Inspection Report

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

This home inspection report prepared specifically for:

Virginia Huttner
14435 San Antonio Road
Atascadero, CA 93422



Inspected by: **Benjamin P. Terry**

TERRY
Home Inspection Service
(805) 434-2694

Table of Contents

General Information	1	Bathrooms	10
Roof	2	Interior Rooms	11
Exterior	3	Garage & Carport	12
Grounds & Drainage	4	Attic	13
Heating & Cooling	5	Foundation	14
Plumbing	6	Deficiency Summary	
Electrical	7	Addendum	(if noted)
Kitchen & Laundry	8	Photos	(if noted)

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TERRY
Home Inspection Service
(805) 434-2694

PROPERTY / CLIENT INFORMATION

Report Date: 9/15/2026

Customer File # : **21952**

: **Virginia Huttner**

Address:

,

Phone:

Fax:

Email:

Inspection location: **14435 San Antonio Road**
Atascadero , CA 93422

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Send report to: **Chanty Andrews**
Home & Ranch Sotheby's

Sub-division:

GENERAL INFORMATION

Main entry faces: **West**
Estimated Age: **51 (Estimate)**
Type Structure: **Single Family Home**
Stories: **1**
Type Foundation: **Slab & Substructure**
Soil condition: **Dry**

Bedrooms: **3**
Levels: **1**
Full Baths: **2**
Half Baths:
Garages: **2 Car**

Weather: **Clear** Temp: **70-75**
Date: **9/15/2026** 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.

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Roof

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

INFORMATION

9	Main roof age:	**12 Years old approximately**	14	Ventilation:	**Eaves, Gables & Dormers**
10	Other roof age:		15	Chimney:	**Metal**
11	Inspection method:	**Walked entire roof**	16	Chimney flue:	**Metal**
12	Roof covering:	**Fiberglass Shingle**	17	Gutters:	**Aluminum**
13	Roofing layers:	**1st**	18	Roof Style:	**Gable**

ROOF COMMENTS

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

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

Maintenance Note: The gutters are loose at the NE corner of the garage and the SW corner of the home.

1.) The storm collar is missing at the water heater exhaust vent flashing. This may subject this flashing to leaks.

2.) The vent flashing above the front entry is uplifted. This needs to be secured down and sealed to prevent leaks during wind driven rains.









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INSPECTION PHOTOS

Roof **# R**



Loose gutter at the NE corner of the garage.

Roof **# R**



Some of the down spouts need to be directed away from the foundation.

Roof **# R**



Uplifted vent flashing above the front entry area.

Roof **# R**



Missing storm collar on the water heater exhaust vent flashing.

Exterior

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding:	**Acceptable**		
2	Trim/fascias/soffits:	**Most Acceptable**	**Repair - See Comments Below**	**Minor Concern**
3	Veneer:	**N/A**		
4	Doors:	**Most Acceptable**	**Repair - See Comments Below**	**Fire Safety Hazard**
5	Windows:	**Most Acceptable**	**Repair - See Comments Below**	**Maintenance Item**
6	Hose faucets:	**Most Acceptable**	**Repair - See Comments Below**	**Maintenance Item**
7	Electrical cable:	**Not Inspected**		
8	Exterior electrical:		**See the Electrical Page**	

INFORMATION

9	Siding type:	**Stucco**	13	Window Type :	**Fixed/Sliding**
10	Veneer type:	**None**			
11	Trim/fascias type:	**Wood**	14	Window material:	**Aluminum & Vinyl**
12	Door type:	**Metal & Sliders**	15	Electric service cable:	**Overhead**

EXTERIOR COMMENTS

16 **Information Note: There are mostly 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.**

Fire Safety Hazard Note: There is a double cylinder dead bolt at the front entry door. (This is the type of dead bolt that requires a key to be used from the interior of the door to unlock) This type of dead bolt is no longer permitted because the occupant can lock themselves inside creating a fire escape hazard. (Note: This is required to be replaced in the State of California if the house is used as a rental property.)

1.) The door bell is inoperable at the exterior door on the south side of the breezeway.

2.) There is one damaged window screen in the garage.

3.) The is moisture damage to the fascia board at the front outside corner of the eave by the front entry area.

4.) There is a drip leak at the hose bib in the exterior north wall.

