

August 17, 2021

Clark

HOME BUYERS INSPECTION SERVICE

CA QUALITY SERVICE SINCE 1988 LIC.#556382 & 962468 (510) 342-2262 (530) 913-7873

INSPECTION FOR: Lucia Sunset LLC, c/o Ann Miranda, Proportunity, 650-630-6068

INSPECTION OF: 1443 25th Ave, San Francisco, CA

Property inspected is a three story multi-level dwelling with wood siding and stucco over wood frame with raised wood and concrete slab floors. Roll and shingle composition roofs. Lot is near level. Garage is built-in below at right front.



1.0 EXTERIOR:

1.1 ROOF:

Main roof: Laminate type composition shingles appear to have general wear. Mineral surface is worn off in most areas. Overall roof life appears to be approx. 70-80% used. Sealant around vent pipes is worn. Water tightness is not warranted. Drain scuppers at the left and right rear need minor repairs to guide water into scuppers.

Flat roof over rear porch and parapet wall coating has some moderate wear. Overall roof life appears approximately 70-80% used. Upper tar roof at front is worn. Recommend maintenance or re-coating.

Rear addition roof: Generally sound condition - Overall roof life appears to be less than approx. 40% used. One light well appears to be covered/modified.

Coated roof at front appears generally sound. Gutter at front has loose joint. Recommend maintenance. Recommend roofing contractor be contacted for repairs or estimate.

1.2 PERIMETER:

Fences at rear appear in generally sound condition. Gutters at addition have some wear. Recommend maintenance.

1.3 CHIMNEY:

Original type fireplace with older type flue. Operation is not tested. Due to age and efficiency it is common to upgrade use to alternate fuel insert (gas fireplace.).

Spark arrester is not installed and hood cap has some corrosion.

A fireplace contractor can be contacted for estimate.

1.4 STUCCO:

Paint is generally sound.

Several small patched areas and stucco texture variation is noted.

Stucco extends into the soil/behind perimeter concrete and over foundation into soil. Not uncommon for age. The new standard is to have flashing screed installed to allow foundation to be visible to reduce pest/termite intrusion.

Wood trim and exterior wood has some weathering and cracked and peeling paint.

Recommend maintenance. Recommend pest inspection.

1.4A SIDING:

Lap siding has some newer paint over scraped older paint and some rough surfaces. Several areas have worn or cracked paint. Trim has several cracked paint areas. Recommend maintenance and eventual repainting following repairs to some deteriorated wood trim and metal drip edges.

Grooved plywood: Generally sound condition.

1.5 CONCRETE:

Perimeter concrete has a few small cracks, not uncommon. Rear patio and front entry concrete appears newer. Driveway and garage slab have patched and broken areas and some uneven surfaces. Entry steps appear to be in generally sound condition. Under stairs appears to be visible concrete frame. Some wood appears to have been removed and original design is not determined. It appears to be structurally sound. (Repair history is not determined.)

1.6 GARAGE:

Wood sectional overhead door appears to have some weathering but appears to operate normally, manually. The automatic opener appears to be worn.

Electronic beam - child safety return system is not installed.

Recommend both doors to living area be fire rated type with return spring for fire safety, (not required at time of original house construction.).

1.7 SLAB/FLOOR

Slab is noted for lower unit/addition.

Direct view of slab is not possible due to floor coverings.

Permit history is not determined. See local building department for permit information.

1.7A RAISED WOOD UPPER FLOORS:

Sub-floor and floor framing feel structurally sound, partially visible.

Slight floor level variation is noted, not uncommon.

1.7B UNDER FLOOR GARAGE AREA:

Planking sub-floor (good structural feature) is partially visible.

Sub floors do not appear insulated. (Limited access.)

Perimeter type foundation is partially visible in the garage area and has some cement coated areas. A few areas of original foundation show evidence of moisture deterioration and crumbling.

Retrofit concrete patching, anchor bolts and tie down metal brackets appear installed.

Cripple walls/garage at first level do not appear reinforced but have exterior planking, partially visible. (Not required at time of construction.).

