

# 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:*

**Debra Trout  
345 Black Hawk  
Nipomo, CA 93444**



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



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PROPERTY / CLIENT INFORMATION

Report Date: 2/20/2026

Customer File # 21494

: Debra Trout

Address:

Phone:

Fax:

Email:

Inspection location: 345 Black Hawk Nipomo, CA 93444

Send report to: Kate Hendrickson & Monica King Haven

Phone:

County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: West

Bedrooms: 3

Estimated Age: 32

Levels: 1

Type Structure: Single Family Home

Full Baths: 2

Stories: 1

Half Baths:

Type Foundation: Slab

Garages: 2 Car

Soil condition: Dry

Weather: Clear

Temp: 60-65

Date: 2/20/2026

Time:

Unit occupied: no

Client present: no

Attendees: Inspector Only

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: <b>Acceptable</b>	<b>See Comments Below</b>	
2	Ventilation: <b>Acceptable</b>		
3	Flashings: <b>Most Acceptable</b>	<b>Repair - See Comments below</b>	<b>Potential Leak</b>
4	Skylights: <b>Acceptable</b>		
5	Chimneys: <b>Acceptable</b>		
6	Gutter system: <b>Not Present</b>	<b>Repair - See Comments below</b>	<b>Maintenance Item</b>
7	:		
8	:		

## INFORMATION

9	Main roof age: <u>1 Years old approximately</u>	14	Ventilation: <u>Eaves, Gables &amp; 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>None</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.



**Maintenance Note:** Recommend installing gutters and downspouts to improve lot drainage and protect the exterior of the home. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.



**Information Note:** The roof appears to have been very recently installed. Buyer is recommended to obtain all paperwork, invoices and and warranty provided by the roofing contractor who performed the work.

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

**Repair Note:** There is no cricket flashing installed at the chimney enclosure. This is required when the enclosure is greater than 30 inches wide. This may render this area to potential leaks.

## INSPECTION PHOTOS

Roof

# R



Missing storm collar at the water heater exhaust vent flashing.

Roof

# R



Missing cricket at the chimney enclosure.

# Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding: <b>Acceptable</b>		
2	Trim/fascias/soffits: <b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Moderate Concern</b>
3	Veneer: <b>Acceptable</b>		
4	Doors: <b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Moderate Concern</b>
5	Windows: <b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Moderate Concern</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</b>
10	Veneer type: <b>Brick</b>		
11	Trim/fascias type: <b>Wood</b>	14	Window material: <b>Aluminum</b>
12	Door type: <b>Metal &amp; Sliders</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.) The following windows are fogged: (See info note above.)
  - A.) The fixed portion of the window in the north bedroom.
  - B.) The fixed portion of the window on the south wall in the front bedroom.
  - C.) Both of the fixed windows on the south wall in the dining room.
  - D.) The fixed portion of the window above the kitchen sink.



- 2.) There are two damaged window screens.
- 3.) There is moisture damage to the base of the rear entry door to the garage and the threshold is missing.
- 4.) The sliding glass door in the master bedroom has small animal scratches in the glass and the screen door is torn.
- 5.) There is moisture damage to the fascia board at the SE corner of the master bedroom.

**Information Note:** OSB plywood has been used at the exterior eaves. This type of plywood is not rated for exterior use and may be subject to moisture damage.

## INSPECTION PHOTOS

Exterior

# EX



Moisture damage to the base of the rear entry door to the garage.

Exterior

# EX



Moisture damage to the fascia board at the SE corner of the master bedroom.

# Grounds & Drainage

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

## INFORMATION

9	Walks & Steps:	<b>Concrete</b>	13	Porch:	<b>Concrete</b>
10	Patio:	<b>Concrete</b>	14	Location:	<b>Front</b>
11	Location:	<b>Rear</b>	15	Retaining walls:	<b>N/A</b>
12	Driveway:	<b>Concrete</b>	16	:	

## GROUND & DRAINAGE COMMENTS

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

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

**Drainage Note: The drainage at part of the backyard sluggish. Drainage improvements may be needed.**

**Maintenance Note: Part of the fencing is leaning in the north side yard and the fence gate at the center of the backyard is damaged and laying on the ground.**

1.) There is a general settlement crack in the backyard concrete patio.



## INSPECTION PHOTOS

Grounds & Drainage

# GD



Part of the fence is leaning in the north side yard.

Grounds & Drainage

# GD



Parts of the backyard have sluggish drainage.

Grounds & Drainage

# GD



General settlement crack in the concrete patio.

Grounds & Drainage

# GD



Damaged fence gate in the backyard.

# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	<b>N/A</b>	
2	Heating operation:	<b>Not Tested</b>	<b>See Comments Below</b>
3	System back-up:	<b>N/A</b>	
4	Exhaust system:	<b>Acceptable</b>	
5	Distribution:	<b>Not Tested</b>	<b>See Comments Below</b>
6	Thermostat:	<b>Functional</b>	
7	Gas Piping:	<b>Not Tested</b>	<b>See Comments Below</b>
8	Condensate:	<b>N/A</b>	
9	:		
10	Filter:	<b>Acceptable</b>	

### INFORMATION

11 # Heating Units: <u>1</u>	18 # Cooling Units: <u>0</u>
12 Heating Types: <u>Forced Air</u>	A/C Types: _____
13 Heating Ages: <u>6</u> years	A/C age: _____
14 Heating Fuels: <u>Natural Gas</u>	Filter: <u>Disposable Media - R/A Grille</u>
15 Distribution: <u>Ductwork</u>	Heat Source Mfg. <u>York (40,000 BTU)</u>
16 Duct Insulation Type: <u>Fiberglass</u>	A/C Source Mfg. _____
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.**

**Information Note: The gas meter was locked off at the time of inspection therefore, I was unable to test the gas furnace(s). Recommend performing a supplemental inspection when the gas service is restored.**

## INSPECTION PHOTOS

HVAC

# HC



The gas meter was locked off at the time of inspection.

# 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:	Not Tested	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:	None	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	Garage - South Wall	17	Water Heater Manf.:	Rheem
13	Well location:	N/A	18	Water Heater Gallons:	40
			19	Age:	15 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 60 psi at the time of inspection. This is within a normal and acceptable range.**

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

**Information Note: The gas meter was locked off at the time of inspection therefore, I was unable to test the water heater. Also, it was not possible to test for the correct orientation of hot & cold at all of the plumbing fixtures. Recommend performing a supplemental inspection when the gas service is restored.**

# 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> Repair - See Comments Below	<b>Safety Hazard</b>
6	Outlets:	<b>Most Acceptable</b> Repair - See Comments Below	<b>Maintenance Item</b>
7	Lighting:	<b>Acceptable</b>	
8	:		

### 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>NW Wall</b>	16	Ground fault protection at: <b>Exterior, Bathroom(s), Garage &amp; Kitchen</b>
12	Main Disconnect: <b>At Main Panel</b>	17	Main box type: <b>Breakers</b>
13	Main service conductor: <b>Copper</b>	18	Wiring type: <b>Romex</b>

### ELECTRICAL SYSTEM COMMENTS

19 **Safety Hazard Note:** There is surface mounted wiring installed in the garage. This is required to be installed in conduit or have a wall surface installed over it for physical protection.

**Safety Hazard Note:** There is horizontal wiring installed in the garage which is less than seven feet off the ground. This is required to be installed in conduit or have a wall surface installed over it for physical protection.

1.) There is no power to the top half of the outlet on the north wall in the front bedroom. There was still no power even after the light switch in the room was switched on and off. The outlet itself is loose and the cover plate is broken.



## INSPECTION PHOTOS

Electrical

# EL



Outlet loose, cover plate broken and no power to the top half in the front bedroom.

Electrical

# EL



Horizontal wiring in the garage less than seven feet.

Electrical

# EL



Surface mounted wiring in the garage.

# 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>Most Functional</b>	<b>Repair - See Comments Below</b>	<b>Maintenance Item</b>
11	:			
12	:			
13	Range/oven:	<b>Not Tested</b>	<b>See Comments Below</b>	
14	Gas or electric?	<b>Gas</b>		

<b>LAUNDRY</b>				
15	Walls/ceiling/floor:	<b>Acceptable</b>	<b>See Comments Below</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>Acceptable</b>		
20	Heating & cooling:		<b>See HVAC Page</b>	
21	Dryer vent:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Maintenance Item</b>
22	:			
23	:			
24	Dryer service:	<b>Acceptable</b>		
25	Gas or electric?	<b>Both</b>		

### 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.

1.) The microwave was not vented to the outside.



# Kitchen & Laundry

## KITCHEN AND LAUNDRY COMMENTS - Continued

26 **Information Note:** The gas meter was locked off at the time of inspection therefore, I was unable to test the gas appliances in the kitchen or the gas service to the laundry room. Recommend performing a supplemental inspection when the gas service is installed.

2.) There is moisture damage below the water lines in the laundry room. Also, a portion of the drywall was cut out directly below this. Suggest reviewing with the seller of any past leaks.


## INSPECTION PHOTOS

Kitchen & Laundry

# K



Moisture damage to the wall below the water lines in the laundry room.

Kitchen & Laundry

# K



Drywall opened in the laundry room.

Kitchen & Laundry

# K



Microwave vent to the outside was not connected.

Menu

# Bathrooms

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

**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 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 1.5 GPM.

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

1.) The drain stopper is missing at the tub in the master bathroom.

2.) The diverted valve at the tub spout has seized in the hall bathroom.

