



General Contractors Inspection Service
 1555 Yosemite Ave. #14
 San Francisco , CA 94124
 415.822.9090
 Fax 415.822.9080

INSPECTION REPORT **RESIDENTIAL / COMMERCIAL**

READ THIS: This report is not valid without a signed copy of GCIS's Inspection Contract. We therefore are prohibited from disclosing any information covering results of this inspection listed below without the approval of the client herein named or their authorized representative.

This is not a stand-alone report. It is a checklist intended to highlight and organize the oral information provided at the time of the inspection. On-site participation by the client is required for full understanding of our report. Each exception item of consequence will be discussed with you by the inspector, and you will have ample opportunity to ask questions about anything you do not fully understand, both on-site and following the inspection.

Date: <u>October 1 2003</u>	Client: <u>John Doe</u>	Present
Address: <u>1234 Main St.</u>	Client: <u>Jane Doe</u>	<input checked="" type="checkbox"/>
City: <u>San Francisco</u>	Buyer's agent: <u>Sue Smith</u>	<input checked="" type="checkbox"/>
Inspector: <u>Roger Drosd</u>	Listing agent: <u>Bill Jones</u>	<input checked="" type="checkbox"/>
Fee: <u>\$600</u>		



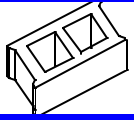
Section 1: Overall Comments

1.1 Number of units	<u>2</u>	1.5 Floors of occupancy	<u>2</u>
1.2 Condo /Co-op	<u>No</u>	1.6 Termite report reviewed	<u>Yes</u>
1.3 Estimated year of construction	<u>1900</u>	1.7 Disclosure statement reviewed	<u>No</u>
1.4 Type of construction	<u>Wood-frame</u>	1.8 Time of day	<u>9:00 Am</u>
		1.9 Weather	<u>Clear</u>
		1.10 Orientation	<u>Faces east</u>

I/A = Inaccessible area
 N/A = Not Applicable
 F/I = Further Inspection Recommended

Notes and Recommendations:

Typical Victorian style row house. Originally built as a single-family dwelling, and converted to a two-family dwelling in the 1940's. The subject property includes a storage shed at the rear of the lot.



**Section 2:
Foundation System:**

1234 Main St., San Francisco
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2.1 Access to crawl space	<u>Limited</u>	2.9 Foundation below grade	<u>Yes*</u>
2.2 Foundation visibly covered	<u>Yes*</u>	2.10 Condition of foundation	<u>Serviceable*</u>
2.3 Perimeter foundation type	<u>Brick and concrete*</u>	(Poor, Serviceable, Good: Refer to Glossary)	
2.4 Post & pier supports	<u>No</u>	2.11 Efflorescence evident	<u>Yes*</u>
2.5 Slab/ratproofing	<u>Yes</u>	2.12 Surface drainage adequate	<u>Yes</u>
2.6 Visually apparent cracks	<u>Typical for age</u>	2.13 Basement may be seasonally wet	<u>Yes*</u>
2.7 Moisture deterioration	<u>Typical for age</u>	2.14 Sump pump	<u>Yes*</u>
2.8 Concrete crumbling	<u>No</u>	2.15 Ventilation	<u>Limited</u>

Notes and Recommendations:

2.1-2.2 Only the front-right corner of the crawl space is accessible, and clearance is very low. (approximately 12") This area was viewed from the access hatch at the front of the building. The exterior of the foundation is inaccessible along the lot lines where blocked by adjacent structures.

2.3-2.10 The original foundation consists of unreinforced masonry. Most of the brick has been capped or replaced with concrete. Original brick is visible across the entire front of the building. The rear addition rests on a concrete foundation, and the foundation in the service entry is also concrete.

The foundation is somewhat irregular, as it has been altered at different times over the years. However, it appears to be in serviceable condition. The foundation at the rear extension is below the level of the exterior grade near the doorway. This creates an excess moisture condition that has caused damage to the framing. Increase the height of the foundation in the affected area, and replace all damaged framing as needed. (See pest control report.)

The foundation at the rear of the storage shed is below the level of the exterior grade. Excess moisture conditions have caused damage to the sill. An improper repair has been made, where the sill and studs have been encased in concrete. Repair of this condition will require removal of the excess concrete and capping of the affected section of the foundation. Also note that there is a deteriorated stud at the left-rear corner that should be replaced. Specific repairs are detailed in the pest control report.

