# Inspection Report

*This inspection performed in accordance with current "Standards of Practice" of the California Real Estate Inspection Association.```*

*This home inspection report prepared specifically for:*

**Jennifer Slosar**
**1609 Tanager**
**Templeton, CA 93465**



*Inspected by:* **Gregory S. Terry**

TERRY
Home Inspection Service
(805) 434-2694

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TERRY
Home Inspection Service
(805) 434-2694

## PROPERTY / CLIENT INFORMATION

Report Date: 4/7/2025

Customer File # : **20706**

: **Jennifer Slosar**

Address:

,

Phone:

Fax:

Email:

Inspection location: **1609 Tanager**
**Templeton , CA 93465**

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Send report to: **Dianna Vonderheide**
**Nest Central Coast**

Sub-division:

## GENERAL INFORMATION

Main entry faces: **North**
Estimated Age: **35**
Type Structure: **Single Family Home**
Stories: **1**
Type Foundation: **Slab**
Soil condition: **Dry**

Bedrooms: **4**
Levels: **1**
Full Baths: **3**
Half Baths:
Garages: **2 Car**

Weather: **Clear** Temp: **70-75**
Date: **4/7/2025** Time:

Unit occupied: **yes** Client present: **yes**
Attendees: **Seller**

General Overview

**Notice to 3rd parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive and sole use of the client listed above. This report is a work product and is copyrighted by the company shown above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance on this report has the effect of all parties agreeing to hold harmless, individually or jointly, and or otherwise, the inspector, the Corporation, their successors and assigns.**

Inspector: _____

**Gregory S. Terry**

## REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.



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# Roof

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | Roof coverings: | **Acceptable** | | |
| 2 | Ventilation: | **Acceptable** | | |
| 3 | Flashings: | **Acceptable** | | |
| 4 | Skylights: | **N/A** | | |
| 5 | Chimneys: | **Acceptable** | | |
| 6 | Gutter system: | **Acceptable** | **See Comments Below** | |
| 7 | : | | | |
| 8 | : | | | |

## INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| 9 | Main roof age: | **35 Years old approximately** | 14 | Ventilation: | **Eaves & Gables** |
| 10 | Other roof age: | | 15 | Chimney: | **Metal** |
| 11 | Inspection method: | **Viewed from ground/Ladder** | 16 | Chimney flue: | **Metal** |
| 12 | Roof covering: | **Cement Tile** | 17 | Gutters: | **Aluminum** |
| 13 | Roofing layers: | **1st** | 18 | Roof Style: | **Gable & Hip** |

## ROOF COMMENTS

18 **General Note: Our roof inspection is to report on the type and condition of the roofing materials, missing and/or damaged materials and attachments. (excluding ancillary items such as antennas, satellite dishes, solar panels, etc.) This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Structures that have concrete tile, clay or wood shake/shingle materials that are going to be tented for fumigation are advised to be reinspected for damage caused after the tent is removed and prior to the close of escrow.**

**Information Note: Some of the down spouts have underground drains. These are noted but not tested.**



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# Exterior

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | Siding: | **Most Acceptable** | **Repair - See Comments Below** | **Potential Leak** |
| 2 | Trim/fascias/soffits: | **Acceptable** | | |
| 3 | Veneer: | **N/A** | | |
| 4 | Doors: | **Acceptable** | | |
| 5 | Windows: | **Most Acceptable** | **Repair - See Comments Below** | **Moderate Concern** |
| 6 | Hose faucets: | **Acceptable** | | |
| 7 | Electrical cable: | **Not Inspected** | | |
| 8 | Exterior electrical: | | **See the Electrical Page** | |

## INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| 9 | Siding type: | **Stucco** | 13 | Window Type : | **Fixed/Sliding & Single Hung** |
| 10 | Veneer type: | **None** | | | |
| 11 | Trim/fascias type: | **Wood** | 14 | Window material: | **Aluminum** |
| 12 | Door type: | **Wood & Sliders** | 15 | Electric service cable: | **Underground** |

## EXTERIOR COMMENTS

16 **Information Note: There are dual pane windows installed in this home. One of the more common problems associated with this type of window is "fogging" where water is trapped between the two panes of glass. A very diligent inspection is performed from the exterior and interior of the home to detect this problem however, variations in light, time of day, weather, and dirt/salt on the windows can mask this condition. In this particular case the windows were very dirty at the time of inspection. For a definite guarantee to detect all failed windows, it is advised that the windows be professionally cleaned and then inspected by a qualified and licensed Glazing Contractor.**



**1.) There are loose/displaced French panes at the upper arch windows in the living room and kitchen nook.**

**2.) There are three missing window screens and two damaged screens.**

**Drainage Note: The front entry concrete patio embeds the weep screed at the base of the stucco walls. This can be a moisture intrusion condition.**



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## INSPECTION PHOTOS

**Exterior** **# EX**



**The front concrete patio embeds the weep screed at the base of the stucco wall.**

# Grounds & Drainage

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | Drainage: | **Acceptable** | **See Comments Below** | |
| 2 | Trees & shrubs: | **Acceptable** | | |
| 3 | Walks & Steps: | **Acceptable** | | |
| 4 | Porch/Deck | **Acceptable** | | |
| 5 | Driveway: | **Acceptable** | | |
| 6 | Retaining walls: | **N/A** | | |
| 7 | Fencing & Gates: | **Acceptable** | | |
| 8 | : | | | |

## INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| 9 | Walks & Steps: | **Concrete** | 13 | Porch: | **Concrete** |
| 10 | Patio: | **Concrete** | 14 | Location: | **Front** |
| 11 | Location: | **Rear** | 15 | Retaining walls: | **N/A** |
| 12 | Driveway: | **Concrete & Pavers** | 16 | : | |

## GROUNDS & DRAINAGE COMMENTS

17 **Soil condition and stability on sloped or steep lots is not determined or within the scope of this inspection. If concerned, this evaluation would require the expertise of a qualified and licensed Geotechnical Engineer.**

**General Note: Any reference to grading is limited to only areas around the exposed areas of the foundation or exterior walls. We cannot determine drainage performance of the site or site soil conditions. We do not evaluate any detached structures such as storage sheds and stables, nor mechanically or remotely controlled components such as driveway gates.**

**Information Note: Site drains were noted but not tested.**



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# Heating & Cooling

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | A/C operation: | **Functional** | | |
| 2 | Heating operation: | **Functional** | | |
| 3 | System back-up: | **N/A** | | |
| 4 | Exhaust system: | **Acceptable** | | |
| 5 | Distribution: | **Acceptable** | | |
| 6 | Thermostat: | **Functional** | | |
| 7 | Gas Piping: | **Acceptable** | **See Comments Below** | |
| 8 | Condensate: | **Acceptable** | | |
| 9 | : | | | |
| 10 | Filter: | **Acceptable** | | |

## INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| 11 | # Heating Units: | **1** | 18 | # Cooling Units: | **1** |
| 12 | Heating Types: | **Forced Air** | 19 | A/C Types: | **Electric Central Air** |
| 13 | Heating Ages: | **7** years | 20 | A/C age: | **4** |
| 14 | Heating Fuels: | **Natural Gas** | 21 | Filter: | **Disposable Media - Base of Heater** |
| 15 | Distribution: | **Ductwork** | 22 | Heat Source Mfg. | **Lennox** |
| 16 | Duct Insulation Type: | **Fiberglass** | 23 | A/C Source Mfg. | **Trane** |
| 17 | Gas Shutoff Location: | **NW Wall** | | | |

## HEATING & COOLING COMMENTS



24 **Our inspection of the major HVAC systems is limited to the normal functions of the systems. Independent evaluations including adequacy/inadequacy of heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance or evaporative cooling coils, etc.) are not within the scope of this inspection. Thermostats are not checked for calibration or timer functions. Normal service maintenance of these systems is recommended to be performed annually.**

**General Note: Forced Air Heating systems greater than 15 years old and Air Conditioning & Heat Pump systems greater that 10 years old are considered at the end of a normal life expectancy by the standards of most manufactures and tradesmen. The inspector will operate these systems to see if they are functional at the time of inspection however, they may be subject to failure at any time. If concerned about life expectancy of these systems, it is advised to have these systems fully evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.**

**Safety Hazard Note: Recommend capping off the unused gas valve at the backyard patio.**



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## INSPECTION PHOTOS

**HVAC** **# HC**



**Cap off the unused gas valve.**

# Plumbing

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | Supply pipes: | **Acceptable** | | |
| 2 | Waste/vent pipes: | **Acceptable** | | |
| 3 | Funct'l water flow: | **Acceptable** | | |
| 4 | Funct'l waste drain: | **Acceptable** | | |
| 5 | Well system: | **Not Inspected** | **See Comments Below** | |
| 6 | Septic system: | **N/A** | | |
| 7 | Water heater: | **Acceptable** | | |
| 8 | TPR Valve: | **Present** | | |

## INFORMATION

9 Water supply represented as: **Municipal & Well**

10 Supply pipes: **Copper**

11 Pipe insulation type: **Poly Foam (Partial Only)**

12 Water Shutoff Location: **NW Wall**

13 Well location: **N/A**

14 Waste system represented as: **Municipal**

15 Septic location: **N/A**

16 Waste/Vent pipes: **ABS Plastic**

17 Water Heater Manf.: **Navien**

18 Water Heater Gallons: **On Demand** Age: years

19 Water Heater Fuel: **Natural Gas**

## PLUMBING COMMENTS

20 **The water temperature is not tested or verified. Water that is hotter than the manufacturers recommended setting is a scalding hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting on the hot water heater be checked at move-in for safety.**



**Shutoff valves and angle stops at kitchen or bathrooms sinks and toilets are not tested due to the possibility of leaking.**



**Information Note: The water pressure was measured at 55 psi at the time of inspection. This is within a normal and acceptable range.**

**Information Note: There is a well system installed at this property. Evaluation of the well system and associated plumbing & electrical systems is outside the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Well Company prior to close of escrow. (Note: The well is for irrigation only. The potable water is municipal.)**

**Information Note: There is a water softener system installed in this home. These systems are inspected for leaks however, chemical testing of the water and operation of the unit is outside the scope or expertise of this inspection. Also, in some cases these are rented units. This should be determined prior to close of escrow.**

**1.) There is a leak at the condensate drain line for the water heater in the furnace closet in the garage. This has caused some black mildew like substance to the drywall. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)**



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## INSPECTION PHOTOS

**Plumbing** **# P**




**The water pressure was measured at 55 psi.**

**Plumbing** **# P**



**Leak at the water heater condensate drain line.**

# Electrical System

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | Wiring at main box: | **Most Acceptable** | **Repair - See Comments Below** | **Safety Hazard** |
| 2 | Ground: | **Acceptable** | | |
| 3 | GFCI: | **Not Tested** | **See Comments Below** | |
| 4 | Amperage: | **Acceptable** | | |
| 5 | Wiring: | **Most Acceptable** | **Repair - See Comments Below** | **Safety Hazard** |
| 6 | Outlets: | **Acceptable** | | |
| 7 | Lighting: | **Acceptable** | | |
| 8 | Subpanel(s): | **Acceptable** | | |

## INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| 9 | Amps: | **200** | 14 | Branch circuit wiring: | **Copper** |
| 10 | Volts: | **110/220** | 15 | Grounding: | **Water Pipes & Ufer** |
| 11 | Main box location: | **NW Wall** | 16 | Ground fault protection at: | **Exterior, Bathroom(s), Garage, Kitchen & Laundry** |
| 12 | Main Disconnect: | **At Main Panel** | 17 | Main box type: | **Breakers** |
| 13 | Main service conductor: | **Copper** | 18 | Wiring type: | **Romex** |

## ELECTRICAL SYSTEM COMMENTS

19 **Information Note: There is furniture and storage throughout the home and garage which may conceal faulty wiring and restricts the ability to test all of the outlets.**

**1.) Proper plastic clips need to be installed in lieu of the tape to seal the openings in the inside dead front cover at the main electrical service panel.**

**Information Note: Due to the extensive storage in the garage the GFCI reset may be completely blocked. The GFCI components were not tested.**

**Safety Hazard Note: A temporary extension chord is used for power to the water heater and water softener. This is recommended to be replaced with permanent wiring.**







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## INSPECTION PHOTOS

**Electrical** **# EL**



**Plastic clips are needed to properly seal the dead front cover.**

**Electrical** **# EL**



**Temporary cord used for the water heater and water softener.**

# Kitchen & Laundry

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| | **KITCHEN** | | | |
| 1 | Walls/ceiling/floor: | | | |
| 2 | Doors & windows: | **Acceptable** | | |
| 3 | Heating & cooling: | | **See HVAC Page** | |
| 4 | Cabinets/shelves: | **Acceptable** | | |
| 5 | Sink plumbing: | **Acceptable** | | |
| | **APPLIANCES** | | | |
| 6 | Disposal: | **Functional** | | |
| 7 | Dishwasher: | **Functional** | | |
| 8 | : | | | |
| 9 | Exhaust fan: | **Functional** | | |
| 10 | Microwave: | **Functional** | | |
| 11 | Inst. Hot Water: | **Functional** | | |
| 12 | : | | | |
| 13 | Range/oven: | **Functional** | | |
| 14 | Gas or electric? | **Gas** | | |
| | **LAUNDRY** | | | |
| 15 | Walls/ceiling/floor: | | **See Interior Page** | |
| 16 | Doors & windows: | | **See Interior Page** | |
| 17 | Washer plumbing: | **Acceptable** | | |
| 18 | Sink plumbing: | **Acceptable** | | |
| 19 | Cabinets/shelves: | **Acceptable** | | |
| 20 | Heating & cooling: | | **See HVAC Page** | |
| 21 | Dryer vent: | **Most Acceptable** | **Repair - See Comments Below** | **Maintenance Item** |
| 22 | : | | | |
| 23 | : | | | |
| 24 | Dryer service: | **Acceptable** | | |
| 25 | Gas or electric? | **Both** | | |

## KITCHEN AND LAUNDRY COMMENTS

26 **Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. Stored personal belongings can restrict viewing of cabinet interiors and should be checked during your final walkthrough prior to close of escrow. Dishwasher cleaning and drying adequacy is not verified.**

**Fire Safety Maintenance Note: The dryer lint exhaust vent needs to be cleaned annually to prevent a back up of lint which is a very common cause of a residential fire. In most cases owners never have the lint vent cleaned. It is recommended to have the dryer lint exhaust vent professionally cleaned prior to the installation of the dryer and then annually after that.**



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Menu

# Bathrooms

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | Walls, ceiling, floor: | | **See Interior Page** | |
| 2 | Doors & windows: | | **See Interior Page** | |
| 3 | Heating & cooling: | | **See HVAC Page** | |
| 4 | Cabinets & counter: | **Acceptable** | | |
| 5 | Vents: | **Acceptable** | | |
| 6 | Sinks: | **Acceptable** | | |
| 7 | Toilets: | **Most Acceptable** | **Repair - See Comments Below** | **Maintenance Item** |
| 8 | Tubs: | **Acceptable** | | |
| 9 | Showers: | **Most Acceptable** | **Repair - See Comments Below** | **Maintenance Item** |
| 10 | : | | | |

## BATHROOMS INSPECTED

**11** # of Half baths: **12** # of Full baths: **3** **13** # of 3/4 baths:

## BATHROOM COMMENTS



**14** **Our inspection of the bathrooms is to report on visible leaks and operations of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only. All areas under sinks may not be visible due to stored items and should be checked during your final walkthrough prior to close of escrow.**

**Low Flow Information for State requirements:**

**A.) The master bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.0 GPM**

**B.) The east hall bathroom has a low flow 1.6 GPF toilet.**

**C.) The west bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.0 GPM**

**1.) Grout work is needed at the master shower tiles.**

**Maintenance Note: The toilet in the west hall bathroom is loose. Recommend replacement of the wax seal and properly securing the toilet. (Note: This may be due to a broken flange)**



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## INSPECTION PHOTOS

**Bathroom** **# B**



**rout work needed in the master shower.**

# Interior Rooms

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | Walls, ceiling, floor: | **Acceptable** | | |
| 2 | Doors & windows: | **Acceptable** | | |
| 3 | Heating & cooling: | | **See HVAC Page** | |
| 4 | Cabinets & counter: | **Acceptable** | | |
| 5 | Wet Bar: | **N/A** | | |
| 6 | Fireplc/woodstove: | **Most Acceptable** | **Recommend further evaluation by a Fireplace Contractor** | **Safety Hazard** |
| 7 | Smoke detectors: | **Most Acceptable** | **Repair - See Comments Below** | **Safety Upgrade** |
| 8 | CO detectors: | **Present** | | |
| 9 | Stairs/balcony/rails: | **N/A** | | |
| 10 | : | | | |

## INFORMATION

11 Rooms inspected:

Bedrooms #: **4**

- **Living Room**
- **Dining Room**
- **Family Room**
- **Laundry Room**
- **Kitchen Nook**

12 Walls & ceilings: **Sheet Rock**

13 Floors: **Wood, Laminate, Tile & Carpet**

14 Number of wet bars: **0**

15 Number of fireplaces/woodstoves: **2**

16 Fuel source: **Natural Gas (Converted)**

## INTERIOR ROOM COMMENTS

17 **Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated. Furnishings in the interior of the home can conceal physical or moisture damage. Recommend checking carefully on your final walkthrough. Any concerns should be reinspected prior to close of escrow.**



**Information Note: Smoke detectors were present in the following locations at the time of inspection: In both hallways.**

**Safety recommendation: The smoke detectors are tested during the inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all of the smoke detectors during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission.**

**Safety Upgrade Recommendation: Recommend installing smoke detectors in each of the bedrooms.**

**1.) The laminate flooring is buckled in the master bathroom adjacent to the toilet.**

**Safety Hazard Note: The fireplace in the family room has been converted to a gas log type. The damper(s) is recommended to be permanently blocked open. This is required to prevent the possibility that someone may unknowing light the fire when the damper is closed, which would result in the products of combustion venting into the home.**



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# Interior Rooms

## INTERIOR ROOM COMMENTS - Continued

17 **Safety Hazard Note: There is a build up of soot on the ceramic logs in the gas fireplace in the kitchen nook. This is an indication of an incomplete burn and can be a carbon monoxide hazard. This condition is recommended to be corrected by a certified and licensed Fireplace Contractor.**



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## INSPECTION PHOTOS

**Interior Room** **# IR**



**Excessive soot in the family room gas fireplace.**

# Garage & Carport

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | Roof: | **Acceptable** | | |
| 2 | Walls: | **Acceptable** | | |
| 3 | Eaves: | **Acceptable** | | |
| 4 | Electrical: | | **See the Electrical Page** | |
| 5 | Gutters: | | **See the Roof Page** | |
| | **INTERIOR** | | | |
| 6 | Walls/ceiling/floor: | **Acceptable** | | |
| 7 | Firewall/firedoor: | **Most Acceptable** | **Repair - See Comments Below** | **Fire Safety Hazard** |
| 8 | Doors & windows: | **Acceptable** | | |
| 9 | Garage doors: | **Acceptable** | | |
| 10 | Door openers: | **Acceptable** | **See Comments Below** | |
| 11 | Electrical: | | **See the Electrical Page** | |
| 12 | Heating & cooling: | **N/A** | | |

## INFORMATION

**EXTERIOR**

13 Location: **Attached garage - same as house**

14 Roof covering: **Same as House - See Roof Page**

15 Roof age: **35 Years old approximately**

16 Gutters: **Aluminum**

**INTERIOR**

17 Walls & ceilings: **Sheet rock**

18 Floors: **Concrete**

19 Garage door: **Single Overhead (2)**

## GARAGE & CARPORT COMMENTS

20 ***Information Note: The garage is approximately 50 % blocked by occupants storage. Check this area carefully during the final walkthrough when the garage is vacated. Any concerns should be reinspected prior to close of escrow.***



**Information Note: There is a remote combination entry for the garage vehicle door. Suggest obtaining this combination from the seller prior to close of escrow.**

**Fire Safety Hazard Note: The common door between the garage and the house is not self closing and/or self latching. This is required as part of the firewall assembly between the garage and home.**



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## INSPECTION PHOTOS

**Garage & Carport** **# GC**



**Remote combination pad for the garage door opener.**

# Attic

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| 1 | Access: | **Acceptable** | | |
| 2 | Framing: | **Acceptable** | | |
| 3 | Sheathing: | **Acceptable** | | |
| 4 | Insulation: | **Acceptable** | | |
| 5 | Ventilation: | **Acceptable** | | |
| 6 | Exposed wiring: | | **See the Electrical Page** | |
| 7 | Plumbing vents: | **Acceptable** | | |
| 8 | Chimney & flues: | **Acceptable** | | |
| 9 | Vapor Retarder: | **N/A** | | |
| 10 | : | | | |

## INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| 11 | # of Attic areas: | **1** | 14 | Framing: | **Truss system** |
| 12 | Access locations: | **Laundry Room** | 15 | Sheathing: | **OSB Plywood** |
| 13 | Access by: | **Hatch** | 16 | Insulation: | **Batts & Blown 6"** |

## ATTIC COMMENTS

17 **Information Note: Some areas of the attic can be limited due to low clearances and insulation.**



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# Foundation

| | COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|---|---|---|---|---|
| | Foundation Type | **Slab** | | |
| 1 | Access: | **N/A** | | |
| 2 | Foundation walls: | **N/A** | | |
| 3 | Floor framing: | **N/A** | | |
| 4 | Insulation: | **N/A** | | |
| 5 | Ventilation: | **N/A** | | |
| 6 | Sump pump: | **N/A** | | |
| 7 | Dryness/drainage: | **N/A** | | |
| 8 | Floor/Slab: | **Acceptable** | **See Comments Below** | |
| 9 | Vapor Retarder: | **N/A** | | |
| 10 | Anchor Bolts: | **Present** | | |

## INFORMATION

11 Foundation walls: _____

12 Floors: _____

13 Joist/Truss Detail:

14 Beams: _____

15 Piers: _____

16 Sub Floor: _____

17 Insulation: _____

## FOUNDATION COMMENTS

18 ***Engineering analysis of a building structure can only be performed by a licensed structural engineer using measurements, calculations and other scientific means of evaluation. Engineering is beyond the scope of a typical home inspection.***

***General Note: All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent the recognition of cracks or settlement in all but the most severe cases. Where carpeting and floor coverings are installed, the materials and condition of the slab underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. We are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We always recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.***

**Information Note: The concrete foundation slab on grade is not visible due to the finish flooring in the home. There were no secondary visible observations of problems throughout the home which would indicate a structural deficiency with the slab.**



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# Deficiency Summary

Terry Home Inspection Services, Inc. PO Box 2705 Atascadero, CA 93423 (805) 434-2694

Insp Date: **4/7/2025** **1609 Tanager** File # **20706**

**NOTE: The client(s) is/are strongly advised to further investigate, or contract with qualified and/or licensed appropriate tradesperson to further investigate, the complete extent of possible repairs and associated costs with all the items in the body of the report not listed as "Acceptable" or "Functional" PRIOR TO CLOSE OF ESCROW.**

**Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of or presence of these organisms is beyond the scope of this inspection. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an active (or potential for) infestation or climate for incubation of a microbial contamination prior to close of escrow.**

**Product recalls and consumer product safety alerts are added almost daily. If client(s) is/are concerned about appliances or other items in the home that may be on such lists, client(s) may wish to visit the U.S. Consumer Product Safety Commission (CPSC) web site at www.cpsc.gov or www.recalls.com**

**The presence of environmental hazards, materials or conditions including, but not limited to, lead, asbestos, radon, toxic, combustible or corrosive contaminates is outside the scope of this inspection. If client(s) is/are concerned regarding these matters, it is recommended to obtain the consultation services of an appropriate and qualified tradesperson who specializes in these types of investigations and evaluations.**

## Important Note to prospective buyers:

**Since this inspection was performed and the report prepared for a "Listing Inspection" for the seller, the report may be relied on (within the scope of the original contractual agreement) by the seller of the property. The subsequent buyer of the property may rely on the report prepared, if the buyer executes a Post Inspection Agreement with the inspector, participates in a consultation and pays the requisite fee, all of which must be done prior to closing escrow on the property. The report is not intended to be distributed to any individual or entity not a party to the original contractual agreement or a post inspection agreement.**

**EXTERIOR**

**1.) There are loose/displaced French panes at the upper arch windows in the living room and kitchen nook.**

**2.) There are three missing window screens and two damaged screens.**

**Drainage Note: The front entry concrete patio embeds the weep screed at the base of the stucco walls. This can be a moisture intrusion condition.**

**HVAC**

**Safety Hazard Note: Recommend capping off the unused gas valve at the backyard patio.**

**PLUMBING**

**Information Note: There is a well system installed at this property. Evaluation of the well system and associated plumbing & electrical systems is outside the scope or expertise of this inspection. Recommend evaluation by a qualified and**



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**licensed Well Company prior to close of escrow. (Note: The well is for irrigation only. The potable water is municipal.)**

**Information Note: There is a water softener system installed in this home. These systems are inspected for leaks however, chemical testing of the water and operation of the unit is outside the scope or expertise of this inspection. Also, in some cases these are rented units. This should be determined prior to close of escrow.**

**1.) There is a leak at the condensate drain line for the water heater in the furnace closet in the garage. This has caused some black mildew like substance to the drywall. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)**

**ELECTRICAL**

**1.) Proper plastic clips need to be installed in lieu of the tape to seal the openings in the inside dead front cover at the main electrical service panel.**

**Information Note: Due to the extensive storage in the garage the GFCI reset may be completely blocked. The GFCI components were not tested.**

**Safety Hazard Note: A temporary extension chord is used for power to the water heater and water softener. This is recommended to be replaced with permanent wiring.**

**KITCHEN & LAUNDRY**

**Fire Safety Maintenance Note: The dryer lint exhaust vent needs to be cleaned annually to prevent a back up of lint which is a very common cause of a residential fire. In most cases owners never have the lint vent cleaned. It is recommended to have the dryer lint exhaust vent professionally cleaned prior to the installation of the dryer and then annually after that.**

**BATHROOM**

**1.) Grout work is needed at the master shower tiles.**

**Maintenance Note: The toilet in the west hall bathroom is loose. Recommend replacement of the wax seal and properly securing the toilet. (Note: This may be due to a broken flange)**

**INTERIOR**

**Safety recommendation: The smoke detectors are tested during the inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all of the smoke detectors during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission.**

**Safety Upgrade Recommendation: Recommend installing smoke detectors in each of the bedrooms.**

**1.) The laminate flooring is buckled in the master bathroom adjacent to the toilet.**

**Safety Hazard Note: The fireplace in the family room has been converted to a gas log type. The damper(s) is**



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# Deficiency Summary



**recommended to be permanently blocked open. This is required to prevent the possibility that someone may unknowing light the fire when the damper is closed, which would result in the products of combustion venting into the home.**

**Safety Hazard Note: There is a build up of soot on the ceramic logs in the gas fireplace in the kitchen nook. This is an indication of an incomplete burn and can be a carbon monoxide hazard. This condition is recommended to be corrected by a certified and licensed Fireplace Contractor.**

**GARAGE**

**Information Note: There is a remote combination entry for the garage vehicle door. Suggest obtaining this combination from the seller prior to close of escrow.**

**Fire Safety Hazard Note: The common door between the garage and the house is not self closing and/or self latching. This is required as part of the firewall assembly between the garage and home.**



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