

# Inspection Report

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



*This home inspection report  
prepared specifically for:*

**Tiffany Deborde**  
**1340 Bay Oaks Drive**  
**Los Osos, CA 93402**



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



## ***Table of Contents***

|                           |                         |
|---------------------------|-------------------------|
| General Information.....1 | Bathrooms.....10        |
| Roof.....2                | Interior Rooms.....11   |
| Exterior.....4            | Garage & Carport.....12 |
| Grounds & Drainage.....5  | Attic.....13            |
| Heating & Cooling.....6   | Foundation.....14       |
| Plumbing.....7            | Deficiency Summary      |
| Electrical.....8          | Addendum.....(if noted) |
| Kitchen & Laundry.....9   | Photos.....(if noted)   |



#### PROPERTY / CLIENT INFORMATION

Report Date: 7/9/2026

Customer File # **21802**

:

: **Tiffany Deborde**

Address:

,

Phone:

Fax:

Email:

Inspection location: **1340 Bay Oaks Drive**  
**Los Osos , CA 93402**

Send report to: **Brooke Townsend**

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

#### GENERAL INFORMATION

Main entry faces: **South**

Bedrooms: **2**

Estimated Age: **49**

Levels: **1**

Type Structure: **Single Family Home**

Full Baths: **2**

Stories: **1**

Half Baths:

Type Foundation: **Slab**

Garages: **2 Car**

Soil condition: **Dry**

Weather: **Overcast**

Temp: **60-65**

Date: **7/9/2026**

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

## INFORMATION

|                                                    |                               |
|----------------------------------------------------|-------------------------------|
| 9 Main roof age: <u>20 Years old approximately</u> | 14 Ventilation: <u>Gables</u> |
| 10 Other roof age:                                 | 15 Chimney: <u>Masonry</u>    |
| 11 Inspection method: <u>Walked entire roof</u>    | 16 Chimney flue: <u>Lined</u> |
| 12 Roof covering: <u>Fiberglass Shingle</u>        | 17 Gutters: <u>None</u>       |
| 13 Roofing layers: <u>1st</u>                      | 18 Roof Style: <u>Gable</u>   |

## ROOF COMMENTS

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

**Maintenance Note:** Recommend installing gutters and downspouts to improve lot drainage. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.

- 1.) There is a water stain at the ceiling above the front entry area with bubbling paint. This area was moisture probe tested and found to be dry during the time of inspection however, this area should be monitored during future rain events.

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

- 2.) Seal the nails at the base of the flashings to prevent rusting and potential water intrusion.

**Information Note:** The older masonry chimney was visually inspected as part of the home inspection; however, due to the limitations of a noninvasive inspection, concealed components and overall safety it is recommended to have the entire chimney have a level two inspection done by a qualified and licensed Fireplace Contractor prior to the close of escrow.



# Roof

## ROOF COMMENTS - Continued

- 18 **Maintenance Note:** There is no "cricket" flashing behind the chimney enclosure. This is installed so water can drain around the chimney. Without a proper cricket the flashing area may be prone to leaks. (Note: There were water stains observed below the chimney flashing as seen from inside the attic space.)



## INSPECTION PHOTOS

Roof

# R



Water stain and bubbling paint above the front entry door.

Roof

# R



Water stain below the chimney flashing.

Roof

# R



Water stain below the chimney flashing.

Roof

# R



Missing cricket flashing behind the chimney.

Roof

# R



Reseal all of the flashings.

Roof

# R



Seal the nails at the base of the flashings.

# Exterior

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

## INFORMATION

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

## 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.) There is moisture damage in the following locations:

- A.) The fascia on the south wall of the SW bedroom.
- B.) The corner of the SW fascia.
- C.) The base of the garage exterior door.

2.) There is evidence of drywood termite damage and infestation at the garage vehicle door jamb. Recommend further evaluation by a qualified and licensed Pest Control Inspector prior to the close of escrow.

3.) There is a leak at the hose bib on the SW wall.



## INSPECTION PHOTOS

Exterior

# EX



Termite damage to the garage vehicle door jamb.

Exterior

# EX



Moisture damage to the south fascia.

Exterior

# EX



Moisture damage to the SW fascia.

