

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.



*This inspection report
prepared specifically for:*

Gary & Pam Linney
2424 Cumbre Court
San Luis Obispo, CA 93401



Inspected by: **Gregory S. Terry**



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**PROPERTY / CLIENT INFORMATION**Report Date: **7/9/2026**Customer File # **21803****Gary & Pam Linney**

Address:

Phone:

Fax:

Email:

Inspection location: **2424 Cumbre Court
San Luis Obispo, CA 93401**Send report to: **Jed Damschroder
Avenue**

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATIONMain entry faces: **North**Bedrooms: **3**Full Baths: **2**Estimated Age: **39**Vehicle Garages: **2 Car**Half Baths: **1**Type Structure: **Single Family Home**

Approx. Sq Footage:

3/4 Baths:

Stories: **3 (Split Level)**Type Foundation: **Substructure**Soil condition: **Dry**Weather: **Clear**Temp: **70-75**Date: **7/9/2026**

Time:

Unit occupied: **yes**Client present: **yes**Attendees: **Seller & Seller's Agent****General Overview:**

Notice to third parties or other purchasers: Receipt of this report by any purchases of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive 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 and



Inspector: _____

Gregory S. Terry**REPORT LIMITATIONS**

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Roof coverings:	Acceptable		
2 Ventilation:	Acceptable		
3 Flashings:	Most Acceptable	Repair - See Comments Below	Maintenance Item
4 Skylights:	Acceptable		
5 Chimneys:	Acceptable		
6 Gutter system:	Acceptable	See Comments Below	
7 :			
8 :			

INFORMATION

9 Main roof age:	15 Years Old Approximately	14 Ventilation:	Eaves
10 Other roof age:		15 Chimney:	N/A - Gas Only Type
11 Inspection method:	Walked entire roof	16 Chimney flue:	Metal Gas Vent Flue
12 Roof covering:	Fiberglass Shingle	17 Gutters:	Aluminum
13 Roofing layers:	1st	18 Roof Style:	Hip

ROOF COMMENTS

- 19 **General Note:** Our roof inspection is to report on the type and condition of the roofing materials, missing and/or damaged materials. (Ancillary items such as antennas, satellite dishes, solar panels, etc. are excluded) This does not constitute a warranty, guarantee or roof certification that a roof leak will not occur. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Homes that are going to be fumigated are advised to have the roof reinspected after the tent is removed and prior to close of escrow.

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

Maintenance Note: The sealant at the roof flashings has become brittle and cracked from exposure to the sun. Recommend resealing the flashings to prevent water intrusion.

INSPECTION PHOTOS

Roof

#R



Deteriorated sealant at the vent flashings.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Acceptable		
2 Trim/fascias/soffits:	Most Acceptable	Repair - See Comments Below	Moderate Concern
3 Veneer:	N/A		
4 Doors:	Most Acceptable	Repair - See Comments Below	Minor 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:	Stucco, Cement Board & Wood	13 Window Type	Fixed/Sliding & Single Hung
10 Veneer type:	None		
11 Trim/fascias type:	Wood	14 Window material:	Aluminum
12 Door type:	Wood/Glass & Metal Glass	15 Electric service cable:	Underground

EXTERIOR COMMENTS

- 16 **General 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 vapor 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 conditions, and dirt/salt on the windows can mask this condition. For a definite guarantee to detect all fogged windows, it is advised that the windows be professionally cleaned and then inspected by a qualified and licensed Window Contractor.

- 1.) There is some minor moisture damage at the base of the door frame in the kitchen nook.
- 2.) The screen door is torn at the exterior door in the master bedroom.
- 3.) Fogged windows were observed in the following locations: (See info note above)
 - A.) The fixed half of the window in the laundry room.
 - B.) The fixed half of the window on the south wall of the kitchen nook.
 - C.) The upper fixed window on the SW wall of the living room.
 - D.) The fixed half of the window on the north wall of the upstairs NW bedroom.
 - E.) The fixed half of the window in the dining room.
- 4.) There are two damaged window screens.
- 5.) There is moisture damage at the window trim at the laundry room closet.
- 6.) There is moisture damage to the fascia board at the SW corner of the roof.

