

# Inspection Report

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



*This home inspection report  
prepared specifically for:*

**Claire MacFarlane**  
**675 Golden Meadow Drive**  
**Paso Robles, CA 93446**



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



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#### PROPERTY / CLIENT INFORMATION

Report Date: 9/7/2026

Customer File # **21932**

:  
: **Claire MacFarlane**

Address:

Phone:

Fax:

Email:

Inspection location: **675 Golden Meadow Drive**  
**Paso Robles, CA 93446**

Send report to:

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

#### GENERAL INFORMATION

Main entry faces: **North**

Estimated Age: **40**

Type Structure: **Single Family Home**

Stories: **1**

Type Foundation: **Slab**

Soil condition: **Dry**

Bedrooms: **3**

Levels: **1**

Full Baths: **2**

Half Baths:

Garages: **2 Car**

Weather: **Clear**

Temp: **60-70**

Date: **9/7/2026**

Time:

Unit occupied: **no**

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: | <b>Acceptable</b>      |                                    |                         |
| 2 Ventilation:    | <b>Acceptable</b>      |                                    |                         |
| 3 Flashings:      | <b>Acceptable</b>      |                                    |                         |
| 4 Skylights:      | <b>N/A</b>             |                                    |                         |
| 5 Chimneys:       | <b>Acceptable</b>      |                                    |                         |
| 6 Gutter system:  | <b>Most Acceptable</b> | <b>Repair - See Comments below</b> | <b>Maintenance Item</b> |
| 7 :               |                        |                                    |                         |
| 8 :               |                        |                                    |                         |

## INFORMATION

|                                                           |                                                  |
|-----------------------------------------------------------|--------------------------------------------------|
| 9 Main roof age: <b><u>15 Years old approximately</u></b> | 14 Ventilation: <b><u>Eaves &amp; Gables</u></b> |
| 10 Other roof age:                                        | 15 Chimney: <b><u>Metal</u></b>                  |
| 11 Inspection method: <b><u>Walked entire roof</u></b>    | 16 Chimney flue: <b><u>Metal</u></b>             |
| 12 Roof covering: <b><u>Fiberglass Shingle</u></b>        | 17 Gutters: <b><u>Aluminum</u></b>               |
| 13 Roofing layers: <b><u>1st</u></b>                      | 18 Roof Style: <b><u>Gable</u></b>               |

## ROOF COMMENTS

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



**Maintenance Note:** The gutter seams are leaking below the chimney enclosure. This can cause moisture damage to the fascia boards. Recommend sealing the gutters seams with caulking as needed.

**Maintenance Note:** Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

## INSPECTION PHOTOS

Roof

# R



Gutter seam is leaking.

# 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>Acceptable</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>Acceptable</b>      |                                    |                         |
| 7 Electrical cable:     | <b>Not Inspected</b>   |                                    |                         |
| 8 Exterior electrical:  |                        | <b>See the Electrical Page</b>     |                         |

## INFORMATION

|                       |                           |                            |                                        |
|-----------------------|---------------------------|----------------------------|----------------------------------------|
| 9 Siding type:        | <b>Stucco</b>             | 13 Window Type :           | <b>Fixed/Sliding &amp; Single Hung</b> |
| 10 Veneer type:       | <b>Brick</b>              |                            |                                        |
| 11 Trim/fascias type: | <b>Wood</b>               | 14 Window material:        | <b>Vinyl</b>                           |
| 12 Door type:         | <b>Wood &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 at the following locations:
- A.) Several areas at the front entry overhang fascia.
  - B.) The garage NW fascia.
  - C.) The garage NE fascia.
  - D.) The garage SE fascia.
  - E.) The base of the door spine at the garage side door.
  - F.) The SE fascia.
  - G.) The SW fascia and fascia trim.
  - H.) The NW fascia.

- 2.) The front entry door jamb is cracked and damaged.



## INSPECTION PHOTOS

Exterior

# EX



Entry door jamb cracked/damaged.

Exterior

# EX



Moisture damage front entry fascia.

Exterior

# EX



Moisture damage front entry fascia.

Exterior

# EX



Moisture damage garage fascia.

Exterior

# EX



Moisture damage garage fascia.

Exterior

# EX



Moisture damage garage fascia.

## INSPECTION PHOTOS

Exterior

# EX



Moisture damage garage fascia.

Exterior

# EX



Moisture damage at the garage side door spine.

