



HaslerHomes Inc. DBA
National Property Inspections

Ed & Jennifer Gildea, 335 W Avenida De Las Flores, Thousand Oaks, CA, 91360



Tuesday, June 23, 2026

Inspector

Andy Hasler Certified Inspector

805-233-1777

npi.ventura@yahoo.com

Inspection Date:
06/23/2026

Inspector: Andy Hasler Certified Inspector
Inspector Phone: 805-233-1777

Email: npi.ventura@yahoo.com



HaslerHomes Inc. DBA
National Property Inspections

Ed & Jennifer Gildea, 335 W Avenida De Las Flores, Thousand Oaks, CA, 91360

INVOICE #: 1869

Client Name : **Ed & Jennifer Gildea**

Inspection Date : 6/23/2026 3:00 PM

Property Location : **335 W AVENIDA DE LAS FLORES
THOUSAND OAKS CA 91360**

HaslerHomes Inc. DBA
National Property Inspections
2538 Corte Olmo
Camarillo Ca 93010

Billing Address :

☒ Paid

TYPE OF INSPECTIONS PERFORMED

Home Inspection		\$400.00
	Total	\$400.00
6/23/2026	Payment	(\$400.00)
	Paid in Full	\$0.00

Buyer Agent Information

Agency : **Berkshire Hathaway
Ca**

Agent : **Lee Manning**

Inspection Date: 06/23/2026
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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 80 F
Estimated Age Of Property : 53 Year(s)	Weather :
Property Faces : ☐ North ☒ South ☒ East ☐ West	☒ Sunny
Type of Property :	Soil Conditions :
☒ Single-Family	Persons Present :
Primary Construction :	☒ Seller's Agent
☒ Wood	

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
DEF (DEFECTIVE)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

1. The scope of this property inspection is a visual review of all areas of a building or dwelling readily accessible at the time of the inspection. No disassembly or removal of obstructions is performed. As a result, all defects may not be identified.
2. The testing for mold, asbestos, lead based paint, termites, wood destroying organisms, or any health concern is outside the scope of this property inspection. We advise all customers to obtain all appropriate test/evaluations in order to fully understand the condition of and the materials used in construction in order to deem a building safe to occupy.
3. This inspection company and the inspector may rely on third-party sources to obtain information regarding this property inspection. We do this in order to determine the presences of certain features such as septic or sewer connections, or the age of certain appliances such as furnaces or air conditioners. While such sources are believed to be reliable, this inspection company or the inspector can not guarantee their accuracy.

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GRADING / DRAINAGE

☒ Monitor Condition

ACC	MAR	NI	NP	DEF
☐	☒	☐	☐	☐

☒ Negative Slope

Comments:

Negative slope noted at the rear of the home. May cause drainage problems/water intrusion during rainfall.



Grading / Drainage:

DRIVEWAY

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

☒ Cracks

Comments:

WALKS / STEPS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Brick

☒ Concrete

Comments:

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PORCHES / STOOPS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

DECKS / BALCONY

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

PATIO

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

Comments:

FENCES / GATES

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Chain Link

☒ Masonry

☒ Plastic / PVC

☒ Wood

Comments:

RETAINING WALLS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

ROOFING

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

Age: 1-5 Year(s)

Design Life: 20-25 Year(s)

Layers: 1

70% Visible

☒ Asphalt / Composition

☒ Rolled Composition

Comments:

The roof appears serviceable at the time of the inspection.

Leaks not always detectable.

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FLASHING/VALLEYS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Composition / Membrane

Comments:

SKYLIGHTS

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

GUTTERS/DOWN SPOUTS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Aluminum

Comments:

CHIMNEY

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete

Comments:

The chimney was observed from the exterior and found acceptable at the time of the inspection.

Flue not inspected. Annual cleaning is recommended.

