

Inspection Report

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



*This home inspection report
prepared specifically for:*

**Kirk Lewis
310 Cambridge Drive
Cambria, CA 93428**



Inspected by: **Benjamin P. Terry**



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PROPERTY / CLIENT INFORMATION

Report Date: 8/21/2026

Customer File # **21900**

:
: **Kirk Lewis**

Address:

Phone:

Fax:

Email:

Inspection location: **310 Cambridge Drive
Cambria, CA 93428**

Send report to: **John Kropf
Real Estate Co. of Cambria**

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: **North**

Estimated Age: **51 (Estimate)**

Type Structure: **Single Family Home**

Stories: **2**

Type Foundation: **Substructure**

Soil condition: **Dry**

Bedrooms: **3**

Levels: **2**

Full Baths: **2**

Half Baths:

Garages: **2 Car**

Weather: **Overcast**

Temp: **60-65**

Date: **8/21/2026**

Time:

Unit occupied: **yes**

Client present: **yes**

Attendees: **Seller & Seller's Agent**

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.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Roof coverings:	Acceptable		
2 Ventilation:	Acceptable		
3 Flashings:	Acceptable		
4 Skylights:	N/A		
5 Chimneys:	Acceptable		
6 Gutter system:	Acceptable		
7 :			
8 :			

INFORMATION

9 Main roof age: <u>20 Years old approximately</u>	14 Ventilation: <u>Eaves</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.

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.

Exterior

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

INFORMATION

9 Siding type:	Stucco	13 Window Type :	Fixed/Sliding & Single Hung
10 Veneer type:	Brick		
11 Trim/fascias type:	Wood	14 Window material:	Vinyl
12 Door type:	Wood & 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. In this particular case the windows were heavily salted during the time of inspection. 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.) At the SW wood trim.
- B.) At the south wood trim.
- C.) The upper window wood trim at the south wall.
- D.) The wood trim at the garage side door.
- E.) At the NE wood trim.



- 2.) There is possible termite damage and infestation at the following locations:

- A.) At the base of the NW wood trim.
- B.) The wood trim along the west wall.



- 3.) There is possible termite infestation at the garage side door.

- 4.) There is an active leak at the siding as seen from the ceiling in the master bathroom. This is due to water getting behind the siding above the window area per the seller. Recommend repairs by a qualified and licensed General Contractor.



- 5.) There is excessive cracking at the SE portion of the stucco wall. This may be due to water getting behind the stucco area. Recommend further evaluation by a qualified and licensed General Contractor prior to the close of escrow.

Exterior

EXTERIOR COMMENTS - Continued

- 16 6.) The door handle for the garage exterior side door is rusted, jammed and the lock will not operate.
- 7.) There is damage to the stucco siding below the north master bedroom window.
- 8.) There are faulty rollers at both sliding glass door screens.
- 9.) The following windows are fogged: (See info note above.)
- A.) The fixed half of the window in the downstairs south bedroom.
 - B.) The fixed half of the window on the south wall in the master bathroom.

INSPECTION PHOTOS

Exterior

EX



Example of termite damage to the wood trim.

Exterior

EX



Example of termite damage to the wood trim.

Exterior

EX



Example of termite damage to the wood trim.

Exterior

EX



Example of moisture damage to the exterior wood trim.

Exterior

EX



Example of moisture damage to the exterior wood trim.

Exterior

EX



Example of moisture damage to the exterior wood trim.

INSPECTION PHOTOS

Exterior

EX



Example of moisture damage to the exterior wood trim.

Exterior

EX



Example of moisture damage to the exterior wood trim.

Exterior

EX



Excessive cracking at the stucco SE wall.

Exterior

EX



Excessive cracking at the stucco SE wall.

Exterior

EX



Excessive cracking at the stucco SE wall.

Exterior

EX



Excessive cracking at the stucco SE wall.

INSPECTION PHOTOS

Exterior

EX



Excessive cracking at the stucco SE wall.

Exterior

EX



Excessive cracking at the stucco SE wall.

Exterior

EX



Example of moisture damage at the wood trim.

Exterior

EX



Moisture damage at the garage side door trim.

Exterior

EX



Moisture damage at the garage side door trim.

Exterior

EX



Moisture damage at the wood trim.

INSPECTION PHOTOS

Exterior

EX



Damage to the stucco siding below the master bedroom window.

