

Inspection Report

Jennifer Milleson

Property Address: 1200 Sample Street San Francisco CA 94110



PCA Inspections

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Table of Contents

Cover Page	<u>1</u>
Table of Contents	
Intro Page	<u>3</u>
1 Site Condition and Exterior Components	<u>5</u>
2 Foundation, Crawl Space, Basement and Under-	
Floor Areas	<u>8</u>
3 Roofing and Attic	<u>.10</u>
4 Electrical System	.13
5 Plumbing System	.15
6 Heating and Cooling Systems	<u>.17</u>
7 Kitchen Components and Appliances	.18
8 Bathrooms	.20
9 Building Interior	.22
10 Fireplace and Chimney	.24
General Summary	
Invoice	

Date: 11/30/2018Time: 02:30 PMReport ID: SampleProperty:Customer:Real Estate Professional:1200 Sample StreetJennifer MillesonSan Francisco CA 94110

Introduction

An inspector is a generalist and not an expert in every trade or specialty. The purpose of an inspection is to cite general conditions of the major systems that indicate a need for repair or replacement. When the inspector recommends repair or replacement, it is done after a brief, general examination of each of hundreds of items covered by our service. The determination of costs or appropriate corrective action must be left to the professionals retained for the detailed evaluation and repair.

The inspector has inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA). A copy of the CREIA standards is available upon request or on the CREIA web site. The following report is an overview of the conditions observed.

In this report, there may be specific references to areas and items that were inaccessible. The inspector can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

Inspected (IN) = The inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The inspector did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Re-inspections are only performed on items that were not accessible at the time of the original inspection or items that were not examined because the utilities were shut off. Should repairs be necessary, the inspector recommends that repairs be made by certified contractors to assure the work complies with the applicable law, including governmental permit, inspection and approved requirements. The inspector recommends the buyer request and obtain all receipts from sellers for repairs performed by any person, including a written statement indicating the date of repairs. The inspector further recommends the seller be asked to provide copies and statements of all such work to serve as final verification of proper installation or repair of the cited condition.

The inspector makes no representations as to the extent or presence of code violations, nor does PCA Inspections warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department. Be advised that this is not a code compliance inspection. The nature of the building, plumbing and electrical codes is that they are constantly being changed, and compliance to these codes is a function of when the cited work was completed and whether it was done by a certified and licensed contractor. Be advised that this is a visual examination searching for significant anomalies, and not for items that are considered to be part of a routine maintenance program. If there is any question regarding such work, the inspector advises questioning the current owner in this regard.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. PCA Inspections suggests that any interested party or their agent review all appropriate public records. Be advised that our recommendations for repair or replacement are made for information only and are not intended to suggest whether action should be taken on the cited condition. The inspector has listed items at the end of this report that are, in our opinion, major systems having significant non-performance issues. This written report supersedes all verbal information and should be considered as our final conclusions in regard to the condition of the property.

PCA Inspections recognizes that this inspection is for the owner/seller of the property with the possible intention of distributing this report to potential buyers. It is always recommended for a potential buyer to have their own inspection performed on the building before the close of escrow. This report is based on the conditions of the building at the time of the inspection. The conditions of this building and its components can change as this report ages. No third party, such as a potential buyer(s), should solely rely on this report and any information stated in it without talking directly with the inspector that performed this inspection about the conditions observed during the inspection. PCA Inspections offers free phone consultations with any potential buyer(s). For a reduced fee, PCA Inspections can return to the property and perform a walk-through inspection of the building with any potential buyer(s) and review any comments made within this report.

In Attendance:Property Type:Occupancy of Building:Customer representativeSingle Family (2 story)Stagged, Occupied

Weather:

Clear

1. Site Condition and Exterior Components



The evaluation of the site conditions was performed in accordance with CREIA standards of practice. This includes the identification of such as property grade, driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, and balconies. The evaluations of detached structures, such as storage sheds and stables is excluded from the scope of the inspection. The inspector does not water test or evaluate subterranean site drainage systems, irrigation systems or any mechanical or remotely controlled components, such as driveway gates. Also, the inspector does not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, the inspector does not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

The evaluation of the exterior of the building was performed in accordance with CREIA standards of practice. This includes the identification of wall cladding, and an evaluation of common components, fascia and trim, doors, windows, lights, and receptacles. The inspector does not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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1.0 Grading & Drainage

