General Contractors Inspection Service
Further Inspection LLC dba GCIS

1630A Taraval Street
San Francisco, CA 94116
www.gcisnow.com
p: 415-822-9090

General Contractors Inspection Service
Property Inspection Report

Inspectors:

Leo Bragagnolo
Roger Drosd
Peter Goodman
Ken Johnson
Burk Karr
Mark Nolfi
John Casasanto

Property address: **2211 Rockridge**
San Francisco
Date of inspection: 2012/12/19
Prepared for: John Doe
Jane Doe
Inspector: Roger Drosd

The following pages include a GCIS Property Inspection Report and our Contract, which describes the scope of the report and the limits of our liability. This report has been prepared for the exclusive use of the client named within.

In addition to this report, we have attached a Glossary and Supplement Page that provide additional information regarding our findings during our inspection.

Abbreviations used in this report:
I/A = inaccessible
N/A = not applicable
F/I = further inspection needed
SPCR = Structural Pest Control Report
PCO = Pest Control Operator (termite inspector)
Termite Report = Structural Pest Control Report

General Contractors Inspection Service

Further Inspection LLC dba GCIS

1630A Taraval Street
San Francisco, CA 94116
www.gcisnow.com
p: 415-822-9090

Inspection Contract

2211 Rockridge, San Francisco 2012/12/19

SCOPE OF INSPECTION: The inspection of the subject property shall be performed by General Contractors Inspection Service (GCIS) in accordance with the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. The PURPOSE OF THE INSPECTION IS TO IDENTIFY AND DISCLOSE TO THE CLIENT MAJOR DEFICIENCIES AND DEFECTS OF THE SYSTEMS AND COMPONENTS of the subject premises that are visually observable at the time of the inspection. Unless indicated otherwise, the following major systems will be included:

FOUNDATION:	Examined to determine its type, general condition, evidence of excessive settlement and damage.
STRUCTURE:	Wall, floor and roof structures will be identified and evaluated for damage and abnormal wear.
ELECTRICAL:	The electrical system capacity and condition will be evaluated with an emphasis on safety issues.
PLUMBING:	Water supply and drainage systems will be examined to determine age, condition and serviceability.
HEATING:	Heating systems will be evaluated for type, age, general condition and serviceability.
ROOFING:	Roofing materials will be identified and evaluated for evidence of leakage and serviceability.
OTHER:	Miscellaneous items will be inspected and evaluated where applicable.

The Inspection and Inspection Report are intended to provide the Client with a better understanding of the property conditions as observed at the time of the inspection. Although minor problems may be mentioned, the report will not attempt to list them all. The inspection will consist of a visual analysis of major systems and components of the property and comment on those that are in need of immediate repair, replacement, or further evaluation by a specialist. The Inspection Report may contain information that was not discussed by the inspector during the inspection. It is agreed that no claim shall be made against GCIS for any oral representations, which are perceived to be inconsistent with the written report. The scope of the inspection is limited to the items listed within the report pages.

LIMITATIONS OF THE INSPECTION: The inspection is limited to readily accessible and visible major systems, components, and equipment located in and attached to the premises. The inspection is not technically exhaustive, and it does not include destructive testing. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, wall coverings, floor coverings, ceiling coverings, rugs, carpets, furnishings, or other materials is not to be considered part of this inspection. Low crawlspaces and any area judged by the inspector as potentially hazardous will not be entered. Weather limitations may affect the extent to which the inspector can access and inspect the property or operate heating and air conditioning systems. This inspection is not considered to be an expressed or implied guarantee or warranty of any kind regarding the condition of the property, its systems or components. An exhaustive inspection that includes a guarantee of the conditions of the property for which GCIS would be held responsible would require the services of a number of experts in different fields, and it would cost 3% of the property's fair market value. Further limitations described in the report also apply.