Exterior

EX



Active leak in the master bathroom above the toilet from the exterior siding.

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	Safety Upgrade
5 Driveway:	Acceptable		
6 Retaining walls:	N/A		
7 Fencing & Gates:	Acceptable		
8 :			

INFORMATION

9 Walks & Steps:	Concrete	13 Porch:	Brick & Wood Deck
10 Patio:	N/A	14 Location:	Front
11 Location:		15 Retaining walls:	N/A
12 Driveway:	Asphalt	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 Upgrade Note: The railings at the both 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 railings at the front entry stairs 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. Although they may have met the standards at the time of original construction, upgrading to the newest standards is advised.



INSPECTION PHOTOS

Grounds & Drainage

GD



Nongraspable railing at the front entry.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	N/A		
2 Heating operation:	Most Functional	Recommend Evaluation by a licensed HVAC Contractor	Moderate Concern
3 System back-up:	N/A		
4 Exhaust system:	Acceptable		
5 Distribution:	Acceptable		
6 Thermostat:	Acceptable		
7 Gas Piping:	Acceptable		
8 Condensate:	N/A		
9 :			
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>45</u> years	20 A/C age: _____
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>Carrier (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 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.

Information Note: The heating system is beyond a normal serviceable life and may be subject to failure. Rusting/pitting in the visible portions of the heat exchanger may pose a carbon monoxide hazard. Recommend having a safety inspection performed by the Gas Company prior to close of escrow.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Most Acceptable	Repair - See Comments Below	Moderate Concern
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	14	Waste system represented as:	Municipal
10	Supply pipes:	Copper	15	Septic location:	N/A
11	Pipe insulation type:	None	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	SE Wall	17	Water Heater Manf.:	Reliance
13	Well location:	N/A	18	Water Heater Gallons:	40 Age: 14 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.

1.) The water pressure was measured at 95 psi. This exceeds the maximum allowable pressure of 80 psi. Recommend adjustment, rebuilding or replacement of the pressure regulator as needed to prevent a possible rupturing of a water line and flooding the home.

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

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.

2.) The burn cover is missing at the base of the water heater.



INSPECTION PHOTOS

Plumbing

P



Water pressure is 95 pi.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Most Acceptable	Recommend evaluation by an Electrical Contractor	Moderate Concern
2 Ground:	Acceptable		
3 GFCI:	Most Acceptable	Repair - See Comments Below	Safety Hazard
4 Amperage:	Acceptable		
5 Wiring:	Most Acceptable	Repair - See Comments Below	Maintenance Item
6 Outlets:	Acceptable		
7 Lighting:	Acceptable		
8 :			

INFORMATION

9	Amps: 100	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 **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 type of electrical panel installed in this home was manufactured by Zinsco. This panel has had some controversy among electrical contractors because in some cases they can arc and burn where they connect to the bus bar. It is not possible to see this condition without removal of the circuit breakers. Recommend further evaluation by a qualified and licensed Electrical Contractor. (Note: Some insurance companies do not allow this type of electrical panel)

Safety Hazard Note: The GFCI outlet on the NW wall is defective and will not reset.

- 1.) There is rust damage to the front of the main electrical panel and the dead front cover.
- 2.) There are spliced wires at the lighting in the garage with exposed single conductors.



INSPECTION PHOTOS

Electrical

EL



Rust damage at the main electrical panel.

Electrical

EL



Rust damage at the main electrical panel.

Electrical

EL



Spliced exposed wires in the garage.

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?	Both		

	LAUNDRY			
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	See Comments Below	
22	:			
23	:			
24	Dryer service:	Acceptable		
25	Gas or electric?	Both		

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.

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:	Most Acceptable	Repair - See Comments Below	Maintenance Item
7 Toilets:	Most Acceptable	Repair - See Comments Below	Maintenance Item
8 Tubs:	Most Acceptable	Repair - See Comments Below	Maintenance Item
9 Showers:	Most Acceptable	Repair - See Comments Below	Maintenance Item
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. 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:

- A.) The master bathroom has a low flow 1.6 GPF toilet. The shower has a low flow shower head of 1.5 GPM.
 B.) The hall bathroom has a low flow 1.6 GPF toilet. The shower has a low flow shower head of 2.5 GPM.

Maintenance Note: The toilet in the hall bathroom is loose. Recommend replacement of the wax seal and properly securing the toilet.

