

# Inspection Report

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



*This home inspection report prepared specifically for:*

**Jeff Wall**  
1480 Madonna Road  
San Luis Obispo, CA 93405



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



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PROPERTY / CLIENT INFORMATION

Report Date: 6/15/2026

Customer File # 21379

:  
: Jeff Wall

Address:

Phone:

Fax:

Email:

Inspection location: 1480 Madonna Road  
San Luis Obispo , CA 93405

Send report to: Rob Rose  
Christie's International - Serano

Phone:

County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: East

Bedrooms: 9

Estimated Age: 54

Levels: 2

Type Structure: Four-Plex

Full Baths: 4

Stories: 2

Half Baths: 4

Type Foundation: Slab

Garages: 1 Car

Soil condition: Dry

Weather: Clear

Temp: 60-70

Date: 6/15/2026

Time:

Unit occupied: yes

Client present: no

Attendees: Seller's Agent

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>Poor Condition</b>	<b>Recommend further Evaluation by a Roofing Contractor</b>	<b>Major Concern</b>
2 Ventilation:	<b>N/A</b>		
3 Flashings:	<b>Acceptable</b>		
4 Skylights:	<b>Acceptable</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: <b><u>25+ Years old approximately</u></b>	14	Ventilation: <b><u>N/A</u></b>
10 Other roof age: <b><u>Unknown</u></b>	15	Chimney: <b><u>None</u></b>
11 Inspection method: <b><u>Walked entire roof</u></b>	16	Chimney flue: <b><u>N/A</u></b>
12 Roof covering: <b><u>Tar &amp; Gravel and Clay Tile</u></b>	17	Gutters: <b><u>Aluminum</u></b>
13 Roofing layers: <b><u>1st</u></b>	18	Roof Style: <b><u>Low Slope</u></b>

## 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.

1.) The tar & gravel low slope roofing is deteriorated due to age. Multiple patches were observed along the perimeter edges of the roof. This portion of the roof appears to need complete replacement.

2.) There are some damaged/missing clay tiles at the SW corner of the roof.

3.) The clay tile roofing at the community laundry room is older and nearing the end of a normal life expectancy.



## INSPECTION PHOTOS

Roof

# R



Damaged clay tiles at the SW corner of the roof.

Roof

# R



Patching along the perimeter of the tar & gravel roofing.

Roof

# R



Patching along the perimeter of the tar & gravel roofing.

# Exterior

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

## INFORMATION

9	Siding type: <b>Stucco &amp; Wood</b>	13	Window Type: <b>Fixed &amp; Single Hung</b>
10	Veneer type: <b>None</b>		
11	Trim/fascias type: <b>Stucco</b>	14	Window material: <b>Aluminum</b>
12	Door type: <b>Wood &amp; Sliding Glass Door</b>	15	Electric service cable: <b>Underground</b>

## EXTERIOR COMMENTS

16 **Fire Safety Hazard Note:** There are double cylinder dead bolts at the front entry door to units 2 & 3. (This is the type of dead bolt that requires a key to be used from the interior of the door to unlock) This type of dead bolt is no longer permitted because the occupant can lock themselves inside creating a fire escape hazard. (Note: This is required to be replaced in the State of California if the house is used as a rental property.)

- 1.) The weather stripping is damaged and/or missing at all four front entry doors.
- 2.) The screen door is damaged at the front entry to unit 1.
- 3.) There are three missing window screens and six damaged screens.
- 4.) There is moisture damage to the barge rafter at the NE corner of the community laundry.
- 5.) The lock set sticks at the front entry door to unit 3.
- 6.) The screen doors are missing at both of the sliding glass doors in unit 3.
- 7.) There is moisture damage to parts of the exterior wood siding and trim. Refer to the Pest Control Report for a full accounting of this damage.
- 8.) There are four damaged window screens.



**INSPECTION PHOTOS**

**Exterior**

**# EX**



**Moisture damage to the barge rafter at the community laundry room.**

**Exterior**

**# EX**



**Example of some of the moisture damage at the exterior of the building.**

# Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	<b>Acceptable</b>	
2	Trees & shrubs:	<b>Acceptable</b>	
3	Walks & Steps:	<b>Most Acceptable</b>	<b>Safety Hazard</b>
4	Porch/Deck	<b>Defective</b>	<b>Potential Leak</b>
5	Driveway:	<b>Avg. Condition</b>	
6	Retaining walls:	<b>N/A</b>	
7	Fencing & Gates:	<b>Avg. Condition</b>	<b>Maintenance Item</b>
8	:		

