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## PROPERTY INSPECTION REPORT

Inspection Date: June 15, 2006

**Property Address:** 151 Sample Street #108, San Francisco, CA

**Prepared for:** Jane Sample

Residential condominium unit in building complex with approximately 100 units.  
Estimated age 20 years.

Unit is approximately 580 square feet with 1 bedroom and 1 bathroom.

Inspection strictly limited to interior of unit unless otherwise noted below.  
Interested parties should refer to CC&R to determine common areas.

- 1. Interior:** Furnishings and stored belongings prevented full access. Sheetrock walls and ceilings as viewed. Paint adequate. Some mirrors mounted at walls. Plastic laminate bathroom and kitchen counter tops with wood trim. Ceramic tile surround at tub/ shower. Bathroom ventilation provided by exhaust fan. Exhaust fan not operating at time of inspection. Recommend repair or replacement of fan as may be required.
- 2. Heating system:** Wall electric heater in central area. Baseboard electric heater in bedroom. Both have individual controls and were in working order at time of inspection. Heat lamp installed at bathroom. In working order.
- 3. Electrical system:** Main service was outside of the unit and not inspected. Circuit breaker panel located in kitchen. Circuits are labeled. Labeled locations not verified. All wires concealed. Present requirements call for GFI (ground fault interrupter) circuits at outlets in bathroom, certain kitchen locations, exterior locations, etc. The subject unit lacks these GFI circuits, except at the bathroom. Advise optional updating to GFI circuits for safety. Combination of mostly grounded and one ungrounded exterior outlet. Other sample tested outlets, switches and fixtures in working order.
- 4. Plumbing:** Most plumbing pipes concealed. As viewed in very limited areas noted combination of cast iron and copper drainage lines. Copper supply lines in very limited viewed areas with good flow at fixtures. Inspected fixtures requiring

shut-off valves were so equipped. Other sample tested faucets and fixtures in working order.

5. **Floors:** Mostly terra cotta ceramic tile flooring. Smaller glazed ceramic tiles in bathroom. Wall-to-wall sea grass flooring in bedroom. Noted patched tear near bedroom entry door. Many areas of flooring not inspected due to furnishings, carpets, rugs and belongings.

6. **Windows:** Possible common area. Single glazed wood windows. May be replacement windows. Opening hardware/ pulls not installed. This appears to be due to raised stone sills. The windows adjoining the French door and close to floor, by current standards, should be of tempered or safety glass. This is not the case but may have been allowed at time of construction, potentially hazardous. Noted small rotted area at base of exterior wood frame of one of these windows. Recommend removing small rotted section and filling with epoxy or wood dough and painting.

7. **Doors:** Some possible common areas. Front entry door and French exterior door are weather-stripped. No bottom sweep installed at entry door and one section of weather-stripping is missing at the French door. Drip cap at French door needs minor repair. Hinges at French door are rusted. Recommend cleaning/ painting or replacing. Recommend adding bottom sweep for a better seal at entry door. Viewer and deadbolt installed, as required, at this door. By present standards glass in doors at shower, sliding patio doors and other locations are required to have safety or tempered glass. This was not the case at the subject property French door, but may have been allowed at time of construction, potentially hazardous. Bedroom closet doors need some service/ lubrication to operate smoothly. Other sample tested doors in working order.

8. **Hot water system:** Hot water present at fixtures. Source of hot water is outside the unit and was not inspected.

9. **Additions/ remodeling:** Interior walls as viewed appear to be of sheetrock instead of probable original plaster. Bathroom and kitchen updated/ remodeled. Terrace/ deck resurfaced in recent past. Advise interested parties check with local building department for permit history.

10. **Appliances:** Refrigerator making ice. Electric stove with burners, broiler and oven in working order. One burner element needs to be reset in place. Dishwasher ran on rinse cycle. Dishwasher missing one screw at under side of counter. Recommend replacing this screw. The door of the dishwasher has a broken or missing spring allowing door to fall open. This is potentially hazardous. Recommend servicing door. Garbage disposal in working order. Microwave oven heated a sample on test. The above appliances are only inspected as a courtesy.

Inspection is strictly limited to the above notes and does not necessarily include operational checks of all appliances.

11. **Smoke detectors, fire sprinkler heads:** Smoke detector located outside of bedroom. Failed button test. May be due to faulty battery. Sellers are required to meet current state requirements for placement of smoke detectors prior to transfer of property. Noted some sprinkler heads in the unit. Inspection and testing of the fire sprinkler system is beyond the scope of this inspection.

12. **Fireplace:** None.

13. **Stairs:** None in unit.

14. **Terrace/ deck:** Possible common area. Masonry surface with elastomeric or other type of waterproofing surface. Surface properly sloped outwards to large surface drain. Recommend clearing debris from around drain screen. Provided with guard walls and metal safety railing.

Please call inspector if there are any questions.

Prepared by David Milazzo