Exterior

# EX



Leak at the hose bib on the SW wall.

Exterior

# EX



Moisture damage to the base of the garage side door.

# Grounds & Drainage

| COMPONENT          | CONDITION       | ACTION RECOMMENDED          | PERSPECTIVE      |
|--------------------|-----------------|-----------------------------|------------------|
| 1 Drainage:        | Acceptable      |                             |                  |
| 2 Trees & shrubs:  | Acceptable      |                             |                  |
| 3 Walks & Steps:   | Acceptable      |                             |                  |
| 4 Porch/Deck       | Most Acceptable | Repair - See Comments Below | Maintenance Item |
| 5 Driveway:        | Most Acceptable | Repair - See Comments Below | Maintenance Item |
| 6 Retaining walls: | Acceptable      |                             |                  |
| 7 Fencing & Gates: | Acceptable      |                             |                  |
| 8 :                |                 |                             |                  |

## INFORMATION

|                  |                   |    |                  |                   |
|------------------|-------------------|----|------------------|-------------------|
| 9 Walks & Steps: | Concrete & Pavers | 13 | Porch:           | Concrete & Pavers |
| 10 Patio:        | Concrete & Pavers | 14 | Location:        | Front             |
| 11 Location:     | Side              | 15 | Retaining walls: | Wood              |
| 12 Driveway:     | Concrete          | 16 | :                |                   |

## GROUND & DRAINAGE COMMENTS

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

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

- 1.) There are general settlement cracks in the concrete driveway.
- 2.) There are general settlement cracks in the concrete walkways.
- 3.) There is one damaged wood spacer in the driveway.



## INSPECTION PHOTOS

Grounds & Drainage

# GD



Uplifting at the concrete walkway.

Grounds & Drainage

# GD



Example of general cracks in the concrete walkways.

Grounds & Drainage

# GD



General cracks in the concrete driveway.

Grounds & Drainage

# GD



General cracks in the concrete driveway.

Grounds & Drainage

# GD



Damaged wood spacer in the driveway.

# Heating & Cooling

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

## INFORMATION

|                                            |                                                     |
|--------------------------------------------|-----------------------------------------------------|
| 11 # Heating Units: <b>1</b>               | 18 # Cooling Units: <b>0</b>                        |
| 12 Heating Types: <b>Forced Air</b>        | 19 A/C Types: _____                                 |
| 13 Heating Ages: <b>12</b> years           | 20 A/C age: _____                                   |
| 14 Heating Fuels: <b>Natural Gas</b>       | 21 Filter: <b>Disposable Media - Base of Heater</b> |
| 15 Distribution: <b>Ductwork</b>           | 22 Heat Source Mfg. <b>Trane (40,000 BTU)</b>       |
| 16 Duct Insulation Type: <b>Fiberglass</b> | 23 A/C Source Mfg. _____                            |
| 17 Gas Shutoff Location: <b>SW Wall</b>    |                                                     |

## 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.

# Plumbing

| COMPONENT              | CONDITION              | ACTION RECOMMENDED          | PERSPECTIVE      |
|------------------------|------------------------|-----------------------------|------------------|
| 1 Supply pipes:        | <b>Most Acceptable</b> | Repair - See Comments Below | Moderate Concern |
| 2 Waste/vent pipes:    | <b>Acceptable</b>      |                             |                  |
| 3 Funct'l water flow:  | <b>Acceptable</b>      |                             |                  |
| 4 Funct'l waste drain: | <b>Acceptable</b>      |                             |                  |
| 5 Well system:         | <b>N/A</b>             |                             |                  |
| 6 Septic system:       | <b>N/A</b>             |                             |                  |
| 7 Water heater:        | <b>Most Acceptable</b> | Repair - See Comments Below | Maintenance Item |
| 8 TPR Valve:           | <b>Acceptable</b>      |                             |                  |