## INFORMATION

9	Walks & Steps: <b>Brick</b>	13	Porch: <b>Brick</b>
10	Patio: <b>Wood Decks &amp; Water proof Decks</b>	14	Location: <b>Front each Unit</b>
11	Location: <b>Rear</b>	15	Retaining walls: <b>N/A</b>
12	Driveway: <b>Asphalt</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.) The water proof decks at all four of the dwelling units are improperly installed with Modified Bitumen roofing material and not a proper water proofing material. Additionally, there is no visible flashing at the interface with the exterior stucco walls which may result in leaks. All of the water proof decks are recommended to be evaluated by a qualified and licensed tradesman that specializes in water proof deck construction prior to close of escrow.

**Safety Upgrade Note: The openings in the guard rails at all of the water proof decks do not meet the current standards of 4 inches maximum. Although the current spacing may have meet standards at the time of original construction, upgrading to meet the newest standard is advised for safety.**

**Maintenance Note: There is general rusting at the wrought iron railings at all four of the water proof decks.**

**Safety Hazard Note: There are uplifted and dislodged bricks at the walkways in the breezeway, the backyard in unit 3 and the south lawn area. This has created multiple tripping hazards.**

**Drainage Note: There is a faulty grade at the east wall of the community laundry room. (This is where the soil elevation against the exterior wall is higher than the elevation of the interior slab.) This can be a moisture intrusion condition. Recommend corrective grading as needed.**



# Grounds & Drainage

## GROUNDS & DRAINAGE COMMENTS - Continued

17 **Maintenance Note: The asphalt driveway appears to be in reasonable condition. Cracks, root damage and general deterioration were observed.**

**Maintenance Note: The fencing appears to be in reasonable condition. There are some repairs needed for moisture and/or insect damage, leaning posts, gates that need adjustment or repair, etc.**

**2.) There is general moisture damage to the wood decks in the backyards at all four dwelling units.**

**INSPECTION PHOTOS**

**Grounds & Drainage # GD**



**Example of wrong material for water proof decks and no flashings installed.**

**Grounds & Drainage # GD**



**Uplifted and dislodged bricks at the walkway in the south lawn.**

**Grounds & Drainage # GD**



**Uplifted and dislodged bricks at the walkway in the breezeway.**

**Grounds & Drainage # GD**



**Faulty grade along the east wall of the community laundry building.**

**Grounds & Drainage # GD**



**Example of the moisture damage at the wood decks.**

**Grounds & Drainage # GD**



**Uplifted and dislodged bricks at the walkway in the backyard at unit 3.**

# 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:	N/A	
5	Distribution:	Acceptable	
6	Thermostat:	Acceptable	
7	Gas Piping:	N/A	
8	Condensate:	N/A	
9	:		
10	Filter:	N/A	

### INFORMATION

11 # Heating Units: <u>1</u>	18 # Cooling Units: <u>0</u>
12 Heating Types: <u>Ceiling Radiant Heat</u>	19 A/C Types: _____
13 Heating Ages: <u>54</u> years	20 A/C age: _____
14 Heating Fuels: <u>Electric</u>	21 Filter: <u>N/A</u>
15 Distribution: <u>Radiant Ceiling System</u>	22 Heat Source Mfg. <u>General Electric</u>
16 Duct Insulation Type: <u>N/A</u>	23 A/C Source Mfg. _____
17 Gas Shutoff Location: <u>N/A - Property is all electric</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.**

**Information Note: There are four working heating zones for the ceiling radiant heat in units 1, 2 & 3. These were tested and found to be operable.**

**Information Note: There are five working heating zones for the ceiling radiant heat in unit 4. These were tested and found to be operable.**

# 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:	See Comments Below	
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:	Front Entry - Each Unit	17	Water Heater Manf.:	Varies - See Below
13	Well location:	N/A	18	Water Heater Gallons:	Age: years
			19	Water Heater Fuel:	Electric

## 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 55 psi. This is within a normal and acceptable range.

Information Note: Based on the age of this building 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.

