



Further Inspection LLC dba GCIS

317 West Portal, PO Box 27038  
San Francisco, CA 94127  
www.gcisnow.com  
p: 415-822-9090



## GCIS Property Inspection Report

13750 Sycamore, San Francisco 2022/01/01

**Inspectors:**

Roger Drosd  
Peter Goodman  
Burk Karr  
Mark Nolfi  
Sarah deVito  
Josh Frost

**Property address: 13750 Sycamore  
San Francisco**

**Date of inspection: 2022/01/01**

**Prepared for: Current owner**

**Inspector: GCIS**

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.

GCIS reserves all rights regarding distribution, reproduction and use of this report. If you have any questions regarding the content of these documents or the conditions of their authorized use, please call us at 415-822-9090.

**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



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## Inspection Contract

**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 representation that 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, zoning violations, property lines, location of condominium/TIC common areas, size/adequacy of parking spaces.
- 2) Condominium inspections may be limited to the subject unit only. Common areas may be included only as described in the report.
- 3) Hidden or latent defects
- 4) Structural adequacy and engineering analysis. Geological stability and soils condition
- 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 in the context of the report as being excluded
- 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) Internet/WiFi-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)



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**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. 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 that fail or malfunction when operated using normal controls 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 confidentiality 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:** 13750 Sycamore

**City:** San Francisco

**Fee:** \$XXX **Payment type:** Credit card

**Signed:** Agent authorized **Date:** \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_



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## INSPECTION REPORT

### Client & Agent information

DATE:	<u>January 1 2022</u>	Inspector:	<u>GCIS</u>	
PROPERTY ADDRESS:	<u>13750 Sycamore</u>			
CITY:	<u>San Francisco</u>			
FEE:	<u>\$XXX</u>	Payment type:	<u>Credit card</u>	
SIGNED CONTRACT:	<u>Agent authorized</u>			Present <input type="checkbox"/>
CLIENT:	<u>Current owner</u>			
CLIENT:				
BUYER'S AGENT:	<u>N/A</u>			
LISTING AGENT:	<u>Listing agent</u>			
OTHER:				

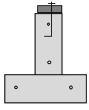
### Section 1: Building Description & General Information

1.1	Number of units	<u>1</u>
1.2	Property type	<u>Single-family dwelling</u>
1.3	Square footage (per disclosure)	<u>1,126 (per SFDBI website)</u>
1.4	Type of structure	<u>Wood</u>
1.5	Estimated year built	<u>1927</u>
1.6	Floors of occupancy in bldg.	<u>1 over garage</u>
1.7	Building orientation	<u>Faces west to street</u>
1.8	Time of day	<u>12:00 Pm</u>
1.9	Weather	<u>Clear</u>
1.10	SPCR (termite report) reviewed	<u>No</u>
1.11	Disclosure statement reviewed	<u>No</u>
1.12	Other documents reviewed	<u>No</u>

Staged for sale at the time of inspection. This report has been prepared for the exclusive use of the Seller of the property. It is not a substitute for a Real Estate Transfer Disclosure Statement, nor does it take the place of an independent inspection for the prospective Buyer. An on-site independent consultation with the Inspector to answer questions regarding this report can be arranged for a reduced fee. Any use of this document constitutes acceptance of the terms of the contract.

Note: This home has undergone multiple alterations since its original construction, and the only permit listed online is for a roof in 1996. Alterations performed without permits and inspections may include substandard conditions in concealed locations.

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**Section 2:  
Foundation & Substructure:**

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2.0 Foundation

2.1 Subarea access	<u>Yes*</u>
2.2 Foundation covered/obscured	<u>Partially*</u>
2.3 Perimeter foundation type	<u>Concrete</u>
2.4 Post & pier supports	<u>Intermediate supports</u>
2.5 Alterations/repairs evident	<u>No</u>
2.6 Foundation cracks observed	<u>Yes*</u>
2.7 Surface spalling	<u>No</u>
2.8 Concrete crumbling	<u>No</u>
2.9 Below-grade foundation	<u>Yes*</u>
2.10 General condition <sup>1</sup>	<u>See notes*</u>

2.20 Substructure / Framing

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

2.30 Seismic bracing features

2.31 Anchor bolts visible	<u>Yes*</u>
2.32 Framing connectors visible	<u>Partial*</u>
2.33 Substructure wall bracing visible	<u>No*</u>
2.34 Garage door opening braced	<u>No*</u>

