

# Inspection Report

*This inspection performed in accordance with current "Standards of Practice" of the California Real Estate Inspection Association.*



*This home inspection report  
prepared specifically for:*

**Natalie Cross**  
**6320 Vineyard Drive (Main House)**  
**Paso Robles, CA 93446**



*Inspected by:* **Gregory S. Terry**



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**PROPERTY / CLIENT INFORMATION**

Report Date: 8/20/2021

Customer File # 18034

:

: Natalie Cross

Address:

,

Phone:

Fax:

Email:

Inspection location: **6320 Vineyard Drive (Main House)**  
**Paso Robles, CA 93446**Send report to: **Pete Dakin & Carolyn McNairn**  
**RE/MAX Parkside**

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

**GENERAL INFORMATION**Main entry faces: **South**Bedrooms: **3**Estimated Age: **39**Levels: **1**Type Structure: **Single Family Home**Full Baths: **2**Stories: **1**Half Baths: **1**Type Foundation: **Substructure & Partial Basement**Garages: **2 Car**Soil condition: **Dry**Weather: **Clear**Temp: **70-80**Date: **8/20/2021**

Time:

Unit occupied: **yes**Client present: **yes**Attendees: **Seller****General Overview**

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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.

**6320 Vineyard Drive (Main House)-Natalie Cross**

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# Roof

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

## INFORMATION

9 Main roof age: <u>5 Years old approximately</u>	14 Ventilation: <u>Gables</u>
10 Other roof age: <u>5 Years old approximately</u>	15 Chimney: <u>Masonry w/ Metal Gas Insert &amp; Metal</u>
11 Inspection method: <u>Walked entire roof</u>	16 Chimney flue: <u>Metal Gas Flue Vent &amp; Metal</u>
12 Roof covering: <u>Fiberglass Shingle &amp; Single Ply</u>	17 Gutters: <u>Aluminum</u>
13 Roofing layers: <u>1st</u>	18 Roof Style: <u>Dutch Gable</u>

## ROOF COMMENTS

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

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

**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 leaves and foliage debris needs to be cleared from the roof to promote positive drainage. This is particularly important at the valleys and low slope areas where water damming can cause leakage and premature deterioration of the roof materials.

**Repair Note:** The roof-to-wall flashing above the master bedroom is uplifted. This needs to be secured down and sealed to prevent leaks during wind driven rains.

- 1.) The faux brick veneers around both of the chimney enclosures are loose/separated.





## INSPECTION PHOTOS

Roof

# R



The roof-to-wall flashing above the master bedroom is uplifted.

Roof

# R



The faux brick veneers around both of the chimney enclosures are loose/separated.

Roof

# R



Clean the debris off the roof.

Roof

# R



Clean the debris off the roof.

Roof

# R



The faux brick veneers around both of the chimney enclosures are loose/separated.

# Exterior

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

## INFORMATION

9 Siding type:	<b>Cement Board &amp; Wood</b>	13 Window Type:	<b>Fixed/Sliding &amp; Single Hung</b>
10 Veneer type:	<b>Brick</b>		
11 Trim/fascias type:	<b>Wood</b>	14 Window material:	<b>Aluminum &amp; Vinyl</b>
12 Door type:	<b>Wood/Glass</b>	15 Electric service cable:	<b>Underground</b>

## EXTERIOR COMMENTS

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



- 1.) The fixed half of the double exterior doors on the NW wall of the sun room rubs/sticks on the floor.
- 2.) There is no outdoor light installed as required at the exterior door on the west wall of the sun room.
- 3.) The upper half of one of the single hung windows on the south wall of the family room is fogged. (See above Info Note)
- 4.) There is moisture damage in the following locations:
  - A.) The wood siding and trim at the half bathroom.
  - B.) The trim at the base of the north facing gable.

## INSPECTION PHOTOS

Exterior

# EX



Moisture damage at the wood siding and trim at the half bathroom.

# Grounds & Drainage

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

## INFORMATION

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

## GROUND & DRAINAGE COMMENTS

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

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

**Safety Hazard Note:** There is no railing installed at the concrete stairs on the west side of the sun room. This can be a falling hazard.

**Information Note:** The outbuildings were not included in the scope of this inspection.



## INSPECTION PHOTOS

Grounds & Drainage

# GD



There is no railing installed at the concrete stairs on the west side of the sun room.



# Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	<b>Most Acceptable</b>	<b>Recommend Evaluation by a licensed HVAC Contractor</b>	<b>Moderate Concern</b>
2 Heating operation:	<b>Functional</b>	<b>See General Note Below</b>	
3 System back-up:	<b>N/A</b>		
4 Exhaust system:	<b>Acceptable</b>		
5 Distribution:	<b>Acceptable</b>		
6 Thermostat:	<b>Acceptable</b>		
7 Gas Piping:	<b>Acceptable</b>		
8 Condensate:	<b>Acceptable</b>		
9 :			
10 Filter:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Maintenance Item</b>

## INFORMATION

11 # Heating Units: <b>2</b>	18 # Cooling Units: <b>2</b>
12 Heating Types: <b>Forced Air &amp; Mini Split</b>	19 A/C Types: <b>Electric Central Air &amp; Mini Split</b>
13 Heating Ages: <b>24 &amp; Unknown</b> years	20 A/C age: <b>39 &amp; Unknown</b>
14 Heating Fuels: <b>Propane &amp; Electric</b>	21 Filter: <b>Disposable Media - R/A Grille</b>
15 Distribution: <b>Ductwork</b>	22 Heat Source Mfg. <b>Goodman &amp; Turboair</b>
16 Duct Insulation Type: <b>Fiberglass</b>	23 A/C Source Mfg. <b>Payne &amp; Turboair</b>
17 Gas Shutoff Location: <b>SW Wall</b>	

## HEATING & COOLING COMMENTS

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

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

**Maintenance Note:** The air filters are dirty and in need of replacement.

**Mechanical System Note:** The temperature differential for the air conditioning system is inadequate. (This is the temperature difference between the return air and the supply air) This typically indicates that the system is due for servicing and a recharge but it could be attributed to a more serious problem. Recommend further evaluation by a qualified and licensed HVAC contractor prior to close of escrow.

# 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:	Not Inspected	See Comments Below	
6 Septic system:	Not Inspected	See Comments Below	
7 Water heater:	Most Acceptable	Repair - See Comments Below	Safety Hazard
8 TPR Valve:	Present		

## INFORMATION

9	Water supply represented as:	Private well	14	Waste system represented as:	Private Septic System
10	Supply pipes:	Copper	15	Septic location:	East Yard
11	Pipe insulation type:	Poly Foam	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	East Wall	17	Water Heater Manf.:	Rheem (3)
13	Well location:	Unknown	18	Water Heater Gallons:	OD & 50
			19	Water Heater Fuel:	Propane
				Age:	2 each years

## 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 40 psi at the time of inspection. 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 well system installed at this property. Evaluation of the well system and associated plumbing & electrical systems is outside the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Well Company prior to close of escrow.

Fire Safety Hazard Note: The gas fired water heater is prohibited from being installed in a closet off of a bathroom. The water heater needs to be relocated or the closet sealed. Specifically, there is an exception that if the closet door is solid core, self closing and sealed with a threshold and weather stripping the water heater can be installed in this closet. This would also require combustion air openings to be installed from the exterior of the home into the closet.

# Plumbing

## PLUMBING COMMENTS - Continued

- 20 **Safety Hazard Note:** The water heaters in the garage are unbraced. Recommend installing a State approved earthquake restraint strapping system.

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

# 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 Upgrade
4 Amperage:	Acceptable		
5 Wiring:	Most Acceptable	Repair - See Comments Below	Safety Hazard
6 Outlets:	Acceptable		
7 Lighting:	Acceptable		
8 Subpanel(s):	Acceptable		

## INFORMATION

9	Amps: <u>175</u>	14	Branch circuit wiring: <u>Copper</u>
10	Volts: <u>110/220</u>	15	Grounding: <u>Water Pipes</u>
11	Main box location: <u>SE Wall</u>	16	Ground fault protection at: <u>Exterior, Bathroom(s) &amp; Garage</u>
12	Main Disconnect: <u>At Main Panel</u>		
13	Main service conductor: <u>Copper</u>	17	Main box type: <u>Breakers</u>
		18	Wiring type: <u>Romex</u>

## ELECTRICAL SYSTEM COMMENTS

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

**Information Note:** The solar electrical generation system is beyond the scope or expertise of this inspection. Recommend having this system evaluated by a qualified specialty contractor who specializes in this type of system prior to close of escrow.

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

**Safety Hazard Note:** There is some loose and unsecured wiring with open splices in the substructure area below the master bedroom.

# Kitchen & Laundry

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

<b>APPLIANCES</b>			
6 Disposal:	Functional		
7 Dishwasher:	Functional		
8 Refrigerator:	Functional		
9 Exhaust fan:	Functional		
10 Microwave:	Functional		
11 Trash Compactor:	Not Tested	See Comments Below	
12 :			
13 Range/oven:	Functional		
14 Gas or electric?	Gas		

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

## 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.

**Information Note:** The trash compactor was tapped shut and not in use during the time of inspection.



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:	Acceptable		
9 Showers:	Acceptable		
10 Jacuzzi Tub:	Functional		

## BATHROOMS INSPECTED

11 # of Half baths: 1      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 for State requirements:

- A.) The master bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.5 GPM
- B.) The hall bathroom has a low flow 1.6 GPF toilet. The shower does have a low flow shower head of 2.5 GPM.
- C.) The half bathroom has a low flow 1.6 GPF toilet.

# Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:		See HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Wet Bar:	N/A		
6 Fireplc/woodstove:	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:		12 Walls & ceilings: <u>Sheet Rock, Wallpaper &amp; Wood</u>
Bedrooms #: <u>3</u>		
<u>Living Room</u>		
<u>Dining Room</u>		13 Floors: <u>Carpet, Tile &amp; Wood</u>
<u>Family Room</u>		
<u>Laundry Room</u>		14 Number of wet bars: <u>0</u>
<u>Sun Room</u>		
		15 Number of fireplaces/woodstoves: <u>3</u>
		16 Fuel source: <u>Solid Fuels Only &amp; Propane</u>

## 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 both hallways

**Safety recommendation:** The smoke detectors are tested during the 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. 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 Recommendation:** Recommend installing smoke detectors in each of the bedrooms.

**Safety Hazard Note:** The Carbon Monoxide Poisoning Prevention Act of 2010 requires a carbon monoxide detector device (battery or hard-wired) to be installed in all dwelling units. We recommend installation of CO detectors in the hallways outside of the bedrooms and on each level of the home.

**Information Note:** Some of the smoke detectors were not tested because they are integrated with the security system. Recommend having the security company verify that they are in working condition prior to close of escrow.

# Interior Rooms

## INTERIOR ROOM COMMENTS - Continued

- 17 **Fire Safety Upgrade Note: The smoke detector in the west hallway is the type that is hard wired only. Newer hard wired smoke detectors also have a battery back up so in the event of an electrical fire the smoke detectors will still operate. Recommend upgrading to the newer type of smoke detector for safety.**

# Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	<b>Acceptable</b>	
2	Walls:	<b>Acceptable</b>	
3	Eaves:	<b>Acceptable</b>	
4	Electrical:	<b>See the Electrical Page</b>	
5	Gutters:	<b>See the Roof Page</b>	

## INTERIOR

6	Walls/ceiling/floor:	<b>Most Acceptable</b>	<b>Recommend further evaluation by a Structural Engineer</b>	<b>Moderate Concern</b>
7	Firewall/firedoor:	<b>Acceptable</b>		
8	Doors & windows:	<b>Acceptable</b>		
9	Garage doors:	<b>Acceptable</b>		
10	Door openers:	<b>Acceptable</b>		
11	Electrical:	<b>See the Electrical Page</b>		
12	Heating & cooling:	<b>N/A</b>		

## INFORMATION

### EXTERIOR

13	Location:	<b>Attached garage - same as house</b>
14	Roof covering:	<b>Same as House - See Roof Page</b>
15	Roof age:	<b>5 Years old approximately</b>
16	Gutters:	<b>Aluminum</b>

### INTERIOR

17	Walls & ceilings:	<b>Sheet rock</b>
18	Floors:	<b>Concrete</b>
19	Garage door:	<b>Double Overhead</b>

## GARAGE & CARPORT COMMENTS

- 20 **Information Note: The garage is approximately 50 % blocked by occupants storage. Check this area carefully during the final walkthrough when the garage is vacated. Any concerns should be reinspected prior to close of escrow.**

1.) The garage slab has pulled away along the stem wall and there are differential settlement cracks at the SW corner of the garage slab.



## INSPECTION PHOTOS

Garage & Carport

# GC



Settlement crack at the SW corner of the garage.

Garage & Carport

# GC



Settlement crack at the SW corner of the garage.

Garage & Carport

# GC



Slab pulled away from the stem wall at the west side of the garage.



# 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: 1	14 Framing: Truss system
12 Access locations: Master Closet & West Bedroom Closet	15 Sheathing: Plywood
13 Access by: Hatch	16 Insulation: Batts 6"

## ATTIC COMMENTS

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

# Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	<b>Substructure &amp; Partial Basement</b>		
1 Access:	<b>Acceptable</b>		
2 Foundation walls:	<b>Acceptable</b>		
3 Floor framing:	<b>Acceptable</b>		
4 Insulation:	<b>Acceptable</b>		
5 Ventilation:	<b>Acceptable</b>		
6 Sump pump:	<b>N/A</b>		
7 Dryness/drainage:	<b>Most Acceptable</b>	<b>Repair - See Comments Below</b>	<b>Moderate Concern</b>
8 Floor/Slab:	<b>N/A</b>		
9 Vapor Retarder:	<b>N/A</b>		
10 Anchor Bolts:	<b>Present</b>		

## INFORMATION

11 Foundation walls:	<b>Poured Concrete</b>	14	Beams: <b>4X Wood</b>
12 Floors:	<b>Dirt</b>	15	Piers: <b>Concrete Piers</b>
13 Joist/Truss Detail:	<b>2X6 @ 16" OC</b>	16	Sub Floor: <b>Plywood</b>
		17	Insulation: <b>Batting Between Joists</b>

## 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 is located at the SW and NE Walls.

**Maintenance Note:** There are wood scrapes or other cellulose debris in the substructure area. This is conducive to termite infestation and is recommended to be removed.

