GOLDEN GATE HOME INSPECTIONS
415-878-1331
service@goldengatehomeinspections.com
https://goldengatehomeinspections.com

HOME INSPECTION REPORT

1234 Main Street
San Francisco, CA 94111

Buyer Name
01/17/2024 9:00AM

Inspector
Jake Lyon
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Thank you for allowing us to inspect your property. Below you will find the findings of our inspection, analysis, and observations. If you have any questions about the report please feel free to contact us by phone or email listed below.

Thank you,
The Golden Gate Home Inspections Team
www.goldengatehomeinspections.com
e. service@goldengatehomeinspections.com
t. 415-878-1331

PLEASE NOTE: In each of the observations below we have noted an appropriate tradesman to contact for the type of work referenced in the observation. For your information, we only recommend working with licensed tradesmen and, depending on the type of work, bonded as well. We do not recommend doing this work yourself nor to work with anyone who is unlicensed at it can lead to unpredictable results.

SUMMARY

64 ITEMS INSPECTED

1 INFORMATIONAL

5 RECOMMENDATION

1 SAFETY HAZARD

3.7.1 Interior - Electrical: Inoperable Lighting
3.7.2 Interior - Electrical: Light Inoperable
5.3.1 Bathroom 1 - Lighting Fixtures, Switches & Receptacles: Lights Inoperable
5.11.1 Bathroom 1 - Toilet: Toilet - Running Continuously
5.12.1 Bathroom 1 - Shower: Low Flow
7.4.1 Electrical - Subpanel: Knockout Missing
10.1.1 Laundry Room - General: No Catch pan

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent, Listing Agent

Occupancy
Staged

Temperature (approximate)
80 Fahrenheit (F)

Type of Building
Condominium / Townhouse

Weather Conditions
Clear

Inspection Overview

The home appeared to be in serviceable condition with some notes that stood out:

- An area of track lighting was found inoperable in the interior.
- A Low flow of water was found at a bathroom showerhead.
- A breaker was missing in the electrical panel.

See notes below for additional inspection items as well as recommendations for licensed tradesmen in relation to these inspection items. We strongly recommend reading our entire report.

2: EXTERIOR

		IN	NI	NP	O
2.1	Exterior Doors	X			
2.2	Decks, Balconies, Porches & Steps	X			
2.3	Lights,Receptacles, and GFCI's	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

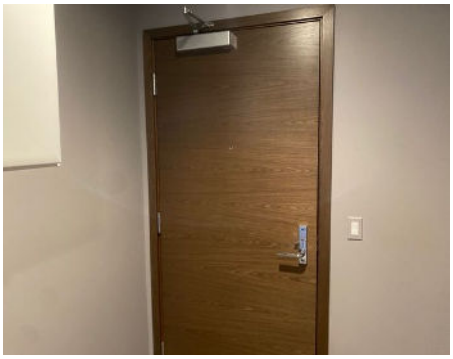
Information

Decks, Balconies, Porches & Steps: Appurtenance
Balcony

Decks, Balconies, Porches & Steps: Material
Pavers, Glass, Metal, Wood

Lights,Receptacles, and GFCI's: Present and Operational

Exterior Doors: Exterior Entry Door
Wood, Glass, Metal, Sliding Glass



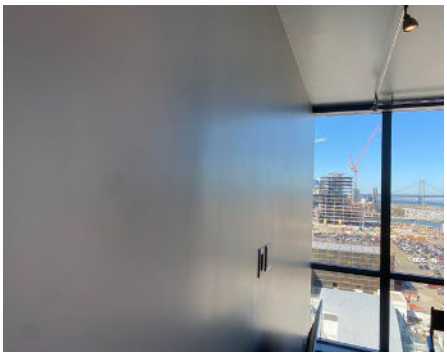
3: INTERIOR

		IN	NI	NP	O
3.1	General	X			
3.2	Walls	X			
3.3	Ceilings	X			
3.4	Doors	X			
3.5	Floors	X			
3.6	Windows	X			
3.7	Electrical	X			X
3.8	Smoke & Carbon Monoxide Detectors	X			