Also see items 3.7-3.10 regarding earthquake bracing.

2.11-2.13 A sump pump has been placed at the entry to the front crawl space. The sump was dry at the time of inspection, but seasonal water can be expected. (The soil at the rear of the crawl space appeared damp.) The pump operated when the float was lifted, though it was not tested with water for this inspection. The pump discharges through a garden hose to the front garden. This is a substandard installation, though it appears serviceable.

*Please note: We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, or the effectiveness of site drainage, as we are not qualified to render opinions in these fields. Evidence of foundation cracking or structural settlement such as out-of-plumb wall, doors, or sloping floors may indicate the possibility of soils or drainage problems. We recommend contacting a structural or civil engineer for further information if these conditions are noted in our report.



**Section 3:
Structural System:**

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3.1	Visually apparent settling (See note p.4)	<u>Typical for age</u>	3.16	Exterior ornamentation needs repair	<u>Yes*</u>
3.2	Deteriorated sills	<u>See 2.9</u>	3.17	Attached vegetation	<u>Yes, remove*</u>
3.3	Visual framing deterioration	<u>Yes*</u>	3.18	Window/door frame leakage/damage	<u>Yes*</u>
3.4	Earth/wood contact (See Termite Rpt.)	<u>Yes*</u>	3.19	Window sash/door deterioration	<u>Yes*</u>
3.5	Cellulose debris in sub-area	<u>No</u>	3.20	Broken/cracked windows	<u>None observed</u>
3.6	Structural modifications	<u>Yes*</u>	3.21	Deteriorated floors	<u>Yes*</u>
3.7	Sills visibly bolted to foundation	<u>No*</u>	3.22	Second means of egress	<u>Yes</u>
3.8	Framing connectors visible	<u>No*</u>	3.23	Fire-rated door to garage	<u>N/A</u>
3.9	Garage door bracing visible	<u>N/A</u>	3.24	Ceiling/Wall cracking	<u>Typical for age</u>
3.10	Subarea wall bracing	<u>N/A</u>	3.25	Access to attic	<u>Yes*</u>
3.11	Deteriorated decks	<u>N/A</u>	3.26	Type of roof sheathing	<u>Plywood</u>
3.12	Stairs/landings need repair	<u>Yes*</u>	3.27	Framing: Roof rafters	<u>2x4</u>
3.13	Handrails/guardrails loose/missing	<u>Yes*</u>		Ceiling joists	<u>2x4</u>
3.14	Siding material	<u>Rustic/Shingle</u>	3.28	Attic insulation	<u>Yes</u>
3.15	Siding deterioration/cracks	<u>Yes*</u>	3.29	Attic ventilation	<u>Yes (for furnace)</u>

Notes and Recommendations:

3.3 Wood decay in the floor joists and sills below the center closet in the lower unit has been reported on the pest control inspection report. Refer to that report for details of the findings and recommendations for repair.

3.4 Remove soil from around the rear of the building where it is in contact with the siding to prevent excess moisture conditions conducive to wood decay.

Wood supports beneath the water heater/refrigerator in the lower unit rest directly on the slab, and they are not made of pressure-treated lumber. This may result in wood decay. Replacement with pressure-treated lumber is recommended. (See pest control report for treatment recommendations.)

3.6 Walls at the rear of the structure have been altered. Refer to any available permit documentation for verification that this work has been performed with necessary permits and inspections.

3.7-3.10 Most of the sills are covered and inaccessible to inspect for anchor bolts. Substandard (3/8") lags have been installed in the sill in the service entry. This type of bolt does not meet minimum standards for earthquake retrofit, and they are improperly installed. The visible sills in the crawl space are not bolted. For all practical purposes, the building is not bolted to its foundation, and no other reinforcements have been installed. Installation of anchor bolts, framing connectors and subarea bracing per standard practice is recommended to reduce the potential for damage during an earthquake. Note that access to the framing is very limited, and installation of seismic retrofits will require substantial cosmetic alterations to access the framing and foundation. Refer to 'The Homeowner's Guide to Earthquake Safety', published by the California Seismic Safety Commission, for general information and recommendations. Refer to a structural engineer for specific recommendations.

3.12-3.13 Wood decay is visible in the the front stair structure at the base and at various locations in the trim. Install elevated concrete bases where needed, and replace all damaged trim. (See pest control report.)