## INFORMATION

|    |                              |                  |    |                              |                               |
|----|------------------------------|------------------|----|------------------------------|-------------------------------|
| 9  | Water supply represented as: | <b>Municipal</b> | 14 | Waste system represented as: | <b>Municipal</b>              |
| 10 | Supply pipes:                | <b>Copper</b>    | 15 | Septic location:             | <b>N/A</b>                    |
| 11 | Pipe insulation type:        | <b>None</b>      | 16 | Waste/Vent pipes:            | <b>ABS Plastic</b>            |
| 12 | Water Shutoff Location:      | <b>SW Wall</b>   | 17 | Water Heater Manf.:          | <b>Rheem</b>                  |
| 13 | Well location:               | <b>N/A</b>       | 18 | Water Heater Gallons:        | <b>40</b> Age: <b>4</b> years |
|    |                              |                  | 19 | Water Heater Fuel:           | <b>Natural Gas</b>            |

## 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.

1.) The water pressure was measured at 95 psi. This exceeds the maximum allowable pressure of 80 psi. Recommend adjustment, rebuilding or replacement of the pressure regulator as needed to prevent a possible rupturing of a water line and flooding the home.

2.) There is an active leak at the main water riser on the SW corner of the home.

3.) The sediment trap is missing at the gas line connection to the water heater.



## INSPECTION PHOTOS

Plumbing

# P



Leak at the main water riser.

Plumbing

# P



Water pressure was greater than the maximum allowable of 80 psi.

Plumbing

# P



Missing sediment trap at the water heater gas line.

# Electrical System

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

## INFORMATION

|    |                                       |    |                                                                        |
|----|---------------------------------------|----|------------------------------------------------------------------------|
| 9  | Amps: <u>100</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>SW Wall</u>     | 16 | Ground fault protection at: <u>Exterior, Bathroom(s) &amp; Kitchen</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 home which may conceal faulty wiring and restricts the ability to test all of the outlets.

**Maintenance Note:** The circuit breakers in the main electrical service panel are not fully labeled.

**Safety Hazard Note:** The GFCI breaker in the main electrical panel is defective and will not trip. Therefore, there is no GFCI protection for the outlets at the exterior and bathrooms.

**Safety Upgrade Note:** There is no GFCI protection for the outlets in the garage due to the age of this home. Recommend upgrading for safety.

**Safety Hazard Note:** There is surface mounted wiring installed in the kitchen sink cabinet. This is required to be installed in conduit or have a wall surface installed over it for physical protection.

**Safety Hazard Note:** There is horizontal wiring installed in the garage which is less than seven feet off the ground. This is required to be installed in conduit or have a wall surface installed over it for physical protection.

- 1.) There are missing cover plates for the outlets in the kitchen sink cabinet.
- 2.) There are a few electrical junction boxes in the attic space that are missing cover plates.



## INSPECTION PHOTOS

Electrical

# EL



Horizontal Romex wiring less than seven feet off the ground in the garage.

Electrical

# EL



Exposed Romex wiring and missing cover plates below the kitchen sink.

Electrical

# EL



Example of missing cover plates at junction boxes in the attic.

# Kitchen & Laundry

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

|                   |                  |                 |                             |                  |
|-------------------|------------------|-----------------|-----------------------------|------------------|
| <b>APPLIANCES</b> |                  |                 |                             |                  |
| 6                 | Disposal:        | Functional      |                             |                  |
| 7                 | Dishwasher:      | Functional      |                             |                  |
| 8                 | :                |                 |                             |                  |
| 9                 | Exhaust fan:     | Functional      |                             |                  |
| 10                | Microwave:       | N/A             |                             |                  |
| 11                | :                |                 |                             |                  |
| 12                | :                |                 |                             |                  |
| 13                | Range/oven:      | Most Functional | Repair - See Comments Below | Maintenance Item |
| 14                | Gas or electric? | Gas             |                             |                  |

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

## 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.

- 1.) The front right burner at the range works sporadically.

Menu

# Bathrooms

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

## BATHROOMS INSPECTED

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

## BATHROOM COMMENTS

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

### Low Flow Information:

- A.) The master bathroom has a low flow 1.28 GPF toilet. The shower has a low flow shower head of 1.5 GPM.  
 B.) The hall bathroom has a low flow 1.28 GPF toilet. The shower has a low flow shower head of 1.5 GPM.

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

- 1.) There is moisture damage to the base of the sink cabinet in the master bathroom.

**Repair Note:** The ceiling exhaust fans in both bathrooms vent directly into the attic. This is required to be plumbed to vent to the exterior of the building.



