Inspection Report

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

This inspection report prepared specifically for:

Leslie Butters

1232 Fernwood

San Luis Obispo, CA 93401



Inspected by: **Gregory S. Terry**

TERRY
Home Inspection Service
(805) 434-2694

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TERRY
Home Inspection Service
(805) 434-2694

PROPERTY / CLIENT INFORMATION

Report Date: **10/23/2026**

Customer File # **22025**

Leslie Butters

Address:

,

Phone:

Fax:

Email:

Inspection location: **1232 Fernwood**
San Luis Obispo , CA 93401

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Send report to: **Rob Rose & Colleen Clark**
Christie's International - Serano

Sub-division:

GENERAL INFORMATION

Main entry faces: **South**

Estimated Age: **61 (1965 Estimate)**

Type Structure: **Single Family Home**

Stories: **1**

Type Foundation: **Slab**

Soil condition: **Dry**

Bedrooms: **3**

Vehicle Garages: **2 Car**

Approx. Sq Footage:

Full Baths: **1**

Half Baths: **0**

3/4 Baths: **1**

Weather: **Cloudy**

Temp: **55-65**

Date: **10/23/2026**

Time:

Unit occupied: **no**

Client present: **no**

Attendees: **Inspector Only**

General Overview:

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



Inspector: _____

Gregory S. Terry

REPORT LIMITATIONS

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

Roof

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	Acceptable		
2	Ventilation:	Acceptable		
3	Flashings:	Most Acceptable	Repair - See Comments Below	Potential Leak
4	Skylights:	Acceptable		
5	Chimneys:	Defective	Recommend further evaluation by Fireplace Contractor	Fire Safety
6	Gutter system:	Most Acceptable	Repair - See Comments Below	Maintenance Item
7	:			
8	:			

INFORMATION

9	Main roof age:	5 Years Old Approximately	14	Ventilation:	Gable & Eaves
10	Other roof age:		15	Chimney:	Masonry & 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 & Hip

ROOF COMMENTS

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

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

Maintenance Note: The base of the down spout has separated at the NE corner of the garage.

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

Maintenance Note: The flashing at the tunnel skylight above the hallway is uplifted. This needs to be secured down and sealed to prevent leaks during wind driven rains.

Fire Safety Hazard Note: There is a large crack at the top section of the masonry chimney and the cement crown on top of the chimney is damaged. A piece of wood has fallen down into the chimney which is blocking off the damper so it cannot be opened. Recommend further evaluation by a certified and licensed Fireplace Contractor prior to close of escrow.

INSPECTION PHOTOS

Roof **#R**



The down spouts need to be directed away from the foundation.

Roof **#R**



All of teh roof flashings need to be resealed.

Roof **#R**



Uplifted flashing at the tunnel skylight.

Roof **#R**



Large crack in the top section of the masonry fireplace.

Roof **#R**



Damaged cement crown at the top of the chimney.

Roof **#R**



Damaged cement crown at the top of the chimney.

Exterior

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

INFORMATION

9	Siding type:	Stucco	13	Window Type	Fixed/Sliding & Single Hung
10	Veneer type:	Brick			
11	Trim/fascias type:	Wood	14	Window material:	Aluminum
12	Door type:	Wood/Glass & Slider	15	Electric service cable:	Overhead

EXTERIOR COMMENTS

16 **1.) There is moisture damage in a number of locations at the exterior eaves, fascia and rafter tails. (See photos) Refer to the Pest Control Report for a full accounting of this damage.**

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 longed permitted because the occupant can lock themselves inside creating a fire escape hazard. (Note: This is required to be replaced in the stare of California if the home is to be used as a rental property.)

2.) The garage side door has no threshold installed and the built in window in the door is not safety tempered glass.

3.) There is a broken window in the hall bathroom.

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

INSPECTION PHOTOS

Exterior **#EX**



Example of the moisture damage at the perimeter eaves.

