

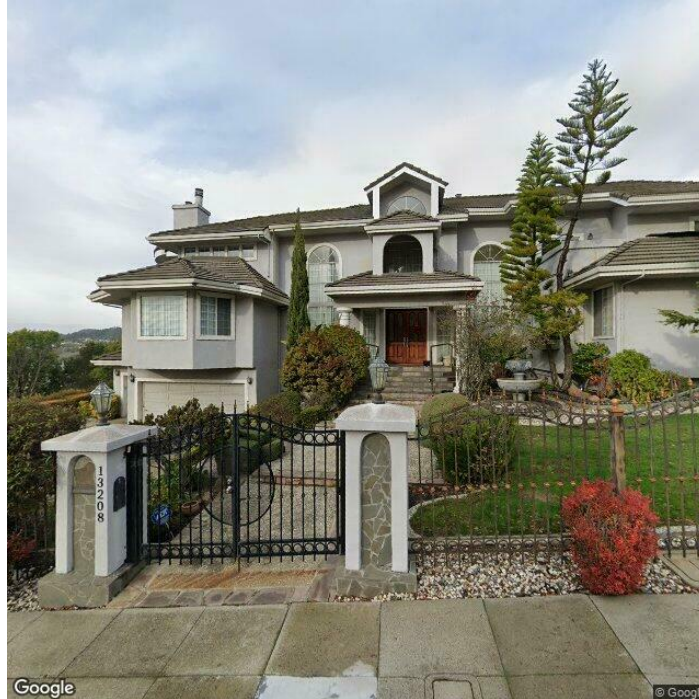


GOLDEN GATE HOME INSPECTIONS

415-878-1331

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<https://goldengatehomeinspections.com>



HOME INSPECTION REPORT

1234 Main Street
San Francisco, CA 94111

Buyer Name

01/19/2024 9:00AM



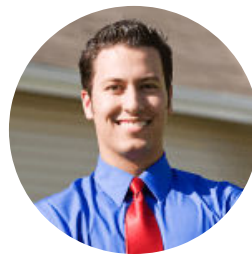
Inspector

Jake Lyon

ASHI Certified Home Inspector, ACI

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Agent

Agent Name

555-555-5555

agent@spectora.com

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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
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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 as it can lead to unpredictable results.

SUMMARY



ITEMS INSPECTED



RECOMMENDATION



SAFETY HAZARD

- 2.2.1 Roof - Coverings: Damaged Underlayment Visible
- 2.2.2 Roof - Coverings: Shingles Missing
- 2.2.3 Roof - Coverings: Loose Tiles
- 2.2.4 Roof - Coverings: Tiles Cracked/Broken
- 2.3.1 Roof - Flashings: Loose/Separated Flashing
- 2.3.2 Roof - Flashings: Missing Sidewall Gap
- 2.3.3 Roof - Flashings: Flashing Damaged
- 2.4.1 Roof - Roof Drainage Systems: Debris
- 2.5.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Rusted Roof Penetration
- 2.5.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cricket Not Installed
- 3.1.1 Exterior - Eaves, Soffits & Fascia: Dry Rot
- 3.1.2 Exterior - Eaves, Soffits & Fascia: Soffits - Water Stains
- 4.1.1 Interior - Ceilings: Previous moisture Intrusion

1: INSPECTION DETAILS

Information

In Attendance Client's Agent	Temperature (approximate) 74 Fahrenheit (F)	Type of Building Single Family
Weather Conditions Clear		

Inspection Overview

- The roof appeared to be in serviceable condition with some notes that stood out:
- An area of previous moisture intrusion was observed in the interior, this appeared to be beneath an area of soffit staining on the roof.
 - Broken, and loose tiles exposing damaged wood underlayment were noted on the roof.
- 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: ROOF

		IN	NI	NP	O
2.1	General	X			
2.2	Coverings	X			X
2.3	Flashings	X			
2.4	Roof Drainage Systems	X			X
2.5	Skylights, Chimneys & Other Roof Penetrations	X			X