EXTERIOR SURFACE

☒ Stucco

☒ Wood

SIDING/TRIM

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐
☒	☐	☐	☐	☐
☒	☐	☐	☐	☐
☒	☐	☐	☐	☐

EXTERIOR FAUCETS

EXTERIOR ELECTRICAL OUTLETS

EXTERIOR LIGHTING

Comments:

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WINDOWS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Metal ☒ Vinyl ☒ Insulated Pane(s) ☒ Single Pane(s)

Comments:

EXTERIOR DOORS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Wood ☒ Glass

Comments:

FOUNDATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete ☒ Slab ☒ Limited Observation

Comments:

GARAGE/CARPORT

☒ Recommend Repairs

☒ 2 Cars ☒ Attached ☒ Electrical Deficiencies ☒ Obscured / Limited View

	ACC	MAR	NI	NP	DEF
FLOOR/WALLS/CEILING/ELECTRICAL	☐	☐	☐	☐	☒
ROOF	☒	☐	☐	☐	☐
SIDING/TRIM	☒	☐	☐	☐	☐

Comments:

1. Wall stains noted.
2. All electrical circuits are required to be encased within conduit or be installed behind wall board.
We recommend repair by a qualified electrician.

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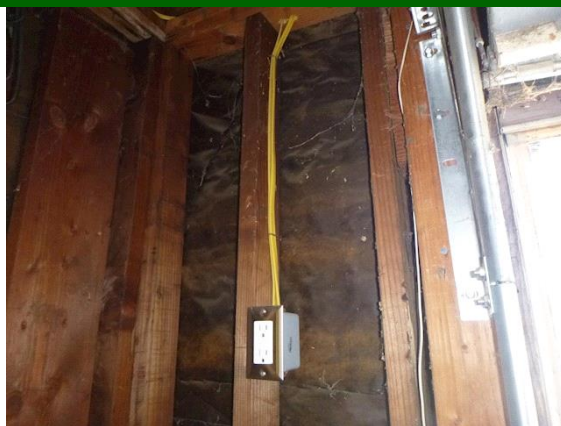


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Garage/Carport:



Garage/Carport:

OVERHEAD GARAGE DOORS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

of Openers: 1

☒ Metal

Comments:

GARAGE PEDESTRIAN DOOR INTO HOUSE

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Solid Core

Comments:

Attic / Roof

Method of Inspection ☒ Physical Entry 80 % Visible

ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Rafters

Comments:

Leaks not always detectable.

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ATTIC VENTILATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Gable ☒ Soffit ☒ Static Vent

Comments:

ATTIC INSULATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Blanket

Comments:

ATTIC ELECTRICAL

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

Comments:

Limited visibility due to obstructions. See Electrical Section for additional Information.

Interior Foundation

Foundation Type ☒ Slab On Grade

INTERIOR FOUNDATION

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Limited Observation

Comments:

FLOOR/SLAB

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Concrete ☒ Wood ☒ Obscured / Covered

Comments:

Limited observation due to floor covering.

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CRAWL SPACE

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

SUMP/SUMP PUMP

ACC	MAR	NI	NP	DEF
☐	☐	☐	☒	☐

Comments:

ELECTRICAL

☒ Recommend Repairs

SERVICE SIZE (Main Panel)

☒ Brand: Siemens

☒ Main Disconnect Location: At Panel

☒ 120 / 240 Volt (Nominal)

☒ 200 AMP

	ACC	MAR	NI	NP	DEF
SERVICE	☒	☐	☐	☐	☐
ENTRANCE CABLE	☒	☐	☐	☐	☐
PANEL ☒ Breaker(s) ☒ Side of Dwelling	☒	☐	☐	☐	☐
SUB-PANEL	☐	☐	☐	☒	☐
BRANCH CIRCUITS ☒ Copper	☒	☐	☐	☐	☐
BONDING/GROUNDING	☒	☐	☐	☐	☐
GFCI(IN PANEL)*	☐	☐	☐	☒	☐
ARC FAULT	☐	☐	☐	☒	☐
SMOKE DETECTORS*	☐	☐	☐	☐	☒

Comments:

The current smoke alarm safety requirement dictates working smoke alarms are required in hallways adjacent sleeping rooms, within all sleeping rooms as well as on every level of a dwelling. Carbon Monoxide detectors are required on every level of a dwelling with fueled appliances as well as dwellings with attached garages.