Exterior **#EX**



Example of the moisture damage at the perimeter eaves.

Exterior **#EX**



Termite infestation/damage at the fascia board at the front of the kitchen.

Exterior **#EX**



Termite infestation/damage at the fascia board at the front of the kitchen.

Exterior **#EX**



Example of the moisture damage at the perimeter eaves.

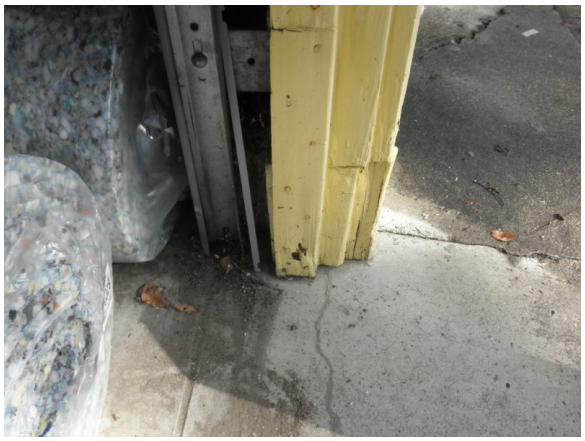
Exterior **#EX**



Example of the moisture damage at the perimeter eaves.

INSPECTION PHOTOS

Exterior **#EX**



Moisture damage at the base of the garage door jamb.

Grounds & Drainage

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

INFORMATION

9	Walks & Steps:	Concrete	13	Porch	Brick
10	Patio:	Concrete	14	Location	Front
11	Location:	Side & Rear	15	Retaining walls:	CMU Block & RR Ties
12	Driveway:	Concrete	16	:	

GROUNDS & DRAINAGE COMMENTS

17

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

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

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

Safety Hazard Note: There are missing and/or damaged wood spacers at the concrete patios. This can be a tripping hazard particularly for women wearing healed shoes.

1.) The RR Tie retaining wall in the backyard has moisture damage and has partially collapsed. This wall will need to be rebuilt.

2.) Parts of the fencing in the backyard is leaning.

3.) Part of the brick planter in the front yard is damaged.

4.) There are some general settlement cracks in the concrete driveway.

5.) There is moisture damage to parts of the beam and rafters at the backyard patio cover.

6.) There are several cracks in the brick patio at the front entry to the home.

Drainage Note: The drainage in the backyard and west side yard is sluggish due to the flat lot and soil conditions. Drainage improvements are needed.

INSPECTION PHOTOS

Grounds **#GD**



Damged brick planter at the front of the home.

Grounds **#GD**



Cracks in the front entry brick patio.

Grounds **#GD**



Missing/damaged wood spacers at the concrete patios.

Grounds **#GD**



Missing/damaged wood spacers at the concrete patios.

Grounds **#GD**



Damaged RR Tie retaining wall in the backyard.

Grounds **#GD**



Moisture damage to parts of the backyard patio cover.

INSPECTION PHOTOS

Grounds #GD



Moisture damage to parts of the backyard patio cover.

Grounds #GD



Sluggish drain in the backyard and west side yard,

Grounds #GD



Sluggish drain in the backyard and west side yard,

Grounds #GD



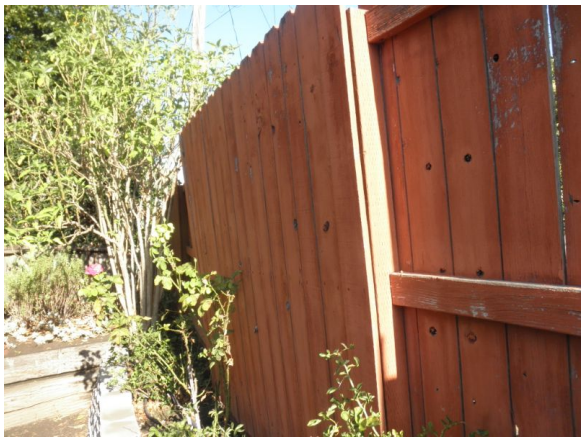
Sluggish drain in the backyard and west side yard,

Grounds #GD



Parts of the fence in the backyard are leaning.

