

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:

Phil & Linda Bertenthal
3921 Carissa Court
San Luis Obispo, CA 93401



Inspected by: **Gregory S. Terry**



Table of Contents

General Information.....1	Bathrooms.....11
Roof.....2	Interior Rooms.....12
Exterior.....3	Garage & Carport.....14
Grounds & Drainage.....5	Attic.....15
Heating & Cooling.....6	Foundation.....16
Plumbing.....7	Deficiency Summary
Electrical.....8	Addendum.....(if noted)
Kitchen & Laundry.....9	Photos.....(if noted)



PROPERTY / CLIENT INFORMATION

Report Date: 4/5/2024

Customer File # 19961

Phil & Linda Bertenthal

Address:

Phone:

Fax:

Email:

Inspection location: 3921 Carissa Court San Luis Obispo, CA 93401

Send report to: Hal Sweasey Keller Williams

Phone:

County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: South

Bedrooms: 3

Estimated Age: 38

Levels: 2

Type Structure: Single Family Home

Full Baths: 3

Stories: 2

Half Baths:

Type Foundation: Slab

Garages: 2 Car

Soil condition: Dry

Weather: Rainy

Temp: 50-60

Date: 4/5/2024

Time:

Unit occupied: yes

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: _____

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:	Most Acceptable	Repair - See Comments below
4	Skylights:	Acceptable	Maintenance Item
5	Chimneys:	Acceptable	
6	Gutter system:	Most Acceptable	Repair - See Comments below
7	:		
8	:		

INFORMATION

9	Main roof age: <u>38 Years old approximately</u>	14	Ventilation: <u>Eaves & Gables</u>
10	Other roof age:	15	Chimney: <u>Metal & N/A - Gas Only Type</u>
11	Inspection method: <u>Walked entire roof</u>	16	Chimney flue: <u>Metal & Metal Gas Flue Vent</u>
12	Roof covering: <u>Cement Tile</u>	17	Gutters: <u>Aluminum (Partial Only)</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable</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: Recommend installing gutters and downspouts where not present to improve lot drainage and protect the exterior of the home. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.

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 38 years old. Budget for replacement of the roof.

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.

1.) There are two cracked and displaced roof tiles on the second story west facing slope.



INSPECTION PHOTOS

Roof # R



The roof vent flashings need to be resealed.

Roof # R



Cracked and displaced roof tile.

Roof # R



Cracked and displaced roof tile.

Exterior

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

INFORMATION

9	Siding type: Stucco	13	Window Type: Fixed/Sliding
10	Veneer type: None		
11	Trim/fascias type: Wood	14	Window material: Aluminum & Vinyl
12	Door type: Wood/Glass & Metal/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. In this particular case it was raining at the time of inspection. For a definite guarantee to detect all failed windows, it is advised that the windows be professionally cleaned and then inspected by a qualified and licensed Glazing Contractor.

- 1.) The following windows are fogged: (See info note above.)
 - A.) The fixed window in the master shower.
 - B.) The fixed halves of both windows on the north wall in the master bedroom.
 - C.) The sliding window on the west wall in the living room.
 - D.) The fixed/sliding window on the east wall in the family room.
 - E.) The fixed/sliding window in the kitchen.
- 2.) There are two damaged window screens.
- 3.) The front entry door bell is inoperable.
- 4.) The garage side door has moisture damage to the base of the door and jamb. The door rubs/sticks on the threshold so it is difficult to fully close and latch.
- 5.) The double exterior doors in the living room are swollen so they rub/stick and are somewhat difficult to fully close and latch. There is moisture damage to the base of the jamb and the dead bolt needs adjustment. Several of the built in panes are fogged at the door and the adjacent side lite.



Exterior

EXTERIOR COMMENTS - Continued

16 6.) There is moisture damage in numerous locations at the exterior wood siding, trim and fascia boards. Refer to the Pest Control Report for a full accounting of this damage and the costs associated with repairing this damage. (See photos)

7.) There is evidence of possible subterranean termite infestation/damage at the base of the wood trim adjacent to the garage vehicle door opening. This condition is recommended to be evaluated by a qualified and licensed Pest Control inspector prior to close of escrow.