Exterior

# EX



Moisture damage at the SE fascia.

Exterior

# EX



Moisture damage at the SW fascia and trim.

Exterior

# EX



Moisture damage at the NW fascia.

# 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    | 13 Porch:           | Concrete    |
| 10 Patio:        | Concrete    | 14 Location:        | Front       |
| 11 Location:     | Side & Rear | 15 Retaining walls: | Slump Stone |
| 12 Driveway:     | Asphalt     | 16 :                |             |

## GROUNDS & DRAINAGE COMMENTS

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

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

**Maintenance Note:** The asphalt driveway appears to be in reasonable condition but needs sealant. Cracks and general deterioration were observed.

- 1.) There is moisture damage to the base of all three posts at the backyard trellis structure.



## INSPECTION PHOTOS

Grounds & Drainage

# GD



The asphalt driveway needs to be sealed.

Grounds & Drainage

# GD



Example of moisture damage to the base of the trellis posts.

Grounds & Drainage

# GD



Example of moisture damage to the base of the trellis posts.

Grounds & Drainage

# GD



Example of moisture damage to the base of the trellis posts.

# Heating & Cooling

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

## INFORMATION

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

**Maintenance Note:** The insulation is loose and needs to be resecured around some of the ducts in the attic.

## INSPECTION PHOTOS

HVAC

# HC



Insulation falling off some of the ducts in the attic.

# 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:        | Most Acceptable | Repair - See Comments Below | Safety Hazard |
| 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>Copper</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>Front Entry</u> | 17 | Water Heater Manf.:          | <u>A.O.Smith</u>              |
| 13 | Well location:               | <u>N/A</u>         | 18 | Water Heater Gallons:        | <u>40</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 60 psi. This is within a normal and acceptable range.

Information Note: There are water softener and reverse osmosis systems installed in this home. These systems are inspected for leaks but chemical testing of the water and operation of the units are outside the scope or expertise of this inspection. Also, in some cases these are rented units. This should be determined prior to close of escrow.

Safety Requirement: Blocking is needed between the water heater and the wall to prevent it from rocking in the event of an earthquake. This is required as part of properly installing the earthquake straps.

- 1.) There is no sediment trap installed at the gas line connection to the water heater as required.



## INSPECTION PHOTOS

Plumbing

# P



Water pressure is 60 psi.

Plumbing

# P



Water softener installed in the garage.

Plumbing

# P



Missing sediment trap at the water heater gas line.

Plumbing

# P



Reverse osmosis installed under the kitchen sink.

# Electrical System

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

## INFORMATION

|    |                                       |    |                                                                                |
|----|---------------------------------------|----|--------------------------------------------------------------------------------|
| 9  | Amps: <b>100</b>                      | 14 | Branch circuit wiring: <b>Copper</b>                                           |
| 10 | Volts: <b>110/220</b>                 | 15 | Grounding: <b>Water Pipes</b>                                                  |
| 11 | Main box location: <b>NE Wall</b>     | 16 | Ground fault protection at: <b>Exterior, Bathroom(s), Garage &amp; Kitchen</b> |
| 12 | Main Disconnect: <b>At Main Panel</b> | 17 | Main box type: <b>Breakers</b>                                                 |
| 13 | Main service conductor: <b>Copper</b> | 18 | Wiring type: <b>Romex</b>                                                      |

## ELECTRICAL SYSTEM COMMENTS

19 1.) There are a few open junction boxes that need cover plates in the attic space.



## INSPECTION PHOTOS

Electrical

# EL



Example of open 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:      | Functional |  |  |
| 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. 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.) There is minor moisture damage to the base of the kitchen sink cabinet.

## INSPECTION PHOTOS

Kitchen & Laundry

# K



Moisture damage to the base of the kitchen sink cabinet.

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:                 | Acceptable      |                             |                  |
| 7 Toilets:               | Acceptable      |                             |                  |
| 8 Tubs:                  | Most Acceptable | Repair - See Comments Below | Maintenance Item |
| 9 Showers:               | Most Acceptable | Repair - See Comments Below | Active Leak      |
| 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.

### 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 1.6 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 master bathroom. This allows water to partially flow out the tub spout when the shower is operated.

- 1.) The shower handles leak when operated in the hall bathroom.

## INSPECTION PHOTOS

Bathroom

# B



Hall bathroom shower handles leak when operated.