Grounds #GD



Parts of the fence in the backyard are leaning.

INSPECTION PHOTOS

Grounds **#GD**



General settlement crack in the concrete driveway.

Heating & Cooling

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

INFORMATION

11	# Heating Units:	**1**	18	# Cooling Units:	**0**
12	Heating Types:	**Forced Air**	19	A/C Types:	
13	Heating Ages:	**13** years	20	A/C age:	
14	Heating Fuels:	**Natural Gas**	21	Filter:	**Disposable - Base of FAU**
15	Distribution:	**Ductwork**	22	Heat Source Mfr.	**Lennox (66,000 BTU)**
16	Duct Insulation Type:	**Fiberglass**	23	A/C Source Mfr.	
17	Gas Shutoff Location:	**West Wall**			

HEATING & COOLING COMMENTS

24 **Information Note: Our inspection of the major HVAC systems is limited to the normal functions of the system. Independent evaluations including adequacy/inadequacy of the heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance, evaporative cooling coils, etc.) are not within the scope of this inspection. Thermostats are not checked for calibration or timer functions. Normal service maintenance of these systems is recommended to be performed annually.**

General Note: Forced air heating systems greater than 15 years old and central air conditioning systems & heat pump systems greater that 10 years old are considered at the end of a normal life expectancy by the standards of most manufacturers and tradesman. The inspector will operate these systems to see if they are functional at the time of inspection however, they may be subject to failure at any time. If concerned about the life expectancy of these systems, it is advised to have these systems fully evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.

1.) The vent collar is missing as the furnace exhaust vent penetrates the closet ceiling.

INSPECTION PHOTOS

HVAC **#HC**



Missing vent collar as the furnace exhaust penetrates the closet ceiling.

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**	**See Comments Below**	
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: **Municipal**

10 Supply pipes: **Copper**

11 Pipe insulation type: **Poly Foam (Partial Only)**

12 Water Shutoff Location: **East Wall**

13 Well location: **N/A**

14 Waste system represented as: **Municipal**

15 Septic location: **N/A**

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

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

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

19 Water Heater Fuel: **Natural Gas**

PLUMBING COMMENTS

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

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

Information Note: The water pressure was measured at 60 psi at the time of inspection. This is within a normal and acceptable range.

Information Note: Based on the age of the subject property it is recommended to have a video cam inspection performed at the sewer lateral prior to close of escrow. The condition of the pipe cannot be evaluated because it is buried underground. Sometimes these pipes can fail due to age and/or root intrusion.

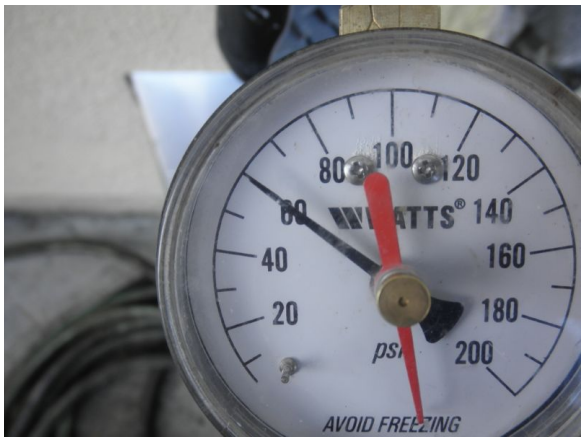
Safety Requirement: Blocking needs to be installed between the water heater and the wall to prevent it from rocking during a seismic event. This is required as part of properly installing the earthquake restraint straps.

1.) The exhaust vent for the water heater is comprised of transit pipe. This is a suspected asbestos product. For more information contact a licensed Asbestos Abatement Contractor.