1.8 ATTIC:

Access is located in bathroom ceiling and is sealed closed. Not inspected.

1.9 STAIRS:

Rear stairs appear upgraded and in good condition. Garage stairs to first level appear original and safety improvements do not appear installed. (Handrail, raiser and stiles improvement for safety are recommended.)

2.0 SYSTEMS:

2.1 ELECTRICAL:

200 amp labeled service main breaker located at left rear with labeled sub - breakers, all appear on.

Evidence of upgrading.

GFCI (Ground fault circuit interrupter) receptacle protection is not provided for all bathrooms, laundry, garage, exterior or kitchen (within six feet of sink), (not required at time of original construction.).

Three prong receptacles are installed. Several three prong receptacles (ground type) are not grounded in original house areas and this is probably due to original knob and tube wiring in the attic and structure. One switch box is plastic type. Wiring behind furnace area is touching piping. Recommend electrician be contacted for evaluation and minor repairs as needed for safety.

2.2 PLUMBING:

Water pressure measured at approx. 60 psi.

Water supply lines appear to be all copper, partially visible.

Operating pressure appears to be adequate.

Waste lines are galvanized and cast iron. Corrosion is noted to some visible piping.

Patching is noted to pipe in garage.

Toilets are slightly loose, recommend reset or secure.

Air gap is provided for dishwasher but is not connected. Recommend properly connect for proper sanitation.

(Underground pipe condition is not determined.) Recommend minor repairs and maintenance.

2.3 GAS HEATING:

Gas main and shut off valve (in "on" position), located inside the garage at the left.

Gas, forced air furnace appears newer with electric start, located in the garage area.

Furnace cold air return filter cap cover was not installed and dust is in the cold air return.

Paper wrapping on heat ducts and furnace may contain asbestos, not uncommon.

Installing a filter type register at the beginning of the cold air return is a common upgrade for efficiency.

Recommend a furnace contractor be contacted for thorough and maintenance repairs and evaluation for safety and proper operation. Recommend PG&E be contacted to turn gas on and for routine evaluation.

2.4 HOT WATER HEATER:

Gas, approx. 50 gallon, appears to operate normally, located in exterior closet.

Heater is elevated to a platform for safety.

Two large heater safety straps are installed.

2.5 SMOKE ALARM:

Several tested OK.

Recommend alarms be installed according to local city code. See building department.

Bedroom recommended location is on ceiling six inches from wall above entry door.

Alarms should be operational during final walk through.

CO2 alarm recommended locations are on each level at or near 2-3 feet from the floor.

2.6 WINDOWS:

Vinyl framed dual pane windows appear in good condition. Evidence of upgrading.

Exterior side - windows have some worn sealant.

(Dual pane windows can become fogged over time. See manufacturer warranty.)

2.7 LAUNDRY:

Not inspected.

3.0 INTERIOR:

Entry door operate normally. Copper weatherstripping has some wear.

Interior wood floors has some blemishes, generally sound.

Interior appears generally clean.

Interior has some excess paint and patching, not uncommon.

There is evidence of repairs and upgrading in most areas.

A few small areas are inaccessible due to furnishings.

Paint has a few color variations. Not all bedrooms or bathrooms are itemized below.

3.1 LIVING ROOM:

Generally sound condition.

3.2 DINING AREA:

Generally sound condition.

Swing door to the kitchen is generally sound.

3.3 KITCHEN:

Evidence of upgrading. Fixtures function properly, under sink appears dry.

3.4 APPLIANCES:

Electric freestanding range: all elements appear to operate normally, partially tested.

Gas is provided, 220v is not noted.

Internal venting range hood vent fan sounds normal. External venting type is preferred.

Dishwasher has some discoloration and wear. Not tested.

Air gap is not provided for proper sanitation. Recommend upgrading.

Refrigerator is not tested.

3.5 BREAKFAST ROOM:

Generally sound condition.

3.6 HALF BATHROOM:

Generally sound condition.

