

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
1470 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 # **21742**

:

: **Jeff Wall**

Address:

,

Phone:

Fax:

Email:

Inspection location: **1470 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: **West**

Estimated Age: **54**

Type Structure: **Four-Plex**

Stories: **2**

Type Foundation: **Slab**

Soil condition: **Dry**

Bedrooms: **9**

Levels: **2**

Full Baths: **4**

Half Baths: **4**

Garages: **1 Car**

Weather: **Clear**

Temp: **75-75**

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:	Most Acceptable	Recommend further Evaluation by a Roofing Contractor	Active Leak
2 Ventilation:	N/A		
3 Flashings:	Acceptable		
4 Skylights:	Acceptable		
5 Chimneys:	N/A		
6 Gutter system:	Most Acceptable	Repair - See Comments below	Maintenance Item
7 :			
8 :			

INFORMATION

9 Main roof age: <u>10 Years old approximately</u>	14 Ventilation: <u>None</u>
10 Other roof age: <u>Unknown</u>	15 Chimney: <u>None</u>
11 Inspection method: <u>Walked entire roof</u>	16 Chimney flue: <u>N/A</u>
12 Roof covering: <u>Thermoplastic Polyolefin & Clay Tile</u>	17 Gutters: <u>Aluminum</u>
13 Roofing layers: <u>1st</u>	18 Roof Style: <u>Low Slope</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.

- 1.) The clay tile roof at the community laundry room has missing edge flashing, has an improperly installed vent pipe penetration with no double flashing and evidence of a leak as seen from inside the room. This roof appears to be in need of replacement.



INSPECTION PHOTOS

Roof

R



Evidence of a roof leak at the community laundry.

Roof

R



No double flashing at the vent pipe at the community laundry roof.

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	Fire Safety Hazard
5 Windows:	Most Acceptable	Repair - See Comments Below	Maintenance Item
6 Hose faucets:	N/A		
7 Electrical cable:	Not Inspected		
8 Exterior electrical:		See the Electrical Page	

INFORMATION

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

EXTERIOR COMMENTS

- 16 **Information Note:** There are some dual pane windows installed in this building. 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.

Fire Safety Hazard Note: There is a double cylinder dead bolt at the front entry door to unit 2 door. (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.) There is no weather stripping at the front entry door to unit 2.
- 2.) The screen door is missing at the sliding glass door in the living room at unit 2.
- 3.) The front entry door to unit 1 has moisture damage to the base of the jamb and there is no weather stripping installed.
- 4.) The entry door to the community laundry room has termite infestation/damage to the base of the jamb.
- 5.) The threshold is missing at the rear entry door to the garage.
- 6.) There are two missing window screens.
- 7.) There is termite infestation/damage to the barge rafter at the NW corner of the community laundry room.



Exterior

EXTERIOR COMMENTS - Continued

- 16 8.) Parts of the plywood siding at the front of the building are delaminated.
- 9.) Moisture damage was observed in the following locations:
- A.) The barge rafter at the SE corner of the community laundry room.
 - B.) The base of the wood siding at the front wall of unit 3.
 - C.) The 2X trim at the base of the clay tile roofing by the entry to unit 3.

INSPECTION PHOTOS

Exterior

EX



Termite infestation/damage to the base of the jamb at the exterior door in the community laundry.

Exterior

EX



Example of some of the delamination at the exterior wood siding.

Exterior

EX



Moisture damage to the base of the wood siding.

Exterior

EX



Moisture damage to the base of the 2X roof trim at the front of unit 3.

Grounds & Drainage

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

INFORMATION

9 Walks & Steps: <u>Bricks</u>	13 Porch: <u>Brick</u>
10 Patio: <u>Wood Decks & Water Proof Decks</u>	14 Location: <u>Front each Unit</u>
11 Location: <u>Rear</u>	15 Retaining walls: <u>N/A</u>
12 Driveway: <u>Asphalt</u>	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.

Maintenance Note: The surface site drain at the base of the driveway is clogged.

