

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:

John McGee
3166 Shearer Avenue
Cayucos, CA 93430



Inspected by: **Gregory S. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 7/11/2025

Customer File # 20944

:
: John McGee

Address:

Phone:

Fax:

Email:

Inspection location: 3166 Shearer Avenue
Cayucos, CA 93430

Send report to:

Phone:

County: San Luis Obispo

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: East

Bedrooms: 4

Estimated Age: 28

Levels: 3

Type Structure: Single Family Home

Full Baths: 2

Stories: 3

Half Baths: 1

Type Foundation: Slab & Substructure

Garages: 2 Car

Soil condition: Dry

Weather: Clear

Temp: 60-70

Date: 7/11/2025

Time:

Unit occupied: no

Client present: no

Attendees: Inspector Only

General Overview

Notice to 3rd parties or other purchasers: Receipt of this report by any purchasers of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive and sole use of the client listed above. This report is a work product and is copyrighted by the company shown above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance on this report has the effect of all parties agreeing to hold harmless, individually or jointly, and or otherwise, the inspector, the Corporation, their successors and assigns.

Inspector: _____

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	Maintenance Item
4	Skylights: N/A		
5	Chimneys: Most Acceptable	Repair - See Comments below	Maintenance Item
6	Gutter system: Acceptable	See Comments Below	
7	:		
8	:		

INFORMATION

9	Main roof age: <u>28 Years old approximately</u>	14	Ventilation: <u>Continuous Eaves & Gables</u>
10	Other roof age:	15	Chimney: <u>N/A - Gas Only Type</u>
11	Inspection method: <u>Walked entire roof</u>	16	Chimney flue: <u>Metal Gas Flue Vent</u>
12	Roof covering: <u>Fiberglass Shingle</u>	17	Gutters: <u>Aluminum</u>
13	Roofing layers: <u>1st</u>	18	Roof Style: <u>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.

1.) There is rust damage to the exhaust flues for the gas fireplace and the furnace.

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



INSPECTION PHOTOS

Roof

R



Rust damage at the chimney exhaust.

Roof

R



Rust damage at the furnace exhaust.

Roof

R



The flashings need to be resealed.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	Siding:	Most Acceptable	Repair - See Comments Below	Potential Leak
2	Trim/fascias/soffits:	Acceptable		
3	Veneer:	N/A		
4	Doors:	Most Acceptable	Repair - See Comments Below	Maintenance Item
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 & Casement
10	Veneer type:	None			
11	Trim/fascias type:	Wood	14	Window material:	Vinyl
12	Door type:	Metal & Sliders	15	Electric service cable:	Overhead

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. In this particular case there was a salt residue on the windows due to the proximity to the ocean. 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 sliding glass door in the downstairs NW bedroom has faulty rollers.

Drainage Note: The front entry tile patio embeds the weep screed at the base of the stucco walls. This can be a moisture intrusion condition.

INSPECTION PHOTOS

Exterior

EX



The front entry tile patio embeds the weep screed at the base of the stucco walls.

Grounds & Drainage

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

INFORMATION

9	Walks & Steps:	Concrete	13	Porch:	Concrete & Water Proof Deck
10	Patio:	Water Proof Decks	14	Location:	Front
11	Location:	Rear	15	Retaining walls:	Concrete & Stucco / RR Ties
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.

Information Note: Site drains were noted but not tested.

1.) There is general deterioration due to age and some surface cracking observed at the water proof coating on the two west decks. These decks may need to be recoated in the near future. Also, there is no soffit ventilation which can result in concealed moisture damage due to condensation. Recommend further evaluation by a tradesman that specializes in water proof deck construction prior to close of escrow.

Safety Upgrade Note: The railings at the the front entry patio and both of the west decks do not meet the current standard of 42 inches in height. Although the current height may have met the requirements at the time of construction, upgrading to the newest standards is advised for safety.

Safety Upgrade Note: The intermediate stiles at the front entry patio and both of the west decks have been installed horizontally. Although this is permitted, this is not recommended because this acts as a ladder for young children posing a falling hazard. Recommend reconfiguring the intermediate stiles for safety.



