

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:

Ben & Sharon Wagner
8375 Amapoa Avenue
Atascadero, CA 93422



Inspected by: **Gregory S. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 11/14/2025

Customer File # 21302

Ben & Sharon Wagner

Address:

Phone:

Fax:

Email:

Inspection location: 8375 Amapoa Avenue Atascadero, CA 93422

Send report to: Kelly Thulin Greg Malik

Phone:

County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: West

Bedrooms: 3

Estimated Age: 38

Levels: 2

Type Structure: Attached Single Family

Full Baths: 2

Stories: 2

Half Baths: 1

Type Foundation: Slab

Garages: 1 Car

Soil condition: Dry

Weather: Cloudy/Recent Rain

Temp: 60-65

Date: 11/14/2025

Time:

Unit occupied: yes

Client present: yes

Attendees: Seller

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:	Not Inspected See Comments Below	
2	Ventilation:	Acceptable	
3	Flashings:	Not Inspected See Comments Below	
4	Skylights:	N/A	
5	Chimneys:	Acceptable	
6	Gutter system:	Most Acceptable Repair - See Comments below	Maintenance Item
7	:		
8	:		

INFORMATION

9	Main roof age: <u>15 Years old approximately</u>	14	Ventilation: <u>Eaves & Dormers</u>
10	Other roof age:	15	Chimney: <u>N/A - Gas Only Type</u>
11	Inspection method: <u>Walked entire roof</u>	16	Chimney flue: <u>Metal Gas Flue Vent</u>
12	Roof covering: <u>Fiberglass Shingle</u>	17	Gutters: <u>Aluminum</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable & Hip</u>

ROOF COMMENTS

18 **General Note:** Our roof inspection is to report on the type and condition of the roofing materials, missing and/or damaged materials and attachments. (excluding ancillary items such as antennas, satellite dishes, solar panels, etc.) This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Structures that have concrete tile, clay or wood shake/shingle materials that are going to be tented for fumigation are advised to be reinspected for damage caused after the tent is removed and prior to the close of escrow.

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.

Information Note: The roof system was not inspected because this is an association owned part of the structure. A very diligent inspection for leaks was performed at the interior of the home and in the attic. There were no visible signs of leaks at the time of inspection.

Exterior

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

INFORMATION

9	Siding type:	Wood	13	Window Type:	Fixed/Sliding & Single Hung
10	Veneer type:	None			
11	Trim/fascias type:	Wood	14	Window material:	Aluminum
12	Door type:	Wood & Wood/Glass	15	Electric service cable:	Underground

EXTERIOR COMMENTS

16 **Information Note:** There are dual pane windows installed in this home. One of the more common problems associated with this type of window is "fogging" where water is trapped between the two panes of glass. A very diligent inspection is performed from the exterior and interior of the home to detect this problem however, variations in light, time of day, weather, and dirt/salt on the windows can mask this condition. In this particular case it was cloudy with light rain conditions. 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 moisture damage to the fascia boards in the following locations:
 - A.) The fascia board at the base of the second story west facing gable.
 - B.) The fascia board at the inside corner of the eave above the front entry.
 - C.) The fascia board at the second story NE corner of the roof.

2.) There is one damaged screen at the kitchen bay window.

3.) There are some small tears in the screen door at the sliding glass door in the master bedroom.

4.) The bottom latch is jammed at the fixed half of the double exterior doors in the dining room.

5.) There is a gap where the gas line penetrates the exterior wall at the chimney enclosure. This gap needs to be sealed with caulking to prevent water intrusion.



INSPECTION PHOTOS

Exterior

EX



Moisture damage at the fascia board.

Exterior

EX



Moisture damage at the fascia board.

Exterior

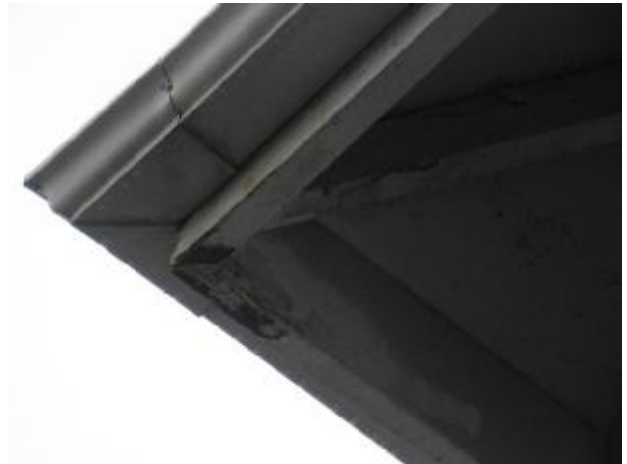
EX



Seal the gap where the gas line penetrates the exterior wall.