Scattered damage is visible in the rear service stairs, and the guardrail is loose. Replace damaged framing, and resecure the railing as needed. Install an approved graspable handrail to comply with minimum safety standards.

(This section continued on next page.)



Continued from Page 5

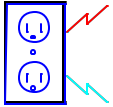
3.15, 3.18-3.19 The rear porch west and north exterior walls are in poor condition. The window and door assemblies and surrounding trim are irregular and substandard. Repair of the existing wall, window and door assemblies is not practical, and complete reframing of the walls is recommended. It may be desirable to reconfigure the exterior of the building in this area to create a more coherent appearance. Refer to a qualified architect for design recommendations and plans.

Other windows in the building are worn, and many are painted shut. They can be reconditioned to make them operable, but due to their age and general quality, complete replacement is recommended. This will improve their function as well as reduce heat loss throughout the building.

3.16 The decorative wing attached to the north end of the roof parapet is in deteriorated condition. This is a non-structural component that can be removed, but replacement is recommended to maintain the architectural integrity of the building.

3.17 Remove foliage and excess soil from around and on top of storage shed to reduce excess moisture conditions and damage to the siding and trim.

3.21 The plywood subfloor beneath the lower unit refrigerator is water-damaged, apparently due to previous roof leakage. It appears serviceable at this time, but if the kitchen floor covering is replaced the plywood should also be replaced.



**Section 4:
Electrical System:**

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4.1	Electricity on	<u>Yes</u>	4.11	Defective visible wiring	
	Shutoff location	<u>Service entry</u>	a.	Open boxes/splices	<u>Yes*</u>
4.2	Service size: (amp)	<u>100, 60</u>	b.	Unprotected cables	<u>No</u>
4.3	Panel opened for inspection	<u>Yes*</u>	c.	Loose fixtures/devices	<u>No</u>
	Wire type(s) observed	NMC <input checked="" type="radio"/> K&T <input checked="" type="radio"/> Conduit <input checked="" type="radio"/>	d.	Pull switch near water source	<u>No</u>
4.4	220V capacity	<u>Yes</u>	e.	Non-approved extension cords	<u>No</u>
4.5	Service entrance adequate	<u>Yes</u>	4.12	Grounded outlets in Kit.	<u>Partial*</u> Bath <u>Yes</u>
4.6	Main panel weather-proofed	<u>Yes</u>	4.13	GFCI outlets in Kit.	<u>Yes</u> Bath <u>Yes</u>
4.7	Panel faceplate/deadfront	<u>Yes</u>		Deck	<u>N/A</u> Garage: <u>N/A</u>
4.8	Fuses	<u>None observed</u>	4.14	Inadequate outlet placement	<u>Yes, add outlets</u>
4.9	Circuit breakers	<u>Yes</u>	4.15	Repairs needed	<u>Yes, see notes*</u>
4.10	System altered	<u>Yes</u>	4.16	System upgrade recommended	<u>No</u>

Panel #1: *Lower*

50/60-amp/220v:
40-amp/220v:
20/30-amp/220v:
15-amp/220v:
30-amp/110v:
20-amp: <u>7</u>
15-amp: <u>1</u>

Panel #2: *Upper*

50/60-amp/220v:
40-amp/220v:
20/30-amp/220v: <u>1</u>
15-amp/220v:
30-amp/110v:
20-amp: <u>5</u>
15-amp: <u>7</u>

Panel #3: *N/A*

50/60-amp/220v:
40-amp/220v:
20/30-amp/220v:
15-amp/220v:
30-amp/110v:
20-amp:
15-amp:

Panel #4: *N/A*

50/60-amp/220v:
40-amp/220v:
20/30-amp/220v:
15-amp/220v:
30-amp/110v:
20-amp:
15-amp:

Distribution Panels and Circuits

Notes and Recommendations:

4.3 A non-metallic cable has been improperly installed in the panel for the upper unit. This cable is labeled to indicate that it supplies a subpanel, which was not located. Also, it is connected to two single-pole breakers, when it should be connected to a double-pole breaker. This may now supply the power to the utility shed at the rear of the lot, and it appears to be inadequately protected for current overloads.

4.11 There is an open junction box with faulty wiring present below the kitchen sink in the lower unit.

4.12-4.13 Not all 3-prong receptacles are grounded. Replace non-grounded 3-prong receptacles with 2-prong type, or install Ground Fault Circuit Interrupters (GFCI).