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Grounds & Drainage

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

INFORMATION

9	Walks & Steps:	**Concrete**	13	Porch:	**Concrete**
10	Patio:	**N/A**	14	Location:	**Front**
11	Location:		15	Retaining walls:	**N/A**
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.

Information Note: The outbuilding was not included in the scope of this inspection.

1.) There are some general settlement cracks in the front concrete walkway.

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

Drainage Note: The drainage at the front and north yards is sluggish due to the flat lot and soils conditions. Grading as well as drainage improvements are needed. (See notes on the Foundation Page)

Information Note: Fencing on acreage is not inspected.







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INSPECTION PHOTOS

Grounds & Drainage **# GD**



The asphalt driveway is in need of maintenance sealing.

Grounds & Drainage **# GD**



General settlement cracks in the front concrete walkway.

Grounds & Drainage **# GD**



Sluggish drainage in the front yard.

Heating & Cooling

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

INFORMATION

11	# Heating Units:	**1**	18	# Cooling Units:	**1**
12	Heating Types:	**Forced Air**	19	A/C Types:	**Electric Central Air**
13	Heating Ages:	**25 (Estimate)** years	20	A/C age:	**25 (Estimate)**
14	Heating Fuels:	**Natural Gas**	21	Filter:	**Cleanable Media - R/A Grille**
15	Distribution:	**Ductwork**	22	Heat Source Mfg.	**York (90,000 BTU)**
16	Duct Insulation Type:	**Fiberglass**	23	A/C Source Mfg.	**York**
17	Gas Shutoff Location:	**SW 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 that 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.

Maintenance Note: The air filter is dirty and needs to be cleaned.

Maintenance Note: The gaps need to be sealed at the supply air and return air ducts above the roof.

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INSPECTION PHOTOS

HVAC **# HC**



The gaps need to be sealed at the supply and return air ducts above the roof.

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:	**Not Inspected**	**See Comments Below**	
7	Water heater:	**Acceptable**		
8	TPR Valve:	**Present**		

INFORMATION

9 Water supply represented as: **Municipal**

10 Supply pipes: **Combo of Copper & Mostly PEX**

11 Pipe insulation type: **None**

12 Water Shutoff Location: **SW Wall**

13 Well location: **N/A**

14 Waste system represented as: **Private Septic System**

15 Septic location: **North Yard**

16 Waste/Vent pipes: **ABS Plastic**

17 Water Heater Manf.: **Bradford White**

18 Water Heater Gallons: **40** Age: **5** years

19 Water Heater Fuel: **Natural Gas**

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.

Information Note: There is a septic system installed at the property. Evaluation of the septic system is beyond the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There is a water softener system installed in this home. These systems are inspected for leaks however, chemical testing of the water and operation of the unit is outside the scope or expertise of this inspection.

Maintenance Note: Recommend insulating all the exposed water lines at the exterior, attic, substructure and garage (as it applies to this home) to prevent freezing and rupturing of the lines.

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INSPECTION PHOTOS

Plumbing **# P**



The water pressure was measured at 70 psi.

Electrical System

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

INFORMATION

9	Amps:	200	14	Branch circuit wiring:	Copper
10	Volts:	110/220	15	Grounding:	Water Pipes & Ground Rod
11	Main box location:	NW Wall	16	Ground fault protection at:	Bathroom(s) & Kitchen
12	Main Disconnect:	At Main Panel			
13	Main service conductor:	Copper	17	Main box type:	Breakers
			18	Wiring type:	Romex

ELECTRICAL SYSTEM COMMENTS

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

Safety Hazard Note: The overhead electrical service conductors are too low. They should have a minimum clearance of ten feet from the ground.



Safety Hazard Note: The overhead electrical service conductors are in contact with tree limbs and/or foliage. Recommend trimming as needed to prevent damage to these conductors.

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



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

1.) There are spliced wires at the power cord to the microwave.

Safety Hazard Note: Temporary extension cords are used for power to the garage lights, water softener and a sump pump located in the substructure area. This is recommended to be replaced with permanent wiring.



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 no GFCI protection for the exterior outlets as required.



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INSPECTION PHOTOS

Electrical **# EL**



Surface mounted Romex wiring in the master closet.

Electrical **# EL**



Microwave power cord spliced.

Electrical **# EL**



Temporary cord used at the garage lights.

