



R. J. Moore Home Inspections

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General Building Contractor since 1990 - License Number 608218

Property Inspection Report



Pleasant Way

Client:

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GENERAL INFORMATION

CLIENT & SITE INFORMATION:

INSPECTION SITE:

Pleasant Way.

REPORT #:

2040.

DATE & TIME OF INSPECTION:

07/24/2019.

INSPECTOR(S):

Robert J. Moore

General Building Contractor since 1990 - License Number: 608218

Property Inspector since 2000.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF THE**BUILDING(S)/YEAR BUILT:**

Original construction: Mid 1990's.

BUILDING TYPE:

Single family residence.

LEVELS:

Three levels.

UTILITY SERVICES:

WATER SOURCE:

Public.

GAS SERVICE:

Public, natural gas.

ELECTRICAL SERVICE

Public.

UTILITIES STATUS:

The electrical, water, and gas service were all active at the time of the inspection.

GENERAL COMMENTS AND OTHER INFORMATION:

COMMENTS:

Areas, systems, and components of the property are described as in serviceable condition unless otherwise noted in the report. Serviceable = Effectively functioning and/or functioning for the purpose as intended by design and/or installed as per manufacturer's installation specifications and/or installed as per building standards.

In the report the location of items will be referred to as being located on the front, right, left and rear of the building. Our perspective is from the exterior of the building looking at the front entryway door.

No determination is made whether construction and/or renovation work was completed with a building permit. If a permit was issued there should be records at the county building department. Research by interested parties to determine whether the needed building permit(s) were obtained is recommended prior to the sale of the property. Building permit research is beyond the scope of the general home inspection.

REPORT LIMITATIONS

This report is a privileged and non-transferable report and may not be reproduced or transmitted without the written permission of R.J. Moore Home Inspections, the inspection company which inspected the subject property. No other person or party may rely on this report for any reason or purpose whatsoever without prior written consent of the inspector who authored the report. Any person who chooses to rely on this report for any reason or purpose whatsoever, without the express written consent of the inspector, does so at their own risk and doing so, without prior written consent of the inspector, waives any claim of error or deficiency in this report.

This report is intended only as a general guide to help the Client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only.

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Determining whether items have been recalled by the manufacturer is beyond the scope of the inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, Chinese manufactured drywall, and other environmental hazards; pest infestation wood components effected by fungus, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

In the event of a dispute, the Client will allow R.J. Moore Home Inspections who performed the inspection of the subject property and their representatives to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

ROOF SYSTEM

The roof, flashings, vent-caps, skylights, and roof drainage system are inspected for type, general quality and conditions, and any defects where readily visible. The age of the roof and the average life expectancy of the given roof covering are approximated when the roof is accessible. The roof is not water-tested and the inspector cannot and does not offer an opinion or warranty as to whether the roof, skylights, or flashings are water-tight or whether these components leak or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.

The only way to determine whether a roof, skylights, and flashings are absolutely water tight is to observe them during a prolonged rainfall. Many times, this situation is not present during the inspection. Rain gutters, downspouts, and any sub surface drains are not water-tested for leakage or blockage. Regular maintenance of drainage systems is necessary to avoid water problems at the roof and foundation. Roofs that are inaccessible or have limited accessibility due to steep pitch, adverse weather conditions, or height are not walked in to inspect. Some types of metal and tile type roofs are subject to damage by foot traffic and are not walked on to inspect. Roofs and associated components must have periodic maintenance to prevent damage and to prevent rapid wear as a result of deferred maintenance.

ROOF:

STYLE:

Hip and valley.

TYPE:

Ceramic tile (Spanish).

NUMBER OF LAYERS:

One layer of roofing.

ROOF COVERING STATUS:

Roofs of this type typically last up to 50 years. The approximate age of the roof appeared to be 25 years. Apparently the original roof.



View of the roof

There were a few damaged roof tiles. Repair is needed to prevent potential damage as a result of water intrusion.



Damaged roof tile

Tree debris build-up should be cleared away from the surface of the roof as part of the regular maintenance of the building to prevent potential damage. There was no significant debris visible at the time of the inspection.

There were sections of exposed (misaligned) wood cleats visible at the area of the roof above the kitchen. Repair is needed to prevent damage to the wood as a result of exposure to moisture and sunlight.

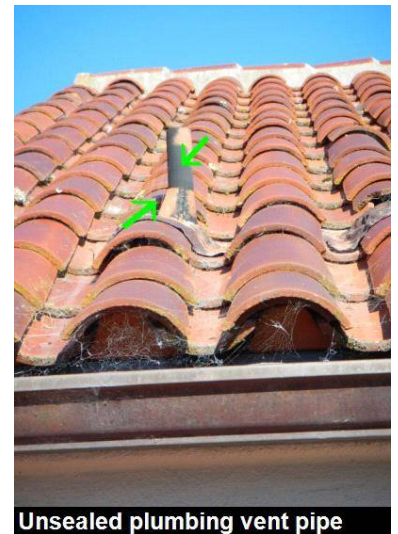


Exposed (misaligned) wood cleat - Roof

FLASHINGS:

PLUMBING VENT:

Un sealed transitions between plumbing vent pipes and roof flashing should be fitted with rubber storm collars to prevent water intrusion.



Unsealed plumbing vent pipe

VENT CAPS:

CONDITION:

Appeared serviceable.

RAIN GUTTERS & DOWNSPOUTS:

RAIN GUTTER CONDITION:

Appeared serviceable. The rain gutters should be cleared of debris build-up as part of the regular maintenance of the building to ensure control of roof water run-off. There was no significant debris inside the rain gutters at the time of the inspection.

DOWNSPOUT CONDITION:

Downspouts that are configured to discharge water above ground with terminations located relatively close to the foundation walls may need be extended to discharge water away from the building to prevent sub-area water intrusion if sub-area water intrusion develops. The sub-area soil was relatively dry at the time of the inspection. There was evidence of any significant sub area water intrusion in the past, an indication that the control of site is somewhat effective. Monitor the sub-area for a significant increase in moisture. Improved control of site moisture in general will be needed if active moisture develops.



ATTIC AND ROOF FRAMING

The roof framing, attic space, ventilation, and thermal insulation are inspected for type, function, general condition and quality, and any defects. Any visible duct work, electrical wiring, water supply and drain line plumbing are also inspected. Some attic spaces have low clearance and deep thermal insulation build-up that prevent entry by the inspector. These attics are inspected from the access opening only, view of the components in these attics types is limited or completely concealed from view, and the conditions of these components are disclaimed from the inspection. Electric attic fans that are thermostatically controlled are not tested as the air temperature inside the attic is often below the temperature on the thermostat control; preventing operation of the fan.

ATTIC AND ROOF FRAMING:

ACCESSIBILITY:

The access hatches were located through the ceiling openings of the master bedroom closet, upper level left bedroom closet, and mid level right front bedroom closet.

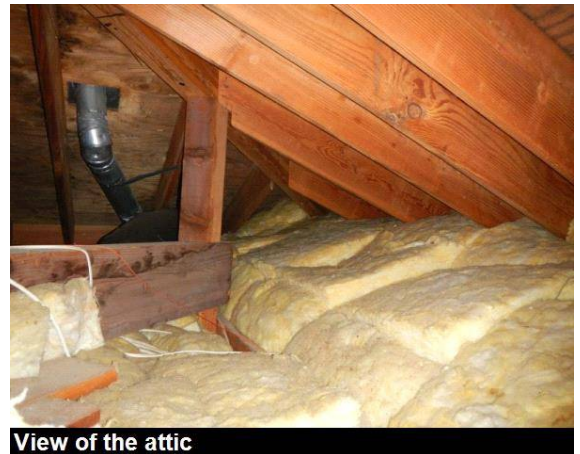
CONDITION:

Visibility of the attic components was limited by thermal insulation and low roof framing.

STRUCTURAL ROOF FRAMING

TYPE, SIZE & CONDITION:

Appeared serviceable where visible. 2X12 wood rafter framing glue laminated wood type structural beams.



View of the attic

ROOF DECKING (SHEATHING)

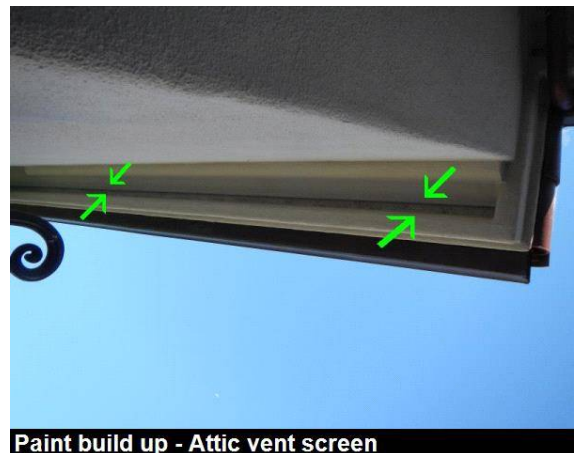
TYPE & CONDITION:

Continuous plywood sheathing was installed. Appeared serviceable where visible.

VENTILATION:

Ventilation was provided by: Eye-brow type vents on the surface of the roof and soffit type vents at the roof eaves.