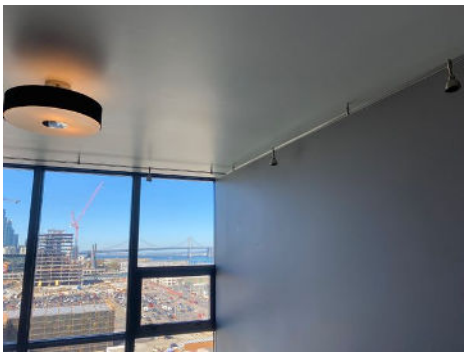
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

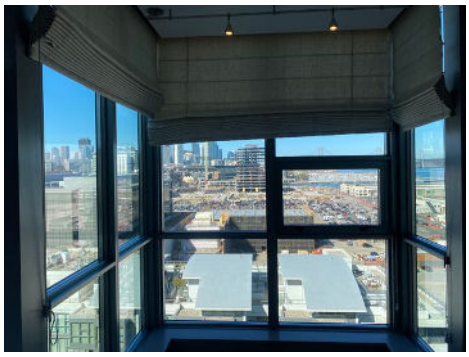
Walls: Wall Material
Drywall



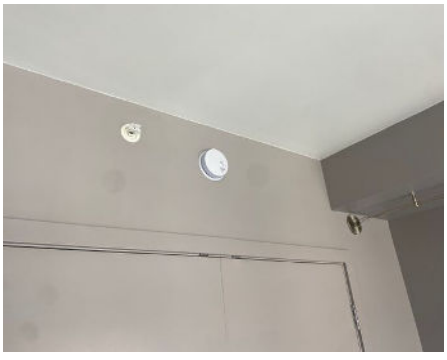
Ceilings: Ceiling Material
Drywall



Windows: Window Type
Fixed, Push Out



Smoke & Carbon Monoxide Detectors: Combo Smoke Detectors



General: Overview





Floors: Floor Coverings

Hardwood, Carpet


Observations

3.7.1 Electrical

Recommendation

INOPERABLE LIGHTING

An area of track lighting was noted in a bedroom. Contact electrical contractor for repair.

Recommendation

Contact a qualified electrical contractor.

3.7.2 Electrical

Recommendation

LIGHT INOPERABLE

LIVING ROOM

Light or bulb was found inoperable in the home. We recommend changing the bulb and if this doesn't remedy the problem contacting an electrical contractor for service would be appropriate.

Recommendation

Contact a qualified electrical contractor.

4: KITCHEN

		IN	NI	NP	O
4.1	General	X			
4.2	Lights	X			
4.3	Ceiling	X			
4.4	Walls	X			
4.5	Floors	X			
4.6	Sink	X			
4.7	Countertops & Cabinets				
4.8	GFCI	X			
4.9	Water Supply, Distribution Systems & Fixtures	X			
4.10	Garbage Disposal	X			
4.11	Range/Oven/Cooktop	X			
4.12	Dishwasher	X			
4.13	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview

Ceiling : Ceiling in The Kitchen

Ceiling : Ceiling Material

Drywall

Walls: Wall Material

Masonary

Floors: Floor Coverings

Hardwood

Sink: Sink

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets: Countertop Material
Natural stone

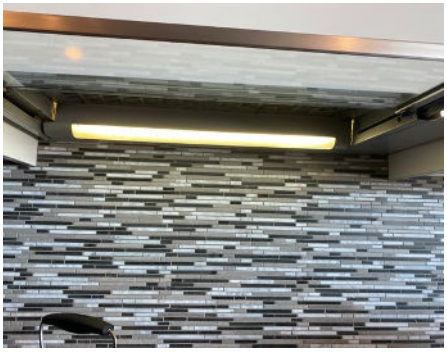
Water Supply, Distribution Systems & Fixtures: Drain Material
Metal

Water Supply, Distribution Systems & Fixtures: Overview

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Braided Stainless Steel Hose

