

Inspection Report

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



*This home inspection report
prepared specifically for:*

Cynthia Fowler
503 N. Via Belmonte
Arroyo Grande, CA 93420



Inspected by: **Benjamin P. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 8/4/2026

Customer File # **21858**

:

: **Cynthia Fowler**

Address:

,

Phone:

Fax:

Email:

Inspection location: **503 N. Via Belmonte**
Arroyo Grande , CA 93420

Send report to: **Taylor North**
San Luis Bay Realty

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: **West**

Estimated Age: **25**

Type Structure: **Single Family Home**

Stories: **1**

Type Foundation: **Slab**

Soil condition: **Dry**

Bedrooms: **3**

Levels: **1**

Full Baths: **3**

Half Baths:

Garages: **3 Car**

Weather: **Clear**

Temp: **60-65**

Date: **8/4/2026**

Time:

Unit occupied: **yes**

Client present: **no**

Attendees: **Inspector Only**

General Overview

Notice to 3rd parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive and sole use of the client listed above. This report is a work product and is copyrighted by the company shown above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance on this report has the effect of all parties agreeing to hold harmless, individually or jointly, and or otherwise, the inspector, the Corporation, their successors and assigns.

Inspector:



Benjamin P. Terry

REPORT LIMITATIONS

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

Roof

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

INFORMATION

9 Main roof age: <u>25 Years old approximately</u>	14 Ventilation: <u>Continuous Eaves & Dormers</u>
10 Other roof age:	15 Chimney: <u>N/A - Gas Only Type</u>
11 Inspection method: <u>Walked entire roof</u>	16 Chimney flue: <u>Metal Gas Flue Vent</u>
12 Roof covering: <u>Cement Tile</u>	17 Gutters: <u>Aluminum</u>
13 Roofing layers: <u>1st</u>	18 Roof Style: <u>Hip</u>

ROOF COMMENTS

- 18 **General Note:** Our roof inspection is to report on the type and condition of the roofing materials, missing and/or damaged materials and attachments. (excluding ancillary items such as antennas, satellite dishes, solar panels, etc.) This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Structures that have concrete tile, clay or wood shake/shingle materials that are going to be tented for fumigation are advised to be reinspected for damage caused after the tent is removed and prior to the close of escrow.



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

- 1.) There are two cracked and displaced roof tiles at the north facing slope.

INSPECTION PHOTOS

Roof

R



Cracked and displaced roof tile on the north facing slope.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Acceptable		
2 Trim/fascias/soffits:	Most Acceptable	Repair - See Comments Below	Moderate Concern
3 Veneer:	Acceptable		
4 Doors:	Acceptable		
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	13 Window Type :	Fixed/Sliding & Casement
10 Veneer type:	Stone		
11 Trim/fascias type:	Wood	14 Window material:	Vinyl
12 Door type:	Wood/Glass & Metal/Glass	15 Electric service cable:	Underground

EXTERIOR COMMENTS

- 16 **Information Note:** There are dual pane windows installed in this home. One of the more common problems associated with this type of window is "fogging" where water is trapped between the two panes of glass. A very diligent inspection is performed from the exterior and interior of the home to detect this problem however, variations in light, time of day, weather, and dirt/salt on the windows can mask this condition. For a definite guarantee to detect all failed windows, it is advised that the windows be professionally cleaned and then inspected by a qualified and licensed Glazing Contractor.

1.) The casement window on the SW corner of the living room and the two casement windows in the dining room are fogged. (See info note above)

2.) There is one missing window screen.

3.) There is moisture damage in multiple locations and the outside corners of the roof. (See photos) Refer to the Pest Control Report for a full accounting of this damage.

4.) There is evidence of possible drywood termite infestation/damage to the fascia board on the west side of the garage. This condition is recommended to be evaluated by a qualified and licensed Pest Control inspector prior to close of escrow.



INSPECTION PHOTOS

Exterior

EX



Example of the moisture damage to the fascia boards at the outside corners of the roof.

Exterior

EX



Example of the moisture damage to the fascia boards at the outside corners of the roof.

Exterior

EX



Example of the moisture damage to the fascia boards at the outside corners of the roof.

Exterior

EX



Example of the moisture damage to the fascia boards at the outside corners of the roof.

