

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:

Denis & Linda Clercq
1375 Nacimiento Lake Drive
Paso Robles, CA 93446



Inspected by: **Gregory S. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 8/27/2024

Customer File # 20282
Address:
Phone:
Fax:
Email:

Inspection location: 1375 Nacimiento Lake Drive
Paso Robles, CA 93446
County: San Luis Obispo
Area/Neighborhood:

Send report to: David Crabtree
Home & Ranch Sotheby's
Sub-division:

GENERAL INFORMATION

Main entry faces: East
Estimated Age: 37
Type Structure: Single Family Home
Stories: 1
Type Foundation: Slab
Soil condition: Dry
Weather: Clear
Date: 8/27/2024
Unit occupied: yes
Attendees: Seller
Bedrooms: 3
Levels: 1
Full Baths: 3
Half Baths: 1
Garages: 3 Car
Temp: 90-95
Client present: yes

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.

Handwritten signature of Gregory S. Terry

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: | Acceptable | See Comments Below |
| 2 | Ventilation: | Acceptable | |
| 3 | Flashings: | Acceptable | |
| 4 | Skylights: | Acceptable | |
| 5 | Chimneys: | Acceptable | |
| 6 | Gutter system: | Acceptable | See Comments Below |
| 7 | : | | |
| 8 | : | | |

INFORMATION

| | | | |
|----|---|----|---|
| 9 | Main roof age: <u>37 Years old approximately</u> | 14 | Ventilation: <u>Continuous 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>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.

Information Note: The condition of the felt underlayment below the roof tiles is not visible for evaluation however; based on the age of the home it may be nearing the end of a normal life expectancy. The typical life expectancy for this type of roof is 40 years and is currently 37 years old. Budget for replacement of the roof.

Exterior

| COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|-----------|--|------------------------------------|-------------------------|
| 1 | Siding: Acceptable | | |
| 2 | Trim/fascias/soffits: Most Acceptable | Repair - See Comments Below | Moderate Concern |
| 3 | Veneer: N/A | | |
| 4 | Doors: Acceptable | | |
| 5 | Windows: Most Acceptable | Repair - See Comments Below | Maintenance Item |
| 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 & Casement |
| 10 | Veneer type: None | | |
| 11 | Trim/fascias type: Wood | 14 | Window material: Wood & Aluminum / Vinyl |
| 12 | Door type: Wood/Glass, Metal/Glass & 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. 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.) Part of the weather stripping is loose/damaged at the casement window on the south wall of the garage.

2.) There is moisture damage to the fascia board above the front entry planter area.



INSPECTION PHOTOS

Exterior

EX



Loose/damaged weather stripping at the garage window.

Exterior

EX



Moisture damage at the fascia board.

Grounds & Drainage

| COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|-----------|------------------|--------------------|---------------|
| 1 | Drainage: | Acceptable | |
| 2 | Trees & shrubs: | Acceptable | |
| 3 | Walks & Steps: | Acceptable | |
| 4 | Porch/Deck: | Acceptable | |
| 5 | Driveway: | Most Acceptable | Safety Hazard |
| 6 | Retaining walls: | Acceptable | |
| 7 | Fencing & Gates: | Acceptable | |
| 8 | : | | |

INFORMATION

| | | | | | |
|----|----------------|-----------------|----|------------------|-----------------|
| 9 | Walks & Steps: | Concrete | 13 | Porch: | Concrete & Tile |
| 10 | Patio: | Concrete & Tile | 14 | Location: | Front |
| 11 | Location: | Rear | 15 | Retaining walls: | Concrete |
| 12 | Driveway: | Concrete | 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.

Safety Hazard Note: Part of the concrete circular driveway has been uplifted by tree roots. This has created a tripping hazard.

Maintenance Note: The asphalt portion of the driveway appears to be in reasonable condition but needs sealant. Cracks and general deterioration were observed.

Information Note: The pool and associated plumbing/electrical systems were not included in the scope of this inspection.

