Attachment D

Inspection Report

Inspection Address:
444 Hegenberger Rd
Oakland, CA

Inspection Date:
1/14/2026

Prepared For:
Rich Harrison, Lighthouse Community Public Schools

Prepared By:
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Report Number:
T0107

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Table of Contents

Introduction

DESCRIPTION

Weather:	• Clear
Temperature at Start:	• 50 - 60° F
Property Orientation:	• Front of the building faces Hegenberger Ct (North)
Property Age:	• 1956, from public information
Property Type:	• Commercial
Attendance:	• Operations manager, Staff, Students

OBSERVATIONS & RECOMMENDATIONS

IMPORTANT NOTICE
We performed this inspection for the exclusive use of the client(s) named in this report. If anyone other than our client(s) for this inspection reads this report, we wish to emphasize that by contract, **our sole responsibility is to our client(s)** and **no third party may rely on this report** for any purpose. If anyone else wishes to obtain current information on the condition of this property, we can perform, for a fee, a follow-up inspection on their behalf. This report is only valid for six months after the inspection date. After that date, the property should be re-inspected.

Operating Business Limited Scope
The presence of furnishings, stored items, or other such items limited our view, and thus, the scope of the inspection. For instance, not all thermostats or switches were operated, to avoid disturbing the tenants and their equipment. If possible, we recommend a walkthrough inspection between tenants.

Evidence of a Remodel or Addition
It appeared that parts of the property were remodeled and/or the building were extended by the construction of an addition, subsequent to original construction. Confirmation should be obtained from the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained.

Check the Status of Permits and Inspections
Confirmation should be obtained from the local building department, that all necessary permits for appropriate construction and/or remodeling were secured, appropriate inspections were performed and all requisite final signatures have been obtained. The local municipality should also be consulted for details pertaining to zoning and approved uses.

Trade Fixtures, ADA Compliance, and Environmental Hazards
This inspection did not include examination of trade fixtures, process related equipment, appliances, or special systems. However, licensed individuals could be retained to evaluate the condition of these elements. This was not an inspection for compliance with the Americans with Disabilities Act, (ADA). We recommend consulting with a Certified Access Specialist (CASp) regarding ADA compliance.

The inspection did not include examination of the property for the presence of toxic materials or environmental hazards, or review of public records and/or environmental databases for relevant environmental information. We recommend a Phase 1 Site Assessment by a registered environmental assessor.

Items Not Covered in a Standard Commercial Property Inspection
Examination or evaluation of locked or inaccessible areas, elevators, landscape irrigation, smoke detection, fire suppression, security, communication, computers, satellite receiving, emergency lighting systems, appliances, tenant improvements, energy efficiency, and any related equipment, or the anticipated use of the property are not included in the scope of this inspection and report.

Fire Sprinkler System Not Inspected
The fire sprinkler system was not inspected and is not included in this report. Thus, we cannot make any representations as to its present condition or future performance. Fire sprinkler systems require testing and maintenance to ensure that they will function properly and we

recommend verification with the operations manager to ensure that this has been done. If more information on the system's function and condition is desired, a fire sprinkler contractor should be consulted.

Elevator Not Inspected
The elevator was not inspected, as such a task is beyond the scope of this inspection. For information on the condition and function of the elevator, a contractor specializing in elevator installation and maintenance should be consulted.

Location/Direction Conventions Used In This Report
The "right side" or "left side" of a building are assigned as if we were standing at the street and were looking towards the front of the building. Locations will be described as "left" or "right", "front" or "rear", and "right front". (For example, "left front" would be the left side, toward the front). Floor levels are referenced from the main entrance, which is the main level.

Comments in Blue with Symbol
Some of the report comments are in blue and have an exclamation mark icon, which is our way of highlighting comments that are also in the Primary Recommendations section at end of this report. To learn about the purpose and scope of the Primary Recommendations section, please see that section.

Photographs In This Report
The photos included in this report are for illustrative purposes only. Not every condition or observation will have an associated photo. There is no relationship between the presence or absence of a photograph and the relative importance of, or quantity of, each condition represented. Significant findings may or may not include an accompanying photo.

Report a Snapshot in Time
As with any inspection of this nature, the conditions described in this report are only a snapshot in time. Conditions will most certainly have changed since the date of inspection, and will continue to change as the property and its components age. Changes in occupancy and the behavior of residents can also change or affect conditions in and around the property. We do not offer a guarantee or warranty as to the performance of this property in the future.

Definition of "Acceptable"
When an item in this report is noted as being in "acceptable" condition, we mean that it was providing generally adequate service within the limits of its age - and any defects, deficiencies or potential problems noted during the inspection.

Permits Required for Most Improvements
When contractors are hired to perform work, we strongly recommend getting permits as required by the authority having jurisdiction. While getting permits is not a guarantee of quality workmanship, the inspection process can reveal issues while they can still be fixed. To determine which projects may require a permit, we recommend consulting with the local building department.

Not a Code Inspection
The presence or extent of building code violations was not the subject of this inspection, nor was it included in the report. No warranty is offered on the legal use, or uses of the property. Information with regard to these issues may be available from the appropriate building department and/or zoning agency.

Chemical & Natural Hazards Excluded
Hazards or conditions, including, but not limited to, toxic, reactive, combustible or corrosive contaminants, chemicals, pesticides, allergens, radon, and/or flood hazards are specifically excluded from this inspection and report.

We Evaluate for Function, Operability, and Condition
The purpose of this inspection is to evaluate the property for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues as the inspector's tastes and values will always be different from those of the client.

Public Records
Important information about this property may be a matter of public record. However, search of public records is not within the scope of this inspection. We recommend interested parties thoroughly review all appropriate public records and disclosures.

Not a Pest Inspection
Any observations made in this report regarding evidence of pests or wood destroying organisms, are not a substitute for inspection by a licensed structural pest inspector or exterminator. We recommend hiring a licensed structural pest operator to perform an inspection.

Structure

Styles & Materials

Foundation Types:	• Slab on grade
Foundation Materials:	• Concrete
Floor Structure:	• Concrete slab on grade • Steel I-beam with corrugated steel deck
Interior Supports:	• Wood posts
Wall Structure (Exterior):	• Concrete
Roof Structure:	• Wood trusses with plywood sheathing

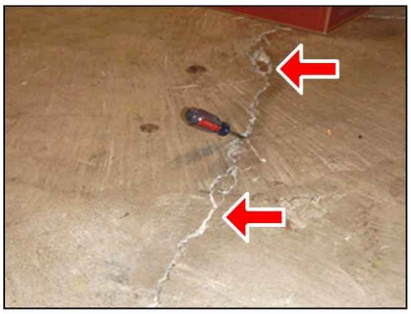
OBSERVATIONS & RECOMMENDATIONS

1.0 Foundation Overview

The foundation appeared to be relatively modern in design. Foundations of this type typically have internal steel reinforcing. A determination as to the presence or extent of steel reinforcing is beyond the scope of this inspection.

1.1 Foundation Condition

Small and/or moderate slab foundation cracks were observed in room S134, indicating past settlement, but we observed no related conditions suggesting the need for immediate repair. These cracks should be monitored, and if ongoing movement is observed, further evaluation by a structural engineer is recommended.




Cracking in slab

Flooring concealed most of the foundation slab. Thus, the foundation slab was considered mostly inaccessible and could not be thoroughly inspected. However, no signs of significant settlement or related interior cracking were observed to suggest any need for further evaluation.

1.2 Seismic

Significant seismic upgrades were installed on this building, however no comment is made regarding the design or engineering involved. For more information about the adequacy of these upgrades, a licensed structural engineer should be retained for an analysis of work performed and any available plans or designs.



Seismic strengthening

The roof/wall joints were reinforced to provide added resistance to wind or seismic forces, however no comment is made regarding the design or engineering involved.

1.3 Moisture

Although access to the slab was limited because of the presence of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

1.4 Floor Structure

Most of the floor structure was not visible; thus it was not inspected. No obvious symptoms of non-performance were observed.