Grounds & Drainage

GROUNDS & DRAINAGE COMMENTS - Continued

- 17 **Safety Upgrade Note:** The railings at wood stairs on the south side of the home do not meet current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, There should be no openings in the railing greater than four inches . Although they may have met the standards at the time of original construction, upgrading to the newest standards is advised. Also, the railing is loose posing a falling hazard.

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

INSPECTION PHOTOS

Grounds & Drainage

GD



The asphalt portion of the driveway is in need of maintenance sealing.

Grounds & Drainage

GD



General deterioration of the deck coating due to age.

Grounds & Drainage

GD



Surface cracking at the deck water proof coating.

Grounds & Drainage

GD



Surface cracking at the deck water proof coating.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	N/A	
2	Heating operation:	Not Tested	See Comments Below
3	System back-up:	N/A	
4	Exhaust system:	Not Tested	See Comments Below
5	Distribution:	Not Tested	See Comments Below
6	Thermostat:	Not Tested	See Comments Below
7	Gas Piping:	Not Tested	See Comments Below
8	Condensate:	N/A	
9	Central Vacuum:	Functional	
10	Filter:	Acceptable	

INFORMATION

11	# Heating Units: <u>1</u>	18	# Cooling Units: <u>0</u>
12	Heating Types: <u>Forced Air</u>	19	A/C Types: _____
13	Heating Ages: <u>28</u> years	20	A/C age: <u>28</u>
14	Heating Fuels: <u>Natural Gas</u>	21	Filter: <u>Disposable Media - R/A Grille</u>
15	Distribution: <u>Ductwork</u>	22	Heat Source Mfg. <u>Arcoaire (100,000 BTU)</u>
16	Duct Insulation Type: <u>Fiberglass</u>	23	A/C Source Mfg. _____
17	Gas Shutoff Location: <u>NE Wall</u>		

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 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.

Information Note: The gas meter was locked off at the time of inspection therefore, I was unable to test the gas furnace(s). Recommend performing a supplemental inspection when the gas service is restored.

1.) There is no conventional heating supplied to the downstairs bonus room.

INSPECTION PHOTOS

HVAC

HC



The gas meter was locked off at the time of inspection.

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:	Not Tested	See Comments Below
8	TPR Valve:	Most Acceptable	Repair - See Comments Below Safety Hazard

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Copper	15	Septic location:	N/A
11	Pipe insulation type:	Poly Foam (Partial Only)	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	NE Wall	17	Water Heater Manf.:	A.O.Smith
13	Well location:	N/A	18	Water Heater Gallons:	40 Age: 15 years
			19	Water Heater Fuel:	Natural Gas

PLUMBING COMMENTS

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

Shutoff valves and angle stops at kitchen or bathrooms sinks and toilets are not tested due to the possibility of leaking.

Information Note: The water pressure was measured at 70 psi at the time of inspection. This is within a normal and acceptable range.

Information Note: The gas meter was locked off at the time of inspection therefore, I was unable to test the water heater. Also, it was not possible to test for the correct orientation of hot & cold at all of the plumbing fixtures. Recommend performing a supplemental inspection when the gas service is installed.

Information Note: The water heater is older and may have a limited life expectancy.

Safety Hazard Note: The discharge pipe for the temperature/pressure relief valve on the water heater is installed improperly. This should be plumbed to the exterior of the home.



INSPECTION PHOTOS

Plumbing

P



The water pressure was measured at 70 psi.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	Acceptable	
2	Ground:	Acceptable	
3	GFCI:	Most Acceptable	Repair - See Comments Below
4	Amperage:	Acceptable	
5	Wiring:	Most Acceptable	Repair - See Comments Below
6	Outlets:	Acceptable	
7	Lighting:	Acceptable	
8	Subpanel(s):	Acceptable	

INFORMATION

9	Amps: 200	14	Branch circuit wiring: Copper
10	Volts: 110/220	15	Grounding: Water Pipes
11	Main box location: Front Entry	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 1.) The GFCI outlets at both of the west decks are defective and will not reset.
- 2.) There is an open junction box with no cover plate at the ceiling in the laundry area. Also, there are numerous cover plates missing at the junction boxes in the shop area.