Garbage Disposal: Disposal

Range/Oven/Cooktop: Exhaust Hood Type
Vented



Range/Oven/Cooktop: Range

Range/Oven/Cooktop: Range/Oven Brand
Bosch

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Dishwasher: Brand
Bosch

Dishwasher: Dishwasher

Refrigerator: Brand
Thermador

Refrigerator: Refrigerator

5: BATHROOM 1

		IN	NI	NP	O
5.1	General	X			
5.2	Doors	X			
5.3	Lighting Fixtures, Switches & Receptacles	X			X
5.4	Ceilings	X			
5.5	Walls	X			
5.6	Floors	X			
5.7	Sink	X			
5.8	Countertops & Cabinets	X			
5.9	GFCI & AFCI	X			
5.10	Water Supply, Drainage Systems & Fixtures	X			
5.11	Toilet	X			X
5.12	Shower	X			X
5.13	Windows	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview

Ceilings: Ceiling Material

Drywall

Walls: Wall Material

Drywall

Floors: Floor Coverings

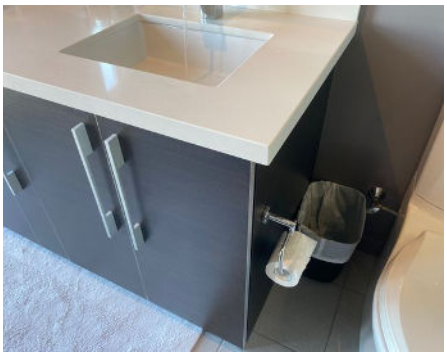
Tile

Sink: Sink

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material
Stone

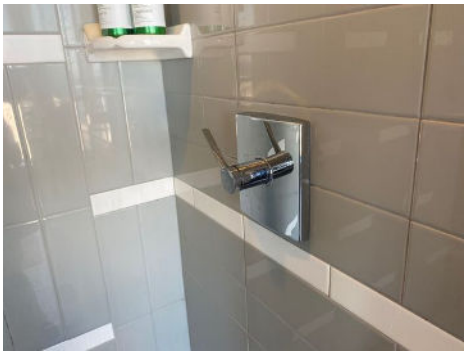


Water Supply, Drainage Systems & Fixtures: Drain Material
Metal

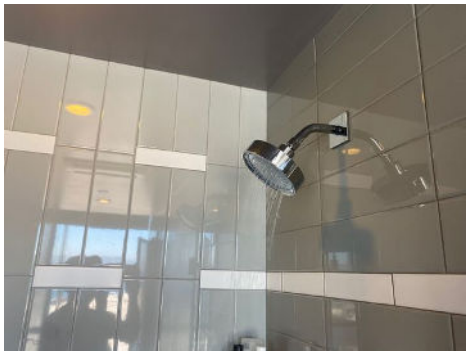
Water Supply, Drainage Systems & Fixtures: Water Supply Material
Braided Stainless Steel Hose

Toilet: Overview

Shower: Escutcheon Plate
Escutcheon Plate at shower faucet has been sealed to wall.



Shower: Shower



Windows: Window Type
Fixed

Observations

5.3.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHTS INOPERABLE

Lights were found inoperable in the bathroom. We recommend changing bulbs and if this doesn't remedy the problem contacting an electrical contractor for service would be appropriate.

Recommendation

Contact a qualified electrical contractor.

5.11.1 Toilet

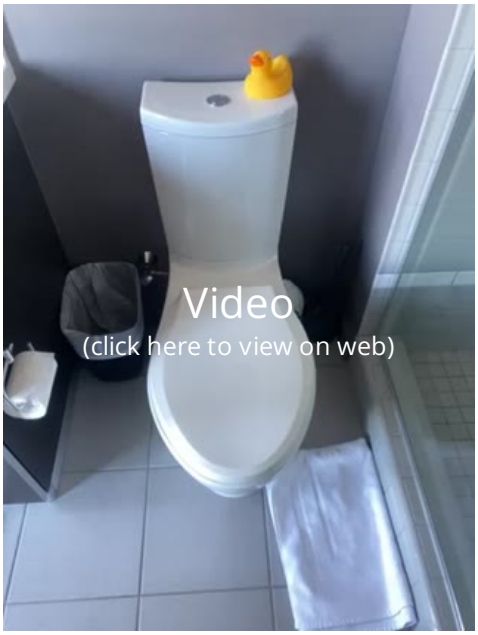
Recommendation

TOILET - RUNNING CONTINUOUSLY

Toilet running continuously after flushing. Recommend repair. Contact a licensed plumbing contractor for service.