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INSPECTION PHOTOS

Plumbing **#P**



The water pressure was measured at 60 psi.

Plumbing **#P**



The water heater exhaust vent is a suspected asbestos product.

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**	**Safety Hazard**
7	Lighting:	**Acceptable**		
8	:			

INFORMATION

9	Amps:	**100**	14	Branch circuit wiring:	**Copper**
10	Volts:	**110/220**	15	Grounding:	**Exterior Ground Rod**
11	Main box location:	**North Wall**	16	Ground fault protection at:	**Exterior Only**
12	Main Disconnect:	**At Main Panel**			
13	Main service conductor:	**Copper**	17	Main box type:	**Circuit Breakers**
			18	Wiring type:	**Romex**

ELECTRICAL SYSTEM COMMENTS

19 **Maintenance Note: The overhead electrical service conductors are passing through tree limbs. Recommend trimming the limbs as needed to prevent future damage to the conductors.**

Safety Upgrade Note: There is no Ground Fault Circuit Interrupter (GFCI) protection for the outlets in the garage, bathrooms or kitchen due to the age of this home. Recommend upgrading for safety.

Safety Hazard Note: The GFCI outlet on the exterior wall by the front entry to the home is defective and will not trip.

Electrical Upgrade Note: There are two-prong non grounded outlets installed in this home which was typical for the era it was constructed. Recommend upgrading tom grounded outlets as needed for the proper function of today's electrical needs.

Electrical Upgrade Note: There are three-prong non grounded outlets in a number of locations in this home. This typically happens when an owner replaces the old two-prong outs and installs a three-prong outlet on a two wire circuit. These outlets are recommended to be properly grounded or replaced with new two-prong outlets by a qualified and licensed Electrical Contractor.

Safety Hazard Note: There is surface mounted Romex wiring in the garage. This is required to be installed in conduit or covered for physical protection.

Safety Hazard Note: Interior rated Romex wiring has been installed at the exterior eaves for outdoor lighting. Over time, UV damage can break down the insulation and exposed the live wiring. This type of wiring is required to be installed in conduit.

Safety Hazard Note: The outlet on the interior west wall at the first hall bedroom is wired with reverse polarity.

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INSPECTION PHOTOS

Electrical **#EL**



Interior rated Romex wiring at the exterior eave for outdoor lighting.

Electrical **#EL**



Surface mounted wiring in the garage.

Kitchen & Laundry

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	KITCHEN			
1	Walls/ceiling/floor:	**Acceptable**		
2	Doors & windows:		**See the Exterior Page**	
3	Heating & cooling:		**See the HVAC Page**	
4	Cabinets/shelves:	**Acceptable**		
5	Sink plumbing:	**Acceptable**		
	APPLIANCES			
6	Disposal:	**Functional**		
7	Dishwasher:	**Functional**		
8	Refrigerator:	**Functional**		
9	Exhaust fan:	**Functional**		
10	Microwave:	**N/A**		
11	:			
12	:			
13	Range/oven:	**Not Tested**	**See Comments Below**	
14	Gas or electric?	**Electric**		
	LAUNDRY			
15	Walls/ceiling/floor:	**Acceptable**		
16	Doors & windows:		**See the Exterior Page**	
17	Washer plumbing:	**Acceptable**		
18	Sink plumbing:	**N/A**		
19	Cabinets/shelves:	**N/A**		
20	Heating & cooling:	**Acceptable**		
21	Drver vent:	**Most Acceptable**	**Repair - See Comments Below**	**Fire Safety Hazard**
22	:			
23	:			
24	Drver service:	**Most Acceptable**	**Repair - See Comments Below**	**Safety Hazard**
25	Gas or electric?	**Electric**		

KITCHEN AND LAUNDRY COMMENTS

26 **Information Note: Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluations such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. Dishwasher cleaning and drying adequacy is not verified.**

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

Safety Hazard Note: The 110 volt outlet at the laundry facilities is not grounded.