INSPECTION EXCLUSIONS: The following items are specifically excluded from this inspection:

1) Building code compliance and zoning violations
2) Hidden or latent defects
3) Geological stability and soils condition
4) Structural stability and engineering analysis
5) Termites, pests or other wood destroying organisms
6) Asbestos, radon, formaldehyde, lead, water or air quality, mold, electromagnetic fields, underground fuel tanks or other environmental hazards
7) Building value appraisal or cost estimates for repairs and remodeling
8) Cosmetic conditions. Conditions of the surrounding neighborhood and properties as they may affect the subject property or its desirability
9) Detached buildings or structures, unless specifically included
10) Pools, exterior spas/hot-tubs, saunas, steam baths, or similar fixtures with enclosed equipment, underground piping, sprinkler systems
11) Specific components noted as being excluded in the context of the report
12) Kitchen or other appliances not specifically addressed in the report, including but not limited to ranges, dishwashers, laundry equipment, microwave ovens
13) Appliances may be checked for connections, but not for functionality and suitability. We do not perform research for product recalls.
14) Private water or private sewage (septic) systems, water softener / purifier systems
15) Radio-controlled devices, automatic gates, elevators, car-lifts, dumbwaiters and thermostatic controls, timers, security alarms
16) Photovoltaic (solar) power systems, solar water-heating systems, geo-thermal heating/cooling systems
17) Furnace heat exchangers are not accessible without disassembly, and they are excluded.
18) Interiors of fireplace flues or chimneys
19) Adequacy, efficiency or prediction of the life expectancy of any system or component

(continued on next page)

2211 Rockridge, San Francisco 2012/12/19

LIMITATION OF LIABILITY: Client agrees and understands that this inspection is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Neither GCIS, nor its agents, principals, and employees, shall be liable for any repairs or replacement of any components, systems, structure of the property or the contents therein, either during or after the inspection. The liability of GCIS for errors and omissions in the inspection and report is limited to a refund to the client of double the fee paid for the inspection and report. Refund of the fee shall be accepted by the client as full settlement of all claims, and GCIS shall thereupon be generally released. The undersigned waives all rights under Section 1542 of the California Civil Code, which reads as follows:

> **"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known to them must have materially affected their settlement with debtor."**

ADDITIONAL INSPECTIONS: Any recommendation made by GCIS to engage the services of specialty contractors or engineers for more detailed inspection, evaluation or repair of a specific system, component, and/or structure of the subject property, shall relieve GCIS from any liability to Client for the inspection and report of those components, systems, or structures. Any such additional inspections or repairs are to be made by contractors, consultants or other professionals who are duly licensed and qualified in the appropriate field or trade.

ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from of related to the inspection or inspection report shall be submitted to binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the appointed Arbitrator shall be final and binding, and judgment on the Award may be entered in any Court of competent jurisdiction.

CONFIDENTIAL REPORT: The report is the property of GCIS. It is prepared for Client's own information and may not be relied upon by any other person without compensation for, and expressed written permission of GCIS. Client agrees to maintain the confidentially of the inspection report in accordance with these terms. This report is not a complete product without a signed contract and attendance of the client at the inspection. It is a summary of information presented and discussed during the inspection, and reliance upon this report without benefit of attendance is wholly at the risk of the Client or any other party. Client may distribute copies of the inspection report to authorized agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold GCIS harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

NOTICE REQUIREMENTS: Client agrees that any claim alleging GCIS's failure to accurately report a visually observable defective condition of the subject property shall be made in writing and delivered to GCIS within ten (10) business days of discovery. Client further agrees that, with the exception of emergency repairs, neither Client, nor anyone acting on Client's behalf, will make alterations, modifications, or repairs to the subject of the claim prior to a re-inspection by GCIS within a reasonable time period. Client further agrees and understands that any failure to notify the Inspector as set forth above shall constitute a waiver of any and all claims for said failure to accurately report the condition.

ATTORNEY'S FEES: In the event that Client files suit in any civil court alleging claims arising out of this agreement or the services performed hereunder, Client agrees to pay to GCIS, all costs, expenses, and attorneys' fees incurred by GCIS, its agents, employees, or insurers in the defense of such suit. This section shall not apply to arbitration proceedings unless the selected arbitrator finds that the claim brought by Client is without merit and the Client has been given written notice of the claim's lack of merit prior to the proceedings.

