

Inspection Report

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



*This home inspection report
prepared specifically for:*

**Ernest Kim & Doris Kim
123 Ramona Drive
San Luis Obispo, CA 93405**



Inspected by: **Benjamin P. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 5/22/2026

Customer File # **21700**

:

: **Ernest Kim & Doris Kim**

Address:

,

Phone:

Fax:

Email:

Inspection location: **123 Ramona Drive**
San Luis Obispo , CA 93405

Send report to: **Jenna Lee**
Triad Real Estate

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: **North**

Estimated Age: **73**

Type Structure: **Single Family Home**

Stories: **2**

Type Foundation: **Slab**

Soil condition: **Dry**

Bedrooms: **4+1**

Levels: **2**

Full Baths: **2+1**

Half Baths:

Garages: **1 Car**

Weather: **Overcast**

Temp: **60-65**

Date: **5/22/2026**

Time:

Unit occupied: **yes**

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:



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:	Most Acceptable	Repair - See Comments below	Moderate
2 Ventilation:	Acceptable		
3 Flashings:	Most Acceptable	Recommend further Evaluation by a Roofing Contractor	Potential Leak
4 Skylights:	N/A		
5 Chimneys:	Not Inspected	Recommend further evaluation by a Fireplace Contractor	Fire Hazard
6 Gutter system:	Not Present	Repair - See Comments below	Maintenance Item
7 :			
8 :			

INFORMATION

9 Main roof age: <u>1 - 5 Years old approximately</u>	14	Ventilation: <u>Eaves & Gables</u>
10 Other roof age:	15	Chimney: <u>Masonry</u>
11 Inspection method: <u>Walked entire roof</u>	16	Chimney flue: <u>Lined</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.



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

Maintenance Note: Recommend installing gutters and downspouts where not present to improve lot drainage. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.



1.) There is evidence of a past roof leak at the base of the valley above the alcove in the family room. This area was sealed by Nieporte Roofing

3.) There are some damaged roof shingles along the perimeter edge of the second story west gable.

4.) The storm collar is missing at the water heater exhaust vent flashing. This may render this flashing to leak.

Information Note: The chimney is not visible for inspection due to the metal wood stove insert. (See notes on the Interior Page regarding the fireplace)

INSPECTION PHOTOS

Roof

R



Missing storm collar at the wall heater exhaust vent flashing.

Roof

R



Water stain at the family room alcove.

Exterior

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

INFORMATION

9 Siding type:	<u>Stucco , Wood & Cement Board</u>	13 Window Type :	<u>Fixed/Sliding</u>
10 Veneer type:	<u>None</u>		
11 Trim/fascias type:	<u>Wood</u>	14 Window material:	<u>Vinyl</u>
12 Door type:	<u>Wood/Glass & Sliders</u>	15 Electric service cable:	<u>Overhead</u>

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 fixed/sliding window on the west wall in the master bedroom is fogged.
(See info note above.)
- 2.) There is no outdoor light installed as required at the entry door to the garage conversion bedroom.
- 3.) There is a low threshold condition at the entry door to the front NW bedroom. This can allow water intrusion during wind driven rains. Also, the dead bolt needs adjustment.
- 4.) The screen door binds in the track at the sliding glass door in the family room.
- 5.) There is moisture damage to the eave at the second story SW corner of the roof.
- 6.) There is evidence of drywood termite infestation at several rafter tails and the eave on the south side of the garage bedroom conversion.
- 7.) There is moisture damage to the wood siding and beam at the front second story copula.
- 8.) There is some old termite damage to the eave at the NE corner of the garage.



Exterior

EXTERIOR COMMENTS - Continued

- 16 **Maintenance Note:** There is no Z bar flashing at the header trim above the doors and windows at the cement board siding. The trim boards will need to be periodically sealed with caulking to prevent water intrusion.

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

INSPECTION PHOTOS

Exterior

EX



Termite infestation/damage at the eave and rafter tails.

Exterior

EX



OSB plywood used at parts of the exterior eaves.

Exterior

EX



Missing Z bar flashing above the header trim where the cement board siding is installed.

Exterior

EX



Old termite damage to the eave at the NE corner of the garage.

Exterior

EX



Low threshold condition at the entry door to the front bedroom.

Exterior

EX



Moisture damage to the wood siding and beam at the second story Copula.

