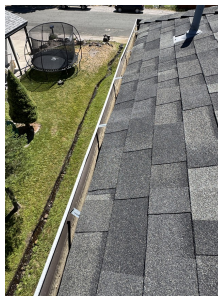


1.1 Item 1 (Picture)

(2) Several of the support brackets in various areas of the gutters appeared to be disconnected. This could allow the gutters to lose support and could allow them to fail during times of heavy snow.



1.1 Item 2 (Picture)



1.1 Item 3 (Picture)

1.2 DOWNSPOUTS

☑ INSPECTED

1.3 VENTS

☑ INSPECTED

1.4 FLASHING

 INSPECTED

1.7 EAVES

 INSPECTED

1.8 SOFFITS

 INSPECTED

1.9 FASCIA

 INSPECTED

1.10 OTHER ROOF PENETRATIONS

 INSPECTED

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc... Only the property owner would have intimate, accurate knowledge of the roof system.

🏠 2. EXTERIOR

📋 DESCRIPTION

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharged into drains or trays that carry or divert water away from the foundation. the sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including, but not limited to, water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspection the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

✂️ STYLES & MATERIALS: EXTERIOR

Siding Style:

Shiplap

Siding Material:

Composite board

👁️ ITEMS: EXTERIOR

2.0 WALL COVERING

📋 CORRECTION RECOMMENDED

The wall covering at the right side corner of the overhang showed signs of deterioration from potential moisture intrusion. correction and further evaluation may be recommended.

**2.0 Item 1 (Picture)****2.0 Item 2 (Picture)**

2.1 FLASHING

✅ INSPECTED

2.2 TRIM

✅ IMPROVEMENT RECOMMENDED

(1) Signs of potential pest intrusion was observed along the right side of the structure



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

(2) It may be recommended to seal the trim on this right side exterior front corner.



2.2 Item 3 (Picture)

2.3 DOORS (EXTERIOR)

 CORRECTION RECOMMENDED

(1) The sliding glass door lacked a locking mechanism



2.3 Item 1 (Picture)

(2) The screen for the sliding door was off the track hindering its ability to function properly



2.3 Item 2 (Picture)

2.4 WINDOWS (EXTERIOR)☑ INSPECTED

2.5 GFCI OUTLETS

☑ INSPECTED

2.6 LIGHT SWITCHES AND FIXTURES

📋 CORRECTION RECOMMENDED

The exterior light fixtures for unit A and B did not appear to function. Evaluation and correction may be recommended

2.7 RAILINGS / HANDRAILS

☑ INSPECTED

2.12 STEPS / RAMPS

☑ INSPECTED

2.13 WALKWAY / DRIVEWAY

☑ INSPECTED

2.14 VEGETATION

☑ INSPECTED

2.15 SURFACE DRAINAGE

☑ MONITORING RECOMMENDED

There appeared to be under the cement of the front driveway and walkway. This could allow moisture related conditions to occur at the edge of the driveway overtime. This appeared to be from groundwater

**2.15 Item 1 (Picture)****2.15 Item 2 (Picture)**

2.17 GRADING OF PROPERTY☑ INSPECTED

This inspection is not a guarantee or warranty of the system. Things break. We do not accept any responsibility for any problems that may happen in the future. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items

mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 3. STRUCTURE

📋 DESCRIPTION

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if we do not identify any structural material defects. We inspect the structural components including the foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

✂️ STYLES & MATERIALS: STRUCTURE

Foundation:

Slab

👁️ ITEMS: STRUCTURE

3.0 FOUNDATION

👍 MONITORING RECOMMENDED

There appeared to be a settling crack in the foundation. This could indicate potential structural movement. Based on the size and location of this crack it may be recommended to have the foundation further evaluated and inspected by a licensed contractor to determine if this is structural and what effect this may have on the structure over time.



