

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:*

Jeff Tse
3960 S. Higuera #176
San Luis Obispo, CA 93401



Inspected by: **Gregory S. Terry**



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**PROPERTY / CLIENT INFORMATION**

Report Date: 10/6/2025

Customer File # **21139**:
:
: **Jeff Tse**

Address:

Phone:

Fax:

Email:

Inspection location: **3960 S. Higuera #176**
San Luis Obispo, CA 93401Send report to: **Jill Turnbow**
Haven

Phone:

County: **San Luis Obispo**Area/Neighborhood: **Creekside Mobile Home Park**

Sub-division:

GENERAL INFORMATIONMain entry faces: **South**Bedrooms: **2**Estimated Age: **53**Levels: **1**Type Structure: **Mobile Home**Full Baths: **1**Stories: **1**

Half Baths:

Type Foundation: **Substructure**Garages: **CP**Soil condition: **Dry**Weather: **Overcast**Temp: **50-60**Date: **10/6/2025**

Time:

Unit occupied: **yes**Client present: **no**Attendees: **Seller's Agent @ End****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:	N/A		
3 Flashings:	Acceptable		
4 Skylights:	N/A		
5 Chimneys:	N/A		
6 Gutter system:	N/A		
7 :			
8 :			

INFORMATION

9 Main roof age: 53 Years old approximately	14 Ventilation: None
10 Other roof age:	15 Chimney: None
11 Inspection method: Walked entire roof	16 Chimney flue: N/A
12 Roof covering: Metal w/ Applied Coating	17 Gutters: Aluminum
13 Roofing layers: 1st	18 Roof Style: Gable

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.

1.) The roof is original with the applied coating worn away. This has resulted in rust damage to the metal roofing in numerous locations. The waste vent pipes do not extend far enough and the furnace/water heater exhaust flues have patching around them. The sealant at the perimeter of the roof is deteriorated and there is a large patch due to a past leak above the SW bedroom. This leak has caused the interior ceiling to partially collapse.

Special Note: Based on the observations above, it is recommended to have the entire roofing system further evaluated by a qualified and licensed Roofing Contractor to determine the full extent of repairs needed and the associated costs of these repairs prior to close of escrow.



INSPECTION PHOTOS

Roof

R



Ceiling sloped due to leak in the master bedroom.

Roof

R



Large patch on the roof above the master bedroom.

Roof

R



Waste vent pipes do not extend past the roof line.

Roof

R



Sealant around the furnace exhaust flue.

Roof

R



Example of rust damage to the metal roof.

Roof

R



Example of rust damage to the metal roof.

INSPECTION PHOTOS

Roof

R



Example of rust damage to the metal roof.

Roof

R



Deteriorated sealant at the perimeter.

Roof

R



Deteriorated sealant at the perimeter.

Roof

R



Example of rust damage to the metal roof.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Acceptable		
2 Trim/fascias/soffits:	Most Acceptable	Repair - See Comments Below	Maintenance Item
3 Veneer:	N/A		
4 Doors:	Acceptable	See Comments Below	
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:	Aluminum	13 Window Type:	Fixed/Sliding
10 Veneer type:	None		
11 Trim/fascias type:	Wood	14 Window material:	Aluminum
12 Door type:	Metal & Metal/Glass	15 Electric service cable:	Underground

EXTERIOR COMMENTS

- 16 1.) There is a broken window on the east wall of the kitchen.
- 2.) The front entry door is out of square.
- 3.) The metal skirting is dented/damaged/missing in several places.
- 4.) The handle is missing for the hose bib on the exterior SE wall.



INSPECTION PHOTOS

Exterior

EX



Example of the damaged skirting at the perimeter of the home.

Exterior

EX



Example of the damaged skirting at the perimeter of the home.

Exterior

EX



Example of the damaged skirting at the perimeter of the home.

Exterior

EX



Example of the damaged skirting at the perimeter of the home.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Drainage:	Acceptable		
2 Trees & shrubs:	Acceptable		
3 Walks & Steps:	Most Acceptable	Repair - See Comments Below	Safety Hazard
4 Porch/Deck	Most Acceptable	Repair - See Comments Below	Safety Upgrade
5 Driveway:	Avg. Condition	Repair - See Comments Below	Maintenance Item
6 Retaining walls:	N/A		
7 Fencing & Gates:	Acceptable		
8 :			

INFORMATION

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

GROUND & DRAINAGE COMMENTS

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

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

1.) The front entry deck stairs have inconsistent riser heights. This can be a falling hazard.

