

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:

Ronald Nodder
2035 Vista De La Vina
Templeton, CA 93465



Inspected by: **Gregory S. Terry**



Table of Contents

General Information.....1	Bathrooms.....12
Roof.....2	Interior Rooms.....13
Exterior.....3	Garage & Carport.....14
Grounds & Drainage....4	Attic.....15
Heating & Cooling.....6	Foundation.....16
Plumbing.....7	Deficiency Summary
Electrical.....9	Addendum.....(if noted)
Kitchen & Laundry.....10	Photos.....(if noted)



PROPERTY / CLIENT INFORMATION

Report Date: 2/27/2025

Customer File # 20611

:
: Ronald Nodder

Address:

Phone:

Fax:

Email:

Inspection location: 2035 Vista De La Vina
Templeton, CA 93465

Send report to:

Phone:

County: San Luis Obispo

Area/Neighborhood: Spanish Lakes

Sub-division:

GENERAL INFORMATION

Main entry faces: South

Bedrooms: 4

Estimated Age: 22

Levels: 1

Type Structure: Single Family Home

Full Baths: 3+1

Stories: 1

Half Baths: 1+1

Type Foundation: Slab

Garages: 3 Car

Soil condition: Dry

Weather: Clear

Temp: 70-75

Date: 2/27/2025

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.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings: Most Acceptable	Repair - See Comments below	Potential Leak
2	Ventilation: Acceptable		
3	Flashings: Acceptable		
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>22 Years old approximately</u>	14	Ventilation: <u>Continuous Eaves, Eaves & Dormers</u>
10	Other roof age:	15	Chimney: <u>N/A - Gas Only Type</u>
11	Inspection method: <u>Walked entire roof</u>	16	Chimney flue: <u>Metal Gas Flue Vent</u>
12	Roof covering: <u>Cement Tile</u>	17	Gutters: <u>Aluminum</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable & 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.

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

Maintenance Note: The gutter seams are leaking. This can cause moisture damage to the fascia boards. Recommend sealing the gutter seams with Flex Seal as needed.

1.) There are two cracked and displaced roof tiles at the west and NW slopes.

2.) There is one cracked roof tile at the NE facing slope.



INSPECTION PHOTOS

Roof # R



Some of the gutter seams are leaking.

Roof # R



Displaced roof tile at the west facing slope.

Roof # R



Cracks and displaced roof tile at the NW slope.

Roof # R



Cracked roof tile at the east facing slope.

Exterior

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

INFORMATION

9	Siding type:	Plaster	13	Window Type:	Fixed/Sliding & Single Hung
10	Veneer type:	None			
11	Trim/fascias type:	Wood	14	Window material:	Vinyl
12	Door type:	Wood/Glass	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. 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.) The following windows are fogged: (See info note above.)
 - A.) The fixed/sliding window in the south bedroom.
 - B.) The fixed half of the single hung window in the jack n jill bathroom.
 - C.) The single hung window on the south wall in the dining room.
 - D.) The fixed/sliding window on the south wall in the SE bedroom.
 - E.) The fixed portion of the window in the pool house half bathroom.
 - F.) The single hung window in the pool house.
 - G.) The large fixed window on the north wall of the pool house.
 - H.) The lower fixed window on the NE corner of the master bedroom.
 - I.) The fixed window on the NW corner of the family room.

Special Note: Due to the amount of failed windows it is recommended to have all the windows cleaned and evaluated by a qualified and licensed Window Contractor to determine the full extended of replacement windows needed and the cost associated with these replacements prior to the close of escrow.

- 2.) The soffit at the NE eave needs refinishing.
- 3.) There is minor damage to the plaster above the family room window.
- 4.) There is some excessive surface cracking in plasters at the exterior walls.
- 5.) The dual pane glass in the front entry door is fogged.



INSPECTION PHOTOS

Exterior # EX



The soffit at the NE eave needs to be refinished.

Exterior # EX



Damage to the stucco above the family room window.