INSPECTION PHOTOS

Exterior

EX



Moisture damage to the wood siding and beam at the second story Copula.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Drainage:	Most Acceptable	Drainage Corrections Needed	Potential Leak
2 Trees & shrubs:	Acceptable		
3 Walks & Steps:	Most Acceptable	Repair - See Comments Below	Safety Hazard
4 Porch/Deck	Acceptable		
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:	Tile
10 Patio:	Concrete & Stone	14 Location:	Front
11 Location:	Rear	15 Retaining walls:	Stone
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.

- 1.) Parts of the fencing in the backyard are damaged/leaning.
- 2.) There are some general settlement cracks in the front yard concrete walkways.

Safety Hazard Note: There is a tripping hazard at the interface of the front yard concrete walkway and the front entry tile patio.

- 3.) There is a faulty grade at the front NW corner of the garage with evidence of water intrusion into the garage interior.



INSPECTION PHOTOS

Grounds & Drainage

GD



General settlement cracks in the front yard concrete walkways.

Grounds & Drainage

GD



General settlement cracks in the front yard concrete walkways.

Grounds & Drainage

GD



Tripping hazard at the interface of the front concrete walkway and the front patio.

Grounds & Drainage

GD



Faulty grade at the front NW corner of the garage with evidence of water intrusion.

Grounds & Drainage

GD



Faulty grade at the front NW corner of the garage with evidence of water intrusion.

Grounds & Drainage

GD



Parts of the fencing in the backyard is damaged.

INSPECTION PHOTOS

Grounds & Drainage

GD



Parts of the fencing in the backyard is damaged.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	N/A		
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: 2	18 # Cooling Units: 0
12 Heating Types: Forced Air & Wall Heater	19 A/C Types: _____
13 Heating Ages: 9 & 9 years	20 A/C age: _____
14 Heating Fuels: Natural Gas	21 Filter: Disposable Media - R/A Grille
15 Distribution: Ductwork	22 Heat Source Mfg. Payne & Williams
16 Duct Insulation Type: Fiberglass	23 A/C Source Mfg. _____
17 Gas Shutoff Location: Driveway	

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	See Comments Below	
5 Well system:	N/A		
6 Septic system:	N/A		
7 Water heater:	Acceptable		
8 TPR Valve:	Most Acceptable	Repair - See Comments Below	Safety Hazard

INFORMATION

9	Water supply represented as:	<u>Municipal</u>	14	Waste system represented as:	<u>Municipal</u>
10	Supply pipes:	<u>Copper</u>	15	Septic location:	<u>N/A</u>
11	Pipe insulation type:	<u>None</u>	16	Waste/Vent pipes:	<u>ABS Plastic</u>
12	Water Shutoff Location:	<u>Meter Only</u>	17	Water Heater Manf.:	<u>Rheem</u>
13	Well location:	<u>N/A</u>	18	Water Heater Gallons:	<u>40</u> Age: <u>1</u> years
			19	Water Heater Fuel:	<u>Natural Gas</u>

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. This is within a normal and acceptable range.

Information Note: Based on the age of this home it is advised to have a video-cam inspection performed on the main sewer lateral prior to close of escrow. The condition of this pipe cannot be determined because it is buried below underground. Sometimes, these older pipes can fail due to age and/or root intrusion.

Safety Hazard Note: The discharge pipe for the temperature/pressure relief valve on the water heater terminates improperly. This should be plumbed to the exterior of the home.

Information Note: Most of the water heater exhaust is a transit pipe. This may be an asbestos product.



INSPECTION PHOTOS

Plumbing

P



The water pressure was measured at 65 psi.

Plumbing

P



Missing sediment trap at the gas line connection to the water heater.

Plumbing

P



Transit pipe for the water heater exhaust.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Most Acceptable	Fire Hazard - Advise repairs by an Electrical Contractor	Fire Safety Hazard
2 Ground:	Acceptable		
3 GFCI:	Acceptable		
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 Outlets:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
7 Lighting:	Acceptable		
8 :			

INFORMATION

9	Amps: 200	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes
11	Main box location: South Wall	16	Ground fault protection at: Bathrooms, Exterior, Garage Studio Kitchenette & Kitchen
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.

Information Note: The main electrical service panel has been upgraded and is manufactured by Eton.

