

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 Reinier & Russell Mathis
9290 Carmel Road
Atascadero, CA 93422



Inspected by: **Gregory S. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 2/12/2026

Customer File # 21486
:
: Debra Reinier & Russell Mathis

Address:

Phone:
Fax:
Email:

Inspection location: 9290 Carmel Road
Atascadero, CA 93422

Send report to: Lynn Neal

Phone:
County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: North
Estimated Age: 48
Type Structure: Single Family Home
Stories: 1
Type Foundation: Slab & Substructure
Soil condition: Dry
Weather: Clear
Date: 2/12/2026
Unit occupied: yes
Attendees: Seller
Bedrooms: 3
Levels: 1
Full Baths: 4
Half Baths:
Garages: N/A
Temp: 60-70
Time:
Client present: yes

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

INFORMATION

9 Main roof age: <u>20 Years old approximately</u>	14	Ventilation: <u>Eaves, Continuous Ridge & Gables</u>
10 Other roof age:	15	Chimney: <u>None</u>
11 Inspection method: <u>Walked entire roof</u>	16	Chimney flue: <u>N/A</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.

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.

Maintenance Note: The exposed nails at the base of the roof flashings need to be sealed.

Information Note: The fireplace and chimney have been abandoned.



INSPECTION PHOTOS

Roof

R



The leaves and debris need to be cleared off the roof.

Roof

R



The leaves and debris need to be cleared off the roof.

Roof

R



The exposed nails in the roof flashings need to be sealed.

Exterior

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

INFORMATION

9	Siding type:	Cement Board	13	Window Type:	Fixed/Sliding, Casement & Double Hung
10	Veneer type:	Brick			
11	Trim/fascias type:	Wood	14	Window material:	Wood & Aluminum
12	Door type:	Metal/Glass & Sliders	15	Electric service cable:	Underground

EXTERIOR COMMENTS

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

1.) There is moisture damage to the base of the jambs at the exterior door in the master bedroom.

2.) There is some damage to the bottom face plate at the fixed half of the sliding glass door in the guest bedroom.

3.) There is some damaged cement board siding by the sliding glass door in the living room.



INSPECTION PHOTOS

Exterior

EX



Moisture damage at the base of the jambs at the exterior door in the master bedroom.

Exterior

EX



Damaged face plate at the sliding glass door.

Grounds & Drainage

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

INFORMATION

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

GROUNDS & DRAINAGE COMMENTS

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

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

Information Note: The detached outbuilding/shop was not included in the scope of this inspection.

Safety Hazard Note: There are no railings installed at the brick stairs at the backyard patio and the masonry stairs by the spa. This can be a falling hazard.



Grounds & Drainage

GROUNDS & DRAINAGE COMMENTS - Continued

- 17 **Information Note:** The spa and associated plumbing/electrical systems were not included in the scope of this inspection.

Safety Hazard Note: There is improper child safety fencing provided for the spa in the backyard. This requirement includes a fence which entirely encloses the yard or spa with a minimum height of 60 inches. The openings in the fence should not exceed four inches and a maximum of two inches above grade. Additionally, the fence must be constructed so it is not easy to climb over. Typically, vertical members or solid fencing is used. Any gates in the fence should be lockable, self-closing & self-latching and should open outward from the spa area. The latching mechanism for the gate should be a minimum of 60 inches above the ground.

If the house is used as part of the barrier around the spa, then the doors leading to the spa area should be self-closing & self latching with a release mechanism no lower than 54 inches above the floor and should be equipped with an audible alarm. These alarms should reset automatically.

Information Note: A State Law SB442 - Pool Safety Act requires home inspectors to determine if a pool or spa has at least two of seven safety features to prevent accidental drowning of children. These include the following:

- 1.) Pool & Spa fence enclosures.
- 2.) Mesh fencing that meets ASTM Standard F2286
- 3.) A pool or spa cover that meets ASTM Standard F1346
- 4.) Door & window exit alarms
- 5.) Self-closing and Self-latching doors that have direct access to the pool/spa
- 6.) Pool alarms that detect surface motion the meets ASTM Standard F2208
- 7.) Other means of protection independently verified by ASTM or ASME

We are required by law to state that this home and pool/spa has fewer than two of these safety features.

A pool isolation fence, as described in Section 115923 of the Health and Safety Code, is the most studied and effective drowning prevention feature for preventing a child from accessing a pool or spa unsupervised, according to the American Academy of Pediatrics policy statement, "Prevention of Drowning" published in 2019.

INSPECTION PHOTOS

Grounds & Drainage

GD



Missing railing at the masonry stairs.

Grounds & Drainage

GD



Missing railing at the brick stairs.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Functional	See General Note Below	
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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
8 Condensate:	Most Acceptable	Repair - See Comments Below	Moderate Concern
9 :			
10 Filter:	Acceptable		

INFORMATION

11 # Heating Units: <u>2</u>	18	# Cooling Units: <u>2</u>
12 Heating Types: <u>Forced Air</u>	19	A/C Types: <u>Electric Central Air</u>
13 Heating Ages: <u>1 & 21</u> years	20	A/C age: <u>1 & 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>Ruud & Bryant</u>
16 Duct Insulation Type: <u>Fiberglass</u>	23	A/C Source Mfg. <u>Ruud & Bryant</u>
17 Gas Shutoff Location: <u>North 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.