INSPECTION PHOTOS

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

INSPECTION PHOTOS

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



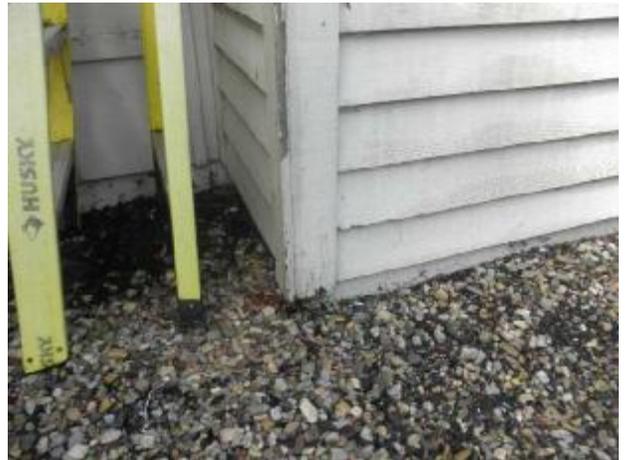
Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

INSPECTION PHOTOS

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Moisture damage to the base of the jamb at the exterior doors in the living room.

Exterior # EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior # EX



Evidence of possible subterranean termite damage/infestation at the wood trim.

Exterior # EX



Moisture damage to the garage side door.

INSPECTION PHOTOS

Exterior

EX



Moisture damage to the base of the jamb at the garage side door.

Exterior

EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Exterior

EX



Example of the moisture damage at the exterior wood siding, fascia boards and trim.

Grounds & Drainage

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

INFORMATION

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

GROUNDS & DRAINAGE COMMENTS

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



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

Information Note: The outbuildings were not included in the scope of this inspection.

- 1.) There is some moisture damage at the perimeter fascia board and parts of the planks at the wood deck in the backyard. Due to the low clearances the deck framing could not be evaluated.

INSPECTION PHOTOS

Grounds & Drainage

GD



Moisture damage to parts of the fascia boards and planks at the wood deck.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	N/A	
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:	N/A	
9	:		
10	Filter:	Acceptable	

INFORMATION

<p>11 # Heating Units: 1</p> <p>12 Heating Types: Forced Air</p> <p>13 Heating Ages: 6 (Estimate) years</p> <p>14 Heating Fuels: Natural Gas</p> <p>15 Distribution: Ductwork</p> <p>16 Duct Insulation Type: Fiberglass</p> <p>17 Gas Shutoff Location: SW Wall</p>	<p>18 # Cooling Units: 0</p> <p>19 A/C Types: _____</p> <p>20 A/C age: _____</p> <p>21 Filter: Disposable Media - R/A Grille</p> <p>22 Heat Source Mfg. York</p> <p>23 A/C Source Mfg. _____</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.

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:	Acceptable	
8	TPR Valve:	Present	

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Copper	15	Septic location:	N/A
11	Pipe insulation type:	None	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	SE Wall	17	Water Heater Manf.:	Bradford White
13	Well location:	N/A	18	Water Heater Gallons:	40 Age: 3 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 50 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 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:	Acceptable	See Comments Below
4	Amperage:	Acceptable	
5	Wiring:	Acceptable	
6	Outlets:	Acceptable	
7	Lighting:	Acceptable	See Comments Below
8	Subpanel(s):	Most Acceptable	Safety Hazard - Advise repairs by an Electrical Contractor
			Safety Hazard

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), 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.

1.) The exterior light at the front corner of the garage is inoperable. (Bulb?)