INSPECTION PHOTOS

Electrical

EL



Junction box missing cover plate in the laundry area.

Electrical

EL



Example of open junction boxes in the shop.

Electrical

EL



Example of open junction boxes in the shop.

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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
5	Sink plumbing:	Most Acceptable	Repair - See Comments Below	Maintenance Item

APPLIANCES				
6	Disposal:	Most Functional	Repair - See Comments Below	Safety Hazard
7	Dishwasher:	Most Functional	Repair - See Comments Below	Maintenance Item
8	:			
9	Exhaust fan:	Functional		
10	Microwave:	Functional		
11	:			
12	:			
13	Range/oven:	Most Acceptable	See Comments Below	
14	Gas or electric?	Both		

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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
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.

Information Note: The gas meter locked off at the time of inspection therefore, I was unable to test any of the gas appliances in the kitchen or the gas service to the laundry room. Recommend performing a supplemental inspection when the gas service is restored.



Kitchen & Laundry

KITCHEN AND LAUNDRY COMMENTS - Continued

26 1.) There is moisture damage to the cabinet at the left of the kitchen sink.

2.) The kitchen sink faucet is loose.

Repair Note: Water drains out the air gap when the dishwasher is draining. This indicates a clog in the drain line.

Safety Hazard Note: The control switch for the garbage disposal is located on the front of the side of the kitchen island. This is unsafe as it can be accidentally turned on when some brushes up against the cabinets. Also, it is accessible to very young children. Recommend having this control switch relocated to an appropriate location for safety.

INSPECTION PHOTOS

Kitchen & Laundry # K



Moisture damage to the side of the cabinet.

Kitchen & Laundry # K



Garbage disposal switch at the side of the island.

Kitchen & Laundry # K



Water drains out of the air gap.

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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
8 Tubs:	Most Acceptable	Repair - See Comments Below	Maintenance Item
9 Showers:	Acceptable		
10 :			

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.**



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.

Maintenance Note: The toilets in the master and half bathrooms are loose. Recommend replacement of the wax seals and properly securing the toilets. (Note: This may be due to a broken flange)

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.

- 1.) The drain stopper is not installed at the tub in the hall bathroom.
- 2.) There is a seal from a crack at the fiberglass tub in the hall bathroom.

INSPECTION PHOTOS

Bathroom

B



Sealed crack at the hall bathroom tub.

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:	Not Tested	See Comments Below	
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:	Most Acceptable	Repair - See Comments Below	Safety Upgrade
10 :			

INFORMATION

11 Rooms inspected: Bedrooms #: 4 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Living Room</td></tr> <tr><td style="padding: 2px;">Dining Room</td></tr> <tr><td style="padding: 2px;">Laundry Room</td></tr> <tr><td style="padding: 2px;">Bonus Room</td></tr> <tr><td style="padding: 2px;">Shop</td></tr> </table>	Living Room	Dining Room	Laundry Room	Bonus Room	Shop	12 Walls & ceilings: Sheet Rock 13 Floors: Carpet, Concrete & Tile 14 Number of wet bars: 0 15 Number of fireplaces/woodstoves: 1 16 Fuel source: Natural Gas
Living Room						
Dining Room						
Laundry Room						
Bonus Room						
Shop						

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 upstairs hallway, downstairs hallway and bonus room.

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.

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.

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.

Interior Rooms

INTERIOR ROOM COMMENTS - Continued

- 17 **Information Note:** The gas meter was locked off at the time of inspection therefore, I was unable to test the gas fireplace. Recommend performing a supplemental inspection when the gas service is installed.

Information Note: The elevator and associated mechanical and electrical systems are outside the scope or expertise of this inspection. The elevator and systems associated with it are recommended to be evaluated by a qualified and licensed Elevator Contractor prior to close of escrow.

Safety Upgrade Note: The pony wall at the upstairs hallway does not meet the current height requirement of minimum 42 inches. Although the current height may have meet the standards at the time of construction, upgrading to meet the newest standard is recommended.