Safety Hazard Note: The aluminum railings at the front entry deck stairs have an inadequate strength to support an adult if they fall against the railing. These railings are recommended to be upgraded for safety.

Safety Upgrade Note: The openings in the guard rails at the front deck do not meet the current standards of 4 inches maximum. Also, the height does not meet the current standard 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.

Safety Upgrade Note: The railings at the rear entry landing do not meet the current standard of 42 inches in height. Although the current height may have met the requirements at the time of construction, upgrading to the newest standards is advised for safety. (Note: The railing was measured at 28" in height which is less than the 36" height requirement when the landing was built)



Grounds & Drainage

GROUND & DRAINAGE COMMENTS - Continued

- 17 **Safety Upgrade Note:** The railings at rear entry landing stairs do not meet current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, There should be no openings in the railing greater than four inches. Although they may have met the standards at the time of original construction, upgrading to the newest standards is advised.

Safety Hazard Note: There are loose/dislodged bricks at the front yard walkway and the NW yard. This can be a tripping hazard.

Safety Hazard Note: There is a tripping hazard at the interface of the asphalt and the bricks at the west end of the carport.

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

Maintenance Note: The leaves and debris need to be cleared off the front deck metal roof.

Information Note: The two storage sheds were locked at the time of inspection so these sheds were not inspected.

INSPECTION PHOTOS

Grounds & Drainage

GD



General cracking in the asphalt driveway.

Grounds & Drainage

GD



The patio roof is covered in debris.

Grounds & Drainage

GD



Tripping hazard at the interface of the carport asphalt and the brick walkway.

Grounds & Drainage

GD



Dislodged bricks in the NW yard.

Grounds & Drainage

GD



Dislodged bricks at the front entry walkway.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Functional		
2 Heating operation:	Most Functional	Recommend Evaluation by a licensed HVAC Contractor	Safety Hazard
3 System back-up:	N/A		
4 Exhaust system:	Acceptable		
5 Distribution:	Acceptable		
6 Thermostat:	Acceptable		
7 Gas Piping:	Most Acceptable	Repair - See Comments Below	Fire Safety Hazard
8 Condensate:	N/A		
9 :			
10 Filter:	Poor Condition	Repair - See Comments Below	Maintenance Item

INFORMATION

11 # Heating Units: 1	18 # Cooling Units: 2
12 Heating Types: Forced Air	19 A/C Types: Window Units
13 Heating Ages: 53 years	20 A/C age: Unknown
14 Heating Fuels: Natural Gas	21 Filter: Disposable Media - Base of Heater
15 Distribution: Ductwork	22 Heat Source Mfg. Coleman (80,000 BTU)
16 Duct Insulation Type: Fiberglass	23 A/C Source Mfg. Frigidaire
17 Gas Shutoff Location: Site Utility Pedestal	

HEATING & COOLING COMMENTS

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



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

Information Note: The heating system is beyond a normal serviceable life and may be subject to failure. Rusting/pitting in the heat exchanger may pose a safety hazard. Recommend having a safety inspection performed by a qualified and licensed HVAC Contractor prior to close of escrow. If the contractor determines the heating system is safe to use it should be anticipated that the heating system will need to be replaced soon.

Fire Safety Upgrade Note: The gas connector pipes to furnace is an older uncoated brass connector pipes. These older brass connectors have a flaw in how their tubing was joined to their end pieces. Over time, the end pieces can separate, causing a serious gas leak, explosion or fire. Although not all uncoated connectors have this flaw, it is very difficult to tell which ones do and the older these connectors get the greater the possibility of failure. The uncoated brass connector pipes are recommended to be replaced with plastic coated connector pipes or the newer stainless steel connector pipes. This work is recommended to be performed by a qualified and licensed HVAC or Plumbing Contractor.

Heating & Cooling

HEATING & COOLING COMMENTS - Continued

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

Maintenance Note: Part of the wall paneling is loose inside the furnace closet.