SEVERABILITY: Client and GCIS agree that should a court of competent jurisdiction determine and declare that any portion of this contract is void, voidable, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

I (Client) hereby request a limited visual inspection of the structure at the address named below, to be conducted by GCIS, for my sole use and benefit. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

Property address: 2211 Rockridge

City: San Francisco

Fee: $1,050 **Payment type:** Check

Signed: *Signature on file* **Date:**

Signed: **Date:**

Signed: **Date:**

1630A Taraval Street
San Francisco, CA 94116
www.gcisnow.com
p: 415-822-9090

INSPECTION REPORT

Client & Agent information

DATE:	December 19 2012	**Inspector:**	Roger Drosd
PROPERTY ADDRESS:	2211 Rockridge		
CITY:	San Francisco		
FEE:	$1,050	**Payment type:**	Check
SIGNED CONTRACT:	Signature on file		

		Present
CLIENT:	John Doe	✓
CLIENT:	Jane Doe	
BUYER'S AGENT:	Mary Flanders	✓
LISTING AGENT:		
OTHER:	Current tenant, appraiser, pest control inspector, handyman, house painters	✓

Section 1: Building Description & General Information

1.1	**Number of units**	1
1.2	**Property type**	Single-family dwelling
1.3	**Square footage (per disclosure)**	5,760
1.4	**Type of structure**	Wood-frame
1.5	**Estimated year built**	1900
1.6	**Floors of occupancy in bldg.**	3 over basement/storage rooms
1.7	**Building orientation**	Main entry on east side
1.8	**Time of day**	11:00 Am
1.9	**Weather**	Clear
1.10	**SPCR (termite report) reviewed**	Pest Control inspection in progress
1.11	**Disclosure statement reviewed**	No
1.12	**Other documents reviewed**	No

The home is current furnished and occupied by a long-term tenant. The client indicates plans for significant remodeling, and this inspection is intended to assess the general serviceability of the major systems pursuant to renovation. The exterior of the house was in the process of being painted, and the house was fully scaffolded and draped.

2.0 Foundation

2.1	Subarea access	Limted*
2.2	Foundation covered/obscured	Partially*
2.3	Perimeter foundation type	Concrete/brick*
2.4	Post & pier supports	Intermediate supports
2.5	Alterations/repairs evident	No
2.6	Foundation cracks observed	No
2.7	Surface spalling	No
2.8	Concrete crumbling	No
2.9	Below-grade foundation	None observed
2.10	General condition [1]	Serviceable*

2.20 Substructure / Framing

2.21	Earth/wood contact	Yes*
2.22	Cellulose debris in subarea	No*
2.23	Settlement/deflection evident	No
2.24	Mudsill deterioration visible	No
2.25	Framing damage visible	No
2.26	Structural alterations evident	No

2.30 Seismic bracing features

2.31	Anchor bolts visible	No*
2.32	Framing connectors visible	No*
2.33	Substructure wall bracing visible	N/A
2.34	Garage door opening braced	N/A

2.40 Drainage/Moisture/Insulation

2.41	Surface drainage adequate	See notes*
2.42	Efflorescence/water stains	Yes*
2.43	Subarea may be seasonally wet	Yes*
2.44	Sump pump present	Yes (in boiler room)
2.45	Subarea ventilation	Yes
2.46	Slab/ratproofing present	Yes
2.47	Vapor barrier/retarder present	No
2.48	Subarea insulation present	No*

Notes and Recommendations:

2.1-2.2 The foundation was observed from within the basement area, storage rooms, boiler room and attached garage. The south portion (below the living room) consists of a low crawlspace, and access is limited due to the small opening into the area and low clearance.

2.3-2.10 The foundation consists primarily of poured concrete, and it extends the full height of the basement. All sections of concrete foundation show normal wear for the age of the house and are in serviceable condition.

A detached multi-car, partial-subterranean garage has been built at the north end of the house. It includes a modern concrete foundation and heavy steel beam substructure. No adverse conditions were observed, and it is in good condition.