Exterior # EX



Example of the excessive surface cracking at parts of the plaster walls.

Exterior # EX



Example of the excessive surface cracking at parts of the plaster walls.

Exterior # EX



Example of the excessive surface cracking at parts of the plaster walls.

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:	Most Acceptable	Repair - See Comments Below
8	:		Safety Hazard

INFORMATION

9	Walks & Steps:	Concrete & Flagstone	13	Porch:	Concrete
10	Patio:	Concrete	14	Location:	Front
11	Location:	Rear	15	Retaining walls:	N/A
12	Driveway:	Concrete	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.

Drainage Note: There is a faulty grade at the south and west walls of the pool house. (This is where the soil elevation against the exterior wall is higher than the stucco screed at the base of the wall.) This can be a moisture intrusion condition. Recommend corrective grading as needed.

Safety Hazard Note: There is improper child safety fencing gates provided for the pool/spa in the backyard. Any gates in the fence should be lockable, self-closing & self-latching and should open outward from the spa area. The latching mechanism for the gate should be a minimum of 60 inches above the ground.

If the house is used as part of the barrier around the pool/spa, then the doors leading to the pool/spa area should be self-closing and self latching with a release mechanism placed no lower than 54 inches above the floor and they should be equipped with an audible alarm. These alarms should reset automatically.

Grounds & Drainage

GROUNDS & DRAINAGE COMMENTS - Continued

17 **Information Note: A State Law SB442 - Pool Safety Act requires home inspectors to determine if a pool or spa has at least two of seven safety features to prevent accidental drowning of children. These include the following:**

- 1.) Pool & Spa fence enclosures.
- 2.) Mesh fencing that meets ASTM Standard F2286
- 3.) A pool or spa cover that meets ASTM Standard F1346
- 4.) Door & window exit alarms
- 5.) Self-closing and Self-latching doors that have direct access to the pool/spa
- 6.) Pool alarms that detect surface motion the meets ASTM Standard F2208
- 7.) Other means of protection independently verified by ASTM or ASME

We are required by law to state that this home and pool/spa has fewer than two of these safety features.

A pool isolation fence, as described in Section 115923 of the Health and Safety Code, is the most studied and effective drowning prevention feature for preventing a child from accessing a pool or spa unsupervised, according to the American Academy of Pediatrics policy statement, "Prevention of Drowning" published in 2019.

INSPECTION PHOTOS

Grounds & Drainage

GD



Detached Pool House

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	
8	Condensate:	Acceptable	
9	:		
10	Filter:	Acceptable	

INFORMATION

11 # Heating Units: 3 12 Heating Types: Forced Air & Mini Split 13 Heating Ages: 22 & 15 years 14 Heating Fuels: Natural Gas 15 Distribution: Ductwork 16 Duct Insulation Type: Fiberglass 17 Gas Shutoff Location: SW Wall	18 # Cooling Units: 3 19 A/C Types: Electric Central Air & Mini Split 20 A/C age: 22 each 21 Filter: Disposable Media - R/A Grille 22 Heat Source Mfg. York & EMS 23 A/C Source Mfg. York & EMS
--	--

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.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Defective	Recommend further Evaluation by a Plumbing Contractor	Major Concern
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:	Not Inspected	See Comments Below	
7 Water heater:	Acceptable		
8 TPR Valve:	Present	Repair - See Comments Below	Moderate Concern

INFORMATION

9	Water supply represented as:	Community Well	14	Waste system represented as:	Private Septic System
10	Supply pipes:	Kitec	15	Septic location:	Unknown
11	Pipe insulation type:	None	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	SW Wall	17	Water Heater Manf.:	Bradford White & Rinnai
13	Well location:	N/A	18	Water Heater Gallons:	50 & OD Age: 8 & 15 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 70 psi at the time of inspection. This is within a normal and acceptable range. Since the house is equipped with a pressure regulator it should be monitored and retested periodically to ensure that the pressure is below the maximum allowable 80 psi.