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

Information

General: Inspection Method
Walked On The Roof, Drone

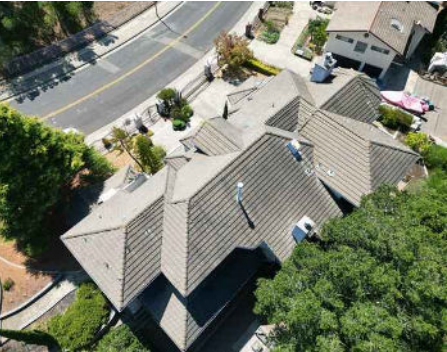
General: Roof Type/Style
Combination

Flashings: Material
Aluminum, Mortar, Lead

Skylights, Chimneys & Other Roof Penetrations: General



General: Roof Overview



Coverings: Material

Bitumen Torch Down, Concrete tile

**Roof Drainage Systems: Drainage Material**

Galvanized Steel

**Observations**

2.2.1 Coverings

DAMAGED UNDERLAYMENT VISIBLE

Areas of damaged wood underlayment were visible in areas of the roofing materials. This means that the roof is open to moisture intrusion. We recommend a roofing contractor evaluate.

Recommendation

Contact a qualified roofing professional.





2.2.2 Coverings

SHINGLES MISSING Recommendation

Observed areas that appeared to be missing sufficient coverings were noted. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.



2.2.3 Coverings

LOOSE TILES Safety Hazard

Loose tiles and nails noted on the edge of the roof. Recommend repairing these as they can be a safety hazard if they fall.

Recommendation

Contact a qualified roofing professional.



2.2.4 Coverings

TILES CRACKED/BROKEN

Cracked/broken tiles at the roof were noted. Consider having corrected to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

LOOSE/SEPARATED FLASHING



Loose or separated flashing, improperly installed flashing, or gaps in the roofing system noted. This can lead to water intrusion and damaging leaks. Consider having corrected to secure the waterproofing envelope of the exterior.

Recommendation

Contact a qualified roofing professional.



2.3.2 Flashings

MISSING SIDEWALL GAP

Recommendation

In both headwall and sidewall conditions, unless the exterior wall is brick, you should see a gap of at least 1½ inches between the bottom of the exterior wall-covering material and the top of the roof-covering material. Without a gap, the exterior wall covering can wick up moisture from the roof. This can lead to decay, delamination, peeling paint, and other problems. We recommend contacting a roofing contractor for recommendation and service.

Recommendation

Contact a qualified roofing professional.



2.3.3 Flashings

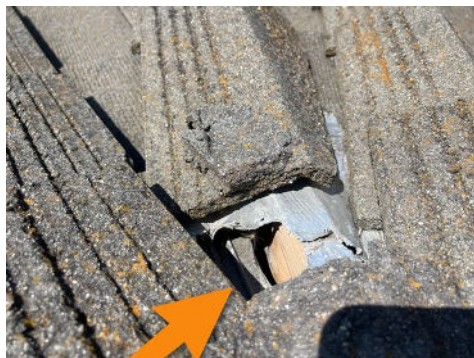
FLASHING DAMAGED

Recommendation

Damage to flashing was noted on the roof. We recommend further assessment by a roofing contractor to assure viability.

Recommendation

Contact a qualified roofing professional.



2.4.1 Roof Drainage Systems

DEBRIS

Accumulated debris at gutters and/or scuppers noted. We recommend removing debris to ensure proper drainage of the roofing system and to prevent moisture damage.

Pro tip: Installing leaf guard gutter guards can cut down on gutter maintenance.

Recommendation

Contact a qualified gutter contractor



Recommendation



2.5.1 Skylights, Chimneys & Other Roof Penetrations

RUSTED ROOF PENETRATION

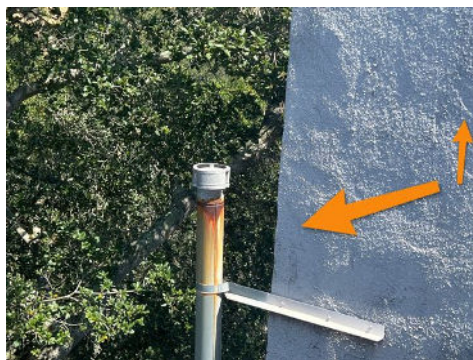
A rusted roof penetration was noted. Rusted roof penetrations can cause eventual moisture damage. We recommend contacting an HVAC contractor for further recommendation or service.

Recommendation

Contact a qualified HVAC professional.