2.40 Drainage/Moisture/Insulation

2.41 Surface drainage adequate	<u>Yes</u>
2.42 Efflorescence/water stains evident	<u>No</u>
2.43 Subarea may be seasonally wet	<u>No indication of excess moisture</u>
2.44 Sump pump present	<u>None observed</u>
2.45 Subarea ventilation	<u>Yes</u>
2.46 Slab/ratproofing present	<u>Yes</u>
2.47 Vapor barrier/retarder present	<u>No</u>
2.48 Subarea insulation present	<u>Yes*</u>

**Notes and Recommendations:**

2.1-2.2 The foundation was viewed from within the garage and adjacent storage room, as well as from the exterior at the right side and rear of the house. Sections of the foundation and substructure are obscured by insulation and storage, and the exterior is inaccessible along the north lot line where blocked by adjacent structures.

2.3-2.26 The house is located on a site with a moderately steep downslope from the south toward the north, as well as from the west toward the east side of the lot. The structure is supported on a concrete perimeter foundation and intermediate supports of concrete piers and wood columns. The rear bedroom extension is partially supported on tall wood columns.

Several cracks were observed in the foundation at the right side, left side and center area. These cracks indicate minor settlement, which is also evident on the main level where the floors are slightly uneven and door openings are out of plumb. The various cracks have been filled with epoxy, possibly to seal them against moisture and/or insect entry. The epoxy provides no structural repair, but it can serve as an indicator of recent movement, and no cracks were observed in the epoxy. (The epoxy appears older, but it's exact age is unknown.) Other indicators of settlement include:

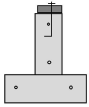
- 1) a void between the concrete slab floor and the inner face of the north foundation wall.
- 2) buckled stucco along the top of the foundation at the south side of the house
- 3) The concrete slab along the south side of the garage has been replaced. It is unknown if this was due to settlement damage or some other condition.
- 4) The floor in the rear extension is sloped. The outboard support columns appear to have been replaced at some point, but additional damage is visible in their bases. (See below)

Based on the above observations, further evaluation of the foundation by a structural engineer is recommended to determine if there is any need for soil stabilization and/or foundation upgrades. (See footnote.)

2.25 The bases of the two posts at the rear of the extension rest on the slab where they are chronically exposed to moisture, and wood decay is visible. Also note that the metal hold-down at the base of one post has rusted completely away. Install elevated concrete piers for the posts.

(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



2.26 The wall between the living room and dining area has been partially removed. The framing is covered and inaccessible for visual inspection. No permit was found for this alteration. No structural deflection was observed, but evaluation of the structural design and adequacy is outside the scope of this inspection. Refer to a structural engineer for further evaluation and recommendations.

2.31-2.34 Buildings of this era typically were constructed with limited or no seismic bracing features. Anchor bolts, framing connectors, wall bracing panels, and garage door braces improve the seismic resistance characteristics of a building and reduce the potential for earthquake damage. Retrofit-type anchor bolts were observed where mudsills are exposed, but no other means of bracing has been installed. Installation of plywood bracing panels is recommended to improve connections between the floor, wall and foundation, as well as for lateral-force resistance. The rear bedroom is supported by tall columns at the rear, and there is no lateral bracing present. Additional bracing (cross-bracing or a solid wall) is recommended for this structure.

Refer to 'The Homeowner's Guide to Earthquake Safety', published by the California Seismic Safety Commission, for general information and recommendations. Refer to 'The Homeowner's Guide to Earthquake Safety', published by the California Seismic Safety Commission, for general information and recommendations. Available at [https://ssc.ca.gov/forms\\_pubs/hog](https://ssc.ca.gov/forms_pubs/hog). Refer to a structural engineer for specific recommendations.

2.48 Denim insulation has been installed throughout the garage and storage area. (Some pieces are missing, and completion of installation is recommended.) It is also recommended that this material be covered with plywood and wallboard for fire protection, as well as to prevent physical damage.



