

# 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:*

**April Fehrer**  
**519 N Ferrocarril**  
**Atascadero, CA 93422**



*Inspected by:* **Gregory S. Terry**



## **Table of Contents**

General Information.....1	Bathrooms.....9
Roof.....2	Interior Rooms.....10
Exterior.....3	Garage & Carport.....11
Grounds & Drainage....4	Attic.....12
Heating & Cooling.....5	Foundation.....13
Plumbing.....6	Deficiency Summary
Electrical.....7	Addendum.....(if noted)
Kitchen & Laundry.....8	Photos.....(if noted)



PROPERTY / CLIENT INFORMATION

Report Date: 1/6/2026

Customer File # 21412
:
: April Fehrer

Address:

Phone:

Fax:

Email:

Inspection location: 519 N Ferrocarril
Atascadero , CA 93422

Send report to:

Phone:

County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: South
Estimated Age: 21
Type Structure: Single Family Home
Stories: 1
Type Foundation: Slab
Soil condition: Dry
Weather: Clear
Date: 1/6/2026
Unit occupied: no
Attendees: Inspector Only
Bedrooms: 2
Levels: 1
Full Baths: 1
Half Baths:
Garages: N/A
Temp: 60-65
Time:
Client present: no

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.

Handwritten signature of Gregory S. Terry

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:	<b>Most Acceptable</b>	<b>Repair - See Comments below</b>	<b>Maintenance Item</b>
2	Ventilation:	<b>Acceptable</b>		
3	Flashings:	<b>Most Acceptable</b>	<b>Repair - See Comments below</b>	<b>Maintenance Item</b>
4	Skylights:	<b>N/A</b>		
5	Chimneys:	<b>N/A</b>		
6	Gutter system:	<b>Acceptable</b>	<b>See Comments Below</b>	
7	:			
8	:			

## INFORMATION

9	Main roof age: <b><u>21 Years old approximately</u></b>	14	Ventilation: <b><u>Eaves &amp; Dormers</u></b>
10	Other roof age:	15	Chimney: <b><u>None</u></b>
11	Inspection method: <b><u>Walked entire roof</u></b>	16	Chimney flue: <b><u>N/A</u></b>
12	Roof covering: <b><u>Cement Tile</u></b>	17	Gutters: <b><u>Aluminum</u></b>
13	Roofing layers: <b><u>1st</u></b>	18	Roof Style: <b><u>Hip</u></b>

## ROOF COMMENTS

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

**Information Note:** Some of the down spouts have underground drains. These are noted but not tested.

**Maintenance Note:** The sealant at the flashings has become cracked and deteriorated from exposure to the sun. Recommend resealing the flashings to prevent water intrusion.

1.) The storm collar is missing at the furnace exhaust vent flashing. This may subject this flashing to leaks.

2.) There is one displaced roof tile at the west facing slope.



**INSPECTION PHOTOS**

**Roof # R**



**Missing storm collar at the furnace exhaust vent flashing.**

**Roof # R**



**Deteriorated sealant at the vent flashings.**

**Roof # R**



**Displaced roof tile on the west facing slope.**

# Exterior

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

## INFORMATION

9	Siding type: <b>Stucco</b>	13	Window Type: <b>Fixed/Sliding &amp; Single Hung</b>
10	Veneer type: <b>None</b>		
11	Trim/fascias type: <b>Wood</b>	14	Window material: <b>Vinyl</b>
12	Door type: <b>Metal/Glass</b>	15	Electric service cable: <b>Underground</b>

## EXTERIOR COMMENTS

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



- 1.) There is moisture damage to the base of the spine at the water heater closet door.

## INSPECTION PHOTOS

Exterior

# EX



Moisture damage at the base of the water heater closet door.

# Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	<b>Acceptable</b>	
2	Trees & shrubs:	<b>Acceptable</b>	
3	Walks & Steps:	<b>Most Acceptable</b>	<b>Safety Hazard</b>
4	Porch/Deck	<b>Acceptable</b>	
5	Driveway:	<b>Acceptable</b>	
6	Retaining walls:	<b>N/A</b>	
7	Fencing & Gates:	<b>N/A</b>	
8	:		

## INFORMATION

9	Walks & Steps:	<b>Concrete &amp; Pavers</b>	13	Porch:	<b>Concrete</b>
10	Patio:	<b>N/A</b>	14	Location:	<b>Front</b>
11	Location:		15	Retaining walls:	<b>N/A</b>
12	Driveway:	<b>Asphalt</b>	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.**



**Safety Hazard Note: There is a tripping hazard at the interface of the paver walkway and the front concrete patio at the SW corner of the home.**

## INSPECTION PHOTOS

Grounds & Drainage

# GD



Tripping hazard at the SW corner of the home.

# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	<b>Most Functional</b>	<b>Recommend Evaluation by a licensed HVAC Contractor</b>	<b>Moderate Concern</b>
2 Heating operation:	<b>Functional</b>		
3 System back-up:	<b>N/A</b>		
4 Exhaust system:	<b>Acceptable</b>		
5 Distribution:	<b>Acceptable</b>		
6 Thermostat:	<b>Functional</b>		
7 Gas Piping:	<b>Acceptable</b>		
8 Condensate:	<b>Acceptable</b>		
9 :			
10 Filter:	<b>Acceptable</b>		

### 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>21</u> years	20	A/C age: <u>21</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>Payne</u>
17 Gas Shutoff Location: <u>East 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 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.**

**Mechanical System Note: The temperature differential for the air conditioning system is inadequate. (This is the temperature difference between the return air and the supply air) This typically indicates that the system is due for servicing and a recharge but it could be attributed to a more serious problem. Recommend further evaluation 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	See Comments Below
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:	Poly Foam	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	NW Wall	17	Water Heater Manf.:	Bradford White
13	Well location:	N/A	18	Water Heater Gallons:	40
			19	Age:	10 years
				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.

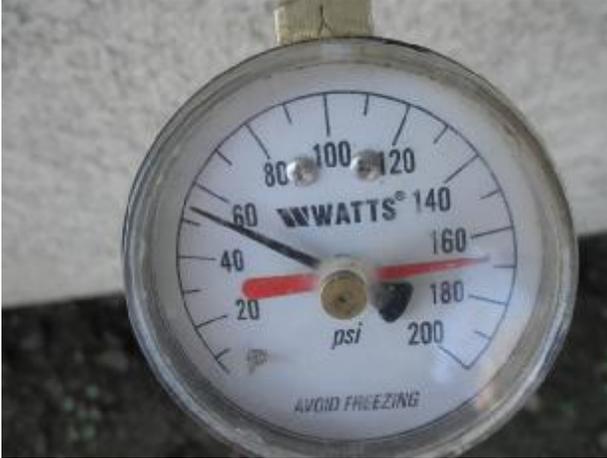
Information Note: The water heater is older and may have a limited life expectancy.



## INSPECTION PHOTOS

Plumbing

# P



The water pressure was measured at 55 psi.

# Electrical System

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

### INFORMATION

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

### ELECTRICAL SYSTEM COMMENTS

19 **Safety Hazard Note:** A temporary extension chord is used for power to the dishwasher. This is recommended to be replaced with permanent wiring.



## INSPECTION PHOTOS

Electrical

# EL



Temporary cord used for the dishwasher.

# Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
<b>KITCHEN</b>			
1	Walls/ceiling/floor:		
2	Doors & windows:	<b>Acceptable</b>	
3	Heating & cooling:	<b>See HVAC Page</b>	
4	Cabinets/shelves:	<b>Acceptable</b>	
5	Sink plumbing:	<b>Acceptable</b>	

<b>APPLIANCES</b>			
6	Disposal:	<b>Functional</b>	
7	Dishwasher:	<b>Functional</b>	
8	:		
9	Exhaust fan:	<b>Functional</b>	
10	Microwave:	<b>Functional</b>	
11	:		
12	:		
13	Range/oven:	<b>Functional</b>	
14	Gas or electric?	<b>Gas</b>	