Various locations: There was paint build up on the soffit vent screens, a condition that restricts attic air flow which can lead to damage as a result of moisture build up. The screens should be cleared of paint. There was no visual indication of damage as a result of moisture build up at the time of the inspection.



Paint build up - Attic vent screen

INSULATION TYPE AND

CONDITION:

Fiberglass batts.

There were a few relatively small areas of missing insulation. Improvement is needed to maximize energy efficiency.



Missing thermal insulation - Attic

PLUMBING

The primary water supply and drain piping are inspected and tested for functional flow, general condition, and any defects. The water heater is inspected and tested for function, general condition, and any defects. Plumbing fixtures and water appliances are inspected and tested for function, general condition, and any defects.

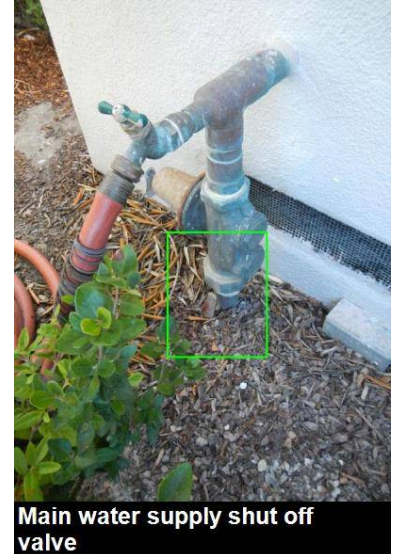
Determination of water quality and the presence hazardous materials is beyond the scope of the inspection. All underground and otherwise concealed piping related to water supply, waste, or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, water filtration systems, landscape irrigation systems, on-site well water quality, quantity, associated well water equipment, and on-site waste disposal systems, spa and swimming pool equipment, solar water heating equipment, fire suppression systems or observe the system for proper sizing, design, or use of materials.

The condition of water supply, waste, and drainpipe pipe condition is usually directly related to it's age. Older pipes are subject to damage through deterioration and vegetation root movement. Some rare ABS plastic pipes manufactured in the mid 1980's have been alleged to be defective. Older homes with galvanized steel and/or cast iron water supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for escrow closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drain pipes are concealed, R.J. Moore Home Inspections can only infer piping condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any plumbing system.

MAIN WATER SUPPLY LINE AND SHUT OFF LOCATION:

LOCATION-SIZE-MATERIAL:

Front of building. 1.5 inch in diameter copper piping.



Main water supply shut off valve

CONDITION:

Responded normally to test.

The main water supply shut-off valve was in contact with landscape soil, a condition that tends to damage the valve over time. Excessive landscape soil build up should be cleared away to correct.



WATER SUPPLY PLUMBING:

MATERIAL:

Copper where visible.

CONDITION:

Appeared serviceable. Responded normally to test.

DRAIN LINE AND DRAIN VENT PLUMBING:

MATERIAL:

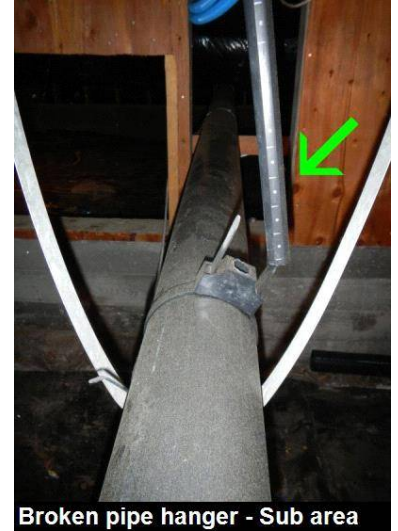
ABS type plastic where visible.

CONDITION:

Water was leaking from the drain piping visible from the sub-area below the living room. Repair is needed.



There were a few broken supports at the drain piping visible in the sub-area. Repair is needed.



FUEL SYSTEM:

LOCATION:

Natural gas. Gas meter and main shut-off valve were located at the rear of the building.



CONDITION:

Responded normally to test.

There was uncapped gas piping in the laundry room, a condition that is a fire hazard. Repair must be completed for safety. Although the end of the piping was fitted with a manual gas shut off valve, the piping should be properly connected to a clothes dryer or be terminated with an end-cap to prevent a potential gas leak.



Uncapped natural gas supply piping

WATER HEATER 1:

LOCATION:

Garage.

TYPE:

Natural gas-fired.

CAPACITY:

75 Gallons.

CONDITION:

Seismic bracing straps were properly installed. The importance of seismic bracing straps is to reduce the potential for movement of the water heater during an earthquake.

The water heater responded normally when tested. Water heaters of this type typically last 10-15 years. The approximate age of the water heater appeared to be 6 years. Date of manufacture: 2013.



View of the water heater - Garage

PLUMBING:

Appeared serviceable.

VENTING:

Appeared serviceable.

COMBUSTION AIR:

Appeared serviceable.

WATER HEATER 2:

LOCATION:

Lower level right side interior mechanical closet.

TYPE:

Natural gas-fired.

CAPACITY:

74 Gallons.

CONDITION:

Seismic bracing straps were properly installed. The importance of seismic bracing straps is to reduce the potential for movement of the water heater during an earthquake.

The water heater responded normally when tested. Water heaters of this type typically last 10-15 years. The approximate age of the water heater appeared to be 8 years. Date of manufacture: 2011.



Water heater - Lower level mechanical room

PLUMBING:

The water supply piping was not bonded to the Grounding electrical wiring visible above the water heater, a condition that is a hazard. Improvement is needed for safety.



Missing Ground bond electrical wiring

There was a section of flex type piping at the pressure relief valve discharge piping, a condition that is considered a hazard since flex type piping is prone to crimping and restriction of discharge water flow. The discharge piping should be continuous smooth wall type.



ELECTRICAL

Items inspected if present and visible: The service drop, service entrance conductors, cables, and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, conductors, over-current protection devices, a representative number of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters, arc fault circuit interrupters, and electric fans. Components that are concealed from view are not included as part of the inspection.

Single-strand type aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have burned-out light bulbs installed. Light bulbs are not replaced during the inspection in attempt to verify function of light fixtures. Electrical panels and outlets which are not attached to the home are not inspected unless otherwise specified. Outdoor lighting systems, alarm systems, low voltage systems, ancillary wiring, photo voltaic cells, computer controlled electrical equipment, lights controlled by night time motion sensors, timer controlled lighting, and any other specialized electrical equipment are not inspected. Further evaluation and testing of the above items should be completed by a licensed electrician. Measuring voltage, amperage, and impedance is beyond the scope of the inspection.

Older type electrical systems in general that include ungrounding type electrical circuits and components are considered outdated, are hazardous, and should be upgraded for safety.

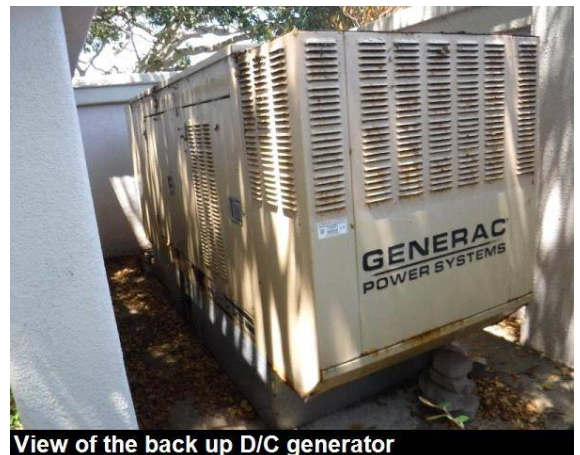
MAIN ELECTRICAL SERVICE:

TYPE AND CONDITION:

Municipal power: Underground. 110/220 Volt. Circuit breakers. Appeared serviceable where visible.

Left side yard alcove: There was natural gas powered D/C generator for backup source during periods of municipal power outage. Alternative power systems are considered specialized systems and equipment, and are not inspected and tested under the general property inspection to verify proper function.

An alternative power system specialist should inspect and test the system to determine any improvement is needed.



View of the back up D/C generator

The steel shrouding for the generator was rusted-out. There was no roof cover to protect the generator from weather. Repair will likely be needed.



Rusted-out steel shrouding - D/C generator

MAIN BREAKER AMPERAGE

RATING:

Two 200 amp circuit breakers.

MAIN PANEL AMPERAGE

CAPACITY RATING:

400 amps.

CONDUCTORS:

ENTRANCE CABLE TYPE:

Unable to determine type. The main entrance cables were not visible (were concealed at the main electrical panel).

BRANCH WIRING TYPE:

Copper, single and multi-strand types, and multi-strand aluminum.

MAIN ELECTRICAL PANEL:

MAIN PANEL & SHUT OFF

LOCATION:

Rear exterior wall.

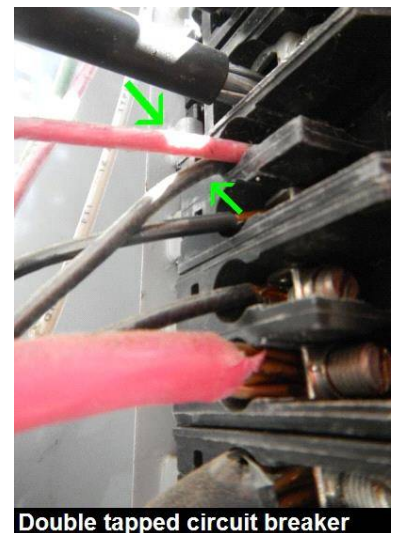


Main electrical disconnect circuit breaker

MAIN PANEL CONDITIONS:

Responded normally to test. Grounding system is present. Some distribution circuit breakers were located inside the main electrical panel.

