

# Arnest Inspections, Property Report

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Property of inspection: 1015 Sample, San Francisco CA

Date of inspection: Tuesday, November 26, 2024

Parties in Interest: Agent Name @, XYZ Realty Group

Buyer or Owner name here

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## THE BUILDING INSPECTION

This building inspection has been conducted in accordance with nationally recognized standards of practice (ASHI American Society of Home Inspectors), within the framework of California Business and Professions Code Section 7195-7199 and is for the purpose of identifying major deficiencies which might affect your decision to purchase. Although minor problems may be mentioned, this report does not list them all.

You should have been urged to attend the inspection and accompany the inspector during his examination of the building. The information you gain from this will be of great value to you. This report is a summary of that information.

It is important for you to understand exactly what your professional building inspector is able to do for you and what the limitations are in his inspection and analysis. The inspection is of the readily accessible areas of the building and is limited to the visual observations only. The inspector may not move furniture, lift carpeting, remove panels, or dismantle any items or equipment.

An inspection is intended to assist in evaluation of the overall condition of the building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist.

No warranty or guarantee is expressed or implied.

<http://www.ashi.org/>

<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=bpcgroup=07001-08000file=7195-7199>



**An 'AGREEMENT AND AUTHORIZATION FOR PROPERTY INSPECTION AND REPORT' document must be signed by any party that uses this report for any purpose. Any third party to the original inspection should request a walk through with the inspector (additional fee).**

## Real Property Description

*This property inspection includes a noninvasive, fee based, physical examination of a structure or structures and general lot as described within. This inspection report does not include specialty inspections by separate contractors (that would take much longer to perform at an exponentially higher cost). It may include recommendations to have special inspections if justified by*

Building type: *Single family.*  
Wood Pest report? *Yes. (N1)*  
Occupancy Status: *Vacant.*

Contract Agent present? *No.*  
Contract Party present? *No.*  
Weather condition: *Dry.*

### Order of Topics:

- A. General Lot
- B. Foundation / Structural Elements
- C. Roof Top
- D. Attic, Insulation
- E. Exterior
- F. Windows and Doors
- G. Porches and Steps
- H. Bathroom and Kitchen Fixtures
- Utility Shutoff and Mechanical Locations
- I. Water Supply, Sewer, Natural Gas Plumbing
- J. Electrical Supply and Wiring
- K. Water Heater / Heating / Air conditioning
- L. Other/General

**N1) We performed a Wood Destroying Organisms inspection at this time as a separate report. In this report we will refer to the WDO report as may be applicable. A WDO inspection is performed under rules and regulations of the (California) Structural Pest Control Act.**

**Permit History / Non-Disclosure Liability:** *You may search the history of permits at the city or county building department. Arnest Inspections assumes no liability for disclosure of work that was not completed under a building permit or for work that has resulted in an 'unwarranted space' within a building. Also, we do not assume that work was done correctly if it was completed under permit (as the building department does not assume liability for oversights).*

**Diagrams / Illustrations** *Diagrams and illustrations are meant as an aid only. They are not scaled and they may not contain all information. Storage or other items may restrict inspection. Conditions along lot lines or at higher elevations are considered inaccessible (not inspected) except where practical.*

