



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

3764-3766 Wellington Avenue, San Francisco 2022/01/01

Inspectors:

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

**Property address: 3764-3766 Wellington Avenue
San Francisco**

Date of inspection: 2022/01/01

Prepared for: Home Owners Association

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)



2022/01/01
San Francisco
Wellington Avenue, 3766-3764

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: 3764-3766 Wellington Avenue

City: San Francisco

Fee: \$XXXX **Payment type:** Prepaid online

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

Signed: _____ **Date:** _____



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INSPECTION REPORT

2022/01/01
San Francisco
3764-3766 Wellington Avenue

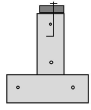
Client & Agent information

DATE:	<u>January 1 2022</u>	Inspector:	<u>GCIS</u>	
PROPERTY ADDRESS:	<u>3764-3766 Wellington Avenue</u>			
CITY:	<u>San Francisco</u>			
FEE:	<u>\$XXXX</u>	Payment type:	<u>Prepaid online</u>	
SIGNED CONTRACT:	<u>Signature on file</u>			Present <input type="checkbox"/>
CLIENT:	<u>Home Owners Association</u>			
CLIENT:				
BUYER'S AGENT:	<u>N/A</u>			
LISTING AGENT:	<u>N/A</u>			
OTHER:				

Section 1: Building Description & General Information

1.1	Number of units	<u>4*</u>
1.2	Property type	<u>Condominiums</u>
1.3	Square footage (per disclosure)	<u>Unknown/not disclosed</u>
1.4	Type of structure	<u>Wood-frame</u>
1.5	Estimated year built	<u>1902</u>
1.6	Floors of occupancy in bldg.	<u>3</u>
1.7	Building orientation	<u>Faces south to street</u>
1.8	Time of day	<u>10:00 Am</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>

1.1-1.6 This inspection was performed for the benefit of the HOA to assess the general condition of major, common-area systems for the purpose of scheduling repairs and maintenance. Only the readily-accessible common-areas were accessed for inspection. The upper unit was entered to provide access to the roof.



**Section 2:
Foundation & Substructure:**

3764-3766 Wellington Avenue, San Francisco

2022/01/01

2.0 Foundation

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

2.20 Substructure / Framing

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

2.30 Seismic bracing features

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

2.40 Drainage/Moisture/Insulation

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

Notes and Recommendations:

2.1-2.2 Access to the foundation and substructure is limited due to the presence of finishes. The rear subarea and utility rooms were entered for inspection, providing partial access to the rear crawlspace. The exterior is accessible at the right side, rear and along a portion of the left side of the structure. The garage is located at the front of the property, and it was also accessed for inspection.

2.3-2.10 The building is located on a site with a moderate upslope from the front (south side) of the lot toward the rear. The garage is located in front of the original structure, and its entry is at street-level. Steps at the right side of the garage lead to the main structure one-level above.

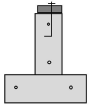
The main structure is supported on a combination of its original brick foundation and sections of reinforced concrete foundations. Concrete was observed in the utility passage area where sections of the brick have been capped or replaced. All visible sections of concrete show normal wear and are in good condition.

The original brick is visible in the rear crawlspace. The brick shows typical wear for the age of the structure, with minor to moderate levels of moisture deterioration and erosion of the mortar joints. Mortar joint erosion is common in older brick due to the use of lime-base mortar, as opposed to modern Portland-cement based mortar. Advanced levels of erosion can allow for settlement of the brick, but all visible sections showed normal wear and appear to be generally level. Facing the brick with mortar (parge-coating) is sometimes done to reduce further erosion and the potential for future settlement, but this is typically not cost-effective. In most cases, if the brick foundation shows significant deterioration, replacement with concrete is the preferred repair.

The foundation across the rear of the building appears to be below the level of the exterior grade, as indicated where the stone surface of the patio abuts the wood siding. Repairs have recently been made, and a newer mudsill is visible from within the crawlspace. Ideally, the exterior grade level should be lowered to protect the wood structure from moisture intrusion. Alternatively, metal flashing can be installed on the exterior as a barrier against moisture, though this has limited value. Flashing of this type is normally exposed above grade-level, and no flashing was observed, so it could not be determined if any flashing has been installed. (Refer to the contractor for details of the work performed.) Refer to a structural pest control inspector for periodic inspection of this area.