A section of brick foundation was observed along the east side of the crawlspace. A small piece of exposed brick was also observed next to the electrical distribution panel at the east side of the basement. The brick is visible directly beneath the original mudsill where a piece of the concrete foundation has been chipped away. These sections of brick may indicate that the house was originally supported at least in part on a brick foundation that has been replaced or encased in concrete. No other areas of brick were observed. Construction of the attached garage at the north end of the house in 1999 would have included structural plans, and those plans may include additional information pertaining to the foundation and substructure of the house. Refer to those plans for review by a structural engineer. Further examination of the foundation to determine if any other brick exists beneath the concrete would require destructive testing (masonry drilling), which is beyond the scope of this inspection.

2.21 Partition walls and the wood floor in the storage area rest directly on the concrete slab, which is conducive to wood decay. Cut off the bases of the walls, and insert pressure-treated sills. Removal of the wood floor is recommended.

(This section continued on next page.)

1) Evaluation of the internal conditions or stabilities of soils, concrete footings and foundations, or the effectiveness of site drainage, is beyond the scope of this inspection. Evidence of foundation cracking or structural settlement such as out-of-plumb walls, doors, or sloping floors may indicate the possibility of soils or drainage problems. We recommend contacting a structural or civil engineer for further information if these conditions are noted in our report. Refer to the Glossary for more information regarding foundation types and conditions

2.22 Several pieces of abandoned asbestos insulation that have been removed from the steam pipes were observed in the crawlspace. Refer to a hazardous materials abatement contractor to remove this material.

2.31-2.34 Mudsills are only partially visible, and no anchor bolts were observed. Bolts were not typically installed in houses of this age, and any that were are typically widely-spaced and of low value. No other means of seismic bracing were observed . Full-perimeter anchor bolts and wall bracing (where applicable) are recommended to help reduce the potential for earthquake damage. Note that the house is fully detached, and it includes 3 full floors of occupancy above the basement level, which can increase this potential. Further review by a structural engineer is recommended to determine an appropriate seismic bracing upgrade.

Refer to 'The Homeowner's Guide to Earthquake Safety', published by the California Seismic Safety Commission, for general information and recommendations. (Available at http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf)

2.41-2.44 Standing water was present in the boiler room at the time of this inspection. There is also a sump pump located there, and the sump was filled with water, as the trip-float for the pump is evidently jammed. Once jostled, the pump started and operated normally. If the float sticks again, replacement of the pump is recommended to ensure reliable operation.

One source of the water in the boiler room is the ventilation opening at the SW corner. The metal grill for the opening is deteriorated, and a piece of sheet metal has been placed over it. There is a hairline fracture in the foundation, and it appears that water around the ventilation opening is seeping downward and through the foundation. The well and covering for the ventilation opening need to be rebuilt to ensure adequate air supply for the boiler and water heater. It may also be necessary to install a small drain at the base of the well to convey water to the interior sump. Refer to a general contractor for this repair.

Other areas in the basement were visibly dry at the time of this inspection.

The roof of the attached garage doubles as an exterior landscaped garden area. It includes a grass lawn and stone walkways. The soil was saturated at the time of this inspection, indicating that drainage is inadequate. The stone pathway has also settled moderately. This type of system typically has a permeable drainage mat beneath the soil that directs water into the sewer system. As part of the repair and restoration of the garden, the soil and pavers should be removed to enable the membrane and drainage system to be replaced or corrected to ensure adequate drainage.

3.0 Exterior/Stairs/Decks/Doors/Windows

3.1	Type of structure	Wood-frame
3.2	Siding materials	Stucco/Rustic wood
3.3	Siding deterioration	Normal wear*
3.4	Ornamentation needs repair	None observed*
3.5	Window/door damage	Yes*
3.6	Windows broken/fogged	No
3.7	Attached invasive foliage	No
3.8	Deck/balcony needs repair	N/A
3.9	Stair/landing needs repair	Yes*
3.10	Railings damaged/missing	No

