



Confidential Inspection Report

LOCATED AT:
Sample Street
San Francisco, California

PREPARED EXCLUSIVELY FOR:
1111 Sample

INSPECTED ON:
Tuesday, September 21, 2021



Inspector, Jason O'Connor
General (B) Contractor License #1069069
JOC Property Inspections



Tuesday, September 21, 2021
1111 Sample
Sample Street
San Francisco, California

Dear 1111 Sample,

We have enclosed the report for the property inspection we conducted for you on Tuesday, September 21, 2021 at:

Sample Street
San Francisco, California

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Upgrade recommended, but not required.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Jason O'Connor
JOC Property Inspections



Phone numbers of Inspectors

(1) Jason O' Connor (415) 812 9506

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done prior to the close of escrow. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Introductory Notes

ORIENTATION

1: DIRECTION: We will describe the locations of this property, left or right, as though viewing it from the front door.

NOTES

2: WEATHER: Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

3: WEATHER: The weather was sunny at the time of our inspection.

4: DISCLAIMERS: We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

5: CONDOS: The exterior of this unit, and the common areas, were not examined in detail, except as specifically noted. As a point of information, the various components of the common areas, such as the roofing, paving, etc. all have a known life span.

6: CONDOS: We were unable to confirm the presence of fire walls between the units. The plans and specifications could be reviewed, or the homeowner's association consulted, to determine if proper fire walls are in place.

7: MORE: Sections of this unit may have been remodeled. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained.

8: ENVIRONMENTAL: The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

- 9: VOLTAGE:** Voltage supplied by utility: 120 volts
- 10: AMPERAGE:** Capacity (available amperage): Not identified
- 11: GROUND:** System grounding source: Unable to locate
- 12: PROTECTION:** Branch circuit protection: Circuit breakers
- 13: CONDUCTORS:** Wiring material: Copper wiring where seen
- 14: WIRING METHOD:** Wiring method: Romex where seen

ELECTRIC LOCATIONS METER & MAIN

- 15:** We were unable to locate the meter and main electrical service panel.

DISTRIBUTION BREAKER SUBPANEL

- 16: GENERAL:** An additional distribution panel, or subpanel, is located in the secondary bedroom closet



- 17: GENERAL:** The subpanel was opened and the inspected circuitry was generally found to be installed and fused correctly, with exceptions noted below.

- 18: GENERAL:** The panel is located in a closet, which is prohibited for present installations. To reduce the hazards of fire and allow access, we recommend clearance be maintained and relocation be considered.

CONVENIENCE OUTLETS RECEPTACLES: OVERALL

- 19:** Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

CONVENIENCE OUTLETS SWITCHES: OVERALL

- 20:** We checked a representative number of switches and found they were operating and in serviceable condition.

CONVENIENCE OUTLETS LIGHTS: OVERALL

- 21:** The light fixtures in this building are generally in serviceable condition.

CONVENIENCE OUTLETS GFI PROTECTION

22: GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

23: GFCI protection is inexpensive and can provide a substantial increased margin of safety.

24: GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

GENERAL COMMENT

25: The electrical system is generally in serviceable condition, with only some instances of needed repair or correction observed. See notes above for specific comments.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

- 26: DOMESTIC WATER:** Domestic water source: Public supply
- 27: LANDSCAPE WATER:** Landscape water source: Indeterminate
- 28: MAIN WATER LINE:** Main water line: Indeterminate
- 29: SUPPLY PIPING:** Supply piping: Copper where seen
- 30: WASTE DISPOSAL:** Waste disposal: Municipal
- 31: WASTE PIPING:** Waste piping: Indeterminate

WATER SUPPLY WATER SHUTOFF LOCATION

32: The main shut-off valve was not located and it is possible that there is no shut-off valve for only this unit. Information regarding this matter should be available from the homeowner's association.

WATER SUPPLY INTERIOR SUPPLY

33: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER SUPPLY WATER PRESSURE

34: The system water pressure is within the range of normal.

DRAIN/WASTE/VENT DRAIN LINES

35: The visible drain piping appears to be properly installed and in serviceable condition.

GAS SYSTEM GAS PIPING

36: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS SYSTEM GAS METER LOCATION

37: We were unable to locate the gas meter.

GENERAL COMMENT

38: The plumbing system appears to be in good condition.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

GENERAL COMMENT

39: Hot water is supplied by a community system which was not inspected. However, the response time for hot water in the unit was good.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Wall Heater

BASIC INFORMATION

40: LOCATION: Wall heater location: Living room

41: ENERGY SOURCE: Energy source: Natural gas

HEATING EQUIPMENT SYSTEM NOTES

42: Wall heaters operate by heating a stream of air moving through the unit by 'gravity' or convection. There usually is no blower. Important elements include the heat exchanger, exhaust venting, controls, and clearances from combustible material.

