Inspection Report

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

This home inspection report prepared specifically for:

Ferlin Short
5210 Fresno Ave
Atascadero, CA 93422



Inspected by: **Benjamin P. Terry**

TERRY
Home Inspection Service
(805) 434-2694

Table of Contents

General Information	1	Bathrooms	9
Roof	2	Interior Rooms	10
Exterior	3	Garage & Carport	11
Grounds & Drainage	4	Attic	12
Heating & Cooling	5	Foundation	13
Plumbing	6	Deficiency Summary	
Electrical	7	Addendum	(if noted)
Kitchen & Laundry	8	Photos	(if noted)

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

TERRY
Home Inspection Service
(805) 434-2694

PROPERTY / CLIENT INFORMATION

Report Date: 10/12/2026

Customer File # : **22008**

: **Ferlin Short**

Address:

,

Phone:

Fax:

Email:

Inspection location: **5210 Fresno Ave**
Atascadero , CA 93422

Send report to: **Stanley Craig**
BNG Real Estate

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: **East**
Estimated Age: **32**
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: **Cloudy** Temp: **50-60**
Date: **10/12/2026** Time:

Unit occupied: **no** Client present: **yes**
Attendees: **Seller**

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.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

Roof

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	**Avg. Condition**	**Monitor - Roof is near the end of a normal life expectancy**	**Moderate**
2	Ventilation:	**Acceptable**		
3	Flashings:	**Acceptable**		
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:	**32 Years old approximately**	14	Ventilation:	**Eaves & Gables**
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.**





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

Maintenance Note: The gutters are clogged and need cleaning.



1.) The underground drain for the NW down spout has separated and the drain itself is clogged with debris.

2.) All of the ridge caps have been removed at the peak of the roof.

Information Note: The roof appears to be in average condition however, it is older and nearing the end of a normal life expectancy. General deterioration, cracking and delamination of the aggregate coating was observed. Budget for replacement soon.



Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

INSPECTION PHOTOS

Roof **# R**



Debris clogged down spout underground drain at the NE wall.

Roof **# R**



The gutters are clogged.

Roof **# R**



The ridge caps have been removed.

Roof **# R**



The ridge caps have been removed.

Roof **# R**



The roof shingles are older and deteriorated.

Roof **# R**



The roof shingles are older and deteriorated.

INSPECTION PHOTOS

Roof **# R**



The roof shingles are older and deteriorated.

Roof **# R**



The roof shingles are older and deteriorated.

Roof **# R**



The roof shingles are older and deteriorated.

Roof **# R**



The roof shingles are older and deteriorated.

Exterior

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding:	**Acceptable**		
2	Trim/fascias/soffits:	**Most Acceptable**	**Repair - See Comments Below**	**Maintenance Item**
3	Veneer:	**N/A**		
4	Doors:	**Most Acceptable**	**Repair - See Comments Below**	**Moderate Concern**
5	Windows:	**Acceptable**		
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:	**None**			
11	Trim/fascias type:	**Wood**	14	Window material:	**Aluminum**
12	Door type:	**Metal/Glass & Sliders**	15	Electric service cable:	**Underground**

EXTERIOR COMMENTS

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









1.) There is moisture damage in the following locations:
- **A.) The east garage rafter tail.**
- **B.) The master bathroom door jamb and interior door trim.**
- **C.) The garage SW fascia.**
- **D.) The garage SW eave.**

2.) The eaves are in need of paint along the west side of the home.

3.) The fixed glass panes inside the master bathroom exterior door are fogged.

4.) The screen door at the dining room slider does not close all the way.

5.) There is missing wood trim around the garage exterior door.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

INSPECTION PHOTOS

Exterior **# EX**



Moisture damage at the garage east rafter.

Exterior **# EX**



West eaves are in need of painting.

Exterior **# EX**



West eaves are in need of painting.

Exterior **# EX**



West eaves are in need of painting.

Exterior **# EX**



Moisture damage at the master bathroom door jamb.

Exterior **# EX**



Moisture damage at the master bathroom door trim.

INSPECTION PHOTOS

Exterior **# EX**



Door trim missing at the garage exterior door.

Exterior **# EX**



Moisture damage at the SW fascia.

Exterior **# EX**



Moisture damage at the SW eave.

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:	**Most Acceptable**	**Repair - See Comments Below**	**Moderate Concern**
7	Fencing & Gates:	**Most Acceptable**	**Repair - See Comments Below**	**Maintenance Item**
8	:			

INFORMATION

9	Walks & Steps:	**Concrete & Pavers**	13	Porch:	**Concrete**
10	Patio:	**Pavers**	14	Location:	**Front**
11	Location:	**Rear**	15	Retaining walls:	**CMU Block**
12	Driveway:	**Concrete & 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.