(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



2.31-2.34 Buildings of this era typically were constructed with limited or no seismic bracing features. Anchor bolts, framing connectors and wall bracing panels improve the seismic resistance characteristics of a building and reduce the potential for earthquake damage. Anchor bolts have been installed in the sections of foundation that have been capped or replaced with concrete, but no seismic retrofit work was observed in the rear subarea where the brick foundation has not been upgraded. Note that anchor bolts are a preliminary step for seismic bracing, and plywood shear panels with framing connectors are typically recommended to provide lateral bracing and improve the effectiveness of the bolts. Additional bracing is recommended, and a structural engineer should be retained to provide a thorough review and recommendations for cost-effective upgrades.

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/

2.41-2.43 As indicated above, there is evidence of seasonal moisture seepage into the rear subarea. The rear yard and patio slope toward the building, but it appears that surface water is presently directed away from the wood siding by the slope of the patio surface. Monitor these areas periodically during the rainy season to check for any ponding against the wood siding. If the rear patio surface is significantly altered in the future, it is recommended that grade-level be lowered and a subsurface drainage system be installed to reduce moisture levels and the potential for framing damage.



Section 3:
Structure Interior/Exterior:

3764-3766 Wellington Avenue, San Francisco

2022/01/01

3.0 Exterior/Stairs/Decks/Doors/Windows

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

3.20 Interior/Walls/Floors/Doors/Attic

3.21	Railing/stair damaged/missing	<u>N/A</u>
3.22	Floors deteriorated/damaged	<u>N/A</u>
3.23	Ceiling / wall / door damage	<u>N/A</u>
3.24	Emergency exit from bedroom	<u>Metal escape ladder at left-rear</u>
3.25	Fire-door w/closer at garage	<u>N/A, detached garage</u>
3.26	Fire-wall / ceiling at garage	<u>N/A</u>
3.27	Attic access	<u>N/A</u>
3.28	Roof sheathing type	<u>N/A</u>
3.29	Roof framing dimensions	<u>N/A</u>
3.30	Ceiling framing dimensions	<u>N/A</u>
3.31	Attic insulation	<u>N/A</u>
3.32	Attic ventilation	<u>N/A</u>

Notes and Recommendations:

3.5 Windows include a mix of original single-glazed wood units and newer double-glazed vinyl units. A representative sample of windows were checked and found to be in serviceable condition. The older windows show typical wear, with loose fit and no weather-stripping to prevent air infiltration. Though still serviceable, we recommended upgrading to modern double-glazed windows for improved operability and thermal performance. Refer to a window contractor for options and costs.

3.9 The front exterior stair consists of masonry over wood framing, with a waterproof membrane between the two. The underside of the structure was viewed, and minor framing damage was observed, though it appears to be old. (Older stains were noted on the framing at the west side of the enclosure.) Periodic inspection of this area following sustained rainfall is recommended to check for any signs of moisture intrusion that could contribute to framing damage. Refer to any previous pest control inspection reports for additional information and recommendations.



Section 4:
Electrical:

3764-3766 Wellington Avenue, San Francisco

2022/01/01

4.0 Service Type/Description

4.1 Electricity on	<u>Yes</u>
4.2 Shutoff location	<u>Garage*</u>
4.3 Service entry type	<u>Underground</u>
4.4 Panel weatherproofed	<u>Yes</u>
4.5 Service size (amps)	<u>100 (for building)*</u>
4.6 240-volt service	<u>Yes</u>
4.7 Service ground visible	<u>Yes</u>
4.8 Panel deadfront present	<u>Yes</u>
4.9 Cover removed for inspection	<u>No</u>
4.10 Fuses	<u>N/A</u>
4.11 Circuit breakers	<u>Yes*</u>
4.12 Wire types observed:	Cable <u>Yes</u> Conduit <u>Yes</u>
	Knob & tube <u>Inaccessible</u>
4.13 Service upgrade recommended	<u>See notes*</u>

4.20 GFCI (ground fault circuit interrupters)

4.21 GFCI in kitchen	<u>N/A</u>
4.22 GFCI in bathroom	<u>N/A</u>
4.23 GFCI in exterior outlets	<u>N/A</u>
4.24 GFCI in garage/basement	<u>N/A</u>

4.30 Defects observed

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

4.50 Service/Distribution Panels

Panel #1	N/A	Panel #2	N/A	Panel #3	N/A	Panel #4	N/A
50/60-amp/240v:		50/60-amp/240v:		50/60-amp/240v:		50/60-amp/240v:	
40-amp/240v:		40-amp/240v:		40-amp/240v:		40-amp/240v:	
30-amp/240v:		30-amp/240v:		30-amp/240v:		30-amp/240v:	
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15-amp/120v:		15-amp/120v:		15-amp/120v:		15-amp/120v:	

Notes and Recommendations:

The electrical systems for the individual units were not included in this inspection.