Outlets to the left of the kitchen sink in the upper unit are not protected by GFCI. Install GFCI receptacles in all outlets near water sources and all outlets in the kitchens.

4.15 Refer to an electrical contractor for further inspection and repair of all items listed above.



Section 5:
Plumbing and Heating Systems:

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5.1	Water on	<u>Yes</u>	5.17	Water heater type	<u>Gas-fired</u>
	Shutoff location	<u>Front exterior</u>	a.	Capacity (gallons)	<u>30 each</u>
5.2	Supply lines galvanized	<u>None observed</u>	b.	Estimated age	<u>1999, 1990</u>
5.3	Supply lines copper	<u>Yes</u>	c.	Temp./press. relief valve	<u>Yes</u>
5.4	Dielectric unions	<u>Yes</u>	d.	Seismic bracing	<u>Not rigid*</u>
5.5	Water flow noticeably restricted	<u>Yes*</u>	e.	Flexible gas line	<u>Yes</u>
5.6	Leakage/corrosion in supply lines	<u>No</u>	f.	Elevated in garage	<u>N/A</u>
5.7	Local shutoff valves	<u>Yes</u>	g.	Vented	<u>Yes</u>
5.8	Drainage notably slow	<u>No</u>	h.	Adequate combustion air	<u>Yes</u>
5.9	Traps/drains show leakage	<u>No</u>	i.	Water/gas pipes bonded	<u>Yes</u>
5.10	Visible sewer line leakage	<u>No*</u>	5.18	Heating system(s) type	<u>Wall heater (lower), forced-air (upper)</u>
5.11	Evidence of non-vented drains	<u>No</u>	a.	Fuel type	<u>Gas</u>
5.12	Toilet seal loose	<u>No</u>	b.	Estimated age	<u>Older (1966)</u>
5.13	Deteriorated tub/shower walls <i>We do not test shower pans.</i>	<u>No</u>	c.	Adequate combustion air	<u>Yes</u>
5.14	Drain material installed (Where visible)		d.	Furnace/boiler vented	<u>Yes</u>
	Galvanized <u>Yes</u>	Cast iron <u>Yes</u>	e.	Ducts insulated	<u>Yes</u>
	Copper <u>Yes</u>	ABS <u>Yes*</u>	f.	Filter needs changing	<u>Yes*</u>
5.15	Gas on	<u>Yes</u>	g.	Heater(s) operated	<u>Yes</u>
	Shutoff location	<u>Front exterior</u>	h.	Heat to upper floors	<u>N/A</u>
5.16	Local gas shutoffs	<u>Yes</u>	5.19	Air conditioning installed	<u>No</u>

Notes and Recommendations:

5.5 Water flow was relatively weak at all fixtures when several were in use simultaneously. There is a pressure regulator at the main shutoff, and it is presently set at 70-psi, which should be adequate. The restricted flow may be an indication of a fault or restriction in the regulator. Refer to a plumber to check the regulator for full flow.

5.10 Based on the age of the house, it is likely that the main sewer line consists of a clay pipe. These pipes are subject to gradual collapse, leading to chronic blockages. The pipe is underground and inaccessible for inspection. Further inspection of the sewer line using video inspection equipment is recommended. Refer to a qualified plumbing contractor for this type of inspection.

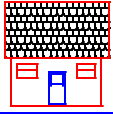
5.14 Plastic traps and drain pipes have been installed for the kitchen sinks in both units. Local standards prohibit the use of plastic drain materials in multi-unit buildings. Replacement with approved metal materials is recommended, and this may be required by the local building official during the course of future repairs or remodeling.

5.17 Upgrade the earthquake bracing on the water heaters to rigid braces to comply with current standards.

5.18 The filter for the furnace in the upper unit is improperly installed and dirty. Replace the filter. Also note that the blower is somewhat noisy, possibly indicating buildup of dirt on the blades and/or worn bearings. Refer to a heating contractor for complete inspection and service.

Note: The clothes dryer exhaust duct for the upper unit consists of unapproved flexible plastic, which is a potential fire hazard. Replace with smooth-wall metal duct and an approved flexible connector.

Please note: The local utility company or a qualified heating contractor should be consulted as to the condition of the heat exchanger, as we are not qualified to thoroughly inspect heat exchangers for evidence of cracking. We strongly recommend this inspection if the age of the heater is determined as middle-age or older. This should also include a survey of all other gas-fired fixtures and the attending gas lines.