Recommendation

Contact a qualified plumbing contractor.



5.12.1 Shower

Recommendation

LOW FLOW

Low flow was noted at a shower fixture. Recommend evaluation by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

6: BATHROOM 2

		IN	NI	NP	O
6.1	General	X			
6.2	Doors	X			
6.3	Lighting Fixtures, Switches & Receptacles	X			
6.4	Ceilings	X			
6.5	Walls	X			
6.6	Floors	X			
6.7	Sink	X			
6.8	Countertops & Cabinets	X			
6.9	GFCI & AFCI	X			
6.10	Water Supply, Drainage Systems & Fixtures	X			
6.11	Toilet	X			
6.12	Shower	X			

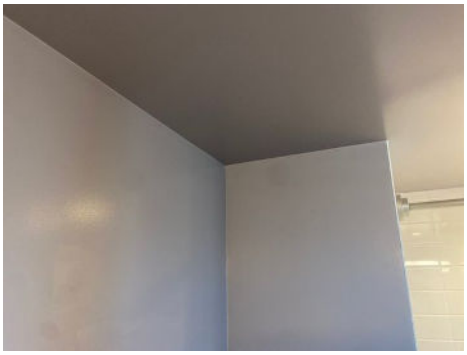
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview

Ceilings: Ceiling Material

Drywall



Walls: Wall Material

Drywall

Floors: Floor Coverings

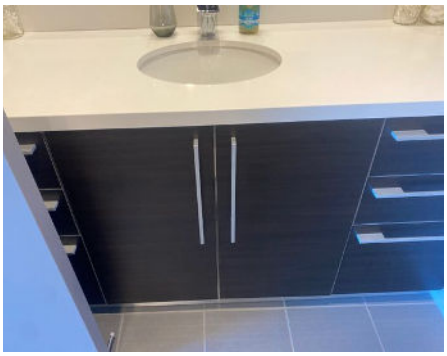
Tile

Sink: Sink

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material
Stone



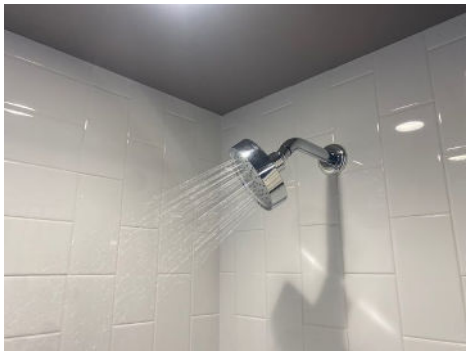
Water Supply, Drainage Systems & Fixtures: Drain Material
Metal

Water Supply, Drainage Systems & Fixtures: Water Supply Material
Braided Stainless Steel Hose

Toilet: Overview

Shower: Escutcheon Plate
Escutcheon Plate at shower faucet has been sealed to wall.

Shower: Shower



7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Entrance Conductors		X		
7.2	Main Panel, Service & Grounding, Main Overcurrent Device		X		
7.3	Branch Wiring Circuits, Breakers & Fuses		X		
7.4	Subpanel	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Subpanel: Sub Panel Capacity
125 AMP

Subpanel: Sub Panel Location
Interior

Subpanel: Sub Panel Manufacturer
Siemens

Subpanel: Sub Panel Type
Circuit Breaker

Limitations

Service Entrance Conductors

HOA MANAGED

The service entrance conductors for the building were controlled by the HOA and therefore not inspected.