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

INSPECTION PHOTOS

Exterior

#EX



Moisture damage to the wood trim at the window in the laundry closet.

Exterior

#EX



Moisture damage to the base of the door frame in the kitchen nook.

Exterior

#EX



Moisture damage at the fascia board.

Grounds & Drainage

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

INFORMATION

9	Walks & Steps:	Concrete, Wood & Bricks	13	Porch	Wood Deck
10	Patio:	Concrete & Brick	14	Location	Front
11	Location:	Side & Rear	15	Retaining walls:	CMU Block & Stucco
12	Driveway:	Concrete	16	:	

GROUNDS & DRAINAGE COMMENTS

- 17 **General Note:** 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 the areas around the exposed parts of the foundation or exterior walls. We cannot determine drainage performance of the site or soil conditions. We do not evaluate structures such as storage sheds and stables, nor any mechanically or remotely controlled components such as driveway gates.

Information Note: Site drains were noted but not tested.

1.) There is evidence of a possible leak at the water proof balcony with a water stain on the ceiling in the garage below the deck. Also, the deck surface drain appears to be clogged.

Safety Upgrade Note: The guard railing at the water proof deck and the front entry wood deck do not meet the current standard of 42" in height. Although the current height may have met the requirements at the time of construction, upgrading to the newest standard is advised for safety.

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

Safety Hazard Note: There is no railing at the concrete stairs at the upper part of the backyard. This is required when there is four or more continuous risers. This can be a falling hazard.

Grounds & Drainage

GROUND & DRAINAGE COMMENTS - Continued

17 Maintenance Note: The fence gate in the north yard is in need of adjustment/repair.

Maintenance Note: Trim the tree limbs and/or foliage to avoid contact with the home and prevent damage to the property.

INSPECTION PHOTOS

Grounds

#GD



Evidence of a possible leak at the water proof deck as seen from inside the garage.

Grounds

#GD



Missing railing at the concrete stairs in the backyard.

Grounds

#GD



The foliage needs to be cut back off the roof.

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:	Functional		
7 Gas Piping:	Acceptable		
8 Condensate:	Acceptable		
9 :			
10 Filter:	Acceptable		

INFORMATION

11 # Heating Units: 1	18 # Cooling Units: 1
12 Heating Types: Forced Air	19 A/C Types: Electric Central Air
13 Heating Ages: 10 years	20 A/C age: 10
14 Heating Fuels: Natural Gas	21 Filter: Disposable Media - R/A Grille
15 Distribution: Ductwork	22 Heat Source Mfr. York (80,000 BTU)
16 Duct Insulation Type: Fiberglass	23 A/C Source Mfr. York
17 Gas Shutoff Location: North	

HEATING & COOLING COMMENTS

- 24 **Information Note:** Our inspection of the major HVAC systems is limited to the normal functions of the system. Independent evaluations including adequacy/inadequacy of the heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance, 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 central air conditioning systems & 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 tradesman. 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 the 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: The chiller in the wine closet is inoperable.

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	Repair - See Comments Below	Moderate Concern

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:	Poly Foam (Partial Only)	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	SW Wall	17	Water Heater Mfr.:	GE & Bradford White
13	Well location:	N/A	18	Water Heater Gallons:	50 & 40
			19	Water Heater Fuel:	Natural Gas
				Age:	15 & 10 years

PLUMBING COMMENTS

20 **Information Note:** The water temperature is not tested or verified. Water that is hotter than the manufacturers recommended setting can be a scalding hazard. The water heater 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.

General Note: Shut off valves and angle stops at kitchen or bathroom sinks and toilets are not tested due to the possibility of leaking.

Information Note: The water pressure was measured at 70 psi at the time of inspection. This is within a normal and acceptable range.

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

Safety Hazard Note: The discharge pipe for the TPR valve on the garage water heater is improperly installed with PVC piping which is not rated for this use. This is recommended to be replaced with an approved pipe.