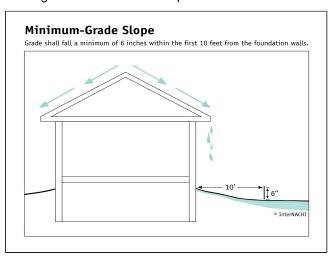
Underground Drainage System: Yes

Adjacent Surface Grade: Sloped Toward Building

Adequate Surface Drainage: Yes

Comments:

The soil grade at the back of the property was directed toward the building. This condition diverts water toward the building foundation and can cause damage to the foundation and/or structure over time. Recommended the soil grade surrounding the building be pitched away from the building at a rate of 6" inches per 10' feet.



1.0 Item 1(Picture)

•	1.1	Driveways, Walkways, and Patios	
•	1.2	Stoops and Porches Stoop/Porch Support Structure:	Concrete & Masonry

1.3 Decks and Exterior Balconies

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1200 Sample Street Page 5 of 28

IN NI NP RR Items

Proper Ledger Board Attachment: Yes
Deck Stairs and Landing Repair: No
Deck Rail Damage/Repair: No

•				1.4	Retaining	Walls
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1.5 Vegetation

Attached Invasive Foliage: No

1.6 Fences and Gates

1.7 Wall Cladding/Siding & Trim
Siding Material: Stucco

Exterior Recently Painted: No

Cladding Defects and Damage: None Observed

1.8 Eaves, Soffits, and Associated Trim

Eave Defects and Damage: None Observed



Comments:

The downspout(s) are shorter than recommended. This can cause water damage to the foundation and other building systems. Recommend extending the downspouts 4' to 6' feet away from the building.



1.9 Item 1(Picture)

1.10 Doors and Windows (exterior

1.11 Hose Bibs

Hose Bib Vacuum Brake: No

Comments:

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1200 Sample Street Page 6 of 28

IN NI NP RR Items

Upgrade Recommendation: One or more of the exterior hose bibs do not have an anti-siphon or vacuum breaker installed. This device prevents contamination of the potable water system.



1.11 Item 1(Picture)



1.12 Electrical (Exterior)

Receptacle Outlet Back at Property: No

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The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1200 Sample Street Page 7 of 28

2. Foundation, Crawl Space, Basement and Under-Floor Areas



Structures are not uniform, and need only meet the standards of the year in which they were built or renovated. The inspector describes and identifies the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with CREIA standards of practice. If the foundation is a slab type, the inspector examines the visible portions on the interior surfaces and the exposed portions between grade and the exterior cladding. If it is a raised foundation, the inspector will either enter the crawl space to inspect its components, or indicate in what manner it was evaluated. Similarly, the inspector identifies the type of wall and roof framing. Per California law, only a registered design professional is considered qualified to comment on the structural adequacy or significance of a system. The inspector is a generalist and is not a qualified specialist. In the absence of any visible areas of concern, the inspector may not recommend that you consult with a registered design professional. This should not deter an interested party from seeking the opinion of a qualified expert.

The review of the foundation, basement, and/or crawl space includes: Structural components including foundations, floors, walls, columns or piers, ceilings and roof. The inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces and basements except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

IN= In		•			cted, NP= Not Present, RR= Repair or Replace
IN	NI	NP	RR	Item	s
•				2.0	Structural Foundation
					Foundation Type: Slab on Grade
					Foundation Conditions: Good and Serviceable Condition
					Cripple Wall Bracing: Not Visible
					Efflorescence Evident: None Observed
•				2.1	Crawl Space, Subarea, and Basement
				2.2	Foundation Anchoring & Cripple Wall Bracing
					Anchor Bolts: Not Visible
					Comments:
					(1) Please note that the drywall and other wall cladding prevents the confirmation or presence of anchor bolting to the foundation or other seismic upgrades to the structure. If this is a concern, recommend having a seismic assessment performed on the building and/or consulting with a structural engineer.
					(2) Please note that the drywall and other wall cladding prevents the confirmation or presence of anchor bolting to the foundation or other seismic upgrades to the structure. If this is a concern, recommend having a seismic assessment performed on the building and/or consulting with a structural engineer.
•				2.3	Columns, Piers, and Floor Joists
•				2.4	Wood Separation from Soil
		•		2.5	Ventilation of Foundation Area (Crawl Space or Basement)
]	Crawl Space/Subarea Ventilation: N/A
	•			2.6	Insulation Under Floor System & Vapor Retarders