Water stains were observed on the floor structure in some areas, indicating past water leaks. We recommend consulting with the operations manager to learn about past water leaks, and if repairs have been made. If this information is not available, we recommend further evaluation by a licensed contractor.

1.5 Wall Structure

The exterior walls were constructed of solid concrete and appeared to be relatively modern in design. Concrete walls of this type typically have internal steel reinforcing, but a determination as to the design or extent of steel reinforcing is beyond the scope of this inspection. The walls exhibited typical hairline cracking and were in acceptable condition.

1.6 Roof Structure

The visible roof trusses were generally in acceptable condition. Modifications have been made to the roof trusses. We recommend a history of the modifications be obtained. This should include, if possible, the date repairs were made, the contractor's name, a description of changes made, and any available plans and permits. A determination as to the adequacy of these repairs is beyond the scope of this inspection.

Truss modification

The roof sheathing was stained and damaged in a few areas. We recommend review and repairs as necessary by a licensed contractor to restore proper support.

Stain in S222

N136

S221

1.7 Structure - General

Generally speaking, the visible structural elements were in acceptable condition for a building of this age and type of construction. For more information a licensed structural engineer should be consulted.

LIMITATIONS / ADDITIONAL INFO

Foundation Slab Not Visible Surface finishes covered most of the floor slab, preventing a meaningful visual evaluation. Further evaluation is recommended when the flooring is removed, but such an activity is beyond the scope of this inspection.

Concealed Roof Structure Due to the design of the building, some or all of the structural roof components were not visible. Inspection at the time of reroofing is usually the best way to evaluate the hidden roof structure.

Structural Engineer For More Information If there are any doubts remaining about the condition of the structure, we recommend review of the structure by a licensed structural engineer who is experienced in the design and review of residential buildings.

Evaluation Based On Symptoms Most of the structural components were inaccessible. Thus, our evaluation is based only on our observations of symptoms of movement, damage, and deterioration. If there are no visible symptoms, conditions requiring repair may go undetected. We make no comment on the internal conditions of soils, foundations and framing, except as reflected in their performance.

Foundation Cracking Cracking is common in concrete or masonry foundations. Minor cracks caused by shrinkage or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. Crack monitoring devices, available online, are a good way to accurately monitor foundation cracking over time.

Seismic Strengthening For more information about the steps to seismically strengthen a building, the Association of Bay Area Governments (ABAG) has extensive information on their website: http://quake.abag.ca.gov/business

Exterior

Styles & Materials

Lot Topography:	• Nearly flat
Vehicle Surfaces:	• Concrete • Asphalt
Walking Surfaces:	• Concrete • Asphalt • Brick
Marked Parking Spaces:	• 60-70 spaces • 3 disabled parking spaces
Siding Materials:	• Metal siding
Secondary Siding Materials:	• Solid masonry walls (no siding) • Glass panels
Door Materials:	• Aluminum frame
Window Materials:	• Aluminum frame

OBSERVATIONS & RECOMMENDATIONS

2.0 Site, Grading, and Drainage

Some areas near the building did not have an appreciable slope away from the building. This can encourage water accumulation and lead to water entry and damage. We recommend monitoring both interior and exterior areas during heavy or extended rains, and if water entry or accumulation is observed, appropriate corrective measures should be undertaken.

A partial drainage system was installed on this site. We recommend observing drainage performance for a full cycle of seasons or until deficiencies emerge. If negative conditions arise, then appropriate modifications should be made.

Perimeter surface drainage

We observed some, but possibly not all, of the intake and discharge points for the drainage system. The property manager should identify and flag them for future reference.

The roof drainage was not properly extended away from the building, and several of the roof drainage outlets (lower exterior walls) were clogged with debris which can cause leakage and damage to the building. We recommend the discharges from all downspouts be routed sufficiently away from the structure (usually at least 5 to 10 feet).

Clogged roof drainage outlet

2.1 Walkways, Driveways, and Parking

Trip hazards were observed in some of the walkways, especially at the transition from concrete to the asphalt playground. We recommend a thorough review and repairs as necessary to eliminate trip hazards and reduce the potential for personal injury.



Trip hazards at playground

The asphalt pavement was cracked and uneven, especially at the left entrance (Hegenberger Loop). We recommend consultation with a licensed asphalt contractor for advice, repair options, and cost estimates.

Cracked, deteriorated asphalt

Automatic driveway gates were installed, but they were not tested and we did not confirm the proper operation of the safety controls. Safety controls can prevent in damage or injury and we recommend further evaluation by a licensed gate specialist.

Automatic gates not tested

It was not determined if the amount of parking provided on this property meets local requirements. Parking requirements typically vary by location and occupancy type. We strongly recommend checking with the local zoning department to determine whether the amount of parking provided at this property is adequate for the current or future uses of this property.

2.2 Grounds

The playground equipment was not inspected as a determination as to the condition or safety of such equipment is beyond the scope of this inspection.

A storm drain manhole cover was observed on the property in the parking lot. We recommend consultation with the local jurisdiction regarding any building restrictions, easements, or other agreements that may be associated with this property.

We observed barbed wire fencing on the property, at the top of the fence separating the parking lot from the adjacent property (hotel). Barbed wire is prohibited in most local jurisdictions due to the potential for injury. We recommend that it be removed. If security is a problem, a contractor should be retained to install a suitable alternative.

Signs on the exterior indicated that the rodent control was performed by Orkin. We recommend contacting this company to learn more about the rodent control needs of this property.

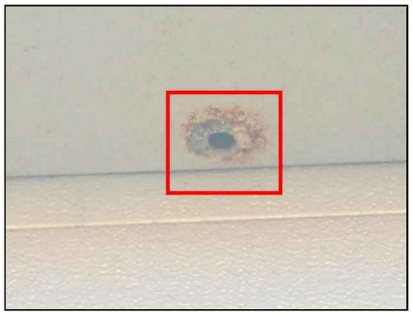
There were plants near walking surfaces that had foliage with sharp and stiff pointed ends. These can pose a significant puncture hazard, especially for children. We recommend reducing this hazard by trimming the pointed ends.

2.3 Metal Siding

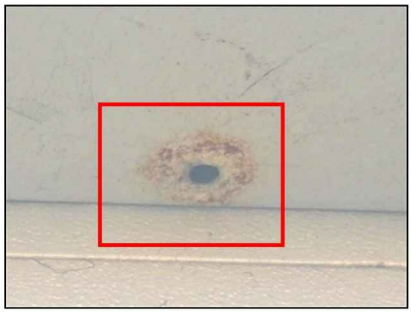
The metal siding was generally in acceptable condition, except as noted.

Corrosion was observed on the undersides of the architectural siding trim overhangs. The rusted siding should be cleaned, primed and painted to help prevent further deterioration. Eventual replacement will be required if there is continued deterioration. We recommend review and repairs as necessary by a licensed contractor.

Overhangs



Rust



A few minor dents were observed in the metal siding around the building. This is primarily a cosmetic concern, but in some cases the distorted siding can enable water entry. We recommend review and repairs as necessary by a licensed contractor who is experience working with metal siding.

2.4 Glass Siding

What appeared to be glass panel siding was installed along the right side of the building, adjacent to the playground area. We could not confirm that the (apparent) glass was a safety type. An etched emblem in the corner of each pane will usually identify safety glass, but no such emblem was found. We recommend evaluation of the panels to determine if it was safety glass (or safety film) by a licensed contractor to prevent injury from broken glass shards.

Apparent glass panels

Siding adjacent to playground

2.5 Siding - General

Trees were close to the building in several areas. Nearby trees, when bent by the wind, can contact the building and often will cause damage to exterior, and in extreme cases, to the structure. To reduce this potential for damage, we recommend the trees be trimmed or removed to maintain a minimum of 12 inches clearance to the building.

2.6 Paint and Stain

Exterior finishes on the building were generally in acceptable condition. Keep in mind that paints and stains will deteriorate from sun and weather exposure over time. The condition of the exterior finishes should be periodically monitored and recoated to prevent unnecessary damage to the underlying surfaces.

2.7 Doors, Windows, and Glazing

The exterior doors and windows were generally in acceptable condition, except as noted.