Electrical **# EL**



Temporary cord used at the substructure sump pump.

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	:			
9	Exhaust fan:	**Defective**	**See Microwave Comments Below**	
10	Microwave:	**Defective**	**Repair - See Comments Below**	**Moderate Concern**
11	:			
12	:			
13	Range/oven:	**Functional**		
14	Gas or electric?	**Electric**		
	LAUNDRY			
15	Walls/ceiling/floor:		**See Interior Page**	
16	Doors & windows:		**See Interior Page**	
17	Washer plumbing:	**Acceptable**		
18	Sink plumbing:	**Acceptable**		
19	Cabinets/shelves:	**Acceptable**		
20	Heating & cooling:		**See HVAC Page**	
21	Dryer vent:	**Acceptable**	**See Comments Below**	
22	:			
23	:			
24	Dryer service:	**Acceptable**		
25	Gas or electric?	**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.

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Kitchen & Laundry

KITCHEN AND LAUNDRY COMMENTS - Continued

26 1.) There is an error code at the microwave and the microwave is inoperable during the time of inspection.

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INSPECTION PHOTOS

Kitchen & Laundry **# K**



Error code at the microwave.

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. 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 2.5 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.

1.) Minor grout work is needed at the master shower tile.

2.) The shower handles leak when operated at the hall 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.

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INSPECTION PHOTOS

Bathroom **# B**



Grout work needed at the master shower.

Bathroom **# B**



Leak at the hall bathroom shower handle.

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:	**Acceptable**		
7	Smoke detectors:	**Most Acceptable**	**Repair - See Comments Below**	**Safety Hazard**
8	CO detectors:	**Present**		
9	Stairs/balcony/rails:	**Acceptable**		
10	:			

INFORMATION

11 Rooms inspected:

Bedrooms #: **3**

- **Living Room**
- **Dining Room**
- **Family Room**

12 Walls & ceilings: **Sheet Rock**

13 Floors: **Wood & Tile**

14 Number of wet bars: **0**

15 Number of fireplaces/woodstoves: **1**

16 Fuel source: **Solid Fuels Only**

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, dining room and family room.

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 Upgrade Note: Recommend adding smoke detectors in each of the bedrooms.

1.) The master bathroom door has been removed.

2.) One of the wheels comes off the track at the center hall bedroom closet door when opening.

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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**	**See Comments Below**	
7	Firewall/firedoor:	**Most Acceptable**	**Repair - See Comments Below**	**Fire Safety Hazard**
8	Doors & windows:	**Acceptable**		
9	Garage doors:	**Acceptable**		
10	Door openers:	**Acceptable**	**See Comments Below**	
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: **12 Years old approximately**

16 Gutters: **Aluminum**

INTERIOR

17 Walls & ceilings: **Sheet rock**

18 Floors: **Concrete**

19 Garage door: **Double Overhead**

GARAGE & CARPORT COMMENTS

20 **Information Note: There is a remote combination entry for the garage vehicle door. Suggest obtaining this combination from the seller prior to close of escrow.**

1.) There are some spalls in the surface of the concrete slab in the garage.

Fire Safety Hazard Note: The holes in the drywall at the ceiling 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.







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INSPECTION PHOTOS

Garage & Carport **# GC**



Spalls in the surface of the garage concrete slab.

Garage & Carport **# GC**



Remote combination pad for the garage door opener.

Garage & Carport **# GC**



Spalling at the garage slab.

Garage & Carport **# GC**



Opening in the firewall at the garage ceiling.

Attic

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	**Limited**	**See Comments Below**	
2	Framing:	**Acceptable**		
3	Sheathing:	**Acceptable**		
4	Insulation:	**Acceptable**		
5	Ventilation:	**Acceptable**	**See Comments Below**	
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:	**2**	14	Framing:	**Truss system**
12	Access locations:	**Master Closet & Garage**	15	Sheathing:	**Plywood**
13	Access by:	**Hatch**	16	Insulation:	**Batts 6"**

ATTIC COMMENTS

17 **Further Inspection Note: The access to the attic in the master closet is blocked by shelving and storage. Recommend having shelving and storage removed and performing a supplemental inspection of this area prior to close of escrow.**

Information Note: There is a thermostat controlled power exhaust fan in the attic. This could not be tested because the ambient temperature inside the attic was lower than the lowest setting on the thermostat.