INSPECTION PHOTOS

HVAC

HC



Loose wood paneling inside the furnace closet.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Most Acceptable	Repair - See Comments Below	Active Leak
2 Waste/vent pipes:	Acceptable		
3 Funct'l water flow:	Acceptable		
4 Funct'l waste drain:	Most Acceptable	Repair - See Comments Below	Active Leak
5 Well system:	N/A		
6 Septic system:	N/A		
7 Water heater:	Most Acceptable	Recommend further Evaluation by a Plumbing Contractor	Active Leak
8 TPR Valve:	Present		

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Combo of Galvanized & PEX	15	Septic location:	N/A
11	Pipe insulation type:	None	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	Site Utility Pedestal	17	Water Heater Manf.:	Rheem
13	Well location:	N/A	18	Water Heater Gallons:	40 Age: 10 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 55 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: The water heater is older and may have a limited life expectancy.

Safety Hazard Note: There is an unconventional cap on the water heater exhaust vent. Recommend further evaluation by a qualified and licensed Plumbing Contractor prior to close of escrow.

- 1.) There is a leak at the cold water connection to the water heater.
- 2.) The main water shut off valve is leaking. This valve will need to be replaced.
- 3.) There is a leak at the coupler at the 4" drain waste line as it penetrates the exterior NW wall.
- 3.) The cartridge filter at the main water line connection is in need of replacement.
- 4.) Caps have been installed at the top of the drain waste vent pipes above the roof. These are recommended to be removed.



Plumbing

PLUMBING COMMENTS - Continued

- 20 **Information Note:** Based on the age of this home it is advised to have a video-cam inspection performed on the main sewer lateral prior to close of escrow. The condition of this pipe cannot be determined because it is buried below underground. Sometimes, these older pipes can fail due to age and/or root intrusion.

INSPECTION PHOTOS

Plumbing

P



Leak at the 4" drain waster line.

Plumbing

P



The cartridge filter needs to be replaced.

Plumbing

P



Leak at the main water shut off valve.

Plumbing

P



Leak at the cold water line connection to the water heater.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable		
2 Ground:	Acceptable		
3 GFCI:	Not Present	Repair - See Comments Below	Safety Upgrade
4 Amperage:	Acceptable		
5 Wiring:	Most Acceptable	Repair - See Comments Below	Moderate Concern
6 Outlets:	Acceptable		
7 Lighting:	Most Acceptable	See Comments Below	
8 Subpanel(s):	Acceptable		

INFORMATION

9	Amps: 50	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Exterior Ground Rod
11	Main box location: Site Utility Pedestal	16	Ground fault protection at: None
12	Main Disconnect: At Main Panel		
13	Main service conductor: Copper	17	Main box type: Breakers
		18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

- 19 **Information Note:** There is furniture and storage throughout the home which may conceal faulty wiring and restricts the ability to test all of the outlets.

1.) There is some exposed Romex wiring inside the water heater closet. This wiring should be installed in conduit.

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

Safety Upgrade Note: There is no GFCI protection at the exterior, bathroom or kitchen outlets due to the age of this home. Recommend upgrading for safety.



INSPECTION PHOTOS

Electrical

EL



Exposed wiring in the water heater closet should be installed in conduit.

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:	Most Functional	Repair - See Comments Below	Maintenance Item
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:	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. 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.

- 1.) The microwave control panel cover is loose.



Kitchen & Laundry

KITCHEN AND LAUNDRY COMMENTS - Continued

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

INSPECTION PHOTOS

Kitchen & Laundry

K



Control panel is loose at the microwave.

Kitchen & Laundry

K



utility connection for the laundry units are blocked.

Menu

Bathrooms

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

BATHROOMS INSPECTED

11 # of Half baths: 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. 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 bathroom has a low flow 1.28 GPF toilet. The shower does have a low flow shower head of 1.5 GPM

1.) The tub spout is missing at the bathroom tub/shower.

2.) The handle is stripped at the shower.

INSPECTION PHOTOS

Bathroom

B



Tub spout missing in the bathroom.

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

INFORMATION

- 11 Rooms inspected:
 Bedrooms #: 2
Living Room
Dining Room
- 12 Walls & ceilings: Sheet Rock & Acoustical Panels
- 13 Floors: Cork
- 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. 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 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.

Fire Safety Hazard Note: There is no smoke detector installed in the hallway outside of the bedrooms as required.