Exterior

EX



Moisture damage at the fascia board.

Grounds & Drainage

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

INFORMATION

9	Walks & Steps:	Concrete	13	Porch:	Concrete & Water Proof Deck
10	Patio:	Concrete & Pavers	14	Location:	Front
11	Location:	Side & Rear	15	Retaining walls:	N/A
12	Driveway:	Asphalt	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.

1.) Part of the fence in the backyard is leaning.

Safety Upgrade Note: The railings at the water proof deck 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.



INSPECTION PHOTOS

Grounds & Drainage

GD



No leaks observed below the water proof deck.

Grounds & Drainage

GD



No leaks observed below the water proof deck.

Grounds & Drainage

GD



Part of the fence in the backyard is leaning.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Functional	See General Note Below	
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:	Most Acceptable	Repair - See Comments Below	Maintenance Item

INFORMATION

11 # Heating Units: <u>1</u>	18	# Cooling Units: <u>1</u>
12 Heating Types: <u>Forced Air</u>	19	A/C Types: <u>Electric Central Air</u>
13 Heating Ages: <u>22</u> years	20	A/C age: <u>38</u>
14 Heating Fuels: <u>Natural Gas</u>	21	Filter: <u>Disposable Media - R/A Grille</u>
15 Distribution: <u>Ductwork</u>	22	Heat Source Mfg. <u>Payne</u>
16 Duct Insulation Type: <u>Fiberglass</u>	23	A/C Source Mfg. <u>Ruud</u>
17 Gas Shutoff Location: <u>Building - South Wall</u>		

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 that 10 years old are considered at the end of a normal life expectancy by the standards of most manufactures and tradesmen. The inspector will operate these systems to see if they are functional at the time of inspection however, they may be subject to failure at any time. If concerned about life expectancy of these systems, it is advised to have these systems fully evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.

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

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable	
2	Waste/vent pipes:	Acceptable	
3	Funct'l water flow:	Acceptable	
4	Funct'l waste drain:	Acceptable	
5	Well system:	N/A	
6	Septic system:	N/A	
7	Water heater:	Most Acceptable Repair - See Comments Below	Maintenance Item
8	TPR Valve:	Most Acceptable Repair - See Comments Below	Safety Hazard

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:	Poly Foam	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	NW Wall	17	Water Heater Manf.:	State
13	Well location:	N/A	18	Water Heater Gallons:	40 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.

Information Note: There are water softener and reverse osmosis systems installed in this home. These systems are inspected for leaks but chemical testing of the water and operation of the units are outside the scope or expertise of this inspection.

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

Repair Note: The vent flue sections for the water heater exhaust need to be secured with screws and sealed with foil tape.



INSPECTION PHOTOS

Plumbing

P



The water pressure was measured at 55 psi.

Plumbing

P



Screws missing at the water heater exhaust.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	Acceptable	
2	Ground:	Acceptable	
3	GFCI:	Most Acceptable	Repair - See Comments Below
4	Amperage:	Acceptable	Safety Upgrade
5	Wiring:	Acceptable	
6	Outlets:	Acceptable	
7	Lighting:	Acceptable	
8	Subpanel(s):	Acceptable	

INFORMATION

9	Amps: 100	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes
11	Main box location: NE Wall	16	Ground fault protection at: Exterior, Bathroom(s), Garage & Kitchen
12	Main Disconnect: At Main Panel	17	Main box type: Breakers
13	Main service conductor: Copper	18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

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

Safety Upgrade Note: There is no GFCI protection for the outlet at the water proof deck due t the age of this home. Recommend upgrading for safety.

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:	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?	Both	

KITCHEN AND LAUNDRY COMMENTS

26 [Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. Stored personal belongings can restrict viewing of cabinet interiors and should be checked during your final walkthrough prior to close of escrow. Dishwasher cleaning and drying adequacy is not verified.](#)

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

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:	Most Acceptable	Repair - See Comments Below	Active Leak
7 Toilets:	Most Acceptable	Repair - See Comments Below	Maintenance Item
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 1.8 GPM
- B.) The hall bathroom has a low flow 1.28 GPF toilet. The shower does have a low flow shower head of 1.8 GPM.
- C.) The half bathroom has a low flow 1.28.

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

1.) There is a leak at the left faucet in the master bathroom.