Multiple wires were connected to single lug type connection on a circuit breaker designed to carry just one wire, a condition that is a hazard. Repair is needed.



Double tapped circuit breaker

INTERIOR AND EXTERIOR WIRING:

WIRING CONDITIONS:

The 110 volt electrical circuits were Grounding (3-wire) type where visible.

No AFCI breakers were installed in the electrical panel(s). This type of breaker provides protection from arcing electrical wiring which could lead to electrical fire in the bedrooms. This type of electrical circuit may not have been a requirement at the time when the house was built although it is standard today and would be considered a safety upgrade.

GFCI OUTLETS:

The electrical outlets in the following locations were GFCI (Ground Fault Circuit Interrupter) type: Bathrooms, kitchen, garage, and on the exterior of the building. These types of outlets are designed to prevent electrical shock.

LIGHTS:

Appeared serviceable. Responded normally to test.

JUNCTION BOXES:

The open electrical boxes in the sub-area should have cover-plates installed for safety.



IMPROPERLY CONFIGURED

ELECTRICAL WIRING:

Base of the rear exterior wall: The improperly terminated electrical wiring should be repaired. Terminations should be inside electrical junction boxes and the boxes should be have cover-plates.

Exposed electrical wiring should be inside of electrical conduit.



BASEMENT ELECTRICAL SUB-PANELS (wine storage room):

CONDITION:

Appeared serviceable. This is the location of some of the distribution circuit breakers.



Distribution circuit breakers - Wine room

GARAGE INTERIOR WALL ELECTRICAL SUB-PANELS:

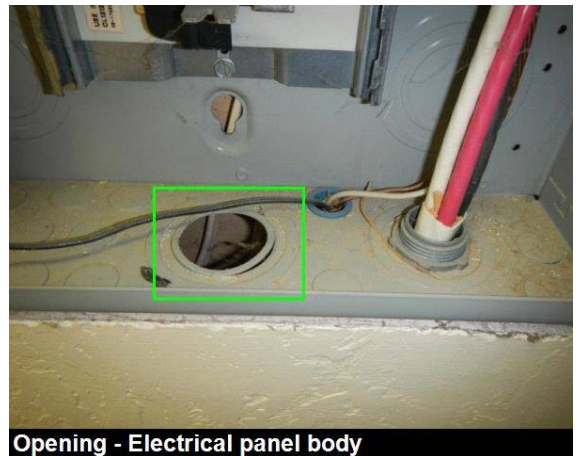
CONDITION:

This is the location of some of the distribution circuit breakers.

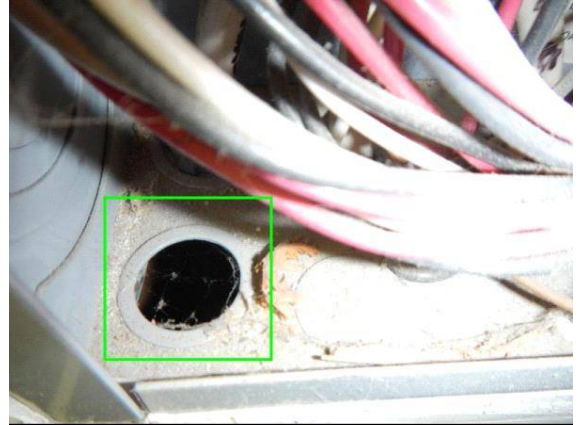


Distribution circuit breakers

Openings at the sub-panel body should be fitted with cover plates for safety.



Opening - Electrical panel body



Opening - Electrical panel body

LOWER LEVEL RIGHT SIDE LIVING SPACE ELECTRICAL SUB-PANEL:

CONDITION:

Appeared serviceable. This is the location of some of the distribution circuit breakers.



Distribution circuit breakers

HEATING & AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the equipment and is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in some heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection, and is beyond the scope of this inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. These systems should be evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of this inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. All homes with fuel burning systems should have a carbon monoxide detector(s) installed for safety.

HEATING SYSTEM DESCRIPTION:

LOCATION:

Six separate high efficiency, natural gas fired, forced air furnaces installed.

Locations: Garage, sub area, lower level mechanical room,

HEATING SYSTEM CONDITION:

CONDITION:

All of the furnaces responded properly when tested. Air flow from the air handlers was good. Furnaces of this type typically last 25-30 years. The approximate age of the furnaces appeared to be 2 years. Date of manufacture: 2017.



Sub area below the right front of the building: There was an abandoned furnace, remains of the original heating system.



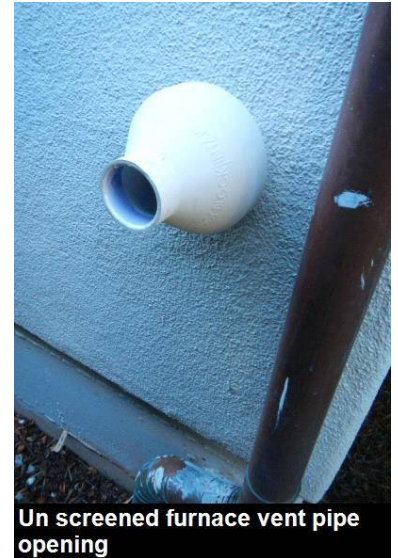
Abandoned furnace - Sub area

COMBUSTION AIR:

Appeared serviceable.

VENTING:

Various locations: The air intake and exhaust pipes should be fitted with proper termination caps with wire screens to prevent foreign objects (small animals) from entering the furnace.



Un screened furnace vent pipe opening

AIR FILTERS:

Appeared serviceable. The air filters were located at the air duct work adjacent to the furnaces.



Air filter location

THERMOSTAT CONTROLS:

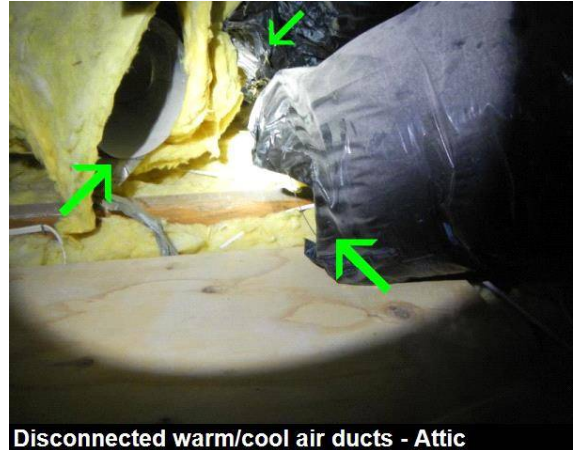
Appeared serviceable. Responded normally to test.

HEAT DISTRIBUTION TYPE:

Air ducts and register openings.

CONDITION OF DUCTS:

Attic above the master bedroom and various locations in the sub area:
There were disconnected sections of the warm/cool air ducts. Repair is needed.



Disconnected warm/cool air ducts - Attic



Disconnected warm/cool air duct - Sub area



RETURN AIR REGISTER:

Appeared serviceable.

CONDITION OF REGISTERS:

Appeared serviceable.

AIR CONDITIONING:

CONDITION:

Central, forced-air.

POWER SOURCE:

220 Volt electric.

CONDENSING COIL AGE AND

CONDITION:

Five condensing coils installed associated with the central forced air conditioner system. The condensing coils responded normally when tested. Condensing coils of this type typically last 20-25 years. The approximate age of the condensing coil appeared to be 2 years. Date of manufacture: 2017.

AIR CONDITIONER SYSTEM

CONDITION:

The air conditioner equipment was tested and responded normally to the controls. The cool air temperatures appeared to be in the normal ranges. No temperature measuring was performed.

GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. All garages should have some formal means of ventilation.

Garages that have been partially converted to living space are assumed to have been converted without a building permit, and may present hazards and/or non standard conforming conditions. Non standard conditions listed in the inspection report may be an indication that the garage conversion was converted with a building permit and is illegal. Garages converted to living space should be verified, by interested parties, that the conversion has been completed with a building permit as this inspection and report does not include building permit research.

The hinge assemblies, dampening springs, and other equipment for older type tilt-up overhead garage doors are often hazardous by design and/or due to worn components, and should be upgraded for safety.

TYPE:

LOCATION:

Attached. Three car parking bays.

FLOOR:

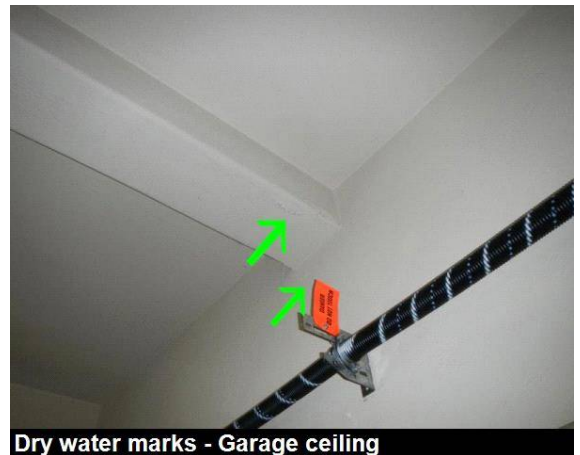
CONDITION:

Appeared serviceable.