4.2, 4.13 The main disconnect for the building is located inside the garage. It is rated at 100-amps, which is low for a building of this size with four residential units. However, the service has evidently been providing sufficient power, as there were no reports of a tripped main breaker. Note that if loads are significantly increased due to remodeling of individual apartments, it will become necessary to increase the size of the conductors from the garage to the panels below the entry stair. (The size of the conductors to the PG&E box in the garage is also unknown, but they are typically rated for at least 200-amps.)

4.11 One of the service panels located below the entry stair consists of Federal Pacific Equipment. This type of breaker has been known for inadequate overcurrent protection due to jamming, which is a potential fire hazard. We recommend replacing this older (obsolete) panel as a safety upgrade.

Refer to an electrical contractor for further evaluation of the above items.



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

3764-3766 Wellington Avenue, San Francisco

2022/01/01

5.0 Water Supply

5.1	Water service on	<u>Yes</u>
5.2	Water shutoff location	<u>Garage/sidewalk</u>
5.3	Pressure checked	<u>No</u>
5.4	Pressure regulator present	<u>None observed</u>
5.5	Supply lines galvanized	<u>See notes*</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>N/A</u>
5.10	Leakage from supply lines	<u>No</u>
5.11	Water flow restricted	<u>Units not inspected</u>

5.20 Drain/Waste/Vent (DWV)

5.21	Types of piping observed: ¹	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>Units not inspected</u>	
5.24	Trap leakage observed	<u>N/A</u>	
5.25	Drain pipe leakage observed	<u>No</u>	
5.26	Toilet seal loose/leaking	<u>N/A</u>	
5.27	Non-vented drains evident	<u>No</u>	

5.30 Fixtures/Cabinets ²

5.31	Cabinet/countertop damage	<u>N/A</u>
5.32	Fixtures damaged/loose	<u>N/A</u>
5.33	Tub/shower deterioration ³	<u>N/A</u>

Notes and Recommendations:

5.5 A water-supply pipe and shutoff valve were observed in the utility area. The main water supply is typically located at the front of the property, and this is likely a secondary shutoff valve. The pipe coming up from below-ground consists of galvanized steel, and the pipe leading from the valve is copper. Older galvanized steel water pipes become occluded with rust and mineral deposits, restricting normal water flow. They are also susceptible to underground leakage as they rust through, and this may not be detected until the water bills become noticeably high. Though water flow was normal when tested, we recommend that the galvanized pipe be replaced to ensure adequate water flow and to protect against leakage.

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:**

3764-3766 Wellington Avenue, San Francisco

2022/01/01

6.0 Gas supply

6.1 Gas service on ¹	Yes
6.2 Meter/shutoff location	Utility area
6.3 Shutoff wrench at meter	Keep a wrench nearby for emergencies
6.4 Seismic shutoff valve	No
6.5 Local shutoff valves	N/A

6.10 Water heater

6.11 Water heater location	Boiler room
6.12 Water heater type	Storage tank (common-area system)
6.13 Fuel type	Gas
6.14 Size (gallons)	100
6.15 Estimated age	1998*
6.16 Recirculation system present	No
6.17 Temp/press relief (TPR) valve	Yes
6.18 Earthquake bracing	Upgrade needed*
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	N/A
6.32 Heating system type ²	N/A
6.33 Fuel type	N/A
6.34 Estimated age	N/A
6.35 Combustion air adequate	N/A
6.36 Furnace/boiler vented	N/A
6.37 Filter needs replacement	N/A
6.38 Ducts insulated	N/A
6.39 Damaged ducts evident	N/A
6.40 Air-conditioning installed	N/A
6.41 Condensate drain/pump	N/A
6.42 Condensate neutralizer	N/A
6.43 Heating system operated	N/A
6.44 Heat to upper levels ³	N/A
6.45 Radiator valve leakage	N/A
6.46 Steam heat local control	N/A

Notes and Recommendations:

6.12-6.18 There is a common-area hot-water system consisting of a single, gas-fired water heater. The tank is more than 20-years old, which is the typical service life for this type of system. Replacement in the near future should be planned. The 100-gallon capacity is relatively small for a 4-unit building. If periodic hot-water shortages are reported, replacement with a larger or commercial-grade water heater is recommended.

