

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:*

**Saldivar Trust
945 Jeanette
Nipomo, CA 93444**



Inspected by: **Gregory S. Terry**



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**PROPERTY / CLIENT INFORMATION**

Report Date: 8/4/2025

Customer File # 20997

:

: Saldivar Trust

Address:

,

Phone:

Fax:

Email:

Inspection location: **945 Jeanette
Nipomo, CA 93444**Send report to: **Hal Sweasey
Keller Williams**

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATIONMain entry faces: **East**Bedrooms: **3**Estimated Age: **30**Levels: **1**Type Structure: **Single Family Home**Full Baths: **1**Stories: **1**Half Baths: **1**Type Foundation: **Slab**Garages: **1 Car**Soil condition: **Dry**Weather: **Clear**Temp: **60-70**Date: **8/4/2025**

Time:

Unit occupied: **no**Client present: **no**Attendees: **Inspector Only****General Overview**

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

Inspector: _____

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:	Poor Condition	Recommend further Evaluation by a Roofing Contractor	Major Concern
2 Ventilation:	Acceptable		
3 Flashings:	Most Acceptable	Recommend further Evaluation by a Roofing Contractor	Active Leak
4 Skylights:	N/A		
5 Chimneys:	N/A		
6 Gutter system:	Not Present	Repair - See Comments below	Maintenance Item
7 :			
8 :			

INFORMATION

9 Main roof age: <u>30 Years old approximately</u>	14 Ventilation: <u>Eaves & Gables</u>
10 Other roof age:	15 Chimney: <u>None</u>
11 Inspection method: <u>Walked entire roof</u>	16 Chimney flue: <u>N/A</u>
12 Roof covering: <u>Fiberglass Shingle</u>	17 Gutters: <u>None</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.

Maintenance Note: Recommend installing gutters and downspouts 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.

- 1.) The roof shingles have general deterioration due to age. There are multiple blown off shingles, some substandard repairs and evidence of a leak at the water heater exhaust vent flashing. This roof is in need of complete replacement.



INSPECTION PHOTOS

Roof

R



Example of the general deterioration and damaged roof shingles.

Roof

R



Example of the general deterioration and damaged roof shingles.

Roof

R



Example of the general deterioration and damaged roof shingles.

Roof

R



Example of the general deterioration and damaged roof shingles.

Roof

R



Example of the general deterioration and damaged roof shingles.

Roof

R



Example of the general deterioration and damaged roof shingles.

INSPECTION PHOTOS

Roof

R



Example of the general deterioration and damaged roof shingles.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Most Acceptable	Repair - See Comments Below	Potential Leak
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 & Single Hung
10 Veneer type:	None		
11 Trim/fascias type:	Wood	14 Window material:	Aluminum
12 Door type:	Metal	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.) There is no outdoor light as required at the exterior door in the dining room.
- 2.) The weather stripping is partially damaged at the garage side door.
- 3.) Fogged windows were observed in the following locations: (See above info note)
 - A.) The circular window by the front entry.
 - B.) The fixed window in the half bathroom.
 - C.) The fixed/sliding window in the center hall bedroom.
 - D.) The fixed/sliding window in the west bedroom.

Drainage Note: The concrete patios and walkways on the west, north and east sides of the home embeds the weep screed at the base of the stucco walls. This can be a moisture intrusion condition.

- 3.) Part of the exterior trim is missing at the water heater closet door.
- 4.) There is a black mildew like substance on the drywall inside the water heater closet. (See notes on the Deficiency Summary Report regarding the potential for microbial contamination.)



Exterior

EXTERIOR COMMENTS - Continued

- 16 5.) Moisture damage was observed in the following locations:
- A.) The fascia board at the SE corner of the front entry roof overhang.
 - B.) The fascia board in two locations at the NW corner of the roof.
 - C.) The fascia board at the NE corner and the center east eave.
 - D.) The exterior trim at the water heater closet door.

INSPECTION PHOTOS

Exterior

EX



Moisture damage at the fascia boards.

Exterior

EX



Moisture damage at the fascia boards.

Exterior

EX



The concrete walkways and patios embed the weep screed at the base of the stucco walls.

Exterior

EX



The concrete walkways and patios embed the weep screed at the base of the stucco walls.