3.20 Interior/Walls/Floors/Doors/Attic

3.21	Railings/stairs damaged/missing	Yes*
3.22	Floors deteriorated/damaged	Normal wear
3.23	Ceiling / wall / door damage	Normal wear
3.24	Emergency exit from bedroom	See window notes*
3.25	Fire-door w/closer at garage	No
3.26	Fire-wall / ceiling at garage	Yes
3.27	Attic access	Through hatch in hall closet
3.28	Roof sheathing type	Plank
3.29	Roof framing dimensions	2x6
3.30	Ceiling framing dimensions	2x6
3.31	Attic insulation	Fiberglass batts
3.32	Attic ventilation	No

Notes and Recommendations:

3.3 The exterior of the building was in the process of being painted and waterproofed at the time of this inspection. The stucco has been patched and repainted, and all accessible areas appear to be in serviceable condition. However, there is evidence of excessive moisture intrusion in the walls of the breakfast room due to the deteriorated roof membrane directly above it. Refer to the SPCR for findings of his inspection and cost estimates for repair of the damaged wall framing and stucco. Note that the extent of damage cannot be fully determined without removal of exterior finishes and the roof membrane above the breakfast room. Any cost estimates provided prior opening the walls should be considered as preliminary.

3.5 Windows and French doors consist mostly of original wood sashes. They have just been painted, and the glazing putty has been replaced where needed. They are in generally serviceable condition, except that many windows and French doors are painted shut and inoperable. Some rooms, such as the breakfast room, presently have no operable windows. Operable windows are required for ventilation and emergency exiting (at bedrooms), as well as for cleaning and general appearance. Following completion of the exterior painting, all windows should be checked and cut free for normal operation. Refer to the painting contractor or a wooden window restoration specialist contractor for this type of work.

The powder room window is painted shut, and there is no other means of ventilation. This window should be made operable to provide required ventilation.

3.9 Several bricks at the front entry lower landing (at grade level) have become dislodged, which could be a trip hazard. Reattach the loose bricks with mortar to restore the landing.

3.21 There is no handrail on the interior service stairs, which is a potential fall hazard. Install a suitable handrail for safety.

4.0 Service Type/Description

4.1	Electricity on	Yes
4.2	Shutoff location	Garage
4.3	Service entry type	Underground
4.4	Panel weatherproofed	Yes
4.5	Service size (amps)	200
4.6	240-volt service	Yes
4.7	Service ground visible	Yes
4.8	Panel deadfront present	Yes
4.9	Cover removed for inspection	Yes
4.10	Fuses	Yes*
4.11	Circuit breakers	Yes
4.12	Wire types observed: Cable	Yes — Conduit Yes
	Knob & tube	Yes
4.13	Service upgrade recommended	Upgraded in 2003

4.20 GFCI (ground fault circuit interrupters)

4.21	GFCI in kitchen	No*
4.22	GFCI in bathroom	No*
4.23	GFCI in exterior outlets	N/A
4.24	GFCI in garage/basement	No*

4.30 Defects observed

4.31	Service entry damage	No
4.32	Open boxes/exposed splices	Yes*
4.33	Unprotected cables	No
4.34	Loose/broken fixtures/devices	No
4.35	Inoperative lights/outlets	No
4.36	Extension cords used for wiring	Yes*
4.37	Insufficient outlets	Yes*
4.38	Bonding missing at water heater	Yes*
4.39	Non-grounded 3-prong outlets	Yes*
4.40	Other defects/hazards observed	Yes*

Service/Distribution Panels

	Panel #1 Basement	Panel #2 Pantry (fuses)	Panel #3 2nd fl. hall (fuses)	Panel #4 N/A
50/60-amp/240v:	3			
40-amp/240v:	1			
30-amp/240v:	1			
20-amp/240v:				
15-amp/240v:				
30-amp/120v:				
20-amp/120v:	13			
15-amp/120v:		12	12	

Notes and Recommendations:

4.10, 4.12, 4.37 The main distribution panel in the basement has been upgraded to modern circuit breakers, but the older panels on the main level and 2nd floor hallway are original fuse boxes. Oversized fuses have been installed in a number of sockets. This allows overloading of the wiring, which is a potential fire hazard. Oversized fuses are typically installed when there are relatively few circuits present, to which many appliances/fixtures are connected. Installation of new circuits and outlets is recommended throughout the house to accommodate typical contemporary requirements. Also note that the older wiring is a 2-wire knob-and-tube system. Though the older wiring may still be serviceable, complete replacement is generally done as part of a substantial remodel. Refer to an electrical contractor for cost estimates to upgrade the panels and wiring where needed.