We could not confirm that ALL of the glass in the exterior doors or large windows was safety glass. An etched emblem in the corner of each pane will usually identify safety glass, but not each of the glass panels (doors, windows, siding) had such labels or etchings. We recommend the installation of safety glass (or safety film) by a licensed contractor to prevent injury from broken glass shards.

2.8 Exterior - General

While examination of the fences were beyond the scope of this inspection, we noted that the plywood mural fences or wall panels at the left side were damaged. We recommend repairs or replacement as necessary to prevent further deterioration.

Plywood mural walls

Damaged plywood

2.9 Detached Structures

Examination of the detached shed (at the playground) was not within the scope of this inspection and therefore was not inspected.

LIMITATIONS / ADDITIONAL INFO

Soils Evaluation not Performed An opinion on soil stability and potential movement may be available from a licensed soil or geotechnical engineer who is familiar with conditions in this area. Hillside structures are prone to landslides and movement, while flatland buildings can be prone to liquefaction. A licensed specialist should be consulted, if specific information on the characteristics and performance of this particular site is desired.

Upper Levels Too High To Inspect Because of their height above ground, upper-level exterior surfaces and siding were physically inaccessible for a thorough review. For this reason, damage or defects may exist which could not be observed.

Eaves Not on All Sides In some areas, the roof structure did not include overhangs. This is not necessarily a deficiency, but special maintenance issues can develop because of the lack of overhangs, and we recommend diligent maintenance to prevent damage.

Fencing Not Inspected The fences and gates were not inspected and are not included in this report. Fences at the perimeter of the lot typically approximate the property lines, but only a licensed surveyor can verify their exact location.

Drainage Systems Drainage systems are designed to collect and divert roof runoff, surface water, and/or subsurface water. They are typically installed with solid and perforated pipe, and ideally flow by gravity to a point of discharge. Designs and materials vary widely, and most of the system is below ground - making it impossible to evaluate the integrity of the system. For more information and testing, a contractor specializing in drainage systems should be consulted.

Safety Glass Tempered (safety) glass is labeled using either an etching or ceramic-blasting method to produce a permanent emblem. However, current standards do allow for installation of safety glass that does not display the specified emblem, under certain circumstances, in which case the local building department may have the necessary documentation, and should be consulted.

Roofing

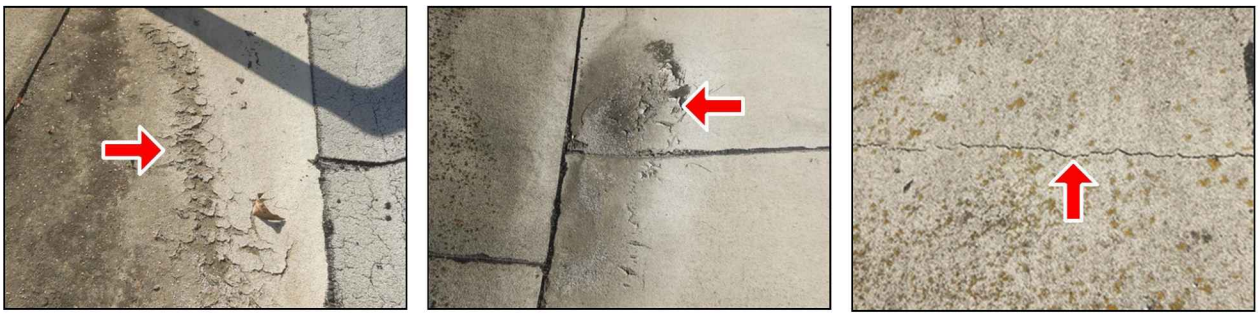
Styles & Materials

Primary Roofing Materials:	• Cap sheet roofing
Estimated Age:	• 15-20 years
Roof Slope:	• Low
Roof Inspection Methods:	• Walked the roof
Flashings:	• Sheet metal • Lead • Mastic/sealant
Roof Drainage:	• Surface drains

OBSERVATIONS & RECOMMENDATIONS

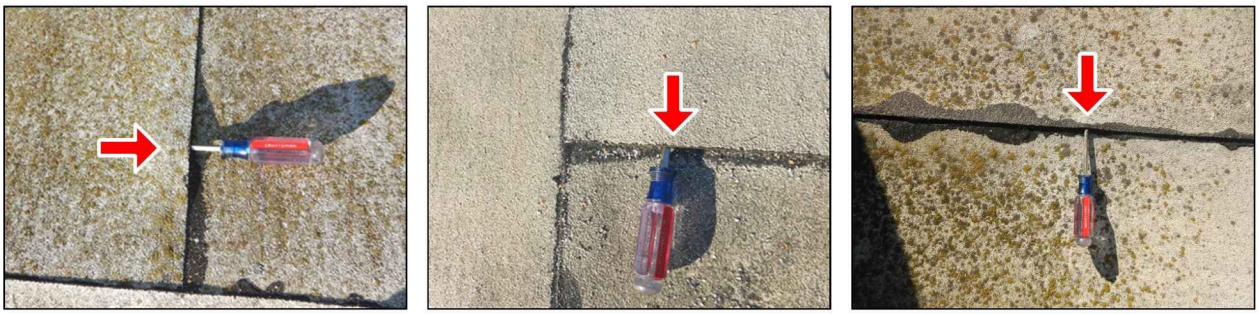
3.0 Cap Sheet Roofing

The cap sheet roofing was generally worn from exposure and was nearing the end of its expected service life. Even with routine maintenance, the need for replacement should be expected within the next few years and we recommend budgeting for this expense.



Worn roofing

The seams in the cap sheet roofing were not properly sealed in several areas, which can allow water entry. We recommend review and repairs as necessary by a licensed roofing contractor.

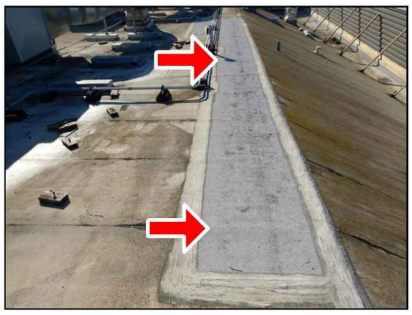


Unsealed seams

Ponding (or evidence of ponding) was observed on the roof. Ponding that clears up in 48 to 72 hours is usually considered normal and acceptable. Regular maintenance of ponding areas is important to keep the roofing in good condition. As is keeping all roof drainage features clear and flowing freely. When the roof is replaced, modifications to the roof deck should be made to ensure positive drainage.

Evidence of ponding

The roofing materials were patched in several areas. We recommend consulting with the property manager to learn more about these repairs and their significance. The need for ongoing maintenance should be anticipated.

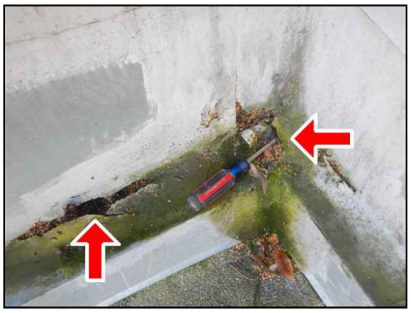




Roof patches

3.1 Flashings

The mastic or sealant used to seal some of the roof flashings was deteriorated, cracked, or missing. We recommend review and repairs as necessary by a licensed roofing contractor. The need for ongoing maintenance should be anticipated.

Some of the roof flashings were rusted. Significantly rusted flashings should be replaced while painting may be appropriate for the flashings in better condition. We recommend review and repairs as necessary by a licensed roofing contractor.



Rusted flashing

Separations were observed at the joints in the parapet cap flashings at the rear. These joints are very vulnerable to expansion and contraction, deterioration of the sealant, and water entry. We recommend review and repairs as necessary by a licensed roofing contractor.


Open cap flashing joints

3.2 Roof Drainage

The roof drains had a buildup of debris. All of the debris should be removed immediately to ensure proper drainage, and then they should be kept clear to reduce the potential for backups and subsequent water penetration into the building.