Exterior

EX



Evidence of possible termite infestation/damage to the fascia board on the west side of the garage,

Exterior

EX



Example of the moisture damage to the fascia boards at the outside corners of the roof.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Drainage:	Acceptable		
2 Trees & shrubs:	Acceptable		
3 Walks & Steps:	Acceptable		
4 Porch/Deck	Acceptable		
5 Driveway:	Acceptable		
6 Retaining walls:	N/A		
7 Fencing & Gates:	Acceptable		
8 :			

INFORMATION

9 Walks & Steps:	Concrete	13 Porch:	Concrete
10 Patio:	Concrete	14 Location:	Front
11 Location:	Rear	15 Retaining walls:	N/A
12 Driveway:	Concrete	16 :	

GROUND & DRAINAGE COMMENTS

- 17 Soil condition and stability on sloped or steep lots is not determined or within the scope of this inspection. If concerned, this evaluation would require the expertise of a qualified and licensed Geotechnical Engineer.

General Note: Any reference to grading is limited to only areas around the exposed areas of the foundation or exterior walls. We cannot determine drainage performance of the site or site soil conditions. We do not evaluate any detached structures such as storage sheds and stables, nor mechanically or remotely controlled components such as driveway gates.

Heating & Cooling

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

INFORMATION

11 # Heating Units: 1	18	# Cooling Units: 0
12 Heating Types: Forced Air	19	A/C Types: _____
13 Heating Ages: 25 years	20	A/C age: _____
14 Heating Fuels: Natural Gas	21	Filter: Disposable Media - R/A Grille
15 Distribution: Ductwork	22	Heat Source Mfg. Bryant
16 Duct Insulation Type: Fiberglass	23	A/C Source Mfg. _____
17 Gas Shutoff Location: North Wall		

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.

Safety Hazard Note: Recommend capping off the unused gas valve at the backyard patio.

Maintenance Note: The air filters are dirty and in need of replacement.

INSPECTION PHOTOS

HVAC

HC



Recommend capping off the unused gas valve at the backyard patio.

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		
8 TPR Valve:	Present		

INFORMATION

9	Water supply represented as:	<u>Municipal</u>	14	Waste system represented as:	<u>Municipal</u>
10	Supply pipes:	<u>Aquapex (PEX)</u>	15	Septic location:	<u>N/A</u>
11	Pipe insulation type:	<u>None</u>	16	Waste/Vent pipes:	<u>ABS Plastic</u>
12	Water Shutoff Location:	<u>NE Wall</u>	17	Water Heater Manf.:	<u>Bradford White</u>
13	Well location:	<u>N/A</u>	18	Water Heater Gallons:	<u>50</u> Age: <u>3</u> years
			19	Water Heater Fuel:	<u>Natural Gas</u>

PLUMBING COMMENTS

- 20 The water temperature is not tested or verified. Water that is hotter than the manufacturers recommended setting is a scalding hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting on the hot water heater be checked at move-in for safety.

Shutoff valves and angle stops at kitchen or bathrooms sinks and toilets are not tested due to the possibility of leaking.

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



INSPECTION PHOTOS

Plumbing

P



The water pressure was measured at 70 psi.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable	See Comments Below	Maintenance Item
2 Ground:	Acceptable		
3 GFCI:	Acceptable		
4 Amperage:	Acceptable		
5 Wiring:	Most Acceptable	Repair - See Comments Below	Safety Hazard
6 Outlets:	Acceptable		
7 Lighting:	Most Acceptable	See Comments Below	
8 :			

INFORMATION

9	Amps: <u>200</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>North Wall</u>	16	Ground fault protection at: <u>Exterior, Bathroom(s), Garage & Kitchen</u>
12	Main Disconnect: <u>At Main Panel</u>	17	Main box type: <u>Breakers</u>
13	Main service conductor: <u>Copper</u>	18	Wiring type: <u>Romex</u>

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 is beyond the scope or expertise of this inspection. Recommend having this system evaluated by a qualified specialty contractor who specializes in this type of system prior to close of escrow.

1.) A screw is needed to secure the inside dead front cover at the main electrical service panel.

2.) The three recessed lights at the front entry roof overhang are inoperable. (Bulbs?)

Safety Hazard Note: There is some exposed electrical wiring laying on the ground at the backyard patio where a spa was removed. This wiring should terminate in an approved outdoor rated junction box.



INSPECTION PHOTOS

Electrical

EL



Electrical wiring on the ground at the backyard patio should terminate in a junction box.