Safety Hazard Note: There are no railings installed at the front yard concrete steps. This may cause a falling hazard.

1.) Part of the retaining wall has been removed in the front yard.
(Note: This is being rebuilt per the seller.)

2.) The CMU block retaining wall in the front yard is leaning and may need structural reinforcement.

3.) The CMU block retaining wall at the lower part of the front yard is in the process of being rebuilt per the seller.

4.) The fencing at the SW yard is damaged and falling over. This part of the fencing will need to be replaced.

5.) There are uneven and uplifted pavers in the backyard due to tree roots.

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









Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

INSPECTION PHOTOS

Grounds & Drainage **# GD**



Retaining wall being rebuilt per the seller.

Grounds & Drainage **# GD**



No railing at the concrete stairs.

Grounds & Drainage **# GD**



Pavers are uplifted due to tree roots.

Grounds & Drainage **# GD**



Loose and uneven pavers.

Grounds & Drainage **# GD**



SW fence falling over and damaged.

Grounds & Drainage **# GD**



Asphalt driveway is in need of sealant.

INSPECTION PHOTOS

Grounds & Drainage **# GD**



Asphalt driveway is in need of sealant.

Grounds & Drainage **# GD**



Retaining wall at the lower front yard is being rebuilt per the seller.

Grounds & Drainage **# GD**



The front CMU block retaining wall is leaning.

Grounds & Drainage **# GD**



The front CMU block retaining wall is leaning.

Heating & Cooling

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

INFORMATION

11	# Heating Units:	**1**	18	# Cooling Units:	**1**
12	Heating Types:	**Forced Air**	19	A/C Types:	**Electric Central Air**
13	Heating Ages:	**32** years	20	A/C age:	**6**
14	Heating Fuels:	**Natural Gas**	21	Filter:	**Disposable Media - R/A Grille**
15	Distribution:	**Ductwork**	22	Heat Source Mfg.	**Ducane (75,000 BTU)**
16	Duct Insulation Type:	**Fiberglass**	23	A/C Source Mfg.	**Trane**
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.



Repair Note: The air conditioning condenser unit is not anchored to the concrete pad as required.

Repair Note: The secondary condensate drain line for the air conditioning system is not terminated in a "conspicuous" location. This is required in order to differentiate it from the primary drain line.



Fire Safety Hazard Note: The exhaust vent flue for the furnace does not maintain the proper minimum 1 inch clearance to the combustible framing as the vent penetrates through the roof.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

INSPECTION PHOTOS

HVAC **# HC**



Condenser not anchored down to the concrete pad.

HVAC **# HC**



Primary and secondary condensate drain not terminated into a conspicuous location.

HVAC **# HC**



Furnace exhaust flue does not maintain a one inch clearance.

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: **Municipal**

10 Supply pipes: **Copper**

11 Pipe insulation type: **None**

12 Water Shutoff Location: **SE 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 Manf.: **Bradford White**

18 Water Heater Gallons: **40** Age: **1** 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 50 psi. This is within a normal and acceptable range.

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.

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. (Note: There is a low flow at the reverse osmosis faucet in the kitchen. This usually indicates that the filters need to be changed.)

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

INSPECTION PHOTOS

Plumbing **# P**



Water pressure is 50 psi.

Electrical System

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	**Acceptable**		
2	Ground:	**Acceptable**		
3	GFCI:	**Acceptable**		
4	Amperage:	**Acceptable**		
5	Wiring:	**Acceptable**		
6	Outlets :	**Acceptable**		
7	Lighting :	**Acceptable**		
8	:			

INFORMATION

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

ELECTRICAL SYSTEM COMMENTS

19

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

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:	**Functional**		
10	Microwave:	**Functional**		
11	:			
12	:			
13	Range/oven:	**Functional**		
14	Gas or electric?	**Gas**		
	LAUNDRY			
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?	**Gas**		

KITCHEN AND LAUNDRY COMMENTS

26 **Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluation such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. 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.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

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**	**Active Leak**
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 1.6 GPF toilet. The shower has a low flow shower head of 1.8 GPM.

B.) The hall bathroom has a low flow 1.6 GPF toilet. The shower has a low flow shower head of 1.8 GPM.

1.) There is a leak at the shower handle when the shower is operated in the hall bathroom.