Information Note: The range/oven was removed for a flooring project in progress at the time of inspection.

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INSPECTION PHOTOS

Kitchen & Laundry **#K**



The oven was removed at the time of inspection.

Bathrooms

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

BATHROOMS INSPECTED

11 # of Half baths: **0**

12 # of Full baths: **1**

13 # of 3/4 baths: **1**

BATHROOM COMMENTS

14 **Information Note: Our inspection of the bathrooms is to report on visible leaks and operation of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only.**

Low flow information for State requirements:

A.) The master bathroom does not have a low flow 1.28 GPF toilet. The shower does have a low flow shower head of 1.8 GPM.

B.) The hall bathroom does not have a low flow 1.28 GPF toilet. The shower does have a low flow shower head of 1.8 GPM.

Information Note: The toilet was removed in the master bathroom for a flooring project in progress at the time of inspection.

1.) There is some rusting by the drain opening in the bathtub in the hall bathroom.

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INSPECTION PHOTOS

Bathroom **#B**



Rust by the drain opening at the bathtub.

Bathroom **#B**



The master bath toilet was removed at the time of inspection.

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 the Exterior Page	
4	Cabinets & counter:	Acceptable		
5	Wet Bar:	N/A		
6	Fireplc/woodstove:	Acceptable		
7	Smoke detectors:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
8	CO detectors:	Not Present	Repair - See Comments Below	Safety Hazard
9	Stairs/balcony/rails:	N/A		
10	:			

INFORMATION

11 Rooms inspected:

Bedrooms #: 3

- Living Room
- Dining Room
- Family Room

12 Walls & Ceilings Type: Drywall, Wallpaper & Acoustical Spray

13 Floors: Carpet, Vinyl & Tile

14 Number of Wet Bars: 0

15 Number of Fireplaces: 2

16 Fuel Source: Wood

INTERIOR ROOM COMMENTS

17 **Information Note: Our evaluation of the interior of the home is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated.**

Information Note: Smoke detectors were present in the following locations at the time of inspection: The living room, the family room, the hallway and in two of the three bedrooms.

Information Note: Carbon Monoxide detectors were present in the following locations at the time of inspection: None

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

Safety Upgrade Recommendation: Recommend installing a smoke detector in the NE bedroom.

Safety Hazard Note: Carbon Monoxide Poisoning Prevention Act of 2010 requires a carbon monoxide device (battery of hard wired) to be installed in all dwelling units. It is recommended that a CO detector is installed in the hallways outside of the bedrooms and on each level of the home.

Information Note: The flooring in the entire home with the exception of the hall bathroom was in the process of replacement at the time of inspection.

1.) The window in the NE bedroom is jammed shut.

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Interior Rooms

INTERIOR ROOM COMMENTS - Continued

17 **Information Note: The acoustical spray ceiling at the interior of the home may be an asbestos product. For more information contact a licensed Asbestos Abatement Contractor.**

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Garage & Carport

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Acceptable		
2	Walls:	Acceptable		
3	Eaves:	Acceptable		
4	Electrical:		See the Electrical Page	
5	Gutters:	Acceptable		
	INTERIOR			
6	Walls/ceiling/floor:	Acceptable	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:	Most Acceptable	Repair - See Comments Below	Safety Hazard
11	Electrical:		See the 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: **5 Years Old Approximately**

16 Gutters: **Aluminum**

INTERIOR

17 Walls & ceilings: **Drywall & Partially Unfinished**

18 Floors: **Concrete**

19 Garage door: **Double Overhead**

GARAGE & CARPORT COMMENTS

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

Fire Safety Hazard Note: Part of the weather stripping is missing at the door between the garage and the home. This is required to be installed as part of a proper fire door assembly.

Safety Hazard Note: The pressure switch safety reverse at the garage vehicle door opener is defective. Recommend having the sensitivity adjusted or replacing the garage door opener as required.