Exterior

EX



The concrete walkways and patios embed the weep screed at the base of the stucco walls.

Exterior

EX



Moisture damage at the fascia boards.

INSPECTION PHOTOS

Exterior

EX



Black mildew like substance on the drywall inside the water heater closet.

Exterior

EX



Part of the trim is missing at the water heater closet door.

Exterior

EX



Moisture damage to part of the exterior trim at the water heater closet door.

Grounds & Drainage

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

INFORMATION

9	Walks & Steps:	Concrete	13	Porch:	Concrete
10	Patio:	Concrete & Pavers	14	Location:	Front
11	Location:	Side & Rear	15	Retaining walls:	CMU Block
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.

Information Note: Site drains were noted but not tested.

- 1.) There are some general settlement cracks in the concrete driveway.
- 2.) The low areas at the backyard concrete patios may pond water.
- 3.) Part of the paver patio is uplifted in the east yard. This has created a tripping hazard.



INSPECTION PHOTOS

Grounds & Drainage

GD



General settlement cracks in the concrete driveway.

Grounds & Drainage

GD



Tripping hazard at the uplifted paver patio.

Heating & Cooling

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

INFORMATION

11 # Heating Units: 1	18 # Cooling Units: 0
12 Heating Types: Forced Air	19 A/C Types: _____
13 Heating Ages: 30 years	20 A/C age: _____
14 Heating Fuels: Natural Gas	21 Filter: Disposable Media - R/A Grille
15 Distribution: Ductwork	22 Heat Source Mfg. Tempstar (50,000 BTU)
16 Duct Insulation Type: Fiberglass	23 A/C Source Mfg. _____
17 Gas Shutoff Location: SE Wall	

HEATING & COOLING COMMENTS

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

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

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:	<u>Municipal</u>	14	Waste system represented as:	<u>Municipal</u>
10	Supply pipes:	<u>Copper</u>	15	Septic location:	<u>N/A</u>
11	Pipe insulation type:	<u>None</u>	16	Waste/Vent pipes:	<u>ABS Plastic</u>
12	Water Shutoff Location:	<u>Front Entry</u>	17	Water Heater Manf.:	<u>Bradford White</u>
13	Well location:	<u>N/A</u>	18	Water Heater Gallons:	<u>40</u> Age: <u>6</u> years
			19	Water Heater Fuel:	<u>Natural Gas</u>

PLUMBING COMMENTS

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

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

Information Note: The water pressure was measured at 45 psi at the time of inspection. This is within a normal and acceptable range.



INSPECTION PHOTOS

Plumbing

P



The water pressure was measured at 45 psi.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable		
2 Ground:	Acceptable		
3 GFCI:	Acceptable		
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 Outlets:	Acceptable		
7 Lighting:	Acceptable		
8 :			

INFORMATION

9	Amps: 100	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes
11	Main box location: SW 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

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:	N/A		
8	:			
9	Exhaust fan:	Functional		
10	Microwave:	N/A		
11	:			
12	:			
13	Range/oven:	Functional		
14	Gas or electric?	Gas		

	LAUNDRY			
15	Walls/ceiling/floor:		See Interior Page	
16	Doors & windows:		See Interior Page	
17	Washer plumbing:	Acceptable		
18	Sink plumbing:	N/A		
19	Cabinets/shelves:	N/A		
20	Heating & cooling:		See HVAC Page	
21	Dryer vent:	Most Acceptable	Repair - See Comments Below	Maintenance Item
22	:			
23	:			
24	Dryer service:	Acceptable		
25	Gas or electric?	Both		

KITCHEN AND LAUNDRY COMMENTS

- 26 Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. 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.

Information Note: The gas line to the laundry facilities was capped off and could not be tested.

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	Moderate Concern
5 Vents:	Acceptable		
6 Sinks:	Acceptable		
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Most Acceptable	Repair - See Comments Below	Maintenance Item
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 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.

Low Flow Information for State requirements:

- A.) The hall bathroom has a low flow 1.28 GPF toilet. The shower does have a low flow shower head of 1.8 GPM
 B.) The half bathroom has a low flow 1.28 GPF toilet.

1.) The shower head connection leaks in the hall bathroom.

