



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

627 Lyster, San Francisco 2022/01/01

Inspectors:

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

Property address: 627 Lyster

San Francisco

Date of inspection: 2022/01/01

Prepared for: Local university

Represented by: XXX

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: 627 Lyster

City: San Francisco

Fee: \$XXXX **Payment type:** invoiced

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

Signed: _____ **Date:** _____



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INSPECTION REPORT

2022/01/01
627 Lyster, San Francisco

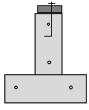
Client & Agent information

DATE:	<u>January 1 2022</u>	Inspector:	<u>GCIS</u>	
PROPERTY ADDRESS:	<u>627 Lyster</u>			
CITY:	<u>San Francisco</u>			
FEE:	<u>\$XXXX</u>	Payment type:	<u>invoiced</u>	
SIGNED CONTRACT:	<u>Signature on file</u>			Present <input type="checkbox"/>
CLIENT:	<u>Local university</u>			
CLIENT:	<u>Represented by: XXX</u>			
BUYER'S AGENT:	<u>N/A</u>			
LISTING AGENT:	<u>N/A</u>			
OTHER:	<u></u>			

Section 1: Building Description & General Information

1.1	Number of units	<u>N/A (office space and rooming house)</u>
1.2	Property type	<u>Mixed use</u>
1.3	Square footage (per disclosure)	<u>6,300 (per SFDBI website)</u>
1.4	Type of structure	<u>Wood-frame</u>
1.5	Estimated year built	<u>1902 (per SFDBI website)</u>
1.6	Floors of occupancy in bldg.	<u>4</u>
1.7	Building orientation	<u>Main entry faces east 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>

This inspection was performed for the current owner of the building pursuant to developing a plan to address needed repairs and maintenance. This report does not address routine maintenance issues. The building is currently used for student housing, with 12 dormatory-style bedrooms with attached bathrooms. All rooms were furnished and occupied at the time of inspection.



**Section 2:
Foundation & Substructure:**

627 Lyster, 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>Concrete*</u>
2.4 Post & pier supports	<u>No</u>
2.5 Alterations/repairs evident	<u>Yes*</u>
2.6 Foundation cracks observed	<u>No</u>
2.7 Surface spalling	<u>Yes (on older sections)</u>
2.8 Concrete crumbling	<u>No</u>
2.9 Below-grade foundation	<u>No</u>
2.10 General condition ¹	<u>Serviceable*</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>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>See notes*</u>
2.32 Framing connectors visible	<u>No</u>
2.33 Substructure wall bracing visible	<u>See notes*</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>No indication of excess moisture</u>
2.44 Sump pump present	<u>None observed</u>
2.45 Subarea ventilation	<u>N/A</u>
2.46 Slab/ratproofing present	<u>Yes</u>
2.47 Vapor barrier/retarder present	<u>Inaccessible</u>
2.48 Subarea insulation present	<u>Inaccessible</u>

Notes and Recommendations:

2.1-2.2 The basement level includes finished utility rooms as well as finished habitable space, and most of the interior surfaces of the foundation are covered and inaccessible for visual inspection.

2.3-2.10 The building is located on a generally level site. The structure is supported on a concrete perimeter foundation, consisting of original and newer sections. Newer sections were observed along the east and west sides. There are 2003 permits listed for replacement of sections of the foundation at the south, west and east sides. Refer to the structural plans and permit documents for details of work performed. The semi-detached garage is also relatively new, with a modern foundation. All visible sections show normal wear and are in serviceable condition.

Repair recommendation: Two support posts in the subarea at the east side of the building are embedded in soil, indicating that the concrete bases are below grade-level. This condition is conducive to wood decay. Remove excess soil as needed to break contact with the wood. If the footings are too deep to make this possible, replace them with elevated concrete piers.