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Attic

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	**Acceptable**		
2	Framing:	**Acceptable**		
3	Sheathing:	**Acceptable**		
4	Insulation:	**Acceptable**		
5	Ventilation:	**Acceptable**		
6	Exposed wiring:	**Acceptable**		
7	Plumbing vents:	**Acceptable**		
8	Chimney & flues:	**Acceptable**		
9	Vapor Retarder:			
10	:			

INFORMATION

11	# of Attic areas:	**1**	14	Framing:	**Conventional**
12	Access locations:	**Master Closet**	15	Sheathing:	**Solid Boards**
13	Access by:	**Hatch**	16	Insulation:	**Blown 4 inches**

ATTIC COMMENTS

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

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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:	**Most Acceptable**	**Recommend further evaluation by a Foundation Contractor**	
9	Vapor Retarder:	**N/A**		
10	Anchor Bolts :			

INFORMATION

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

FOUNDATION COMMENTS

18 **General Note: The slab foundation was concealed by finished floor coverings and was not visible during the time of inspection. As a result, the condition of the slab beneath the flooring, including potential cracking, settlement, moisture intrusion, heaving or other defects, could not be fully evaluated. The inspection is limited to visible and readily accessible conditions only and does not constitute an engineering assessment of the foundation. No representation or warranty is made regarding concealed conditions that may exist beneath finished flooring surfaces. Further evaluation by a qualified foundation specialist or structural engineer is recommended if concerns regarding the slab foundation are present prior to the close of escrow.**

Information Note: The concrete slab on grade is not visible due to the finish flooring in the home. There are some interior cracks and a differential horizontal cracks along the edge of the slab on the north and west sides of the home. The masonry chimney has cracked/settled and pulled away from the exterior of the home. These may be indication of structural movement. Recommend further evaluation by a qualified and licensed tradesman that specializes in foundation mitigation prior to close of escrow.

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INSPECTION PHOTOS

Foundation **#F**



Differential cracks in the edge of the concrete slab foundation.

Foundation **#F**



Differential cracks in the edge of the concrete slab foundation.

Foundation **#F**



Differential cracks in the edge of the concrete slab foundation.

Foundation **#F**



Differential cracks in the edge of the concrete slab foundation.

Foundation **#F**



Example of the interior cracks.

Foundation **#F**



Example of the interior cracks.

TERRY
Home Inspection Service
(805) 434-2694

Customer: **Leslie Butters**
Contact:
Phone:
Location: **1232 Fernwood**
San Luis Obispo, CA 93401

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

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

Maintenance Note: The base of the down spout has separated at the NE corner of the garage.

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

Maintenance Note: The flashing at the tunnel skylight above the hallway is uplifted. This needs to be secured down and sealed to prevent leaks during wind driven rains.

Fire Safety Hazard Note: There is a large crack at the top section of the masonry chimney and the cement crown on top of the chimney is damaged. A piece of wood has fallen down into the chimney which is blocking off the damper so it cannot be opened. Recommend further evaluation by a certified and licensed Fireplace Contractor prior to close of escrow.

2 - Exterior
1.) There is moisture damage in a number of locations at the exterior eaves, fascia and rafter tails. (See photos) Refer to the Pest Control Report for a full accounting of this damage.

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 longed permitted because the occupant can lock themselves inside creating a fire escape hazard. (Note: This is required to be replaced in the stare of California if the home is to be used as a rental property.)

2.) The garage side door has no threshold installed and the built in window in the door is not safety tempered glass.

3.) There is a broken window in the hall bathroom.

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

3 - Grounds
Safety Hazard Note: There are missing and/or damaged wood spacers at the concrete patios. This can be a tripping hazard particularly for women wearing healed shoes.

1.) The RR Tie retaining wall in the backyard has moisture damage and has partially collapsed. This wall will need to be rebuilt.

2.) Parts of the fencing in the backyard is leaning.

3.) Part of the brick planter in the front yard is damaged.