<b>LAUNDRY</b>			
15	Walls/ceiling/floor:	<b>See Interior Page</b>	
16	Doors & windows:	<b>See Interior Page</b>	
17	Washer plumbing:	<b>Acceptable</b>	
18	Sink plumbing:	<b>N/A</b>	
19	Cabinets/shelves:	<b>N/A</b>	
20	Heating & cooling:	<b>See HVAC Page</b>	
21	Dryer vent:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>
22	:		
23	:		
24	Dryer service:	<b>Unknown</b>	<b>See Comments Below</b>
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. Dishwasher cleaning and drying adequacy is not verified.**



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

**Information Note:** 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**



**The laundry units block access to the connections.**

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: 12 # of Full baths: 1 13 # of 3/4 baths:

## BATHROOM COMMENTS

14 **Our inspection of the bathrooms is to report on visible leaks and operations of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only.**

**Low Flow Information for State requirements:**

A.) The bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 1.5 GPM

# Interior Rooms

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

## INFORMATION

11 Rooms inspected: Bedrooms #: <u>2</u> <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>Carpet &amp; Laminate</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.**

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

# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof: <b>N/A</b>		
2	Walls: <b>N/A</b>		
3	Eaves: <b>N/A</b>		
4	Electrical: <b>N/A</b>		
5	Gutters: <b>N/A</b>		

## INTERIOR

6	Walls/ceiling/floor: <b>N/A</b>		
7	Firewall/firedoor: <b>N/A</b>		
8	Doors & windows: <b>N/A</b>		
9	Garage doors: <b>N/A</b>		
10	Door openers: <b>N/A</b>		
11	Electrical: <b>N/A</b>		
12	Heating & cooling: <b>N/A</b>		

## INFORMATION

EXTERIOR		INTERIOR	
13	Location: _____	17	Walls & ceilings: _____
14	Roof covering: _____	18	Floors: _____
15	Roof age: _____	19	Garage door: _____
16	Gutters: _____		

## GARAGE & CARPORT COMMENTS

20 Information Note: There is no garage or carport at the subject property.

# Attic

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

## INFORMATION

11	# of Attic areas: <u>1</u>	14	Framing: <u>Truss system</u>
12	Access locations: <u>Hallway</u>	15	Sheathing: <u>OSB 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	<b>Slab</b>		
1 Access:	<b>N/A</b>		
2 Foundation walls:	<b>N/A</b>		
3 Floor framing:	<b>N/A</b>		
4 Insulation:	<b>N/A</b>		
5 Ventilation:	<b>N/A</b>		
6 Sump pump:	<b>N/A</b>		
7 Dryness/drainage:	<b>N/A</b>		
8 Floor/Slab:	<b>Acceptable</b>	<b>See Comments Below</b>	
9 Vapor Retarder:	<b>N/A</b>		
10 Anchor Bolts:	<b>Present</b>		

### 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: 1/6/2026

519 N Ferrocarril

File # 21412

**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](http://www.cpsc.gov) or [www.recalls.com](http://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: The sealant at the flashings has become cracked and deteriorated from exposure to the sun. Recommend resealing the flashings to prevent water intrusion.**

- 1.) The storm collar is missing at the furnace exhaust vent flashing. This may subject this flashing to leaks.
- 2.) There is one displaced roof tile at the west facing slope.

## **EXTERIOR**

- 1.) There is moisture damage to the base of the spine at the water heater closet door.

## **GROUNDS**

**Safety Hazard Note: There is a tripping hazard at the interface of the paver walkway and the front concrete patio at the SW**

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: 1/6/2026

519 N Ferrocarril

File # 21412

corner of the home.

## 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.

**Mechanical System Note:** The temperature differential for the air conditioning system is inadequate. (This is the temperature difference between the return air and the supply air) This typically indicates that the system is due for servicing and a recharge but it could be attributed to a more serious problem. Recommend further evaluation by a qualified and licensed HVAC contractor prior to close of escrow.

## PLUMBING

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

## ELECTRICAL

**Safety Hazard Note:** A temporary extension chord is used for power to the dishwasher. This is recommended to be replaced with permanent wiring.

## KITCHEN & LAUNDRY

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

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

## 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.

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.