Arnest Inspections, Property Report

Jarnest@sfinsp.com 236 West Portal #347 office (415) 239-6977
www.sfinsp.com San Francisco, CA 94127 other (415) 533-2315

Property of inspection: [Street Name], San Francisco CA
Date of inspection: Monday, May 6, 2019
Parties in Interest: [Owner Name]
[Agent Name and Realty Group]
[Other Name]

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 circumstance.

Building type: Single family

Weather: Dry

Occupancy Status: Furnished and occupied (n2

Wood Pest report: Yes (n3

Contract Party present: No

Contract Agent present: No

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

I. Water Supply, Sewer, Natural Gas Plumbing

J. Electrical Supply and Wiring

K. Water Heater / Heating / Air conditioning

L. Other/General

n2) Furnished, storage and household item restrict inspection.

n3) 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 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:

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.

Area Drain | Downspout (ground pipe) | (on ground) | Sidewalk Vent or Sump | Sewer (approximate)

Walls on lot line (and not inspected) | Approximate boundary | Furnace F | Water Heater WH

Fencing/Yard: *Poor in places (some wood beetle and/or fungal decay; not a part of the a WDO report).*

Retaining walls*: Differential cracks at the rear and right rear concrete walls*

Area drains*: There is an area drain in the garage to help control surface runoff.*

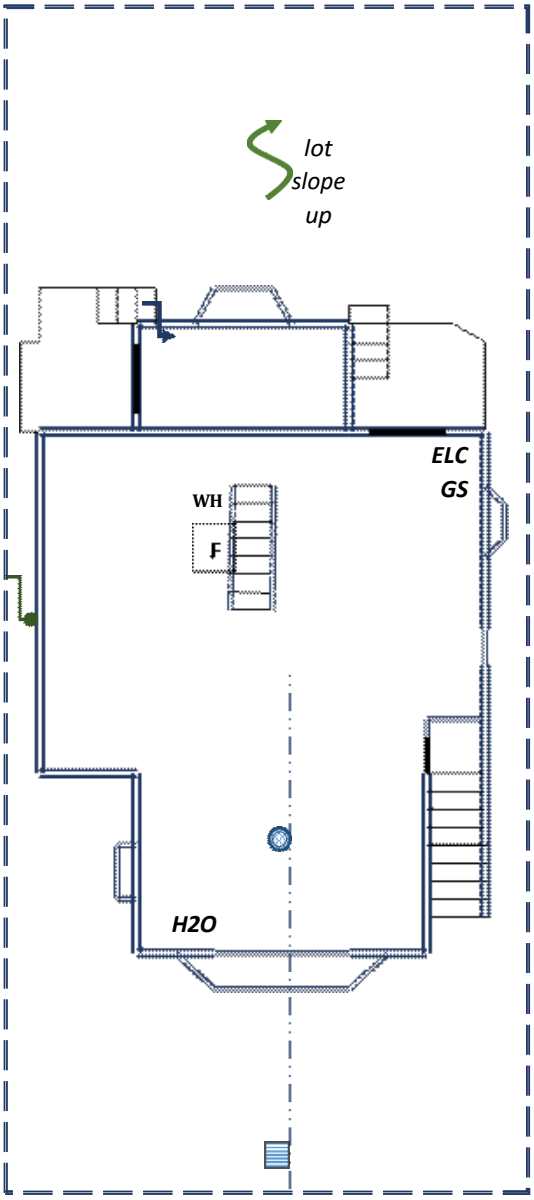
Roof drainage termination*: Main into the sewer system [as is the standard in San Francisco].*

Visible French drain sump*: None visible (typically there is none for older homes).*

Walls on Lot Lines*: Free standing*

Drainage problems*: None noted now. Inspect during inclement weather.*

Public Access Sidewalk*: Satisfactory*
Front entry/driveway*: One crack at driveway. Some cracks at entry sidewalk*



You should also read related geological reports maps supplied prior to any real estate transfer: **www.jcpreports.com**

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. Unless otherwise stated, we do not speculate on the depth and width of foundation or pier footings (as they are typically not visible). We may speculate on conditions behind drywall or cabinets (by age of construction and outward appearance) but these conditions are considered 'unknown' and 'not verified'.