WALLS/CEILING:

CEILING CONDITION:

There were dry water marks on the ceiling of the garage, an indication of plumbing leak in the bathrooms directly above in the past. Monitor the surfaces of the garage ceiling for active moisture. Repair will be needed if active moisture develops.



VEHICLE DOOR(S):

TYPE AND CONDITION:

Roll-up type. Appeared serviceable. Responded normally to test.

AUTOMATIC OPENER

CONDITION:

Appeared serviceable. Responded normally to test.

DOOR TO LIVING SPACE:

CONDITION:

Fire door: The missing lower air seal should be replaced for safety.



Missing lower air seal - Garage door

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be inspected. Only the general condition of visible areas of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are not usually visible, therefore their condition cannot be reported on. Inspection of window coverings is outside of the scope of this inspection. All fireplaces should be cleaned and inspected on a regular basis to verify that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Determining proper draw/draft of fireplaces is beyond the scope of the this inspection.

FRONT ENTRYWAY DOOR:

CONDITION:

Appeared serviceable. Responded normally to test.

INTERIOR DOORS

CONDITION:

Upper level middle bathroom: The pocket door did not properly latch. Repair is needed.



Inoperative latch - Pocket door

Upper level left side bathroom: The pocket door did not properly latch. Repair is needed.



Inoperative latch - Pocket door

SLIDING GLASS DOORS:

CONDITION:

Appeared serviceable. Responded normally to test.

EXTERIOR SWINGING DOORS:

CONDITION:

Living room rear exterior doorway: The door would bind on the lower door frame when opened and closed. Repair is needed.



WINDOWS:

TYPE:

Vinyl clad wood frame type with double pane glass.

CONDITION:

Kitchen eating area: Cracked glass at the window should be replaced.

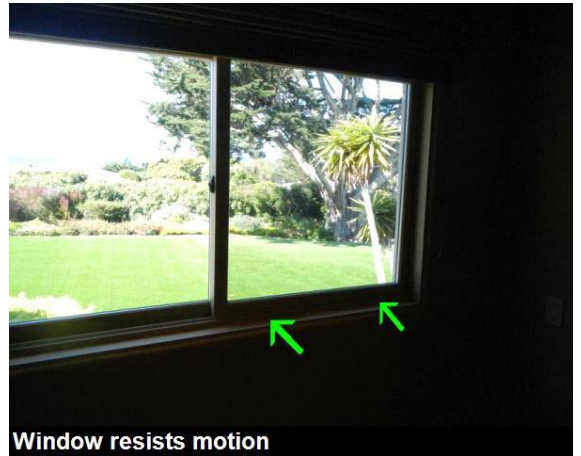


Kitchen eating area: There was a damaged wood window frame, a condition apparently due to exposure to moisture. Repair is needed.



Damaged wood window frame - Kitchen

Library: There was a sliding type window that resisted motion when tested (would not open). Repair is needed.



Window resists motion

Right side upper level stairway: There was scratched window glass.



Scratched window glass

FOGGED WINDOWS (DEFECTIVE THERMAL SEALS):

There were no windows with visible indication of discoloration as a result of defective thermal seals (fogged glass). Based on the age of the windows, there may be windows with defective thermal seals that could not be visually detected at the time of the general home inspection. While R.J. Moore Home Inspections makes every attempt to determine the presence of windows with defective thermal seals, there are conditions when it is impossible to visually detect these windows at the time of the inspection.

WALLS:**MATERIAL & CONDITION:**

Drywall with wood framing. General condition appeared serviceable. Stored personal property and furnishings prevent full inspection.

CEILINGS:**TYPE & CONDITION:**

Drywall. General condition appeared serviceable.

FLOORS:**CONDITION:**

The floor coverings were in serviceable condition in general with indications of normal wear.

Visibility of areas of the floors was limited by area rugs and home furnishings.

TILE FLOOR CONDITION:

Basement (wine storage room): There were dry water marks (mineral deposit) on the surface of the floor, an indication of minor moisture seepage. Monitor the surface of the floor for more significant moisture (ponding water). Improved control of site moisture in general will be needed if active ponding water develops.



Water marks (mineral deposit) - Floor

BASEBOARD TRIM CONDITION:

Various locations: The wood wall base trim should be sealed to the surfaces of the bathroom floors with caulking to prevent water damage. Periodic re painting of the wood wall base trim and sealing with caulking will be needed as part of the regular maintenance of the building.



Unsealed wood wall base trim

SMOKE DETECTORS:**COMMENTS:**

Smoke detectors were installed in the proper locations, but were not tested. Periodic testing of smoke detectors should be performed to ensure batteries are charged. Smoke detector batteries should be changed upon occupancy and twice a year thereafter.

CARBON MONOXIDE DETECTOR:**CONDITION:**

No carbon monoxide alarms installed. All dwellings with fossil fuel burning appliances, wood and gas burning fireplaces: Although not required by building standards at the time of original construction, carbon monoxide detectors should be installed at each level of the building for safety.

Carbon monoxide alarms are needed in the following locations: Lower level central location, mid level central location, and upper level central location.

STAIRS & HANDRAILS:**CONDITION:**

Appeared serviceable.

LIVING ROOM FIREPLACE:**TYPE:**

Masonry brick, wood burning type. The fireplace was retro-fitted with a gas-fired ceramic log set. Combustible materials such as wood and paper should not be burned in conjunction with the ceramic logs. The gas appliance is not designed to withstand high heat associated with burning wood.

CONDITION:

Appeared serviceable.

DAMPER CONDITION:

Appeared serviceable. Responded normally to test.

HEARTH CONDITION:

Appeared serviceable.

GAS FIRED CERAMIC LOG SET**CONDITION:**

Appeared serviceable. Responded normally when tested.

LIBRARY FIREPLACE:**TYPE:**

Prefabricated non wood burning metal insert type with natural gas-fired ceramic log set and manual gas control valve.

CONDITION:

Appeared serviceable.

DAMPER CONDITION:

Appeared serviceable. Responded normally to test.

HEARTH CONDITION:

Appeared serviceable.

GAS FIRED CERAMIC LOG SET**CONDITION:**

Appeared serviceable. Responded normally when tested.

MASTER BEDROOM FIREPLACE**TYPE:**

Prefabricated non wood burning metal insert type with gas-fired ceramic logs set and manual gas control valve.

CONDITION:

Appeared serviceable.

DAMPER CONDITION:

Appeared serviceable. Responded normally to test.

HEARTH CONDITION:

Appeared serviceable.

GAS FIRED CERAMIC LOG SET**CONDITION:**

Appeared serviceable. Responded normally when tested.

OUTDOOR FIREPIT

LOCATION:

Right side patio.

TYPE:

Open flame, natural gas fired appliance with manual gas control valve.

CONDITION:

Appeared serviceable.

GAS FIRED CERAMIC LOG SET

CONDITION:

Responded normally when tested.

SKYLIGHTS:

CONDITION:

Living room: There was cracked glass at one of the skylights. Repair is needed.

Living room: Discolored skylight glass: There was water condensation between the panes of glass, an indication that the thermal seal was defective. The insulative quality (R-value) of windows with defective thermal seals is compromised and may not be water-tight. Based on the age of the windows, there may be more skylights with defective thermal seals that could not be visually detected at the time of the general home inspection.



KITCHEN

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:**CONDITION:**

Appeared serviceable.

KITCHEN SINK PLUMBING:**CONDITION:**

Appeared serviceable. Responded normally to test.

COUNTERS & CABINETS**COUNTERTOP CONDITION:**

Appeared serviceable.

DRAWERS AND CABINET**CONDITION:**

Appeared serviceable.

RANGE/COOK TOP AND OVEN:**TYPE:**

Gas-fired cooktop and double electric oven.

RANGE/COOKTOP CONDITION:

Appeared serviceable. Responded normally to test.

BROILER/OVEN CONDITION:

Appeared serviceable. Responded normally to test.

VENTILATION:**TYPE AND CONDITION:**

Conventional hood with exhaust fan and light. The exhaust fan air duct was directed to the exterior of the building. Appeared serviceable. Responded normally to test.

DISHWASHER:**CONDITION:**

Appeared serviceable. Responded properly to test.

GARBAGE DISPOSAL:**CONDITION:**

Two disposals installed. Appeared serviceable. Responded normally to test.

MICROWAVE OVEN:**MICROWAVE:**

Appeared serviceable. Responded normally to test.

BATHROOMS

Water supply and drain plumbing, and associated plumbing fixtures are tested to verify proper operation and are inspected for defects. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor voids and areas of dry caulking and grout can allow water to penetrate the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

MASTER BATHROOM:

CONDITION OF SINK:

Appeared serviceable.

SINK PLUMBING CONDITION:

Appeared serviceable. Responded normally to test.

COUNTER- MIRROR CONDITION:

Appeared serviceable.