A strainer screen, intended to prevent debris from entering the roof drains, was loose at the left side. We recommend all drains be cleaned and strainers installed to prevent clogs.

Loose strainer

3.3 Roofing - Misc

Tree branches were close to or touching the roofing. As a part of routine maintenance, we recommend trimming the nearby trees to avoid abrasion to the roof and obstruction of roof runoff.

Moss and or lichen were observed on the roofing. Such growth can hold moisture and lead to premature deterioration. While it can be removed as part of routine maintenance, care should be taken to not damage the roofing. Substantial growth should be removed by a company that specializes in cleaning roofs. Attaching bare copper wire on top of the roof, at the upper portion of the roof areas, also may help to retard or prevent moss and lichen growth.

3.4 Roofing - General

⚠ The roofing was in need of repairs and was near the end of its expected service life. It may be more cost effective to replace, given its age. We recommend consulting with a licensed roofing contractor for advice, options, and cost estimates.

Solar photovoltaic panels were present on the roof. Examination of the solar electric system is beyond the scope of this inspection. Information about this system would have to come from a licensed solar electric contractor.

LIMITATIONS / ADDITIONAL INFO

Determining Layers Requires Testing The number of layers, or separate applications of low slope roofing material could not be determined without employing destructive testing methods, which is beyond the scope of this inspection. If knowledge of this aspect is critical, we recommend further evaluation by a licensed roofing contractor.

Not a Leak-free Guarantee Our comments do not constitute a warranty that the roof is free of leaks, or will remain free of leaks.

Clean Roof Drainage Regularly The roof drainage system should be monitored on a regular basis and be cleaned out whenever debris has accumulated. Regular cleaning will prevent clogging of the downspouts which can lead to subsequent water entry.

All Roofs Need Maintenance All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roofing and flashings. Any estimate of remaining life expectancy must be based upon the assumption that the roof will receive periodic maintenance.

Plumbing

Styles & Materials

Water Source:	• Appeared to be municipal/community supply
Water Pressure:	• ~80 psi
Water Service:	• 3 inch copper
Main Water Shutoff Location:	• Interior - "Book Room" N125
Water Distribution Piping:	• Copper
Waste Disposal:	• Appeared to be municipal/community sewer
Cleanout Locations:	• Exterior - left side • Exterior - sidewalk
Drain & Vent Piping:	• Cast iron • Copper • ABS
Gas Shutoff Location:	• Exterior - left side
Gas Service:	• Natural gas - 5,000 CF/H meter

OBSERVATIONS & RECOMMENDATIONS

4.0 Main Water Supply

The visible portions of the main water supply piping were in acceptable condition. It should be noted that most of the main water supply piping was underground and not visible, and given the age of the property, it is possible that portions of the piping could be an older material such as galvanized steel.

A backflow valve was observed on the main water supply piping. This is a type of one-way valve that prevents contaminated water from mixing with city water supply. This device typically requires a yearly certification, but no certification was present. We recommend contacting the local officials regarding the requirements for this device.

The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of this inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Main water disconnect

System pressure, as measured by a water pressure tester, was within the normal range (40-80 psi).

4.1 Water Distribution Piping

Hot water did not reach several of the classroom sinks, or it took a long time for hot water to reach the sink faucets. Recirculating pumps are often used to reduce wait times. We recommend consultation with a licensed plumbing contractor for advice, repair options, and cost estimates.

A saddle valve was installed on the water distribution piping in room N109 (Biology). Such fittings puncture the piping and rely on a washer to prevent leaks. Over time the washer will degrade, and we recommend replacement with appropriate fitting(s) by a licensed plumbing contractor.

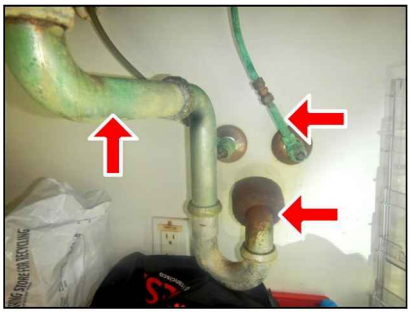
Saddle valve

Several sinks were not equipped with shutoff valves (below the sinks), leaving no way to turn off the water to this fixture without turning off the water to the entire building. We recommend the installation of shutoff valves by a licensed plumbing contractor to facilitate faucet repairs and replacement.

Several classroom sink shutoff valves were found turned off. We do not know why the valves were turned off, but this may suggest that leaks have occurred. We recommend further evaluation and repairs air as necessary by a licensed plumbing contractor.

An uncapped water valve was observed below the sink in classroom S220. If it remains unused, we recommend proper capping by a licensed plumbing contractor to reduce the chances of a water leakage.

There was surface corrosion on the water supply piping below the sink in room N142 (Biology). No leaks were observed but may develop over time and for this reason we recommend periodic monitoring. As a precaution, all deteriorated, corroded or damaged supply pipe could be replaced by a licensed plumbing contractor.



Surface corrosion below sink

4.2 Faucets

Several of the classroom and bathroom sink faucets were sensor or “touch-type” faucets, which can be turned on by touching certain parts of the faucet body. The batteries will need to be periodically replaced.

⚠ Several of the bathroom faucets did not operate when tested, which can indicate a problem with the sensor or the piping to the faucet. (Examples: S117, S128, S208, N114) We recommend repairs by a licensed plumbing contractor.

We noted a few faucet handles that were loose and/or missing at some of the classroom sinks. The faucet handle should be replaced or tightened by a licensed plumbing contractor to restore easy use of the fixtures.

4.3 Sinks

The sinks were in acceptable condition, except as noted.

A utility sink in room N34 was missing a leg, which could cause instability. We recommend repair by a licensed plumbing contractor.

Missing utility sink leg

4.4 Bath and Shower Fixtures

The emergency shower and "eye wash" shower in room N142 (Chemistry) was not tested, as class was in session at the time of inspection. We recommend periodic testing of the shower to confirm proper operation.

4.5 Toilets

The toilets were operated and appeared to flush properly, except as noted.

A stall in bathroom S118 was locked form the inside and the toilet could not be tested. We recommend testing the toilet once access has been provided.

A toilet seat bathroom S224 was loose and should be adequately resecured to ensure safe and convenient use.

4.6 Urinals

The urinals were operated and appeared to flush properly, except as noted.

The flush valve sensor for the urinal in bathroom S223 was missing, and we recommend reinstallation by a licensed plumbing contractor.

Missing sensor

4.7 Drain & Waste Piping

Minor corrosion was observed on several drain traps and adjacent piping. The piping should be checked periodically for signs of leakage and repaired or replaced when necessary.

Corroded piping

Several sinks drained slowly when tested. Typically, traps get clogged by hair or sludge, but sometimes the blockage can be further downstream. We recommend review and repairs as necessary by a licensed plumbing contractor.

Floor drain trap primers were observed in some of the bathrooms. Trap primers are used to keep water in floor drain traps, so they don't dry out and let sewer gases enter the building. If sewer odors are ever detected in these areas, it is likely that the trap primer has failed and will need to be replaced.

Trap primer

4.8 Sewer Cleanouts & Lateral

Because it was buried, we could not determine the condition of the sewer lateral, or confirm if the property was connected to a municipal sewer system. Many Bay Area jurisdictions now require testing at time of sale or transfer to ensure water tightness. Replacement can be expensive, and we recommend a lateral inspection by a licensed plumbing contractor.

4.9 Gas Service

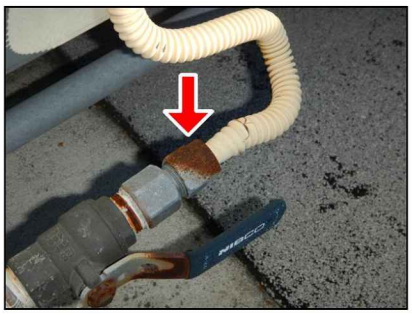
A meter wrench was not located in the vicinity of the main gas valve. A proper wrench should be located near the main gas valve to provide a convenient means for shutoff in an emergency. A main gas valve can be turned 90 degrees in either direction to shut the gas supply off.