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 brick walkways at the breezeway and at the south lawn area. This has created multiple tripping hazards.



Grounds & Drainage

GROUND & DRAINAGE COMMENTS - Continued

- 17 Maintenance Note: The asphalt driveway appears to be in reasonable condition. Cracks, tree 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.

INSPECTION PHOTOS

Grounds & Drainage

GD



The surface site drain at the base of the driveway i clogged.

Grounds & Drainage

GD



Uplifted and dislodged bricks in the breezeway.

Grounds & Drainage

GD



Uplifted and dislodged bricks in the breezeway.

Grounds & Drainage

GD



Uplifted and dislodged bricks in the south yard at unit 1.

Grounds & Drainage

GD



Moisture damage to the base of the jamb at the front entry door in unit 1.

Grounds & Drainage

GD



Example of wrong material for water proof decks, no flashing installed, and splits/cracks in the material.

INSPECTION PHOTOS

Grounds & Drainage

GD



Example of wrong material for water proof decks, no flashing installed, and splits/cracks in the material.

Grounds & Drainage

GD



Example of wrong material for water proof decks, no flashing installed, and splits/cracks in the material.

Heating & Cooling

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

INFORMATION

11 # Heating Units: 2	18 # Cooling Units: 1
12 Heating Types: Ceiling Radiant Heat & Mini Split	19 A/C Types: Mini Split
13 Heating Ages: 54 & 5 years	20 A/C age: 5
14 Heating Fuels: Electric	21 Filter: N/A
15 Distribution: Radiant Ceiling System	22 Heat Source Mfg. General Electric & Nordyne
16 Duct Insulation Type: N/A	23 A/C Source Mfg. Nordyne
17 Gas Shutoff Location: N/A - Property is all electric	

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.



Information Note: There are four ceiling radiant heating zones in units 1 and 2. There are five heating zones in unit 4. The ceiling radiant heat has been removed in unit 3.

Information Note: A mini split heat pump system has been installed in unit 3. This was tested and found to be operable during the time of inspection.

- 1.) The control knobs were missing at some of the thermostats in unit 4.

INSPECTION PHOTOS

HVAC

HC



Example of missing control knobs for heating thermostats.

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 - 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:

Rheem - 30 gal - 18 yrs.

Unit 2:

Rheem - 30 gal - 10yrs

Unit 3:

Rheem - 30 gal - 17yrs

Unit 4:

Rheem - 40 gal - 15yrs

Information Note: The water heaters at the dwelling units are older and may have a limited life expectancy.



Plumbing

PLUMBING COMMENTS - Continued

- 20 Community Laundry:
Rheem - 30 gal. - 6 years old.

INSPECTION PHOTOS

Plumbing

P



The water pressure to the building was measured at 55 psi.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable		
2 Ground:	Acceptable		
3 GFCI:	Not Present	Repair - See Comments Below	Safety Upgrade
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 Outlets:	Acceptable		
7 Lighting:	Most Acceptable	Repair - See Comments Below	Maintenance Item
8 Subpanel(s):	Defective	Fire Hazard - Advise repairs by an Electrical Contractor	Fire Safety Hazard

INFORMATION

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

ELECTRICAL SYSTEM COMMENTS

- 19 **Information Note:** There is furniture and storage throughout the dwelling 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. (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.

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

Safety Hazard Note: The electrical subpanel in the community laundry 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 community laundry.

1.) There are cracked/damaged cover plates at the light switches throughout all four of the dwelling units.



INSPECTION PHOTOS

Electrical

EL



Example of cracked/damaged light switch cover plates.

Electrical

EL



Example of double tapping in the subpanels.