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

- 1.) There is no sediment trap installed at the gas line connection to the furnace as required.
- 2.) There is no secondary condensate drain line installed for the A/C system in attic above the bonus room.

Information Note: The filter for the HVAC system on the east part of the home is located in the attic.

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:	Not Inspected	See Comments Below
7	Water heater:	Acceptable	
8	TPR Valve:	Present	

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Private Septic System
10	Supply pipes:	Combo of Copper & PEX	15	Septic location:	Unknown
11	Pipe insulation type:	Poly Foam (Partial Only)	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	North Wall	17	Water Heater Manf.:	Navien
13	Well location:	N/A	18	Water Heater Gallons:	On Demand Age: 5 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 septic system installed at the property. Evaluation of the septic system is beyond the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There is a water softener system installed in this home. These systems are inspected for leaks however, chemical testing of the water and operation of the unit 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.

INSPECTION PHOTOS

Plumbing

P



The water pressure was measured at 65 psi.

Electrical System

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

INFORMATION

9	Amps: 200	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes
11	Main box location: North Wall	16	Ground fault protection at: Exterior, Bathrooms & Garage
12	Main Disconnect: At Main Panel		
13	Main service conductor: Copper	17	Main box type: Breakers
		18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

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

Safety Upgrade Note: There is no GFCI protection for the outlets in the kitchen due to the age of this home. Recommend upgrading for safety.

Safety Hazard Note: There is an open junction box with exposed wiring at the exterior SW wall. This box needs to be sealed with a cover plate.

Safety Hazard Note: The inside dead front cover is missing with exposed electrical components at the subpanel on the exterior SE wall.

Maintenance Note: The circuit breakers in the main electrical service panel are not fully labeled.

1.) There is a missing light above the kitchen.

2.) There is no light installed above the furnace in the attic space above the master closet. This is required when the furnace is installed in the attic space.



INSPECTION PHOTOS

Electrical

EL



Missing inside dead front cover at the electrical subpanel.

Electrical

EL



Open junction box at the exterior SW wall.

Electrical

EL



Missing light above the kitchen.

Kitchen & Laundry

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

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

LAUNDRY			
15	Walls/ceiling/floor:	See Interior Page	
16	Doors & windows:	See Interior Page	
17	Washer plumbing:	Acceptable	
18	Sink plumbing:	N/A	
19	Cabinets/shelves:	Acceptable	
20	Heating & cooling:	See HVAC Page	
21	Dryer vent:	Most Acceptable	Repair - See Comments Below
22	:		Maintenance Item
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.

1.) There is a large gap between the back splash and the kitchen counter.

INSPECTION PHOTOS

Kitchen & Laundry

K



Large gap between the back splash and kitchen counter.

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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
8 Tubs:	Acceptable		
9 Showers:	Acceptable	See Comments Below	
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 12 # of Full baths: 4 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 1.8 GPM
- B.) The hall bathroom has a low flow 1.6 GPF toilet.
- C.) The guest bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 1.8 GPM.
- D.) The SW bathroom does not have a low flow toilet. The shower does have a low flow shower head of 1.8 GPM.

Maintenance Note: The toilets in the guest and SW bathrooms are loose. Recommend replacement of the wax seals and properly securing the toilets. (Note: This may be due to a broken flange)

Information Note: The low window in the stall shower at the guest bathroom can be a potential moisture condition. The owner should maintain an adequate seal at the window frame and tile to prevent leakage into the wall space.

Interior Rooms

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

INFORMATION

- | | | | | | |
|---|-------------|-------------|--------------|------------|---|
| <p>11 Rooms inspected:
Bedrooms #: 3</p> <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;">Laundry Room</td></tr> <tr><td style="padding: 2px;">Bonus Room</td></tr> </table> | Living Room | Dining Room | Laundry Room | Bonus Room | <p>12 Walls & ceilings: <u>Sheet Rock</u></p> <p>13 Floors: <u>Vinyl Plank, Carpet & Tile</u></p> <p>14 Number of wet bars: <u>0</u></p> <p>15 Number of fireplaces/woodstoves: <u>0</u></p> <p>16 Fuel source: _____</p> |
| Living Room | | | | | |
| Dining Room | | | | | |
| Laundry Room | | | | | |
| Bonus 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: In the hallway, office 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 common door between the kitchen and the laundry room swings outward over the interior stairs. This is not permitted and is considered a potential falling hazard. A landing of minimum 36" in width is required or the door should be reconfigured to swing towards the interior of the home.

INSPECTION PHOTOS

Interior Room

IR



Door swings over stairs leading into the laundry room.