IN NI NP RR Items

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1200 Sample Street Page 8 of 28

IN NI NP RR Items

Under Floor Insulation: Not Visible

Vapor Barrier/Retarder Present: None Visible

IN NI NP RR Items

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1200 Sample Street Page 9 of 28

3. Roofing and Attic



The evaluation of the roof is a visual inspection. The examination of the roof, flashings, related components and drainage systems is conducted in accordance with CREIA standards of practice. The inspector attempts to access the roof in order to examine it or indicate the inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. Regardless of the roof's design-life, a roof is only as good as the waterproof membrane beneath it. This membrane is not visible and was not evaluated. It is recommended that copies of the installation documentation and permit be obtained as they will indicate the actual age of the roof, any applicable guarantee or warranty that may be transferable.

The general condition and installation is evaluated. It is generally not possible to detect leakage except when it is actually occurring or by using specific water tests. A water test is beyond the scope of this service. Water stains on ceilings, or on the framing in the attic do not necessarily confirm an active leak. Only a roofing contractor can credibly guarantee a roof against leakage. The inspector cannot, and does not give any guarantees against the future performance of the roof or against leakage. This report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspector examines the accessible/visible portions of the roof. The sellers and or occupants will generally have the most intimate knowledge of the roof and of its history. No matter what the condition, the inspector recommends that inquiring of the property owner about history of the roof and presence of any roof leaks.

The inspector will not attempt to enter an attic that has inadequate access, is restricted by ducts, in which the insulation obscures the joists, or other conditions that may make the area unsafe to access. The inspector will inspect the attic as best possible from the access point. When evaluating the insulation and ventilation the inspector my use generic terms and approximate measurements. It is beyond the scope of this inspection to perform R-value calculations, energy efficiency calculation of the insulation, and/or attic ventilation calculations. Insulation may obscure water pipes, electrical conditions, junction boxes, exhaust fans, and other components. No opinions are offered as to the conditions within concealed or inaccessible areas.

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IN NI NP RR Items



3.0 Surface Covering

Roof Covering: Architectural Singles

Viewed Roof Covering from: Walked Roof

Roof Covering Layers: 2 Layers

Leakage Observed In Attic Space: No

Method Used to Observe Attic: Crawled/Walk Accessible Areas

Attic Hatch Insulated: No

Comments:

The roof surface is beginning to show signs of aging and has some granule loss in some sections of the roof. No leaks were noted at the time of the inspection. Recommend planning on replacing the roof in the next 5 to 10 years.

Estimated Cost Range to Replace Asphalt Shingle Roof:

Assumptions:

- 1,500 SF of Roof Surface Area
- · Standard 20 year Warranty Roof
- Unit Costs: \$450 \$600 Per Square (note: 1 Square = 100 SF)
- Tar Off Existing Roof System: \$3,000 \$5,000
- No Corrective Work Required / No Usual Condition Within the Roof System

Estimated Cost Range: \$9,750 - \$13,490

This information, which is provided as a courtesy, should not be considered an offer or bid to perform the work, or an estimate that should be relied upon for any purpose. The information is generic in nature, It is based on material provided by www.fixr.com and should not be relied upon when budgeting for construction projects or for

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1200 Sample Street Page 10 of 28

NI NP RR Items

any other purpose. Contractors, equipment and construction materials have a wide range of pricing models and additional conditions may exist which may alter the cost of the work and may not be accounted for in the above generic cost range. For more accurate pricing information, we always recommend contacting a local licensed contractor.





3.0 Item 1(Picture)

3.0 Item 2(Picture)





3.0 Item 3(Picture)

3.0 Item 4(Picture)

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Roof Flashing (ex: Drip Edge, Valley Flashing, Headwall Flashing, Kickout Flashing)



Skylight, Plumbing Vents, Appliance Vent Flashing, & Other Roof Penetrations 3.2

Skylight Leakage/Damage Observed: No



3.3 **Gutter & Drainage**

Comments:

There is debris in the gutters. Recommend cleaning the gutters to ensure proper drainage and include this as part of routine maintenance. It may be possible to install gutter guards to protect the gutters from debris.