The gas meter was in acceptable condition.

⚠ An automatic seismic gas shut-off valve was not installed. Fires can cause significant damage after a large earthquake and this type of valve is intended to automatically shut off the gas in an earthquake. We recommend the installation of an automatic seismic shutoff valve by a licensed plumbing contractor.

4.10 Gas Distribution

⚠ We observed corrosion on the gas piping at the roof. Over time, this corrosion can lead to gas leaks and as a precaution, we recommend replacement of the gas piping by a licensed plumbing contractor.



Corroded gas lines

4.11 Plumbing - General

The plumbing system was generally in acceptable condition; however, conditions needing repair or correction were observed. We recommend review and repairs as necessary by a licensed plumbing contractor to ensure that the entire system is safe and dependable.

LIMITATIONS / ADDITIONAL INFO

Piping Below Slab Some of the piping may be installed below the concrete slab, rendering it inaccessible for inspection. Repairs to any piping below a slab will often require removal of portions of the concrete slab. No adverse conditions were observed, however, we recommend periodic inspection and leak testing.

Landscape Irrigation Not Inspected The landscape irrigation system was not inspected and is not included in this report. Thus, we cannot make any representations as to its present condition or future performance. We recommend evaluation by a sprinkler system technician, if information on the system's function and condition is desired.

Water Quality For information about water quality, we recommend contacting the utility that provides water to this property.

Gas Odorant A persistent sulfuric "rotten egg" odor signals a natural gas leak. If such an odor is detected, leave the building **immediately** and the contact the local gas utility. It is typical to smell the odor when lighting natural gas appliances like kitchen ranges, but the odor should not persist. We strongly recommend the installation of combustible gas alarms to monitor for gas leaks.

Water Heating

Styles & Materials

Number / Type: • 7 tank water heaters • 1 point-of-use (on-demand)

Energy Type: • Natural gas

OBSERVATIONS & RECOMMENDATIONS

5.0 Water Heating Overview

For general information on the number, type, and age of the water heaters, please see **Appendix A** at the end of this report.

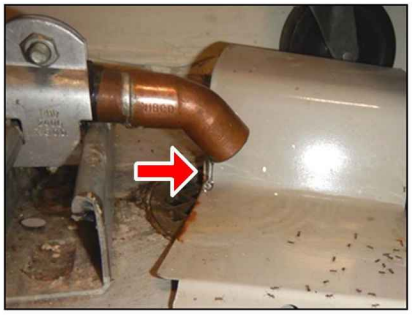
5.1 Water Connections

Rigid piping was used for several of the water connections. We recommend the installation of no-kink flexible stainless steel connectors (e.g. Rinoflex) to reduce the possibility of damage and flooding in a large earthquake.

5.2 Temperature & Pressure Relief

The temperature and pressure relief valve installations were in acceptable condition, except as noted. If water is ever observed coming out of a TPRV drain, a licensed plumbing contractor should be consulted immediately.

⚠ The Room S1444 water heater relief valve was dripping, indicating a problem with the valve, the water heater, or the plumbing system. We recommend further evaluation and repairs as necessary by a licensed plumbing contractor.



Dripping TPRV

5.3 Recirculation

The several of the hot water heaters were equipped with pumps to circulate the hot water through a loop, which is intended keep the hot water near the fixtures and prevent long wait times. The circulating pumps were operating at the time of the inspection.

5.4 Gas Connection

The gas connectors were the appropriate flexible type and were in acceptable condition.

⚠ The gas valve for the Room N111 water heater was turned off at the time of the inspection. The operations manager should be consulted as to the reason for why the valve was turned off. Operation of gas valves is beyond the scope of this inspection, and we recommend further evaluation and testing of the unit by a licensed HVAC or plumbing contractor.

Gas valve closed

5.5 Combustion Air

The combustion air supply for the water heaters appeared to be adequate.

5.6 Ignition

The water heater pilots were controlled by thermocouples, which are designed to close a pilot gas valve if the pilot is extinguished. The thermocouples were in acceptable condition, but were not tested.

The room N111 water heater pilot was off, but lighting pilots is not within the scope of this inspection. Whenever we encounter an appliance that has been turned off or deactivated, we must, for safety reasons, assume that it has been shut down for a reason. We recommend a licensed plumber evaluate the water heater and the hot water side of the plumbing system after the water heater has been made operational.

5.7 Burner

The water heaters were a modern FVIR (Flammable Vapor Ignition Resistant) design; therefore the burners were not visible.

5.8 Exhaust Venting

The water heater venting was in acceptable condition and appeared to function properly when operated.

Note: Venting systems may perform adequately when tested, but also may malfunction in different weather / atmospheric conditions or depending how occupants use the building. The test performed during this inspection is only a snapshot in time, and not a guarantee of future performance in all conditions.

The visible sections of the room N111 water heater venting appeared intact; however, the water heater was not observed in operation so any leakage of combustion gases would not be detected. The venting system should be tested by a licensed plumbing or heating contractor when the water heater is operating to ensure there are no leaks.

5.9 Seismic Restraint

The water heaters were secured. This will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

The straps installed as seismic restraint for the water heater tanks could be insufficient in number and may fail to restrain the water heater in a large earthquake. Water heaters larger than 50 gallons typically need more straps to be properly secured, but this can depend on the strap kit manufacturer. We recommend review and repairs as necessary by a licensed contractor.

5.10 Water Heating - Misc

The S116 water heater was corroded at the base of the visible portions of the jacket, which is often is a symptom of impending failure. We recommend monitoring the tank for leakage and budgeting for its replacement when appropriate.

Corrosion at base

Stored items were close to several of the water heater, which is a possible fire hazard and may block adequate combustion air to the burner. We recommend clearing away all stored items from the water in accordance with the manufacturer's recommendations.

5.11 Water Heating - General

⚠ Six of the water heaters were beyond their expected service lives. The need for replacement should be anticipated and we recommend budgeting for this expense.

The room N125 right water heater was in the late-middle of its anticipated service life. With routine maintenance and attention to the items in this section, it should last for several more years.

For attention to the items noted in this section, we recommend review and repairs as necessary by a licensed plumbing contractor.

In 2023, the Bay Area Air Quality Management District (BAAQMD) adopted amendments to "Regulation 9" which will prohibit the installation of water heaters and boilers that emit NOx (a by product of gas combustion). For water heaters and boilers 75,000 Btu/h or less (typical residential tank style), the ban starts on January 1 2027, and for units between 75,001 - 2,000,000 Btu/h the ban starts on January 1, 2031. Since replacement equipment will likely be electric or heat pump type, we recommend review of the electrical system, and upgrades as necessary, to accommodate future 240 volt water heating.

LIMITATIONS / ADDITIONAL INFO

FVIR Flammable Vapor Ignition Resistant (FVIR) water heaters are designed to prevent fire or explosion caused by spillage of flammable liquids. Due to their design, current standards allow FVIR water heaters to be installed on the garage floor.

Sacrificial Anode Rods Modern water heaters include a device known as an anode rod, which helps prevent tank corrosion. Corrosion will attack the anode rod first, thereby extending the life of the steel tank. Eventually, the anode rod will completely dissolve, and will no longer be able to perform its function. Timely anode replacement can significantly increase the life span of a water heater.

Tank Flushing Pros & Cons Periodically flushing the sediment from the bottom of the tank is recommended by most manufacturers. However, drain valves often become blocked with deposits and sediment in old tanks may actually be "sealing" the rust holes in the tank. Therefore, unless the tank is flushed regularly from the beginning, flushing is not recommended.

Temperature and Pressure Relief The function of a relief valve is to allow excessive pressure to safely escape without causing damage to the water heater or the property. Without such a device, a malfunctioning water heater could explode. The drain should terminate in a safe but conspicuous location, and a licensed plumber should be contacted immediately if water ever flows out of the drain.