4.32-4.40 Miscellaneous defects observed:

a) A junction box next to the basement distribution panel is partially open. Repair the cover.
b) The sump pump is powered through a long extension cord that is routed through walls. Install a local outlet.
c) The breakers in the basement distribution panel are not labelled. Map circuits, and label accordingly.
d) Non-grounded 3-prong receptacles were found in the kitchen. Check for proper ground connections.
e) Outlets near water sources are not protected by GFCI receptacles. Install where missing.

5.0 Water Supply

5.1	Water service on	Yes
5.2	Water shutoff location	Storage room at east side
5.3	Pressure checked	90-psi
5.4	Pressure regulator present	No
5.5	Supply lines galvanized	Partial*
5.6	Supply lines copper	Yes
5.7	Supply lines plastic	No
5.8	Dielectric unions	Yes
5.9	Local shutoff valves	Yes
5.10	Leakage from supply lines	No
5.11	Water flow restricted	No

5.20 Drain/Waste/Vent (DWV)

5.21	Types of piping observed:[1]	Cast iron	Yes	Galvanized	Yes
		Copper	Yes	Plastic	No
5.22	Ejection pump present		No		
5.23	Drains slow/clogged		No*		
5.24	Trap leakage observed		No		
5.25	Drain pipe leakage		No		
5.26	Toilet seal loose/leaking		No		
5.27	Non-vented drains evident		No		

5.30 Fixtures/Cabinets [2]

5.31	Cabinet/countertop damage	Worn/serviceable
5.32	Fixtures damaged/loose	Worn/serviceable
5.33	Tub/shower deterioration [3]	See note*

Notes and Recommendations:

5.5 Copper supply lines were observed throughout the basement and in the attic. Some of the original galvanized supply lines may still be in service in concealed areas in the walls, though water flow was normal, and no rusty water was observed. Based on the extent of anticipated remodeling, replacement of any remaining galvanized pipes should be included with bathroom upgrades.

5.23-5.33 Bathrooms are older/original and in need of updating. Miscellaneous items noted:

a) The hot water is turned off at the pedestal sink in the master bathroom.
b) Older high-capacity toilets do not comply with current water conservation standards. Replace all.
c) 3rd floor shower inoperative and presently used for storage.
d) There is a secondary kitchen on the upper level. Removal of this kitchen may be required during future remodel.

Repair/upgrade of all of the above items will be included within the scope of proposed renovations.

1) Underground sewer laterals are inaccessible by GCIS for inspection. Video inspection by a plumbing contractor is recommended for buildings more than 50 years old.
2) Appliances may be operated during the inspection to check for connections. However, we do not check temperature settings, timers, run cycles etc.
3) Shower pans may leak, regardless of the outward appearance of the shower enclosure. Refer to the Pest Control inspector to test pans for leakage, where applicable.

6.0 Gas supply

6.1	Gas service on [1]	Yes
6.2	Meter/shutoff location	Exterior east side
6.3	Shutoff wrench at meter	Keep a wrench nearby for emergencies
6.4	Seismic shutoff valve	No
6.5	Local shutoff valves	Yes

6.10 Water heater

6.11	Water heater location	Boiler room
6.12	Water heater type	Storage tank
6.13	Fuel type	Gas
6.14	Size (gallons)	75
6.15	Estimated age	2003
6.16	Recirculation system	No*
6.17	Temp/press relief (TPR)	Yes
6.18	Earthquake bracing	Yes
6.19	Flexible gas connector	Yes
6.20	Vented	Yes
6.21	Combustion air adequate	Yes
6.22	Elevated in garage	N/A