### A - GENERAL LOT (page 1):

Approximate boundary or retaining  
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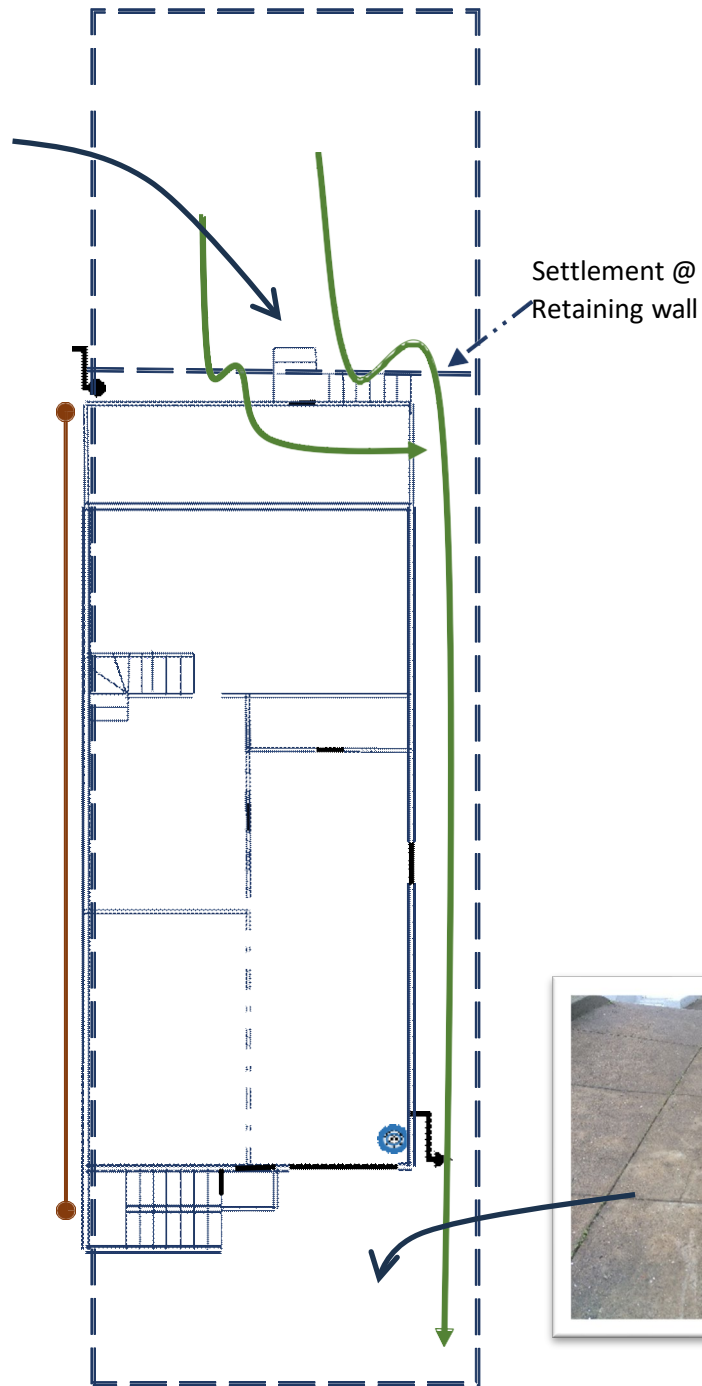
Walls on lot a line (limited or not inspected)  
●-----●

Lot Slope Down  
↘

Area Drain  
⊙

Downspout onto ground  
└─┘

Downspout into pipe  
└─┘



Continue Lot Information on Next Page

## **A - GENERAL LOT: (page 2)**

*Analysis of retaining walls, soil type, and drainage control is not a part of this report. Typically, we do not test pumps or water test drainage systems.*

*We cannot confirm if underground or hidden elements are in good working order.*

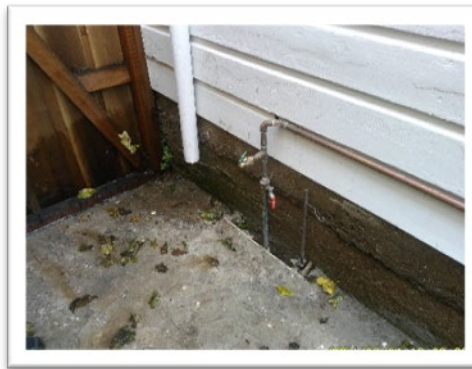
*Refer any concern to a landscape architect, soil expert, engineer, plumber or electrician.*

### **Topography**

- 1 **Slope:** Slow from the rear fence to the deck then steps down. Steeper down to the front sidewalk then steep to the street.
- 2 **Yard Pathways:** Cracked with settlement noted at the patio. Uneven bricks at the yard.
- 3 **Fencing/Yard:** New and functional.
- 4 **Retaining walls > 2'?** The mid-wall between yard and steps has settled. Refer to an engineer for opinion.
- 5 **Walls on Lot Lines?** The left side is set close to the neighbor's wall. Drainage is an issue. See the WDO report.

### **Topography**

- 6 **Area drains visible?** There is an area drain at the garage door.
- 7 **Visible drain sump?** None.
- 8 **Drainage termination:** Main left side roof drainage is into the sewer system from a downspout at the left rear.  
The right-side drainage is into the ground at the right front (should be into the sewer/storm system to meet SF standard for greater than 200 square feet).