**Section 6:
Roofing and Waterproofing Systems:**

1234 Main St., San Francisco
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6.1 Type and condition of roofing installed

Location	Material	Surface Condition	Comment
Main	Composition shingle	Serviceable	Exhibits normal wear for reported age of 1999.
Porch	Tar & Gravel	Worn	Older roof over upper porch. Exhibits moderate wear. Maintenance recommended.*
Parapet	Sheet metal	Worn	Mostly serviceable, but rusted through in several locations. Repairs needed.*
Kitchen	Modified bitumen	Worn	Substandard installation of small roof over lower kitchen. Replace when rear wall is reframed.
Shed	Modified bitumen	Worn	Mostly inaccessible due to foliage. Appears serviceable.

6.2	Evidence of ceiling leakage	No
6.3	Evidence of skylight leakage	No
6.4	Evidence of wall leakage	No
6.5	Other leakage/stains observed	Yes* Evidence of past leakage at vents above water heaters.
6.6	Flashing missing/needs repair	Yes* Faulty flashing installations on small roof over lower kitchen.
6.7	Counter-flashing missing/damaged	Yes* Faulty flashing installations on small roof over lower kitchen.
6.8	Shingles missing/damaged	No
6.9	Rain caps missing/damaged	Yes* Water heater vent cap is missing. Replace.
6.10	Chimney/vent flashing missing/damaged	Yes* Vents at rear porch roof sealed with mastic to repair previous leakage.
6.11	Patching observed	Yes* Water heater vents.
6.12	Gutters/downspouts missing/damaged	Yes* Clean gutters to prevent clogging and overflow.
6.13	Exterior painting/waterproofing needed	No
6.14	Window glazing/caulking needed	No

Note: All staining indicates leakage.

Notes and Recommendations:

- 6.1 The exposed tar on the flat roof is vulnerable to accelerated damage due to exposure to the wind and sun. Coat all areas of exposed tar with aluminum roof emulsion for added protection and roof life.
Refer to a sheet metal contractor to repair or replace the rusted-out parapet cover.
The small roof over the lower kitchen will require resealing at the edges until it is replaced. (See Section Three.)

► **Read this:** Opinions stated herein concerning the roof are in regard to the general condition as evidenced by our visual inspection. These do not constitute an opinion or warranty as to whether the roof LEAKS or may be subject to leaking. Any evidence of deterioration or patching to the roof or membranes over interior living areas is an indication of possible leakage. If roof work is recommended, the roof may require stripping and re-sheathing.



Section 7:
Non-System Checkpoints:

1234 Main St., San Francisco
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Comments

7.1 Fireplace(s) present*	Upper unit only	Masonry firebox with steel sleeve in chimney
a. Cracked /loose bricks	No	
b. Working damper	No	Install damper to reduce heat loss when not in use.
c. Operational gas jet	No	
d. Evidence of sinking	No	
e. Separation from structure	No	
f. Cleaning needed	No	
g. Flue bracing installed	N/A	
h. Spark arrestor/rain cap	Yes	Directional cap installed, probably to correct smoking problem. May still smoke.

7.2 Patio deterioration	No
7.3 Sidewalk deterioration	No
7.4 Visible retaining walls	No
a. Type	N/A
b. Deterioration	N/A
7.5 Rebuild/repair fencing	N/A
7.6 Garage door auto reverse	Tested, and operated normally.
7.7 Smoke/heat detector	Yes
7.8 Fire sprinklers	No
7.9 Deadbolts on doors	Yes

These are the materials you received:	
✓	GCIS Signed Inspection Contract
✓	GCIS Inspection form
✓	GCIS Inspection Supplement
✓	GCIS Glossary
✓	ASHI Pamphlets:
✓	All About Roofs
✓	Wet Basements
✓	Maintaining Your Home
✓	Your Plumbing System
✓	Electrical Power and Safety
	Other:
Please review ALL enclosures	

**Fireplace flues are generally inaccessible and will require an inspection by a qualified specialty trade contractor.*

Notes and Recommendations:

7.1 There is evidence that the fireplace may smoke during use, indicating poor draft. A turbine cap has been installed to increase the draft. If the fireplace still smokes during normal use, it may be necessary to increase the chimney height or reduce the firebox opening. Refer to a fireplace contractor for inspection and recommendations.