### Unit 1:

Bradford White - 40gal - 1yr

### Unit 2:

Bradford White - 30gal - 2yrs

### Unit 3:

Bradford White - 30 gal - 3 years

### Unit 4:

Bradford White - 40gal - 5yrs

### Community Laundry:

Bradford White - 30gal - 13 yrs

# Plumbing

## PLUMBING COMMENTS - Continued

20 **Information Note:** The water heater at the community laundry 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>Not Present</b>	<b>Safety Upgrade</b>
4	Amperage:	<b>Acceptable</b>	
5	Wiring:	<b>Acceptable</b>	
6	Outlets:	<b>Most Acceptable</b>	<b>Fire Safety Hazard</b>
7	Lighting:	<b>Most Acceptable</b>	<b>Maintenance Item</b>
8	Subpanel(s):	<b>Defective</b>	<b>Fire Safety Hazard</b>

### INFORMATION

9	Amps: <b>100 each</b>	14	Branch circuit wiring: <b>Copper</b>
10	Volts: <b>110/220</b>	15	Grounding: <b>Water Pipes</b>
11	Main box location: <b>Breezeway</b>	16	Ground fault protection at: <b>None</b>
12	Main Disconnect: <b>At Main Panel</b>		
13	Main service conductor: <b>Copper</b>	17	Main box type: <b>Breakers</b>
		18	Wiring type: <b>Romex</b>

### ELECTRICAL SYSTEM COMMENTS

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

**Fire Safety Hazard Note:** There is double tapping in the electrical subpanels in all four units and at the subpanel in the community laundry room. (This is where two conductors are connected to a single circuit breaker.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

**Fire Safety Hazard:** There is scorching at the electrical wires at the main lug inside the subpanel in unit 1.

**Safety Hazard Note:** The electrical subpanel in the laundry room is improperly wired. The neutral conductors should be isolated from the grounding conductors. This is advised to be corrected by a qualified and licensed Electrical Contractor.

**Safety Upgrade Note:** There is no separate source of grounding for the subpanel installed in the laundry room.

**Safety Upgrade Note:** There is no GFCI protection for the outlets in the bathrooms, kitchen, garage and exterior due to the age of this building. Recommend upgrading for safety.

1.) There are broken/damaged cover plates at the light switches in all four dwelling units.

**Fire Safety Hazard Note:** There is a scorched outlet in the west bedroom in unit 3.



## INSPECTION PHOTOS

Electrical

# EL



Scorched/melted wire at the at the electrical subpanel in unit 1.

Electrical

# EL



Example of double tapping in the electrical subpanels.

Electrical

# EL



Scorched outlet in the bedroom in unit 3.

# 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>Moderate Concern</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>N/A</b>	
11	:		
12	:		
13	Range/oven:	<b>Functional</b>	
14	Gas or electric?	<b>Electric</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>Acceptable</b>	
20	Heating & cooling:	<b>See HVAC Page</b>	
21	Dryer vent:	<b>Acceptable</b>	<b>See Comments Below</b>
22	:		
23	:		
24	Dryer service:	<b>Acceptable</b>	
25	Gas or electric?	<b>Electric</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.

**Fire Safety Maintenance Note:** The dryer lint exhaust vent in all four units need 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.



# Kitchen & Laundry

## KITCHEN AND LAUNDRY COMMENTS - Continued

- 26 1.) There are burn marks on the counter to the left of the range in unit 4.
- 2.) The gasket is damaged at the oven door in unit 3.
- 3.) There is a black mildew like stain on the drywall in the cabinet below the kitchen sink in unit 3. (See notes on the Deficiency Summary Report regarding the potential for microbial contamination.)


**INSPECTION PHOTOS**

**Kitchen & Laundry**

**# K**



**Burn mark in the kitchen counter in unit 4.**

**Kitchen & Laundry**

**# K**



**Black mildew like substance on the drywall below the kitchen sink in unit 3.**

**Kitchen & Laundry**

**# K**



**Damaged door gasket at the oven in unit 3.**

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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
7 Toilets:	Acceptable		
8 Tubs:	Most Acceptable	Repair - See Comments Below	Moderate Concern
9 Showers:	Most Acceptable	Repair - See Comments Below	Moderate Concern
10 :			

## BATHROOMS INSPECTED

11 # of Half baths: 4                      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:**

- A.) The hall bathrooms have low flow 1.6 GPF toilets. The showers have low flow shower heads of 1.8 GPM.
- B.) The hall bathrooms have low flow 1.6 GPF toilets.

- 1.) There is a slow drain at the hall bathroom sink in unit 1.
- 2.) The drain stopper is missing at the hall bathroom sink in unit 2.
- 3.) The bathtub leaks constantly at the upstairs bathroom in unit 3.