3.0 Item 1 (Picture)

3.1 WALLS (STRUCTURAL)

👍 INSPECTED

3.2 FLOORS (STRUCTURAL)

👍 MONITORING RECOMMENDED

Upstairs floor and unit B appeared to rise and fall in the upstairs hallway. This could indicate potential structural movement or settling and may need to be further evaluated by a licensed professional. It appeared that no immediate visual structural conditions were observed at the time of inspection



3.2 Item 1 (Picture)

3.3 CEILINGS (STRUCTURAL)

✓ INSPECTED

3.4 ROOF (STRUCTURAL)

❏ CORRECTION RECOMMENDED

(1) Two rafters appeared to be showing signs of splitting in the attic above unit A. This could create the potential for structural conditions to occur over time



3.4 Item 1 (Picture)



3.4 Item 2 (Picture)

(2) The attic sheathing appeared to be showing signs of darkening which can indicate potential organic growth. This could be from previous moisture related conditions or a potential active condition. Further evaluation and correction may be recommended by a qualified or licensed professional.



3.4 Item 3 (Picture)



3.4 Item 4 (Picture)

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mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 4. ELECTRICAL SYSTEM

📋 DESCRIPTION

We are not electricians. Feel free to hire an electrician prior to closing.
If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles, switches and lights that we will not have time to inspect. Ask the property owner about all of the wall switches and receptacles.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

🔧 STYLES & MATERIALS: ELECTRICAL SYSTEM

Main Service Amperage Rating: (2) 100 AMP service panel	Type of Wiring: Romex	Wiring Material: Copper
Meter Style: Digital "smart" Meter		

👁️ ITEMS: ELECTRICAL SYSTEM

4.1 SERVICE DROP

✔ INSPECTED

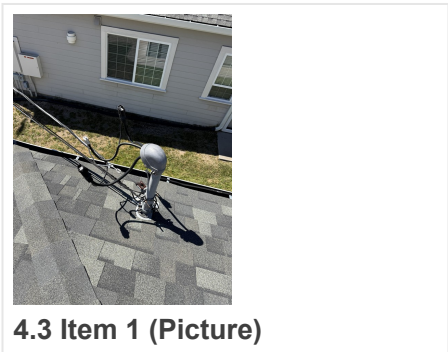
4.2 OVERHEAD SERVICE CONDUCTORS

✔ INSPECTED

4.3 SERVICE HEAD / DRIP LOOPS

✔ INSPECTED

Service mast appeared to be good.



4.4 SERVICE MAST

☑ INSPECTED

4.5 ELECTRIC METER

☑ INSPECTED

4.6 SERVICE ENTRANCE CONDUCTORS

☑ INSPECTED

4.7 MAIN SERVICE DISCONNECT

☑ INSPECTED

4.8 SERVICE PANEL

☑ IMPROVEMENT RECOMMENDED

Service panels should have at least three feet of clearance in front of them to allow for easy access during times of electrical maintenance or times of emergencies.



4.8 Item 1 (Picture)

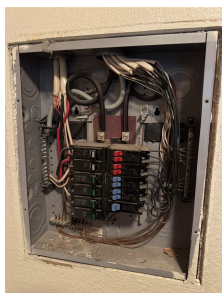


4.8 Item 2 (Picture)

4.9 CIRCUIT BREAKERS AND FUSES

☑ INSPECTED

Circuit Breakers appeared to be good at the time of inspection.



4.9 Item 1 (Picture)

4.10 WIRING

☑ INSPECTED

4.11 GROUNDING AND BONDING

 INSPECTED

This inspection is not a guarantee or warranty of the system. Things break. We do not accept any responsibility for any problems that may happen in the future. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 5. PLUMBING SYSTEM

📋 DESCRIPTION

We are not professional plumbers. Feel free to hire one prior to closing.

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

✂️ STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:

Public

Water Supply Shut-Off

Location:

Near the Street

Water Heater Capacity:

50 Gallon

Two units

Water Heater Location:

Garage

Water Heater Power Source:

Electric

👁️ ITEMS: PLUMBING SYSTEM

5.0 MAIN WATER SHUT-OFF

✅ IMPROVEMENT RECOMMENDED

The service main box showed signs of a possible leak or possible groundwater. This could allow rust or deterioration to occur therefore shortening the overall service life of the plumbing lines in this area.



5.0 Item 1 (Picture)

5.4 WATER HEATING SYSTEM

✅ INSPECTED

5.5 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

✅ INSPECTED

5.7 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

✅ IMPROVEMENT RECOMMENDED

These two hose bibs appeared to be missing their control knobs



5.7 Item 1 (Picture)

This inspection is not a guarantee or warranty of the system. Things break. We do not accept any responsibility for any problems that may happen in the future. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. HEATING / COOLING

DESCRIPTION

We are not HVAC professionals. Feel free to hire one prior to closing.