**Section 3:**  
**Structure Interior/Exterior:**

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3.0 Exterior/Stairs/Decks/Doors/Windows

3.1 Type of structure	<u>Wood</u>
3.2 Siding materials	<u>Stucco/Wood lap</u>
3.3 Siding deterioration	<u>Yes*</u>
3.4 Ornammentation needs repair	<u>No</u>
3.5 Window/door damage	<u>Yes*</u>
3.6 Windows broken/fogged	<u>No</u>
3.7 Attached invasive foliage	<u>No</u>
3.8 Deck/balcony needs repair	<u>See notes*</u>
3.9 Stair/landing needs repair	<u>See notes*</u>
3.10 Railing damaged/missing	<u>See notes*</u>

3.20 Interior/Walls/Floors/Doors/Attic

3.21 Railing/stair damaged/missing	<u>No</u>
3.22 Floors deteriorated/damaged	<u>Uneven*</u>
3.23 Ceiling / wall / door damage	<u>Uneven surfaces*</u>
3.24 Emergency exit from bedroom	<u>See notes*</u>
3.25 Fire-door w/closer at garage	<u>N/A</u>
3.26 Fire-wall / ceiling at garage	<u>No*</u>
3.27 Attic access	<u>No</u>
3.28 Roof sheathing type	<u>Inaccessible</u>
3.29 Roof framing dimensions	<u>Inaccessible</u>
3.30 Ceiling framing dimensions	<u>Inaccessible</u>
3.31 Attic insulation	<u>Inaccessible</u>
3.32 Attic ventilation	<u>No</u>

**Notes and Recommendations:**

3.3 Wood siding at the left-rear corner has been installed without trim to cover voids at the joints. Install vertical trim where missing.  
Stucco at the right (south) side of the house is cracked and buckled above the foundation, possibly indicating settlement and rotation of the foundation. (See Section 2) Following any structural repairs recommended by a structural engineer, repair and repaint the stucco to prevent moisture intrusion.

3.5, 3.24 Windows consist of a combination of original single-glazed, wood sashes and newer double-glazed vinyl and clad units. The older wood sashes are in deteriorated condition, with decay showing at several locations. The living room windows have been sealed and are no longer operable, eliminating required ventilation. Replacement of all wood windows is recommended. Refer to a window contractor for options and costs.  
The vinyl casement windows in the front bedroom are too narrow to meet the minimum standards for emergency exiting from a sleeping room, and the center window is a non-operable type. Replacement of the center window with an operable unit that meets egress requirements is recommended for fire safety.

The vinyl windows in the rear bedroom appear to have been improperly sized when ordered. There are large voids on the inner side that have been filled with caulk, and the hardware is partially buried by the interior sills. Replacement with properly-sized windows is recommended for usability and appearance.

3.8-3.10 The rear deck and stair are not original, and they do not meet current safety standards. The stairs are excessively steep, and the railings have large openings. The deck has been extended to the property line without benefit of fire-resistant construction materials, likely done without permit. Refer to an architect for information on the allowable size/location of the deck, as well as redesign of the stair to comply with current standards.

3.9 The front entry stair consists of terrazzo over masonry supports. There are a number of fractures in the terrazzo, but the supports appear serviceable. Refer to a terrazzo repair specialist to fill the voids and resurface the steps for improved appearance and to minimize water intrusion that can contribute to continued damage.

3.22-3.23 Floors and walls show uneven surfaces and sloping that is consistent with settlement noted in Section 2.



**Section 4:  
Electrical:**

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4.0 Service Type/Description

4.1	Electricity on	<u>Yes</u>
4.2	Shutoff location	<u>Exterior, right-rear corner</u>
4.3	Service entry type	<u>Overhead</u>
4.4	Panel weatherproofed	<u>Yes</u>
4.5	Service size (amps)	<u>Unknown*</u>
4.6	240-volt service	<u>Yes</u>
4.7	Service ground visible	<u>Inaccessible</u>
4.8	Panel deadfront present	<u>Yes</u>
4.9	Cover removed for inspection	<u>Garage subpanel only</u>
4.10	Fuses	<u>No</u>
4.11	Circuit breakers	<u>Yes</u>
4.12	Wire types observed:	Cable <u>Yes</u> Conduit <u>Yes</u>
		Knob & tube <u>None observed</u>
4.13	Service upgrade recommended	<u>No</u>

4.20 GFCI (ground fault circuit interrupters)

4.21	GFCI in kitchen	<u>Yes</u>
4.22	GFCI in bathroom	<u>Yes</u>
4.23	GFCI in exterior outlets	<u>No*</u>
4.24	GFCI in garage/basement	<u>No*</u>
<u>4.30 Defects observed</u>		
4.31	Service entry damage	<u>No</u>
4.32	Open boxes/exposed splices	<u>Yes*</u>
4.33	Unprotected cables	<u>Yes*</u>
4.34	Loose/broken fixtures/devices	<u>Yes*</u>
4.35	Inoperative lights/outlets	<u>No</u>
4.36	Extension cords used for wiring	<u>No</u>
4.37	Insufficient outlets	<u>No</u>
4.38	Bonding missing at water heater	<u>See notes*</u>
4.39	Non-grounded 3-prong w/o GFCI	<u>No</u>
4.40	Other defects/hazards observed	<u>Yes*</u>