Information Note: There is a septic system installed at the property. Evaluation of the septic system is beyond the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There are water softener and reverse osmosis systems installed in this home. These systems are inspected for leaks but chemical testing of the water and operation of the units are 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.

Safety Hazard Note: The discharge pipe for the temperature/pressure relief valve on the pool house water heater is missing. This should be installed and plumbed to the exterior of the home.



Plumbing

PLUMBING COMMENTS - Continued

- 20 Information Note:** This home has been plumbed with hot and cold water lines that are "Kitec piping". This type of piping was commonly installed between 1995 to 2007. It has had significant defects which has caused flooding of homes. Proper repair requires complete replacement of the water lines. This is recommended to be evaluated by a qualified and licensed Plumbing Contractor prior to close of escrow to determine the full extent of work with repiping the home and the costs associated with this work. (Note: The water lines appear to be primarily in the slab. Recommend cutting out the drywall in the garage directly behind the main water riser to determine fully the type of piping used in the home.)

INSPECTION PHOTOS

Plumbing

P



Example of the Kitec plumbing water lines at the master bath hydrotherapy tub.

Plumbing

P



The water pressure was measured at 70 psi.

Plumbing

P



Missing discharge pipe for the TPR valve on the pool house water heater.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable	See Comments Below	
2 Ground:	Acceptable		
3 GFCI:	Acceptable	See Comments Below	
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 Outlets:	Acceptable		
7 Lighting:	Acceptable		
8 Subpanel(s):	Most Acceptable	Fire Hazard - Advise repairs by an Electrical Contractor	Fire Safety Hazard

INFORMATION

9	Amps: 200	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes & Ufer
11	Main box location: SW Wall	16	Ground fault protection at: Exterior, Bathroom(s), Garage, Pool House Wet Bar & Kitchen
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.

Information Note: The solar electrical generation system is beyond the scope or expertise of this inspection. Recommend having this system evaluated by a qualified specialty contractor who specializes in this type of system prior to close of escrow.

Information Note: The back up generator and associated emergency power wiring is outside the scope or expertise of this inspection.

Information Note: Some of the Ground Fault Circuit Interrupter (GFCI) circuits were not tripped because the GFCI reset may be blocked by heavy storage in the garage. These GFCI outlets are recommended to be tested during the final walkthrough.

Fire Safety Hazard Note: There is overfusing in the pool house electrical subpanel. (This is where the amperage rating of the circuit breaker is greater than the conductor connected to it.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

Safety Upgrade Note: There is no separate source of grounding for the electrical subpanel installed at the pool house

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:	Functional	
14	Gas or electric?	Both	

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:	Unknown See Comments Below	
25	Gas or electric?		

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.

Kitchen & Laundry

KITCHEN AND LAUNDRY COMMENTS - Continued

26 **Information Note: There is no access to the utility connections for the laundry facilities without removal of the machines. These connections were not inspected.**

INSPECTION PHOTOS

Kitchen & Laundry

K



Laundry units block access to connections.

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:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Acceptable		
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 1+1 12 # of Full baths: 3+1 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 2.5 GPM
- B.) The jack n jill bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.5 GPM.
- C.) The SE bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.5 GPM.
- D.) The half bathrooms have low flow 1.6 GPF toilets.

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:	Acceptable		
7 Smoke detectors:	Acceptable	See Comments Below	
8 CO detectors:	Not Present	Repair - See Comments Below	Safety Hazard
9 Stairs/balcony/rails:	N/A		
10 :			

INFORMATION

11 Rooms inspected: Bedrooms #: 4 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Living Room</td></tr> <tr><td style="padding: 2px;">Dining Room</td></tr> <tr><td style="padding: 2px;">Family Room</td></tr> <tr><td style="padding: 2px;">Laundry Room</td></tr> </table>	Living Room	Dining Room	Family Room	Laundry Room	12 Walls & ceilings: Sheet Rock 13 Floors: Carpet & Tile 14 Number of wet bars: 0 15 Number of fireplaces/woodstoves: 2 16 Fuel source: Natural Gas
Living Room					
Dining Room					
Family Room					
Laundry Room					

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 the hallways and each of the bedrooms.