Construction type:	**Wood platform joist over cripple wall frame.**
Notable alterations:	**Basement coverings and rooms. Past foundation repairs (for faulty grade levels)**
Foundation type:	**Concrete**
Soil coverings:	**Thin concrete (typical of older SF homes)**
Soil retainment:	**Some foundations also act as retaining walls.**
Inspection limitations:	**Extensive storage, wall and ceiling coverings, and cabinets**
Anchor bolts:	**Some anchor bolts are visible at the sill plates that are accessible. More should be installed to meet seismic standards.**
Post connections:	**Post to beam load points are not visible. We do not know if there are proper metal connectors.**
Upgrades:	**No seismic upgrades (m1**
Foundation cracks noted:	**Some typical cracks are noted. No severe cracking was discovered at this time.**
Spalling:	**Yes (n1**
Efflorescence:	**Yes (m2**
Engineer recommended:	**No severe risk factors were observed. (m3**

m1) No seismic upgrades noted [shear walls, hold downs, moment frame, or post to beam reinforcement]. Upgrade recommended
m2) Efflorescence [or calcification; white mineral leaching] does not imply a structural defect but does indicate an excessive moisture condition that could affect interior storage or room construction.
m3) Standard seismic upgrade recommended. No specific defects were found that would require structural repair work. Refer any concern to a structural engineer.

n1) Minor surface spalling is evident at parts of the foundation. Spalling occurs when impurities and moisture in the aggregate cause the surface to split off.

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

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).

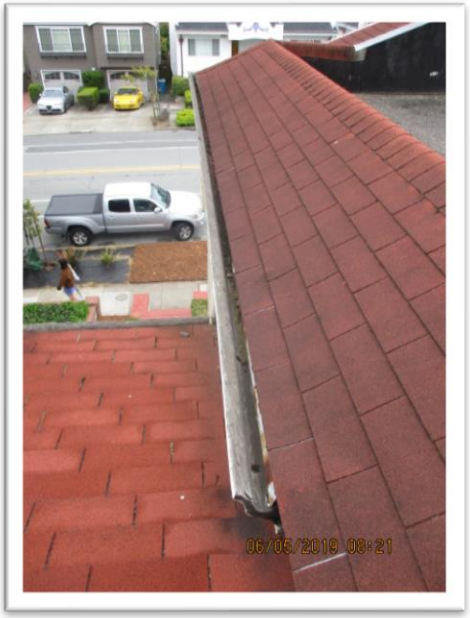
Main

Slope: **Flat (slope to drain)**
Access: **Walk on**
Cover material: **Tar and Gravel**
Condition: **Worn (1**
Metal flashings: **Corrosion (2**
Chimney: **No spark arrest (m1**
Maintenance: **See below (m2**

Front Facade

Slope: **Pitched**
Access: **View from flat roof area**
Cover material: **3-tab composition shingles**

Condition: **Worn (1**
Metal flashings: **Corrosion (1**
Drainage: **Dryrot (3**



1) Refer to a roofing specialist for analysis.
2) Corrosion should be coated with a paint or roofing mastic.
3) Old wood gutters are dryrot damaged and need to be replaced.

m1) A chimney spark arrest should be added. Also, offset noted at flue. Refer to a chimney specialist.
m2) With maintenance you may prolong usefulness of the existing covering by: Exposed tar areas 'in the field' need to be covered with additional gravel. Parapet walls should be coated with an aluminum fibered paint [to protect against Ultraviolet sun rays].

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

Access: **From hatch only (n1**
Insulation: **Blown in; matted down and should be removed.**
Electrical wires: **Wiring needs inspection. Old knob and tube (hs1**

hs1) Conditions at knob and tube wiring should be inspected by an electrician.

n1) Viewed the attic from the hatch only. Close inspection at the attic space would be made at additional costs and with a ceiling damage waiver agreed to.

We will not enter open rafter attic spaces at the time of original inspection except where walking planks are in place and secured, and head room 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.

E. Exterior

Coverings: **Stucco**

Dryrot: **Yes, see the WDO report (1**

1) See the WDO report for ID and recommendation to repair.

F. Windows, Doors, Garage Doors

Windows

Frame material: **Wood sash mostly**

Pane type: **Single pane**

Condition: **Some dryrot (1**

Rear bay windows

Frame material: **Metal**

Condition: **Rusted hinges**

Rear Patio Doors

Mechanical fault: **Dryrot. Replacement required.**

Tempered glass: **Glass panes close to the floor at interior doors and one rear window (hs2**

Garage

Type: **Roll up. Old motor not tested**

Safety lasers: **None (hs1**

1) Some dryrot noted. Refer to a WDO inspection report window and door specialist.

hs1) The garage door does not have a safety laser light eye [and is considered a safety hazard].
hs2) Glass panes close to the floor require 'tempered glass' for child safety (prevents large chards of glass when broken).