- 9 **Drainage problems?** At the right-side basement door, water enters and has caused wood decay (poor repair evident)  
At the left front side, water enters at the foundation and has caused decay.  
See WDO report.

### **Public Access**

- 10 **Sidewalk:** Satisfactory.
- 11 **Driveway:** Some cracks. Future repairs will be needed.
- 12 **Curb:** Poor.

Colors indicate degree and type noted below.

You may read related geological reports maps supplied prior to any real estate transfer: [www.jcpreports.co](http://www.jcpreports.co)

## **B - FOUNDATION/STRUCTURAL ELEMENTS**

***During our visual inspection, we look for abnormal settlement, deterioration of materials and mention seismic features (or lack of same) that are typically meant to help protect the building. This is not an engineering report! Calculation followed up by Analysis of loading forces can be performed by a licensed structural engineer. [Http://www.pels.ca.gov/pubs/consumer\\_guide.pdf](http://www.pels.ca.gov/pubs/consumer_guide.pdf)***

### ***Structural Framework / Inspection Constraints***

- 13 **Construction type:** Wood platform joist over cripple wall frame.  
Posts set into the ground at the part that extends beyond the rear basement wall.
- 14 **Foundation type:** Concrete.
- 15 **Soil coverings:** Thin concrete (typical of older SF homes).
- 16 **Soil retention:** Foundations also act as retaining walls.
- 17 **Alterations?** Rear extension supports are set into the ground.
- 18 **Limitations?** Framing at the rear basement room is not visible.

### ***Seismic Protection Features***

- 19 **Anchor bolts?** I did not find anchor bolts at the foundation sill plates. Upgrade recommended.
- 20 **Post connectors?** Post to beam load points should have additional re
- 21 **Shear walls?** No shearwall plywood was visible.
- 22 **Upgrades?** None.