The tank is presently braced with two metal straps. Current earthquake-safety standards require at least 3 rigid braces for tanks of this size, and additional bracing is recommended to ensure that it does not topple during a significant earthquake.

6.31-6.32 Heat is provided by individual heating units within each apartment. Per agreement with client, individual apartments and heating systems were not included in this inspection.

- 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:**

3764-3766 Wellington Avenue, San Francisco

2022/01/01

7.1 Roof type and location

Location	Material	Overall condition	Comments
Main	Composition shingle	Worn	Relatively old. Damage visible in ridge shingles.*
Garage	Modified bitumen	Serviceable	Mid-age with normal wear. Maintenance recommended.*
Entry	Modified bitumen	Serviceable	Relatively new.

Roof access

7.2 Means of access/ Access limitations Walked-on. Accessed with attached steel ladder at left-rear corner.

7.30 Evidence of water intrusion ¹

7.31 Ceiling leakage observed Interior of unit not inspected

7.32 Skylight leakage/damage observed N/A

7.33 Wall leakage observed N/A

7.34 Other leakage/stains observed N/A

7.40 Roof Conditions/Defects

7.41 Surface damage Cracked/spalling ridge shingles

7.42 Flashing damaged/missing Worn

7.43 Counter-flashing damaged/missing Worn

7.44 Chimney/vent flashing damaged/missing Worn

7.45 Rain caps damaged/missing Yes*

7.46 Patching/repairs/alterations observed Repairs visible at front of main roof

7.47 Gutters/downspouts damaged/missing Old/rusted. Replace when main roof is replaced.

7.50 Painting/Waterproofing

7.51 Exterior painting/sealing needed No

7.52 Window reglazing/caulking/flashing needed No

Notes and Recommendations:

7.1-7.47 The main roof consists of composition asphalt shingles over the original wood shingles. The exact age of the roof is unknown, but it is relatively old. The field-shingles show moderate wear, but due to the steep pitch of the roof, they appear serviceable for the near future. The ridge shingles are showing more advanced wear, which is typical, as these shingles have been folded to conform to the peak of the ridge. Though the roof is nearing the end of its service life, it may be possible to keep it in service for a few more years by replacing the ridge shingles and making various repairs to rusted vents and flashings. However, since replacement would still be expected within 5 years, this may not be a cost-effective option. When the roof is replaced, it will require a full tear-off and installation of new plywood sheathing. This is required for fire safety, as well as for improved structural support. Roof replacement estimates have reportedly been provided by several roofing contractors.

The garage and entry porch roof surfaces consist of modified bitumen with reflective coatings of aluminum roof paint. The paint on the garage roof is beginning to crack and peel. Recoating is recommended in the near future to ensure the maximum service life of the membrane.

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	None present
8.2	Gas jet/log-lighter present	N/A
8.3	Damper present	N/A
8.4	Damage observed	N/A
8.5	Flue cleaning needed	N/A
8.6	Evidence of smoking	N/A
8.7	Settlement/leaning visible	N/A
8.8	Flue bracing present	N/A
8.9	Spark arrestor/cap present	N/A

8.20 Grounds/Pavement

8.21	Sidewalk/driveway damage	No
8.22	Patio/walkway damage	No
8.23	Retaining wall present ²	East side
	Type of wall	Masonry, low-level
	Leaning/damage visible	Worn/cracked. Appears serviceable. See footnote.
8.24	Fencing damaged	No

8.30 Additional safety items

8.31	Garage door auto-reverse	Yes*
8.32	Smoke alarm	Smoke alarms should be tested at close of escrow. Replace older units with 10-year disposable type.
8.33	CO alarm	All apartments should be checked for CO alarms at close of escrow.
8.34	Fire sprinklers present	Limited system for utility areas. Evaluation and testing is outside the scope of this inspection.
8.35	Deadbolts on doors	N/A

Notes and Recommendations:

8.31 The garage door opener is an older type without a safety beam. It reversed under moderate pressure, but replacement with a modern opener is recommended for safety. Also note that the door opener lacks a battery backup power supply, which has been required in new installations since 1/1/2019. A new opener will include this feature to comply with current safety standards.

GCIS does not measure or verify garage door openings, driveway ramps or parking spaces for size, clearance or adequacy. We recommend that any interested party test their vehicle of choice for garage accessibility.

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.