



Milazzo Inspection Services
3992 Cesar Chavez Street
San Francisco, CA 94131
Tel/FAX 415-821-7927

PROPERTY INSPECTION REPORT

Inspection Date: June 3, 2006

Property Address: 151 Sample Street, San Francisco, CA

Prepared for: Bill Sample

Three story wood framed house.

Estimated age 86 years.

Property is approximately 2,040 square feet with 2 bedrooms and 2.5 bathrooms.

Weather: Overcast with scattered light rain.

See also referenced termite (pest control inspection) report by Markoff Structural Pest Control dated 5-2-06.

This report is oriented to the front view of the building.

1. **Sidewalk/ driveway:** Concrete surfaces. Some minor surface cracks and breaks.
2. **Garage:** Located at ground floor and forms portion of ground floor of building (attached). Swing up overhead garage door with automatic garage door opener in working order.
3. **Exterior:** Right side and most of left side abut adjoining properties and were inaccessible to view. Some stucco/ masonry finish at lower portion of front as well as brick look facing. Asbestos shingles at remainder of front and viewed left front section. Wood shingles at rear. Some water and other stains at shingles, which are not sealed or stained. Recommend sealing or staining shingles.
4. **Slope, drainage and grade:** Located on steep side slope. Floor drain provided in garage. Driveway is properly sloped outward from building. Concrete pad outside of rear garage door has no floor drain. The pad is properly sloped outwards but some rainwater may pool in this area due to side slope at rear of building and patio slope. Recommend monitoring during rainy season and if warranted installing a floor drain here. Front grade areas properly sloped away from structure. Foundation wall tops as viewed above grade as is desired. See also termite report by others.

5. Foundation/ structural: Parked vehicle, sheathed ceilings and stored belongings prevented full access to framing and most of foundation. As viewed noted mostly older probable unreinforced perimeter concrete foundation and newer probable reinforced rear left section and capped rear wall of garage. Other small sections of newer and repaired foundation walls also noted that are probably reinforced. Verification of reinforcement is beyond the scope of this inspection. Unreinforced masonry and concrete walls can be unstable during an earthquake. Concrete floor at garage level. Vents installed. In a random sampling foundation bolts were noted at observed sills. Metal connectors and plywood shear walls not installed for earthquake safety in viewed areas. Some diagonal stud wall bracing noted at garage level. Optional installation of these items improves seismic stability. Presence of tall wood foundation walls (typical with garage at ground floor) creating earthquake weakness, recommend adding plywood shear walls, especially at garage door opening wall. 2x6 studs and 2x10 joists as seen from garage area. 6x6 posts on concrete piers supporting 6X8 wood central girder. Deterioration and rot of framing members noted in small area behind the furnace. Recommend repairs as required. Foundation and structural analysis is beyond the scope of this inspection, if such evaluation is desired interested parties should consult with a licensed structural engineer. See also termite (pest control) inspection report by others.

6. Fence, patio, deck, retaining walls: Older wood rear yard fence with scattered deterioration and rot. This fence is unstable and the base is acting as a low retaining wall. Recommend replacement of this fence. Right side wood fence is stable. Appears to have a newer concrete base. Many areas of fencing inaccessible due to vegetation. Newer wood deck off rear of building.

7. Roof, lightwell: Peaked front roof with rear adjoining flat roof. Accessed via extension ladder. Compositions shingles at front portions and tar and gravel surface at rear roof. All observed surfaces are newer and appear sound. Right side tar and gravel surfaced lightwell provided with drain. Viewed drain downspout runs properly diverting water to sewer line. Interior ceiling surfaces below roof level as viewed did not have any water stains, which if present, would indicate leakage. This is not a warranty as to whether the roof and lightwell leak or may be subject to future leaks.

8. Attic: Finished rooms at this level. No apparent attic space noted.

9. **Interior:** Furnishings and stored belongings prevented full access. Probable lath and plaster walls and ceilings due to age of structure. Updated areas may have sheetrock walls and ceilings. Wood wainscoting and paneling in some areas. Most viewed paint adequate. Some surfaces due for preparation and painting at closets, especially at top floor. Noted some water stains and wall faults at master bedroom closet. May be from roof fault prior to recent gutter repair. Recommend monitoring to ensure this if from an older leak and not current. Corian kitchen counter tops. Some slate tile backing at cook top wall. Ceramic tile counter top and trim at top floor hall bathroom. Stone counter top at master bathroom. Stone tile tub trim, shower trim, wall treatment, etc. at master bathroom. Ceramic tile surround at tub/ shower. Some routine caulking needed at tub to tile joint at head of tub. Bathroom ventilation provided by exhaust fans and openable. Sections of missing and damaged plaster at garage ceiling. Recommend plastering or sheetrocking these areas.

10. **Heating system:** Newer forced air gas furnace. Located in garage. Filter due for replacement. In working order at time of inspection. Equipped with gas shut-off valve as required. Ducts insulated.

11. **Electrical system:** Main service of 100-amps/ 220 volts. Appears to be adequate. Noted ground at main service to water supply line and metal stake. Circuit breaker panel located with main at front of garage. Circuits are labeled. Labeled locations not verified. Most wiring concealed. As viewed noted conduit and sheathed wiring. Present requirements call for GFI (ground fault interrupter) circuits at outlets in bathrooms, at certain kitchen locations, exterior locations, etc. The subject property has some of these GFI circuits. Recommend updating to GFI circuits in currently required locations for safety. Combination of grounded and ungrounded outlets. Some ungrounded outlets have ground prong inlets. Should be changed to correct type outlets or be grounded. One open box noted near furnace with some exposed wires. This can be hazardous. Wires should be capped and cover installed. Some exposed Romex type sheathed wiring in closet at top floor. Should be covered or changed to conduit. Other sample tested outlets, switches and fixtures in working order.