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.) There is a slow drain at the front sink in the master bathroom.
- 2.) The shower handle is loosely attached to the wall at the hall bathroom shower.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Most Acceptable	Repair - See Comments Below	Moderate Concern
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 Hazard
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 #: 3	12 Walls & ceilings: <u>Sheet Rock</u>	
Living Room		
Dining Room	13 Floors: <u>Carpet, Wood, Tile & Laminate</u>	
	14 Number of wet bars: <u>0</u>	
	15 Number of fireplaces/woodstoves: <u>1</u>	
	16 Fuel source: <u>Natural Gas</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 the downstairs hallway and upstairs hallway.

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.

Safety Upgrade Note: Recommend adding smoke detectors in each of the bedrooms.

Safety Hazard Note: There is no carbon monoxide detector installed in the home. A detector is required outside of the bedrooms and on each level of the home.



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

17 **Safety Upgrade Note:** The openings in handrails at the living room railing do not meet the current standards of 4 inches maximum. Also, the height of the railings at the landing is required to be a minimum of 42 inches. Although the current spacing and height may have meet standards at the time of original construction, upgrading to meet the newest standard is advised for safety.

1.) There is an active leak at the ceiling in the master bathroom. This leak appears to be from the siding per the seller.

2.) There is an evidence of a leak at the base of the wall in the south hall bedroom closet. This has caused a black mildew like substance on the drywall. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)

INSPECTION PHOTOS

Interior Room

IR



Old leak at the SW bedroom.

Interior Room

IR



No water stains at the SW bedroom.

Interior Room

IR



Evidence of a leak at the south bedroom closet with black mildew like substance.

Interior Room

IR



Evidence of a leak at the south bedroom closet with black mildew like substance.

Interior Room

IR



Gas fireplace was operable.

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:	Acceptable	See Comments Below	
7	Firewall/firedoor:	Acceptable		
8	Doors & windows:	Acceptable		
9	Garage doors:	Acceptable		
10	Door openers:	Defective	Repair - See Comments Below	Moderate Concern
11	Electrical:	N/A	See Electrical Page	
12	Heating & cooling:	N/A		

INFORMATION

EXTERIOR

13	Location:	Attached garage - same as house
14	Roof covering:	N/A - House above Garage
15	Roof age:	
16	Gutters:	

INTERIOR

17	Walls & ceilings:	Sheet rock
18	Floors:	Concrete
19	Garage door:	Single Overhead (2)

GARAGE & CARPORT COMMENTS

- 20 Fire Safety Hazard Note: The carpeting in the garage can absorb combustible chemicals and oil drippings from vehicles. For this reason we recommend removal of the carpeting in the garage.

1.) The garage vehicle door opener are not attached to the doors. Therefore, the doors were tested manual only.

2.) There is an older water stain at the garage ceiling below the master bathroom. Suggest reviewing with the seller.



INSPECTION PHOTOS

Garage & Carport

GC



Carpeting should be removed in the garage.

Garage & Carport

GC



Water stain in 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: <u>1</u>	14 Framing: <u>Conventional</u>
12 Access locations: <u>Master Closet</u>	15 Sheathing: <u>OSB Plywood o/ skip sheathing</u>
13 Access by: <u>Hatch</u>	16 Insulation: <u>Batts 6"</u>

ATTIC COMMENTS

- 17 **Information Note:** There is evidence of possible termite infestation in the attic. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.



INSPECTION PHOTOS

Attic

A



Evidence of termites in the attic space.

Foundation

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	Foundation Type	Substructure		
1	Access:	Acceptable		
2	Foundation walls:	Acceptable		
3	Floor framing:	Acceptable	See Comments Below	
4	Insulation:	Acceptable		
5	Ventilation:	Acceptable		
6	Sump pump:	N/A		
7	Dryness/drainage:	Acceptable		
8	Floor/Slab:	N/A		
9	Vapor Retarder:	N/A		
10	Anchor Bolts:	Acceptable		

INFORMATION

11	Foundation walls:	Poured Concrete	14	Beams:	4X Wood
12	Floors:	Dirt	15	Piers:	Concrete Piers
13	Joist/Truss Detail:	<u>2X10 @ 16" OC</u>	16	Sub Floor:	Plywood
			17	Insulation:	Batting Between Joists

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

Further Inspection Note: There is evidence of possible termite infestation in the substructure area. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.

