

# Inspection Report

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



*This home inspection report prepared specifically for:*

**Nancy Heins**  
**1032 Scott Street**  
**Paso Robles, CA 93446**



*Inspected by:* **Benjamin P. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 4/22/2026

Customer File # 21639
:
: Nancy Heins

Address:

Phone:

Fax:

Email:

Inspection location: 1032 Scott Street
Paso Robles, CA 93446

Send report to:

Phone:

County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: North
Estimated Age: 42
Type Structure: Single Family Home
Stories: 1
Type Foundation: Slab
Soil condition: Dry

Bedrooms:
Levels: 1
Full Baths:
Half Baths:
Garages:

Weather: Clear

Temp:

Date: 4/22/2026

Time: 1:23:35 PM

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: <b>Avg. Condition</b>	<b>Monitor - Roof is near the end of a normal life expectancy</b>	<b>Moderate</b>
2	Ventilation: <b>Acceptable</b>		
3	Flashings: <b>Acceptable</b>		
4	Skylights: <b>Most Acceptable</b>	<b>Repair - See Comments below</b>	<b>Potential Leak</b>
5	Chimneys: <b>N/A</b>		
6	Gutter system: <b>Most Acceptable</b>	<b>Repair - See Comments below</b>	<b>Maintenance Item</b>
7	:		
8	:		

## INFORMATION

9	Main roof age: <u>25 Years old approximately</u>	14	Ventilation: <u>Eaves</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>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.

**Maintenance Note:** Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

**Information Note:** The roof appears to be in average condition however, it is older and nearing the end of a normal life expectancy. General deterioration, cracking and delamination of the aggregate coating was observed. Budget for replacement soon.

1.) The skylight is improperly installed with no visible flashing. Also, there is evidence of leaks below the skylight as seen from inside the attic space.



**INSPECTION PHOTOS**

**Roof # R**



**Down spouts should terminate away from the home.**

**Roof # R**



**Evidence of leaks around the skylight.**

**Roof # R**



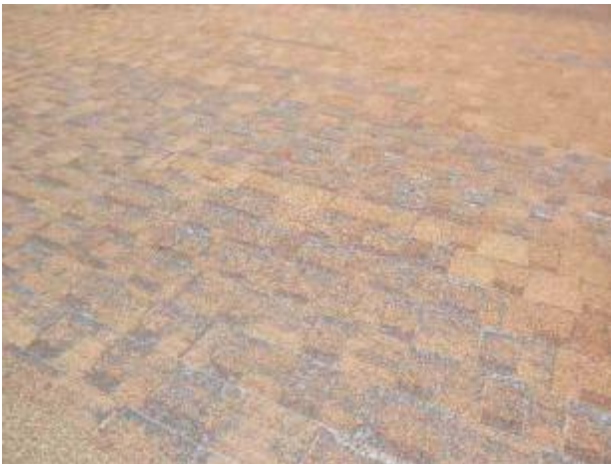
**Evidence of leaks around the skylight.**

**Roof # R**



**Example of deteriorated roof shingles.**

**Roof # R**



**Example of deteriorated roof shingles.**

**Roof # R**



**Skylight improperly installed with no visible flashings.**

**INSPECTION PHOTOS**

**Roof # R**



**Example of deteriorated roof shingles.**

**Roof # R**



**Example of deteriorated roof shingles.**

**Roof # R**



**Example of deteriorated roof shingles.**

# Exterior

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

## INFORMATION

9	Siding type:	<b>Stucco</b>	13	Window Type:	<b>Fixed/Sliding</b>
10	Veneer type:	<b>None</b>			
11	Trim/fascias type:	<b>Wood</b>	14	Window material:	<b>Vinyl</b>
12	Door type:	<b>Metal &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.) There is some patching at the stucco above the front entry.
- 2.) There is moisture damage at the following locations:
  - A.) The NE fascia at the living room.
  - B.) The south fascia at the living room.
- 3.) The TV box should is missing a cover on the NE wall.
- 4.) The fascia boards need to be painted on the south wall.
- 5.) There are faulty rollers at the living room sliding glass door.