**Maintenance Note: There is a faulty diverter valve at the tub/shower in the upstairs bathroom in unit 3. This allows water to partially flow out the tub spout when the shower is operated.**

# Interior Rooms

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

## INFORMATION

- |  |  |
|--|--|
| <p>11 Rooms inspected:<br/>                 Bedrooms #: <b>9</b><br/> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-bottom: 2px;">Living Room</div><br/> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Dining Room</div></p> | <p>12 Walls &amp; ceilings: <u>Sheet Rock &amp; Acoustical Spray</u></p> <p>13 Floors: <u>Carpet &amp; Vinyl</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> |
|--|--|

## 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:**

- Unit 1: In the upstairs hallway only.
- Unit 2: No smoke detectors installed.
- Unit 3: Upstairs hallway
- Unit 4: No smoke detectors installed.

**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 are no smoke detectors installed as required in units 2 and 4. Also, a smoke detector is missing downstairs in unit 1. The smoke detector is missing downstairs in unit 3.**

**Fire Safety Upgrade Note: Recommend adding smoke detectors in the bedrooms in all four units.**



# Interior Rooms

## INTERIOR ROOM COMMENTS - Continued

- 17 **Safety Upgrade Note:** The openings in handrails at the upstairs hallway in all four units do not meet the current standards of 4 inches maximum. Also, the height of the railings at the landing is required to be a minimum of 42 inches. Although the current spacing and height may have meet standards at the time of original construction, upgrading to meet the newest standard is advised for safety.

**Information Note:** The acoustical spray ceilings at the interior of the building may be an asbestos product. For more information contact a qualified and licensed Asbestos Contractor.

- 1.) There is damage to the center bedroom door in unit 4.
- 2.) There is moisture damage to the window sills in both bedrooms in unit 3.
- 3.) The upstairs bathroom door in unit 3 will not properly lock.

**Information Note:** There is a water stain on the ceiling in the living room in unit 3. This is from a past plumbing leak that was repaired per the tenant.

**INSPECTION PHOTOS**

**Interior Room**

**# IR**



**Damage to the center bedroom door in unit 4.**

**Interior Room**

**# IR**



**Moisture damage to the window sills in the bedrooms in unit 3.**

# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	<b>Acceptable</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>Acceptable</b>	
7	Firewall/firedoor:	<b>Acceptable</b>	
8	Doors & windows:	<b>Acceptable</b>	
9	Garage doors:	<b>Acceptable</b>	
10	Door openers:	<b>N/A</b>	
11	Electrical:	<b>N/A</b>	<b>See Electrical Page</b>
12	Heating & cooling:	<b>N/A</b>	

## INFORMATION

EXTERIOR		INTERIOR	
13	Location: <b>Attached garage - same as house</b>	17	Walls & ceilings: <b>Sheet rock</b>
14	Roof covering: <b>N/A - House above Garage</b>	18	Floors: <b>Concrete</b>
15	Roof age:	19	Garage door: <b>Single Overhead</b>
16	Gutters:		

## GARAGE & CARPORT COMMENTS

- 20 **Information Note: The garage was approximately 50% blocked by storage at the time of inspection.**

# Attic

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

## INFORMATION

11 # of Attic areas: \_\_\_\_\_ 14 Framing: \_\_\_\_\_

12 Access locations: \_\_\_\_\_ 15 Sheathing: \_\_\_\_\_

13 Access by: \_\_\_\_\_ 16 Insulation: \_\_\_\_\_

## ATTIC COMMENTS

17 **Information Note: There is no accessible attic present due to the type of construction.**

# 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

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**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. (See the Kitchen Page)

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.

- 1.) The tar & gravel low slope roofing is deteriorated due to age. Multiple patches were observed along the perimeter edges of the roof. This portion of the roof appears to need complete replacement.
- 2.) There are some damaged/missing clay tiles at the SW corner of the roof.
- 3.) The clay tile roofing at the community laundry room is older and nearing the end of a normal life expectancy.

## EXTERIOR

**Fire Safety Hazard Note:** There are double cylinder dead bolts at the front entry door to units 2 & 3. (This is the type of dead bolt that requires a key to be used from the interior of the door to unlock) This type of dead bolt is no longer permitted because the occupant can lock themselves inside creating a fire escape hazard. (Note: This is required to be replaced in the State of California if the house is used as a rental property.)

- 1.) The weather stripping is damaged and/or missing at all four front entry doors.
- 2.) The screen door is damaged at the front entry to unit 1.
- 3.) There are three missing window screens and six damaged screens.

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- 4.) There is moisture damage to the barge rafter at the NE corner of the community laundry.
- 5.) The lock set sticks at the front entry door to unit 3.
- 6.) The screen doors are missing at both of the sliding glass doors in unit 3.
- 7.) There is moisture damage to parts of the exterior wood siding and trim. Refer to the Pest Control Report for a full accounting of this damage.
- 8.) There are four damaged window screens.