- 1.) There is evidence of water intrusion at the west corner of the basement.



## INSPECTION PHOTOS

Foundation

# F



Evidence of water intrusion at the CMU block wall/cabinets in the basement

Foundation

# F



Evidence of water intrusion at the CMU block wall/cabinets in the basement

# Deficiency Summary

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

Insp Date: 8/20/2021

6320 Vineyard Drive (Main House)

File # 18034

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

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

Product recalls and consumer product safety alerts are added almost daily. If client(s) is/are concerned about appliances or other items in the home that may be on such lists, client(s) may wish to visit the U.S. Consumer Product Safety Commission (CPSC) web site at [www.cpsc.gov](http://www.cpsc.gov) or [www.recalls.com](http://www.recalls.com)

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

**Special Information Note: The subject property has had additions and/or renovations completed. Buyer is advised to research the status of all required 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 leaves and foliage debris needs to be cleared from the roof to promote positive drainage. This is particularly important at the valleys and low slope areas where water damming can cause leakage and premature deterioration of the roof materials.

**Repair Note:** The roof-to-wall flashing above the master bedroom is uplifted. This needs to be secured down and sealed to prevent leaks during wind driven rains.

1.) The faux brick veneers around both of the chimney enclosures are loose/separated.

## EXTERIOR

1.) The fixed half of the double exterior doors on the NW wall of the sun room rubs/sticks on the floor.

2.) There is no outdoor light installed as required at the exterior door on the west wall of the sun room.

3.) The upper half of one of the single hung windows on the south wall of the family room is fogged. (See above Info Note)

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# Deficiency Summary

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

Insp Date: 8/20/2021

6320 Vineyard Drive (Main House)

File # 18034

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

- A.) The wood siding and trim at the half bathroom.
- B.) The trim at the base of the north facing gable.

## GROUNDINGS

**Safety Hazard Note:** There is no railing installed at the concrete stairs on the west side of the sun room. This can be a falling hazard.

## HVAC

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

**Maintenance Note:** The air filters are dirty and in need of replacement.

## 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 well system installed at this property. Evaluation of the well system and associated plumbing & electrical systems is outside the scope or expertise of this inspection. Recommend evaluation by a qualified and licensed Well Company prior to close of escrow.

**Fire Safety Hazard Note:** The gas fired water heater is prohibited from being installed in a closet off of a bathroom. The water heater needs to be relocated or the closet sealed. Specifically, there is an exception that if the closet door is solid core, self closing and sealed with a threshold and weather stripping the water heater can be installed in this closet. This would also require combustion air openings to be installed from the exterior of the home into the closet.

**Safety Hazard Note:** The water heaters in the garage are unbraced. Recommend installing a State approved earthquake restraint strapping system.

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

## ELECTRICAL

**Information Note:** The solar electrical generation system is beyond the scope or expertise of this inspection. Recommend having this system evaluated by a qualified specialty contractor who specializes in this type of system prior to close of escrow.

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

**Safety Hazard Note:** There is some loose and unsecured wiring with open splices in the substructure area below the master bedroom.

## 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.

## INTERIOR

**Safety recommendation:** The smoke detectors are tested during the 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. 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 Recommendation:** Recommend installing smoke detectors in each of the bedrooms.

**Safety Hazard Note:** The Carbon Monoxide Poisoning Prevention Act of 2010 requires a carbon monoxide detector device (battery or hard-wired) to be installed in all dwelling units. We recommend installation of CO detectors in the hallways outside of the bedrooms and on each level of the home.

**Information Note:** Some of the smoke detectors were not tested because they are integrated with the security system. Recommend having the security company verify that they are in working condition prior to close of escrow.

**Fire Safety Upgrade Note:** The smoke detector in the west hallway is the type that is hard wired only. Newer hard wired smoke detectors also have a battery back up so in the event of an electrical fire the smoke detectors will still operate. Recommend upgrading to the newer type of smoke detector for safety.

## GARAGE

1.) The garage slab has pulled away along the stem wall and there are differential settlement cracks at the SW corner of the garage slab.

## FOUNDATION

**Maintenance Note:** There are wood scrapes or other cellulose debris in the substructure area. This is conducive to termite infestation and is recommended to be removed.

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