Electrical

Styles & Materials

Service Type:	• Underground lateral, 3 meters/services
Service Voltage (nominal):	• 277-480 volts, 3 phase
Main Panel Location:	• Meter room (N126)
Main Disconnect Location:	• Levers on main panels
System Amperage:	• 600 amps • 1600 amps
Size Determined By:	• Main switchgear ratings
Short Circuit Rating:	• 50,000 amps
Visible Grounding Sources:	• Water piping • Driven rod
Overcurrent Protection:	• Circuit breakers
Subpanel Locations:	• Interior - several areas
Visible Wiring Types:	• Metal clad (BX/MC) • NM cable "Romex" • Conduit/EMT • Flexible condiuit

OBSERVATIONS & RECOMMENDATIONS

6.0 Electrical Service

A pad mounted utility transformer was located at the left side. This transformer was the property of the local utility. If any adverse conditions are observed regarding the transformer, the local utility should be contacted.

Transformer

Given the design of the building, the underground service lateral was not visible.

The electric meters were in acceptable condition.

The service capacities were typical for a building of this size. If significant changes are planned for the electrical system, we recommend consulting with a licensed electrical contractor to determine if upgrades would be needed.

6.1 Backup Power

The property did not have a backup power system to provide power during weather related power outages. For information about electrical backup systems, we recommend consulting with a licensed electrical contractor.

6.2 Main Disconnect / Main Panel

The function of the main disconnect was provided by levers on the main panels. The levers appeared to be in acceptable condition, but were not tested for operation.


Main electrical disconnects

The short circuit rating of the equipment was 50,000 amps. We recommend contacting the electric utility to determine if the short circuit rating of the main service equipment is adequate for the available fault current. Equipment that is not properly rated may prevent protective devices from tripping in some circumstances, creating a potential fire, explosion, and shock hazard.

6.3 System Grounding and Bonding

The visible portions of the electrical system grounding and bonding were in acceptable condition.

6.4 Subpanels

Stored items restricted clearances in front of several subpanels and blocked convenient and safe access. To ensure safety, most jurisdictions require at least 36 inches of clear, level space in front of a panel for an area that is 30 inches in width, extending from the floor or ground upward. We recommend moving these items to enable clear working space.


Blocked subpanels

The interior aspects of the subpanels were not inspected as the dead front covers were not removed. Removing dead front covers is beyond the scope of this inspection. If more information is desired, a licensed electrical contractor, who is experienced working on commercial systems, should be consulted.

6.5 Branch Circuitry

Pull boxes for metal conduit were open in room S134 and at the left side of the roof, leaving wiring exposed to damage. This can energize the conduit, creating a shock hazard. To eliminate this safety hazard we recommend review and repairs as necessary by a licensed electrical contractor.


Open pull boxes

Sections of the metal conduit were corroded or deteriorated at the roof. The damaged conduit should be repaired or replaced to reduce any potential hazards. We recommend review and repairs as necessary by a licensed electrical contractor.

Corroded conduit

Substandard electrical splices were observed in a few areas. "Running" splices indicate work by unprofessional or untrained workers and current standards require splices to be made inside junction boxes. We recommend review and repairs as necessary by a licensed electrical contractor.

Running splices

6.6 Receptacle Outlets

Several receptacles (S211, S212) were not energized when tested. We recommend further evaluation and repair, as appropriate, by a licensed electrical contractor.

Receptacle cover plates were missing in Rooms S218 & S215. We recommend immediate replacement to reduce the risk of electrical shorts and hazardous shocks.

⚠ A sign on a receptacle in Room S202 indicated that this circuit was overloaded and prone to tripping. We recommend further evaluation and repairs as necessary by a licensed electrical contractor.

Sign indicating overloading

The outlet used in the floor of the in room N104 was not appropriate for use in floors. Floor receptacles require special boxes and covers. We recommend review and repairs as necessary by a licensed electrical contractor.

Improper floor receptacle

The cover for a receptacle was loose at the exterior left side. We recommend immediate replacement to reduce the risk of electrical shorts and hazardous shocks.

Loose cover

6.7 Switches

A representative number of switches were operated and were in acceptable condition.

A cover plate for a switch was missing at the exterior left side. These cover plates should be replaced immediately to reduce the risk of electrical shorts and hazardous shocks.

6.8 Lighting

The lights were were in acceptable condition. All the switches and lights were not tested, because a school was in session.

6.9 GFCI Protection

Ground Fault Circuit Interrupter (GFCI) protection is a modern safety feature designed to help prevent shock hazards and electrocution. Both GFCI breakers and outlets should be tested monthly to ensure they are still functional.

⚠ Ground Fault Circuit Interrupter (GFCI) protection was installed for some, but not all, of the receptacles where this type of protection is presently required. GFCI protection is a modern safety feature designed to help prevent shock, particularly in wet locations. The protection is inexpensive and can provide a substantially increased margin of safety. We recommend upgrading of unprotected receptacles in areas where GFCI protection is presently required.

⚠ Several GFCI receptacles in the bathrooms would not trip when the test buttons were pushed, creating shock hazards. We recommend a licensed electrical contractor replace all faulty GFCI receptacles to restore the protection afforded by this important safety device.

Defective GFCI receptacle

6.10 Electrical - General

The electrical system was generally in acceptable condition, but some instances of repair or correction were observed. We recommend a licensed electrical contractor examine the electrical system and repair, augment, or modify as necessary to ensure that the entire system is safe and dependable.

LIMITATIONS / ADDITIONAL INFO

Solar PV Not Inspected The photovoltaic solar system was not inspected as review of such a system is outside the scope of this inspection. For more information about this system, a contractor specializing in photovoltaic systems should be consulted.

Exterior Light Controls Clocks, timers, or movement sensors appeared to control several exterior light fixtures and we could not verify their proper operation. We recommend they be examined during evening hours to ensure their proper function.

Low Voltage Systems Not Inspected Review of any low voltage electrical devices and their associated wiring, including but not limited to: telephone wiring, TV antennas, cable TV, internet, stereo systems, fire and burglar alarms, intercoms, yard lighting, landscape water (sprinkler) timers or other water features, is not within the scope of this inspection. For information about such systems, an appropriate professional should be consulted.

Representative Sampling of Outlets Nationally recognized inspection standards require testing a minimum of one outlet in every room, where accessible. Before plugging in sensitive electronic equipment like computers and TVs, we recommend using an outlet tester to verify that outlets are properly grounded. Testers have their limitations, and only an electrician can make a final determination.

Ground Fault Circuit Interrupter (GFCI) Protection GFCI protection is a modern safety feature designed to help prevent shock and electrocution. GFCI breakers and receptacles de-energize a circuit or a portion of a circuit when a dangerous condition exists. GFCI protection is inexpensive and can provide a substantially increased margin of safety.

Currently, GFCI protection is required for all 120 volt receptacle outlets in the following locations: 1) bathrooms 2) kitchens 3) rooftops 4) outdoors 5) Sinks - within 6 feet of the outside edge 6) indoor wet locations 7) locker rooms with showering facilities 8) garages, service bays, etc. 9) crawl spaces 10) unfinished basement areas 11) crawl space lighting outlets

Heating / Cooling

Styles & Materials

HVAC Types:	• Rooftop package unit
Plant Location:	• Roof
Manufacturer:	• Trane
Age:	• 2009, from data plate
Heating Energy Type:	• Natural gas
Cooling Type:	• Electric powered central air conditioning

OBSERVATIONS & RECOMMENDATIONS

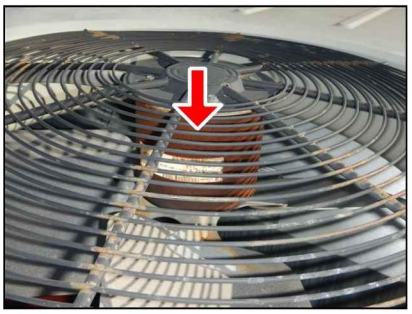
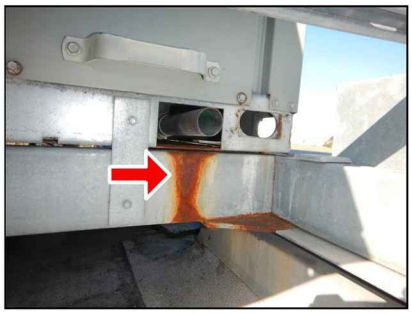
7.0 Heating and Cooling Overview

For general information on the number, type, and age of the heating / cooling systems, **please see Appendix B** at the end of this report. Most of the labels were heavily sun damaged, making it difficult to precisely document the sizes of all the equipment. Appendix B is a combination of recorded information and our best estimates.