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INSPECTION PHOTOS

Attic **# A**



Attic access in master closet blocked.

Foundation

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	Foundation Type	**Slab & Substructure**		
1	Access:	**Acceptable**		
2	Foundation walls:	**Most Acceptable**	**Recommend further evaluation by a tradesman**	**Moderate Concern**
3	Floor framing:	**Acceptable**		
4	Insulation:	**Acceptable**		
5	Ventilation:	**Acceptable**		
6	Sump pump:	**Defective**	**Repair - See Comments Below**	**Moderate Concern**
7	Dryness/drainage:	**Acceptable**		
8	Floor/Slab:	**Acceptable**	**See Comments Below**	
9	Vapor Retarder:	**N/A**		
10	Anchor Bolts :	**Acceptable**		

INFORMATION

11	Foundation walls:	**Poured Concrete**	14	Beams:	**4X Wood**
12	Floors:	**Dirt**	15	Piers:	**Concrete Piers**
13	Joist/Truss Detail:	**2X10 @ 16" OC**	16	Sub Floor:	**Plywood**
			17	Insulation:	**Batting Between Joists**

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.***

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

1.) The following observations were made regarding the raised foundation:
- **A.) There are differential cracks in the stucco at the two outside corners at the front of the home.**
- **B.) The front entry door framed opening is out of square.**
- **C.) There are some deviations in the floor elevation in the front hallway and dining room.**
- **D.) There are some interior cracks in the drywall.**
- **E.) There is sluggish drainage in the front yard.**
- **F.) A sump pump has been installed in the substructure however; it is improperly installed and is inoperable. There is evidence of past standing water in the crawl space.**

Special Note: Based on the above observations it appears the home has experienced some modest foundation settlement. Recommend further evaluation by a qualified an licensed tradesman that specializes in foundation mitigation prior to close of escrow.









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Foundation

FOUNDATION COMMENTS - Continued

18 ***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 slab on grade portion of the foundation is not visible due to the finish flooring in the home. There were no secondary visible observations of problems throughout the home which would indicate a structural deficiency with the slab.

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INSPECTION PHOTOS

Foundation **# F**



Differential cracks in the stucco at the outside corners of the foundation.

Foundation **# F**



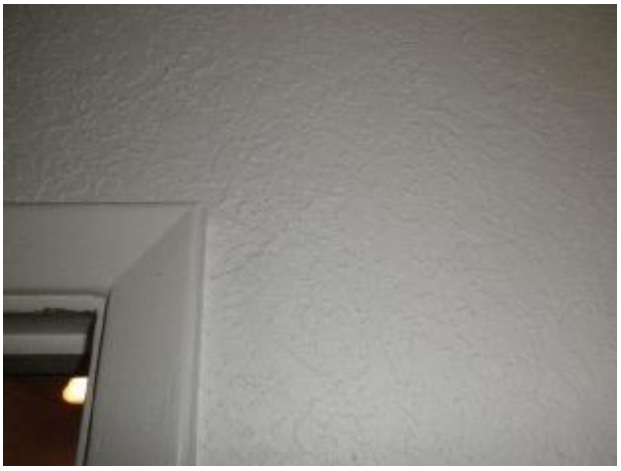
Differential cracks in the stucco at the outside corners of the foundation.

Foundation **# F**



Cracks at the interior.

Foundation **# F**



Cracks at the interior.

Foundation **# F**



Cracks at the interior.

Foundation **# F**



Cracks at the interior.

INSPECTION PHOTOS

Foundation **# F**



Sump pump inoperable.

Foundation **# F**



efflorescennts at the foundation walls.

Foundation **# F**



efflorescennts at the foundation walls.

Foundation **# F**



efflorescennts at the foundation walls.

Foundation **# F**



efflorescennts at the foundation walls.

Deficiency Summary

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

Insp Date: **9/15/2026** **14435 San Antonio Road** File # **21952**

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 contaminates 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.

Special Note: There have been renovations and/or additions to the subject property. Buyer is advised to research the status of all required building permits with the authority having jurisdiction prior to close of escrow.

ROOF

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

Maintenance Note: The gutters are loose at the NE corner of the garage and the SW corner of the home.

