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## **PROPERTY INSPECTION REPORT**

Inspection Date: April 14, 2022

**Property Address:** 108 Sample Street #2, San Francisco, CA

Prepared for Jane Sample

Ground floor residential condominium unit in building with a total of 4 units.

Estimated age: 110 years.

Unit is approximately 1,500 square feet with 2 bedrooms and 2 bathrooms.

Inspection strictly limited to interior of unit unless otherwise specifically noted below.

Interested parties should refer to CC&R to determine common areas.

This report is oriented to the view of the unit facing the entry door from the exterior.

1. **Interior:** Probable lath and plaster walls and ceilings due to age of structure. Updated/ remodeled areas likely have sheetrock walls and ceilings. Paint appears to be recent and is adequate, as viewed. Recent painting can hide stains indicating leaks at windows, roof, exterior, etc. Stone kitchen counter tops. This appears to be marble. Please note that marble is susceptible to staining from some berries, etc. Recommend periodic sealing of the marble to help prevent staining. White coated/ painted cabinets in kitchen. Manufactured stone counter tops in bathrooms with wood laminate cabinets. All in serviceable condition as viewed/ sample tested. Ceramic tile wainscoting in bathrooms in serviceable condition. Ceramic tile surrounds at tub/ shower and stall shower. As part of routine maintenance, the joints from the tub to surround walls, tub/ shower base to tile floor and from bathroom and kitchen counter tops to backsplashes should be kept well sealed with routine caulking. No caulking needed at this time. Bathrooms ventilation is provided by exhaust fans.

**2. Heating system:** Forced air gas furnace. Located in building common basement. Operated by wall thermostat. In working order at time of inspection. Equipped with gas shut-off valve and flex line, as required. Visible ducts are insulated. Filter is located at base of furnace. An optional hypo-allergenic filter could be installed. Recommend checking the filter for possible changing every six months. The older heat registers need some adjustment/ service to operate easily.

**3. Electrical system:** Some probable common areas. The main service is located outside of the unit but was viewed/ inspected as a courtesy. Main service of 70-amps/ 240-volts with circuit breaker main shut-off for subject unit and 50-amps/ 240-volts with circuit breaker main shut-off for common "house" main. Appear to be adequate. Mains are located at left wall of building (facing front of building) in a cabinet. Main ground not located at time of inspection. May be in concealed or non-accessed areas. Current requirements call for grounding main to the incoming water supply line and approved metal stake(s). Hot water heater water supply and gas lines are electrically bonded. Circuit breaker panels for subject unit and "house" are located with mains. There is also a subpanel on the wall of subject unit. Circuits are labeled. Labeled locations not verified. Number of circuits appears to be adequate. Most wires concealed. As viewed noted conduit and flexible conduit (at mains). Flexible conduit is not allowed in San Francisco. Recommend updating this wiring to current local requirements. Present requirements call for GFI (ground fault interrupter) circuits at outlets in bathrooms, certain kitchen locations, exterior locations, etc. The subject unit has most of these GFI circuits. The master bathroom has two outlets without GFI protection and both have a ground prong but are not grounded. Recommend installing GFI protection for these outlets and grounding as may be possible. AFIC (arc fault interrupter circuits) are currently required to be installed for bedrooms and other rooms/ areas for fire safety. Provided at the sub panel. Combination of grounded and ungrounded outlets. The right bedroom closet has a bare bulb light fixture. May be original and "grandfathered"/ allowed. Recommend optionally installing a covered fixture here for safety. Other sample tested outlets, switches and fixtures were in working order. Recommend correction of noted faults and full check of system by a licensed electrical contractor.

4. **Plumbing:** Some probable common areas. Most plumbing pipes concealed. As viewed in very limited areas noted combination of cast iron, galvanized steel and copper drainage, waste and vent lines. Copper supply lines in very limited viewed areas with good flow at sample tested unit fixtures. Inspected fixtures requiring shut-off valves were so equipped. Sample tested faucets and fixtures were in working order. Building main water shut-off valve is located at building basement. Gas meters with shut-off valves and building gas main shut-off valves are located at rear exterior wall of building. Recommend labeling as to which unit is served by which meter. Recommend adding an optional wrench here to shut off gas in an emergency. Due to age of building recommend a routine video inspection of the main sewer lateral by a licensed plumbing contractor.