CABINET - DRAWER CONDITION:

There were water marks on the cabinet below the sink, but no structural damage. The associated plumbing did not appear to be leaking water.

**CONDITION OF TOILET:**

Appeared serviceable. Responded normally to test.

Toilet was labeled 1.28 gallon per flush.

TUB/SHOWER PLUMBING

FIXTURES CONDITION:

The bathtub water spout should be secured to prevent a water leak a result of movement of the plumbing.



Loose water spout - Bathtub

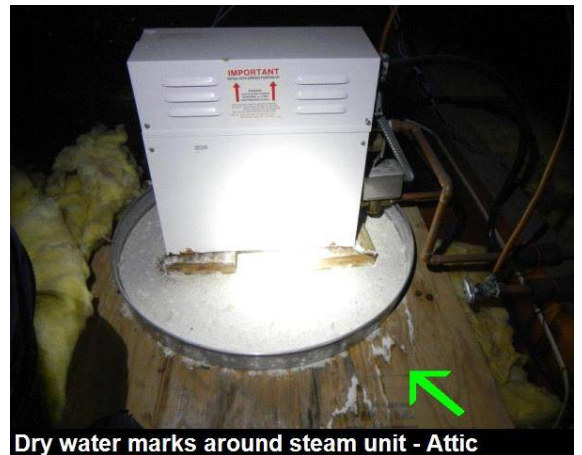
Shower head was labeled 2.0 gallons per minute.

BATHTUB CONDITION:

Appeared serviceable.

SHOWER CONDITION:

There were dry water marks on the surfaces surround the shower steam unit visible in the attic directly above, an indication that the steam unit and/or associated plumbing leaked water in the past. Monitor the attic surfaces for active moisture. Repair will be needed if active moisture develops.



Dry water marks around steam unit - Attic



Dry water marks around steam unit - Attic

VENTILATION:

The exhaust fan appeared serviceable. Responded normally to test. A window was provided for ventilation.

LOWER LEVEL RIGHT SIDE BATHROOM:**CONDITION OF SINK:**

Appeared serviceable.

SINK PLUMBING CONDITION:

Appeared serviceable. Responded normally to test.

COUNTER- MIRROR CONDITION:

Appeared serviceable.

CABINET - DRAWER CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

Appeared serviceable. Responded normally to test.

Toilet was labeled 1.28 gallon per flush.

TUB/SHOWER PLUMBING**FIXTURES CONDITION:**

There was low water pressure at the shower head, a condition likely due to debris build up inside the shower head. Repair is needed.



Shower head was labeled 2.5 gallons per minute.

SHOWER CONDITION:

Appeared serviceable.

VENTILATION:

The exhaust fan appeared serviceable. Responded normally to test.

RIGHT SIDE 1/2 BATHROOM:**CONDITION OF SINK:**

Appeared serviceable.

SINK PLUMBING CONDITION:

Appeared serviceable. Responded normally to test.

COUNTER- MIRROR CONDITION:

Appeared serviceable.

CABINET - DRAWER CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

Appeared serviceable. Responded normally to test.

Toilet was labeled 1.28 gallon per flush.

VENTILATION:

The exhaust fan appeared serviceable. Responded normally to test. A window was provided for ventilation.

LEFT SIDE 1/2 BATHROOM:

CONDITION OF SINK:

Appeared serviceable.

SINK PLUMBING CONDITION:

Appeared serviceable. Responded normally to test.

COUNTER- MIRROR CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

Appeared serviceable. Responded normally to test.

Toilet was labeled 1.28 gallon per flush.

VENTILATION:

The exhaust fan appeared serviceable. Responded normally to test.

UPPER LEVEL RIGHT FRONT BATHROOM:

CONDITION OF SINK:

Appeared serviceable.

SINK PLUMBING CONDITION:

The loose water faucet water spout should be re secured to the surface of the countertop.



COUNTER- MIRROR CONDITION:

Appeared serviceable.

CABINET - DRAWER CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

Appeared serviceable. Responded normally to test.

Toilet was labeled 1.28 gallon per flush.

TUB/SHOWER PLUMBING

FIXTURES CONDITION:

Appeared serviceable. Responded normally to test.

Shower head was labeled 2.0 gallons per minute.

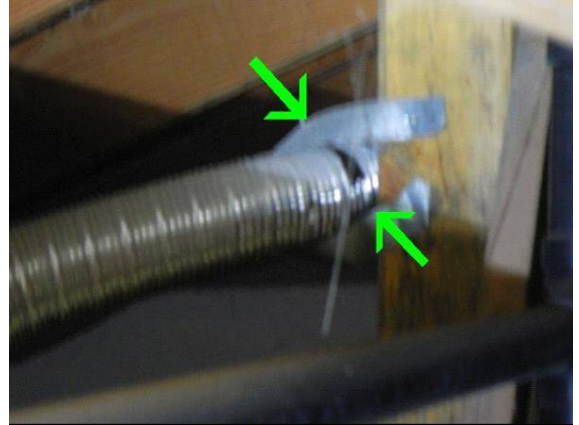
SHOWER CONDITION:

Appeared serviceable. Responded normally to test.

VENTILATION:

The exhaust fan responded normally to test. A window was provided for ventilation.

The damaged section of the exhaust fan air duct should be repaired visible from the attic.



Damaged air duct - Ceiling exhaust fan

UPPER LEVEL MIDDLE BATHROOM:

CONDITION OF SINK:

Appeared serviceable.

SINK PLUMBING CONDITION:

Appeared serviceable. Responded normally to test.

COUNTER- MIRROR CONDITION:

Appeared serviceable.

CABINET - DRAWER CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

Appeared serviceable. Responded normally to test.

Toilet was labeled 1.28 gallon per flush.

TUB/SHOWER PLUMBING

FIXTURES CONDITION:

The loose bathtub overflow finish plate should be re secured.



Loose overflow finish plate - bathtub

Shower head was labeled 2.5 gallons per minute.

BATHTUB CONDITION:

Appeared serviceable.

VENTILATION:

The exhaust fan appeared serviceable. Responded normally to test.

UPPER LEVEL LFET SIDE BATHROOM:

CONDITION OF SINK:

Appeared serviceable.

SINK PLUMBING CONDITION:

Appeared serviceable. Responded normally to test.



Loose water spout - Sink faucet

COUNTER- MIRROR CONDITION:

Appeared serviceable.

CABINET - DRAWER CONDITION:

There were dry water marks on the cabinet below the sink, but no structural damage. The associated plumbing did not appear to be leaking water.



Dry water marks - Cabinet below sink

CONDITION OF TOILET:

Appeared serviceable. Responded normally to test.

Toilet was labeled 1.28 gallon per flush.

TUB/SHOWER PLUMBING

FIXTURES CONDITION:

Appeared serviceable. Responded normally to test.

Shower head was labeled 2.5 gallons per minute.

SHOWER CONDITION:

Appeared serviceable.

VENTILATION:

A window was provided for ventilation.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines, water supply and gas valves serving laundry machines are inspected, but are not operated. Water supply valves may be subject to leaking if turned. Water supply valves should be checked for leakage by the buyer/seller as part of the final walk-thru of the property before the close of escrow, especially if the laundry appliances have removed and replaced during the move-in/move-out process. We highly recommend removal and cleaning of the dryer vent line at least once a year. The build up of lint in the dryer lines is the cause of hundreds of house fires per year. Cleaning the vent pipe can significantly reduce the risk of a fire. Gas piping for clothes dyers is often disconnected from the clothes dryer if the dryer is removed/replaced during the transfer of property ownership. Although this gas piping may be terminated with a manual shut-off valve, it presents a fire hazard if it is not properly terminated with an end-cap to prevent a gas leak as a result of the gas valve becoming inadvertently left open, and should be checked as part of the final walk-thru by buyer/seller to prevent a gas leak.

LAUNDRY:

LOCATION:

Utility room.

WIRING:

The 110 volt and 220 volt electrical outlets appeared serviceable and responded normally when tested.

PLUMBING:

Appeared serviceable.

GAS SUPPLY PIPING:

Appeared serviceable.

CLOTHES DRYER DISCHARGE**DUCT:**

The discharge air duct was damaged visible in the sub area below the laundry room. Repair is needed.

SINK AND PLUMBING:

Appeared serviceable. Responded normally to test.

EXTERIOR

Areas hidden from view by finished walls, stored items, sheds, and vegetation can not be judged and are not a part of this inspection. The wood framing of walls of buildings is generally concealed by exterior and interior wall coverings, is not visible, and is not inspected. The exterior is defined as the exterior wall coverings, trim, roof eaves, fascia, windows and doors, exterior stairways, and chimneys. The exterior components are inspected for function, general state of repair, and any defects. Exterior surfaces must be kept well sealed as part of the regular maintenance of the building to prevent water intrusion. Vegetation must be trimmed away from the exterior of the building periodically to prevent damage. Deterioration of the exterior components is often the result of deferred maintenance and we urge that maintenance suggestions in the report be followed and corrections completed. Some exterior components are susceptible to water intrusion during periods of rain accompanied by wind.

