

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:

Walda Williams
2424 Traditions Loop
Paso Robles, CA 93446



Inspected by: **Gregory S. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 2/10/2026

Customer File # 21478

Walda Williams

Address:

Phone:

Fax:

Email:

Inspection location: 2424 Traditions Loop
Paso Robles, CA 93446

Send report to: April Fehrer
A List properties

Phone:

County: San Luis Obispo

Area/Neighborhood: The Traditions

Sub-division:

GENERAL INFORMATION

Main entry faces: North

Bedrooms: 3

Estimated Age: 21

Levels: 1

Type Structure: Single Family Home

Full Baths: 2

Stories: 1

Half Baths:

Type Foundation: Slab

Garages: 2 Car

Soil condition: Dry

Weather: Cloudy

Temp: 50-55

Date: 2/10/2026

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.

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: Most Acceptable	Repair - See Comments below	Moderate
2	Ventilation: Acceptable		
3	Flashings: Most Acceptable	Repair - See Comments below	Maintenance Item
4	Skylights: Acceptable		
5	Chimneys: Acceptable		
6	Gutter system: Acceptable	See Comments Below	
7	:		
8	:		

INFORMATION

9	Main roof age: <u>21 Years old approximately</u>	14	Ventilation: <u>Eaves, Gables & 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>Cement Tile</u>	17	Gutters: <u>Aluminum</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>Gable</u>

ROOF COMMENTS

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

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

1.) There is evidence of a roof leak with moisture damage to the eave at the outside corner of the front entry roof overhang.

2.) There are three cracked and displaced roof tiles on the north facing slope.

3.) There is one broken roof tile on the east facing slope above the front entry area.

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.

Maintenance Note: The leaves and foliage debris needs to be cleared from the roof to promote positive drainage. This is particularly important at the valley(s) where water damming can cause leakage and premature deterioration of the roof materials.



INSPECTION PHOTOS

Roof # R



Evidence of a leak with moisture damage to the eave.

Roof # R



The leaves and debris need to be cleared out of the valleys.

Roof # R



Cracked and displaced tiles on the north facing slope.

Roof # R



Cracked and displaced tiles on the north facing slope.

Roof # R



Deteriorated sealant at the vent flashings.

Roof # R



Broken tile on the east facing slope.

Exterior

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

INFORMATION

9	Siding type:	Stucco & Cement Board	13	Window Type:	Fixed/Sliding & Single Hung
10	Veneer type:	None			
11	Trim/fascias type:	Wood	14	Window material:	Vinyl
12	Door type:	Vinyl & 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. In this particular case it was heavy cloud conditions at the time of inspection. 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.) Fogged windows were observed in the following locations: (See info note above)
 - A.) The fixed half of the window in the first hall bedroom.
 - B.) The fixed half of the window at the center hall bedroom.
 - C.) The upper half of the single hung window in the master bedroom.
 - D.) The upper half of the single hung window in the dining room.
- 2.) There is a damaged balance at the single hung window at the SW wall of the master bedroom.
- 3.) There is evidence of a leak at the single hung window on the NW wall of the master bedroom.
- 4.) There are two missing window screens and one damaged screen.

INSPECTION PHOTOS

Exterior

EX



Evidence of a leak at the single hung window in the master bedroom.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Acceptable	
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: Pavers	13	Porch: Concrete
10	Patio: Concrete & Pavers	14	Location: Front
11	Location: Rear	15	Retaining walls: N/A
12	Driveway: Concrete	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.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Most Functional	Recommend Evaluation by a licensed HVAC Contractor	Moderate Concern
2 Heating operation:	Functional	See General Note Below	
3 System back-up:	N/A		
4 Exhaust system:	Acceptable		
5 Distribution:	Acceptable		
6 Thermostat:	Functional		
7 Gas Piping:	Acceptable		
8 Condensate:	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>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>Lennox</u>
16 Duct Insulation Type: <u>Fiberglass</u>	23	A/C Source Mfg. <u>Lennox</u>
17 Gas Shutoff Location: <u>NW 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 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.

1.) The insulation is partially deteriorated and in need of replacement at the low-pressure line adjacent to the A/C condenser unit.

2.) The air conditioning condenser unit needs to be anchored to the concrete pad.

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.

INSPECTION PHOTOS

HVAC

HC



Deteriorated insulation at the A/C low-pressure refrigerant line.

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	Moderate Concern
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:	50 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 65 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 is a reverse osmosis system installed in this home. These systems are inspected for leaks however, water purification testing is outside the scope or expertise of this inspection. Also, in some cases these are rented units. This should be determined prior to close of escrow.

1.) The required expansion tank was not installed when the water heater was replaced.



INSPECTION PHOTOS

Plumbing

P



The water pressure was measured at 65 psi.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	Acceptable	
2	Ground:	Acceptable	
3	GFCI:	Acceptable	
4	Amperage:	Acceptable	
5	Wiring:	Acceptable	
6	Outlets:	Most Acceptable Repair - See Comments Below	Minor Concern
7	Lighting:	Most Acceptable Repair - See Comments Below	Minor Concern
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: NW Wall	16	Ground fault protection at: Exterior, Bathroom(s), Garage, Kitchen & Laundry
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.