4.50 Service/Distribution Panels

Panel #1	Front of garage	Panel #2	Rear of garage	Panel #3	N/A	Panel #4	N/A
	50/60-amp/240v:		50/60-amp/240v: <u>1</u>		50/60-amp/240v:		50/60-amp/240v:
	40-amp/240v:		40-amp/240v: <u>1</u>		40-amp/240v:		40-amp/240v:
	30-amp/240v:		30-amp/240v:		30-amp/240v:		30-amp/240v:
	20-amp/240v:		20-amp/240v:		20-amp/240v:		20-amp/240v:
	15-amp/240v:		15-amp/240v:		15-amp/240v:		15-amp/240v:
	30-amp/120v:		30-amp/120v:		30-amp/120v:		30-amp/120v:
	20-amp/120v: <u>5</u>		20-amp/120v: <u>9</u>		20-amp/120v:		20-amp/120v:
	15-amp/120v:		15-amp/120v: <u>4</u>		15-amp/120v:		15-amp/120v:

**Notes and Recommendations:**

4.5, 4.9 There is a padlock on the main panel cover, and the key was not located. Cut off the padlock to allow inspection.

4.23 There is a large spa (hot tub) on the rear patio. The spa was not inspected, except to check for the required emergency shutoff and GFCI for shock protection. The shutoff switch at the rear door has been altered, and it no longer contains fuses. No GFCI was located. Lack of GFCI protection is a life/safety hazard, and the spa should not be used until corrected. Refer to an electrician to install an approved GFCI shutoff.

4.32-4.34 Most of the wiring is covered and inaccessible to view, but substandard alterations were observed in the storage room and garage where wiring is partially exposed. Visible work does not appear to have been professionally installed, and other non-conforming conditions are likely to be found in concealed locations. Comprehensive inspection by an electrical contractor is recommended to assess the condition of wiring and connections in junction/outlet boxes and to provide cost-estimates for repair.

4.38 The bonding cable at the water heater has been disconnected from the gas line. Reattach to ensure a continuous ground.





**Section 5:  
Water supply/Drains/Fixtures:**

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5.0 Water Supply

5.1	Water service on	<u>Yes</u>
5.2	Water shutoff location	<u>Garage</u>
5.3	Pressure checked	<u>No</u>
5.4	Pressure regulator present	<u>No</u>
5.5	Supply lines galvanized	<u>No</u>
5.6	Supply lines copper	<u>Yes</u>
5.7	Supply lines plastic	<u>No</u>
5.8	Dielectric unions	<u>Yes</u>
5.9	Local shutoff valves	<u>Yes</u>
5.10	Leakage from supply lines	<u>No</u>
5.11	Water flow restricted	<u>No</u>

5.20 Drain/Waste/Vent (DWV)

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

5.30 Fixtures/Cabinets <sup>2</sup>

5.31	Cabinet/countertop damage	<u>No</u>
5.32	Fixtures damaged/loose	<u>See notes*</u>
5.33	Tub/shower deterioration <sup>3</sup>	<u>No</u>

**Notes and Recommendations:**

5.21 The underground sewer lateral is inaccessible without specialized equipment. Based on the age of the building and the observed settlement, video camera inspection is recommended to determine its type and condition. Refer to a qualified plumbing contractor for this inspection.

5.32 The stopper for the bathroom sink could not be removed or released. Also note that the drain/overflow pipes below the sink are non-standard, and they include an open fitting, which could allow water to escape if the drain is partially clogged. Install a cap on the open fitting. Refer to a plumber or handyman for repair.

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.