**INSPECTION PHOTOS**

**Exterior**

**# EX**



**Moisture damage at the fascia boards.**

**Exterior**

**# EX**



**TV box cover is missing.**

**Exterior**

**# EX**



**Painting needed at the south fascia boards.**

**Exterior**

**# EX**



**Moisture damage at the south fascia board.**

**Exterior**

**# EX**



**Moisture damage at the south fascia board.**

# Grounds & Drainage

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

## INFORMATION

9	Walks & Steps:	<b>Concrete</b>	13	Porch:	<b>Concrete</b>
10	Patio:	<b>Tile &amp; 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	:	

## 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.**

1.) There is moisture damage at the SW patio cover.

2.) The backyard patio roof was improperly installed with nails. These nails may be conduits for leaks.



**INSPECTION PHOTOS**

**Grounds & Drainage**

**# GD**



**Moisture damage at the SE patio cover.**

**Grounds & Drainage**

**# GD**



**Patio cover roof improperly installed with nails.**

**Grounds & Drainage**

**# GD**



**Patio cover roof improperly installed with nails.**

# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	<b>Most Functional</b>	<b>Repair - See Comments Below</b>	<b>Maintenance Item</b>
2 Heating operation:	<b>Functional</b>		
3 System back-up:	<b>N/A</b>		
4 Exhaust system:	<b>Acceptable</b>		
5 Distribution:	<b>Acceptable</b>		
6 Thermostat:	<b>Acceptable</b>		
7 Gas Piping:	<b>Acceptable</b>		
8 Condensate:	<b>N/A</b>		
9 :			
10 Filter:	<b>Acceptable</b>		

### INFORMATION

11 # Heating Units: <u>1</u>	18	# Cooling Units: <u>1</u>
12 Heating Types: <u>Forced Air</u>	19	A/C Types: <u>Electric Central Air</u>
13 Heating Ages: <u>6</u> years	20	A/C age: <u>6</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>Trane</u>
16 Duct Insulation Type: <u>Fiberglass</u>	23	A/C Source Mfg. <u>Trane</u>
17 Gas Shutoff Location: <u>NE 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.**

1.) The plastic piece of conduit has separated for the A/C low pressure refrigerant lines.

## INSPECTION PHOTOS

HVAC

# HC



Plastic conduit for the A/C system has separated.

# Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable	
2	Waste/vent pipes:	Acceptable	
3	Funct'l water flow:	Acceptable	
4	Funct'l waste drain:	Acceptable	
5	Well system:	N/A	
6	Septic system:	N/A	
7	Water heater:	Acceptable	See Comments Below
8	TPR Valve:	Present	

## INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Copper	15	Septic location:	N/A
11	Pipe insulation type:	None	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	Front Entry	17	Water Heater Manf.:	General Electric
13	Well location:	N/A	18	Water Heater Gallons:	40
			19	Age:	16 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 70 psi. This is within a normal and acceptable range.**

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

# 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>Acceptable</b>	
6	Outlets:	<b>Acceptable</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>Exterior Ground Rod</b>
11	Main box location: <b>NE 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 **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
<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>Most Acceptable</b>	<b>Maintenance Item</b>
5	Sink plumbing:	<b>Acceptable</b>	

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

<b>LAUNDRY</b>			
15	Walls/ceiling/floor:	<b>See Interior Page</b>	
16	Doors & windows:	<b>See Interior Page</b>	
17	Washer plumbing:	<b>Acceptable</b>	
18	Sink plumbing:	<b>N/A</b>	
19	Cabinets/shelves:	<b>N/A</b>	
20	Heating & cooling:	<b>See HVAC Page</b>	
21	Dryer vent:	<b>Acceptable</b>	
22	:		
23	:		
24	Dryer service:	<b>Acceptable</b>	
25	Gas or electric?	<b>Gas</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. 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.**



1.) There is some minor moisture damage to the base of the kitchen sink cabinet.

## INSPECTION PHOTOS

**Kitchen & Laundry**

**# K**



**Minor moisture damage to the kitchen sink cabinet.**



# 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:	N/A		
7 Smoke detectors:	Most Acceptable	Repair - See Comments Below	Fire Safety Hazard
8 CO detectors:	Acceptable		
9 Stairs/balcony/rails:	N/A		
10 :			

## INFORMATION

- 11 Rooms inspected:  
 Bedrooms #: \_\_\_\_\_  
 Living Room  
 Dining Room
- 12 Walls & ceilings: Sheet Rock
- 13 Floors: Bamboo & Tile
- 14 Number of wet bars: 0
- 15 Number of fireplaces/woodstoves: 0
- 16 Fuel source: \_\_\_\_\_

## INTERIOR ROOM COMMENTS

17 Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated. 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 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.