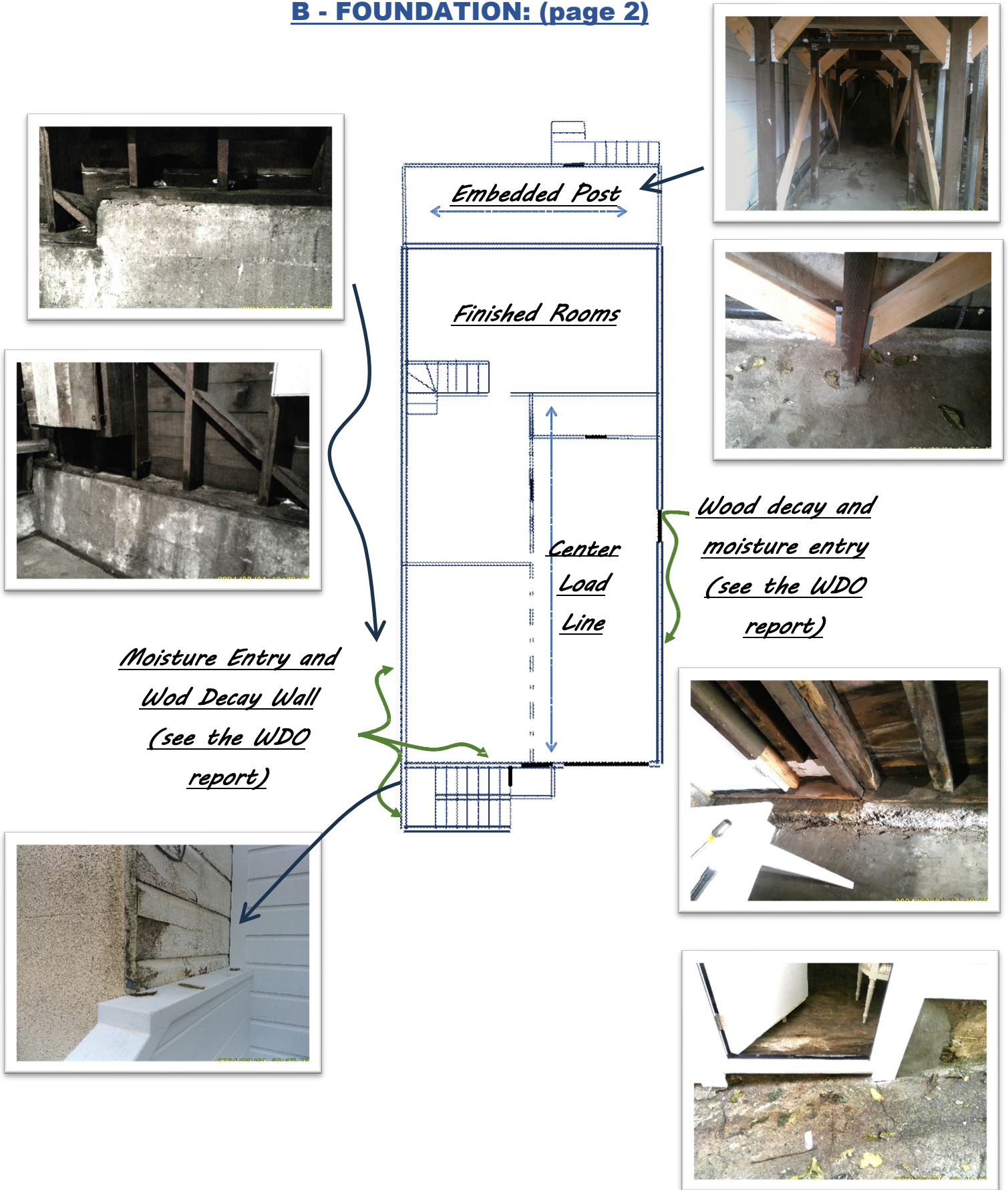
### ***Conditions / Faults***

- 23 **Foundation cracks?** Possibly at inaccessible areas. Areas that were not visible or were not accessed at this inspection time (closed walls, locked rooms, areas of storage).  
Patchwork noted at the right-side basement entry.
- 24 **Floor cracks?** No severe cracking was noted at the visible and accessible basement floor.
- 25 **Spalling?** Yes. Surface spalling is evident at parts of the foundation. Spalling occurs when impurities and moisture in the aggregate cause the surface to split off.
- 26 **Efflorescence?** Some white mineral deposits on the surface of concrete from moisture saturation.
- 27 **Settlement?** Upper floors show outward signs of some settlement (not level or out of plumb).
- 28 **Engineer recommended?** Grade level issues. See the WDO report.

**Diagram on Next Page**



### B - FOUNDATION: (page 2)



## **C - ROOF TOP**

We typically try to inspect the roof cover and related roof top features within limits. The purpose is to identify materials and to render an opinion as to the condition of materials (without physically contacting all features).

- 29 **Slope:** Pitched.
- 30 **Access:** View over rear roof edge.
- 31 **Cover material:** Standard composition shingles.
- 32 **Condition:** Satisfactory.
- 33 **Maintenance:** Debris needs to be removed from drainage sections.
- 34 **Metal flashings:** Satisfactory.
- 35 **Exhaust/vents:** No corrosion noted.

The report is considered 'limited' and may not include some important information. This report does not express or imply a warranty or guarantee against defects, leaks or hidden damage. If you desire a comprehensive inspection, then you would need to contact a roofing contractor (and/or other trade specialist).



## **D - ATTIC, INSULATION**

We will not enter open rafter attic spaces at the time of original inspection except where walking planks are in place and secured, and headroom allows ease of walking. We require a damage release form to be signed before any further inspection of an open rafter attic and there would be an additional fee.

- 36 **Access:** From hatch only. (N1)
- 37 **Insulation?** Some rolled out fiberglass. Not fully insulated.
- 38 **Electrical wires:** Newer Romex type wires are visible.

**(N1) View of the attic is from the hatch only. Close inspection at the attic space would be made at additional costs and with a ceiling damage waiver agreed to.**

## E - Exterior

Inspection of the exterior is visual at ground level or from other common traffic platforms as may be accessible at the inspection time. Ladders and/or scaffolding are not used for initial exterior inspection but may be recommended.

### ***VISIBLE SIDING***

- 39 **Coverings:** Rustic (typically redwood or cedar).
- 40 **Surface condition:** Satisfactory except some wood beetle damage at the rear below the extended area (see the WDO report).

### ***SIDE WALLS ON LOT LINES***

- 41 **Access:** Not accessible to inspection (limited or not inspected).
- 42 **Surface condition:** See the WDO report where signs of moisture entry are evident at the left front side.

## F - Windows, Doors, Garage Doors

### ***Windows***

- 43 **Frame material:** Double hung wood sash.
- 44 **Pane type:** Single pane.
- 45 **Condition:** Functional (limited testing).