4.0 UPSTAIRS:

4.1 LEFT REAR BEDROOM:

Window margin is uneven. Evidence of minor workmanship error.

5.0 ADDITION/REAR UNIT:

Bedroom appears in generally sound condition.

Kitchen appears in generally sound condition.

Living room - generally sound condition.

6.0 SUMMARY:

This dwelling appears to be structurally sound, (Well Built).

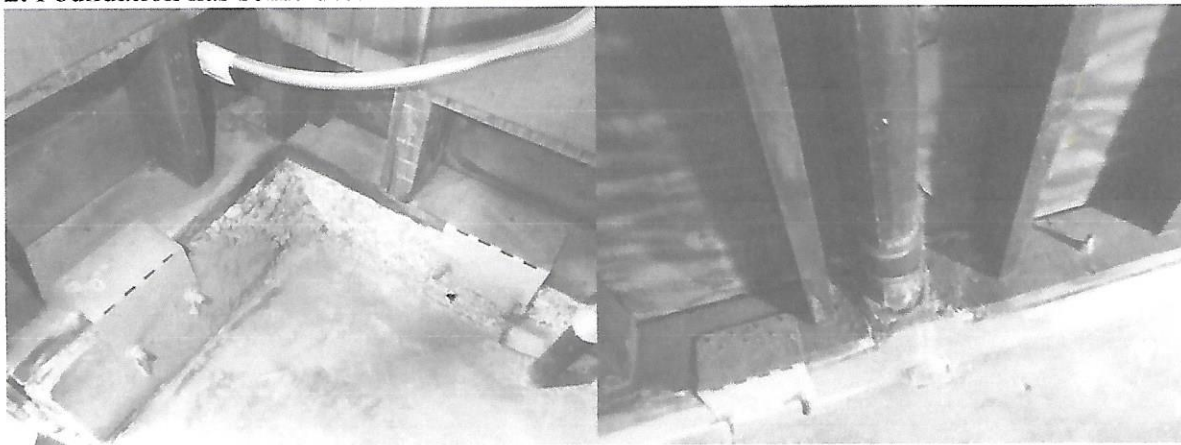
The foundation condition has some wear as noted above and is a common condition in this area. Several recommendations are above.

Items of most concern for maintenance or repair are:

1. Main roof has some moderate wear. See also 1.1.



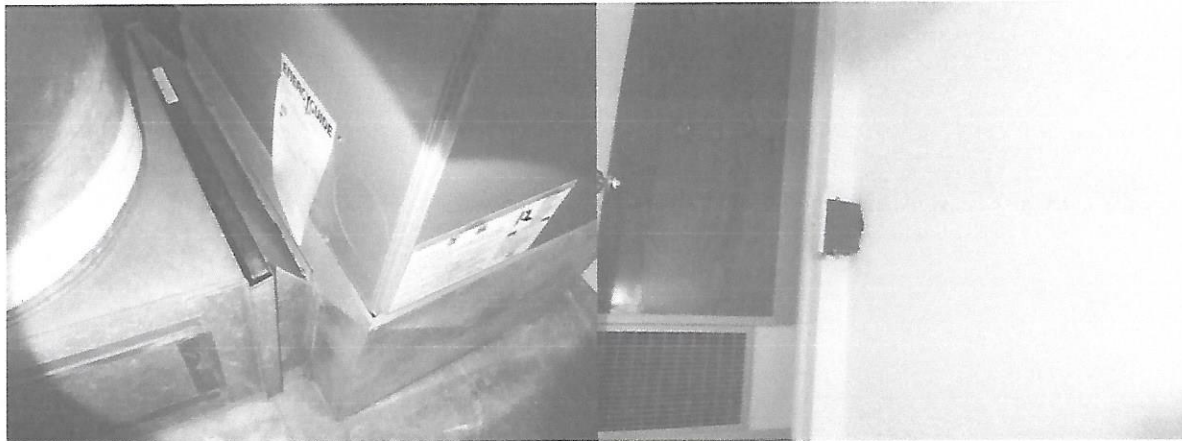
2. Foundation has some deterioration. See 1.8C