INSPECTION PHOTOS

Plumbing

#P



The water pressure was measured at 70 psi at the time of inspection.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable		
2 Ground:	Acceptable		
3 GFCI:	Acceptable	See Comments Below	
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 Outlets:	Acceptable		
7 Lighting:	Acceptable		
8 Subpanel(s):	Acceptable		

INFORMATION

9	Amps: 125	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes
11	Main box location: West Wall	16	Ground fault protection at: Exterior, Bathrooms, Garage & Kitchen
12	Main Disconnect: At Main Panel		
13	Main service conductor: Copper	17	Main box type: Fuses
		18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

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

Information Note: The solar electrical generation system and associated wiring is beyond the scope or expertise of this inspection. Recommend having the system evaluated by a qualified and licensed contractor that specializes in this type of system prior to close of escrow.

Information Note: Some of the GFCI circuits were not tripped due to excessive storage in the garage which may restrict access to the reset button.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN			
1 Walls/ceiling/floor:	Acceptable		
2 Doors & windows:		See the Exterior Page	
3 Heating & cooling:		See the HVAC Page	
4 Cabinets/shelves:	Acceptable		
5 Sink plumbing:	Acceptable		
APPLIANCES			
6 Disposal:	Functional		
7 Dishwasher:	Functional		
8 Refrigerator:	Functional		
9 Exhaust fan:	Functional		
10 Microwave:	Functional		
11 :			
12 :			
13 Range/oven:	Most Functional	Recommend further evaluation by an Appliance Technician	Maintenance Item
14 Gas or electric?	Both		
LAUNDRY			
15 Walls/ceiling/floor:	Acceptable		
16 Doors & windows:		See the Exterior Page	
17 Washer plumbing:	Acceptable		
18 Sink plumbing:	N/A		
19 Cabinets/shelves:	Acceptable		
20 Heating & cooling:	Acceptable		
21 Drier vent:	Most Acceptable	Repair - See Comments Below	Fire Safety Hazard
22 :			
23 :			
24 Drier service:	Acceptable		
25 Gas or electric?	Electric		

KITCHEN AND LAUNDRY COMMENTS

- 26 **Information Note:** Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluations 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 the final walkthrough prior to close of escrow. Dishwasher cleaning and drying adequacy is not verified.

Fire Safety Maintenance Note: The dryer lint exhaust vent needs to be cleaned annually to prevent a back up of lint which is one of the most common causes of a residential fire. In most cases owners never have the lint exhaust vent cleaned. It is recommended to have the dryer lint exhaust vent professionally cleaned upon move in and then annually after that.

- 1.) The ignitor is inoperable at the center open griddle at the kitchen range.

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:		See the Exterior Page	
3 Heating & cooling:		See the HVAC Page	
4 Cabinets & counter:	Acceptable	See Comments Below	
5 Vents:	Acceptable		
6 Sinks:	Most Acceptable	Repair - See Comments Below	Maintenance Item
7 Toilets:	Most Acceptable	Repair - See Comments Below	Active Leak
8 Tubs:	Most Acceptable	Repair - See Comments Below	Moderate Concern
9 Showers:	Acceptable		
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 2 13 # of 3/4 baths:

BATHROOM COMMENTS

- 14 **Information Note:** Our inspection of the bathrooms is to report on visible leaks and operation 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 for State requirements:

- A.) The master bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 1.5 GPM.
- B.) The upstairs bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 1.5 GPM.
- C.) The half bathroom has a 1.6 GPF toilet

- 1.) The right side sink in the master bathroom drains slowly.
- 2.) The hot water valve at the bathtub in the master bathroom is jammed.
- 3.) The mirror at the vanity in the jack n jill bathroom was removed for painting at the time of inspection.

Maintenance Note: The toilet in the half bathroom is loose with evidence of leaks as seen from the substructure area. Recommend replacement of the wax seal and properly securing the toilet.