## GROUNDS

1.) The water proof decks at all four of the dwelling units are improperly installed with Modified Bitumen roofing material and not a proper water proofing material. Additionally, there is no visible flashing at the interface with the exterior stucco walls which may result in leaks. All of the water proof decks are recommended to be evaluated by a qualified and licensed tradesman that specializes in water proof deck construction prior to close of escrow.

**Safety Upgrade Note:** The openings in the guard rails at all of the water proof decks do not meet the current standards of 4 inches maximum. Although the current spacing may have meet standards at the time of original construction, upgrading to meet the newest standard is advised for safety.

**Maintenance Note:** There is general rusting at the wrought iron railings at all four of the water proof decks.

**Safety Hazard Note:** There are uplifted and dislodged bricks at the walkways in the breezeway, the backyard in unit 3 and the south lawn area. This has created multiple tripping hazards.

**Drainage Note:** There is a faulty grade at the east wall of the community laundry room. (This is where the soil elevation against the exterior wall is higher than the elevation of the interior slab.) This can be a moisture intrusion condition. Recommend corrective grading as needed.

**Maintenance Note:** The asphalt driveway appears to be in reasonable condition. Cracks, root damage and general deterioration were observed.

**Maintenance Note:** The fencing appears to be in reasonable condition. There are some repairs needed for moisture and/or insect damage, leaning posts, gates that need adjustment or repair, etc.

2.) There is general moisture damage to the wood decks in the backyards at all four dwelling units.

## PLUMBING

**Information Note:** Based on the age of this building 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.

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

## ELECTRICAL

**Fire Safety Hazard Note:** There is double tapping in the electrical subpanels in all four units and at the subpanel in the community laundry room. (This is where two conductors are connected to a single circuit breaker.) This is advised to be corrected by a qualified and licensed Electrical Contractor.

**Fire Safety Hazard:** There is scorching at the electrical wires at the main lug inside the subpanel in unit 1.

**Safety Hazard Note:** The electrical subpanel in the laundry room is improperly wired. The neutral conductors should be isolated from the grounding conductors. This is advised to be corrected by a qualified and licensed Electrical Contractor.

**Safety Upgrade Note:** There is no separate source of grounding for the subpanel installed in the laundry room.

**Safety Upgrade Note:** There is no GFCI protection for the outlets in the bathrooms, kitchen, garage and exterior due to the age of this building. Recommend upgrading for safety.

1.) There are broken/damaged cover plates at the light switches in all four dwelling units.

**Fire Safety Hazard Note:** There is a scorched outlet in the west bedroom in unit 3.

## KITCHEN & LAUNDRY

**Fire Safety Maintenance Note:** The dryer lint exhaust vent in all four units need 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 are burn marks on the counter to the left of the range in unit 4.

2.) The gasket is damaged at the oven door in unit 3.

3.) There is a black mildew like stain on the drywall in the cabinet below the kitchen sink in unit 3. (See notes on the Deficiency Summary Report regarding the potential for microbial contamination.)

## BATHROOM

1.) There is a slow drain at the hall bathroom sink in unit 1.

2.) The drain stopper is missing at the hall bathroom sink in unit 2.

3.) The bathtub leaks constantly at the upstairs bathroom in unit 3.

**Maintenance Note:** There is a faulty diverter valve at the tub/shower in the upstairs bathroom in unit 3. This allows water to partially flow out the tub spout when the shower is operated.

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## 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 are no smoke detectors installed as required in units 2 and 4. Also, a smoke detector is missing downstairs in unit 1. The smoke detector is missing downstairs in unit 3.

**Fire Safety Upgrade Note:** Recommend adding smoke detectors in the bedrooms in all four units.

**Safety Upgrade Note:** The openings in handrails at the upstairs hallway in all four units do not meet the current standards of 4 inches maximum. Also, the height of the railings at the landing is required to be a minimum of 42 inches. Although the current spacing and height may have meet standards at the time of original construction, upgrading to meet the newest standard is advised for safety.

**Information Note:** The acoustical spray ceilings at the interior of the building may be an asbestos product. For more information contact a qualified and licensed Asbestos Contractor.

- 1.) There is damage to the center bedroom door in unit 4.
- 2.) There is moisture damage to the window sills in both bedrooms in unit 3.
- 3.) The upstairs bathroom door in unit 3 will not properly lock.