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



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

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

1.) There is evidence of possible drywood termite infestation at the window sill on the west wall in the west bedroom. Recommend further evaluation by a qualified and licensed Pest Control Inspector prior to the close of escrow.

INSPECTION PHOTOS

Interior Room

IR



Possible termites at the window sill in the west bedroom.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Most Acceptable	Repair - See Comments Below
2	Walls:	N/A	Maintenance Item
3	Eaves:	N/A	
4	Electrical:	N/A	
5	Gutters:	N/A	

INTERIOR

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

INFORMATION

EXTERIOR

13	Location:	<u>Attached Carport</u>
14	Roof covering:	<u>Metal</u>
15	Roof age:	<u>53 Years old approximately</u>
16	Gutters:	<u>Aluminum</u>

INTERIOR

17	Walls & ceilings:	<u>N/A</u>
18	Floors:	<u>Asphalt</u>
19	Garage door:	<u>N/A</u>

GARAGE & CARPORT COMMENTS

20 Maintenance Note: The leaves and debris need to be cleared from the carport built in gutter.

1.) Some of the Filon panels at the carport are warped.



INSPECTION PHOTOS

Garage & Carport

GC



Parts of the Filon panels at the carport are warped.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	N/A		
2 Framing:	N/A		
3 Sheathing:	N/A		
4 Insulation:	N/A		
5 Ventilation:	N/A		
6 Exposed wiring:	N/A		
7 Plumbing vents:	N/A		
8 Chimney & flues:	N/A		
9 Vapor Retarder:	N/A		
10 :			

INFORMATION

11 # of Attic areas: _____ 14 Framing: _____
 12 Access locations: _____ 15 Sheathing: _____
 13 Access by: _____ 16 Insulation: _____

ATTIC COMMENTS

17 Information Note: There is no accessible attic present due to the type of construction.

Foundation

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	Foundation Type	Substructure		
1	Access:	Acceptable		
2	Foundation walls:	N/A		
3	Floor framing:	Not Visible		
4	Insulation:	Acceptable		
5	Ventilation:	Acceptable		
6	Sump pump:	N/A		
7	Dryness/drainage:	Acceptable		
8	Floor/Slab:	N/A		
9	Vapor Retarder:	N/A		
10	Anchor Bolts:	N/A		

INFORMATION

11	Foundation walls:	N/A - Perimeter Skirting	14	Beams:	Steel I Beam
12	Floors:	Dirt	15	Piers:	Steel Jacks
13	Joist/Truss Detail:	<u>Not Visible due to Vapor Barrier</u>	16	Sub Floor:	<u>Not Visible due to Vapor Barrier</u>
			17	Insulation:	<u>Batting Between Joists</u>

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.*

Information Note: The substructure access opening is located at the perimeter skirting.

Information Note: Specialty mobile home permanent foundation jacks system have been installed.

Maintenance Note: There are wood scrapes or other cellulose debris in the substructure area. This is conducive to termite infestation and is recommended to be removed.



INSPECTION PHOTOS

Foundation

F



Example of the permanent foundation jacks.

Deficiency Summary

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

Insp Date: 10/6/2025

3960 S. Higuera #176

File # 21139

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

1.) The roof is original with the applied coating worn away. This has resulted in rust damage to the metal roofing in numerous locations. The waste vent pipes do not extend far enough and the furnace/water heater exhaust flues have patching around them. The sealant at the perimeter of the roof is deteriorated and there is a large patch due to a past leak above the SW bedroom. This leak has caused the interior ceiling to partially collapse.

Special Note: Based on the observations above, it is recommended to have the entire roofing system further evaluated by a qualified and licensed Roofing Contractor to determine the full extent of repairs needed and the associated costs of these repairs prior to close of escrow.

EXTERIOR

1.) There is a broken window on the east wall of the kitchen.

2.) The front entry door is out of square.

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3.) The metal skirting is dented/damaged/missing in several places.

4.) The handle is missing for the hose bib on the exterior SE wall.

GROUND

1.) The front entry deck stairs have inconsistent riser heights. This can be a falling hazard.

Safety Hazard Note: The aluminum railings at the front entry deck stairs have an inadequate strength to support an adult if they fall against the railing. These railings are recommended to be upgraded for safety.

Safety Upgrade Note: The openings in the guard rails at the front deck do not meet the current standards of 4 inches maximum. Also, the height does not meet the current standard of 42 inches. Although the current spacing and height may have met standards at the time of original construction, upgrading to meet the newest standard is advised for safety.