3.3 Item 1(Picture)

Attic & Roof Framing

IN NI NP RR Items

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1200 Sample Street Page 11 of 28

IN NI NP RR Items

Attic Access: Exterior

Ceiling Structure: Not visible



3.5 Attic Insulation & Ventilation

Attic Insulation: Batt, Fiberglass **Attic Ventilation:** Gable vents

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The roof of the building was inspected and reported on with the above information. The evaluation of roof mounted equipment such as TV antennas, satellite dishes, etc. is beyond scope of this inspection and specifically excluded. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1200 Sample Street Page 12 of 28

4. Electrical System



The evaluation of the electrical system was performed in accordance with CREIA standards of practice. These standards include identifying the type and capacity of the service, evaluating panels, overcurrent protection, wiring, electrical grounding, and testing a representative number of light switches and receptacles. The evaluation of low-voltage systems, such as telephone, cable, computer network, security, etc. are excluded from the scope of this inspection. Older systems will generally not conform to current standards or provide the same degree of service and safety. The inspector is a generalist and not specialist. The inspector does not perform load-calculations to determine if the supply meets the demand of the dwelling. The covers on receptacles or junction boxes were not removed as part of this inspection. It is important that any service recommendations and/or recommended upgrades be further evaluated by qualified specialists before the removal of transaction inspection contingencies. Further evaluation by a qualified specialist will provide information, price quotes and may well identify additional defects and/or recommend further upgrades, the scope and price of which, could effect your evaluation of the property.

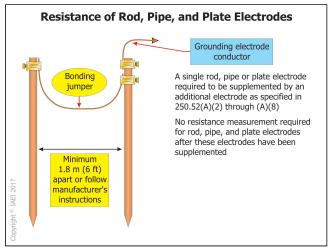
IN= In IN	•	,		t Inspe	cted, NP= Not Present, RR= Repair or Replace
•				4.0	Electrical Service Entrance, Service Drop, & Service Conductors Panel Capacity: 125 AMP 240-Volt Service: Yes
			•	4.1	Main Service Panel, Subpanels, & Other Disconnects Electric Panel Manufacturer: FEDERAL PACIFIC Main Disconnect Location: Outside
					Sub-Panel Location: Hallway Panel Deadfront: Yes and Removed during Inspection Panel Defect(s): None Observed
					Comments: The building is equipped with one or more Federal Pacific Electric labeled panels. There is significant information that suggests that panels and circuit breakers by this manufacturer have a high rate of failure. The failures are not readily visible or apparent without dismantling the panel box to inspect the breakers and attachments from within. This is beyond the scope of this inspection. Recommend that the Federal Pacific Electric manufactured panel be evaluated by a qualified electrician.
•				4.2	Over Current Protection Devices (ex: circuit breakers & fuses) Panel Type: Circuit Breakers
•				4.3	Service Grounding System Grounding Electrodes: (1) Electrode Comments:

IN NI NP RR Items

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IN NI NP RR Items

Upgrade Recommendation: One ground rod was noted as the grounding electrode for the building. Current standards require a second supplementary ground rods at least least 6' feet away. We recommend the installation of an additional ground rod as upgrades and improvements are made to the property.



4.3 Item 1(Picture)



4.4 Circuit Wiring

Branch Wiring: Copper (where visible)

Wiring Methods: Non-Metallic Sheathed Cable (NM Cable, Romex)

IN NI NP RR Items

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The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1200 Sample Street Page 14 of 28

5. Plumbing System



The plumbing and fuel gas systems were evaluated in accordance with CREIA standards of practice. The plumbing system includes fixtures, potable water supply pipes, and drain, waste and vent pipes. Fuel gas piping distribution systems are addressed here as well. Testing ancillary equipment such as water filtration or softener systems are excluded from this inspection.

The condition of the drain pipes is generally related to their age. As part of the inspection, the functional flow of fixtures and drains is observed. Most of the drain pipes are concealed, so the pipes condition can only be inferred by observing the draw at the fixtures. Blockages will occur at some point in nearly all systems. It is recommended that the main sewer line be video scanned to verify the condition of the pipes and to confirm that the dwelling is properly connected to the sewer system.