4.) There are some general settlement cracks in the concrete driveway.

5.) There is moisture damage to parts of the beam and rafters at the backyard patio cover.

6.) There are several cracks in the brick patio at the front entry to the home.

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Drainage Note: The drainage in the backyard and west side yard is sluggish due to the flat lot and soil conditions. Drainage improvements are needed.

4 - HVAC
1.) The vent collar is missing as the furnace exhaust vent penetrates the closet ceiling.

5 - Plumbing
Information Note: Based on the age of the subject property it is recommended to have a video cam inspection performed at the sewer lateral prior to close of escrow. The condition of the pipe cannot be evaluated because it is buried underground. Sometimes these pipes can fail due to age and/or root intrusion.

Safety Requirement: Blocking needs to be installed between the water heater and the wall to prevent it from rocking during a seismic event. This is required as part of properly installing the earthquake restraint straps.

1.) The exhaust vent for the water heater is comprised of transit pipe. This is a suspected asbestos product. For more information contact a licensed Asbestos Abatement Contractor.

6 - Electrical
Maintenance Note: The overhead electrical service conductors are passing through tree limbs. Recommend trimming the limbs as needed to prevent future damage to the conductors.

Safety Upgrade Note: There is no Ground Fault Circuit Interrupter (GFCI) protection for the outlets in the garage, bathrooms or kitchen due to the age of this home. Recommend upgrading for safety.

Safety Hazard Note: The GFCI outlet on the exterior wall by the front entry to the home is defective and will not trip.

Electrical Upgrade Note: There are two-prong non grounded outlets installed in this home which was typical for the era it was constructed. Recommend upgrading tom grounded outlets as needed for the proper function of today's electrical needs.

Electrical Upgrade Note: There are three-prong non grounded outlets in a number of locations in this home. This typically happens when an owner replaces the old two-prong outs and installs a three-prong outlet on a two wire circuit. These outlets are recommended to be properly grounded or replaced with new two-prong outlets by a qualified and licensed Electrical Contractor.

Safety Hazard Note: There is surface mounted Romex wiring in the garage. This is required to be installed in conduit or covered for physical protection.

Safety Hazard Note: Interior rated Romex wiring has been installed at the exterior eaves for outdoor lighting. Over time, UV damage can break down the insulation and exposed the live wiring. This type of wiring is required to be installed in conduit.

Safety Hazard Note: The outlet on the interior west wall at the first hall bedroom is wired with reverse polarity.

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

Safety Hazard Note: The 110 volt outlet at the laundry facilities is not grounded.

8 - Bathroom
1.) There is some rusting by the drain opening in the bathtub in the hall bathroom.

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9 - Interior Rooms

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

Safety Upgrade Recommendation: Recommend installing a smoke detector in the NE bedroom.

Safety Hazard Note: Carbon Monoxide Poisoning Prevention Act of 2010 requires a carbon monoxide device (battery of hard wired) to be installed in all dwelling units. It is recommended that a CO detector is installed in the hallways outside of the bedrooms and on each level of the home.

Information Note: The flooring in the entire home with the exception of the hall bathroom was in the process of replacement at the time of inspection.

1.) The window in the NE bedroom is jammed shut.

10 - Garage

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

Fire Safety Hazard Note: Part of the weather stripping is missing at the door between the garage and the home. This is required to be installed as part of a proper fire door assembly.

Safety Hazard Note: The pressure switch safety reverse at the garage vehicle door opener is defective. Recommend having the sensitivity adjusted or replacing the garage door opener as required.

11 - Foundation

Information Note: The concrete slab on grade is not visible due to the finish flooring in the home. There are some interior cracks and a differential horizontal cracks along the edge of the slab on the north and west sides of the home. The masonry chimney has cracked/settled and pulled away from the exterior of the home. These may be indication of structural movement. Recommend further evaluation by a qualified and licensed tradesman that specializes in foundation mitigation prior to close of escrow.

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