## INSPECTION PHOTOS

**Bathroom**

**# B**



**Moisture damage to the base of the master bathroom sink cabinet.**

**Bathroom**

**# B**



**Bathroom exhaust fans vent directly into the attic.**

**Bathroom**

**# B**



**Bathroom exhaust fans vent directly into the attic.**

# 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:     | Most Acceptable | Repair - See Comments Below | Moderate Concern |
| 7 Smoke detectors:       | Acceptable      | See Comments Below          |                  |
| 8 CO detectors:          | Acceptable      |                             |                  |
| 9 Stairs/balcony/rails:  | N/A             |                             |                  |
| 10 :                     |                 |                             |                  |

## INFORMATION

- 11 Rooms inspected:  
 Bedrooms #: 2  
**Living Room**  
**Dining Room**
- 12 Walls & ceilings: Sheet Rock
- 13 Floors: Wood, Carpet & Tile
- 14 Number of wet bars: 0
- 15 Number of fireplaces/woodstoves: 1
- 16 Fuel source: Solid Fuel w/ Gas Starter Pipe

## 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 entryway, hallway and both 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.

Information Note: The gas line was capped in the fireplace so it could not be tested.

- 1.) There is evidence of water intrusion inside the living room fireplace.



## INSPECTION PHOTOS

Interior Room

# IR



Evidence of water intrusion inside the fireplace.

# 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: | Most Acceptable | Repair - See Comments Below | Moderate Concern   |
| 7  | Firewall/firedoor:   | Most Acceptable | Repair - See Comments Below | Fire Safety Hazard |
| 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:      | 20-25 Years old approximately   |
| 16 | Gutters:       | None                            |

### INTERIOR

|    |                   |                                |
|----|-------------------|--------------------------------|
| 17 | Walls & ceilings: | Sheet Rock & Mostly Unfinished |
| 18 | Floors:           | Concrete                       |
| 19 | Garage door:      | Double Overhead                |

## GARAGE & CARPORT COMMENTS

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

**Fire Safety Hazard Note:** The hole in the drywall next to the light switch in the garage compromises the firewall assembly required between the garage and the house. Recommend sealing the opening with a 5/8" Type X drywall.

1.) There is a general settlement crack in the garage concrete slab.

**Information Note:** There is evidence of possible termite infestation in the garage. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.



## INSPECTION PHOTOS

Garage & Carport

# GC



Opening in the firewall between the garage and the home.

Garage & Carport

# GC



Evidence of termite infestation in the garage.

Garage & Carport

# GC



Settlement crack in the garage slab.

# Attic

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

## INFORMATION

|                                         |                                                    |
|-----------------------------------------|----------------------------------------------------|
| 11 # of Attic areas: <u>1</u>           | 14 Framing: <u>Conventional</u>                    |
| 12 Access locations: <u>Hall Closet</u> | 15 Sheathing: <u>OSB Plywood o/ skip sheathing</u> |
| 13 Access by: <u>Hatch</u>              | 16 Insulation: <u>Batts 6"</u>                     |

## ATTIC COMMENTS

- 17 **Information Note:** There is evidence of possible termite infestation in the attic. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.



## INSPECTION PHOTOS

Attic

# A



Evidence of termites in the attic space.

# 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: 7/9/2026

1340 Bay Oaks Drive

File # 21802

**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](http://www.cpsc.gov) or [www.recalls.com](http://www.recalls.com)

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

## ROOF

**Maintenance Note:** Recommend installing gutters and downspouts to improve lot drainage. The downspouts should be extended to drain the surface water away from the perimeter of the foundation.

1.) There is a water stain at the ceiling above the front entry area with bubbling paint. This area was moisture probe tested and found to be dry during the time of inspection however, this area should be monitored during future rain events.

**Repaired see Mold Dr contract , certification and invoice dated 7/15/26 Repaired see Estero Roofing Invoice dated 7/30/26**

**Maintenance Note:** The sealant at the flashings has become cracked and deteriorated from exposure to the sun.

Recommend resealing the flashings to prevent water intrusion. **Repaired see Estero Roofing Invoice dated 7/30/26**

2.) Seal the nails at the base of the flashings to prevent rusting and potential water intrusion. **Repaired see Estero Roofing Invoice dated 7/30/26**

**Information Note:** The older masonry chimney was visually inspected as part of the home inspection; however, due to the limitations of a noninvasive inspection, concealed components and overall safety it is recommended to have the entire chimney have a level two inspection done by a qualified and licensed Fireplace Contractor prior to the close of escrow.