6.30 Heating/Cooling Systems

6.31	Heater location	Boiler room & attic
6.32	Heating system type [2]	Steam & forced-air
6.33	Fuel type	Gas*
6.34	Estimated age	Newer boiler, older forced-air furnace*
6.35	Combustion air adequate	Yes (See 2.41-2.44)
6.36	Furnace/boiler vented	Yes
6.37	Filter needs replacement	No
6.38	Ducts insulated	Yes
6.39	Damaged ducts evident	No
6.40	Air-conditioning installed	No
6.41	Condensate drain/pump	N/A
6.42	Condensate neutralizer	N/A
6.43	Heating system operated	Yes
6.44	Heat to upper levels [3]	Yes*
6.45	Radiator valve leakage	No
6.46	Steam heat local control	Thermostat on 2nd floor

Notes and Recommendations:

6.16 The water heater is located in the basement, and there is no recirculating system to provide instant hot water to remote fixtures. Installation of a return loop and circulator pump with timer control is recommended as part of the remodel.

6.30 a) The main heating system consists of cast iron steam radiators. The original boiler has been replaced with a Peerless gas-fired unit, which is middle aged and in serviceable condition. The thermostatic control for the system is located on the 2nd floor. It was turned on for the inspection, and the system operated normally. This type of heating system requires periodic maintenance by a plumbing contractor. It also includes a backflow preventer (BFP) valve at the water supply connection that requires annual re-certification. A current municipal inspection sticker is affixed.

Note: The original boiler was oil-fired, and it would have included an underground fuel-oil storage tank. Removal of abandoned underground tanks is required by state law. Further inspection for the presence of a tank is recommended. Refer to an oil tank abatement contractor for inspection and removal.

Note: Asbestos has been removed from the exposed steam pipes in the basement and boiler room areas, but it remains in use in the crawlspace and other locations. Remodeling may include alterations that will require at least partial removal or containment of asbestos insulation. Also see 2.22

b) There is a supplemental forced-air heating system on the 3rd floor. The furnace is located in a closet next to the stairs. It is mid-age to older. It operated normally, though the bearings for the draft inducer fan are worn and noisy. Replacement of the inducer fan is recommended for quieter operation. The intake opening for the cold-air return to the furnace is located behind the door that separates the north and south sides of the upper level. When this door is closed, it restricts air flow to the furnace, reducing its efficiency and causing uneven heating. Installation of a jump-duct to allow air to pass from the room to the hallway is recommended. Alternatively, leave the door partially open when the heating system is in use.

1) We do not perform a pressure test of the gas supply lines to check for leaks. Older gas lines may leak small amounts of gas without any obvious indications. If faulty gas lines are revealed during future testing, it may be necessary to replace large sections of the gas pipe system.

2) Evaluation of heat exchangers in forced-air and gravity heaters requires partial disassembly of the unit and is beyond the scope of this inspection. We recommend that older heating systems be inspected by a heating contractor for a comprehensive evaluation of interior components.

3) Heat output to upper levels and remote rooms can vary considerably. Client should verify that heat output to each room meets expectations.

7.1 Roof type and location

Location	Material	Overall condition	Comments
Upper	Composition shingle	Serviceable	Replaced in 2002 (per permit listing) Shows normal wear.
Hips	Slate	Worn	Older/original roof around perimeter of upper level. Worn, but serviceable.
Breakfast rm.	Built-up asphalt	Poor	Older/deteriorated membrane. Evidence of leakage and damage in framing below. See 3.3
Dormers	Sheet metal	Worn/Poor	Rust-through visible at front dormer. Repair needed to prevent leakage.
Garage	Membrane	Serviceable	Membrane beneath soil is inaccessible. No leakage observed.