*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

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PLUMBING

Water Service

☒ Water Public

Sewage Service

☒ Sewage Public

		ACC	MAR	NI	NP	DEF
SUPPLY	☒ Copper	☒	☐	☐	☐	☐
DRAINS	☒ ABS	☒	☐	☐	☐	☐
EJECTOR PUMP		☐	☐	☐	☒	☐
VENTS	☒ ABS	☒	☐	☐	☐	☐

Comments:

Water pressure tested at 50 PSI (pounds per square inch). Readings of 40-80 PSI are considered normal.

Main utility line, septic systems and gray water systems are excluded from this Inspection.



Plumbing:

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WATER HEATER

☒ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☒

Brand: Bradford White

Size: 40 Gallons

Age: 7 Year(s)

Design Life: 8-12 Year(s)

☒ Gas

☒ Seismically Strapped

Comments:

The water heater catch basin is required to terminate the dwellings' exterior or to a waste pipe. We recommend repair by a qualified plumbing contractor.



Water Heater:

LAUNDRY FACILITIES

Location: Garage

	ACC	MAR	NI	NP	DEF
UTILITY HOOKUPS ☒ Gas (Dryer)	☒	☐	☐	☐	☐
DRYER VENTS	☒	☐	☐	☐	☐
LAUNDRY TUB	☒	☐	☐	☐	☐
DRAIN	☒	☐	☐	☐	☐

Comments:

Washers and dryers are considered personal property and excluded from the inspection.

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HEATING

☒ Monitor Condition

Brand: Lennox

BTUs: 88000

Age: 7 Year(s)

Design Life: 20-25 Year(s)

☒ Gas

☒ Forced Air

	ACC	MAR	NI	NP	DEF
OPERATION	☐	☒	☐	☐	☐
ABOVE GROUND STORAGE TANKS	☐	☐	☐	☒	☐
HUMIDIFIER	☐	☐	☐	☒	☐

Comments:

1. The furnace operates as designed reaching a 39 degree temperature increase within 15 minutes of operation.
2. The furnace closet door is required to properly latch and make a complete seal to prevent fumes of combustion from mixing with recirculating air.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.



Heating:

DRAFT CONTROL/VENT

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Metal Pipe

Comments:

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HEATING DISTRIBUTION

☒ Ductwork

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	☒	☐	☐	☐	☐
BLOWER	☒	☐	☐	☐	☐
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	☒	☐	☐	☐	☐
CIRCULATOR PUMP	☐	☐	☐	☒	☐

Comments:

Temperature differences at registers (room vents) were found within system specification at the time of the inspection.

COOLING

Brand: Lennox

Size: 4 TON

Age: 7 Year(s)

Design Life: 10-15 Year(s)

☒ Electric

☒ Central Air

Comments:

The air conditioner operates as designed reaching a 17 degree temperature drop within 15 minutes of operation.

KITCHEN

☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALL(S)	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☐	☐	☐	☒	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☒	☐	☐	☐	☐

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EXHAUST FAN	☒	☐	☐	☐	☐
STOVE TOP/OVEN ☒ Gas	☐	☐	☐	☐	☒
STOVE ANTI-TIP BRACKET	☐	☐	☐	☒	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐
DISHWASHER/CROSS FLOW PROTECTION	☒	☐	☐	☐	☐
REFRIGERATOR	☐	☐	☒	☐	☐
MICROWAVE	☐	☐	☐	☒	☐
GARBAGE DISPOSAL	☒	☐	☐	☐	☐

Comments:

The stove center burner failed to ignite.
We recommend repair by a qualified appliance repair service technician.

FIREPLACE/STOVE

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

☒ Gas Log ☒ Masonry Firebox

Comments:

Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.