HEATING EQUIPMENT GAS SUPPLY

43: GAS SHUT-OFF VALVE: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

44: CONNECTOR: The gas connector is an approved flexible type in good condition.

VENTING/COMBUSTION VENT

45: The heating system vent is properly installed and appears in serviceable condition where seen.

CONTROLS THERMOSTAT

46: The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT

47: The heating system responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functional and maximize its service life.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

PLUMBING AIR GAP

48: The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

PLUMBING SINK

49: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.



ELECTRICAL RECEPTACLES

50: INSTALLATION: The receptacles appear to be properly installed and were operational.

51: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SURFACES CABINETS

52: The cabinets are in serviceable condition.

SURFACES COUNTERTOPS

53: The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION

54: Kitchen ventilation is provided by a microwave over the burners,

APPLIANCES STOVE

55: GENERAL: The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



APPLIANCES OVEN

56: The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

APPLIANCES DISPOSAL

57: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

APPLIANCES DISHWASHER

58: The dishwasher responded to normal user controls and was found in good condition.

GENERAL COMMENT

59: The finished surfaces, hardware and doors were found to be generally in good condition at the time of our inspection.



Living Room

ELECTRICAL RECEPTACLES

60: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEATING EQUIPMENT HEAT OUTLET

61: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

HEATING EQUIPMENT THERMOSTAT

62: The thermostat appears to be properly installed and the unit responded to the user controls.

FIREPLACES & CHIMNEYS FIREPLACE

63: The gas appliance fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.

The appliance was operated at the time of our inspection and was found to be fully operational.

GENERAL COMMENT

64: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Central

Central Bathroom

PLUMBING TOILET

65: The toilet was flushed and appeared to be functioning properly.



PLUMBING WATER BASIN

66: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

PLUMBING BATHTUB

67: The bathtub appears to be properly installed and in serviceable condition.



PLUMBING SHOWER

68: SHOWER: The shower was operated for the inspection and appeared to be in serviceable condition.

ELECTRICAL RECEPTACLES

69: INSTALLATION: The receptacle appears to be properly installed and was operational.

70: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SURFACES SHOWER WALLS

71: The shower walls appear to be properly installed and in serviceable condition.

SURFACES GLASS ENCLOSURE

72: The glass shower enclosure is safety labeled and appears to be in good condition.

SURFACES BATHROOM FLOOR

73: The finish floor in this bathroom is linoleum.

74: The floor appears to be properly installed and is in serviceable condition.

SURFACES CABINETS

75: The cabinets are in serviceable condition with minor exceptions.

 **76:** The sink base cabinet shelf is damaged. We recommend that it be repaired.

VENTILATION

77: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT

78: The finished surfaces, hardware and doors were found to be generally in good condition at the time of our inspection.

Secondary

Secondary Bedroom

ELECTRICAL RECEPTACLES

79: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEATING EQUIPMENT HEAT OUTLET

80: OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GENERAL COMMENT

81: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Primary

Primary Bathroom

PLUMBING TOILET

82: The toilet was flushed and appeared to be functioning properly.



PLUMBING WATER BASIN

83: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

PLUMBING SHOWER

84: SHOWER: The shower was operated for the inspection and appeared to be in serviceable condition.



ELECTRICAL RECEPTACLES

85: INSTALLATION: The receptacles appear to be properly installed and were operational.

86: GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SURFACES SHOWER WALLS

87: The shower walls appear to be properly installed and in serviceable condition.

SURFACES GLASS ENCLOSURE

88: The glass shower enclosure is safety labeled and appears to be in good condition.

SURFACES BATHROOM FLOOR

89: The finish floor in this bathroom is tile.

90: The floor appears to be properly installed and is in serviceable condition.

SURFACES CABINETS

91: The cabinets are in serviceable condition.

VENTILATION

92: Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT

93: The finished surfaces, hardware and doors were found to be generally in good condition at the time of our inspection.

Primary Bedroom

ELECTRICAL RECEPTACLES

94: The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

HEATING EQUIPMENT RESISTANCE HEATER

95: The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

GENERAL COMMENT

96: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

ELECTRIC LOCATIONS METER & MAIN

ELECTRICAL SYSTEM

1: We were unable to locate the meter and main electrical service panel.

WATER SUPPLY WATER SHUTOFF LOCATION

PLUMBING

2: The main shut-off valve was not located and it is possible that there is no shut-off valve for only this unit. Information regarding this matter should be available from the homeowner's association.

GAS SYSTEM GAS METER LOCATION

PLUMBING

3: We were unable to locate the gas meter.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.