Safety Upgrade Note: The railings at the rear entry landing do not meet the current standard of 42 inches in height. Although the current height may have met the requirements at the time of construction, upgrading to the newest standards is advised for safety. (Note: The railing was measured at 28" in height which is less than the 36" height requirement when the landing was built)

Safety Upgrade Note: The railings at rear entry landing stairs do not meet current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, There should be no openings in the railing greater than four inches. Although they may have met the standards at the time of original construction, upgrading to the newest standards is advised.

Safety Hazard Note: There are loose/dislodged bricks at the front yard walkway and the NW yard. This can be a tripping hazard.

Safety Hazard Note: There is a tripping hazard at the interface of the asphalt and the bricks at the west end of the carport.

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

Maintenance Note: The leaves and debris need to be cleared off the front deck metal roof.

Information Note: The two storage sheds were locked at the time of inspection so these sheds were not inspected.

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.

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Information Note: The heating system is beyond a normal serviceable life and may be subject to failure. Rusting/pitting in the heat exchanger may pose a safety hazard. Recommend having a safety inspection performed by a qualified and licensed HVAC Contractor prior to close of escrow. If the contractor determines the heating system is safe to use it should be anticipated that the heating system will need to be replaced soon.

Fire Safety Upgrade Note: The gas connector pipes to furnace is an older uncoated brass connector pipes. These older brass connectors have a flaw in how their tubing was joined to their end pieces. Over time, the end pieces can separate, causing a serious gas leak, explosion or fire. Although not all uncoated connectors have this flaw, it is very difficult to tell which ones do and the older these connectors get the greater the possibility of failure. The uncoated brass connector pipes are recommended to be replaced with plastic coated connector pipes or the newer stainless steel connector pipes. This work is recommended to be performed by a qualified and licensed HVAC or Plumbing Contractor.

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

Maintenance Note: Part of the wall paneling is loose inside the furnace closet.

PLUMBING

Information Note: The water heater is older and may have a limited life expectancy.

Safety Hazard Note: There is an unconventional cap on the water heater exhaust vent. Recommend further evaluation by a qualified and licensed Plumbing Contractor prior to close of escrow.

- 1.) There is a leak at the cold water connection to the water heater.
- 2.) The main water shut off valve is leaking. This valve will need to be replaced.
- 3.) There is a leak at the coupler at the 4" drain waste line as it penetrates the exterior NW wall.
- 3.) The cartridge filter at the main water line connection is in need of replacement.
- 4.) Caps have been installed at the top of the drain waste vent pipes above the roof. These are recommended to be removed.

Information Note: Based on the age of this home it is advised to have a video-cam inspection performed on the main sewer lateral prior to close of escrow. The condition of this pipe cannot be determined because it is buried below underground. Sometimes, these older pipes can fail due to age and/or root intrusion.

ELECTRICAL

- 1.) There is some exposed Romex wiring inside the water heater closet. This wiring should be installed in conduit.

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

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Safety Upgrade Note: There is no GFCI protection at the exterior, bathroom or kitchen outlets due to the age of this home. Recommend upgrading for safety.

KITCHEN & LAUNDRY

Fire Safety Maintenance Note: The dryer lint exhaust vent needs to be cleaned annually to prevent a back up of lint which is a very common cause of a residential fire. In most cases owners never have the lint vent cleaned. It is recommended to have the dryer lint exhaust vent professionally cleaned prior to the installation of the dryer and then annually after that.

1.) The microwave control panel cover is loose.

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 tub spout is missing at the bathroom tub/shower.

2.) The handle is stripped at the shower.

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.

Fire Safety Hazard Note: There is no smoke detector installed in the hallway outside of the bedrooms as required.

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

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

1.) There is evidence of possible drywood termite infestation at the window sill on the west wall in the west bedroom. Recommend further evaluation by a qualified and licensed Pest Control Inspector prior to the close of escrow.

GARAGE

Maintenance Note: The leaves and debris need to be cleared from the carport built in gutter.

1.) Some of the Filon panels at the carport are warped.

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FOUNDATION

Maintenance Note: There are wood scrapes or other cellulose debris in the substructure area. This is conducive to termite infestation and is recommended to be removed.

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