2.) There is black mildew like substance at the drywall below the sink cabinet in the half bathroom. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)



INSPECTION PHOTOS

Bathroom

B



Black mildew like substance under the half bathroom sink.

Bathroom

B



Connection at the shower head leaks.

Interior Rooms

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

INFORMATION

- 11 Rooms inspected:
 Bedrooms #: **3**
Living Room
Dining Room
- 12 Walls & ceilings: Sheet Rock & Acoustical Spray
- 13 Floors: Carpet & Tile
- 14 Number of wet bars: 0
- 15 Number of fireplaces/woodstoves: 0
- 16 Fuel source: _____

INTERIOR ROOM COMMENTS

- 17 Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated.

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

- 1.) The base guide is missing at the closet doors in the center hall bedroom.
- 2.) The closet doors are off the tracks in the west bedroom.



INSPECTION PHOTOS

Interior Room

IR



Closet door off the tracks in the west bedroom.

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:	Most Acceptable	Repair - See Comments Below
10	Door openers:	N/A	
11	Electrical:	See the Electrical Page	
12	Heating & cooling:	N/A	

INFORMATION

EXTERIOR

13	Location:	Attached garage - same as house
14	Roof covering:	Same as House - See Roof Page
15	Roof age:	30 Years old approximately
16	Gutters:	None

INTERIOR

17	Walls & ceilings:	Sheet rock
18	Floors:	Concrete
19	Garage door:	Single Overhead

GARAGE & CARPORT COMMENTS

20 Maintenance Note: The garage vehicle door tracks and hardware need lubrication.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	Acceptable		
2 Framing:	Most Acceptable	Repair - See Comments Below	Moderate Concern
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>Hallway</u>	15 Sheathing: <u>Plywood</u>
13 Access by: <u>Hatch</u>	16 Insulation: <u>Blown 6"</u>

ATTIC COMMENTS

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

1.) One of the truss cords has been cut through adjacent to the access opening. This truss cord will need structural reinforcement.



INSPECTION PHOTOS

Attic

A



Truss cord cut through 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:	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: 8/4/2025

945 Jeanette

File # 20997

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

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

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

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

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 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.

1.) The roof shingles have general deterioration due to age. There are multiple blown off shingles, some substandard repairs and evidence of a leak at the water heater exhaust vent flashing. This roof is in need of complete replacement.

EXTERIOR

1.) There is no outdoor light as required at the exterior door in the dining room.

2.) The weather stripping is partially damaged at the garage side door.

3.) Fogged windows were observed in the following locations: (See above info note)

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

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945 Jeanette

File # 20997

- A.) The circular window by the front entry.
- B.) The fixed window in the half bathroom.
- C.) The fixed/sliding window in the center hall bedroom.
- D.) The fixed/sliding window in the west bedroom.

Drainage Note: The concrete patios and walkways on the west, north and east sides of the home embeds the weep screed at the base of the stucco walls. This can be a moisture intrusion condition.

3.) Part of the exterior trim is missing at the water heater closet door.

4.) There is a black mildew like substance on the drywall inside the water heater closet. (See notes on the Deficiency Summary Report regarding the potential for microbial contamination.)

5.) Moisture damage was observed in the following locations:

- A.) The fascia board at the SE corner of the front entry roof overhang.
- B.) The fascia board in two locations at the NW corner of the roof.
- C.) The fascia board at the NE corner and the center east eave.
- D.) The exterior trim at the water heater closet door.

GROUNDS

- 1.) There are some general settlement cracks in the concrete driveway.
- 2.) The low areas at the backyard concrete patios may pond water.
- 3.) Part of the paver patio is uplifted in the east yard. This has created a tripping hazard.

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.

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: The gas line to the laundry facilities was capped off and could not be tested.

BATHROOM

- 1.) The shower head connection leaks in the hall bathroom.

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

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Insp Date: 8/4/2025

945 Jeanette

File # 20997

2.) There is black mildew like substance at the drywall below the sink cabinet in the half bathroom. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)

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.) The base guide is missing at the closet doors in the center hall bedroom.

2.) The closet doors are off the tracks in the west bedroom.

GARAGE

Maintenance Note: The garage vehicle door tracks and hardware need lubrication.

ATTIC

1.) One of the truss cords has been cut through adjacent to the access opening. This truss cord will need structural reinforcement.

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.