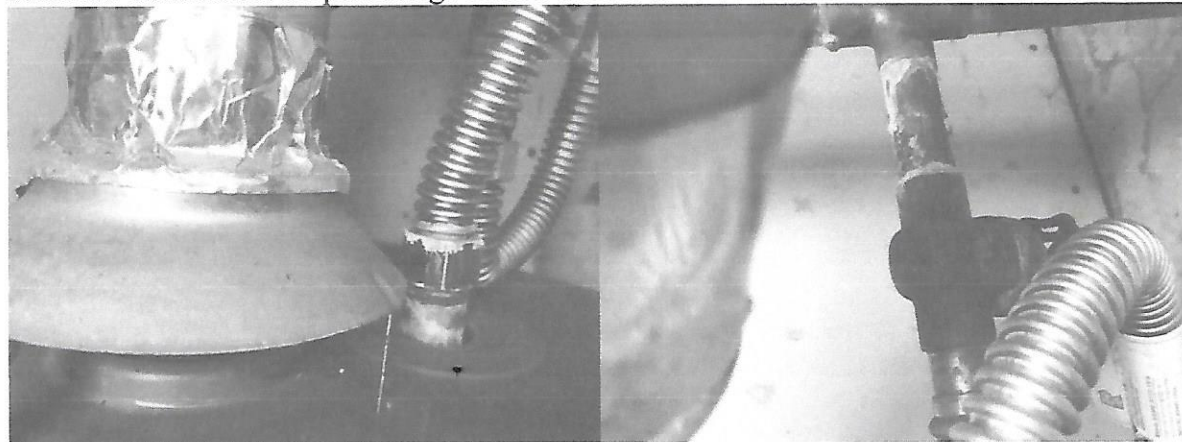
3. Siding, exterior wood and paint has some weathering. Recommend pest inspection. Stucco has some texture variation.