Interior Rooms

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

INFORMATION

11 Rooms inspected:			
Bedrooms #: 3	12	Walls & Ceilings Type: Drywall	
Living Room			
Dining Room	13	Floors: Carpet, Wood & Tile	
Kitchen Nook			
Loft	14	Number of Wet Bars: 0	
	15	Number of Fireplaces: 1	
	16	Fuel Source: Natural Gas	

INTERIOR ROOM COMMENTS

- 17 **Information Note:** Our evaluation of the interior of the home is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated. Furnishes at the interior of the home can conceal physical and/or moisture damage. Recommend checking the interior carefully during the 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: All three bedrooms, the 3rd Floor Hall and the SE hall.

Information Note: Carbon Monoxide detectors were present in the following locations at the time of inspection: All three levels.

Fire Safety Recommendation: The smoke and CO detectors were tested during the inspection using the manufacturers test button however, this only determines that they were functional at the day of the inspection. Smoke detectors and CO detectors can fail at any time. Recommend retesting these alarms during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the detectors upon moving in and testing weekly as recommended by the consumer product safety commission.

1.) There is general staining at the carpeting in the home.

2.) There is a damaged balance at one of the single hung windows in the master bedroom.

Garage & Carport

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

INTERIOR

6	Walls/ceiling/floor:	Acceptable	
7	Firewall/firedoor:	Acceptable	
8	Doors & windows:	Acceptable	
9	Garage doors:	Acceptable	
10	Door openers:	Most Acceptable	Repair - See Comments Below
11	Electrical:	See the Electrical Page	Maintenance Item
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:	15 Years Old Approximately
16	Gutters:	Aluminum

INTERIOR

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

GARAGE & CARPORT COMMENTS

- 20 **Information Note:** The garage was approximately 75% blocked by occupants storage at the time of inspection. Check this area carefully during the final walkthrough when the garage is vacated. Any concerns should be reinspected prior to close of escrow.

Information Note: There is a remote combination pad to operate the garage door opener. Suggest obtaining the combination for this pad from the seller.

1.) The garage door auto opener needs adjustment so the door will fully open.

2.) The hot water valve at the tub basin in the garage leaks when operated. Also, there aerator is missing at the faucet head.

INSPECTION PHOTOS

Garage

#GC



The garage was 75% blocked by storage at the time of inspection.

Garage

#GC



Remote combination pad for the garage door opener.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	Acceptable		
2 Framing:	Acceptable		
3 Sheathing:	Acceptable		
4 Insulation:	Acceptable		
5 Ventilation:	Most Acceptable	Repair - See Comments Below	Maintenance Item
6 Exposed wiring:	Acceptable		
7 Plumbing vents:	Acceptable		
8 Chimney & flues:	Acceptable		
9 Vapor Retarder:			
10 :			

INFORMATION

11 # of Attic areas: 2	14 Framing: Truss system
12 Access locations: Master Bath & Hallway	15 Sheathing: OSB Plywood
13 Access by: Hatch	16 Insulation: Batts 6 inches

ATTIC COMMENTS

17 **Information Note:** Some areas of the attic can be limited due to low clearances and insulation.

Maintenance Note: There is rust damage to some of the attic ventilation screens at the perimeter eaves.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	Substructure		
1 Access:	Acceptable		
2 Foundation walls:	Acceptable		
3 Floor framing:	Acceptable		
4 Insulation:	Acceptable		
5 Ventilation:	Acceptable		
6 Sump pump:	N/A		
7 Dryness/drainage:	Acceptable		
8 Floor/Slab:	N/A		
9 Vapor Retarder:	N/A		
10 Anchor Bolts:	Present		

INFORMATION

11 Foundation walls:	Poured Concrete	14	Beams: Continuous Footings
12 Floors:	Dirt	15	Piers: Continuous Footings
13 Joist/Truss Detail:	2X10 & 16" OC	16	Sub Floor: OSB Plywood
		17	Insulation: Batting between Joists

FOUNDATION COMMENTS

- 18 **General Note:** The inspection is limited to visible and readily accessible conditions only and does not constitute an engineering assessment of the foundation. No representation or warranty is made regarding concealed conditions that may exist beneath finished flooring surfaces. Further evaluation by a qualified foundation specialist or structural engineer is recommended if concerns regarding the foundation are present prior to the close of escrow.

Information Note: The substructure access opening is located at the exterior north wall.