Garage & Carport

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

INTERIOR

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

INFORMATION

EXTERIOR	INTERIOR
13 Location: Detached Carport	17 Walls & ceilings: _____
14 Roof covering: Same as House - See Roof Page	18 Floors: Asphalt
15 Roof age: _____	19 Garage door: _____
16 Gutters: None	

GARAGE & CARPORT COMMENTS

20

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>2</u>	14	Framing: <u>Conventional</u>
12	Access locations: <u>Master Closet & Bonus Room</u>	15	Sheathing: <u>Plywood</u>
13	Access by: <u>Hatch</u>	16	Insulation: <u>Batts 6"</u>

ATTIC COMMENTS

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

Repair Note: There are areas in the attic where the insulation is missing above the master closet. (Note: The insulation was removed and stacked to the side when some HVAC work was in progress however; the insulation was never put back in place after the HVAC work was completed.)

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type Slab & Substructure			
1	Access: Acceptable		
2	Foundation walls: Acceptable		
3	Floor framing: Most Acceptable	Repair - See Comments Below	Moderate Concern
4	Insulation: N/A		
5	Ventilation: Acceptable		
6	Sump pump: N/A		
7	Dryness/drainage: Acceptable		
8	Floor/Slab: Acceptable	See Comments Below	
9	Vapor Retarder: N/A		
10	Anchor Bolts: Present		

INFORMATION

11	Foundation walls: Poured Concrete	14	Beams: 4X Wood & Continuous Footings
12	Floors: Dirt	15	Piers: Concrete Piers
13	Joist/Truss Detail: 2X6 @ 16" OC	16	Sub Floor: Plywood
		17	Insulation: None

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.*

Information Note: The substructure access opening is located at the SE wall.

Maintenance Note: There are wood scrapes or other cellulose debris in the substructure area. This is conducive to termite infestation and is recommended to be removed.

1.) There is an evidence of a leak with surface fungus and fungus damage to the framing below the toilet in the guest bathroom as seen from the substructure area.

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.



INSPECTION PHOTOS

Foundation

F



Evidence of a leak and damage to the below the guest bathroom on the SE side of the substructure.

Foundation

F



Evidence of a leak and damage to the below the guest bathroom on the SE side of the substructure.

Deficiency Summary

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

Insp Date: 2/12/2026

9290 Carmel Road

File # 21486

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.

Special Information Note: The subject property has had additions and/or renovations completed. Buyer is advised to research the status of all required permits with the Authority having Jurisdiction prior to close of escrow.

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.

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.

Maintenance Note: The exposed nails at the base of the roof flashings need to be sealed.

EXTERIOR

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: 2/12/2026

9290 Carmel Road

File # 21486

- 1.) There is moisture damage to the base of the jambs at the exterior door in the master bedroom.
- 2.) There is some damage to the bottom face plate at the fixed half of the sliding glass door in the guest bedroom.
- 3.) There is some damaged cement board siding by the sliding glass door in the living room.

GROUNDS

Safety Hazard Note: There are no railings installed at the brick stairs at the backyard patio and the masonry stairs by the spa. This can be a falling hazard.

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 in the laundry room is dirty and in need of replacement.

- 1.) There is no sediment trap installed at the gas line connection to the furnace as required.
- 2.) There is no secondary condensate drain line installed for the A/C system in attic above the bonus room.

PLUMBING

Information Note: There is a septic system installed at the property. Evaluation of the septic system is beyond the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There is a water softener system installed in this home. These systems are inspected for leaks however, chemical testing of the water and operation of the unit 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.

ELECTRICAL

Safety Upgrade Note: There is no GFCI protection for the outlets in the kitchen due to the age of this home. Recommend upgrading for safety.

Safety Hazard Note: There is an open junction box with exposed wiring at the exterior SW wall. This box needs to be sealed with a cover plate.

Safety Hazard Note: The inside dead front cover is missing with exposed electrical components at the subpanel on the exterior SE wall.

Maintenance Note: The circuit breakers in the main electrical service panel are not fully labeled.

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1.) There is a missing light above the kitchen.

2.) There is no light installed above the furnace in the attic space above the master closet. This is required when the furnace is installed in the attic space.

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.) There is a large gap between the back splash and the kitchen counter.

BATHROOM

Maintenance Note: The toilets in the guest and SW bathrooms are loose. Recommend replacement of the wax seals and properly securing the toilets. (Note: This may be due to a broken flange)

Information Note: The low window in the stall shower at the guest bathroom can be a potential moisture condition. The owner should maintain an adequate seal at the window frame and tile to prevent leakage into the wall space.

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 common door between the kitchen and the laundry room swings outward over the interior stairs. This is not permitted and is considered a potential falling hazard. A landing of minimum 36" in width is required or the door should be reconfigured to swing towards the interior of the home.

FOUNDATION

Maintenance Note: There are wood scrapes or other cellulose debris in the substructure area. This is conducive to termite infestation and is recommended to be removed.

1.) There is an evidence of a leak with surface fungus and fungus damage to the framing below the toilet in the guest bathroom as seen from the substructure area.

ATTIC

Repair Note: There are areas in the attic where the insulation is missing above the master closet. (Note: The insulation was removed and stacked to the side when some HVAC work was in progress however; the insulation was never put back in place after the HVAC work was completed.)

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