

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:*

Tammy Cody
3662 Rock Garden
San Luis Obispo, CA 93405



Inspected by: **Gregory S. Terry**



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**PROPERTY / CLIENT INFORMATION**

Report Date: 8/9/2025

Customer File # **21005**

:

: **Tammy Cody**

Address:

,

Phone:

Fax:

Email:

Inspection location: **3662 Rock Garden
San Luis Obispo , CA 93405**Send report to: **Amy Daane
The Avenue**

Phone:

County: **San Luis Obispo**Area/Neighborhood: **Novino**

Sub-division:

GENERAL INFORMATIONMain entry faces: **East**Bedrooms: **3**Estimated Age: **4**Levels: **2**Type Structure: **Single Family Home**Full Baths: **2**Stories: **2**Half Baths: **1**Type Foundation: **Slab**Garages: **2 Car**Soil condition: **Dry**Weather: **Clear**Temp: **70-75**Date: **8/9/2025**

Time:

Unit occupied: **yes**Client present: **no**Attendees: **Sellers Boyfriend****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		
2 Ventilation:	Acceptable		
3 Flashings:	Acceptable		
4 Skylights:	N/A		
5 Chimneys:	N/A		
6 Gutter system:	Most Acceptable	Repair - See Comments below	Maintenance Item
7 :			
8 :			

INFORMATION

9 Main roof age:	<u>4 Years old approximately</u>	14 Ventilation:	<u>Eaves & Dormers</u>
10 Other roof age:	<u>4 Years old approximately</u>	15 Chimney:	<u>None</u>
11 Inspection method:	<u>Part Walk & Part Ground</u>	16 Chimney flue:	
12 Roof covering:	<u>Fiberglass Shingle & TPO</u>	17 Gutters:	<u>Aluminum</u>
13 Roofing layers:	<u>1st</u>	18 Roof Style:	<u>Gable & Shed</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: Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

INSPECTION PHOTOS

Roof

R



Some of the down spouts need to be directed away from the foundation.

Exterior

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

INFORMATION

9 Siding type:	Stucco & Cement Board	13 Window Type:	Fixed/Sliding
10 Veneer type:	None		
11 Trim/fascias type:	Wood	14 Window material:	Vinyl
12 Door type:	Metal/Glass & Sliders	15 Electric service cable:	Underground

EXTERIOR COMMENTS

- 16 **Information Note:** There are dual pane windows installed in this home. One of the more common problems associated with this type of window is "fogging" where water is trapped between the two panes of glass. A very diligent inspection is performed from the exterior and interior of the home to detect this problem however, variations in light, time of day, weather, and dirt/salt on the windows can mask this condition. For a definite guarantee to detect all failed windows, it is advised that the windows be professionally cleaned and then inspected by a qualified and licensed Glazing Contractor.



- 1.) The lock set does not properly latch at the front entry door.
- 2.) The jambs need to be refinished at the garage side door.

INSPECTION PHOTOS

Exterior

EX



The jambs need to be refinished at the garage side 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:	Acceptable	
6	Retaining walls:	N/A	
7	Fencing & Gates:	Acceptable	
8	:		

INFORMATION

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

GROUNDS & DRAINAGE COMMENTS

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

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

Information Note: Site drains were noted but not tested.

Heating & Cooling

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

INFORMATION

11 # Heating Units: 1	18 # Cooling Units: 1
12 Heating Types: Forced Air	19 A/C Types: Electric Central Air
13 Heating Ages: 4 years	20 A/C age: 4
14 Heating Fuels: Natural Gas	21 Filter: Disposable Media - R/A Grille
15 Distribution: Ductwork	22 Heat Source Mfg. Trane
16 Duct Insulation Type: Fiberglass	23 A/C Source Mfg. Trane
17 Gas Shutoff Location: South 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 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:	Garage - Interior SW Wall	17	Water Heater Manf.:	Rheem
13	Well location:	N/A	18	Water Heater Gallons:	On Demand Age: 4 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.



INSPECTION PHOTOS

Plumbing

P



The main water shut off is located at the interior SW wall of the garage.

Plumbing

P



The water pressure was measured at 55 psi.

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 AFCI:	Acceptable		

INFORMATION

9	Amps: 200	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes & Ufer
11	Main box location: Garage - SW Wall	16	Ground fault protection at: Exterior, Bathroom(s), Garage & Kitchen
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 and garage which may conceal faulty wiring and restricts the ability to test all of the outlets.

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

1.) There is some damage to one of the exterior lights at the front of the garage however, the light is still functional.

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



INSPECTION PHOTOS

Electrical

EL



Damaged light fixture at the front of the garage.

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	Refrigerator:	Functional		
9	Exhaust fan:	Functional		
10	Microwave:	Functional		
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:	Acceptable		
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?			

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.

Menu

Bathrooms

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

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 2 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 1.28 GPF toilet. The shower does have a low flow shower head of 1.5 GPM
- B.) The hall bathroom has a low flow 1.28 GPF toilet. The shower does have a low flow shower head of 1.5 GPM.
- C.) The half bathroom has a low flow 1.28 GPF toilet.

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:	Acceptable		
8 CO detectors:	Present		
9 Stairs/balcony/rails:	Acceptable		
10 :			

INFORMATION

11 Rooms inspected:		12 Walls & ceilings: <u>Sheet Rock</u>
Bedrooms #: 3		
<u>Living Room</u>		13 Floors: <u>Carpet, Vinyl Plank & Tile</u>
<u>Dining Room</u>		
<u>Laundry Room</u>		14 Number of wet bars: <u>0</u>
		15 Number of fireplaces/woodstoves: <u>0</u>
		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: The downstairs hall, the upstairs hall and in each of the three 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.

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

13	Location:	Attached garage - same as house
14	Roof covering:	Same as House - See Roof Page
15	Roof age:	4 Years old approximately
16	Gutters:	Aluminum

INTERIOR

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

GARAGE & CARPORT COMMENTS

- 20 *Information Note: The garage is approximately 50 % blocked by occupants storage. Check this area carefully during the final walkthrough when the garage is vacated. Any concerns should be reinspected prior to close of escrow.*

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	Defective	See Comments Below	
2 Framing:	Not Inspected	See Comments Below	
3 Sheathing:	Not Inspected	See Comments Below	
4 Insulation:	Not Inspected	See Comments Below	
5 Ventilation:	Acceptable		
6 Exposed wiring:		See the Electrical Page	
7 Plumbing vents:	Not Inspected	See Comments Below	
8 Chimney & flues:	N/A		
9 Vapor Retarder:	N/A		
10 :			

INFORMATION

11 # of Attic areas: 1	14 Framing: _____
12 Access locations: Bedroom Closet	15 Sheathing: _____
13 Access by: Hatch	16 Insulation: _____

ATTIC COMMENTS

- 17 **Information Note: The attic access hatch has been painted shut. To gain access to the attic will required damage to the drywall at the access opening therefore, the attic was not inspected.**

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: 8/9/2025

3662 Rock Garden

File # 21005

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: Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

EXTERIOR

- 1.) The lock set does not properly latch at the front entry door.
- 2.) The jambs need to be refinished at the garage side door.

ELECTRICAL

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

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escrow.

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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.

INTERIOR

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ATTIC

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