### ***Doors***

- 46 **Lock set:** Good front and rear exit door bolt and/or latch.
- 47 **Mechanical fault:** Moisture entry and wood decay at the area of the right-side basement door (as indicated prior).

### ***Garage***

- 48 **Type:** Roll up panels.
- 49 **Safety lasers?** The garage door has a safety laser light eye
- 50 **Number openings:** 1
- 51 **Mechanics:** OK.



## **G - Porches and Steps:**

### ***FRONT PORCH AND STEPS***

52 **Material:** Wood treads and risers with 1X4 tongue and groove landing boards.

53 **General condition:** Water seeps through seams. Repair and water-proofing required. See the WDO report.

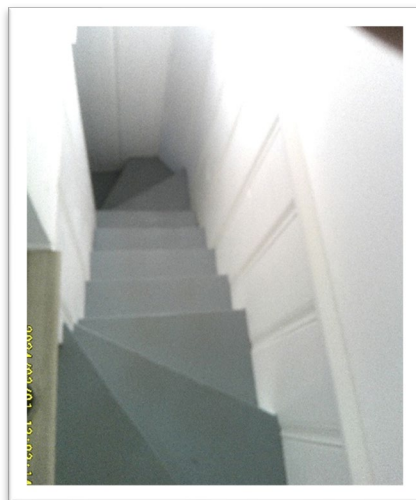
### ***REAR LANDING AND STEPS***

54 **Material:** Wood plank on pressure treated frame. No Guard rail.

55 **General condition:** Dryrot repair required and rail-upgrade to meet safety standards, See the WDO report.



***55.5 Interior stairs lack a hand grip.***



## **H - Bath and Kitchen**

Bath and kitchen fixture and appliance controls were partially operated to activate their primary function. Appliances excluded from primary function activation are refrigerators, trash compactors, clothes washers and dryers, and appliances that are not installed [counter-top microwave ovens and other counter-top cooking appliances]. Other exclusions include disconnected cords (or pipes), appliances in use at the time of inspection, spilt food or grease on knobs or surfaces, household items inside or on appliances, or broken parts. Inspection of ovens is limited to testing one element only.

No warranty against defect is expressed or implied. Latent defects are common. You are advised to obtain a short-term warranty during real estate transfer.

### ***Kitchen***

56 **Style/age:** Modern remodeling with functional appliances (limited testing)

57 **Disposal?** None.

58 **Dishwasher?** None.