INSPECTION PHOTOS

Bathroom

B



Leak at the left sink faucet in the master bathroom.

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:	Acceptable		
7 Smoke detectors:	Acceptable	See Comments Below	
8 CO detectors:	Present		
9 Stairs/balcony/rails:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
10 :			

INFORMATION

11 Rooms inspected: Bedrooms #: 3 <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 2px;">Living Room</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Dining Room</div>	12 Walls & ceilings: <u>Sheet Rock</u> 13 Floors: <u>Wood, Carpet & Vinyl</u> 14 Number of wet bars: <u>0</u> 15 Number of fireplaces/woodstoves: <u>1</u> 16 Fuel source: <u>Natural Gas</u>
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INTERIOR ROOM COMMENTS

17 **Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated. Furnishings in the interior of the home can conceal physical or moisture damage. Recommend checking carefully on your final walkthrough. Any concerns should be reinspected prior to close of escrow.**

Information Note: Smoke detectors were present in the following locations at the time of inspection: In the living room, upstairs 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 SE bedroom.
- 2.) The pocket door in the half bathroom is off the tracks and rub/sticks on the framing.

Safety Upgrade Note: The railing at the upstairs hallway does not meet the current height requirement of minimum 42 inches. Although the current height may have meet the standards at the time of construction, upgrading to meet the newest standard is recommended.

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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
7	Firewall/firedoor:	Acceptable		
8	Doors & windows:	Acceptable		
9	Garage doors:	Acceptable		
10	Door openers:	Acceptable		
11	Electrical:		See the Electrical Page	
12	Heating & cooling:	N/A		

INFORMATION

EXTERIOR		INTERIOR	
13	Location: Attached garage - same as house	17	Walls & ceilings: Sheet rock
14	Roof covering: N/A - House above Garage	18	Floors: Concrete
15	Roof age:	19	Garage door: Single Overhead
16	Gutters:		

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.**

1.) There is minor moisture damage to the water heater platform in the garage.



INSPECTION PHOTOS

Garage & Carport

GC



Minor moisture damage to the water heater platform.

Attic

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

INFORMATION

11	# of Attic areas: <u>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>Batts 6"</u>

ATTIC COMMENTS

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

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: 11/14/2025

8375 Amapoa Avenue

File # 21302

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.

Information Note: The roof system was not inspected because this is an association owned part of the structure. A very diligent inspection for leaks was performed at the interior of the home and in the attic. There were no visible signs of leaks at the time of inspection.

EXTERIOR

1.) There is moisture damage to the fascia boards in the following locations:

- A.) The fascia board at the base of the second story west facing gable.
- B.) The fascia board at the inside corner of the eave above the front entry.
- C.) The fascia board at the second story NE corner of the roof.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

Deficiency Summary

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

Insp Date: 11/14/2025

8375 Amapoa Avenue

File # 21302

2.) There is one damaged screen at the kitchen bay window.

3.) There are some small tears in the screen door at the sliding glass door in the master bedroom.

4.) The bottom latch is jammed at the fixed half of the double exterior doors in the dining room.

5.) There is a gap where the gas line penetrates the exterior wall at the chimney enclosure. This gap needs to be sealed with caulking to prevent water intrusion.

GROUNDS

1.) Part of the fence in the backyard is leaning.

Safety Upgrade Note: The railings at the water proof deck 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.

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.

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

PLUMBING

Information Note: There are water softener and reverse osmosis systems installed in this home. These systems are inspected for leaks but chemical testing of the water and operation of the units are outside the scope or expertise of this inspection.

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

Repair Note: The vent flue sections for the water heater exhaust need to be secured with screws and sealed with foil tape.

ELECTRICAL

Safety Upgrade Note: There is no GFCI protection for the outlet at the water proof deck due t the age of this home. Recommend upgrading for safety.

KITCHEN & LAUNDRY

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.

Deficiency Summary

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

Insp Date: 11/14/2025

8375 Amapoa Avenue

File # 21302

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.

BATHROOM

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

1.) There is a leak at the left faucet in the master bathroom.

INTERIOR

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

1.) The base guide is missing at the closet doors in the SE bedroom.

2.) The pocket door in the half bathroom is off the tracks and rub/sticks on the framing.

Safety Upgrade Note: The railing at the upstairs hallway does not meet the current height requirement of minimum 42 inches. Although the current height may have meet the standards at the time of construction, upgrading to meet the newest standard is recommended.

GARAGE

1.) There is minor moisture damage to the water heater platform in the garage.