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

If the house is used as part of the barrier around the pool, then the doors leading to the pool area should be self-closing and self latching with a release mechanism placed no lower than 54 inches above the floor and the 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.

Metal Building #1 This is a pre-engineered metal building with metal roofing and metal walls. The building is supported by a concrete slab on grade. The building was manufactured by Nunno Steel Corporation. The building appears to be structurally sound. The large commercial doors operate properly and smoothly. The following electrical defects were observed:

- A.) The circuit breakers in the electrical subpanel need to be labeled.
- B.) There is over-fusing at one of the 30 amp circuit breakers. This is considered a fire safety hazard and is recommended to be corrected by a qualified and licensed Electrical Contractor.
- C.) There is no separate source of grounding for the subpanel. This is recommended to be installed as a safety upgrade.
- D.) **Info Note:** The electrical panel is wired for 110 volt circuits only.

Information Note: The lighting, outlets and electrical circuits are properly wired.

Metal Building #2 This is a pre-engineered steel building with metal roofing and metal walls. The building is supported by a concrete slab on grade. The manufacturer of the building is unknown. The large swing door operate properly. The following electrical defects were observed:

- A.) The circuit breakers in the electrical subpanel need to be labeled and there is an opening in the dead front cover needs to be sealed.
- B.) There is no separate source of grounding for the subpanel. This is recommended to be installed as a safety upgrade.

Information Note: The lighting, outlets and electrical circuits are properly wired.

INSPECTION PHOTOS

Grounds & Drainage # GD



Tripping hazard at the uplifted concrete driveway.

Grounds & Drainage # GD



The asphalt portion of the driveway needs maintenance sealing.

Grounds & Drainage # GD



The asphalt portion of the driveway needs maintenance sealing.

Grounds & Drainage # GD



Metal Building #1

Grounds & Drainage # GD



metal Building #2

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: | Acceptable | |
| 7 | Gas Piping: | Acceptable | |
| 8 | Condensate: | Acceptable | |
| 9 | Central Vacuum: | Functional | |
| 10 | Filter: | Most Acceptable Repair - See Comments Below | Maintenance Item |

INFORMATION

| | |
|---|--|
| <p>11 # Heating Units: 3</p> <p>12 Heating Types: Forced Air & Mini Split</p> <p>13 Heating Ages: 9, 9 & 2 years</p> <p>14 Heating Fuels: Propane & Electric</p> <p>15 Distribution: Ductwork</p> <p>16 Duct Insulation Type: Fiberglass</p> <p>17 Gas Shutoff Location: Front Entry Area</p> | <p>18 # Cooling Units: 3</p> <p>19 A/C Types: Electric Central Air & Mini Split</p> <p>20 A/C age: 9, 9 & 2</p> <p>21 Filter: Disposable Media - R/A Grille</p> <p>22 Heat Source Mfg. Airtemp</p> <p>23 A/C Source Mfg. Airtemp</p> |
|---|--|

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 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.

Maintenance Note: The air filter is dirty and in need of replacement.

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: | Not Inspected | See Comments Below |
| 7 | Water heater: | Acceptable | |
| 8 | TPR Valve: | Most Acceptable | Repair - See Comments Below |
| | | | Safety Hazard |

INFORMATION

| | | | | | |
|----|------------------------------|--------------|----|------------------------------|--------------------------------|
| 9 | Water supply represented as: | Private well | 14 | Waste system represented as: | Private Septic System |
| 10 | Supply pipes: | Copper | 15 | Septic location: | West Yard |
| 11 | Pipe insulation type: | None | 16 | Waste/Vent pipes: | ABS Plastic |
| 12 | Water Shutoff Location: | North Wall | 17 | Water Heater Manf.: | Rheem & Bradford White & Bosch |
| 13 | Well location: | South Yard | 18 | Water Heater Gallons: | 80, 50 & 2.7 |
| | | | 19 | Age: | 1, 1 & 12 years |
| | | | | Water Heater Fuel: | Electric |

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 45-50 psi at the time of inspection. This is within a normal and acceptable range.

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 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.