# Interior Rooms

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

## INFORMATION

- 11 Rooms inspected:  
 Bedrooms #: **3**  
**Living Room**  
**Dining Room**
- 12 Walls & ceilings: Sheet Rock
- 13 Floors: Vinyl Plank & 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.

**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.

1.) The closet doors are missing base guides in the hall bedrooms.

2.) One of the closet doors is missing in the front bedroom.

**Fire Safety Hazard Note:** The refractory plate(s) are cracked and need replacement at the prefabricated fireplace. This is recommended to be repaired by a certified and licensed fireplace contractor. (Note: The bottom plate could not be evaluated due to heavy ash inside the firebox.)



## INSPECTION PHOTOS

Interior Room

# IR



Cracks in the refractory plates inside the firebox.

Interior Room

# IR



Example of heavy ash in the firebox.

# 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 | Maintenance Item   |
| 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:      | 15 Years old approximately      |
| 16 | Gutters:       | Aluminum                        |

### INTERIOR

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

## GARAGE & CARPORT COMMENTS

- 20 Fire Safety Hazard Note: The common door between the garage and the house is not fully self closing and/or self latching. This is required as part of the firewall assembly between the garage and home.

1.) The sealing/paint used at the garage slab is peeling in numerous locations.

2.) There is efflorescence at the garage west wall. This is due to irrigation spraying on the exterior part of the wall.



## INSPECTION PHOTOS

Garage & Carport

# GC



The seal at the garage slab is peeling.

Garage & Carport

# GC



Efflorescence at the garage west wall.

# 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: <u>1</u>             | 14 Framing: <u>Truss system</u> |
| 12 Access locations: <u>Front Bedroom</u> | 15 Sheathing: <u>Plywood</u>    |
| 13 Access by: <u>Hatch</u>                | 16 Insulation: <u>Blown 6"</u>  |

## 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

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

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

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:** The gutter seams are leaking below the chimney enclosure. This can cause moisture damage to the fascia boards. Recommend sealing the gutters seams with caulking as needed.

**Maintenance Note:** Some of the down spouts have no splash block or extension to divert the runoff water from the roof away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce foundation moisture and potential foundation settlement.

## EXTERIOR

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

- A.) Several areas at the front entry overhang fascia.
- B.) The garage NW fascia.
- C.) The garage NE fascia.
- D.) The garage SE fascia.
- E.) The base of the door spine at the garage side door.
- F.) The SE fascia.
- G.) The SW fascia and fascia trim.
- H.) The NW fascia.

2.) The front entry door jamb is cracked and damaged.

## GROUND

**Maintenance Note:** The asphalt driveway appears to be in reasonable condition but needs sealant. Cracks and general

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deterioration were observed.

- 1.) There is moisture damage to the base of all three posts at the backyard trellis structure.

## HVAC

Maintenance Note: The insulation is loose and needs to be resecured around some of the ducts in the attic.

## PLUMBING

Information Note: There are water softener and reverse osmosis systems installed in this home. These systems are inspected for leaks but chemical testing of the water and operation of the units are outside the scope or expertise of this inspection. Also, in some cases these are rented units. This should be determined prior to close of escrow.

Safety Requirement: Blocking is needed between the water heater and the wall to prevent it from rocking in the event of an earthquake. This is required as part of properly installing the earthquake straps.

- 1.) There is no sediment trap installed at the gas line connection to the water heater as required.

## ELECTRICAL

- 1.) There are a few open junction boxes that need cover plates in the attic space.

## 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.) There is minor moisture damage to the base of the kitchen sink cabinet.

## BATHROOM

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

- 1.) The shower handles leak when operated in the hall bathroom.

## INTERIOR

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

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1.) The closet doors are missing base guides in the hall bedrooms.

2.) One of the closet doors is missing in the front bedroom.

**Fire Safety Hazard Note:** The refractory plate(s) are cracked and need replacement at the prefabricated fireplace. This is recommended to be repaired by a certified and licensed fireplace contractor. (Note: The bottom plate could not be evaluated due to heavy ash inside the firebox.)

## GARAGE

**Fire Safety Hazard Note:** The common door between the garage and the house is not fully self closing and/or self latching. This is required as part of the firewall assembly between the garage and home.

1.) The sealing/paint used at the garage slab is peeling in numerous locations.

2.) There is efflorescence at the garage west wall. This is due to irrigation spraying on the exterior part of the wall.

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