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. Anchor bolts are visible where the mudsills are exposed, and a steel moment-frame was observed in the garage. There is a 2002 permit listed for repairs to the floor and installation of seismic bracing. The extent of this work cannot be determined by visual inspection, as the framing is mostly covered by finishes. Review the structural plans associated with the 2002 permit for details.

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/

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



Section 3:
Structure Interior/Exterior:

627 Lyster, 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>Brick veneer/Wood lap/Vertical plank/Stucco</u>
3.3	Siding deterioration	<u>See notes*</u>
3.4	Ornamentation needs repair	<u>See notes*</u>
3.5	Window/door damage	<u>Yes*</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>No</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>Worn/serviceable</u>
3.23	Ceiling / wall / door damage	<u>Worn/serviceable</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>Yes*</u>
3.27	Attic access	<u>Via drop-ladder</u>
3.28	Roof sheathing type	<u>Skip-sheathing*</u>
3.29	Roof framing dimensions	<u>2x6</u>
3.30	Ceiling framing dimensions	<u>2x6</u>
3.31	Attic insulation	<u>Fiberglass batts</u>
3.32	Attic ventilation	<u>No</u>

Notes and Recommendations:

3.3-3.4 a) Vertical plank siding at the upper level above the kitchen shows weathering and voids between the planks. Reseal and repaint to prevent water intrusion and additional damage.

b) Decay was observed in some of the wood trim pieces around the upper-level cupola guardrail and fascia. Damage does not appear to be extensive, but various sections of trim will require replacement.

c) Free-standing planter boxes on the south-facing ledge (lower level) are deteriorated and should be removed.

Repair recommendation: In preparation for exterior painting, a finish carpenter should be retained to make a careful inspection of the areas noted above, and any damaged trim and/or siding should be replaced.

3.5 Windows consist of a combination of older/original, single-glazed sashes and some newer double-glazed units. A representative sample of older windows were checked and found to be in mostly worn, but serviceable condition. More advanced wood decay was observed in the lower-level windows on the south side. (Room 001) and in the east-side windows overlooking the garage. Replacement is recommended prior to exterior painting. (See notes 3.9-3.10 regarding the east-side windows.)

General recommendation: As is typical for buildings of this age, the older/original windows generally fit poorly and perform poorly for thermal insulation and insulation against ambient street noise. Some of the rooms have been fitted with supplemental interior sets of windows that significantly improve the insulation performance, though they make it more difficult to open the windows for ventilation. (Based on the current use of the rooms and the busy street location, opening the windows may not be high priority.) These windows also allow excess air infiltration, resulting in drafts that can increase heating costs. Upgrading original windows to modern, double-glazed units may be considered as an improvement for ease of use and improved insulation (thermal and sound), but this is a major expense for a building of this size. Note that local ordinances require that the exterior of the building be maintained to adhere to its original architectural appearance, which limits the options for window upgrades. Refurbishment of the existing windows is recommended as a cost-effective repair in keeping with its architectural integrity. There are several local companies that specialize in refurbishment, as well as replacement with like-kind windows. We recommend consultation with one of them for options and costs.

3.9-3.10 The roof of the detached garage is presently being used as a small garden with free-standing planter boxes. It is accessible via a small makeshift stair from the service entry to the rear of the garage roof. The stair is very narrow, and there is no guardrail or handrail present, which presents a safety hazard. There is also a drop-off between the garage and the east wall of the main building, with non-safety glass windows present. Reconfiguring the stair to conform to current safety standards is not practical. To reduce the fall-hazard, installation of suitable guardrails and handrails is recommended. The windows should also be upgraded to safety-glass.

(This section continued on next page.)



3.24 The lower-level bedrooms have window openings at street-level, which are fitted with security bars that have interior releases, as required for emergency exiting. However, access to some of the windows is blocked by the presence of furniture. Furniture should be rearranged to allow unimpeded access to the emergency exits.

Exit windows in the upper level room #302 are approximately 55" above the floor, where 44" is the maximum allowed. This is an original window opening, and it may have been "grandfathered-in". For improved safety, a platform can be placed and secured in front of the window.