1ST FLOOR BATHROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALL(S)	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☒	☐	☐	☐	☐
TOILET	☒	☐	☐	☐	☐
TUB/SHOWER	☐	☐	☐	☐	☒

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JETTED TUB	☐	☐	☐	☒	☐
TILE WORK/ENCLOSURE	☒	☐	☐	☐	☐
EXHAUST FAN	☐	☐	☐	☒	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐

Comments:

Missing tub drain stopper noted.

2ND FLOOR BATHROOM

☒ Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALL(S)	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☐	☐	☐	☐	☒
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐
COUNTERTOPS/CABINETS	☒	☐	☐	☐	☐
SINK/FAUCET	☒	☐	☐	☐	☐
TOILET	☒	☐	☐	☐	☐
TUB/SHOWER	☒	☐	☐	☐	☐
JETTED TUB	☐	☐	☐	☒	☐
TILE WORK/ENCLOSURE	☒	☐	☐	☐	☐
EXHAUST FAN	☐	☐	☐	☒	☐
WATER PRESSURE/FLOW/DRAINAGE	☒	☐	☐	☐	☐

Comments:

The light fixture located above the tub is required to be a water resistant fixture resembling the one above the shower.

We recommend repair by a qualified electrician.

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2nd Floor Bathroom:

LIVING ROOM

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALLS	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☐	☐	☐	☒	☐
CLOSET	☐	☐	☐	☒	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐

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BEDROOMS

☒ Monitor Condition

	ACC	MAR	NI	NP	DEF
CEILINGS	☒	☐	☐	☐	☐
WALLS	☒	☐	☐	☐	☐
WINDOWS/TRIM	☒	☐	☐	☐	☐
WINDOW SCREENS	☒	☐	☐	☐	☐
FLOOR/FINISH	☒	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE	☒	☐	☐	☐	☐
CLOSET	☐	☒	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	☒	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION	☒	☐	☐	☐	☐

Comments:

Missing closet doors noted.

STAIRS / RAILINGS

ACC	MAR	NI	NP	DEF
☒	☐	☐	☐	☐

Comments:

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

GRADING / DRAINAGE

MARGINAL

Negative slope noted at the rear of the home. May cause drainage problems/water intrusion during rainfall.

GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

DEFECTIVE

1. Wall stains noted.
 2. All electrical circuits are required to be encased within conduit or be installed behind wall board.
- We recommend repair by a qualified electrician.

ELECTRICAL

Smoke Detectors*

DEFECTIVE

The current smoke alarm safety requirement dictates working smoke alarms are required in hallways adjacent sleeping rooms, within all sleeping rooms as well as on every level of a dwelling. Carbon Monoxide detectors are required on every level of a dwelling with fueled appliances as well as dwellings with attached garages.

WATER HEATER

DEFECTIVE

The water heater catch basin is required to terminate the dwellings' exterior or to a waste pipe. We recommend repair by a qualified plumbing contractor.

HEATING

Operation

MARGINAL

1. The furnace operates as designed reaching a 39 degree temperature increase within 15 minutes of operation.
2. The furnace closet door is required to properly latch and make a complete seal to prevent fumes of combustion from mixing with recirculating air.

Inspection Date:
06/23/2026

Inspector: Andy Hasler Certified Inspector
Inspector Phone: 805-233-1777

Email: npi.ventura@yahoo.com



HaslerHomes Inc. DBA
National Property Inspections

Ed & Jennifer Gildea, 335 W Avenida De Las Flores, Thousand Oaks, CA, 91360

KITCHEN

Stove Top/Oven

DEFECTIVE

The stove center burner failed to ignite.

We recommend repair by a qualified appliance repair service technician.

1ST FLOOR BATHROOM

Tub/Shower

DEFECTIVE

Missing tub drain stopper noted.

2ND FLOOR BATHROOM

Electrical (Random sampling of outlets, switches, fixtures.)

DEFECTIVE

The light fixture located above the tub is required to be a water resistant fixture resembling the one above the shower.

We recommend repair by a qualified electrician.

BEDROOMS

Closet

MARGINAL

Missing closet doors noted.

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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