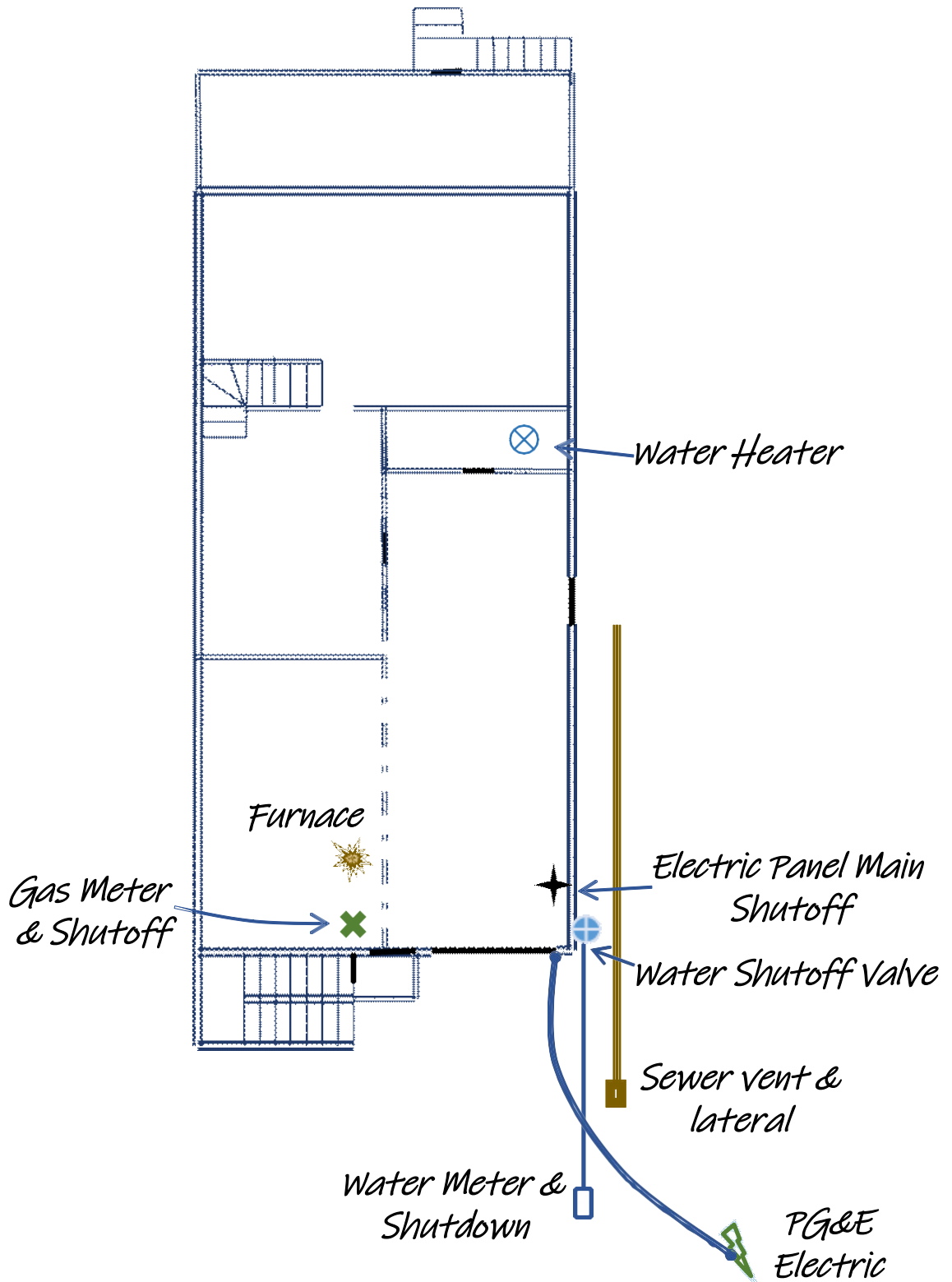
59 **Range?** New.

### ***Bath***

60 **Style/Age:** Modern functional baths (limited testing).

## Utility Shutoff and Mechanical Locations

(plumbing, electrical and HVAC next 3 sections)



## I - Water, Sewer, and Gas Plumbing

*Pipes that are below ground or otherwise not visible at inspection time are considered 'not inspected'.*

*Sewer lateral pipes could have breaks or blockage that can cause backup or restricted flow. You may contact a specialty plumber to inspect by running a camera through the pipe(s).*

*Plumbing leaks behind closed wall, floor, and ceiling coverings, fixtures, storage, household items or other are inaccessible to inspection. We may or may not recommend further inspection at areas where water stains are found (depending on location, discovery, appearance, history or other mitigating circumstances).*

*Arnest Inspections assumes no liability for conditions that may be discovered due to active or past plumbing leaks.*

*San Francisco and Peninsula water is supplied through water main lines emanating from the Hetch Hetchy Reservoir in the Sierra foothills <http://www.bawsca.org/hetch.html>*

### **Water**

- 61 **Water Meter & Shutdown Valve:** Water Meter & Shutdown Valve
- 62 **Water Shutoff:** Main Water Pipe Shutoff Valve
- 63 **Main pipe:** Copper (where observed).
- 64 **Shutoff functional:** Yes.
- 65 **Branch pipe:** Copper (where observed).
- 66 **General pressure:** Satisfactory, limited testing.
- 67 **Leaks:** None noted.

### **Sewer**

- 68 **Sewer Vent:** Main Sewer Lateral Vent
- 69 **Main pipe:** Cast iron.
- 70 **Branch lines:** Iron (as visible and noted).
- 71 **Corrosion visible?** Slight crack. Conditions are such that a lateral inspection is recommended.
- 72 **Ventilation:** Assumed yes. (N1)

### **Gas**

- 73 **Gas Shutdown:** Gas Meter & Main Shutdown Valve
- 74 **Corrosion:** None noted.
- 75 **Wrench:** No wrench. (Hs1)
- 76 **Adequate Ventilation?** Adequate.