Main Panel, Service & Grounding, Main Overcurrent Device

HOA MANAGED

The main panel for the building is controlled by the HOA and therefore not inspected.

Branch Wiring Circuits, Breakers & Fuses

PAINT SEALED TO THE WALL

The electrical panel was paint-sealed to the wall. Recommend licensed electrician further examine subpanel.

Observations

7.4.1 Subpanel

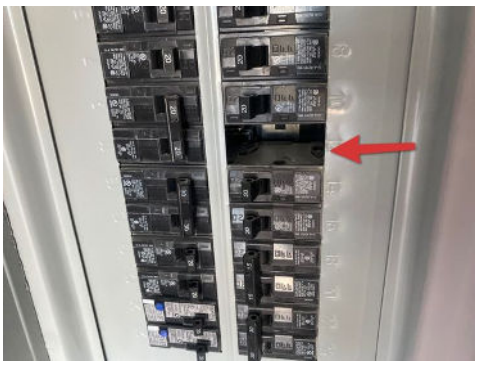
Safety Hazard

KNOCKOUT MISSING

"Knockout is missing on the electric panel. This poses a safety hazard and it is recommended these areas be properly sealed by an electrician.

Recommendation

Contact a qualified electrical contractor.



8: PLUMBING

		IN	NI	NP	O
8.1	General		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Limitations

General

HOA CONTROLLED

Plumbing systems are controlled by HOA and building maintenance and are not visible.

9: HVAC

		IN	NI	NP	O
9.1	General	X			
9.2	Thermostat 1	X			
9.3	Thermostat 2	X			
9.4	Heating Equipment 1	X			
9.5	Heating Equipment 2	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: HVAC

General: HVAC

Thermostat 1: Thermostat

Thermostat 2: Thermostat

Heating Equipment 1: Age

5-10 years

Heating Equipment 1: Brand

Trane

Heating Equipment 1: Energy Source

Natural Gas, Hot Water

Heating Equipment 1: Heat Type

Forced Air, Hydronic

Heating Equipment 2: Age

5-10 years

Heating Equipment 2: Brand
Trane

Heating Equipment 2: Energy Source
Natural Gas, Hot Water

Heating Equipment 2: Heat Type
Forced Air, Hydronic

10: LAUNDRY ROOM

		IN	NI	NP	O
10.1	General	X			X
10.2	Dryer Vent	X			
10.3	Washer Connections		X		
10.4	Receptacles	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Dryer Power Source
220 Electric

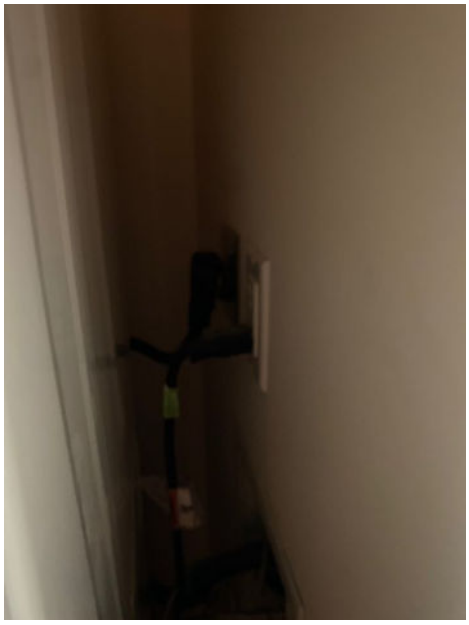
General: Overview

General: Washer Supply Lines

General: Water Source
Public

Dryer Vent: Dryer Vent
Metal (Flex)

Receptacles: Receptacles



Limitations

Washer Connections

INACCESSIBLE

Unable to inspect washer connections due to the size limitations of the washer/dryer closet.

Observations

10.1.1 General

Informational

NO CATCH PAN

We recommend installing a catch pan beneath the washer-dryer to avoid water intrusion in the event of a drain or supply hose leak.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or

battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

HVAC
Heating:

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling:

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.