Some chimneys are not accessible and are not inspected due to steep roof slopes and fragile roof tiles that can be easily damaged by foot traffic; these chimneys should be inspected by chimney specialists. Chimneys are not inspected when the surfaces of the roof are wet and too slippery to safely walk on the roof to inspect. Weather caps and flashing above chimneys are not removed to inspect inside chimneys. Inspection of the internal components of chimneys should be completed by the appropriate specialists.

WALLS:

MATERIAL:

Stucco.

STUCCO CONDITION:

Appeared serviceable. There were random cracks hairline to 1/16 inch in width in the stucco, common to stucco and wood framing construction, and are generally not an indication of structural deficiency.

TRIM & STRUCTURAL WOOD FRAMING:

MATERIAL:

Wood and pre-cast concrete.

TRIM CONDITION:

Upper level right side balcony: There was a section of loose pre-cast type doorway trim. Repair is needed.



Loose doorway trim

EAVE CONDITION:

Appeared serviceable.

EXTERIOR SWINGING DOORS

Front patio: There was a loose section of weather seal. Repair is needed.



Loose (partially detached) weather seal

EXTERIOR STAIRWAYS:

CONDITION:

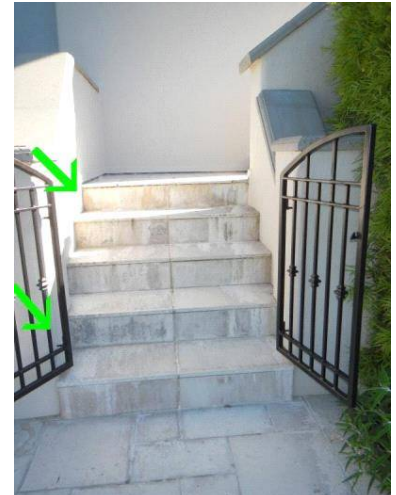
There were areas of acrylic tile sealer on the surface of the stairway tile, a condition commonly due to leaching of the sealer over time.



Leached tile sealer - Right side stairway

HAND RAILS AND RAILINGS:

Hand railings should be installed at all exterior stairways that include 4 or more risers (steps).



Missing hand railing - Hazard

Although not required as per building standards when there are less than three steps, railings are recommended at all exterior stairways for safety.



Hand railing is recommended for safety

FIREPLACE CHIMNEYS:

MATERIAL:

Wood frame chimneys with metal chimney pipes.

CONDITION:

Appeared serviceable where visible. The upper sections of the chimneys were not inspected up close due to the inaccessibility on to the roof tiles. Roof tiles are subject to damage by foot traffic and are not walked on to inspect.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. References to grade and drainage is limited to areas immediately around the exterior of the building and the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner are not accessible, are excluded from the inspection and are not addressed in the report. Decks, patios and patio covers which are not attached to the building not part of this inspection. Fences, gates and retaining walls are not part of this inspection. Inquiries should be made with the property owner about knowledge of any prior foundation, structural repairs or alterations. Inspection of the driveway/parking area is limited to within 100 feet of the building.

The importance of effective control of site moisture in general is prevent conditions that can adversely effect the building and building site.

The surface of the landscape soil should be contoured (graded) to direct moisture away from the building. Hillside building sites should have provisions to effectively control site moisture specific to hillsides.

GRADING AND DRAINAGE:

SITE CONDITIONS:

Gentle slope downward from rear to front, and downward from left to right.

Landscape soil grading around the building was appropriate.

Various locations: There were surface drain openings and a network of underground drain piping to control site moisture. The drainage system should be cleared of debris build up, periodically, to ensure it remains effective.

There was significant debris inside of the some of the surface drain opening catch basins.



Significant debris build up -
Catch basin

The open ends of the network of underground site drain piping was visible at the lower right front corner of the property, inside of a recessed storm drainage pit.. Functional flow of site water run off should be verified, periodically, as part of the regular maintenance of the building to ensure effective control of site moisture in general.

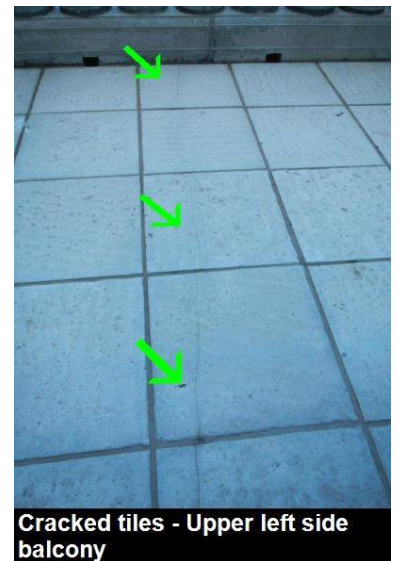


RETAINING WALLS:
Appeared serviceable.

DRIVEWAY:
TYPE:
Paver-stones.
CONDITION:
Appeared serviceable.

WALKWAYS:
TYPE:
Masonry tile and paver-stones.
CONDITION:
Appeared serviceable.

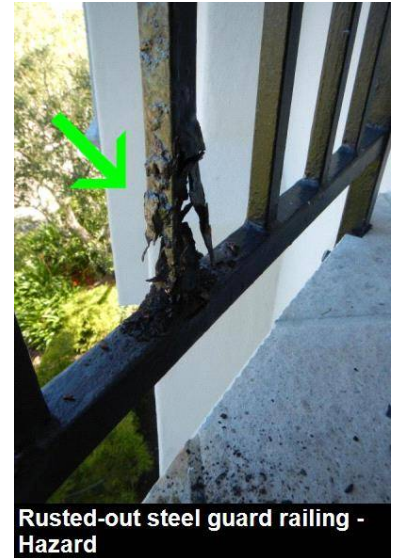
UPPER LEVEL LEFT FRONT BALCONY:
CONDITION:
There a few cracked tiles.



RIGHT FRONT BALCONY:

RAILINGS:

The steel guard railing was rusted-out, a condition that is a hazard. Repair is needed for safety.



Rusted-out steel guard railing - Hazard

FRONT ENTRYWAY PATIO:

TYPE:

Masonry tile above structural wood framing with membrane type waterproofing.

CONDITION:

There was an area of water damage on the structural wood sub floor below the front patio, a condition apparently due to ineffective waterproofing. Repair is needed. Further invasive inspection is needed to determine the extent of the repair.



Water damaged wood sub floor - Zoom out



Water damaged wood sub floor - Zoom in

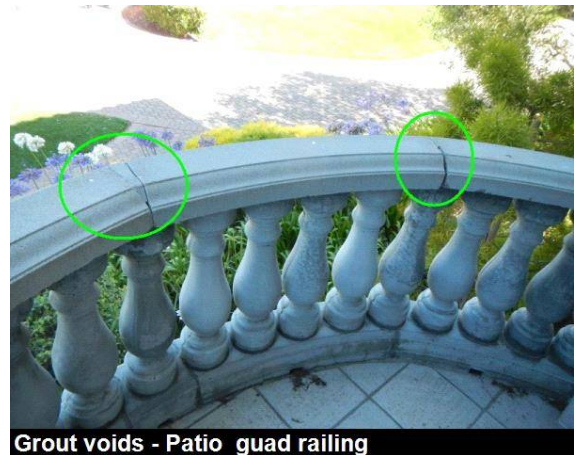
There were dry water marks on the underside of one of the surface drain opening drain piping drain hubs and adjacent floor joist, and dry water marks on the surface of the vapor barrier visible in the sub area below the front patio, indications that the drain hub was leaking and/or membrane type waterproofing for the patio was not effective. Further water testing of the surface drain openings and patio waterproofing is needed to determine whether there is water leakage.



Dry water marks - Patio surface drain hub

RAILINGS:

There were grout voids between adjoining sections of the pre-cast concrete guard railings. Repair is needed.



Grout voids - Patio guard railing

REAR PATIO:

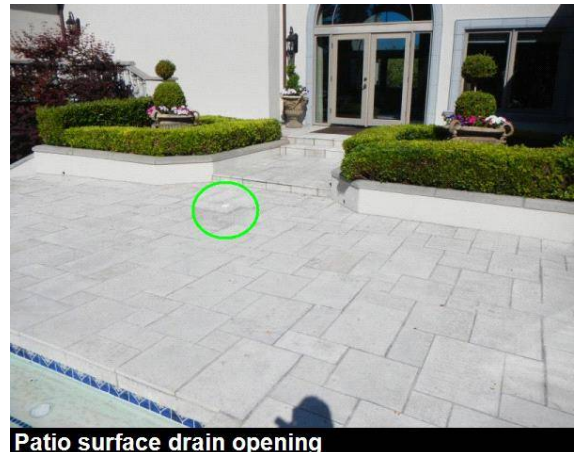
TYPE:

Masonry tile above concrete slab type substrate.

CONDITION:

Appeared serviceable.

Surface drain openings and associated underground drain piping should be kept clear of debris build up as part of the regular maintenance of the building to prevent potential lower level living space and/or sub area water intrusion as a result of patio water back up (uncontrolled site moisture).