12. **Plumbing:** Most plumbing pipes concealed. As viewed noted combination of cast iron, galvanized steel and copper drainage, waste and vent lines. Many newer lines noted. Copper supply lines in limited viewed areas with good flow at fixtures. Inspected fixtures requiring shut-off valves were so equipped. Other sample tested faucets and fixtures in working order.

13. **Floors:** Mostly softwood flooring. Oak hardwood flooring in kitchen and water closet off entry area. Many areas of wood flooring not inspected due to furnishings, carpets and belongings. Vinyl flooring at top floor hall water closet. Stone tile flooring at master bathroom.

14. **Stairs:** Main entry stairs are terrazzo type. Provided with required handrails. Noted cracks and breaks at lower section of stairs. Recommend repairs as required such as with epoxy. Mosaic tile landing here. The gap between the tiles and top step should be re-grouted or caulked. Short run of concrete steps at right front of house to side garage door. Newer rear wood stairs and deck. Equipped with approved railing system. Lacking required handrail. Recommend adding handrail. Interior carpeted stairs with combination hand/ guard railing and upper hallway guard railing.

15. **Windows:** Combination of older wood single glazed windows and many newer wood framed dual glazed windows. A few older retrofitted single glazed aluminum windows at bathrooms. Upper sections of two double hung windows painted/ jammed shut at interior stairway. One broken sash cord noted here. No openable windows provided in dining room. Current requirements call for ventilation in this room. Please note that inspection for failure of dual glazing at all dual glazed windows is beyond the scope of this inspection.

16. **Skylights:** One metal framed dual safety glazed skylight in good conditions as viewed.

17. **Doors:** Front entry door and rear exterior French door are weather-stripped. The front entry door is lacking a bottom sweep or seal. Older bolt at this door does not operate but a newer dead bolt has been installed. Two missing strikes at rear garage door. Should be replaced. By present standards glass in doors should be tempered or safety glass. This is the case at the newer rear dual glazed French door and other observed doors with glazing. One interior door needs trimming/ adjustment to close fully. Other sample tested doors in working order.

18. **Fireplace:** Not equipped with a damper. Provided with chimney cap and spark arrestor. Hearth and surround of brick. Firebox is equipped with firebrick as is desired. Some minor re-pointing of mortar is needed at firebox. Recommend qualified fireplace professional sweep chimney, check flue and chimney, re-point bricks and add damper.

19. **Hot water system:** Gas fired water heater. Located in garage. 40-gallon capacity. Poorly strapped towards top of water heater for earthquake safety. Recommend adding secure straps at top and bottom of water heater. Pressure relief valve installed. Elevated in this location as required. Equipped with gas shut-off valve and flex line. Working at time of inspection.

20. **Additions/ remodeling:** Rear section of building was added in recent past. Electrical main updated with underground service. Plumbing repairs and pipe replacement noted. Remodeled master bathroom, lower water closet and kitchen. Newer rear exterior stairs. Foundation additions and repairs. If any work has been done on the building without the benefit of a permit it is possible that there may be substandard or non-conforming conditions including in concealed areas such as behind finished surfaces such as walls, ceilings and floors. This may include plumbing, electrical, venting, support/ framing, etc. Advise that interested parties check with local building department for permit history.

21. **Appliances:** Refrigerator making ice. Gas cook top with burners in working order. Required gas shut-off valve located under cook top in cabinet. Electric oven in working order. Dishwasher secured to underside of counter. Air gap for dishwasher drain installed. Garbage disposal in working order. Microwave oven ran on test. Clothes washer and dryer located in garage. 220-volt powered dryer. Dryer ran on test. Dryer missing vent to exterior. Recommend installing for safety. The above appliances are only inspected as a courtesy. Inspection is strictly limited to the above notes and does not necessarily include operational checks of all appliances.

22. **Smoke detectors:** Located in hallway of top floor and at one top floor bedroom. Both button tested O.K. Sellers are required to meet current state requirements for placement of smoke detectors prior to transfer of property.

Please call inspector if there are any questions.

Prepared by David Milazzo

Courtesy Estimated “Ballpark” Costs for Repairs/ corrections

No work is being proposed by Milazzo Inspection Services and none will be performed. **See appropriate licensed professional for exact costs.** Costs of under \$150 per item not included. Not all costs itemized.

Numbers correspond to above numbered items.

4. & 5. See also termite report by others.

5. Add optional plywood shear walls adjoining garage door opening and at some other areas, add some metal connectors. \$2,000
See licensed seismic specialty contractor for options and exact costs.

6. Replace rear fence. \$1,000

9. Prepare and paint closets as may be needed. Patch plaster ceiling as required in garage. Caulk tub tile as outlined. \$1,600

11. Licensed electrical contractor to correct all noted faults, add optional GFI circuits, add grounds at some outlets and check system. \$800

14. Epoxy repairs at front stairs. Add handrail at rear stairs. \$450

18. Sweep chimney, check flue and chimney, re-point bricks and add damper. \$600