Recommendation



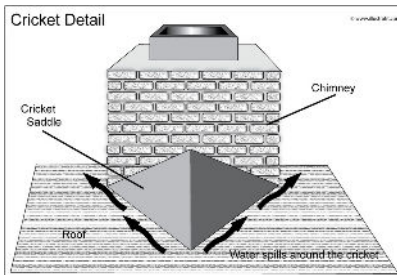
2.5.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CRICKET NOT INSTALLED



Recommendation

A chimney cricket was not installed at the time of inspection. Chimney width was 4'2 inches. Chimneys over 36 inches wide create a water trap and potential point of moisture intrusion if there is not a chimney cricket to divert water. Contact a roofing contractor for evaluation and correction.



Recommendation
Contact a qualified roofing professional.



3: EXTERIOR

		IN	NI	NP	O
3.1	Eaves, Soffits & Fascia	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Observations

3.1.1 Eaves, Soffits & Fascia

Recommendation

DRY ROT

Visible dry rot at eaves was noted. Roof and/or gutters may be leaking causing these eaves to absorb moisture and causing dry rot. We recommend locating the cause and correcting it before further damage occurs.

Recommendation
Contact a qualified general contractor.



3.1.2 Eaves, Soffits & Fascia

Recommendation

SOFFITS - WATER STAINS

Water stains at the soffits were noted. This may indicate an active leak. We recommend locating and eliminating the source of moisture. Further investigation is needed. Contact a general contractor for repair options.

Recommendation
Contact a qualified general contractor.



4: INTERIOR

		IN	NI	NP	O
4.1	Ceilings	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Ceilings: Ceiling Material
Drywall