**Hs1) A wrench should be kept near the meter in case the meter needs to be shut off.**

**N1) Vent pipes are assumed to lead upward to above the roof line [not verified].**

## **J - Electrical Supply, Panels, and Wiring**

*Inspection of circuits between the main shutoff and termination points is limited to a sampling visual inspection of wiring that is exposed without removal of coverings. We do not load test circuits or verify correct wire size. We typically try to sample receptacles for grounding and faults with a simple testing plug. Some receptacles may not be tested. Some receptacles may be covered by storage or household items or have electronic devices attached (and are inaccessible to inspection). We typically don't unplug devices when sampling receptacles.*

### ***Main Supply***

77 **Main Electric Shutoff:** Main Electric Breaker Shutoff

78 **Over/under entry:** Overhead Wires.

79 **Amperage:** 100.

80 **Switch box type:** Common multiple breakers.

81 **Cover removed?** No. The panel appears new. (M1

82 **Legible Labeling?** Ok (not verified).

### ***Subpanel***

83 **Subpanel:** No Secondary Electric Panel was Located.

### ***Wiring***

84 **Grounding:** A sampling of receptacles indicates that they are grounded.

85 **GFCI faults:** GFCI receptacle protection is found at the kitchen and bath(s).

86 **Exposed wiring:** New basement/garage wiring should be covered with drywall.

**M1) Refer to an electrician for breaker and panel wiring inspection.  
No outward evidence of defects were noted.**



## **K - Hot Water Supply and Heating**

### *Hot Water*

87 **Water Heat Type:** Natural Gas Water Tank.

88 **Size:** 50 gallons.

89 **MGF date:** 2024

90 **Seismic:** Standard. (N1

### *Heating*

91 **Room Heat Type:** Natural Gas Forced Air Furnace (new).

92 **Functional?** Yes. Wall thermostat.

93 **Ambient air:** Adequate.

94 **Exhaust:** Should be cleaned periodically.

**N1) Proper tank strapping and backing support is required to help prevent damage and gas leaks after an earthquake. Also, the tank can supply emergency water if the water main is broken. Water can be drained at the lower valve.**

## L - Other / General Interior

- 95 Smoke & Carbon detection? Yes. (Hs1)
- 96 Fireplace: None.
- 97 Dryer: 220/240 voltage electric supply.
- 98 Dryer/washer: (not inspected)
- 99 General pests: This isn't a 'general pest' inspection
- 100 Rodent or pigeon: None noted.
- 101 Plaster conditions: Satisfactory. No severe issues were notable.
- 102 Flooring: Covered over with synthetic materials.

**Hs1) Smoke and carbon monoxide detectors need to be tested during the energy inspection (as will be required at time of sale). Defer to agent for energy inspection information.**

*This is not a 'Hazardous Material Inspection' (lead paint, radon gas, asbestos). This is not a 'Mold and Mildew Inspection': Hazardous materials, mold and mildew inspections involve taking samples from various surfaces and testing in a lab. Most conditions are benign and/or are not visible or cannot be identified by visual inspection. Conditions may cause allergic reactions to some people. In this area, older homes will typically have some lead paint under newer paint coverings, extremely low levels of radon gas, mold that is not toxic but can cause allergies, and asbestos typically not in a friable form. Refer any concern related to hazardous materials, mold or mildew to other specialist. We may point out areas of concern if we can easily identify materials that are commonly known to have hazardous materials, but identification or lack of identification would be subject to error.*

*Fuel Oil Storage Tanks: We may report the presence of an oil tank vent pipe but we do not inspect for underground tanks. Your realtor may call for a tank inspection if your building is in a location that may have a tank and there is no record that one has been removed.*

## PROBLEMS WITH THE BUILDING

This report is not a guarantee or warranty; we cannot eliminate all your risk in purchasing. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the house.

Home buyers, after settlement and occupying the building, sometimes overlook important information and warnings in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a problem occurs that you feel the inspector's report did not give you sufficient warning of, call him. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by contractors for remedying the problem.

Please consult your inspector before you engage a contractor to examine or correct a possible defect.