Patio surface drain opening

SWIMMING POOL/SPA/HOT TUB SAFETY

Two of the seven following requirements must be verified as conforming or non conforming to California State Senate Bill 442, effective January 1st, 2018 (Swimming Pool Safety Act):

1. An approved type enclosure that isolates the pool/spa/hot tub/fountain/pond from the single family home.
2. Approved type removable mesh fencing in conjunction with a self closing and key type locking gate.
3. An approved safety pool/spa/fountain/pond cover that complies with the F 1346-91 ASTM (American Society for Testing & Materials) standard.
4. Doorways to access pools/spas/hot tubs/fountains/ponds must include an audio alert (exit alarm) that sounds when the door is open.
5. An approved self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family homes doors providing direct access to the swimming pool/spa/fountain/spa
6. An approved type alarm, when placed in a swimming pool//spa/fountain/spa, will sound upon detection of accidental or an authorized entrance into the water.
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the feature set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by ASTM or the American Society of Mechanical Engineers (ASME).

The objective of the Pool Safety Act is to reduce the incidence of drowning and injury of young children by making pools/spas/hot tubs/fountains/ponds inaccessible to them.

The pool/spa/hot tub includes fewer than two of the seven listed drowning prevention safety features, a condition that is a hazard. Improvement is needed to conform to California state law (2018 Pool Safety Act compliance).

There were no provisions that conform to the requirements under the Swimming Pool Safety Act. Further evaluation by a Swimming Pool/Spa/ Hot Tub specialist is needed to verify inspection findings and to determine the practical means of upgrading needed for safety.

The pool cover was not marked (labeled) as an ASTM approved type.



View of the swimming pool & hydro spa

FOUNDATION

Foundation components are comprised of concrete footings, stem-walls, piers, and/or concrete slabs. These components are visually inspected where accessible for proper function, age, and defects. Areas of the foundation that are concealed from view are disclaimed from the inspection and report. Determination of the structural adequacy of the foundation is beyond the scope of the inspection. Inspectors observations take into account building standards and conventions at the time of original construction. Older buildings may lack some or all seismic reinforcing systems that are now standard and typical in newer buildings. The concrete components may have curing cracks that are generally of no significance structurally. All concrete develop some degree of cracking as part of the normal drying (shrinking) process. Larger cracks and other indications of unusual movement can be structurally significant and should be inspected for further evaluation by a structural engineer, foundation specialist, and/or a geo-technical engineer. Exterior grading around the building should be configured to divert roof water run-off and landscape surface drainage away from the foundation.

Buildings constructed prior to the mid 1940's may not be equipped with foundation anchor-bolts when anchor-bolts became standard. Anchor-bolts = seismic hold-downs (mechanical connection) between the wood framing of the building and the concrete foundation.

Areas, systems, and components of the property are described as in serviceable condition unless otherwise noted in the report. Serviceable = Effectively functioning and/or functioning for the purpose as intended by design and/or installed as per manufacturer's installation specifications and/or installed as per building standards.

FOUNDATION AND CRAWL SPACE:

ACCESS LOCATION AND CONDITION:

The access hatch openings for the crawlspace were located at the base of the right side exterior wall and lower level interior living space wall.

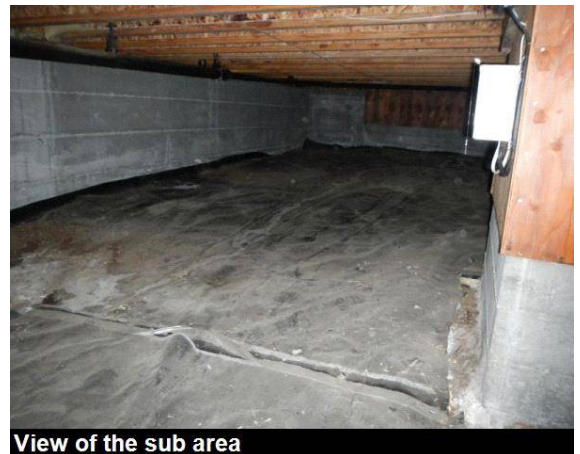
ACCESSIBILITY:

Crawl space was accessible in general.

CRAWL SPACE CONDITION:

The sub-area soil was relatively dry. Sub-area humidity was relatively low.

There was a layer of continuous plastic sheeting covering the surface of the sub-area soil apparently a precautionary measure to reduce sub-area humidity. There were minor dry water marks on the exposed surface of the plastic sheeting in various locations, but no evidence of significant sub area water intrusion in the past. Monitor the sub-area for significant increased soil moisture. Improved control of site moisture may be needed if significant moisture increase develops.



FOUNDATION - TYPE:

Raised poured concrete perimeter stem walls with shallow spread footings. The garage and lower level living space foundations were concrete slab-on-grade.

RAISED FOUNDATION

CONDITION:

Appeared serviceable.

FOUNDATION ANCHOR BOLTS**(SEISMIC REINFORCING):**

Anchor-bolts (metal bolts that secure the wood framing of the building to the concrete foundation) were installed and appeared serviceable. The importance of anchor-bolts is to reduce the potential for movement of the building during an earthquake.

**VENTILATION:**

Foundation vent openings were installed along the foundation stem walls. Sub-area ventilation appeared adequate.

STRUCTURAL GIRDER**CONDITION:**

Wood 4x8 and 4x10. Appeared serviceable where visible.

STRUCTURAL SUB-FLOOR TYPE**AND CONDITION:**

3/4 inch plywood. Appeared serviceable where visible. Visibility was limited by thermal insulation below the floors.

THERMAL INSULATION**CONDITION:**

Fiberglass batt type insulation.

There were a few areas of missing and loose insulation. Repair is needed to maximize energy efficiency.

FLOOR JOISTS CONDITION:

Engineered wood I-beam type, Appeared serviceable where visible. Visibility was limited by thermal insulation below the floors.

MUD-SILL CONDITION:

Appeared serviceable where visible.

PIER CONDITION:

Appeared serviceable.

STRUCTURAL COLUMN (POST)**CONDITION:**

Appeared serviceable.

CRIPPLE WALL CONDITION:

Appeared serviceable. Diagonal bracing at the cripple walls appeared to be adequate.

STRUCTURAL FRAMING: WALLS:

The majority of the structural wood framing of the walls was concealed by the exterior and interior wall coverings, was not visible, and was not inspected.

SUMP PUMP CONDITION:

Sub area: Appeared serviceable and responded properly to test.

The sump for the sump pump will need to be cleared of sediment and debris as part of the regular maintenance of the building to ensure effective control of site moisture.



R.J. Moore Home Inspections

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email: levelines@yahoo.com www.homeinspector-moore.com
General Building Contractor since 1990 - License Number: 608218

Inspection Report Summary

Property Address: Pleasant Way
Inspection Date:

The below listed items were observed as not in proper working condition and/or in need of repair or replacement. **Some comment items have supporting photographs imported into the Detailed Report for your review.** The report summary page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the detailed inspection report. The report reflects the condition of the property on the day of the inspection only.

It is recommended that any components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the release of the inspection contingency is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside of the scope of our inspection. Please call our office for any clarifications or further questions.

SAFETY / HEALTH DEFICIENT ITEMS:

Each of the following items require immediate evaluation and correction by qualified tradespeople.

PLUMBING

FUEL SYSTEM:

CONDITION:

1. There was un capped gas piping in the laundry room, a condition that is fire hazard. Repair must be completed for safety. Although the end of the piping was fitted with a manual gas shut off valve, the piping should be properly connected to a clothes dryer or be terminated with an end-cap to prevent a potential gas leak.

WATER HEATER 2:

PLUMBING:

2. The water supply piping was not bonded to the Grounding electrical wiring visible above the water heater, a condition that is a hazard. Improvement is needed for safety.

3. There was a section of flex type piping at the pressure relief valve discharge piping, a condition that is considered a hazard since flex type piping is prone to crimping and restriction of discharge water flow. The discharge piping should be continuous smooth wall type.

ELECTRICAL

MAIN ELECTRICAL PANEL:

MAIN PANEL CONDITIONS:

4. Multiple wires were connected to single lug type connection on a circuit breaker designed to carry just one wire, a condition that is a hazard. Repair is needed.

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INTERIOR AND EXTERIOR WIRING:

WIRING CONDITIONS:

5. No AFCI breakers were installed in the electrical panel(s). This type of breaker provides protection from arcing electrical wiring which could lead to electrical fire in the bedrooms. This type of electrical circuit may not have been a requirement at the time when the house was built although it is standard today and would be considered a safety upgrade.

JUNCTION BOXES:

6. The open electrical boxes in the sub-area should have cover-plates installed for safety.

IMPROPERLY CONFIGURED ELECTRICAL WIRING:

7. Base of the rear exterior wall: The improperly terminated electrical wiring should be repaired. Terminations should be inside electrical junction boxes and the boxes should be have cover-plates.

Exposed electrical wiring should be inside of electrical conduit.

GARAGE

DOOR TO LIVING SPACE:

CONDITION:

8. Fire door: The missing lower air seal should be replaced for safety.

INTERIOR

WINDOWS:

CONDITION:

9. Kitchen eating area: Cracked glass at the window should be replaced.

CARBON MONOXIDE DETECTOR:

CONDITION:

10. No carbon monoxide alarms installed All dwellings with fossil fuel burning appliances, wood and gas burning fireplaces: Although not required by building standards at the time of original construction, carbon monoxide detectors should be installed at each level of the building for safety.