Roof access

7.2 Means of access/ Access limitations Walked. Accessed through hatch in attic.

7.30 Evidence of water intrusion [1]

7.31 Ceiling leakage observed Stain in living room at south side.*

7.32 Skylight leakage/damage observed No

7.33 Wall leakage observed No

7.34 Other leakage/stains observed No

7.40 Roof Conditions/Defects

7.41 Surface damage Advanced wear visible above breakfast room. Other areas show normal wear.

7.42 Flashing damaged/missing No

7.43 Counter-flashing damaged/missing No

7.44 Chimney/vent flashing damaged/missing No

7.45 Rain caps damaged/missing No

7.46 Patching/repairs/alterations observed No

7.47 Gutters/downspouts damaged/missing Box gutter at front has been sealed with asphalt.

7.50 Painting/Waterproofing

7.51 Exterior painting/sealing needed In progress

7.52 Window reglazing/caulking/flashing needed In progress

Notes and Recommendations:

7.1 a) Replace the breakfast room roof as part of the structural repairs recommended in the SPCR.

b) Each of the small window-dormers on the upper level is covered with a standing-seam sheet metal roof. All are worn, and most are in serviceable condition. One at the south end has rusted through, which allows water intrusion. Refer to a sheet metal contractor for replacement of the damaged metal. Others should be checked and repaired if needed.

c) The joints between the slate roof and the dormers have been sealed with caulk as part of the ongoing exterior painting and waterproofing. Caulk should not be necessary at these joints to prevent water intrusion, and it is not known if it has been applied to repair voids or simply as a matter of standard procedure by the waterproofing contractor. Note that slate roofs do require periodic inspection and repair to maintain them in good condition, and the condition of the underlying membrane is unknown. Further evaluation by a roofing contractor that is experienced with slate roofs is recommended to determine if any repairs are needed at the dormers.

7.31, 7.47 The ceiling stain in the living room is presently dry. It is located near a steam radiator in the room above, and it is possible that a previously leaking radiator valve was the cause. The box gutter at the front of the house may also have been the cause, as it has been coated with asphalt above this location, probably to correct a leak. Monitor this area following upcoming heavy rainfall to see if there is any active leakage.

1) Our findings pertain to the general condition of the roof, and we cannot guarantee against leakage. Any visible stains or evidence of recent repairs to the interior ceilings or the roof itself should be regarded as possible indications of leakage. It is also generally not possible to estimate the age of stains by their appearance, and unless there has been substantial recent rainfall, use of a moisture meter to check for dampness does not provide reliable data.

8.0 Fireplace

8.1	Location/type[1]	Living room: masonry firebox with terra cotta flue in stucco-framed exterior chase
8.2	Gas jet/log-lighter present	No
8.3	Damper present	Yes
8.4	Damage observed	No
8.5	Flue cleaning needed	Inaccessible
8.6	Evidence of smoking	No
8.7	Settlement/leaning visible	No
8.8	Flue bracing present	No. Tall unbraced stucco chase is a potential toppling hazard in an earthquake.
8.9	Spark arrestor/cap present	Yes

8.20 Grounds/Pavement

8.21	Sidewalk/driveway damage	No
8.22	Patio/walkway damage	See 2.41-2.44
8.23	Retaining wall present [2]	Around perimeter at south and east sides
	Type of wall	Masonry
	Leaning/damage visible	No
8.24	Fencing damaged	No

8.30 Additional safety items

8.31	Garage door auto-reverse	Yes
8.32	Smoke alarm	Install smoke detectors in all sleeping rooms, and at least one on every level.
8.33	CO alarm	Install CO detectors per manufacturer's specification to comply with current safety standards.
8.34	Fire sprinklers present	No
8.35	Deadbolts on doors	Double-keyed locks*

Notes and Recommendations:

8.0 The interior of the fireplace flue is inaccessible for inspection without special equipment. Refer to a fireplace contractor for further inspection.

8.35 Exterior locks keyed on both sides are potential safety hazards in the event of an emergency. Replace double-cylinder locks with single-cylinder type.

1) We perform a Level 1 inspection of the fireplace, which is limited to its readily accessible interior and exterior portions. Much (or most) of the flue interior may be inaccessible for inspection without special equipment. If it has not been inspected by a Certified Chimney Sweep within the past year, further evaluation is recommended.

2) Evaluation of the adequacy of retaining walls requires the services of a structural or civil engineer and is beyond the scope of this inspection.