Much of the drain and water supply pipes are mostly concealed in the walls. In the case of slab foundations, portions are routed under the slab. It is possible that issues with the pipes may exist and go undetected for some time because they do not visually manifest themselves. This is a limited visual inspection and is not technically exhaustive. It requires a specialist and sophisticated equipment to test the hidden portions of these systems. Fixture shut-off valves, pressure regulators, pressure relief valves, etc. were not tested or operated. Water pressure and quality were not tested. Inspection of lawn sprinkler system is beyond the scope of this inspection and excluded from this report.

It is recommended that the historical water usage records for the property be obtained. Water consumption will obviously vary with the occupants' usage patterns and types of fixtures or systems installed, but the records may give clues to issues that might otherwise go undetected.

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IN	NI	NP	RR	Items

5.0	Water Supply Pipes, Connections, & Values Water Service On: Yes Water Shutoff Valve Location: Front of Building Pressure Regulator Present: No Plumbing Water Distribution (inside home): Copper (where visible) Leakage from Water Supply Lines: None Observed Corrosion of Water Pipes: None Observed
5.1	Drain, Waste, and Vent Piping Sewer Ejector Pump Present: No
5.2	Fuel Gas Supply Piping Fuel Pipe Properly Braced: Yes
5.3	Water Heater (Connections, Strapping, TPR Valve, Bonding, Installation, Energy Supply, etc.) Water Heater Location: Closet Water Heater Estimated Age: 12+ years Bonding Missing at Water Heater: No Earthquake Strap Bracing: Yes Comments: (1) The water heater is currently functioning but appears to be close to the end of its expected

IN NI NP RR Items

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1200 Sample Street Page 15 of 28

lifespan. The average water heaters' life expectancy is 8 to 12 years. Recommend monitoring and establish plans for replacing the appliance if it begins to show signs of deterioration or leaks.

IN NI NP RR Items

(2) The water heater is currently functioning but appears to be close to the end of its expected lifespan. The average water heaters' life expectancy is 8 to 12 years. Recommend monitoring and establish plans for replacing the appliance if it begins to show signs of deterioration or leaks.

Estimated Cost Range to Replace Water Heater with:

Labor: 6 - 8 Hours (+3 Hours for more difficult installation)

Average Plumber Rate: \$ 97.50 - \$142.50

Standard Mid Range 40 Gallon Tank

• Material Cost: \$600 - \$800

Cost Range: \$1,380 - \$1,940

This information, which is provided as a courtesy, should not be considered an offer or bid to perform the work, or an estimate that should be relied upon for any purpose. The information is generic in nature, It is based on material provided by www.fixr.com and should not be relied upon when budgeting for construction projects or for any other purpose. Contractors, equipment and construction materials have a wide range of pricing models and additional conditions may exist which may alter the cost of the work and may not be accounted for in the above generic cost range. For more accurate pricing information, we always recommend contacting a local licensed contractor.

IN NI NP RR Items

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The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be partially obstructed and working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1200 Sample Street Page 16 of 28

6. Heating and Cooling Systems



The evaluation of the heating systems was performed in accordance with CREIA standards of practice. This includes identifying the type, fuel source, and examining the system and associated components. There are a wide variety of heating systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older systems are generally the least energy-efficient. Upgrading older systems is recommended for energy conservation reasons and due to the lower cost of use. Parts for older systems may no longer be available. The systems are tested using normal user controls. The evaluation of the concealed portions of components, such as the heat exchanger, electronic air-cleaners, humidifiers, in-line duct motors or dampers, etc is excluded. The uniformity of air flow or heating was not verified. The efficiency of the system will be reduced by a lack of maintenance, such as dirty air filters, etc. Verifying that components or systems are installed in conformance with the manufacturers installation requirements is outside the scope of this inspection.

The sellers or occupants are often the best judges of how well a system works. It would be prudent to ask them about the maintenance history and if they have been satisfied with the performance of the system. You may also wish to have a more comprehensive evaluation by a specialist. Most heating systems have a design life of 20 years. If the system is more than 10 years old, or if lack of maintenance is suspected, it would be prudent to schedule a comprehensive service that includes cleaning motors, fans, and ducts. The air filter should be changed every 2 to 3 months and the unit should have biannual maintenance/service.