This inspection of the heating and/or cooling system is a visual inspection using only the normal operating controls for the system. The inspection of the heating and/or cooling system is general and not technically exhaustive. We are not required to inspect the parts that are not readily accessible and a detailed evaluation of the interior components is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit.

It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect evaluation of the property.

Note: Health is a deeply personal responsibility. You should have the air quality tested and the duct work or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family members suffer from allergies or asthma.

STYLES & MATERIALS: HEATING / COOLING

Location of Heating

Thermostat:

On the Monitor Heater

Energy Source:

Kerosene

Electric

Heating Method:

Electric heat

Monitor heater

ITEMS: HEATING / COOLING

6.0 HEATING EQUIPMENT

 INSPECTED

6.1 COOLING EQUIPMENT

 NOT PRESENT

This inspection is not a guarantee or warranty of the system. Things break. We do not accept any responsibility for any problems that may happen in the future. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. INSULATION / VENTILATION

STYLES & MATERIALS: INSULATION / VENTILATION

Attic Insulation:

Fiberglass

Approximate Depth of Attic**Insulation:**

Approx. 10"

ITEMS: INSULATION / VENTILATION

7.0 INSULATION IN ATTIC

 INSPECTED

7.1 VENTILATION IN ATTIC

 INSPECTED

7.7 LIGHT SWITCHES AND FIXTURES

 INSPECTED

This inspection is not a guarantee or warranty of the system. Things break. We do not accept any responsibility for any problems that may happen in the future. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. KITCHEN

DESCRIPTION

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances.

If they are older than 10 years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum 5 pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

STYLES & MATERIALS: KITCHEN

Stove Top:

Electric

ITEMS: KITCHEN

8.0 WATER SUPPLY - FIXTURES / FAUCETS

 INSPECTED

8.1 SINK DRAINAGE

 INSPECTED

8.2 GFCI OUTLETS

 INSPECTED

8.3 LIGHT SWITCHES AND FIXTURES

 INSPECTED

8.4 CABINETS / COUNTER TOPS

 INSPECTED

8.5 WINDOWS

 INSPECTED

8.7 DISHWASHER

 IMPROVEMENT RECOMMENDED

The dishwasher for unit B was not properly fastened to the bottom of the cabinet



8.7 Item 1 (Picture)

8.8 RANGE / OVEN

☑ INSPECTED

8.11 GARBAGE DISPOSAL

☑ INSPECTED

This inspection is not a guarantee or warranty of the system. Things break. We do not accept any responsibility for any problems that may happen in the future. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. BATHROOM

DESCRIPTION

We are not plumbers. Feel free to hire a plumber prior to closing.

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

ITEMS: BATHROOM

9.0 WATER SUPPLY - FIXTURES / FAUCETS

 INSPECTED

9.1 SINK DRAINAGE

 INSPECTED

9.2 TOILET

 INSPECTED

9.3 TUB / SHOWER

 INSPECTED

9.4 GFCI OUTLETS

 CORRECTION RECOMMENDED

The bathroom outlet in unit A did not appear to be energized. The exact reason for this was unknown. Further evaluation by a licensed electrician may be recommended

9.5 LIGHT SWITCHES AND FIXTURES

 INSPECTED

9.6 CABINETS / COUNTER TOPS

 INSPECTED

9.7 WINDOWS

 INSPECTED

9.8 VENTING SYSTEM

 INSPECTED

This inspection is not a guarantee or warranty of the system. Things break. We do not accept any responsibility for any problems that may happen in the future. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. MASTER BATHROOM

DESCRIPTION

We are not plumbers. Feel free to hire a plumber prior to closing.