4. Furnace maintenance recommendations. See 2.3.

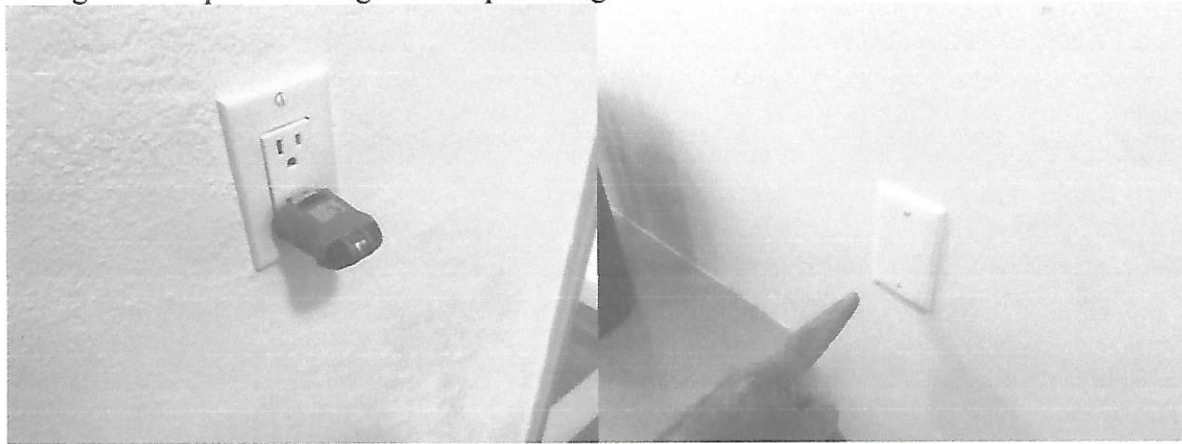


5. Minor corrosion is on plumbing. Toilets are not secured. See 2.2.

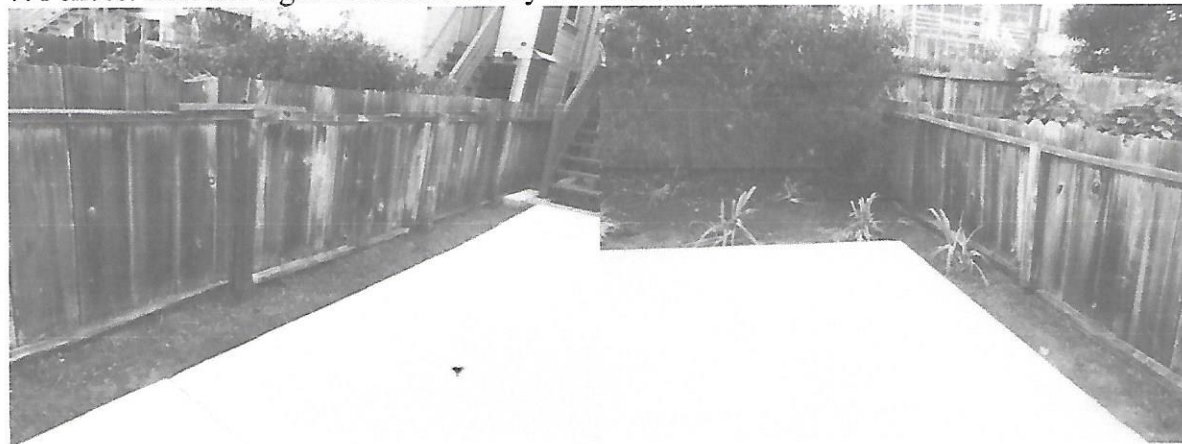




6. Some upgrading to the electrical is noted. Modifications are also noted. Range hood in addition wiring is incomplete. Wiring touches plumbing near furnace. See also 2.1.



7. Fences: Left and right fences have very worn areas.



EXTRA PICTURES:



STATEMENT AND ACCEPTANCE:

- 1. This inspection is for the purpose of alerting the customer to major deficiencies which could significantly affect the value of the property. The inspection is limited to visible and accessible physical features of the structure. Items hidden by, furnishings, storage, debris, soil, landscaping, or any other object will also not be inspected unless visibility is provided. Minor conditions may not be included in this report. Past, present and future underground sewer pipe conditions or tree roots are not determined.
- 2. This inspection and written analysis do not include or represent: previous permit history of the structure; geologic site conditions, seismic hazard zoning, or flood information; local government zoning or planning restrictions on the property; structural pest control evaluation; appraisal of property values; recommendations for purchase or sale of the property; and hidden or inaccessible defects in plumbing, heating, electrical, mechanical or framing systems.
- 3. The report is not a compliance inspection or certificate for past or present governmental or local codes or regulations, only a local Building Official in the governing jurisdiction can make an official evaluation as to compliance with building codes.
- 4. It is furnished on an opinion only basis and is not to be construed as, a warranty or guarantee, nor any form of insurance. Neither the inspector nor the home inspection company will be responsible for any repairs or replacement with regard to this property or its contents.
- 5. ENVIRONMENTAL HAZARDS: This inspection shall not extend to chemical analysis or visual recognition of any condition relating to products liability or environmental hazards of any nature. Any inquiry into such questions shall be independently conducted by the undersigned at his/her expense. No reliance is made upon this inspection to warn the undersigned of the necessity for such an inquiry, except as specifically noted in the written report.
- 6. HEAT EXCHANGER: The heat exchanger/combustion chamber in a gas furnace is usually hidden from view; it cannot be examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, and our company is only able to report apparent signs that could indicate that the heat exchanger/combustion chamber may be cracked, we recommend that the utility company (PG&E or other company) providing the service be contacted to check its condition prior to closing escrow. We also recommend a service contract/home warranty.

REPORT IS FURNISHED TO: Lucia Sunset LLC

August 17, 2021

INSPECTOR: Calvin Clark

FEE: \$570 (Billed Escrow)

READ AND APPROVED: X *Allen B. Lucas* DATE: 8/23/21
 Lucia Sunset LLC

END OF REPORT