Kitchen & Laundry

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	KITCHEN			
1	Walls/ceiling/floor:			
2	Doors & windows:	Acceptable		
3	Heating & cooling:		See HVAC Page	
4	Cabinets/shelves:	Acceptable		
5	Sink plumbing:	Acceptable		

	APPLIANCES			
6	Disposal:	Functional		
7	Dishwasher:	Functional		
8	Refrigerator:	Functional		
9	Exhaust fan:	Functional		
10	Microwave:	N/A		
11	:			
12	:			
13	Range/oven:	Functional		
14	Gas or electric?	Both		

	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?	Gas		

KITCHEN AND LAUNDRY COMMENTS

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

Fire Safety Maintenance Note: The dryer lint exhaust vent needs 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.

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:	Acceptable		
9 Showers:	Most Acceptable	Repair - See Comments Below	Maintenance Item
10 :			

BATHROOMS INSPECTED

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

BATHROOM COMMENTS

- 14 Our inspection of the bathrooms is to report on visible leaks and operations of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only. All areas under sinks may not be visible due to stored items and should be checked during your final walkthrough prior to close of escrow.

Low Flow Information:

- A.) The master bathroom has a low flow 1.6 GPF toilet. The shower has a low flow shower head of 2.0 GPM.
 B.) The hall bathroom has a low flow 1.6 GPF toilet. The shower has a low flow shower head of 2.0 GPM.

- 1.) The faucet handle is damaged at the left sink in the master bathroom.
- 2.) Minor grout work is needed at the shower tiles in the hall bathroom.
- 3.) The faucet handles are loose at the guest bathroom sink.



INSPECTION PHOTOS

Bathroom

B



Damaged faucet handle in the master bathroom.

Bathroom

B



Minor grout work needed at the hall bathroom shower.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:		See HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Wet Bar:	N/A		
6 Fireplc/woodstove:	Acceptable		
7 Smoke detectors:	Acceptable	See Comments Below	
8 CO detectors:	Not Present	Repair - See Comments Below	Safety Hazard
9 Stairs/balcony/rails:	N/A		
10 :			

INFORMATION

11 Rooms inspected:		12 Walls & ceilings: <u>Sheet Rock</u>
Bedrooms #: <u>3</u>		
<u>Living Room</u>		
<u>Dining Room</u>		13 Floors: <u>Wood, Carpet & Tile</u>
<u>Kitchen Nook</u>		
<u>Laundry Room</u>		14 Number of wet bars: <u>0</u>
<u>Office/Library</u>		
		15 Number of fireplaces/woodstoves: <u>1</u>
		16 Fuel source: <u>Natural Gas</u>

INTERIOR ROOM COMMENTS

- 17 Our evaluation of the interior is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated. Furnishings in the interior of the home can conceal physical or moisture damage. Recommend checking carefully on your final walkthrough. any concerns should be reinspected prior to close of escrow.

Information Note: Smoke detectors were present in the following locations at the time of inspection: In the hallway and each of the bedrooms.

Safety recommendation: The smoke detectors are tested during the home inspection however, this only determines that they are functional on the day of the inspection. Smoke detectors can fail at any time. Retest all of the smoke detectors during the final walkthrough and again upon moving in with real or simulated smoke. (The built-in test button only verifies the horn works and there is a power supply but does not test the smoke sensor.) We recommend installing new batteries in all of the smoke detectors upon moving in and testing weekly as recommended by the Consumer Product Safety Commission.

Safety Hazard Note: There is no carbon monoxide detector installed in the hallway outside of the bedrooms as required.

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:	Most Acceptable	Repair - See Comments Below
8	Doors & windows:	Acceptable	
9	Garage doors:	Acceptable	
10	Door openers:	Acceptable	
11	Electrical:	N/A	See Electrical Page
12	Heating & cooling:	N/A	

INFORMATION

EXTERIOR

13	Location:	Attached garage - same as house
14	Roof covering:	Same as House - See Roof Page
15	Roof age:	25 Years old approximately
16	Gutters:	Aluminum

INTERIOR

17	Walls & ceilings:	Sheet rock
18	Floors:	Concrete
19	Garage door:	Single Overhead (3)

GARAGE & CARPORT COMMENTS

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

1.) There is damage to the weather stripping at the garage fire door.



INSPECTION PHOTOS

Garage & Carport

GC



Damaged weather stripping at the garage fire door.