**Section 6:  
Gas/Water Heater/HVAC:**

13750 Sycamore, San Francisco

2022/01/01

6.0 Gas supply

6.1 Gas service on <sup>1</sup>	Yes
6.2 Meter/shutoff location	Garage
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	Garage
6.12 Water heater type	Storage tank
6.13 Fuel type	Gas
6.14 Size (gallons)	50
6.15 Estimated age	2009*
6.16 Recirculation system present	No
6.17 Temp/press relief (TPR) valve	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	Garage
6.32 Heating system type <sup>2</sup>	Forced-air (high-efficiency type)
6.33 Fuel type	Gas
6.34 Estimated age	Newer
6.35 Combustion air adequate	Yes
6.36 Furnace/boiler vented	Yes
6.37 Filter needs replacement	Yes
6.38 Ducts insulated	Yes
6.39 Damaged ducts evident	No
6.40 Air-conditioning installed	No
6.41 Condensate drain/pump	Yes*
6.42 Condensate neutralizer	Yes*
6.43 Heating system operated	Yes*
6.44 Heat to upper levels <sup>3</sup>	N/A
6.45 Radiator valve leakage	N/A
6.46 Steam heat local control	N/A

**Notes and Recommendations:**

- 6.5 Install barriers in front of the furnace to protect the gas line from accidental impact from automobiles.
- 6.15 The water heater is nearing the end of its expected service life, and replacement should be anticipated in the near future.
- 6.42 The condensate neutralizer cartridge is located above the laundry. These cartridges should be replaced every 3 years.
- 6.43 The furnace was operated with normal thermostatic controls. Heat was provided to all outlets.

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.



**Section 7:  
Roofing and Waterproofing:**

13750 Sycamore, San Francisco

2022/01/01

7.1 Roof type and location

Location	Material	Overall condition	Comments
All	Tar & Gravel	Worn	Older roof with moderate wear. Maintenance recommended.*

Roof access

7.2 Means of access/ Access limitations Walked-on

7.30 Evidence of water intrusion <sup>1</sup>

7.31 Ceiling leakage observed No

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 Typical wear for age

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 No

7.50 Painting/Waterproofing

7.51 Exterior painting/sealing needed See 3.3

7.52 Window reglazing/caulking/flashing needed See 3.5

**Notes and Recommendations:**

7.1 There is a 1996 permit listed for re-roofing, which is consistent with its appearance. Roof membranes of this type have a typical service life of 12-20 years, depending on conditions and maintenance. The surface shows wear, but it still appears serviceable for the near future. The exposed asphalt on the vertical surfaces is subject to accelerated wear due to exposure to the sun and wind. Coat all areas of exposed tar with aluminum roof emulsion or other compatible material for added protection and roof life.

**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 <sup>1</sup>	<u>Living room: original masonry fireplace</u>
8.2	Gas jet/log-lighter present	<u>Makeshift installation of gas burner. Shutoff valve inside firebox.</u>
8.3	Damper present	<u>Damper should be partially disabled for use with a gas burner</u>
8.4	Damage observed	<u>Hole drilled in hearth for gas pipe, rendering fireplace unsafe for wood-burning</u>
8.5	Flue cleaning needed	<u>N/A</u>
8.6	Evidence of smoking	<u>N/A</u>
8.7	Settlement/leaning visible	<u>No</u>
8.8	Flue bracing present	<u>N/A</u>
8.9	Spark arrestor/cap present	<u>Yes</u>

8.20 Grounds/Pavement

8.21	Sidewalk/driveway damage	<u>No</u>
8.22	Patio/walkway damage	<u>Uneven surfaces and levels</u>
8.23	Retaining wall present <sup>2</sup>	<u>At east end of lot</u>
	Type of wall	<u>Low-level wood retainer.</u>
	Leaning/damage visible	<u>Undersized and bowed outward. Replacement recommended to prevent soil erosion.</u>
8.24	Fencing damaged	<u>Serviceable</u>

8.30 Additional safety items

8.31	Garage door auto-reverse	<u>Yes</u>
8.32	Smoke alarm	<u>Install smoke alarms in all sleeping rooms and at least one on every level.</u>
8.33	CO alarm	<u>Install CO detectors per manufacturer's specification to comply with current safety standards.</u>
8.34	Fire sprinklers present	<u>Limited system in garage and storage area. Not a professional installation.*</u>
8.35	Deadbolts on doors	<u>Yes</u>

**Notes and Recommendations:**

8.0 Alterations to the fireplace are non-professional and include potential safety hazards. Refer to a fireplace contractor for full inspection and repair before attempting to use it.

8.31 The garage door appears to have been recently replaced, but the opener is older and lacks a battery backup power supply. Battery backup has been required since 1/1/2019 for new and replacement garage doors. Refer to a garage door contractor to replace the opener to comply with current safety standards.

8.34 Fire suppression sprinklers in the garage appear to be a "homemade" installation. Evaluation and testing is outside the scope of this inspection.

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.