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

Plumbing

PLUMBING COMMENTS - Continued

- 20 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.**

Electrical System

| COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|-----------------------|------------------------|------------------------------------|----------------------|
| 1 Wiring at main box: | Acceptable | | |
| 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 & 175 | 14 | Branch circuit wiring: Copper |
| 10 | Volts: 110/220 | 15 | Grounding: Water Pipes & Ground Rod |
| 11 | Main box location: North Wall | 16 | Ground fault protection at: Exterior, Bathroom(s), Garage & 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.

Safety Hazard Note: There is exposed Romex wiring installed at the Bradford White water heater. This is required to be installed in conduit or have a wall surface installed over it for physical protection.

1.) There is an open electrical junction box that needs a cover plate below the kitchen sink.

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



INSPECTION PHOTOS

Electrical

EL



Exposed wiring at the Bradford White water heater.

Electrical

EL



Open junction box below the kitchen sink.

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: | N/A | |
| 11 | : | | |
| 12 | : | | |
| 13 | Range/oven: | Functional | |
| 14 | Gas or electric? | Electric | |

| | | | |
|----------------|----------------------|--------------------------|---------------------------|
| 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: | Acceptable | |
| 20 | Heating & cooling: | See HVAC Page | |
| 21 | Dryer vent: | Acceptable | |
| 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.](#)

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.**

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Menu

Bathrooms

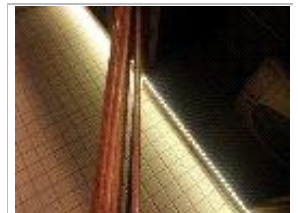
| COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE |
|--------------------------|-----------------|-----------------------------|------------------|
| 1 Walls, ceiling, floor: | | See Interior Page | |
| 2 Doors & windows: | | See Interior Page | |
| 3 Heating & cooling: | | See HVAC Page | |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

BATHROOMS INSPECTED

11 # of Half baths: 1 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.**



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 hall bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.5 GPM.
- C.) The guest bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.5 GPM.

1.) The cabinet doors at the master bathroom are starting to delaminate.

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

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

INSPECTION PHOTOS

Bathroom

B



Delamination at the cabinet doors ate master bathroom vanity.

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 | Repair - See Comments Below | Moderate Concern |
| 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 #: 3 <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> <tr><td style="padding: 2px;">Kitchen Nook</td></tr> </table> | Living Room | Dining Room | Family Room | Laundry Room | Kitchen Nook | 12 Walls & ceilings: Sheet Rock 13 Floors: Wood, Carpet & Tile 14 Number of wet bars: _____ 15 Number of fireplaces/woodstoves: _____ 16 Fuel source: _____ |
| Living Room | | | | | | |
| Dining Room | | | | | | |
| Family Room | | | | | | |
| Laundry Room | | | | | | |
| Kitchen Nook | | | | | | |

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 and family room.

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.

1.) Both of the glass doors are cracked at the living room fireplace.

Information Note: The heatilator fan at the living room fireplace could not be tested during the time of inspection.



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

17

INSPECTION PHOTOS

Interior Room

IR



Cracks in the glass doors at the living room fireplace.

Interior Room

IR



Handrails at the family room do not return to the wall.

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: | Acceptable | |
| 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 | 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>37 Years old approximately</u> | 19 Garage door: <u>Single Overhead (3)</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.*

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.



INSPECTION PHOTOS

Garage & Carport

GC



Remote combination pad for the garage door opener.

Attic

| COMPONENT | CONDITION | ACTION RECOMMENDED | PERSPECTIVE | |
|-----------|------------------|------------------------|------------------------------------|----------------------|
| 1 | Access: | Most Acceptable | Repair - See Comments Below | Safety Hazard |
| 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>2</u> | 14 | Framing: <u>Truss system</u> |
| 12 | Access locations: <u>Family Room & Hallway</u> | 15 | Sheathing: <u>OSB Plywood</u> |
| 13 | Access by: <u>Disappearing Stairway & Hatch</u> | 16 | Insulation: <u>Batts & Blown 6"</u> |

ATTIC COMMENTS

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

Safety Hazard Note: The drop down ladder in the family room has been improperly secured with screws. The manufacture requires it to be secured with nails. This is because nails have a much greater shear strength than screws. As installed, the ladder is subject to collapse.