Customer: **Gary & Pam Linney**
Contact:
Phone:
Location: **2424 Cumbre Court**
San Luis Obispo, CA 93401

This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your real estate agent or an attorney.

1 - Roof

Maintenance Note: The sealant at the roof flashings has become brittle and cracked from exposure to the sun. Recommend resealing the flashings to prevent water intrusion.

2 - Exterior

- 1.) **There is some minor moisture damage at the base of the door frame in the kitchen nook.**
- 2.) **The screen door is torn at the exterior door in the master bedroom.**
- 3.) **Fogged windows were observed in the following locations: (See info note above)**
 - A.) **The fixed half of the window in the laundry room.**
 - B.) **The fixed half of the window on the south wall of the kitchen nook.**
 - C.) **The upper fixed window on the SW wall of the living room.**
 - D.) **The fixed half of the window on the north wall of the upstairs NW bedroom.**
 - E.) **The fixed half of the window in the dining room.**
- 4.) **There are two damaged window screens.**
- 5.) **There is moisture damage at the window trim at the laundry room closet.**
- 6.) **There is moisture damage to the fascia board at the SW corner of the roof.**

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

3 - Grounds

- 1.) **There is evidence of a possible leak at the water proof balcony with a water stain on the ceiling in the garage below the deck. Also, the deck surface drain appears to be clogged.**

Safety Upgrade Note: The guard railing at the water proof deck and the front entry wood deck do not meet the current standard of 42" in height. Although the current height may have met the requirements at the time of construction, upgrading to the newest standard is advised for safety.

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

Safety Hazard Note: There is no railing at the concrete stairs at the upper part of the backyard. This is required when there is four or more continuous risers. This can be a falling hazard.

4 - Grounds

Maintenance Note: The fence gate in the north yard is in need of adjustment/repair.

Maintenance Note: Trim the tree limbs and/or foliage to avoid contact with the home and prevent damage to the property.

5 - HVAC

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



Customer: **Gary & Pam Linney**
Contact:
Phone:
Location: **2424 Cumbre Court**
San Luis Obispo, CA 93401

Information Note: The chiller in the wine closet is inoperable.

6 - Plumbing

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

Safety Hazard Note: The discharge pipe for the TPR valve on the garage water heater is improperly installed with PVC piping which is not rated for this use. This is recommended to be replaced with an approved pipe.

7 - Electrical

Information Note: The solar electrical generation system and associated wiring is beyond the scope or expertise of this inspection. Recommend having the system evaluated by a qualified and licensed contractor that specializes in this type of system prior to close of escrow.

8 - Kitchen & Laundry

Fire Safety Maintenance Note: The dryer lint exhaust vent needs to be cleaned annually to prevent a back up of lint which is one of the most common causes of a residential fire. In most cases owners never have the lint exhaust vent cleaned. It is recommended to have the dryer lint exhaust vent professionally cleaned upon move in and then annually after that.

1.) The ignitor is inoperable at the center open griddle at the kitchen range.

9 - Bathroom

1.) The right side sink in the master bathroom drains slowly.

2.) The hot water valve at the bathtub in the master bathroom is jammed.

3.) The mirror at the vanity in the jack n jill bathroom was removed for painting at the time of inspection.

Maintenance Note: The toilet in the half bathroom is loose with evidence of leaks as seen from the substructure area. Recommend replacement of the wax seal and properly securing the toilet.

10 - Interior Rooms

Fire Safety Recommendation: The smoke and CO detectors were tested during the inspection using the manufacturers test button however, this only determines that they were functional at the day of the inspection. Smoke detectors and CO detectors can fail at any time. Recommend retesting these alarms during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the detectors upon moving in and testing weekly as recommended by the consumer product safety commission.

1.) There is general staining at the carpeting in the home.

2.) There is a damaged balance at one of the single hung windows in the master bedroom.

11 - Garage

1.) The garage door auto opener needs adjustment so the door will fully open.

2.) The hot water valve at the tub basin in the garage leaks when operated. Also, there aerator is missing at the faucet head.

12 - Attic

Maintenance Note: There is rust damage to some of the attic ventilation screens at the perimeter eaves.