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

Safety Hazard Note: The electrical subpanel on the exterior NE wall is improperly wired. The neutral conductors should be isolated from the grounding conductors. This is advised to be corrected by a qualified and licensed Electrical Contractor.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN			
1	Walls/ceiling/floor:	Most Acceptable Repair - See Comments Below	Maintenance Item
2	Doors & windows:	Acceptable	
3	Heating & cooling:	See HVAC Page	
4	Cabinets/shelves:	Acceptable	
5	Sink plumbing:	Acceptable	

APPLIANCES			
6	Disposal:	Functional	
7	Dishwasher:	Most Functional Repair - See Comments Below	Maintenance Item
8	:		
9	Exhaust fan:	Functional	
10	Microwave:	Functional	
11	:		
12	:		
13	Range/oven:	Most Functional Repair - See Comments Below	Moderate Concern
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:	N/A	
19	Cabinets/shelves:	Acceptable	
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. 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
- 1.) There is unfinished drywall at the window frame in the kitchen.
 - 2.) The igniters are faulty/work sporadically at the burners for the kitchen range.
 - 3.) There are two missing rollers at the bottom rack in the dishwasher.

INSPECTION PHOTOS

Kitchen & Laundry

K



Unfinished drywall at the kitchen sink.

Menu

Bathrooms

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

BATHROOMS INSPECTED

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

BATHROOM COMMENTS

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

Low Flow Information for State requirements:

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

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

- 1.) The drain stopper is missing at the tub in the master bathroom.
- 2.) The toilet seat cover is broken in the downstairs bathroom.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable	See Comments Below	
2 Doors & windows:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
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:	Most Acceptable	Repair - See Comments Below	Safety Hazard
9 Stairs/balcony/rails:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
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;">Loft</td></tr> <tr><td style="padding: 2px;">Den</td></tr> </table>	Living Room	Dining Room	Family Room	Laundry Room	Loft	Den	12 Walls & ceilings: <u>Sheet Rock</u> 13 Floors: <u>Carpet, Tile, Wood & Vinyl</u> 14 Number of wet bars: <u>0</u> 15 Number of fireplaces/woodstoves: <u>2</u> 16 Fuel source: <u>Natural Gas & Solid Fuels</u>
Living Room							
Dining Room							
Family Room							
Laundry Room							
Loft							
Den							

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 downstairs hallway 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 Upgrade Note: There is no smoke detector installed in the downstairs bedroom.

Safety Hazard Note: There is no carbon monoxide detector installed in the upstairs hallway as required.

1.) There are animal scratches throughout the wood flooring.

Safety Upgrade Note: The openings in handrails at the loft do not meet the current standards of 4 inches maximum. Also, the height of the railings at the landing is required to be a minimum of 42 inches. Although the current spacing and height may have meet standards at the time of original construction, upgrading to meet the newest standard is advised for safety.



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

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

Safety Hazard Note: The exhaust vent for the gas fireplace in the family room has been capped off. The fireplace itself however is still operable creating a carbon monoxide hazard. The fireplace either needs to be disconnected and abandoned or a proper exhaust vent cap installed.

Fire Safety Upgrade Note: The operable window in the downstairs bedroom has a sill height which exceeds the maximum allowable of 44 inches. This can be a fire escape hazard. Recommend upgrading for safety.

INSPECTION PHOTOS

Interior Room

IR



Seal the gaps at the gas starter pipe inside the firebox.

Interior Room

IR



The exhaust vent for the gas fireplace in the family room is capped off creating a CO hazard.

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	
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>38 Years old approximately</u>	19	Garage door: <u>Single Overhead (2)</u>
16	Gutters: <u>None</u>		

GARAGE & CARPORT COMMENTS

- 20 *Information Note: The garage is approximately 90 % 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.*



INSPECTION PHOTOS

Garage & Carport

GC



Remote combination pad for the garage door opener.

Garage & Carport

GC



The garage was 90% blocked by storage at the time of inspection.

Garage & Carport

GC



The garage was 90% blocked by storage at the time of inspection.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	Acceptable	
2	Framing:	Acceptable	
3	Sheathing:	Acceptable	
4	Insulation:	See Comments Below	
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>Conventional</u>
12	Access locations: <u>Master Closet & Upstairs Bath</u>	15	Sheathing: <u>Plywood</u>
13	Access by: <u>Hatch</u>	16	Insulation: <u>Batts 6"</u>

ATTIC COMMENTS

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

1.) There is evidence of rodent activity in the attic space. Extermination measures may be needed.