1.) The storm collar is missing at the water heater exhaust vent flashing. This may subject this flashing to leaks.

2.) The vent flashing above the front entry is uplifted. This needs to be secured down and sealed to prevent leaks during wind driven rains.

EXTERIOR

Fire Safety Hazard Note: There is a double cylinder dead bolt at the front entry door. (This is the type of dead bolt that requires a key to be used from the interior of the door to unlock) This type of dead bolt is no longer permitted because the occupant can lock themselves inside creating a fire escape hazard. (Note: This is required to be replaced in the State of California if the house is used as a rental property.)

1.) The door bell is inoperable at the exterior door on the south side of the breezeway.

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Deficiency Summary

2.) There is one damaged window screen in the garage.

3.) The is moisture damage to the fascia board at the front outside corner of the eave by the front entry area.

4.) There is a drip leak at the hose bib in the exterior north wall.

GROUNDS

1.) There are some general settlement cracks in the front concrete walkway.

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

Drainage Note: The drainage at the front and north yards is sluggish due to the flat lot and soils conditions. Grading as well as drainage improvements are needed. (See notes on the Foundation Page)

Information Note: Fencing on acreage is not inspected.

HVAC

General Note: Forced Air Heating systems greater than 15 years old and Air Conditioning & Heat Pump systems greater that 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.

Maintenance Note: The air filter is dirty and needs to be cleaned.

Maintenance Note: The gaps need to be sealed at the supply air and return air ducts above the roof.

PLUMBING

Information Note: There is a septic system installed at the property. Evaluation of the septic system is beyond the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Septic Company prior to close of escrow.

Information Note: There is a water softener system installed in this home. These systems are inspected for leaks however, chemical testing of the water and operation of the unit is outside the scope or expertise of this inspection.

Maintenance Note: Recommend insulating all the exposed water lines at the exterior, attic, substructure and garage (as it applies to this home) to prevent freezing and rupturing of the lines.

ELECTRICAL

Safety Hazard Note: The overhead electrical service conductors are too low. They should have a minimum clearance of ten feet from the ground.

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.

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Deficiency Summary

Safety Hazard Note: The overhead electrical service conductors are in contact with tree limbs and/or foliage. Recommend trimming as needed to prevent damage to these conductors.

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

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

1.) There are spliced wires at the power cord to the microwave.

Safety Hazard Note: Temporary extension cords are used for power to the garage lights, water softener and a sump pump located in the substructure area. This is recommended to be replaced with permanent wiring.

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 no GFCI protection for the exterior outlets as required.

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 an error code at the microwave and the microwave is inoperable during the time of inspection.

BATHROOM

1.) Minor grout work is needed at the master shower tile.

2.) The shower handles leak when operated at the hall 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.

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 Upgrade Note: Recommend adding smoke detectors in each of the bedrooms.

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Deficiency Summary

1.) The master bathroom door has been removed.

2.) One of the wheels comes off the track at the center hall bedroom closet door when opening.

GARAGE

Information Note: There is a remote combination entry for the garage vehicle door. Suggest obtaining this combination from the seller prior to close of escrow.

1.) There are some spalls in the surface of the concrete slab in the garage.

Fire Safety Hazard Note: The holes in the drywall at the ceiling 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.

ATTIC

Further Inspection Note: The access to the attic in the master closet is blocked by shelving and storage. Recommend having shelving and storage removed and performing a supplemental inspection of this area prior to close of escrow.

Information Note: There is a thermostat controlled power exhaust fan in the attic. This could not be tested because the ambient temperature inside the attic was lower than the lowest setting on the thermostat.

FOUNDATION

1.) The following observations were made regarding the raised foundation:

- **A.) There are differential cracks in the stucco at the two outside corners at the front of the home.**
- **B.) The front entry door framed opening is out of square.**
- **C.) There are some deviations in the floor elevation in the front hallway and dining room.**
- **D.) There are some interior cracks in the drywall.**
- **E.) There is sluggish drainage in the front yard.**
- **F.) A sump pump has been installed in the substructure however; it is improperly installed and is inoperable. There is evidence of past standing water in the crawl space.**

Special Note: Based on the above observations it appears the home has experienced some modest foundation settlement. Recommend further evaluation by a qualified an licensed tradesman that specializes in foundation mitigation prior to close of escrow.

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