Carbon monoxide alarms are needed in the following locations: Lower level central location, mid level central location, and upper level central location.

EXTERIOR

EXTERIOR STAIRWAYS:

HAND RAILS AND RAILINGS:

11. Hand railings should be installed at all exterior stairways that include 4 or more risers (steps).

12. Although not required as per building standards when there are less than three steps, railings are recommended at all exterior stairways for safety.

GROUNDS

RIGHT FRONT BALCONY:

RAILINGS:

13. The steel guard railing was rusted-out, a condition that is a hazard. Repair is needed for safety.

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SWIMMING POOL/SPA/HOT TUB SAFETY

14. The pool/spa/hot tub includes fewer than two of the seven listed drowning prevention safety features, a condition that is a hazard. Improvement is needed to conform to California state law (2018 Pool Safety Act compliance).

There were no provisions that conform to the requirements under the Swimming Pool Safety Act. Further evaluation by a Swimming Pool/Spa/ Hot Tub specialist is needed to verify inspection findings and to determine the practical means of upgrading needed for safety.

The pool cover was not marked (labeled) as an ASTM approved type.

HABITABILITY DEFICIENT ITEMS:

Each of the following items are in need of repair or replacement for everyday normal use.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

1. There were a few damaged roof tiles. Repair is needed to prevent potential damage as a result of water intrusion.
2. There were sections of exposed (misaligned) wood cleats visible at the area of the roof above the kitchen. Repair is needed to prevent damage to the wood as a result of exposure to moisture and sunlight.

FLASHINGS:

PLUMBING VENT:

3. Un sealed transitions between plumbing vent pipes and roof flashing should be fitted with rubber storm collars to prevent water intrusion.

ATTIC AND ROOF FRAMING

ATTIC AND ROOF FRAMING:

INSULATION TYPE AND CONDITION:

4. There were a few relatively small areas of missing insulation. Improvement is needed to maximize energy efficiency.

PLUMBING

MAIN WATER SUPPLY LINE AND SHUT OFF LOCATION:

CONDITION:

5. The main water supply shut-off valve was in contact with landscape soil, a condition that tends to damage the valve over time. Excessive landscape soil build up should be cleared away to correct.

DRAIN LINE AND DRAIN VENT PLUMBING:

CONDITION:

6. Water was leaking from the drain piping visible from the sub-area below the living room. Repair is needed.

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7. There were a few broken supports at the drain piping visible in the sub-area. Repair is needed.

ELECTRICAL

MAIN ELECTRICAL SERVICE:

TYPE AND CONDITION:

8. The steel shrouding for the generator was rusted-out. There was no roof cover to protect the generator from weather. Repair will likely be needed.

HEATING & AIR CONDITIONING

HEATING SYSTEM CONDITION:

VENTING:

9. Various locations: The air intake and exhaust pipes should be fitted with proper termination caps with wire screens to prevent foreign objects (small animals) from entering the furnace.

CONDITION OF DUCTS:

10. Attic above the master bedroom and various locations in the sub area: There were disconnected sections of the warm/cool air ducts. Repair is needed.

INTERIOR

WINDOWS:

CONDITION:

11. Library: There was a sliding type window that resisted motion when tested (would not open). Repair is needed.

12. Right side upper level stairway: There was scratched window glass.

SKYLIGHTS:

CONDITION:

13. Living room: There was cracked glass at one of the skylights. Repair is needed.

Living room: Discolored skylight glass: There was water condensation between the panes of glass, an indication that the thermal seal was defective. The insulative quality (R-value) of windows with defective thermal seals is compromised and may not be water-tight. Based on the age of the windows, there may be more skylights with defective thermal seals that could not be visually detected at the time of the general home inspection.

BATHROOMS

LOWER LEVEL RIGHT SIDE BATHROOM:

TUB/SHOWER PLUMBING FIXTURES CONDITION:

14. There was low water pressure at the shower head, a condition likely due to debris build up inside the shower head. Repair is needed.

UPPER LEVEL RIGHT FRONT BATHROOM:

VENTILATION:

15. The damaged section of the exhaust fan air duct should be repaired visible from the attic.

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LAUNDRY

LAUNDRY:

CLOTHES DRYER DISCHARGE DUCT:

16. The discharge air duct was damaged visible in the sub area below the laundry room. Repair is needed.

EXTERIOR

EXTERIOR SWINGING DOORS

17. Front patio: There was a loose section of weather seal. Repair is needed.

GROUNDS

GRADING AND DRAINAGE:

SITE CONDITIONS:

18. Various locations: There were surface drain openings and a network of underground drain piping to control site moisture. The drainage system should be cleared of debris build up, periodically, to ensure it remains effective.

There was significant debris inside of the some of the surface drain opening catch basins.

FRONT ENTRYWAY PATIO:

CONDITION:

19. There was an area of water damage on the structural wood sub floor below the front patio, a condition apparently due to ineffective waterproofing. Repair is needed. Further invasive inspection is needed to determine the extent of the repair.

20. There were dry water marks on the underside of one of the surface drain opening drain piping drain hubs and adjacent floor joist, and dry water marks on the surface of the vapor barrier visible in the sub area below the front patio, indications that the drain hub was leaking and/or membrane type waterproofing for the patio was not effective. Further water testing of the surface drain openings and patio waterproofing is needed to determine whether there is water leakage.

FOUNDATION

FOUNDATION AND CRAWL SPACE:

THERMAL INSULATION CONDITION:

21. There were a few areas of missing and loose insulation. Repair is needed to maximize energy efficiency.

MINOR DEFICIENT ITEMS:

The following items are noted in the report and should receive eventual attention. The majority of these deficiencies are the result of normal wear and tear, or lack of regular preventative maintenance.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

1. Tree debris build-up should be cleared away from the surface of the roof as part of the regular maintenance of the building to prevent potential damage. There was no significant debris visible at the time of the inspection.

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RAIN GUTTERS & DOWNSPOUTS:

RAIN GUTTER CONDITION:

2. Appeared serviceable. The rain gutters should be cleared of debris build-up as part of the regular maintenance of the building to ensure control of roof water run-off. There was no significant debris inside the rain gutters at the time of the inspection.

ATTIC AND ROOF FRAMING

ATTIC AND ROOF FRAMING:

VENTILATION:

3. Various locations: There was paint build up on the soffit vent screens, a condition that restricts attic air flow which can lead to damage as a result of moisture build up. The screens should be cleared of paint. There was no visual indication of damage as a result of moisture build up at the time of the inspection.

ELECTRICAL

GARAGE INTERIOR WALL ELECTRICAL SUB-PANELS:

CONDITION:

4. Openings at the sub-panel body should be fitted with cover plates for safety.

INTERIOR

INTERIOR DOORS

CONDITION:

5. Upper level middle bathroom: The pocket door did not properly latch. Repair is needed.

EXTERIOR SWINGING DOORS:

CONDITION:

6. Living room rear exterior doorway: The door would bind on the lower door frame when opened and closed. Repair is needed.

FLOORS:

TILE FLOOR CONDITION:

7. Basement (wine storage room): There were dry water marks (mineral deposit) on the surface of the floor, an indication of minor moisture seepage. Monitor the surface of the floor for more significant moisture (ponding water). Improved control of site moisture in general will be needed if active ponding water develops.

BASEBOARD TRIM CONDITION:

8. Various locations: The wood wall base trim should be sealed to the surfaces of the bathroom floors with caulking to prevent water damage. Periodic re painting of the wood wall base trim and sealing with caulking will be needed as part of the regular maintenance of the building.

BATHROOMS

MASTER BATHROOM:

TUB/SHOWER PLUMBING FIXTURES CONDITION:

9. The bathtub water spout should be secured to prevent a water leak a result of movement of the plumbing.

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SHOWER CONDITION:

10. There were dry water marks on the surfaces surround the shower steam unit visible in the attic directly above, an indication that the steam unit and/or associated plumbing leaked water in the past. Monitor the attic surfaces for active moisture. Repair will be needed if active moisture develops.

UPPER LEVEL RIGHT FRONT BATHROOM:

SINK PLUMBING CONDITION:

11. The loose water faucet water spout should be re secured to the surface of the countertop.

UPPER LEVEL MIDDLE BATHROOM:

TUB/SHOWER PLUMBING FIXTURES CONDITION:

12. The loose bathtub overflow finish plate should be re secured.

UPPER LEVEL LFET SIDE BATHROOM:

CABINET - DRAWER CONDITION:

13. There were dry water marks on the cabinet below the sink, but no structural damage. The associated plumbing did not appear to be leaking water.

EXTERIOR

TRIM & STRUCTURAL WOOD FRAMING:

TRIM CONDITION:

14. Upper level right side balcony: There was a section of loose pre-cast type doorway trim. Repair is needed.

EXTERIOR STAIRWAYS:

CONDITION:

15. There were areas of acrylic tile sealer on the surface of the stairway tile, a condition commonly due to leaching of the sealer over time.

GROUNDS

UPPER LEVEL LEFT FRONT BALCONY:

CONDITION:

16. There a few cracked tiles.

FRONT ENTRYWAY PATIO:

RAILINGS:

17. There were grout voids between adjoining sections of the pre-cat concrete guard railings. Repair is needed.