Garage & Carport

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

INTERIOR

6	Walls/ceiling/floor:	Acceptable	
7	Firewall/firedoor:	Most Acceptable Repair - See Comments Below	Fire Safety Hazard
8	Doors & windows:	Acceptable	
9	Garage doors:	Acceptable	
10	Door openers:	Acceptable	
11	Electrical:	See the Electrical Page	
12	Heating & cooling:	N/A	

INFORMATION

EXTERIOR	INTERIOR
13 Location: <u>Attached garage - same as house</u>	17 Walls & ceilings: <u>Sheet rock</u>
14 Roof covering: <u>N/A - House above Garage</u>	18 Floors: <u>Concrete</u>
15 Roof age: _____	19 Garage door: <u>Single Overhead (2)</u>
16 Gutters: _____	

GARAGE & CARPORT COMMENTS

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

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access: Acceptable		
2	Framing: Acceptable		
3	Sheathing: Acceptable		
4	Insulation: Defective	Repair - See Comments Below	Moderate Concern
5	Ventilation: Acceptable		
6	Exposed wiring:	See the Electrical Page	
7	Plumbing vents: Acceptable		
8	Chimney & flues: Acceptable		
9	Vapor Retarder: N/A		
10	:		

INFORMATION

11	# of Attic areas: <u>1</u>	14	Framing: <u>Conventional</u>
12	Access locations: <u>Laundry Room</u>	15	Sheathing: <u>OSB Plywood</u>
13	Access by: <u>Hatch</u>	16	Insulation: <u>Batts 6"</u>

ATTIC COMMENTS

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

Repair Note: The insulation in the attic area has been installed up-side-down. This can lead to moisture and mildew related problems due to trapping condensation against the ceiling. Proper repair will require removing and rotating the insulation to a correct installation.



INSPECTION PHOTOS

Attic

A



The insulation in the attic is installed up-side-down.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	Slab & Substructure		
1 Access:	Acceptable		
2 Foundation walls:	Acceptable		
3 Floor framing:	Acceptable		
4 Insulation:	N/A		
5 Ventilation:	Acceptable		
6 Sump pump:	N/A		
7 Dryness/drainage:	Acceptable		
8 Floor/Slab:	Acceptable	See Comments Below	
9 Vapor Retarder:	N/A		
10 Anchor Bolts:	Not Present		

INFORMATION

11 Foundation walls:	Poured Concrete	14	Beams: Continuous Footings
12 Floors:	Dirt	15	Piers: Continuous Footings
13 Joist/Truss Detail:	<u>2X12 @ 16" OC</u>	16	Sub Floor: Plywood
		17	Insulation: None

FOUNDATION COMMENTS

- 18 *Engineering analysis of a building structure can only be performed by a licensed structural engineer using measurements, calculations and other scientific means of evaluation. Engineering is beyond the scope of a typical home inspection.*

Information Note: The substructure access opening is located at the shop

Deficiency Summary

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

Insp Date: 7/11/2025

3166 Shearer Avenue

File # 20944

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 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.

Important Note to prospective buyers:

Since this inspection was performed and the report prepared for a "Listing Inspection" for the seller, the report may be relied on (within the scope of the original contractual agreement) by the seller of the property. The subsequent buyer of the property may rely on the report prepared, if the buyer executes a Post Inspection Agreement with the inspector, participates in a consultation and pays the requisite fee, all of which must be done prior to closing escrow on the property. The report is not intended to be distributed to any individual or entity not a party to the original contractual agreement or a post inspection agreement.

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

1.) There is rust damage to the exhaust flues for the gas fireplace and the furnace.

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

EXTERIOR

1.) The sliding glass door in the downstairs NW bedroom has faulty rollers.

Drainage Note: The front entry tile patio embeds the weep screed at the base of the stucco walls. This can be a moisture intrusion condition.

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Deficiency Summary

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

Insp Date: 7/11/2025

3166 Shearer Avenue

File # 20944

GROUNDINGS

1.) There is general deterioration due to age and some surface cracking observed at the water proof coating on the two west decks. These decks may need to be recoated in the near future. Also, there is no soffit ventilation which can result in concealed moisture damage due to condensation. Recommend further evaluation by a tradesman that specializes in water proof deck construction prior to close of escrow.