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

ITEMS: MASTER BATHROOM

10.0 WATER SUPPLY - FIXTURES / FAUCETS

 INSPECTED

10.1 SINK DRAINAGE

 INSPECTED

10.2 TOILET

 INSPECTED

10.3 TUB / SHOWER

 INSPECTED

10.4 GFCI OUTLETS

 INSPECTED

10.5 LIGHT SWITCHES AND FIXTURES

 INSPECTED

10.6 CABINETS / COUNTER TOPS

 INSPECTED

10.7 WINDOWS

 INSPECTED

10.8 VENTING SYSTEM

 INSPECTED

This inspection is not a guarantee or warranty of the system. Things break. We do not accept any responsibility for any problems that may happen in the future. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items

mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. INTERIORS

DESCRIPTION

We only check a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

ITEMS: INTERIORS

14.0 FLOORS

 INSPECTED

14.1 CEILINGS

 CORRECTION RECOMMENDED

(1) Unit A showed signs of potential moisture intrusion in the ceiling. I was unable to verify if any active leaks were present at the time of inspection however visual inspection indicates that potential moisture may exist, possibly from a plumbing leak coming from the bathroom above. Further evaluation may be recommended to determine the exact source and reason.



14.1 Item 1 (Picture)



14.1 Item 2 (Picture)

(2) There appear to be several "nail pops" in various areas of unit A period This could be due to typical expansion and contraction but may also indicate other underlying conditions, such as moisture intrusion or settling.



14.1 Item 3 (Picture)



14.1 Item 4 (Picture)

14.2 WALLS

 CORRECTION RECOMMENDED

(1) The master bathroom of Unit A showed potential signs of moisture intrusion in the corner of the wall above the sink. I was unable to identify any active leaks at the time of inspection however this area showed signs that are consistent with potential moisture intrusion.



14.2 Item 1 (Picture)

(2) Settling cracks were observed in various areas. This is common to see in these areas and do not necessarily indicate structural movement. Recommend monitoring to ensure they do not become worse over time.



14.2 Item 2 (Picture)

14.3 STEPS / STAIRWAYS

 INSPECTED

14.4 RAILINGS / BALCONIES

 INSPECTED

14.5 DOORS

 INSPECTED

14.6 WINDOWS

 INSPECTED

14.7 LIGHT SWITCHES AND FIXTURES

 CORRECTION RECOMMENDED

This light switch appeared to be loose and was having an effect on the dining room light of Unit A



14.7 Item 1 (Video)



14.7 Item 2 (Picture)

14.8 OUTLETS

☑ INSPECTED

14.9 SMOKE DETECTORS

☑ INSPECTED

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

14.10 CARBON MONOXIDE DETECTORS

☑ INSPECTED

🏠 15. LAUNDRY

📋 DESCRIPTION

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances.

If they are older than 10 years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum 5 pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

We do not test clothes dryers, nor washing machines and their connections and drainpipes. We can operate them, but only as a courtesy. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

✂️ STYLES & MATERIALS: LAUNDRY

Dryer:

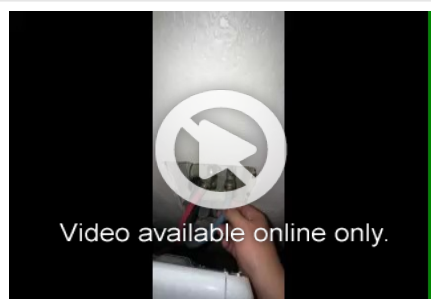
Electric

👁️ ITEMS: LAUNDRY

15.0 WATER SUPPLY HOSES

👍 IMPROVEMENT RECOMMENDED

The cold water supply line for washer in unit B did not appear to be properly strapped



15.0 Item 1 (Video)

15.1 WASHER DRAIN PIPE

👍 INSPECTED

15.2 ELECTRIC RECEPTACLES

👍 INSPECTED

15.4 DRYER VENT

👍 INSPECTED

15.5 220 VOLT OUTLET

 INSPECTED

15.6 VENTING SYSTEM

 INSPECTED

This inspection is not a guarantee or warranty of the system. Things break. We do not accept any responsibility for any problems that may happen in the future. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16. GARAGE

DESCRIPTION

We do not evaluate or measure the fire-ratings of the drywall / plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceilings that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage.

We check for breaches of the firewall. We do not pressure test the garage door openers.

STYLES & MATERIALS: GARAGE

Garage Door Type:

Two automatic

ITEMS: GARAGE

16.0 GARAGE DOOR

IMPROVEMENT RECOMMENDED

The garage doors appeared to be lacking weather stripping.