There is a metal fire-escape ladder on the east side of the building, which was found in operable condition. It should be checked periodically to ensure that access to the ladder is not blocked.

3.26 The gypsum wallboard (Sheetrock) in the garage has not been fire-taped, which reduces its fire-resistance characteristics. There is also a void in the ceiling wallboard where alterations have been made for installation of a furnace exhaust vent. Repair the voids, and tape the joints for fire safety.



**Section 4:
Electrical:**

627 Lyster, 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>200</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>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>partial*</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>No</u>
4.36	Extension cords used for wiring	<u>None observed</u>
4.37	Insufficient outlets	<u>No</u>
4.38	Bonding missing at water heater	<u>No</u>
4.39	Non-grounded 3-prong w/o GFCI	<u>No</u>
4.40	Other defects/hazards observed	<u>No</u>

4.50 Service/Distribution Panels

Panel #1	Laundry, "A"	Panel #2	Laundry, "B"	Panel #3	3rd floor	Panel #4	N/A
	<u>100-amp: 1 to panel "B"</u>		<u>70-amp: 1 to 3rd floor panel</u>				
	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: <u>2</u>		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>27</u>		20-amp/120v: <u>23</u>		20-amp/120v: <u>12</u>		20-amp/120v:
	15-amp/120v: <u>5</u>		15-amp/120v: <u>1</u>		15-amp/120v: <u>1</u>		15-amp/120v:

Notes and Recommendations:

4.22 No GFCI receptacle was found in the main floor hall bathroom. Install a GFCI for shock-hazard protection.



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

627 Lyster, San Francisco

2022/01/01

5.0 Water Supply

5.1	Water service on	<u>Yes</u>
5.2	Water shutoff location	<u>Basement</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: 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>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 ²

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

Notes and Recommendations:

5.31-5.33 During the inspection, it was disclosed that there had recently been an abatement of mold-related damage in bathrooms of rooms #201, 202 and 206, due to excess moisture resulting from insufficient ventilation. In general, bathrooms were found to be worn, but serviceable for the immediate future. However, with high usage, it can be seen that mildew growth on the painted surfaces will continue to be a maintenance issue. Most of the bathrooms have exhaust fan/infrared heater units in the ceilings, but the older fans are typically weak. Also, no exterior exhaust terminations were found, suggesting that the fans were not properly installed in the first place, and only serve as heaters. All of the older fans should be replaced with modern units of sufficient CFM rating to remove excess moisture. Installation of timer switches is also recommended to encourage users to leave the fans on when leaving the bathroom. Since newer, high-quality fans are very quiet, this should not present a noise problem. Until such improvements are made, users should be encouraged to keep bathroom doors open when not in use, which should aid in dissipating humidity. Bathroom ceilings and upper wall surfaces should also be cleaned with a dilute bleach solution between occupancy changes.

The rooms with older/original clawfoot tubs show deteriorated finishes, particularly around the drains, as indicated by the heavy rusting of the cast iron. (#201, 202, 203, 206) Tubs of this type are commonly refinished, though it has been my experience that even the professionally-applied finishes have a very short service life, making this only a temporary and not cost-effective repair. Complete renovation of the bathrooms with damaged tubs would be preferred, though the tubs can also be replaced with modern clawfoots. (Typically made of acrylic.)

The bathroom in 204 has a sunken bathtub that is located adjacent to a window. This is a potential hazard, as the window is not safety glass. Replacement with tempered glass is recommended.

The pedestal sink in #002 is loose, and it should be secured in place to prevent loosening of plumbing connections.

The kitchen was remodeled with permit in 2006. It shows normal wear and is in serviceable condition.