Deficiency Summary

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

Insp Date: 8/21/2026

310 Cambridge Drive

File # 21900

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.

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.

EXTERIOR

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

- A.) At the SW wood trim.
- B.) At the south wood trim.
- C.) The upper window wood trim at the south wall.
- D.) The wood trim at the garage side door.
- E.) At the NE wood trim.

2.) There is possible termite damage and infestation at the following locations:

- A.) At the base of the NW wood trim.
- B.) The wood trim along the west wall.

3.) There is possible termite infestation at the garage side door.

4.) There is an active leak at the siding as seen from the ceiling in the master bathroom. This is due to water getting behind the siding above the window area per the seller. Recommend repairs by a qualified and licensed General Contractor.

5.) There is excessive cracking at the SE portion of the stucco wall. This may be due to water getting behind the stucco area. Recommend further evaluation by a qualified and licensed General Contractor prior to the close of escrow.

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6.) The door handle for the garage exterior side door is rusted, jammed and the lock will not operate.

7.) There is damage to the stucco siding below the north master bedroom window.

8.) There are faulty rollers at both sliding glass door screens.

9.) The following windows are fogged: (See info note above.)

A.) The fixed half of the window in the downstairs south bedroom.

B.) The fixed half of the window on the south wall in the master bathroom.

GROUNDINGS

Safety Upgrade Note: The railings at the both 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 railings at the front entry stairs 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. Although they may have met the standards at the time of original construction, upgrading to the newest standards is advised.

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 heating system is beyond a normal serviceable life and may be subject to failure. Rusting/pitting in the visible portions of the heat exchanger may pose a carbon monoxide hazard. Recommend having a safety inspection performed by the Gas Company prior to close of escrow.

PLUMBING

1.) The water pressure was measured at 95 psi. This exceeds the maximum allowable pressure of 80 psi. Recommend adjustment, rebuilding or replacement of the pressure regulator as needed to prevent a possible rupturing of a water line and flooding the home.

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

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.

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2.) The burn cover is missing at the base of the water heater.

ELECTRICAL

Information Note: The type of electrical panel installed in this home was manufactured by Zinsco. This panel has had some controversy among electrical contractors because in some cases they can arc and burn where they connect to the bus bar. It is not possible to see this condition without removal of the circuit breakers. Recommend further evaluation by a qualified and licensed Electrical Contractor. (Note: Some insurance companies do not allow this type of electrical panel)

Safety Hazard Note: The GFCI outlet on the NW wall is defective and will not reset.

1.) There is rust damage to the front of the main electrical panel and the dead front cover.

2.) There are spliced wires at the lighting in the garage with exposed single conductors.

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

Maintenance Note: The toilet in the hall bathroom is loose. Recommend replacement of the wax seal and properly securing the toilet.

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.) There is a slow drain at the front sink in the master bathroom.

2.) The shower handle is loosely attached to the wall at the hall bathroom shower.

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.

Safety Upgrade Note: Recommend adding smoke detectors in each of the bedrooms.

Safety Hazard Note: There is no carbon monoxide detector installed in the home. A detector is required outside of the bedrooms and on each level of the home.

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Safety Upgrade Note: The openings in handrails at the living room railing do not meet the current standards of 4 inches maximum. Also, the height of the railings at the landing is required to be a minimum of 42 inches. Although the current spacing and height may have meet standards at the time of original construction, upgrading to meet the newest standard is advised for safety.

1.) There is an active leak at the ceiling in the master bathroom. This leak appears to be from the siding per the seller.

2.) There is an evidence of a leak at the base of the wall in the south hall bedroom closet. This has caused a black mildew like substance on the drywall. (See notes on the Deficiency Summary page at the end of the report regarding the potential for microbial contamination.)

GARAGE

Fire Safety Hazard Note: The carpeting in the garage can absorb combustible chemicals and oil drippings from vehicles. For this reason we recommend removal of the carpeting in the garage.

1.) The garage vehicle door opener are not attached to the doors. Therefore, the doors were tested manual only.

2.) There is an older water stain at the garage ceiling below the master bathroom. Suggest reviewing with the seller.

ATTIC

Information Note: There is evidence of possible termite infestation in the attic. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.

FOUNDATION

Further Inspection Note: There is evidence of possible termite infestation in the substructure area. Recommend further evaluation by a qualified and licensed Pest Control inspector prior to close of escrow.