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 Hazard Note: The Carbon Monoxide Poisoning Prevention Act of 2010 requires a carbon monoxide detector device (battery or hard-wired) to be installed in all dwelling units. We recommend installation of CO detectors in the hallways outside of the bedrooms and on each level of the home.

Safety Upgrade Note: With the presence of the gas fireplace in the master bedroom it is recommended to add an additional carbon monoxide detector in this room.

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	
11	Electrical:	See the Electrical Page	
12	Heating & cooling:	N/A	

INFORMATION

EXTERIOR		INTERIOR	
13	Location: <u>Attached garage - same as house</u>	17	Walls & ceilings: <u>Sheet rock</u>
14	Roof covering: <u>Same as House - See Roof Page</u>	18	Floors: <u>Concrete</u>
15	Roof age: <u>22 Years old approximately</u>	19	Garage door: <u>Single OVH & Double OVH</u>
16	Gutters: <u>Aluminum</u>		

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.*

Fire Safety Hazard Note: The drop down ladder in the garage compromises the firewall assembly required between the garage and the house. Recommend removal and sealing the opening with a 5/8" Type X drywall or installing an approved fire rated hatch.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access: Limited	See Comments Below	
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>Truss system</u>
12	Access locations: <u>Garage</u>	15	Sheathing: <u>OSB Plywood</u>
13	Access by: <u>Hatch</u>	16	Insulation: <u>Batts 11"</u>

ATTIC COMMENTS

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

Further Inspection Note: There was no access provided to the attic space above the pool house as required. Recommend having an access opening installed and performing a supplemental inspection of this area prior to close of escrow.

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:	_____	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: 2/27/2025

2035 Vista De La Vina

File # 20611

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 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.

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.

ROOF

Maintenance Note: The gutter seams are leaking. This can cause moisture damage to the fascia boards. Recommend sealing the gutter seams with Flex Seal as needed.

- 1.) There are two cracked and displaced roof tiles at the west and NW slopes.
- 2.) There is one cracked roof tile at the NE facing slope.

EXTERIOR

- 1.) The following windows are fogged: (See info note above.)
 - A.) The fixed/sliding window in the south bedroom.
 - B.) The fixed half of the single hung window in the jack n jill bathroom.
 - C.) The single hung window on the south wall in the dining room.
 - D.) The fixed/sliding window on the south wall in the SE bedroom.

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: 2/27/2025

2035 Vista De La Vina

File # 20611

- E.) The fixed portion of the window in the pool house half bathroom.
- F.) The single hung window in the pool house.
- G.) The large fixed window on the north wall of the pool house.
- H.) The lower fixed window on the NE corner of the master bedroom.
- I.) The fixed window on the NW corner of the family room.

Special Note: Due to the amount of failed windows it is recommended to have all the windows cleaned and evaluated by a qualified and licensed Window Contractor to determine the full extended of replacement windows needed and the cost associated with these replacements prior to the close of escrow.

- 2.) The soffit at the NE eave needs refinishing.
- 3.) There is minor damage to the plaster above the family room window.
- 4.) There is some excessive surface cracking in plasters at the exterior walls.
- 5.) The dual pane glass in the front entry door is fogged.

GROUNDS

Drainage Note: There is a faulty grade at the south and west walls of the pool house. (This is where the soil elevation against the exterior wall is higher than the stucco screed at the base of the wall.) This can be a moisture intrusion condition. Recommend corrective grading as needed.

Safety Hazard Note: There is improper child safety fencing gates provided for the pool/spa in the backyard. Any gates in the fence should be lockable, self-closing & self-latching and should open outward from the spa area. The latching mechanism for the gate should be a minimum of 60 inches above the ground.