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:	Most Acceptable	Repair - See Comments Below	Moderate Concern
5	Sink plumbing:	Acceptable		

APPLIANCES				
6	Disposal:	Most Functional	Repair - See Comments Below	Moderate Concern
7	Dishwasher:	Functional		
8	:			
9	Exhaust fan:	Functional		
10	Microwave:	N/A		
11	:			
12	:			
13	Range/oven:	Most Functional	Recommend further evaluation by an appliance technician	Moderate Concern
14	Gas or electric?	Electric		

LAUNDRY				
15	Walls/ceiling/floor:		See Interior Page	
16	Doors & windows:		See Interior Page	
17	Washer plumbing:	Acceptable		
18	Sink plumbing:	Acceptable		
19	Cabinets/shelves:	Acceptable		
20	Heating & cooling:		See HVAC Page	
21	Dryer vent:	Acceptable	See Comments Below	
22	:			
23	:			
24	Dryer service:	Acceptable		
25	Gas or electric?	Electric		

KITCHEN AND LAUNDRY COMMENTS

- 26 Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. Stored personal belongings can restrict viewing of cabinet interiors and should be checked during your final walkthrough prior to close of escrow. Dishwasher cleaning and drying adequacy is not verified.

Fire Safety Maintenance Note: The dryer lint exhaust vent in all four units need to be cleaned 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.) The garbage disposals are completely seized and inoperable in units 1 and 3.
- 2.) There is a black mildew like substance at the drywall below the kitchen sink cabinets in unit 2 and 4. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)
- 3.) The oven and all four electric zones at the range do not get hot enough to cook in unit 3. Recommend further evaluation by a qualified and licensed Appliance Technician prior to the close of escrow.
- 4.) The buttons are missing at the exhaust fan above the kitchen range.

INSPECTION PHOTOS

Kitchen & Laundry

K



Hole in the interior wall at the community laundry.

Kitchen & Laundry

K



Black mildew like substance under the kitchen sink in unit 4.

Kitchen & Laundry

K



Black mildew like substance below the kitchen sink in unit 2.

Kitchen & Laundry

K



Buttons missing for exhaust fan 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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
8 Tubs:	Acceptable		
9 Showers:	Most Acceptable	Repair - See Comments Below	Maintenance Item
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 in all units have low flow 1.6 GPF toilets. The showers have low flow shower heads of 1.8 GPM.
B.) The half bathrooms in all units have low flow 165 GPF toilet.

- 1.) There is moisture damage to the drywall on both sides of the shower in unit 2.
- 2.) The drain stopper is missing at the hall bathroom sink and half bathroom sink in unit 2.
- 3.) There is a low flow at the sink faucet in the hall bathroom in unit 3.

Maintenance Note: The toilet in the unit 4 bathroom is loose. Recommend replacement of the wax seal and properly securing the toilet.

- 4.) There is moisture damage to the drywall on each side of the shower in unit 4 hall bathroom.



INSPECTION PHOTOS

Bathroom

B



Example of moisture damage to the side of the shower.

Bathroom

B



Example of moisture damage to the side of the shower.

Bathroom

B



Example of moisture damage tot he drywall next to the shower.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Most Acceptable	Repair - See Comments Below	Maintenance Item
2 Doors & windows:	Most Acceptable	Repair - See Comments Below	Maintenance Item
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:	N/A		
9 Stairs/balcony/rails:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
10 :			

INFORMATION

- 11 Rooms inspected:
 Bedrooms #: 9
Living Room
Dining Room
- 12 Walls & ceilings: Sheet Rock & Acoustical Spray
- 13 Floors: Carpet & Vinyl
- 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 dwelling units 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: At the upstairs hallway only.

Unit 2: No smoke detectors installed.

Unit 3: In the upstairs hallway only.

Unit 4: In the upstairs hallway only.

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: Smoke detectors are missing downstairs in each of the units as required. Also, there are no smoke detectors installed in unit 2 as required.

Fire Safety Upgrade Note: Recommend adding smoke detectors in each of the bedrooms in all units.



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

- 17 **Safety Upgrade Note:** The openings in handrails at the upstairs hallways 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 units may be an asbestos product. For more information contact a qualified and licensed Asbestos Contractor.