7.1 Package Units

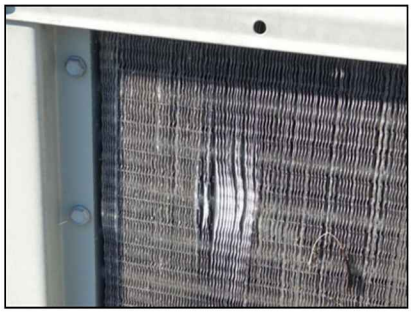
Heating and cooling was provided by package units, which are gas fired furnaces combined with air conditioning in a single "package."

Rust & corrosion was observed on the package units, indicating that they are near the end of their expected services lives. The systems were 17 year old, and have a typical lifespan of 20 years.


Some of the metal fins on the condensing units were damaged. Damaged fins can reduce the efficiency, and as a part of routine maintenance, we recommend the damage fins be straightened to improve performance.





Damaged fins

The heat exchangers in the furnaces were inaccessible and could not be visually examined. As they age, heat exchangers can crack and thereby allow products of combustion into the interior. If information about the condition of the heat exchangers is desired, a licensed HVAC contractor should be retained.

One of the access panels had fallen off HVAC #16, and we recommend reattachment by a licensed HVAC contractor.

Loose panel

7.2 Gas Connection

The gas connectors were the appropriate flexible type and were in acceptable condition.

7.3 Ignition

The electric ignition systems were not tested. We recommend further evaluation of the ignition systems by a licensed HVAC contractor.

7.4 Air Filters

The filters were not visible, and we recommend changing of the filters by a licensed HVAC contractor on a regular schedule.

7.5 Distribution

The visible portions of the distribution ducts were in acceptable condition, except as noted.

Several ducts has small holes, which can waste energy and lead to increased utility bills. We recommend sealing of holes in the ductwork by a licensed HVAC contractor.

The mastic or sealant used to seal some of the rooftop ductwork was deteriorated, cracked, or missing. We recommend review and repairs as necessary by a licensed HVAC contractor. The need for ongoing maintenance should be anticipated.

Deteriorated mastic

7.6 System Controls

The thermostats were not operated. We recommend testing the thermostats to ensure proper operation. For more information, a licensed HVAC contractor should be consulted.

7.7 Heating / Cooling - General

All of the rooftop package units were near the end of their expected service lives. The need for replacement should be anticipated within the next few years, and funds should be set aside for this expense.

Some of the systems were operating and conditioned air flowed out of the registers, but system balance was not evaluated. The adequacy of the amount of conditioned air delivered to any given room is subjective, and depends upon the occupant's comfort level and how much they want to spend on fuel bills. Therefore, only the occupants can make this kind of determination. This type of determination is obviously beyond the scope of this inspection.

In 2023, the Bay Area Air Quality Management District (BAAQMD) adopted amendments to "Regulation 9" which will prohibit the installation of furnaces that emit NOx (a by product of gas combustion). Starting on January 1, 2029, natural gas-fired furnaces that have a Btu/h rating of 175,000 or less cannot emit NOx, effectively banning all gas furnaces. Since replacement equipment will likely be electric or heat pump type, we recommend review of the electrical system, and upgrades as necessary, to accommodate future 240 volt heating.

LIMITATIONS / ADDITIONAL INFO

Internal Components Not Visible The configuration of most HVAC units, and particularly their heat exchangers, prevents visual access to many critical interior components. In addition, inspection standards do not allow an inspector to disassemble an HVAC unit beyond those panels that can be easily removed. Thus, any observations available to an inspector will be limited.

Duct Air Loss Testing Current energy standards require that ducts be tested for leaks when a new central air conditioner or furnace is installed or replaced. A leakage rate of more than 15% (for existing ducts) or 5% (for new ductwork) must be repaired. For more information, we recommend consulting with a licensed HVAC contractor.

Scope of the AC System Inspection Inspection and evaluation of the condition of the cooling system was limited to visible components and their basic functions. A full evaluation of the condition of the central air conditioning equipment requires extensive testing and is beyond the scope of this inspection

Don't Operate AC in Cold Weather Care must be taken to ensure that the compressor is not operated in cold temperatures, or damage may occur to the compressor. The lubricant placed inside the compressor during manufacturing can become viscous (thick, like syrup) when subjected to cool temperatures. For this reason, some manufacturers of air conditioning compressors recommend against running these units when the outside temperature is below 65 degrees. This may seize the compressor, and once a compressor has seized, it typically needs replacement.

Coil Cleaning Both the indoor and outdoor coils collect dirt and dust over time that can significantly reduce the efficiency of the system. Therefore, we recommend annual coil cleaning by a licensed HVAC contractor.

Environmental

Styles & Materials

Suspect Materials: • Major renovation - none likely

Fuel Tanks: • No evidence observed

OBSERVATIONS & RECOMMENDATIONS

8.0 Lead

Given the age of the property, lead paint could be present. A rule regarding lead paint was created in 2010. Called the "Renovation, Repair, and Painting" (RRP) rule, it imposes a strict protocol on work done to buildings built before 1978. We recommend verifying that all contractors are RRP certified before hiring. More information about this program, we recommend consulting this website: http://www.epa.gov/getleadsafe

8.1 Asbestos

While we did not find materials that are suspected to contain asbestos, given the age of the property, it is likely that asbestos containing materials are present in some of the building components. Therefore, we recommend further evaluation by a certified asbestos consultant to determine if any such materials are present. In addition, we recommend asbestos testing before commencing any demolition work, to determine if special abatement procedures may be required.

8.2 Environmental - Misc

There could be unknown environmental hazards in or below this building, from previous businesses using this (or adjacent) sites. Because cleanup of such contamination can be expensive, we recommend a "phase 1" environmental site assessment by a licensed environmental engineer.

LIMITATIONS / ADDITIONAL INFO

Lead Paint The CPSC banned the manufacture of paint with more than 0.06% lead content in 1978, but existing stores of paint were used for years after. The "Renovation, Repair, and Painting" (RRP) rule imposes a strict protocol on work done to buildings built before 1978. We recommend verifying that painting contractors are RRP certified before hiring. Please see: http://www.epa.gov/getleadsafe

Asbestos The use of asbestos has declined over the years, but it has never been completely banned, and it can still be found in building materials. Disturbing such materials can release fibers, creating a health hazard. The presence of asbestos can only be determined by laboratory analysis, and therefore we recommend asbestos testing before any demolition work. Removal or containment of asbestos should only be done by properly trained and equipped professionals. Please see: https://www.epa.gov/asbestos

Interior

Styles & Materials

Bathrooms: • 15 bathrooms

Wall and Ceiling Materials: • Wood • Drywall • Suspended acoustical tiles (drop ceiling)

OBSERVATIONS & RECOMMENDATIONS

9.0 Interior Finishes

The drop ceilings were stained in several areas. We recommend recommend further evaluation and repairs as necessary by a licensed contractor.

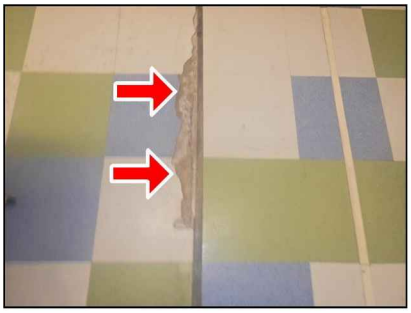


Stained drop ceiling

Ceiling stains or damage, symptomatic of water leaks, were observed in room S116. We recommend consultation with the property manager for more information. If proof of remedial action is not available, we recommend further evaluation and repairs as necessary by a licensed contractor.

Ceiling stains

The flooring was damaged in S140. We recommend further evaluation by a licensed general contractor followed by repairs or replacement as appropriate.