Fire Safety Hazard Note: There is overfusing in the main electrical service panel at the circuit serving the sump pump. (This is where the amperage rating of the circuit breaker is greater than the conductor connected to it.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

Safety Upgrade Note: There are two prong non grounded outlets installed in the living room which was typical for the era in which it was built. Recommend upgrading to grounded outlets as needed for the proper function of today's electrical needs.

- 1.) There are no outlets installed in the garage.



INSPECTION PHOTOS

Electrical

EL



The main electrical service panel has been upgraded.

Electrical

EL



Two prong outlets in the living room.

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:	Most Functional	Repair - See Comments Below	Maintenance Item
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:	Acceptable		
22	:			
23	:			
24	Dryer service:	Acceptable		
25	Gas or electric?	Gas		

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.



Repair Note: The dishwasher drain line is directly connected to the garbage disposal. This is considered a cross connection and has the potential for sewage backups or syphonage to contaminate the potable water supply. Recommend installing an air gap or a one-way check valve in the drain line.

INSPECTION PHOTOS

Kitchen & Laundry

K



Dishwasher drain line is directly connected to the drain.

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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
5 Vents:	Acceptable		
6 Sinks:	Most Acceptable	Repair - See Comments Below	Maintenance Item
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Acceptable		
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 12 # of Full baths: 2+1 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 1.5 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.
- C.) The studio bathroom has a low flow 1.28 GPF toilet. The shower has a low flow shower head of 1.5 GPM.

- 1.) There is a slow drain at the left sink in the master bathroom.
- 2.) There is moisture damage to the base of the sink cabinet in the hall bathroom.
- 3.) There is a slow drain at the sink in the hall bathroom.

INSPECTION PHOTOS

Bathroom

B



Moisture damage at the sink cabinet in the hall bathroom.

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:	Acceptable		
6 Fireplc/woodstove:	Acceptable	Recommend further evaluation by a Fireplace Contractor	Fire Safety Hazard
7 Smoke detectors:	Acceptable		
8 CO detectors:	Acceptable		
9 Stairs/balcony/rails:	Acceptable		
10 :			

INFORMATION

11 Rooms inspected:		
Bedrooms #: 4	12 Walls & ceilings: Sheet Rock	
Living Room		
Dining Room	13 Floors: Engineered Wood, Carpet & Vinyl Plank	
Family Room		
	14 Number of wet bars: 1 (Studio Kitchenette)	
	15 Number of fireplaces/woodstoves: 1	
	16 Fuel source: Solid Fuels Only	

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, family room, studio and all four 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 upgrade Note: The windows in the master bedroom have sill heights which exceed 44 inches. This can be a fire escape hazard. Recommend upgrading for safety.

1.) There is evidence of subterranean termites in the area below the interior stairs. Recommend further evaluation by a qualified and licensed Pest Control Inspector prior to the close of escrow.



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

- 17 **Fire Safety Hazard Note:** The firebox has been cut open inside the family room fireplace to be converted for a wood stove insert. This conversion should be inspected by a qualified and certified Fireplace Contractor to determine if the conversion was installed properly.

INSPECTION PHOTOS

Interior Room

IR



Fireplace has been cut open for a wood stove conversion.

Interior Room

IR



Fireplace has been cut open for a wood stove conversion.

Interior Room

IR



Subterranean termites in the cabinet below the stairs.

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:	N/A	
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:	1 - 5 Years old approximately
16	Gutters:	None

INTERIOR

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

GARAGE & CARPORT COMMENTS

20

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	Acceptable		
2 Framing:	Most Acceptable	Repair - See Comments Below	Moderate Concern
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>Built Truss & Conventional</u>
12 Access locations: <u>Hallway</u>	15 Sheathing: <u>OSB Plywood o/ skip sheathing</u>
13 Access by: <u>Hatch</u>	16 Insulation: <u>Blown 2-3"</u>

ATTIC COMMENTS

17 Information Note: There is no accessible attic present due to the type of construction above the master bedroom area.

1.) There are deflections in the roof over the garage area. This area may need structural reinforcement.

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: 5/22/2026

123 Ramona Drive

File # 21700

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.

Special Note: There have been renovations and/or additions to the subject property. Buyer is advised to research the status of all required building permits with the authority having jurisdiction prior to close of escrow.

