

Inspection Report

This inspection performed in accordance with current Home Inspection Business & Professions Code of California

*This home inspection report
prepared specifically for:*

Brian & Jennifer Eddy
3530 Lakeside Village
Paso Robles, CA 93446



Inspected by: **Benjamin P. Terry**



Table of Contents

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

**PROPERTY / CLIENT INFORMATION**

Report Date: 5/21/2025

Customer File # **20813**

:

: **Brian & Jennifer Eddy**

Address:

,

Phone:

Fax:

Email:

Inspection location: **3530 Lakeside Village
Paso Robles, CA 93446**Send report to: **Lindsey Harn
Christie's International - Serano**

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATIONMain entry faces: **West**Bedrooms: **3**Estimated Age: **4**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: **70-80**Date: **5/21/2025**

Time:

Unit occupied: **yes**Client present: **yes**Attendees: **Seller****General Overview**

Notice to 3rd parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive and sole use of the client listed above. This report is a work product and is copyrighted by the company shown above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance on this report has the effect of all parties agreeing to hold harmless, individually or jointly, and or otherwise, the inspector, the Corporation, their successors and assigns.

Inspector: **Benjamin P. 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:	Acceptable		
2	Ventilation:	Acceptable		
3	Flashings:	Acceptable		
4	Skylights:	N/A		
5	Chimneys:	Acceptable		
6	Gutter system:	Acceptable	See Comments Below	
7	:			
8	:			

INFORMATION

9	Main roof age: 4 Years old approximately	14	Ventilation: Dormers
10	Other roof age:	15	Chimney: N/A - Gas Only Type
11	Inspection method: Walked entire roof	16	Chimney flue: Metal Gas Flue Vent
12	Roof covering: Cement Tile	17	Gutters: Aluminum
13	Roofing layers: 1st	18	Roof Style: Hip

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.

Exterior

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

INFORMATION

9 Siding type:	Stucco	13 Window Type :	Fixed/Sliding & Single Hung
10 Veneer type:	None		
11 Trim/fascias type:	Wood	14 Window material:	Vinyl
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 are faulty rollers at the screen door in the dining room.

Grounds & Drainage

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

INFORMATION

9 Walks & Steps:	Concrete	13 Porch:	Concrete
10 Patio:	Concrete	14 Location:	Front
11 Location:	Rear	15 Retaining walls:	CMU Block
12 Driveway:	Concrete	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.

Safety Hazard Note: The railings at backyard upper patio do not meet current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread.

Safety Hazard Note: There is no railing installed at the upper backyard patio.

1.) The gate at the south yard needs to be adjusted.

Information Note: Site drains were noted but not tested.



INSPECTION PHOTOS

Grounds & Drainage

GD



Nongraspable handrails at the backyard upper patio steps.

Grounds & Drainage

GD



No railing installed at the backyard upper patio.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Functional		
2 Heating operation:	Functional		
3 System back-up:	N/A		
4 Exhaust system:	Acceptable		
5 Distribution:	Acceptable		
6 Thermostat:	Acceptable		
7 Gas Piping:	Acceptable		
8 Condensate:	N/A		
9 :			
10 Filter:	Acceptable		

INFORMATION

11 # Heating Units: 1	18 # Cooling Units: 1
12 Heating Types: Forced Air	19 A/C Types: Electric Central Air
13 Heating Ages: 4 years	20 A/C age: 4
14 Heating Fuels: Propane	21 Filter: Disposable Media - R/A Grille
15 Distribution: Ductwork	22 Heat Source Mfg. Champion
16 Duct Insulation Type: Fiberglass	23 A/C Source Mfg. Champion
17 Gas Shutoff Location: South Wall	

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.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Acceptable		
2 Waste/vent pipes:	Acceptable		
3 Funct'l water flow:	Acceptable		
4 Funct'l waste drain:	Acceptable		
5 Well system:	N/A		
6 Septic system:	N/A		
7 Water heater:	Acceptable		
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:	South Wall	17	Water Heater Manf.:	Navien
13	Well location:	N/A	18	Water Heater Gallons:	On Demand
			19	Water Heater Fuel:	Propane
				Age:	4 years

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 70 psi. This is within a normal and acceptable range.

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:	Acceptable		
7 Lighting:	Acceptable		
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.

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:	Acceptable		
19	Cabinets/shelves:	Acceptable		
20	Heating & cooling:		See HVAC Page	
21	Dryer vent:	Acceptable		
22	:			
23	:			
24	Dryer service:	Acceptable		
25	Gas or electric?	Electric		

KITCHEN AND LAUNDRY COMMENTS

- 26 Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. 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.

Menu

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:		See Interior Page	
2 Doors & windows:		See Interior Page	
3 Heating & cooling:		See HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Acceptable		
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Acceptable		
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 12 # of Full baths: 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:

- A.) The master bathroom has a low flow 1.28 GPF toilet. The shower has a low flow shower head of 1.75 GPM.
 B.) The hall bathroom has a low flow 1.28 GPF toilet. The shower has a low flow shower head of 1.75 GPM.

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		
7 Smoke detectors:	Acceptable		
8 CO detectors:	Acceptable		
9 Stairs/balcony/rails:	Acceptable		
10 :			

INFORMATION

11 Rooms inspected:		12 Walls & ceilings: <u>Sheet Rock</u>
Bedrooms #: <u>3</u>		
<u>Living Room</u>		13 Floors: <u>Vinyl Plank</u>
<u>Dining Room</u>		
<u>Family Room</u>		14 Number of wet bars: <u>0</u>
<u>Laundry Room</u>		
		15 Number of fireplaces/woodstoves: <u>1</u>
		16 Fuel source: <u>Propane</u>

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 and each of the bedrooms.

Safety recommendation: The smoke detectors are tested during the home 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 with real or simulated smoke. (The built-in test button only verifies the horn works and there is a power supply but does not test the smoke sensor.) 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.



INSPECTION PHOTOS

Interior Room

IR



The gas fireplace was operable during the time of inspection.

Garage & Carport

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

INTERIOR

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

INFORMATION

EXTERIOR

13	Location:	Attached garage - same as house
14	Roof covering:	Same as House - See Roof Page
15	Roof age:	4 Years old approximately
16	Gutters:	Aluminum

INTERIOR

17	Walls & ceilings:	Sheet rock
18	Floors:	Concrete
19	Garage door:	Double Overhead

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>1</u>	14 Framing: <u>Truss system</u>
12 Access locations: <u>Hallway</u>	15 Sheathing: <u>Foil Back Plywood</u>
13 Access by: <u>Hatch</u>	16 Insulation: <u>Batts & Blown 9"</u>

ATTIC COMMENTS

17

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:	Not Visible		

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: 5/21/2025

3530 Lakeside Village

File # 20813

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.

EXTERIOR

- 1.) There are faulty rollers at the screen door in the dining room.

GROUND

Safety Hazard Note: The railings at backyard upper patio do not meet current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread.

Safety Hazard Note: There is no railing installed at the upper backyard patio.

- 1.) The gate at the south yard needs to be adjusted.

INTERIOR

Safety recommendation: The smoke detectors are tested during the home 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 with real or simulated smoke. (The built-in test button only verifies the horn works and there is a power supply but does not test the smoke sensor.) We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission.

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