**Maintenance Note:** There is no "cricket" flashing behind the chimney enclosure. This is installed so water can drain around the chimney. Without a proper cricket the flashing area may be prone to leaks. (Note: There were water stains observed below the chimney flashing as seen from inside the attic space.) **Repaired by Estero Roofing see invoice dated 7/30/26**

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.

## EXTERIOR

1.) There is moisture damage in the following locations:

# Deficiency Summary

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

Insp Date: 7/9/2026

1340 Bay Oaks Drive

File # 21802

B.) The corner of the SW fascia.

C.) The base of the garage exterior door.

2.) There is evidence of drywood termite damage and infestation at the garage vehicle door jamb. Recommend further evaluation by a qualified and licensed Pest Control Inspector prior to the close of escrow.

3.) There is a leak at the hose bib on the SW wall. **Repaired see invoice dated 7/23/26**

## GROUNDS

1.) There are general settlement cracks in the concrete driveway.

2.) There are general settlement cracks in the concrete walkways.

3.) There is one damaged wood spacer in the driveway.

## PLUMBING

1.) The water pressure was measured at 95 psi. This exceeds the maximum allowable pressure of 80 psi. Recommend adjustment, rebuilding or replacement of the pressure regulator as needed to prevent a possible rupturing of a water line and flooding the home. **Pressure Regulator replaced see invoice dated 7/23/26**

2.) There is an active leak at the main water riser on the SW corner of the home. **Repaired See Invoice dated 7/23/26**

3.) The sediment trap is missing at the gas line connection to the water heater. **Installed see invoice dated 7/23/26**

## ELECTRICAL

Maintenance Note: The circuit breakers in the main electrical service panel are not fully labeled.

Safety Hazard Note: The GFCI breaker in the main electrical panel is defective and will not trip. Therefore, there is no GFCI protection for the outlets at the exterior and bathrooms. **Repaired see Electrical Invoice dated 8/6/26**

Safety Upgrade Note: There is no GFCI protection for the outlets in the garage due to the age of this home. Recommend upgrading for safety. **Repaired see Electrical Invoice dated 8/6/26**

Safety Hazard Note: There is surface mounted wiring installed in the kitchen sink cabinet. This is required to be installed in conduit or have a wall surface installed over it for physical protection. **Repaired see Invoice dated 7/23/26**

Safety Hazard Note: There is horizontal wiring installed in the garage which is less than seven feet off the ground. This is required to be installed in conduit or have a wall surface installed over it for physical protection.

1.) There are missing cover plates for the outlets in the kitchen sink cabinet. **Repaired see Invoice dated 7/23/26**

2.) There are a few electrical junction boxes in the attic space that are missing cover plates **Repaired see invoice**

# Deficiency Summary

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

Insp Date: 7/9/2026

1340 Bay Oaks Drive

File # 21802

## 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.

- 1.) The front right burner at the range works sporadically.

## BATHROOM

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

- 1.) There is moisture damage to the base of the sink cabinet in the master bathroom.

**Repair Note:** The ceiling exhaust fans in both bathrooms vent directly into the attic. This is required to be plumbed to vent to the exterior of the building.

## 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.

**Information Note:** The gas line was capped in the fireplace so it could not be tested.

- 1.) There is evidence of water intrusion inside the living room fireplace. SGARAGE

**Fire Safety Hazard Note:** The hole in the drywall next to the light switch in the garage compromises the firewall assembly required between the garage and the house. Recommend sealing the opening with a 5/8" Type X drywall. **Repaired see invoice dated 7/23/2026**

- 1.) There is a general settlement crack in the garage concrete slab.

**Information Note:** There is evidence of possible termite infestation in the garage. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.

## ATTIC

**Information Note:** There is evidence of possible termite infestation in the attic. Recommend further evaluation by a

qualified and licensed Pest Control inspector prior to close of escrow.

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