It is important that any recommendation that the inspector may make for service or a second opinion be scheduled well before the removal of transaction inspection contingencies. Those qualified specialists may reveal additional issues or recommend further upgrades that could impact your evaluation of the property. This inspection reflects the conditions observed at the time of inspection and does not include any form of warranty or guarantee as to future functionality.

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IN	NI	NP	RR	Item	s
•				6.0	Heating Equipment
					Heater Location: Attic
					Heating System Operated: Yes
					Heat Type: Standard/Mid Efficiency Furnace
					Heater Energy Source: Gas
					Thermostat Location: Hallway
					Filter Dirty: In Serviceable Condition
•				6.1	Distribution & Return System (Ductwork)
					Ductwork: Insulated
					Filter Location: Hallway
•				6.2	Adequate Combustion Air Supply
•				6.3	Vent & Flue System
					Condensate Neutralizer: N/A
					Proper Flue Vent Clearances: Yes
		•		6.4	Cooling & Air Handler Equipment

IN NI NP RR Items

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The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1200 Sample Street Page 17 of 28

7. Kitchen Components and Appliances



The evaluation of kitchens and appliances conforms to CREIA standards of practice. The inspector tests kitchen appliances for their functionality, but does not evaluate them for their performance or settings or cycles. Appliances older than ten years may well exhibit decreased efficiency. The inspector does not inspect free-standing appliances, like portable microwaves, ovens, and refrigerators. Built-in refrigerators and trash-compactors are not included in this inspection. Instant hot-water dispensers, water purifiers, grills or rotisseries, timers, clocks, thermostats, and the self-cleaning capability of ovens are not evaluated. Concealed or countertop lighting is often installed after the initial construction, and cannot always be verified as wired to national standards.

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IN	NI	NP	RR	Items
				1601113

7.0	Counters and a Representative number of Cabinets Oven Energy Supply: Gas
7.1	Sink & Garbage Disposal
7.2	Dishwasher
• 7.3	Oven Anti-Tip Device Attached Installed: Yes

Comments:

There were one or more range burners that did not operate properly. Recommend having the appliance serviced and adjusted by a service technician.



7.3 Item 1(Picture)

• .4	Built-in Microwave
• 7.5	Refrigerator
• 7.6	Ground Fault Circuit Interrupter (GFCI) & Lights
	GFCI Receptacle Outlets: No
	Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

1200 Sample Street Page 18 of 28

IN NI NP RR Items

There were one or more receptacle outlets in the kitchen that are not GFCI protected. Current building standards require kitchen receptacle outlets to be GFCI protected. This could be a shock hazard. Recommend replacing all unprotected outlets with GFCI outlets.



7.6 Item 1(Picture)

• 7.7	Ceiling, Walls, & Flooring
7.8	Clothes Washer & Dryer(ex: water & waste connections, fuel or power supply, dryer venting, etc.)

IN NI NP RR Items

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The kitchen was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture, appliances, personal items and inspecting behind furniture, under rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1200 Sample Street Page 19 of 28

8. Bathrooms



The evaluation of bathrooms conforms to CREIA standards of practice. The inspector tests plumbing fixtures for functional flow in accordance with generally accepted practices. The inspection includes testing a representative number of windows and doors, light switches and receptacles. The inspector does not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. The evaluation of specialty systems such as floor heating systems, steam showers, saunas, jetted tubs, etc are excluded from the scope of work of this inspection.

It is beyond the scope of a general property inspection to flood/leak-test shower pans. This area is the specific responsibility of the WDO inspector. Be advised, many WDO inspectors will not flood test shower pans installed over finished areas. This is because the tests are inconclusive and due to the possibility of water damage. Please refer to the WDO report for specific information on this issue. No opinions are offered as to the conditions within concealed or inaccessible areas.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

8.0	Counters & Cabinets Ventilation: Exhaust Fan
8.1	Plumbing Fixtures
8.2	Sink Drains Leakage Under Sink: No.

Comments:

The drain stopper handle in the lower unit did not properly control the sink stopper. Recommend having this corrected.