- 1.) There is a broken cover plate at the outlet on the exterior south wall of the living room.
- 2.) The diffuser lens is missing at the ceiling light in the master closet.

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?	Both	

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:	Acceptable		
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Most Acceptable	Recommend further evaluation by a Plumbing Contractor	Moderate Concern
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 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 1.6 GPF toilet. The shower does have a low flow shower head of 2.5 GPM
- B.) The hall bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.5 GPM.

1.) The tub/shower valve in the hall bathroom is defective. The water turns off when the valve is in the full hot position.

Maintenance Note: There is a faulty diverter valve at the tub/shower in the hall bathroom. This allows water to partially flow out the tub spout when the shower is operated.

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

INFORMATION

11 Rooms inspected: Bedrooms #: 3 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Living Room</td></tr> <tr><td style="padding: 2px;">Dining Room</td></tr> <tr><td style="padding: 2px;">Kitchen Nook</td></tr> <tr><td style="padding: 2px;">Laundry Room</td></tr> </table>	Living Room	Dining Room	Kitchen Nook	Laundry Room	12 Walls & ceilings: Sheet Rock 13 Floors: Carpet, Wood & Tile 14 Number of wet bars: 0 15 Number of fireplaces/woodstoves: 1 16 Fuel source: Natural Gas
Living Room					
Dining Room					
Kitchen Nook					
Laundry Room					

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 hallway, the kitchen nook 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.

Safety Upgrade Recommendation: The smoke detectors were tested and found to be operable however; the ones in the bedrooms are older and may be unreliable. Recommend having new smoke detectors installed.

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.

- 1.) The front glass pane needs to be cleaned at the gas fireplace.

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:	Most Acceptable	Repair - See Comments Below Fire Safety Hazard
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: <u>Attached garage - same as house</u>	17	Walls & ceilings: <u>Sheet rock</u>
14	Roof covering: <u>Same as House - See Roof Page</u>	18	Floors: <u>Concrete</u>
15	Roof age: <u>21 Years old approximately</u>	19	Garage door: <u>Double Overhead</u>
16	Gutters: <u>Aluminum</u>		

GARAGE & CARPORT COMMENTS

- 20 *Information Note: The garage is approximately 20 % 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.*

Fire Safety Hazard Note: A pet door has been installed in the common door between the house and the garage. This compromises the firewall assembly that is required. Recommend replacing the door with a proper fire rated and self-closing door assembly.

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>Master Closet</u>	15	Sheathing: <u>OSB Plywood</u>
13	Access by: <u>Hatch</u>	16	Insulation: <u>Blown 6"</u>

ATTIC COMMENTS

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

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: 2/10/2026

2424 Traditions Loop

File # 21478

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.) There is evidence of a roof leak with moisture damage to the eave at the outside corner of the front entry roof overhang.
- 2.) There are three cracked and displaced roof tiles on the north facing slope.
- 3.) There is one broken roof tile on the east facing slope above the front entry area.

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.

Maintenance Note: The leaves and foliage debris needs to be cleared from the roof to promote positive drainage. This is particularly important at the valley(s) where water damning can cause leakage and premature deterioration of the roof materials.

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: 2/10/2026

2424 Traditions Loop

File # 21478

EXTERIOR

- 1.) Fogged windows were observed in the following locations: (See info note above)
 - A.) The fixed half of the window in the first hall bedroom.
 - B.) The fixed half of the window at the center hall bedroom.
 - C.) The upper half of the single hung window in the master bedroom.
 - D.) The upper half of the single hung window in the dining room.
- 2.) There is a damaged balance at the single hung window at the SW wall of the master bedroom.
- 3.) There is evidence of a leak at the single hung window on the NW wall of the master bedroom.
- 4.) There are two missing window screens and one damaged screen.

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.

- 1.) The insulation is partially deteriorated and in need of replacement at the low-pressure line adjacent to the A/C condenser unit.
- 2.) The air conditioning condenser unit needs to be anchored to the concrete pad.

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

- 1.) The required expansion tank was not installed when the water heater was replaced.

ELECTRICAL

- 1.) There is a broken cover plate at the outlet on the exterior south wall of the living room.
- 2.) The diffuser lens is missing at the ceiling light in the master closet.

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

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Deficiency Summary

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

Insp Date: 2/10/2026

2424 Traditions Loop

File # 21478

have the dryer lint exhaust vent professionally cleaned prior to the installation of the dryer and then annually after that.

BATHROOM

1.) The tub/shower valve in the hall bathroom is defective. The water turns off when the valve is in the full hot position.

Maintenance Note: There is a faulty diverter valve at the tub/shower in the hall bathroom. This allows water to partially flow out the tub spout when the shower is operated.

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.

Safety Upgrade Recommendation: The smoke detectors were tested and found to be operable however; the ones in the bedrooms are older and may be unreliable. Recommend having new smoke detectors installed.

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.

1.) The front glass pane needs to be cleaned at the gas fireplace.

GARAGE

Fire Safety Hazard Note: A pet door has been installed in the common door between the house and the garage. This compromises the firewall assembly that is required. Recommend replacing the door with a proper fire rated and self-closing door assembly.

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