***Thank you very much for allowing us to serve you.  
Feel free to call if you have any questions.***

***James Thomas Arnest***

***Arnest Inspections***

***WDO and Property Inspections / Structural Pest repairs***

We have referred to our report as a 'Property Inspection'. Others refer to their report as a 'Contractor's Inspection' or 'General Contractor's Inspection Report'. California contact law refers to these reports as 'Home Inspection'. Whatever you may choose to call these inspections and reports, they are one and the same and are strictly defined by:

BUSINESS AND PROFESSIONS CODE SECTION 7195-7199 7195. For purposes of this chapter, the following definitions apply:(a) (1) "Home inspection" is a noninvasive, physical examination, performed for a fee in connection with a transfer, as defined in subdivision (e), of real property, of the mechanical, electrical, or plumbing systems or the structural and essential components of a residential dwelling of one to four units designed to identify material defects in those systems, structures and components. "Home inspection" includes any consultation regarding the property that is represented to be a home inspection or any confusingly similar term. (2) "Home inspection," if requested by the client, may include an inspection of energy efficiency. Energy efficiency items to be inspected may include the following: (A) A noninvasive inspection of insulation R-values in attics, roofs, walls, floors, and ducts.

(B) The number of window glass panes and frame types.

(C) The heating and cooling equipment and water heating systems.

(D) The age and fuel type of major appliances.

(E) The exhaust and cooling fans.

(F) The type of thermostat and other systems.

(G) The general integrity and potential leakage areas of walls, window areas, doors, and duct systems.

(H) The solar control efficiency of existing windows.

(b) A "material defect" is a condition that significantly affects the value, desirability, habitability, or safety of the dwelling. Style or aesthetics shall not be considered in determining whether a system, structure, or component is defective.

(c) A "home inspection report" is a written report prepared for a fee and issued after a home inspection. The report clearly describes and identifies the inspected systems, structures, or components of the dwelling, any material defects identified, and any recommendations regarding the conditions observed or recommendations for evaluation by appropriate persons.

(d) A "home inspector" is any individual who performs a home inspection.

(e) "Transfer" is a transfer by sale, exchange, installment land sales contract, as defined in Section 2985 of the Civil Code, lease with an option to purchase, any other option to purchase, or ground lease coupled with improvements, of real property or residential stock cooperative, improved with or consisting of not less than one nor more than four dwelling units.

7196. It is the duty of a home inspector who is not licensed as a general contractor, structural pest control operator, or architect, or registered as a professional engineer to conduct a home inspection with the degree of care that a reasonably prudent home inspector would exercise.

7196.1. (a) Nothing in this chapter shall be construed to allow home inspectors who are not registered engineers to perform any analysis of the systems, components, or

structural integrity of a dwelling that would constitute the practice of civil, electrical, or mechanical engineering, or to exempt a home inspector from Chapter 3 (commencing with Section 5500), Chapter 7 (commencing with Section 6700), Chapter 9 (commencing with Section 7000), or Chapter 14 (commencing with Section 8500) of Division 3.

(b) This chapter does not apply to a registered engineer, licensed land surveyor, or licensed architect acting pursuant to his or her professional registration or license, nor does it affect the obligations of a real estate licensee or transferor under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 3 of Division 2 of, or Article 2 (commencing with Section 2079) of Chapter 3 of Title 6 of Part 4 of Division 3 of, the Civil Code.

7197. (a) It is an unfair business practice for a home inspector, a company that employs the inspector, or a company that is controlled by a company that also has a financial interest in a company employing a home inspector, to do any of the following:

(1) To perform or offer to perform, for an additional fee, any repairs to a structure on which the inspector, or the inspector's company, has prepared a home inspection report in the past 12 months.

(2) Inspect for a fee any property in which the inspector, or the inspector's company, has any financial interest or any interest in the transfer of the property.

(3) To offer or deliver any compensation, inducement, or reward to the owner of the inspected property, the broker, or agent, for the referral of any business to the inspector or the inspection company.

(4) Accept an engagement to make an inspection or to prepare a report in which the employment itself or the fee payable for the inspection is contingent upon the conclusions in the report, pre-established findings, or the close of escrow.

(5) A home protection company that is affiliated with or that retains the home inspector does not violate this section if it performs repairs pursuant to claims made under the home protection contract.

(b) This section shall not affect the ability of a structural pest control operator to perform repairs pursuant to Section 8505 as a result of a structural pest control inspection.

7198. Contractual provisions that purport to waive the duty owed pursuant to Section 7196, or limit the liability of the home inspector to the cost of the home inspection report, are contrary to public policy and invalid.

7199. The time for commencement of a legal action for breach of duty arising from a home inspection report shall not exceed four years from the date of the inspection.