Damaged flooring

The installation of the suspended drop ceilings (acoustical ceilings) appeared to meet current seismic standards. These standards have changed over the years and we recommend consulting with the ceiling manufacturer or local building department to determine if the ceilings meet current standards.

Note: Current standards require suspended acoustical ceilings to be braced against the forces of a large earthquake. Typically, angled restraint wire is required every 12 feet and 6 feet from walls. Electrical fixtures should be independently supported from the ceiling and not rely solely on the drop ceiling structure for support.

9.1 Doors and Windows

A representative number of the interior doors were operated and were in acceptable condition.

The interior aspects of the windows were in acceptable condition.

9.2 Stairs and Railings

The stairs were used during the inspection and no obvious deficiencies in stair construction were noted during use. We do not measure the stair construction dimensions as that is beyond the scope of this inspection.

9.3 Fire Protection

The five-year fire sprinkler certification was current, as it was last certified in October of 2025. We recommend planning to hire a licensed fire protection contractor to perform the five-year certification and perform necessary maintenance for improved safety.

The certifications on the fire extinguishers were current. Most extinguisher certifications expire yearly, and will need to be renewed on a yearly basis. We recommend planning for this maintenance.

9.4 Bathrooms

Some of the stall partitions were worn and/or damaged, and were therefore difficult to operate. We recommend repairs or replacement as necessary by a licensed contractor.

The bathroom ventilation fans were operational.

9.5 Kitchens / Breakrooms

The commercial kitchen was not inspected. We recommend a specialist be consulted to inspect the kitchen and make recommendations for repairs and maintenance that may be necessary. Such determinations are beyond the scope of this inspection.

9.6 Interior - Misc

The interior could not be fully inspected because access to some areas was restricted by the amount of stored items or personal property. We recommend removing these items and inspection as further inspection could reveal hidden damage or defects.

LIMITATIONS / ADDITIONAL INFO

Stair Standards Current standards require a maximum riser height of 7-3/4 inches and a minimum tread depth of 10 inches (with tread nosings) or 11 inches (without nosings). Stair treads, risers, and nosing dimensions can't vary by more than 3/8 inch per flight.

Security Alarms Not Tested Security alarm systems were not tested. We recommend consultation with the owner and/or an alarm company regarding the operation and maintenance.

Secure Building Contents Unsecured building contents such as televisions, computers, bookshelves, and other items can become missile hazards in an earthquake. To learn how to secure these items, please see: http://resilience.abag.ca.gov/ preparedness /contents

Indoor Air Quality Indoor air quality testing was beyond the scope of this inspection. For information about indoor air quality and contaminants such as VOCs, we recommend the installation of a comprehensive multi-sensor air quality monitor.

Primary Recommendations

Please note: The following is a list of the recommendations we believe to be the most important. These recommendations should not be considered the only significant items. The reader should establish their own priorities after thoroughly studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired.

Exterior

2.1 **Walkways, Driveways, and Parking**

The asphalt pavement was cracked and uneven, especially at the left entrance (Hegenberger Loop). We recommend consultation with a licensed asphalt contractor for advice, repair options, and cost estimates.

Roofing

3.4 **Roofing - General**

The roofing was in need of repairs and was near the end of its expected service life. It may be more cost effective to replace, given its age. We recommend consulting with a licensed roofing contractor for advice, options, and cost estimates.

Plumbing

4.2 **Faucets**

Several of the bathroom faucets did not operate when tested, which can indicate a problem with the sensor or the piping to the faucet. (Examples: S117, S128, S208, N114) We recommend repairs by a licensed plumbing contractor.

4.9 **Gas Service**

An automatic seismic gas shut-off valve was not installed. Fires can cause significant damage after a large earthquake and this type of valve is intended to automatically shut off the gas in an earthquake. We recommend the installation of an automatic seismic shutoff valve by a licensed plumbing contractor.

4.10 **Gas Distribution**

We observed corrosion on the gas piping at the roof. Over time, this corrosion can lead to gas leaks and as a precaution, we recommend replacement of the gas piping by a licensed plumbing contractor.

Water Heating

5.2 **Temperature & Pressure Relief**

The Room S1444 water heater relief valve was dripping, indicating a problem with the valve, the water heater, or the plumbing system. We recommend further evaluation and repairs as necessary by a licensed plumbing contractor.

5.4 **Gas Connection**

The gas valve for the Room N111 water heater was turned off at the time of the inspection. The operations manager should be consulted as to the reason for why the valve was turned off. Operation of gas valves is beyond the scope of this inspection, and we recommend further evaluation and testing of the unit by a licensed HVAC or plumbing contractor.

5.11 **Water Heating - General**

Six of the water heaters were beyond their expected service lives. The need for replacement should be anticipated and we recommend budgeting for this expense.

Electrical

6.6 **Receptacle Outlets**

A sign on a receptacle in Room S202 indicated that this circuit was overloaded and prone to tripping. We recommend further evaluation and repairs as necessary by a licensed electrical contractor.

6.9 **GFCI Protection**

Ground Fault Circuit Interrupter (GFCI) protection was installed for some, but not all, of the receptacles where this type of protection is presently required. GFCI protection is a modern safety feature designed to help prevent shock, particularly in wet locations. The protection is inexpensive and can provide a substantially increased margin of safety. We recommend upgrading of unprotected receptacles in areas where GFCI protection is presently required.

Several GFCI receptacles in the bathrooms would not trip when the test buttons were pushed, creating shock hazards. We recommend a licensed electrical contractor replace all faulty GFCI receptacles to restore the protection afforded by this important safety device.

Heating / Cooling

7.7 **Heating / Cooling - General**

All of the rooftop package units were near the end of their expected service lives. The need for replacement should be anticipated within the next few years, and funds should be set aside for this expense.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Paul Barraza

Appendix A: Water Heater Overview Chart

Unit ID	Type	Location	Manufacturer	#	BTU / Watts	Gallons	1st Hour Rating	Year of Manufacture	Lifespan	Notes
N111	Gas tank	Interior	AO Smith	1	65,000 Btu	65	116	2009	Beyond	
N125 (left)	Gas tank	Interior	AO Smith	1	65,000 Btu	65	116	2009	Beyond	
N125 (right)	Gas tank	Interior	AO Smith	1	75,100 Btu	75	-	2017	Late-middle	
N136	Gas tank	Interior	AO Smith	1	65,000 Btu	65	116	2009	Beyond	
S116	Gas tank	Interior	AO Smith	1	65,000 Btu	65	116	2009	Beyond	
S129	Gas tank	Interior	AO Smith	1	65,000 Btu	65	116	2009	Beyond	
S144	Gas tank	Interior	AO Smith	1	65,000 Btu	65	116	2009	Beyond	
S220	Electric point of use	Below sink	Eemax	1	3500 Watts	n/a	2 GPM	5-10 years (estimated)	Middle	

Appendix B: Heating / Cooling Overview Chart

Unit ID	Type	Location	Manufacturer	#	Heating Btu	Heating Efficiency	Cooling Tons	Cooling Efficiency	Age of Equipment	Point in Lifespan
Many	Gas package	Roof	Trane	8	60,000	81%	3	12 (EER)	2009	Near end
Many	Gas package	Roof	Trane	7	60,000 (estimated)	80%	4	12 (EER)	2009	Near end
7, 15, 25, 28	Gas package	Roof	Trane	4	60,000 (estimated)	80%	5	12 (EER)	2009	Near end
Many	Gas package	Roof	Trane	7	80,000	80%	6	12 (EER)	2009	Near end
5, 16	Gas package	Roof	Trane	2	120,000 (estimated)	80%	8.5	12 (EER)	2009	Near end
6, 18, 30	Gas package	Roof	Trane	3	150,000	80%	10	12 (EER)	2009	Near end

Btu = British thermal unit, **Ton** = 12,000 Btu, **EER** = Energy Efficiency Ratio, **SEER** = Seasonal Energy Efficiency Ratio, **HSPF** = Heating Seasonal Performance Factor, **COP** = Coefficient of Performance, **%** = AFUE