16.0 Item 1 (Picture)



16.0 Item 2 (Picture)



16.0 Item 3 (Picture)

16.1 GARAGE DOOR OPERATOR

INSPECTED

16.2 CEILING

INSPECTED

16.3 WALLS☑ INSPECTED

16.4 FIREWALL SEPARATION

☑ INSPECTED

16.5 FLOOR

☑ INSPECTED

16.6 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

📋 CORRECTION RECOMMENDED

The self-closing hinges on the occupant door did not function properly during the inspection. Recommend having new ones installed.

**16.6 Item 1 (Picture)**

16.7 WINDOWS☑ INSPECTED

16.8 GFCI OUTLETS

☑ INSPECTED

16.9 LIGHTS AND FIXTURES

☑ INSPECTED

In the short time of this inspection, it is not possible to determine prior or future ground water penetration problems. Conditions that affect the structure's dryness (weather, wind, temperature, etc...) will vary greatly during the course of a year. We recommend referring to the seller's disclosure document to determine if there has ever been any water leakage, accumulation, or dampness.

SUMMARY

Next Level Home Inspections**130 Dexter St****Yreka, CA 96097****530-340-1254****Customer**

Joseph Whitmarsh

Address

416 Alder

Mt. Shasta CA 96067

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. EXTERIOR

2.0 WALL COVERING

 CORRECTION RECOMMENDED

The wall covering at the right side corner of the overhang showed signs of deterioration from potential moisture intrusion. correction and further evaluation may be recommended.

2.3 DOORS (EXTERIOR)

 CORRECTION RECOMMENDED

(1) The sliding glass door lacked a locking mechanism

(2) The screen for the sliding door was off the track hindering its ability to function properly

2.6 LIGHT SWITCHES AND FIXTURES

 CORRECTION RECOMMENDED

The exterior light fixtures for unit A and B did not appear to function. Evaluation and correction may be recommended

3. STRUCTURE

3.4 ROOF (STRUCTURAL)

 CORRECTION RECOMMENDED

(1) Two rafters appeared to be showing signs of splitting in the attic above unit A. This could create the potential for structural conditions to occur over time

(2) The attic sheeting appeared to be showing signs of darkening which can indicate potential organic growth. This could be from previous moisture related conditions or a potential active condition. Further evaluation and correction may be recommended by a qualified or licensed professional.

9. BATHROOM

9.4 GFCI OUTLETS

CORRECTION RECOMMENDED

The bathroom outlet in unit A did not appear to be energized. The exact reason for this was unknown. Further evaluation by a licensed electrician may be recommended

14. INTERIORS

14.1 CEILINGS

CORRECTION RECOMMENDED

(1) Unit A showed signs of potential moisture intrusion in the ceiling. I was unable to verify if any active leaks were present at the time of inspection however visual inspection indicates that potential moisture may exist, possibly from a plumbing leak coming from the bathroom above. Further evaluation may be recommended to determine the exact source and reason.

(2) There appear to be several "nail pops" in various areas of unit A period This could be due to typical expansion and contraction but may also indicate other underlying conditions, such as moisture intrusion or settling.

14.2 WALLS

CORRECTION RECOMMENDED

(1) The master bathroom of Unit A showed potential signs of moisture intrusion in the corner of the wall above the sink. I was unable to identify any active leaks at the time of inspection however this area showed signs that are consistent with potential moisture intrusion.

(2) Settling cracks were observed in various areas. This is common to see in these areas and do not necessarily indicate structural movement. Recommend monitoring to ensure they do not become worse over time.

14.7 LIGHT SWITCHES AND FIXTURES

CORRECTION RECOMMENDED

This light switch appeared to be loose and was having an effect on the dining room light of Unit A

16. GARAGE

16.6 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

CORRECTION RECOMMENDED

The self-closing hinges on the occupant door did not function properly during the inspection. Recommend having new ones installed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Next Level Home Inspections
130 Dexter St
Yreka, CA 96097
530-340-1254
Inspected By: AJ Cross

Inspection Date: 7/25/2026
Report ID: 416 Alder

Customer Info:	Inspection Property:
Joseph Whitmarsh Customer's Real Estate Professional:	416 Alder Mt. Shasta CA 96067

Inspection Fee:			
Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: