

Inspection Report

*This inspection performed in accordance with current Home Inspection
Business & Professions Code of California*



*This home inspection report
prepared specifically for:*

Jeff Boles
111 Flag Way
Paso Robles, CA 93446



Inspected by: **Benjamin P. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 10/13/2026

Customer File # **22012**

:

: **Jeff Boles**

Address:

,

Phone:

Fax:

Email:

Inspection location: **111 Flag Way**
Paso Robles, CA 93446

Send report to: **April Fehrer**
A List Properties

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: **West**

Estimated Age: **47**

Type Structure: **Attached Single Family**

Stories: **1**

Type Foundation: **Slab**

Soil condition: **Dry**

Bedrooms: **2**

Levels: **1**

Full Baths: **2**

Half Baths:

Garages: **N/A**

Weather: **Clear**

Temp: **50-60**

Date: **10/13/2026**

Time:

Unit occupied: **no**

Client present: **no**

Attendees: **Inspector Only**

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:



Benjamin P. 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.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Roof coverings:	Acceptable		
2 Ventilation:	Acceptable		
3 Flashings:	Most Acceptable	Repair - See Comments below	Potential Leak
4 Skylights:	N/A		
5 Chimneys:	Acceptable		
6 Gutter system:	Most Acceptable	Repair - See Comments below	Maintenance Item
7 :			
8 :			

INFORMATION

9 Main roof age:	<u>18 Years old approximately</u>	14 Ventilation:	<u>Eaves</u>
10 Other roof age:		15 Chimney:	<u>Metal</u>
11 Inspection method:	<u>Walked entire roof</u>	16 Chimney flue:	<u>Metal</u>
12 Roof covering:	<u>Fiberglass Shingle</u>	17 Gutters:	<u>Aluminum</u>
13 Roofing layers:	<u>1st</u>	18 Roof Style:	<u>Hip</u>

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.

Maintenance Note: Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

Maintenance Note: The sealant at the flashings has become cracked and deteriorated from exposure to the sun. Recommend resealing the flashings to prevent water intrusion.

Maintenance Note: There is no "cricket" flashing behind the chimney enclosure. This is installed so water can drain around the chimney. Without a proper cricket the flashing area may be prone to leaks.



INSPECTION PHOTOS

Roof

R



No cricket flashing behind the chimney enclosure.

Roof

R



The flashings need to be resealed.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Most Acceptable	Repair - See Comments Below	Maintenance Item
2 Trim/fascias/soffits:	Most Acceptable	Repair - See Comments Below	Maintenance Item
3 Veneer:	N/A		
4 Doors:	Most Acceptable	Repair - See Comments Below	Maintenance Item
5 Windows:	Acceptable		
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
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 1.) There is moisture damage to several areas of the chimney enclosure and trim.
2.) There are holes/damaged to the base metal track at the dining room slider.



INSPECTION PHOTOS

Exterior

EX



Moisture damage to the wood siding and trim at the chimney enclosure.

Exterior

EX



Moisture damage to the wood siding and trim at the chimney enclosure.

Exterior

EX



Moisture damage to the wood siding and trim at the chimney enclosure.

Exterior

EX



Damage/holes to the metal track for the sliding glass door.

Exterior

EX



Moisture damage to the wood siding and trim at the chimney enclosure.

Exterior

EX



Moisture damage to the wood siding and trim at the chimney enclosure.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Drainage:	Acceptable		
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:	Side	15 Retaining walls:	N/A
12 Driveway:	Asphalt	16 :	

GROUND & 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.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Most Functional	Recommend Evaluation by a licensed HVAC Contractor	Moderate Concern
2 Heating operation:	Most Functional	Recommend Evaluation by a licensed HVAC Contractor	Moderate Concern
3 System back-up:	N/A		
4 Exhaust system:	Acceptable		
5 Distribution:	Acceptable		
6 Thermostat:	Acceptable		
7 Gas Piping:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
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: 47 years	20 A/C age: 47
14 Heating Fuels: Natural Gas	21 Filter: Disposable Media - R/A Grille
15 Distribution: Ductwork	22 Heat Source Mfg. Westinghouse
16 Duct Insulation Type: Fiberglass	23 A/C Source Mfg. Westinghouse
17 Gas Shutoff Location: SE 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 than 10 years old are considered at the end of a normal life expectancy by the standards of most manufacturers 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.

Information Note: The heating system is beyond a normal serviceable life and may be subject to failure. Rusting/pitting in the visible portions of the heat exchanger may pose a carbon monoxide hazard. Recommend having a safety inspection performed by the Gas Company prior to close of escrow.

Safety Upgrade Note: The flexible appliance gas connector pipe to the furnace penetrates through the housing of the unit. It is required to have hard pipe installed inside and through the housing of the furnace and then connecting to a flexible gas line.

- 1.) The insulation at the low pressure refrigerant lines for the condenser unit are damaged and need to be replaced.



Heating & Cooling

HEATING & COOLING COMMENTS - Continued

- 24 **Mechanical System Note:** The temperature differential for the air conditioning system is inadequate. (This is the temperature difference between the return air and the supply air) This typically indicates that the system is due for servicing and a recharge but it could be attributed to a more serious problem. Recommend further evaluation by a qualified and licensed HVAC contractor prior to close of escrow.

INSPECTION PHOTOS

HVAC

HC



Damage to the insulation at the low pressure refrigerant lines.

HVAC

HC



Flexible gas line penetrates the housing at the furnace.

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:	N/A		
6 Septic system:	N/A		
7 Water heater:	Most Acceptable	Repair - See Comments Below	Safety Hazard
8 TPR Valve:	Present		

INFORMATION

9	Water supply represented as:	<u>Municipal</u>	14	Waste system represented as:	<u>Municipal</u>
10	Supply pipes:	<u>Copper</u>	15	Septic location:	<u>N/A</u>
11	Pipe insulation type:	<u>None</u>	16	Waste/Vent pipes:	<u>ABS Plastic</u>
12	Water Shutoff Location:	<u>SE Wall</u>	17	Water Heater Manf.:	<u>Reliance</u>
13	Well location:	<u>N/A</u>	18	Water Heater Gallons:	<u>40</u> Age: <u>8</u> years
			19	Water Heater Fuel:	<u>Natural Gas</u>

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 40 psi. This is within a normal and acceptable range.

Safety Hazard Note: The water heater is inadequately braced. Recommend installing a State approved earthquake restraint strapping system.



INSPECTION PHOTOS

Plumbing

P



Water pressure is 40 psi.

Plumbing

P



Improper straps at the water heater.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Most Acceptable	Repair - See Comments Below	Maintenance Item
2 Ground:	Acceptable		
3 GFCI:	Acceptable		
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 Outlets:	Most Acceptable	Repair - See Comments Below	Moderate Concern
7 Lighting:	Most Acceptable	Repair - See Comments Below	Maintenance Item
8 Subpanel(s):	Most Acceptable	Recommend evaluation by an Electrical Contractor	Moderate Concern

INFORMATION

9	Amps: 100	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes
11	Main box location: SE Wall	16	Ground fault protection at: Exterior & Bathroom(s)
12	Main Disconnect: At Main Panel		
13	Main service conductor: Copper	17	Main box type: Breakers
		18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

- 19 **Information Note:** The type of electrical panel installed in this home was manufactured by Zinsco. This panel has had some controversy among electrical contractors because in some cases they can arc and burn where they connect to the bus bar. It is not possible to see this condition without removal of the circuit breakers. Recommend further evaluation by a qualified and licensed Electrical Contractor. (Note: Some insurance companies do not allow this type of electrical panel)



Safety Hazard Note: There are openings in the inside dead front cover which need to be sealed at the subpanel.

1.) The main electrical shut off should be labeled with the correct address.

Information Note: Some of the lights are inoperable. This may be due to dead/missing bulbs. Recommend replacing the light bulbs in these locations to verify the function of the lights prior to close of escrow.

Safety Upgrade Note: There is no GFCI protection for the outlets in the kitchen due to the age of this home. Recommend upgrading for safety.

INSPECTION PHOTOS

Electrical

EL



Main electrical shut off should be labeled.

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	:			
12	:			
13	Range/oven:	Most Functional	Repair - See Comments Below	Maintenance Item
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:	N/A		
19	Cabinets/shelves:	N/A		
20	Heating & cooling:		See HVAC Page	
21	Dryer vent:	Acceptable	See Comments Below	
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. 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.

- 1.) The oven light is inoperable. (Bulb?)

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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
7 Toilets:	Most Acceptable	Repair - See Comments Below	Maintenance Item
8 Tubs:	Most Acceptable	Repair - See Comments Below	Maintenance Item
9 Showers:	Most Acceptable	Recommend further evaluation by a Plumbing Contractor	Moderate Concern
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 12 # of Full baths: 2 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.

Low Flow Information:

- A.) The master bathroom has a low flow 1.6 GPF toilet. The shower has a low flow shower head of 1.5 GPM.
 B.) The hall bathroom has a low flow 1.6 GPF toilet. The shower has a low flow shower head of 2.5 GPM.

Maintenance Note: There is a faulty diverter valve at the tub/shower in the master bathroom. This allows water to partially flow out the tub spout when the shower is operated.

Maintenance Note: The toilet in the hall bathroom is loose. Recommend replacement of the wax seal and properly securing the toilet.

- 1.) There is heavy rust and hard water damaged to the angle stop valves and drain line at the hall bathroom sink.
- 2.) There are water stains at the base of the wall behind the hall bathroom shower, Also, there are damaged tiles are evidence of leaks at both sides of the shower door.
- 3.) There is a water stain behind the toilet at the baseboard in the hall bathroom.



INSPECTION PHOTOS

Bathroom

B



Rust damage to the angle stop valves and drain line connection at the hall bathroom sink.

Bathroom

B



Rust damage to the angle stop valves and drain line connection at the hall bathroom sink.

Bathroom

B



Rust damage to the angle stop valves and drain line connection at the hall bathroom sink.

Bathroom

B



Water stain at the base of the hall bathroom wall behind the shower.

Bathroom

B



Water stain at the baseboard behind the toilet.

Bathroom

B



Evidence of leaks at both sides of the shower door in the hall bathroom.

INSPECTION PHOTOS

Bathroom

B



Evidence of leaks at both sides of the shower door in the hall bathroom.

Interior Rooms

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

INFORMATION

11 Rooms inspected:		
Bedrooms #: 2	12 Walls & ceilings: <u>Sheet Rock & Acoustical Spray</u>	
Living Room		
Dining Room	13 Floors: <u>Carpet & Vinyl</u>	
	14 Number of wet bars: <u>0</u>	
	15 Number of fireplaces/woodstoves: <u>1</u>	
	16 Fuel source: <u>Solid Fuel w/ Gas Starter Pipe</u>	

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.

Information Note: Smoke detectors were present in the following locations at the time of inspection: In the hallway in the SW bedroom.

Safety recommendation: The smoke detectors are tested during the home 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 with real or simulated smoke. (The built-in test button only verifies the horn works and there is a power supply but does not test the smoke sensor.) 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 Note: Recommend adding a smoke detector in the SW bedroom.

Information Note: The acoustical spray ceilings at the interior of the home may be an asbestos product. For more information contact a qualified and licensed Asbestos Contractor.

1.) There is damage and stains in the carpeting throughout the home.

2.) There is a water stain at the base of the SE bedroom closet. Also, there is a black mildew like substance. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

17 Information Note: The gas line was capped in the fireplace so it could not be tested.

Fire Safety Hazard Note: Noncombustible caulking is needed in the gaps where the gas lighter log for the fireplace penetrates the side wall refractory plate.

INSPECTION PHOTOS

Interior Room

IR



Water stain at the base of the wall in the SE bedroom closet.

Interior Room

IR



Black mildew like substance at the base of the wall in the SE bedroom closet.

Interior Room

IR



Caulking needed at the gas starter pipe inside the firebox.

Interior Room

IR



Example of damage and stains to the carpeting.

Interior Room

IR



Example of damage and stains to the carpeting.

Interior Room

IR



Example of damage and stains to the carpeting.

INSPECTION PHOTOS

Interior Room

IR



Example of damage and stains to the carpeting.

Interior Room

IR



Example of damage and stains to the carpeting.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	N/A	
2	Walls:	N/A	
3	Eaves:	N/A	
4	Electrical:	N/A	
5	Gutters:	N/A	

INTERIOR

6	Walls/ceiling/floor:	N/A	
7	Firewall/firedoor:	N/A	
8	Doors & windows:	N/A	
9	Garage doors:	N/A	
10	Door openers:	N/A	
11	Electrical:	N/A	
12	Heating & cooling:	N/A	

INFORMATION

EXTERIOR

- 13 Location: _____
- 14 Roof covering: _____
- 15 Roof age: _____
- 16 Gutters: _____

INTERIOR

- 17 Walls & ceilings: _____
- 18 Floors: _____
- 19 Garage door: _____

GARAGE & CARPORT COMMENTS

20 Information Note: There is no garage or carport at the subject property.

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: <u>1</u>	14 Framing: <u>Conventional</u>
12 Access locations: <u>Laundry Area</u>	15 Sheathing: <u>Plywood</u>
13 Access by: <u>Hatch</u>	16 Insulation: <u>Blown 6"</u>

ATTIC COMMENTS

17

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:	Not Visible		

INFORMATION

11	Foundation walls:	_____	14	Beams:	_____
12	Floors:	_____	15	Piers:	_____
13	Joist/Truss Detail:		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.

Deficiency Summary

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

Insp Date: 10/13/2026

111 Flag Way

File # 22012

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. (See Notes on Interior Page.)

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 contaminants 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.

ROOF

Maintenance Note: Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

Maintenance Note: The sealant at the flashings has become cracked and deteriorated from exposure to the sun. Recommend resealing the flashings to prevent water intrusion.

Maintenance Note: There is no "cricket" flashing behind the chimney enclosure. This is installed so water can drain around the chimney. Without a proper cricket the flashing area may be prone to leaks.

EXTERIOR

- 1.) There is moisture damage to several areas of the chimney enclosure and trim.
- 2.) There are holes/damaged to the base metal track at the dining room slider.

HVAC

General Note: Forced Air Heating systems greater than 15 years old and Air Conditioning & Heat Pump systems greater than 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.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

Deficiency Summary

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

Insp Date: 10/13/2026

111 Flag Way

File # 22012

Information Note: The heating system is beyond a normal serviceable life and may be subject to failure. Rusting/pitting in the visible portions of the heat exchanger may pose a carbon monoxide hazard. Recommend having a safety inspection performed by the Gas Company prior to close of escrow.

Safety Upgrade Note: The flexible appliance gas connector pipe to the furnace penetrates through the housing of the unit. It is required to have hard pipe installed inside and through the housing of the furnace and then connecting to a flexible gas line.

1.) The insulation at the low pressure refrigerant lines for the condenser unit are damaged and need to be replaced.

Mechanical System Note: The temperature differential for the air conditioning system is inadequate. (This is the temperature difference between the return air and the supply air) This typically indicates that the system is due for servicing and a recharge but it could be attributed to a more serious problem. Recommend further evaluation by a qualified and licensed HVAC contractor prior to close of escrow.

PLUMBING

Safety Hazard Note: The water heater is inadequately braced. Recommend installing a State approved earthquake restraint strapping system.

ELECTRICAL

Information Note: The type of electrical panel installed in this home was manufactured by Zinsco. This panel has had some controversy among electrical contractors because in some cases they can arc and burn where they connect to the bus bar. It is not possible to see this condition without removal of the circuit breakers. Recommend further evaluation by a qualified and licensed Electrical Contractor. (Note: Some insurance companies do not allow this type of electrical panel)

Safety Hazard Note: There are openings in the inside dead front cover which need to be sealed at the subpanel.

1.) The main electrical shut off should be labeled with the correct address.

Information Note: Some of the lights are inoperable. This may be due to dead/missing bulbs. Recommend replacing the light bulbs in these locations to verify the function of the lights prior to close of escrow.

Safety Upgrade Note: There is no GFCI protection for the outlets in the kitchen due to the age of this home. Recommend upgrading for safety.

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.

1.) The oven light is inoperable. (Bulb?)

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Deficiency Summary

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

Insp Date: 10/13/2026

111 Flag Way

File # 22012

BATHROOM

Maintenance Note: There is a faulty diverter valve at the tub/shower in the master bathroom. This allows water to partially flow out the tub spout when the shower is operated.

Maintenance Note: The toilet in the hall bathroom is loose. Recommend replacement of the wax seal and properly securing the toilet.

1.) There is heavy rust and hard water damaged to the angle stop valves and drain line at the hall bathroom sink.

2.) There are water stains at the base of the wall behind the hall bathroom shower, Also, there are damaged tiles are evidence of leaks at both sides of the shower door.

3.) There is a water stain behind the toilet at the baseboard in the hall bathroom.

INTERIOR

Safety recommendation: The smoke detectors are tested during the home 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 with real or simulated smoke. (The built-in test button only verifies the horn works and there is a power supply but does not test the smoke sensor.) 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 Note: Recommend adding a smoke detector in the SW bedroom.

Information Note: The acoustical spray ceilings at the interior of the home may be an asbestos product. For more information contact a qualified and licensed Asbestos Contractor.

1.) There is damage and stains in the carpeting throughout the home.

2.) There is a water stain at the base of the SE bedroom closet. Also, there is a black mildew like substance. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)

Information Note: The gas line was capped in the fireplace so it could not be tested.

Fire Safety Hazard Note: Noncombustible caulking is needed in the gaps where the gas lighter log for the fireplace penetrates the side wall refractory plate.

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