G. Porches and Steps:

Front

Material: **Brick on mortar and wood frame**

General condition: **Extensive dryrot and termite damage (see WDO report)**

Rear

Material: **Wood**

General condition: **Dryrot. Replace 2 decks**

Basement

Rise & run variance: **Bottom step variance (hs1**

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hs1) The top step rise variance is more or less than the other steps (trip hazard).

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 greasy on knobs or surfaces, household items inside or on appliances, or broken parts. Inspection of ovens is limited to testing one element only.

Kitchen & Baths

Style/age: **Worn out and dysfunctional. Refer to a remodeling contractor**

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.

I. Water, Sewer, and Gas Plumbing

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 Other areas are typically supplied from wells and other reservoirs.

Water

Main pipe shutoff: Copper
Branch pipe: Copper
General pressure: Satisfactory
Shutoff functional: Yes
Regulator / gauge: None
Leaks: None noted

Sewer

Main pipe: Cast iron
Corrosion visible: None noted
Branch lines: Iron and some plastic
Ventilation: Assumed yes (n1

Gas

Corrosion: None noted
Ventilation: Adequate
Wrench: No wrench noted (hs1

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

Main Supply

Over/under entry: Overhead wires
Amperage: 100
Switch box type: 2 large cartridge breakers
Cover removed: Yes (n1
Panel condition: Satisfactory

Subpanel

Panel type: Common multiple breaker
Cover removed: No, limited space (hs1
Panel condition: Appears professional
Labeling: Poor

Wiring

Receptacles grounded: Mostly not (n2
Ground peg fault: Partial (hs2
GFCI; bath, kitchen: GFCI faults at bath and kitchen. (hs3
Open junction box: Yes, rear basement and at a closet (hs4

hs1) We do not open junction boxes for inspection unless there is at least 3' clearance with no obstructions. We do not move storage to provide clearance. Refer to an electrician if you desire to have the breaker wiring inspected. Https://www.nachi.org/electrical-service-panels.htm
hs2) I did not find 3 pronged receptacles that are not grounded but we could not test all receptacles. Inspection when vacant is recommended.
hs3) Bath and kitchen outlet(s) need to be Ground Fault Circuit Interrupt protected (shock safety near water pipes).
hs4) Junction boxes need to be covered (fire control safety).

n1) Removed for a cursory wiring inspection. Refer to an electrician for thorough inspection.
n2) Wiring is not grounded for the most part (typically ungrounded wiring is knob and tube].

Inspection of circuits between the main shutoff and termination points is limited to visual inspection of wiring that is exposed without removal of coverings. We do not load test circuits or verify correct wire size. We typically sample receptacles for grounding and faults with a simple testing plug.
Some receptacles may be covered by storage or household items or have electronic devises attached [and are inaccessible to inspection].

K. Hot Water Supply and Heating

Hot Water

Type: Natural gas tank (n1

Earthquake strapping: Poor (hs1

Size: 40 gallons

MGF date: 1998

Bonding cable: None (m1

Heating

Type: Natural gas forced air

Functional: Thermostat does not work. Refer to a furnace expert.

hs1) 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.

m1) A simple bonding cable should be added to help discharge electrical energy to ground and to help prevent corrosion due to electrolysis.

n1) Tanks typically have a life span of around 10 years under normal use. You should have a plumber on call for emergency service. If we indicate a date, then the date is the date of manufacture and not the date of installation. Pressure tank, recirculation system, and purification systems are typically not installed or required.

No Warranty: There may be defects with the furnace, thermostat or duct system (proper air flow) that will not be tested during this inspection. There may be exposed asbestos on older duct tubes and/or register seals that are is not easily detected without removal of insulation, interior coverings or register covers.
Periodic cleaning and inspection by a heating expert is highly recommended. A heating expert may also test the air flow volume and efficiency of the system

L. Other

Smoke & Carbon detection: **No (1**
Fireplace: **Defect (2**
Dryer/washer: **(not inspected)**

1) Smoke & Carbon Monoxide detectors are not found at all the hallways and bedrooms. They need to be installed and tested following an energy inspection [as will be required at time of sale].
2) An offset was visible at the flue pipe. Defer to a chimney sweep for firebox and flue inspection before use.

Other Fuel Systems and Storage: There is no other type of fuel used in this city. Underground tanks have been mapped and most have been removed. Your realtor will 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. This is not a hazardous materials 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. Particular 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.

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.

Jim Arnest and Tom Arnest

CERTIFIED INSPECTOR

Arnest Inspections, Structural Pest Property

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.