# 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>Not Tested</b>	<b>See Comments Below</b>	
7 Smoke detectors:	<b>Acceptable</b>	<b>See Comments Below</b>	
8 CO detectors:	<b>Not Present</b>	<b>Repair - See Comments Below</b>	<b>Safety Hazard</b>
9 Stairs/balcony/rails:	<b>N/A</b>		
10 :			

## INFORMATION

11 Rooms inspected: Bedrooms #: <b>3</b> <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: <b>Sheet Rock</b>  13 Floors: <b>Carpet &amp; Vinyl</b>  14 Number of wet bars: <b>0</b>  15 Number of fireplaces/woodstoves: <b>1</b>  16 Fuel source: <b>Natural Gas</b>
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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.**

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

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

**Information Note:** The gas meter was locked off at the time of inspection therefore, I was unable to test the gas fireplace. Recommend performing a supplemental inspection when the gas service is installed.

# 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:	Most Acceptable	Repair - See Comments Below Safety Hazard
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 &amp; Mostly Unfinished</u>
14	Roof covering: <u>Same as House - See Roof Page</u>	18	Floors: <u>Concrete</u>
15	Roof age: <u>1 Years old approximately</u>	19	Garage door: <u>Double Overhead</u>
16	Gutters: <u>None</u>		

## GARAGE & CARPORT COMMENTS

20 **Safety Hazard Note:** The photo eye sensors for the safety reverse on the garage door auto opener are installed too high. They should be installed from 4 to 6 inches above the top of the concrete slab.

**Fire Safety Hazard Note:** There are nonmetallic heating ducts in the garage above the furnace. This compromises the firewall separation required between the house and the garage. This ducting is required to be solid sheet metal when inside the garage space.



## INSPECTION PHOTOS

Garage & Carport

# GC



Flexible duct installed in the garage.

# Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access: <b>Limited</b>	<b>See Comments Below</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>Blown 6"</u>

## ATTIC COMMENTS

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

**Information Note:** Due to low clearance and ducting the attic was inspected from the access hatch only.

# 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: 2/20/2026

345 Black Hawk

File # 21494

**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:** Recommend installing gutters and downspouts to improve lot drainage and protect the exterior of the home. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.

**Information Note:** The roof appears to have been very recently installed. Buyer is recommended to obtain all paperwork, invoices and and warranty provided by the roofing contractor who performed the work.

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

**Repair Note:** There is no cricket flashing installed at the chimney enclosure. This is required when the enclosure is greater than 30 inches wide. This may render this area to potential leaks.

## EXTERIOR

1.) The following windows are fogged: (See info note above.)

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: 2/20/2026

345 Black Hawk

File # 21494

- A.) The fixed portion of the window in the north bedroom.
  - B.) The fixed portion of the window on the south wall in the front bedroom.
  - C.) Both of the fixed windows on the south wall in the dining room.
  - D.) The fixed portion of the window above the kitchen sink.
- 2.) There are two damaged window screens.
- 3.) There is moisture damage to the base of the rear entry door to the garage and the threshold is missing.
- 4.) The sliding glass door in the master bedroom has small animal scratches in the glass and the screen door is torn.
- 5.) There is moisture damage to the fascia board at the SE corner of the master bedroom.

**Information Note:** OSB plywood has been used at the exterior eaves. This type of plywood is not rated for exterior use and may be subject to moisture damage.

## GROUNDS

**Drainage Note:** The drainage at part of the backyard sluggish. Drainage improvements may be needed.

**Maintenance Note:** Part of the fencing is leaning in the north side yard and the fence gate at the center of the backyard is damaged and laying on the ground.

- 1.) There is a general settlement crack in the backyard concrete patio.

## HVAC

**Information Note:** The gas meter was locked off at the time of inspection therefore, I was unable to test the gas furnace(s). Recommend performing a supplemental inspection when the gas service is restored.

## PLUMBING

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

**Information Note:** The gas meter was locked off at the time of inspection therefore, I was unable to test the water heater. Also, it was not possible to test for the correct orientation of hot & cold at all of the plumbing fixtures. Recommend performing a supplemental inspection when the gas service is restored.

## ELECTRICAL

**Safety Hazard Note:** There is surface mounted wiring installed in the garage. This is required to be installed in conduit or have a wall surface installed over it for physical protection.

**Safety Hazard Note:** There is horizontal wiring installed in the garage which is less than seven feet off the ground. This is required to be installed in conduit or have a wall surface installed over it for physical protection.

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1.) There is no power to the top half of the outlet on the north wall in the front bedroom. There was still no power even after the light switch in the room was switched on and off. The outlet itself is loose and the cover plate is broken.

## KITCHEN & LAUNDRY

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

1.) The microwave was not vented to the outside.

## BATHROOM

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

1.) The drain stopper is missing at the tub in the master bathroom.

2.) The diverted valve at the tub spout has seized in the hall 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.

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

**Information Note:** The gas meter was locked off at the time of inspection therefore, I was unable to test the gas fireplace. Recommend performing a supplemental inspection when the gas service is installed.

## GARAGE

**Safety Hazard Note:** The photo eye sensors for the safety reverse on the garage door auto opener are installed too high. They should be installed from 4 to 6 inches above the top of the concrete slab.

**Fire Safety Hazard Note:** There are nonmetallic heating ducts in the garage above the furnace. This compromises the firewall separation required between the house and the garage. This ducting is required to be solid sheet metal when inside the garage space.

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