8.2 Item 1(Picture)

•		8.3	Toilets and Angle Stop Valves Loose Toilet: No
	•	8.4	Showers and Tubs Tub/Shower Sealant Deteriorated: Yes Comments: The grout and/or sealant around the hallway bathroom shower or tub in the lower unit has begun to deteriorate and/or is missing. Recommend this be repaired to prevent water damage.
•		8.5	Ceiling, Walls, & Flooring
		8.6	Lights, Exhaust Fans, and Windows

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

1200 Sample Street Page 20 of 28

IN NI NP RR Items

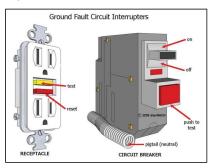


8.7 Ground-Fault Circuit Interrupter (GFCI)

GFCI Receptacle Outlets: No

Comments:

One or more receptacle outlets in the hallway bathroom are not Ground-Fault Circuit (GFCI) protected or are not marked as being protected. Current building standards require bathroom receptacle outlets to be GFCI protected. This could be a shock hazard. Recommend replacing all unprotected outlets with GFCI outlets.



8.7 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The evaluation of bathrooms conforms to CREIA standards of practice. The inspector tests plumbing fixtures for functional flow in accordance with generally accepted practices. The inspection includes testing a representative number of windows and doors, light switches and receptacles. The inspector does not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. The evaluation of specialty systems such as floor heating systems, steam showers, saunas, etc are excluded from the scope of work of this inspection.

It is beyond the scope of a general property inspection to flood/leak-test shower pans. This area is the specific responsibility of the WDO inspector. Be advised, many WDO inspectors will not flood test shower pans installed over finished areas. This is because the tests are inconclusive and due to the possibility of water damage. Please refer to the WDO report for specific information on this issue. No opinions are offered as to the conditions within concealed or inaccessible areas.

The bathroom(s) were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture, appliances, personal items, and inspecting behind furniture, under bath mats or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1200 Sample Street

9. Building Interior



In accordance with CREIA standards of practice, the inspection of living rooms, family rooms, dinning rooms, hallways, stairways, and other common areas includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and receptacles. The inspector evaluates windows for basic operation and attempt to confirm that at least one widow, exterior door, etc are capable of facilitating an emergency exit or egress. The inspector does not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. The inspector may not comment on issues that appear cosmetic in nature. The inspector may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are generally a consequence of movement, such as wood shrinkage, settling and or seismic activity. Such cracks will often reappear over time, particularly if they are not properly repaired.

This evaluation of the fireplaces, chimneys, etc are performed in accordance with CREIA Standards of Practice. The inspection is that of a generalist and is not a substitute for a qualified specialists inspection. This inspection of fireplaces is limited to the areas that can be viewed without dismantling any of

chimney systems - those test system. No opinions are offer Level II inspection as that is the	the use of specialized equipment. In Resping with CNCIA standards, the inspector does not stress test push masonly is are not conclusive. The inspector does not guarantee the structural integrity or operational safety of a ed as to the conditions within concealed or inaccessible areas. All flue systems should be video-scanned as part of an NFPA ne most reliable method of inspection. Any further evaluation of the system should be scheduled prior to the removal of gencies. The manufacturers installation instructions for any pre-fabricated systems were not reviewed as part of this inspection.
	ected, NP= Not Present, RR= Repair or Replace
IN NI NP RR Item	ns
9.0	Smoke Alarms & Carbon Monoxide Detectors Present
	Smoke Alarm: Yes
	CO Alarms: Yes
9.1	Ceiling, Walls, & Flooring
	Wall and Ceiling Stains Observed: No
	Comments:
	(1) One or more closets had personal items which blocked the visual inspection of the ceiling, walls, floor, and/or other components within the back area of the lower unit. If this is a concern, recommend having these personal items moved and have the closets reinspected before the close of escrow.
	9.1 Item 1(Picture)
	(2) Please note that the interior ceilings and walls appear to have been recently painted. This may cover up past roof leaks and water damage. Recommend asking the current owner about any past water damage that may not be visible.
9.2	Doors & Windows (Representative Number) Emergency Exit from Bedroom(s): Yes
9.3	Steps, Stairs, Interior Balconies, and Railings
9.4	Outlets, Switches, Fixtures, & Lights

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

1200 Sample Street Page 22 of 28

IN NI NP RR Items

Adequate Number of Receptacle Outlets: Yes Non-Grounded 3-Prong Receptacle Outlet: No

IN NI NP RR Items

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The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1200 Sample Street Page 23 of 28