5. **Floors:** Mostly hardwood flooring. This appears to be solid birch or other solid wood and it is in serviceable condition, as viewed. Such solid wood generally allows for several refinishinges. Ceramic tile flooring in bathrooms in serviceable condition. Some areas of flooring not inspected due to cabinets and appliances.

6. **Windows:** Possible common area. Mostly dual glazed vinyl framed windows. Some fixed windows. Most sample tested openable windows were in working order. The right side bedroom single hung windows sash returns are not working so these windows will not stay open, potentially hazardous. Recommend service/repair as needed. Please note that inspection for failure of dual glazing at all dual glazed windows is beyond the scope of this inspection. Fixed security grills installed at some windows. They are openable from interior side for safety.

7. **Doors:** Front unit entry door and dual glazed patio door set to deck are weather-stripped. The entry door is provided with a peep type viewer and full throw security dead bolt. By present standards glass in doors at areas of possible human impact, such as showers, sliding patio doors, French door and glazed doors in other locations are required to have safety or tempered glass or "art" glass. This was the case at the subject unit in sample check (tempered glass). The master bathroom door now hits the stall shower glass door when opened. Recommend installing a door stop here to prevent damaging the glass door of shower. Please note that inspection for failure of dual glazing at all dual glazed door glazing is beyond the scope of this inspection. Other sample tested doors were in working order.

8. **Hot water system:** Source of hot water is outside the unit but was inspected. Older gas fired water heater. Located in common basement. 40-gallon capacity. Strapped for earthquake safety. Pressure relief valve is installed. Elevated for safety. Equipped with gas shut-off valve and flex line. Working at time of inspection with hot water present at sample tested unit fixtures.

9. **Additions/ remodeling:** Past kitchen and bathrooms updating/ remodeling. Rear decks added/ altered in the past. Past window and door replacement. Noted electrical and plumbing repairs and updates. Replacement furnace. If any work has been done on the unit/ building without the benefit of a permit it is possible that there may be substandard or non-conforming conditions including in concealed areas such as behind finished surfaces such as walls, ceilings and floors. This may include plumbing, electrical, venting, support/ framing, etc. Advise interested parties check with local building department for permit history.

10. **Appliances:** Newer appliances that may be under warranty. Recommend interested parties check with seller regarding any possible warranty. Refrigerator was running and is equipped with an ice maker. Gas stove with burners in working order. Required gas shut-off valve is located at adjoining cabinet. Combination microwave oven, exhaust fan and light over the stove. Microwave oven heated sample on test. Exhaust fan and light functioned. Exhaust fan is re-circulating type. Dishwasher ran on rinse cycle. Dishwasher is secured to underside of counter. Currently required air gap for dishwasher drain is installed. Garbage disposal is in working order. The above appliances are only inspected as a courtesy. Inspection is strictly limited to the above notes and does not necessarily include operational or safety checks of all appliances and associated components.

11. **Smoke and carbon monoxide detectors, fire sprinkler heads, fire escape:** Generally, sellers are required to meet current State requirements for placement of operating smoke and carbon monoxide detectors prior to transfer of property. This is the case. Fire sprinkler heads are located in unit and at deck. Inspection and testing of the fire sprinkler system is beyond the scope of this inspection. There is a metal fire escape system incorporated at the rear decks. Inspection and testing of the fire escape system is beyond the scope of this inspection.

12. **Fireplace:** None.

13. **Stairs:** Some wood steps in unit that are in serviceable condition.

14. **Deck:** Elevated wood deck off of unit. Wood plank surface. Underlying framing appears to be sound. Wood safety guard wall and railings are installed.

15. **Skylights:** None, this unit is not on top floor of building.

Please call inspector if there are any questions.



Prepared by David Milazzo