**Fire Safety Hazard:** There is no smoke detector installed outside of the bedrooms as required.



## INSPECTION PHOTOS

Interior Room

# IR



Missing smoke detector outside of the bedrooms.

# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	<b>Avg. Condition</b>	<b>See Roof Page</b>
2	Walls:	<b>Acceptable</b>	
3	Eaves:	<b>Acceptable</b>	
4	Electrical:	<b>N/A</b>	<b>See the Electrical Page</b>
5	Gutters:	<b>See the Roof Page</b>	

## INTERIOR

6	Walls/ceiling/floor:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Maintenance Item</b>
7	Firewall/firedoor:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Fire Safety Hazard</b>
8	Doors & windows:	<b>Acceptable</b>		
9	Garage doors:	<b>Acceptable</b>		
10	Door openers:	<b>Acceptable</b>		
11	Electrical:	<b>N/A</b>	<b>See Electrical Page</b>	
12	Heating & cooling:	<b>N/A</b>		

## INFORMATION

### EXTERIOR

13	Location:	<u>Attached Garage &amp; Carport</u>
14	Roof covering:	<u>Same as House - See Roof Page</u>
15	Roof age:	<u>25-30 Years old approximately</u>
16	Gutters:	<u>Aluminum</u>

### INTERIOR

17	Walls & ceilings:	<u>Sheet Rock &amp; Partly Unfinished</u>
18	Floors:	<u>Concrete</u>
19	Garage door:	<u>Double Overhead</u>

## GARAGE & CARPORT COMMENTS

20 **Fire Safety Hazard Note:** The access door to the attic space is not a proper fire rated door assembly as required.

1.) There is peeling paint at the interior of the garage.



**INSPECTION PHOTOS**

**Garage & Carport # GC**



**Peeling paint inside the garage.**

**Garage & Carport # GC**



**Peeling paint inside the garage.**

**Garage & Carport # GC**



**Peeling paint inside the garage.**

**Garage & Carport # GC**



**Peeling paint inside the garage.**

**Garage & Carport # GC**



**Peeling paint inside the garage.**

# Attic

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

## INFORMATION

11	# of Attic areas: <u>2</u>	14	Framing: <u>Conventional</u>
12	Access locations: <u>Garage &amp; Hall Bedroom Closet</u>	15	Sheathing: <u>Plywood</u>
13	Access by: <u>Door</u>	16	Insulation: <u>Blown 4"</u>

## ATTIC COMMENTS

17

# 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>Not Visible</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: 4/22/2026

1032 Scott Street

File # 21639

**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.

## ROOF

**Maintenance Note:** Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

**Information Note:** The roof appears to be in average condition however, it is older and nearing the end of a normal life expectancy. General deterioration, cracking and delamination of the aggregate coating was observed. Budget for replacement soon.

1.) The skylight is improperly installed with no visible flashing. Also, there is evidence of leaks below the skylight as seen from inside the attic space.

## EXTERIOR

- 1.) There is some patching at the stucco above the front entry.
- 2.) There is moisture damage at the following locations:
  - A.) The NE fascia at the living room.
  - B.) The south fascia at the living room.
- 3.) The TV box should be missing a cover on the NE wall.
- 4.) The fascia boards need to be painted on the south wall.
- 5.) There are faulty rollers at the living room sliding glass door.

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: 4/22/2026

1032 Scott Street

File # 21639

## GROUNDNS

- 1.) There is moisture damage at the SW patio cover.
- 2.) The backyard patio roof was improperly installed with nails. These nails may be conduits for leaks.

## HVAC

- 1.) The plastic piece of conduit has separated for the A/C low pressure refrigerant lines.

## PLUMBING

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

## KITCHEN & LAUNDRY

- 1.) There is some minor moisture damage to the base of the kitchen sink cabinet.

## BATHROOM

Maintenance Note: The toilet in the master bathroom is loose. Recommend replacement of the wax seal and properly securing the toilet.

## 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.

**Fire Safety Hazard:** There is no smoke detector installed outside of the bedrooms as required.

## GARAGE

**Fire Safety Hazard Note:** The access door to the attic space is not a proper fire rated door assembly as required.

- 1.) There is peeling paint at the interior of the garage.

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.