Observations

4.1.1 Ceilings

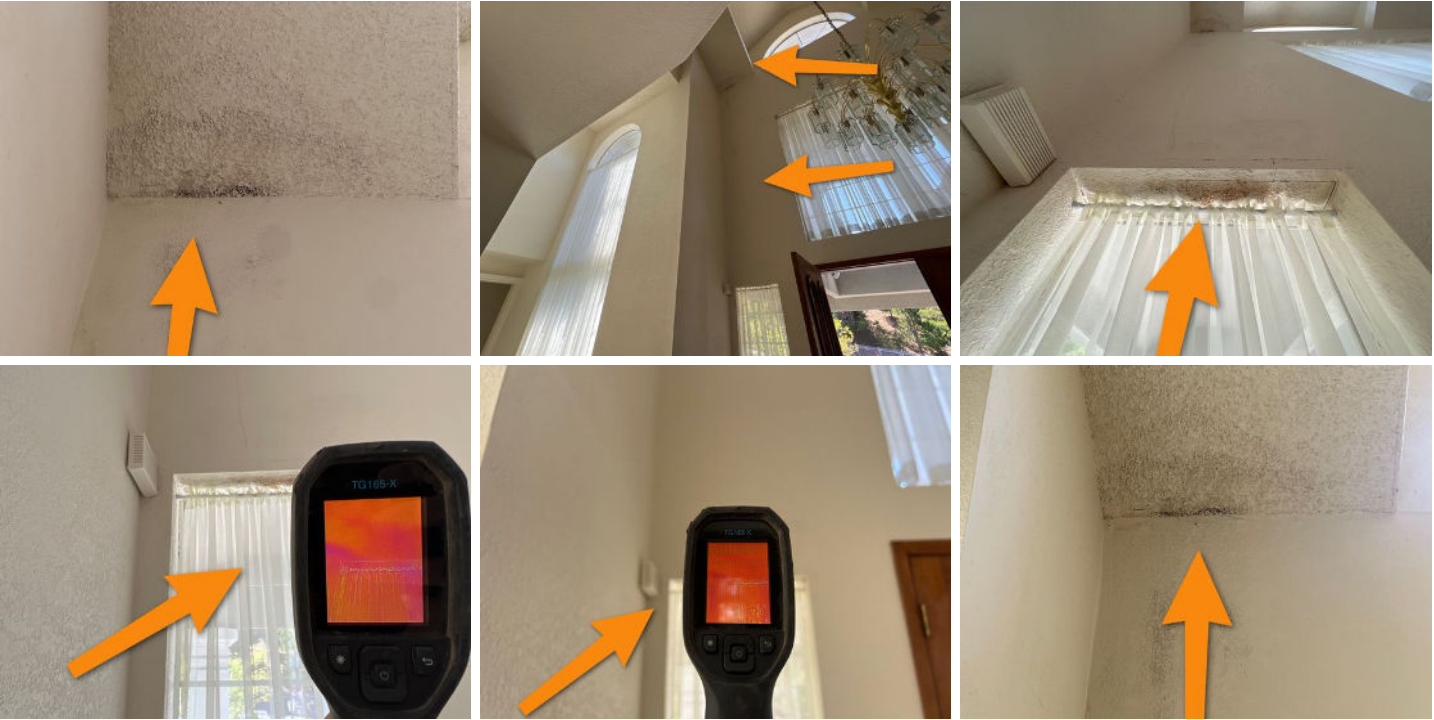
Recommendation

PREVIOUS MOISTURE INTRUSION

Stains to ceiling materials from prior moisture intrusion were noted. There were no apparent signs of moisture at the time of the inspection. We recommend monitoring these areas periodically for leaks and contacting a qualified roofing contractor if this occurs.

Recommendation

Contact a qualified general contractor.





5: ATTIC

		IN	NI	NP	O
5.1	General	X			
5.2	Attic Insulation	X			
5.3	Ventilation	X			
5.4	Roof Structure & Attic	X			

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Information

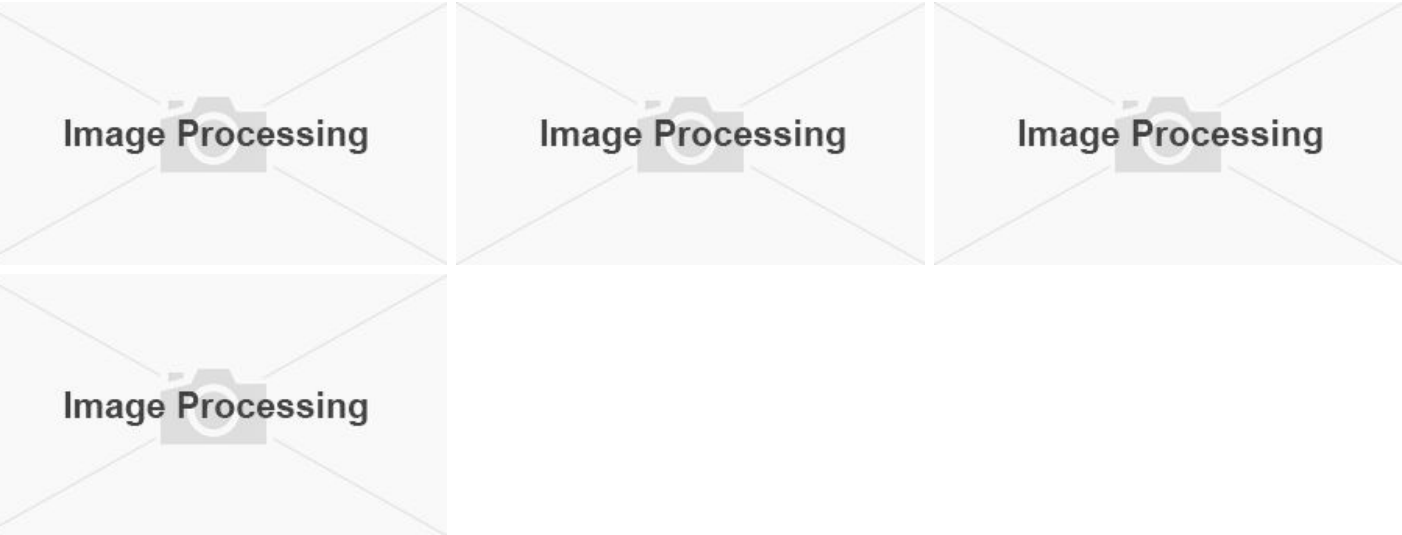
Attic Insulation: Insulation Type
Batt, Fiberglass

Ventilation: Ventilation Type
Soffit Vents, Off Ridge Vents

Roof Structure & Attic: Material
Plywood

Roof Structure & Attic: Type
Gable, Hip

General: Overview



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

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.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans.

G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.