10. Fireplace and Chimney			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace IN NI NP RR Items			
10.0 Fireplaces (firebox, damper, hearth extension) Chimney Flashing: Present & Inspected Fireplace Type: Masonry	_		
10.1 Chimney Exterior, Chimney Flashing, and Spark Arrestor Chimney Cap/Spark Arrestor: Both Present			

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

1200 Sample Street Page 24 of 28

General Summary



PCA Inspections

2453 Franklin Street
San Francisco, CA 94123
(415) 771-8877
www.pcainspect.com
pca@pcainspect.com

Customer

Jennifer Milleson

Address

1200 Sample Street San Francisco CA 94110

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Site Condition and Exterior Components



1.9 Downspouts

Repair or Replace

The downspout(s) are shorter than recommended. This can cause water damage to the foundation and other building systems. Recommend extending the downspouts 4' to 6' feet away from the building.

3. Roofing and Attic



3.3 Gutter & Drainage

Repair or Replace

There is debris in the gutters. Recommend cleaning the gutters to ensure proper drainage and include this as part of routine maintenance. It may be possible to install gutter guards to protect the gutters from debris.

4. Electrical System



4.1 Main Service Panel, Subpanels, & Other Disconnects

Repair or Replace

The building is equipped with one or more Federal Pacific Electric labeled panels. There is significant information that suggests that panels and circuit breakers by this manufacturer have a high rate of failure. The failures are not readily visible or apparent without dismantling the panel box to inspect the breakers and attachments from within. This is beyond the scope of this inspection. Recommend that the Federal Pacific Electric manufactured panel be evaluated by a qualified electrician.

5. Plumbing System



5.3 Water Heater (Connections, Strapping, TPR Valve, Bonding, Installation, Energy Supply, etc.)

Repair or Replace

(1) The water heater is currently functioning but appears to be close to the end of its expected lifespan. The average water heaters' life expectancy is 8 to 12 years. Recommend monitoring and establish plans for replacing the appliance if it begins to show signs of deterioration or leaks.

7. Kitchen Components and Appliances



7.3 Oven Range, Cooktop & Hood

Repair or Replace

There were one or more range burners that did not operate properly. Recommend having the appliance serviced and adjusted by a service technician.

7.6 Ground Fault Circuit Interrupter (GFCI) & Lights

Repair or Replace

There were one or more receptacle outlets in the kitchen that are not GFCI protected. Current building standards require kitchen receptacle outlets to be GFCI protected. This could be a shock hazard. Recommend replacing all unprotected outlets with GFCI outlets.

8. Bathrooms



8.2 Sink Drains

Repair or Replace

The drain stopper handle in the lower unit did not properly control the sink stopper. Recommend having this corrected.

8.4 Showers and Tubs

Repair or Replace

The grout and/or sealant around the hallway bathroom shower or tub in the lower unit has begun to deteriorate and/or is missing. Recommend this be repaired to prevent water damage.

8.7 Ground-Fault Circuit Interrupter (GFCI)

1200 Sample Street Page 26 of 28

Repair or Replace

One or more receptacle outlets in the hallway bathroom are not Ground-Fault Circuit (GFCI) protected or are not marked as being protected. Current building standards require bathroom receptacle outlets to be GFCI protected. This could be a shock hazard. Recommend replacing all unprotected outlets with GFCI outlets.

9. Building Interior



9.1 Ceiling, Walls, & Flooring

Repair or Replace

- (1) One or more closets had personal items which blocked the visual inspection of the ceiling, walls, floor, and/or other components within the back area of the lower unit. If this is a concern, recommend having these personal items moved and have the closets reinspected before the close of escrow.
- (2) Please note that the interior ceilings and walls appear to have been recently painted. This may cover up past roof leaks and water damage. Recommend asking the current owner about any past water damage that may not be visible.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or quarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

PCA Inspections
2453 Franklin Street
San Francisco, CA 94123
(415) 771-8877
www.pcainspect.com
pca@pcainspect.com
Inspected By: Patrick Emmett

Inspection Date: 11/30/2018

Report ID: Sample

Customer Info:	Inspection Property:
Jennifer Milleson	1200 Sample Street San Francisco CA 94110
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
General Building Inspection - Single Family (0 to 1,500 Sq. Ft.)	500.00	1	500.00

Tax \$0.00

Total Price \$500.00

Payment Method: Payment Status:

Note:

1200 Sample Street Page 28 of 28