If the house is used as part of the barrier around the pool/spa, then the doors leading to the pool/spa area should be self-closing and self latching with a release mechanism placed no lower than 54 inches above the floor and they should be equipped with an audible alarm. These alarms should reset automatically.

Information Note: A State Law SB442 - Pool Safety Act requires home inspectors to determine if a pool or spa has at least two of seven safety features to prevent accidental drowning of children. These include the following:

- 1.) Pool & Spa fence enclosures.
- 2.) Mesh fencing that meets ASTM Standard F2286
- 3.) A pool or spa cover that meets ASTM Standard F1346
- 4.) Door & window exit alarms
- 5.) Self-closing and Self-latching doors that have direct access to the pool/spa
- 6.) Pool alarms that detect surface motion the meets ASTM Standard F2208
- 7.) Other means of protection independently verified by ASTM or ASME

We are required by law to state that this home and pool/spa has fewer than two of these safety features.

A pool isolation fence, as described in Section 115923 of the Health and Safety Code, is the most studied and effective drowning prevention feature for preventing a child from accessing a pool or spa unsupervised, according to the American Academy of Pediatrics policy statement, "Prevention of Drowning" published in 2019.

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: 2/27/2025

2035 Vista De La Vina

File # 20611

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.

PLUMBING

Information Note: There is a septic system installed at the property. Evaluation of the septic system is beyond the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There are water softener and reverse osmosis systems installed in this home. These systems are inspected for leaks but chemical testing of the water and operation of the units are 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.

Safety Hazard Note: The discharge pipe for the temperature/pressure relief valve on the pool house water heater is missing. This should be installed and plumbed to the exterior of the home.

Information Note: This home has been plumbed with hot and cold water lines that are "Kitec piping". This type of piping was commonly installed between 1995 to 2007. It has had significant defects which has caused flooding of homes. Proper repair requires complete replacement of the water lines. This is recommended to be evaluated by a qualified and licensed Plumbing Contractor prior to close of escrow to determine the full extent of work with repiping the home and the costs associated with this work. (Note: The water lines appear to be primarily in the slab. Recommend cutting out the drywall in the garage directly behind the main water riser to determine fully the type of piping used in the home.)

ELECTRICAL

Information Note: The solar electrical generation system is beyond the scope or expertise of this inspection. Recommend having this system evaluated by a qualified specialty contractor who specializes in this type of system prior to close of escrow.

Information Note: The back up generator and associated emergency power wiring is outside the scope or expertise of this inspection.

Information Note: Some of the Ground Fault Circuit Interrupter (GFCI) circuits were not tripped because the GFCI reset may be blocked by heavy storage in the garage. These GFCI outlets are recommended to be tested during the final walkthrough.

Fire Safety Hazard Note: There is overfusing in the pool house electrical subpanel. (This is where the amperage rating of the circuit breaker is greater than the conductor connected to it.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

Safety Upgrade Note: There is no separate source of grounding for the electrical subpanel installed at the pool house

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: 2/27/2025

2035 Vista De La Vina

File # 20611

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.

Information Note: There is no access to the utility connections for the laundry facilities without removal of the machines. These connections were not inspected.

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 Hazard Note: The Carbon Monoxide Poisoning Prevention Act of 2010 requires a carbon monoxide detector device (battery or hard-wired) to be installed in all dwelling units. We recommend installation of CO detectors in the hallways outside of the bedrooms and on each level of the home.

Safety Upgrade Note: With the presence of the gas fireplace in the master bedroom it is recommended to add an additional carbon monoxide detector in this room.

GARAGE

Fire Safety Hazard Note: The drop down ladder in the garage compromises the firewall assembly required between the garage and the house. Recommend removal and sealing the opening with a 5/8" Type X drywall or installing an approved fire rated hatch.

ATTIC

Further Inspection Note: There was no access provided to the attic space above the pool house as required. Recommend having an access opening installed and performing a supplemental inspection of this area 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.