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:**

627 Lyster, San Francisco

2022/01/01

6.0 Gas supply

6.1 Gas service on ¹	<u>Yes</u>
6.2 Meter/shutoff location	<u>Basement</u>
6.3 Shutoff wrench at meter	<u>Yes</u>
6.4 Seismic shutoff valve	<u>No</u>
6.5 Local shutoff valves	<u>Yes</u>

6.10 Water heater

6.11 Water heater location	<u>Mechanical room</u>
6.12 Water heater type	<u>Storage tank</u>
6.13 Fuel type	<u>Gas</u>
6.14 Size (gallons)	<u>2 tanks, 75-gallons each</u>
6.15 Estimated age	<u>2013</u>
6.16 Recirculation system present	<u>Yes</u>
6.17 Temp/press relief (TPR) valve	<u>Yes</u>
6.18 Earthquake bracing	<u>2 per tank*</u>
6.19 Flexible gas connector	<u>Yes</u>
6.20 Vented	<u>Yes</u>
6.21 Combustion air adequate	<u>See notes in 6.31-6.39</u>
6.22 Elevated in garage	<u>N/A</u>

6.30 Heating/Cooling Systems

6.31 Heater location	<u>Attic, basement, mechanical room*</u>
6.32 Heating system type ²	<u>Forced-air, standard-efficiency type</u>
6.33 Fuel type	<u>Gas</u>
6.34 Estimated age	<u>2003</u>
6.35 Combustion air adequate	<u>See notes*</u>
6.36 Furnace/boiler vented	<u>Yes</u>
6.37 Filter needs replacement	<u>Yes</u>
6.38 Ducts insulated	<u>Yes</u>
6.39 Damaged ducts evident	<u>Yes*</u>
6.40 Air-conditioning installed	<u>No</u>
6.41 Condensate drain/pump	<u>N/A</u>
6.42 Condensate neutralizer	<u>N/A</u>
6.43 Heating system operated	<u>No</u>
6.44 Heat to upper levels ³	<u>Yes</u>
6.45 Radiator valve leakage	<u>N/A</u>
6.46 Steam heat local control	<u>N/A</u>

Notes and Recommendations:

6.12-6.18 Hot water is provided by two conventional, gas-fired water heaters connected in parallel. The tanks are braced to prevent toppling during an earthquake, but they each have only two braces. Current earthquake-safety standards call for three braces on tanks greater than 50-gallons, and we recommend installation of additional bracing to comply with modern standards.

See notes below regarding combustion air.

6.31-6.39 Heat is provided by four separate gas-fired, forced-air furnaces in various locations. They are middle-aged and appear serviceable, but modifications are recommended as follows:

The furnace in the basement hallway has a cold-air return intake located in the hallway, but the hallway area is not included as part of the conditioned space. Cold (unconditioned) air is drawn in from the basement area, warmed by the furnace and pushed out to the habitable rooms. With the basement door closed, the air circulation path is blocked, creating an imbalanced system that pressurizes the heated rooms and pushes the warmed air out through various openings in the building. A properly configured system recirculates conditioned air. This can significantly reduce the efficiency of the system. A return duct from the conditioned rooms to the furnace intake should be installed, though this may require significant alterations due to the current location of the furnace and the hallway.

Some of the warm-air ducts were found with loose connections, failing tape or in contact with soil. Ducts should be repaired and properly supported to reduce warm-air leakage.

The furnace and water heaters in the mechanical room lack a sufficient combustion-air supply. Gas-fired appliances require a fresh air supply to operate safely and efficiently. There is a door from the mechanical room to the lightwell that is damaged and does not latch properly. As part of the repair, it can easily be altered to include upper and lower ventilation openings to provide an exterior air source. The size of the openings will be determined by the aggregate BTU rating of the appliances.

There are large openings in the gypsum wallboard (Sheetrock) ceiling of the mechanical room. The ceiling should be fully covered for fire-safety. Install wallboard and plaster as needed. Installation of fire-dampers in the warm-air ducts is also recommended to reduce the potential for fire spread from the mechanical room to the habitable spaces above.

Refer to a heating contractor for further evaluation and cost-estimates for the above repairs.