Safety Upgrade Note: The railings at the the front entry patio and both of the west decks do not meet the current standard of 42 inches in height. Although the current height may have met the requirements at the time of construction, upgrading to the newest standards is advised for safety.

Safety Upgrade Note: The intermediate stiles at the front entry patio and both of the west decks have been installed horizontally. Although this is permitted, this is not recommended because this acts as a ladder for young children posing a falling hazard. Recommend reconfiguring the intermediate stiles for safety.

Safety Upgrade Note: The railings at wood stairs on the south side of the home do not meet current standards for height or grasp ability. It was very typical to use a 2X4 or 2X6 rail cap for many years however, this type of rail cap can be difficult to grab in the event of slipping on the stairs. New requirements are for a 1 1/4" to 2" maximum width rail cap that should be installed from 34" to 38" in height as measured from the nose of the stair tread. Additionally, There should be no openings in the railing greater than four inches . Although they may have met the standards at the time of original construction, upgrading to the newest standards is advised. Also, the railing is loose posing a falling hazard.

Maintenance Note: The asphalt portion of the 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 than 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.

Information Note: The gas meter was locked off at the time of inspection therefore, I was unable to test the gas furnace(s). Recommend performing a supplemental inspection when the gas service is restored.

1.) There is no conventional heating supplied to the downstairs bonus room.

PLUMBING

Information Note: The gas meter was locked off at the time of inspection therefore, I was unable to test the water heater. Also, it was not possible to test for the correct orientation of hot & cold at all of the plumbing fixtures. Recommend performing a supplemental inspection when the gas service is installed.

Information Note: The water heater is older and may have a limited life expectancy.

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Safety Hazard Note: The discharge pipe for the temperature/pressure relief valve on the water heater is installed improperly. This should be plumbed to the exterior of the home.

ELECTRICAL

- 1.) The GFCI outlets at both of the west decks are defective and will not reset.
- 2.) There is an open junction box with no cover plate at the ceiling in the laundry area. Also, there are numerous cover plates missing at the junction boxes in the shop area.

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.

Information Note: The gas meter locked off at the time of inspection therefore, I was unable to test any of the gas appliances in the kitchen or the gas service to the laundry room. Recommend performing a supplemental inspection when the gas service is restored.

- 1.) There is moisture damage to the cabinet at the left of the kitchen sink.
- 2.) The kitchen sink faucet is loose.

Repair Note: Water drains out the air gap when the dishwasher is draining. This indicates a clog in the drain line.

Safety Hazard Note: The control switch for the garbage disposal is located on the front of the side of the kitchen island. This is unsafe as it can be accidentally turned on when some brushes up against the cabinets. Also, it is accessible to very young children. Recommend having this control switch relocated to an appropriate location for safety.

BATHROOM

Maintenance Note: The toilets in the master and half bathrooms are loose. Recommend replacement of the wax seals and properly securing the toilets. (Note: This may be due to a broken flange)

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.

- 1.) The drain stopper is not installed at the tub in the hall bathroom.
- 2.) There is a seal from a crack at the fiberglass tub in the hall bathroom.

INTERIOR

Safety recommendation: The smoke detectors are tested during the inspection however, this only determines that they are

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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.

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.

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: The gas meter was locked off at the time of inspection therefore, I was unable to test the gas fireplace. Recommend performing a supplemental inspection when the gas service is installed.

Information Note: The elevator and associated mechanical and electrical systems are outside the scope or expertise of this inspection. The elevator and systems associated with it are recommended to be evaluated by a qualified and licensed Elevator Contractor prior to close of escrow.

Safety Upgrade Note: The pony wall at the upstairs hallway does not meet the current height requirement of minimum 42 inches. Although the current height may have meet the standards at the time of construction, upgrading to meet the newest standard is recommended.

GARAGE

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

ATTIC

Repair Note: The insulation in the attic area has been installed up-side-down. This can lead to moisture and mildew related problems due to trapping condensation against the ceiling. Proper repair will require removing and rotating the insulation to a correct installation.

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