INSPECTION PHOTOS

Attic

A



No nails installed at the drop down ladder in the family room.

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.

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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.

Special Information Note: The subject property has had additions and/or renovations completed. Buyer is advised to research the status of all required permits with the Authority having Jurisdiction prior to close of escrow.

ROOF

Information Note: The condition of the felt underlayment below the roof tiles is not visible for evaluation however; based on the age of the home it may be nearing the end of a normal life expectancy. The typical life expectancy for this type of roof is 40 years and is currently 37 years old. Budget for replacement of the roof.

EXTERIOR

- 1.) Part of the weather stripping is loose/damaged at the casement window on the south wall of the garage.
- 2.) There is moisture damage to the fascia board above the front entry planter area.

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GROUNDS

Safety Hazard Note: Part of the concrete circular driveway has been uplifted by tree roots. This has created a tripping hazard.

Maintenance Note: The asphalt portion of the driveway appears to be in reasonable condition but needs sealant. Cracks and general deterioration were observed.

Information Note: The pool and associated plumbing/electrical systems were not included in the scope of this inspection.

Safety Hazard Note: There is improper child safety fencing gates provided for the pool in the backyard. Any gates in the fence should be lockable, self-closing & self-latching and should open outward from the pool area. The If the house is used latching mechanism should be a minimum of 60 inches above the ground. as part of the barrier around the pool, then the doors leading to the pool area should be self-closing and self latching with a release mechanism placed no lower than 54 inches above the floor and the 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.

Metal Building #1 This is a pre-engineered metal bulding with metal roofing and metal walls. The building is supported by a concrete slab on grade. The building was manufactured by Nunno Steel Corporation. The building appears to be structurally sound. The large commercial doors operate properly and smoothly. The folowing electrical defects were observed:

- A.) The circuit breakers in the electrical subpanel need to be labeled.
- B.) There is over-fusing at one of the 30 amp circuit breakers. This is considered a fire safety hazard and is recommended to be corrected by a qualified and licensed Electrical Contractor.
- C.) There is no separate source of grounding for the subpanel. This is recommend to be installed as a safety upgrade.
- D.) Info Note: The electrical panel is wired for 110 volt circuits only.

Information Note: The lighting, outlets and electrcal circuits are properly wired.

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Metal Building #2 This is a pre-engineered steel building with metal roofing and metal walls. The building is supported by a concrete slab on grade. The manufacturer of the building is unknown. The large swing door operates properly. The following electrical defects were observed:

- A.) The circuit breakers in the electrical subpanel need to be labeled and there is an opening in the dead front cover needs to be sealed.
- B.) There is no separate source of grounding for the subpanel. This is recommended to be installed as a safety upgrade.

Information Note: The lighting, outlets and electrical circuits are properly wired.

HVAC

Maintenance Note: The air filter is dirty and in need of replacement.

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 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.

Safety Hazard Note: The discharge pipe for the temperature/pressure relief valve on the Rheem water heater terminates improperly. This should be installed and plumbed to the exterior of 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.

Safety Hazard Note: There is exposed Romex wiring installed at the Bradford White water heater. This is required to be installed in conduit or have a wall surface installed over it for physical protection.

1.) There is an open electrical junction box that needs a cover plate below the kitchen sink.

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

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.

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

BATHROOM

1.) The cabinet doors at the master bathroom are starting to delaminate.

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

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

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.

1.) Both of the glass doors are cracked at the living room fireplace.

Information Note: The heatilator fan at the living room fireplace could not be tested during the time of inspection.

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.

ATTIC

Safety Hazard Note: The drop down ladder in the family room has been improperly secured with screws. The manufacture requires it to be secured with nails. This is because nails have a much greater shear strength than screws. As installed, the ladder is subject to collapse.

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