Attic

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

INFORMATION

11 # of Attic areas:	3	14 Framing:	Truss system
12 Access locations:	Master Closet, Bedroom Closet, Garage	15 Sheathing:	OSB Plywood
13 Access by:	Hatch	16 Insulation:	Batts 9"

ATTIC COMMENTS

17

Foundation

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	Foundation Type	Slab		
1	Access:	N/A		
2	Foundation walls:	N/A		
3	Floor framing:	N/A		
4	Insulation:	N/A		
5	Ventilation:	N/A		
6	Sump pump:	N/A		
7	Dryness/drainage:	N/A		
8	Floor/Slab:	Acceptable	See Comments Below	
9	Vapor Retarder:	N/A		
10	Anchor Bolts:	Not Visible		

INFORMATION

11	Foundation walls:	_____	14	Beams:	_____
12	Floors:	_____	15	Piers:	_____
13	Joist/Truss Detail:		16	Sub Floor:	_____
			17	Insulation:	_____

FOUNDATION COMMENTS

- 18 *Engineering analysis of a building structure can only be performed by a licensed structural engineer using measurements, calculations and other scientific means of evaluation. Engineering is beyond the scope of a typical home inspection.*

General Note: All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent the recognition of cracks or settlement in all but the most severe cases. Where carpeting and floor coverings are installed, the materials and condition of the slab underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. We are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We always recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Information Note: The concrete foundation slab on grade is not visible due to the finish flooring in the home. There were no secondary visible observations of problems throughout the home which would indicate a structural deficiency with the slab.

Deficiency Summary

Terry Home Inspection Services, Inc. PO Box 2705 Atascadero, CA 93423 (805) 434-2694

Insp Date: 8/4/2026

503 N. Via Belmonte

File # 21858

NOTE: The client(s) is/are strongly advised to further investigate, or contract with qualified and/or licensed appropriate tradesperson to further investigate, the complete extent of possible repairs and associated costs with all the items in the body of the report not listed as "Acceptable" or "Functional" PRIOR TO CLOSE OF ESCROW.

Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of or presence of these organisms is beyond the scope of this inspection. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an active (or potential for) infestation or climate for incubation of a microbial contamination prior to close of escrow.

Product recalls and consumer product safety alerts are added almost daily. If client(s) is/are concerned about appliances or other items in the home that may be on such lists, client(s) may wish to visit the U.S. Consumer Product Safety Commission (CPSC) web site at www.cpsc.gov or www.recalls.com

The presence of environmental hazards, materials or conditions including, but not limited to, lead, asbestos, radon, toxic, combustible or corrosive contaminants is outside the scope of this inspection. If client(s) is/are concerned regarding these matters, it is recommended to obtain the consultation services of an appropriate and qualified tradesperson who specializes in these types of investigations and evaluations.

ROOF

1.) There are two cracked and displaced roof tiles at the north facing slope.

EXTERIOR

1.) The casement window on the SW corner of the living room and the two casement windows in the dining room are fogged. (See info note above)

2.) There is one missing window screen.

3.) There is moisture damage in multiple locations and the outside corners of the roof. (See photos) Refer to the Pest Control Report for a full accounting of this damage.

4.) There is evidence of possible drywood termite infestation/damage to the fascia board on the west side of the garage. This condition is recommended to be evaluated by a qualified and licensed Pest Control inspector prior to close of escrow.

HVAC

General Note: Forced Air Heating systems greater than 15 years old and Air Conditioning & Heat Pump systems greater than 10 years old are considered at the end of a normal life expectancy by the standards of most manufactures and tradesmen. The inspector will operate these systems to see if they are functional at the time of inspection however, they may be subject to failure at any time. If concerned about life expectancy of these systems, it is advised to have these systems fully evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.

Safety Hazard Note: Recommend capping off the unused gas valve at the backyard patio.

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

Deficiency Summary

Terry Home Inspection Services, Inc. PO Box 2705 Atascadero, CA 93423 (805) 434-2694

Insp Date: 8/4/2026

503 N. Via Belmonte

File # 21858

Maintenance Note: The air filters are dirty and in need of replacement.

ELECTRICAL

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

- 1.) A screw is needed to secure the inside dead front cover at the main electrical service panel.
- 2.) The three recessed lights at the front entry roof overhang are inoperable. (Bulbs?)

Safety Hazard Note: There is some exposed electrical wiring laying on the ground at the backyard patio where a spa was removed. This wiring should terminate in an approved outdoor rated junction box.

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 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.

BATHROOM

- 1.) The faucet handle is damaged at the left sink in the master bathroom.
- 2.) Minor grout work is needed at the shower tiles in the hall bathroom.
- 3.) The faucet handles are loose at the guest bathroom sink.

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.

Safety Hazard Note: There is no carbon monoxide detector installed in the hallway outside of the bedrooms as required.

GARAGE

- 1.) There is damage to the weather stripping at the garage fire door.

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