INSPECTION PHOTOS

Attic

A



Evidence of rodents in the attic space.

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: 4/5/2024

3921 Carissa Court

File # 19961

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: Recommend installing gutters and downspouts where not present to improve lot drainage and protect the exterior of the home. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.

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 38 years old. Budget for replacement of the roof.

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.

1.) There are two cracked and displaced roof tiles on the second story west facing slope.

EXTERIOR

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: 4/5/2024

3921 Carissa Court

File # 19961

- 1.) The following windows are fogged: (See info note above.)
 - A.) The fixed window in the master shower.
 - B.) The fixed halves of both windows on the north wall in the master bedroom.
 - C.) The sliding window on the west wall in the living room.
 - D.) The fixed/sliding window on the east wall in the family room.
 - E.) The fixed/sliding window in the kitchen.
- 2.) There are two damaged window screens.
- 3.) The front entry door bell is inoperable.
- 4.) The garage side door has moisture damage to the base of the door and jamb. The door rubs/sticks on the threshold so it is difficult to fully close and latch.
- 5.) The double exterior doors in the living room are swollen so they rub/stick and are somewhat difficult to fully close and latch. There is moisture damage to the base of the jamb and the dead bolt needs adjustment. Several of the built in panes are fogged at the door and the adjacent side lite.
- 6.) There is moisture damage in numerous locations at the exterior wood siding, trim and fascia boards. Refer to the Pest Control Report for a full accounting of this damage and the costs associated with repairing this damage. (See photos)
- 7.) There is evidence of possible subterranean termite infestation/damage at the base of the wood trim adjacent to the garage vehicle door opening. This condition is recommended to be evaluated by a qualified and licensed Pest Control inspector prior to close of escrow.

GROUNDS

- 1.) There is some moisture damage at the perimeter fascia board and parts of the planks at the wood deck in the backyard. Due to the low clearances the deck framing could not be evaluated.

ELECTRICAL

- 1.) The exterior light at the front corner of the garage is inoperable. (Bulb?)

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

Safety Hazard Note: The electrical subpanel on the exterior NE wall is improperly wired. The neutral conductors should be isolated from the grounding conductors. This is advised to be corrected by a qualified and licensed Electrical Contractor.

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.

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: 4/5/2024

3921 Carissa Court

File # 19961

- 1.) There is unfinished drywall at the window frame in the kitchen.
- 2.) The igniters are faulty/work sporadically at the burners for the kitchen range.
- 3.) There are two missing rollers at the bottom rack in the dishwasher.

BATHROOM

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

- 1.) The drain stopper is missing at the tub in the master bathroom.
- 2.) The toilet seat cover is broken in the downstairs bathroom.

INTERIOR

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

Safety Upgrade Note: There is no smoke detector installed in the downstairs bedroom.

Safety Hazard Note: There is no carbon monoxide detector installed in the upstairs hallway as required.

- 1.) There are animal scratches throughout the wood flooring.

Safety Upgrade Note: The openings in handrails at the loft do not meet the current standards of 4 inches maximum. Also, the height of the railings at the landing is required to be a minimum of 42 inches. Although the current spacing and height may have meet standards at the time of original construction, upgrading to meet the newest standard is advised for safety.

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

Safety Hazard Note: The exhaust vent for the gas fireplace in the family room has been capped off. The fireplace itself however is still operable creating a carbon monoxide hazard. The fireplace either needs to be disconnected and abandoned or a proper exhaust vent cap installed.

Fire Safety Upgrade Note: The operable window in the downstairs bedroom has a sill height which exceeds the maximum allowable of 44 inches. This can be a fire escape hazard. Recommend upgrading for safety.

ATTIC

- 1.) There is evidence of rodent activity in the attic space. Extermination measures may be needed.

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.