- 1.) The door knob is missing at the downstairs closet door in unit 2.
- 2.) There is some physical damage and patching to the east bedroom door in unit 4.
- 3.) The carpet needs to be stretched in the upstairs hallway and bedrooms in unit 3.

INSPECTION PHOTOS

Interior Room

IR



Patches and damage to bedroom door in unit 4.

Interior Room

IR



Door knob missing at living room closet in unit 2.

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:	N/A - House above Garage
15	Roof age:	
16	Gutters:	

INTERIOR

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

GARAGE & CARPORT COMMENTS

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

Information Note: The garage is attached to unit 4 only.

Attic

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

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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 & Laundry 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 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.

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 clay tile roof at the community laundry room has missing edge flashing, has an improperly installed vent pipe penetration with no double flashing and evidence of a leak as seen from inside the room. This roof appears to be in need of replacement.

EXTERIOR

Fire Safety Hazard Note: There is a double cylinder dead bolt at the front entry door to unit 2 door. (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.) There is no weather stripping at the front entry door to unit 2.

2.) The screen door is missing at the sliding glass door in the living room at unit 2.

3.) The front entry door to unit 1 has moisture damage to the base of the jamb and there is no weather stripping installed.

4.) The entry door to the community laundry room has termite infestation/damage to the base of the jamb.

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- 5.) The threshold is missing at the rear entry door to the garage.
- 6.) There are two missing window screens.
- 7.) There is termite infestation/damage to the barge rafter at the NW corner of the community laundry room.
- 8.) Parts of the plywood siding at the front of the building are delaminated.
- 9.) Moisture damage was observed in the following locations:
 - A.) The barge rafter at the SE corner of the community laundry room.
 - B.) The base of the wood siding at the front wall of unit 3.
 - C.) The 2X trim at the base of the clay tile roofing by the entry to unit 3.

GROUNDINGS

Maintenance Note: The surface site drain at the base of the driveway is clogged.

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 brick walkways at the breezeway and at the south lawn area. This has created multiple tripping hazards.

Maintenance Note: The asphalt driveway appears to be in reasonable condition. Cracks, tree 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.

HVAC

- 1.) The control knobs were missing at some of the thermostats in unit 4.

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 heaters at the dwelling units are 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. (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.

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

Safety Hazard Note: The electrical subpanel in the community laundry 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 community laundry.

1.) There are cracked/damaged cover plates at the light switches throughout all four of the dwelling units.

KITCHEN & LAUNDRY

Fire Safety Maintenance Note: The dryer lint exhaust vent in all four units need to be cleaned 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.) The garbage disposals are completely seized and inoperable in units 1 and 3.

2.) There is a black mildew like substance at the drywall below the kitchen sink cabinets in unit 2 and 4. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)

3.) The oven and all four electric zones at the range do not get hot enough to cook in unit 3. Recommend further evaluation by a qualified and licensed Appliance Technician prior to the close of escrow.

4.) The buttons are missing at the exhaust fan above the kitchen range.

BATHROOM

1.) There is moisture damage to the drywall on both sides of the shower in unit 2.

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

3.) There is a low flow at the sink faucet in the hall bathroom in unit 3.

Maintenance Note: The toilet in the unit 4 bathroom is loose. Recommend replacement of the wax seal and properly

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securing the toilet.

4.) There is moisture damage to the drywall on each side of the shower in unit 4 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 Hazard: Smoke detectors are missing downstairs in each of the units as required. Also, there are no smoke detectors installed in unit 2 as required.

Fire Safety Upgrade Note: Recommend adding smoke detectors in each of the bedrooms in all units.

Safety Upgrade Note: The openings in handrails at the upstairs hallways 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 units may be an asbestos product. For more information contact a qualified and licensed Asbestos Contractor.

- 1.) The door knob is missing at the downstairs closet door in unit 2.
- 2.) There is some physical damage and patching to the east bedroom door in unit 4.
- 3.) The carpet needs to be stretched in the upstairs hallway and bedrooms in unit 3.