2.) There is a constant drip leak at the tub spout in 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.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

INSPECTION PHOTOS

Bathroom **# B**



Drip 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:	**Most Acceptable**	**Recommend further evaluation by a Fireplace Contractor**	**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**
- **Laundry Room**

12 Walls & ceilings: **Sheet Rock**

13 Floors: **Engineered Wood & Sheet Vinyl**

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.**





Information Note: Smoke detectors were present in the following locations at the time of inspection: In the living room 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 overhead fan wobbles at high speed in the east bedroom.

2.) Some of the single hung windows are stuck and hard to operate.

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.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

INSPECTION PHOTOS

Interior Room **# IR**



Cracks at the refractory plates inside the firebox.

Interior Room **# IR**



Cracks at the refractory plates inside 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**	**Recommend further evaluation by a Structural Engineer**	**Moderate Concern**
7	Firewall/firedoor:	**Acceptable**		
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: **32** **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: The garage was approximently 50% blocked by storage at the time of inspection.**

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 is a horizontal crack at the stem wall between the garage and the home.

Information Note: There is a patch at the ceiling in the garage. Suggest reviewing with the seller.







Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

INSPECTION PHOTOS

Garage & Carport **# GC**



Remote combination for the garage vehicle door.

Garage & Carport **# GC**



Patching in the garage ceiling.

Garage & Carport **# GC**



Horizontal crack at the stem wall between the garage and the home.

Garage & Carport **# GC**



Horizontal crack at the stem wall between the garage and the home.

Garage & Carport **# GC**



Horizontal crack at the stem wall between the garage and the home.

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:	**2**	14	Framing:	**Truss system**
12	Access locations:	**Garage & Hallway**	15	Sheathing:	**OSB Plywood**
13	Access by:	**Hatch**	16	Insulation:	**Batts 6"**

ATTIC COMMENTS

17

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

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: _____

12 Floors: _____

13 Joist/Truss Detail:

14 Beams: _____

15 Piers: _____

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.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

Deficiency Summary

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

Insp Date: **10/12/2026** **5210 Fresno Ave** File # **22008**

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.

ROOF

Maintenance Note: The gutters are clogged and need cleaning.

1.) The underground drain for the NW down spout has separated and the drain itself is clogged with debris.

2.) All of the ridge caps have been removed at the peak of the roof.

Information Note: The roof appears to be in average condition however, it is older and nearing the end of a normal life expectancy. General deterioration, cracking and delamination of the aggregate coating was observed. Budget for replacement soon.

EXTERIOR

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

- **A.) The east garage rafter tail.**
- **B.) The master bathroom door jamb and interior door trim.**
- **C.) The garage SW fascia.**
- **D.) The garage SW eave.**

2.) The eaves are in need of paint along the west side of the home.

3.) The fixed glass panes inside the master bathroom exterior door are fogged.

4.) The screen door at the dining room slider does not close all the way.

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.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

Deficiency Summary

5.) There is missing wood trim around the garage exterior door.

GROUNDS

Safety Hazard Note: There are no railings installed at the front yard concrete steps. This may cause a falling hazard.

1.) Part of the retaining wall has been removed in the front yard.
(Note: This is being rebuilt per the seller.)

2.) The CMU block retaining wall in the front yard is leaning and may need structural reinforcement.

3.) The CMU block retaining wall at the lower part of the front yard is in the process of being rebuilt per the seller.

4.) The fencing at the SW yard is damaged and falling over. This part of the fencing will need to be replaced.

5.) There are uneven and uplifted pavers in the backyard due to tree roots.

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

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.

Repair Note: The air conditioning condenser unit is not anchored to the concrete pad as required.

Repair Note: The secondary condensate drain line for the air conditioning system is not terminated in a "conspicuous" location. This is required in order to differentiate it from the primary drain line.

Fire Safety Hazard Note: The exhaust vent flue for the furnace does not maintain the proper minimum 1 inch clearance to the combustible framing as the vent penetrates through the roof.

PLUMBING

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.

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. (Note: There is a low flow at the reverse osmosis faucet in the kitchen. This usually indicates that the filters need to be changed.)

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.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007

Deficiency Summary

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

Insp Date: **10/12/2026** **5210 Fresno Ave** File # **22008**

KITCHEN & LAUNDRY

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

BATHROOM

1.) There is a leak at the shower handle when the shower is operated in the hall bathroom.

2.) There is a constant drip leak at the tub spout in 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.

1.) The overhead fan wobbles at high speed in the east bedroom.

2.) Some of the single hung windows are stuck and hard to operate.

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.

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 is a horizontal crack at the stem wall between the garage and the home.

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.

Copyright 2007 © • New Image Software, Inc. • All rights reserved. Rev 1/7/2007