- 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:**

627 Lyster, San Francisco

2022/01/01

7.1 Roof type and location

Location	Material	Overall condition	Comments
Main	Composition shingle	Worn	Steep pitch, older roof with moderate wear.
Cupula	Inaccessible	Covered by decking	No indication of leakage below
Garage	Elastomeric	Worn	Partially covered by planters. Shows normal wear.

Roof access

7.2 Means of access/ Access limitations Walked*

7.30 Evidence of water intrusion ¹

7.31 Ceiling leakage observed No

7.32 Skylight leakage/damage observed N/A

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 Serviceable

7.43 Counter-flashing damaged/missing Serviceable

7.44 Chimney/vent flashing damaged/missing Serviceable

7.45 Rain caps damaged/missing No

7.46 Patching/repairs/alterations observed No

7.47 Gutters/downspouts damaged/missing See notes*

7.50 Painting/Waterproofing

7.51 Exterior painting/sealing needed Beginning to crack and peel at various locations*

7.52 Window reglazing/caulking/flashing needed See notes in Section 3.

Notes and Recommendations:

7.1-7.47 There is a permit listed for partial roof replacement in 2003, which is consistent with its appearance. The main roof includes steep pitches, which aids in drainage and generally contributes to a longer service life. It shows normal wear and is in serviceable condition. Some of the shingles on the south-facing slope show more advanced wear, but this appears to be due largely to physical damage resulting from use of this surface for access to the upper roof area, as well as using it for lounging. The damage is not advanced, but people should be advised that the roof surface is not intended for frequent foot traffic.

When the roof was replaced in 2003, the original wood shingles were left in place, and the new shingles were applied over them. This was a common practice, though no longer advised or allowed with a full roof replacement. At the next roof replacement, the entire roof, including the original wood shingles, will need to be stripped, and plywood sheathing will need to be installed to provide improved fire-resistance and structural support.

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	Upper bedroom and foyer: Prefab unit and original maonry fireplace
8.2	Gas jet/log-lighter present	Yes
8.3	Damper present	Yes
8.4	Damage observed	Yes*
8.5	Flue cleaning needed	Inaccessible*
8.6	Evidence of smoking	No
8.7	Settlement/leaning visible	No
8.8	Flue bracing present	No*
8.9	Spark arrestor/cap present	Damaged*

8.20 Grounds/Pavement

8.21	Sidewalk/driveway damage	Serviceable
8.22	Patio/walkway damage	N/A
8.23	Retaining wall present ²	No
	Type of wall	N/A
	Leaning/damage visible	N/A
8.24	Fencing damaged	N/A

8.30 Additional safety items

8.31	Garage door auto-reverse	Yes
8.32	Smoke alarm	Missing in 001, 301. Required in all sleeping rooms and hallways. Check all on a regular basis.
8.33	CO alarm	Install CO detectors per manufacturer's specification to comply with current safety standards.
8.34	Fire sprinklers present	Yes. (Evaluation and testing is outside the scope of this inspection.)
8.35	Deadbolts on doors	Yes

Notes and Recommendations:

8.0 There is a prefabricated wood-burning fireplace in #301. Open wood-burning fireplaces in sleeping rooms are potential carbon-monoxide hazards. Conversion to a gas insert fireplace is recommended for safety.

The masonry chimney with metal extensions extends above the roof-line and is in deteriorated condition. The metal extensions are poorly supported, and the chimney pan-flashing is rusted.

The interiors of the fireplace flues are inaccessible without specialized equipment, and their condition is unknown. Refer to a fireplace contractor for further inspection and repairs to ensure that the fireplaces are safe for use.

Note: The neighbor's house on the west side of the subject property shows long-deferred maintenance and use of the rear yard as a dumping ground for various debris. The deck is in hazardous condition, and the debris presents an increased potential for rodent infestation, as well as a general fire-safety hazard. Hazards of this type may be subject to abatement under the direction of the local building department. Refer to the SFDBI for information on filing a complaint.

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.