ROOF

Maintenance Note: Recommend installing gutters and downspouts where not present to improve lot drainage. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.

- 1.) There is evidence of a roof leak at the base of the valley above the alcove in the family room.
- 2.) There is a missing counter flash with evidence of leaks at the roof-to-wall interface above the front entry area at the front NW bedroom.
- 3.) There are some damaged roof shingles along the perimeter edge of the second story west gable.
- 4.) The storm collar is missing at the water heater exhaust vent flashing. This may render this flashing to leak.

Information Note: The chimney is not visible for inspection due to the metal wood stove insert. (See notes on the Interior Page regarding the fireplace)

EXTERIOR

- 1.) The fixed/sliding window on the west wall in the master bedroom is fogged.
(See info note above.)

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Deficiency Summary

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- 2.) There is no outdoor light installed as required at the entry door to the garage conversion bedroom.
- 3.) There is a low threshold condition at the entry door to the front NW bedroom. This can allow water intrusion during wind driven rains. Also, the dead bolt needs adjustment.
- 4.) The screen door binds in the track at the sliding glass door in the family room.
- 5.) There is moisture damage to the eave at the second story SW corner of the roof.
- 6.) There is evidence of drywood termite infestation at several rafter tails and the eave on the south side of the garage bedroom conversion.
- 7.) There is moisture damage to the wood siding and beam at the front second story copula.
- 8.) There is some old termite damage to the eave at the NE corner of the garage.

Maintenance Note: There is no Z bar flashing at the header trim above the doors and windows at the cement board siding. The trim boards will need to be periodically sealed with caulking to prevent water intrusion.

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

GROUNDS

- 1.) There is a drainage sump pump at the backyard concrete patio. This was tested and found to be operable.
- 2.) Parts of the fencing in the backyard are damaged/leaning.
- 3.) There are some general settlement cracks in the front yard concrete walkways.

Safety Hazard Note: There is a tripping hazard at the interface of the front yard concrete walkway and the front entry tile patio.

- 4.) There is a faulty grade at the front NW corner of the garage with evidence of water intrusion into the garage interior.

PLUMBING

Information Note: Based on the age of this home it is advised to have a video-cam inspection performed on the main sewer lateral prior to close of escrow. The condition of this pipe cannot be determined because it is buried below underground. Sometimes, these older pipes can fail due to age and/or root intrusion.

Safety Hazard Note: The discharge pipe for the temperature/pressure relief valve on the water heater terminates improperly. This should be plumbed to the exterior of the home.

Information Note: Most of the water heater exhaust is a transit pipe. This may be an asbestos product.

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ELECTRICAL

Fire Safety Hazard Note: There is overfusing in the main electrical service panel at the circuit serving the sump pump. (This is where the amperage rating of the circuit breaker is greater than the conductor connected to it.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

Safety Upgrade Note: There are two prong non grounded outlets installed in the living room which was typical for the era in which it was built. Recommend upgrading to grounded outlets as needed for the proper function of today's electrical needs.

Safety Hazard Note: The GFCI outlet on the post at the backyard concrete patio is defective and will not trip.

1.) There are no outlets installed in the garage.

KITCHEN & LAUNDRY

Repair Note: The dishwasher drain line is directly connected to the garbage disposal. This is considered a cross connection and has the potential for sewage backups or syphonage to contaminate the potable water supply. Recommend installing an air gap or a one-way check valve in the drain line.

BATHROOM

- 1.) There is a slow drain at the left sink in the master bathroom.
- 2.) There is moisture damage to the base of the sink cabinet in the hall bathroom.
- 3.) There is a slow drain at the sink in the hall bathroom.

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 upgrade Note: The windows in the master bedroom have sill heights which exceed 44 inches. This can be a fire escape hazard. Recommend upgrading for safety.

1.) There is evidence of subterranean termites in the area below the interior stairs. Recommend further evaluation by a qualified and licensed Pest Control Inspector prior to the close of escrow.

INTERIOR

Fire Safety Hazard Note: The firebox has been cut open inside the family room fireplace to be converted for a wood stove

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insert. This conversion should be inspected by a qualified and certified Fireplace Contractor to determine if the conversion was installed properly.

ATTIC

Information Note: There is no accessible attic present due to the type of construction above the master bedroom area.

1.) There are deflections in the roof over the garage area. This area may need structural reinforcement.

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