Star Inspection Group
3871 Piedmont Avenue, #15, Oakland, CA 94611 www.stargroup.com Office – 510.482.8016
Residential and Commercial Building Inspections Since 1979

123 Easy Street
Oakland, CA
July 7, 2017 - 12:00 pm
Report Number 170707Customer

This Report Prepared for
Mr. Customer

Members: American Society of Home Inspectors® (ASHI)
Members: International Code Council (ICC)

This report is CONFIDENTIAL.It was prepared for the above-named and is not intended for use by any other person. If you are not named above and wish to use this report, we strongly urge that you retain Star Inspection Group or another qualified inspection firm for an on-site review of this building and report. This report is based on information obtained at the site. With time, conditions change and the information may no longer be accurate. We will return to the property and review the report with interested parties for an additional fee upon request. This offer is good for six months from the date of inspection, after which a complete reinspection should be performed.

This inspection was performed and this report produced according to the limitations and exclusions specified in the enclosed contract. In this contract our liability is limited to twice the cost of the inspection.

The terms “not accessible” and “inaccessible” when used in this report indicate uninspected components that may have hidden defects not observed or noted in this report. These areas are beyond the scope of this inspection and should be inspected after access is provided.

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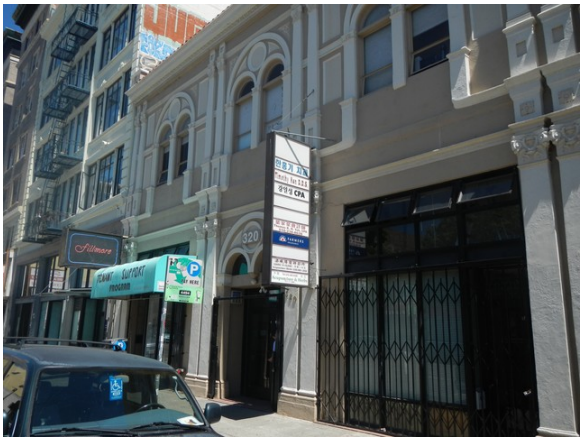
PROPERTY GENERAL

General Property Description

We inspected the three-level, commercial building at 123 Easy Street in Oakland, California on July 7, 2017.



This report describes the building as viewed from the street. The building site appears relatively level. The sky was clear at the time of our inspection.

We were informed the building was constructed in 1920.

Modifications have been made to the building since its original construction, including the addition of a second floor between the original two floors. We recommend a permit history be obtained from the local building department to determine if modifications to the building were made with proper permits.

The building is currently used as offices.

A determination as to whether the building or its anticipated use are in compliance with occupancy requirements, or whether original construction or subsequent modifications are code compliant as specified by the local jurisdiction, is beyond the scope of this inspection.

The building was partially furnished at the time of our inspection. Areas obscured by furnishings were not accessible to our inspection. We recommend these areas be examined after the furnishings have been removed.

Access to much of the building interior was unavailable due to locked businesses and conditions or defects may be present in the areas that were obscured from view. We recommend these areas be checked after access has been provided.

General Comments

This report lists the apparent conditions of items subject to wear from normal use. We typically use five terms to report these conditions: new or relatively new, minor wear, moderate wear, generally worn, and poor. A new or relatively new item usually shows no signs of wear. An item reported as showing moderate wear appears to be in the mid-range of its anticipated lifespan. The term poor condition indicates a system or component that is at, or near, the end of its useful life span. Between these three basic levels we add two intermediate conditions: minor wear, which is not quite new; and generally Worn, indicating a component nearing the end of its useful life.

PROPERTY GENERAL (continued)

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further information is desired, we recommend specialists in the relevant fields be retained to perform additional inspections.

A determination as to the presence of animal pests, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. We recommend a qualified pest control firm be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. We recommend periodic examinations be made by a licensed pest control firm as part of routine property maintenance.

We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, we recommend the local building department be consulted.

This report includes only those areas that are visually accessible and does not include areas that are rendered inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items. Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made.

At the end of this report we will list the recommendations we believe to be the most important. These recommendations should not be considered the only significant items. You should establish your own priorities after thoroughly reading and reviewing this report, reviewing all the recommendations in the report, and consulting experts or specialists as necessary.

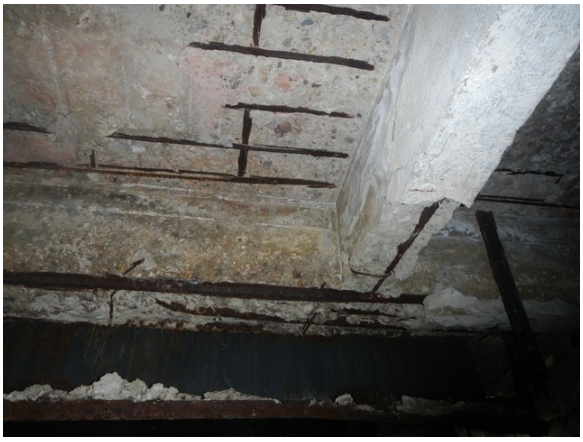
*We recommend that you obtain cost estimates to repair the conditions listed in this report from qualified, licensed professionals **prior** to the close of escrow. Our inspection is not technically exhaustive and the contractors you retain may find additional defects that we have not reported on. Contractors you need to contact might include: Plumbing, Electrical, Drainage, Tiling or Masonry, Roofing, Foundation and General contractors.*

It is our opinion that being present at the inspection allows us to provide better context for our recommendations and to show you items discussed in our report. If for any reason you were not able or did not attend the onsite portion of our inspection, we recommend that you retain us to "walk you through" the property and our report. We are happy to provide this service for a small fee, depending on the complexity the property.

GRADING AND DRAINAGE

Grading and Drainage

A surface drain at the sidewalk empties into an area below the sidewalk adjacent to the building's out-of-use freight elevator. There does not appear to be any provision for removing whatever water may enter through the surface drain, and it is unclear who is responsible for maintaining this area. We recommend review of whatever agreements, leases, or other arrangements with the authority having jurisdiction in this area may exist and that appropriate action be taken to address the water entry in this area.



ROOFING

Roof Access

We inspected the roofing systems after obtaining access by way of a hatch door.

The roof access ladder is substandard and potentially hazardous. We recommend the roof access ladder be replaced for safety.

The hatch opening is not provided with fall protection. Guard railings have been recently stipulated by many building departments to be installed around roof access hatch openings, and may be required at roof surface replacement. We recommend proper safety barriers be added at the roof access hatch and other areas as required for safety.

Cap Sheet-Surfaced Built Up Roofing

The building has a cap sheet-surfaced, built-up roof, which shows moderate wear.

Roof Flashings

The roof flashings primarily are sheet metal and mastic.

Sheet metal, membrane roofing materials, and sealing compounds such as mastic, are often used to prevent water entry at roofing connections and penetrations. Flashings need periodic maintenance and should be inspected annually. Defects in flashings are among the most common sources of leaks.

Mastic is a general term for fiber-reinforced roofing cement, which is a thick roofing patching compound. Mastic is considered a temporary method to seal connections. Mastic dries out and cracks, typically requiring a new application every two to four years. Painting the mastic can help protect it from the sun and give a better appearance. The best procedure is to replace old metal flashings when a new roof is installed. It is common practice in some areas to leave old flashings in place and to cover them with mastic when applying new roofing over an existing roof surface.

The left side roof-to-wall connections are not properly flashed by modern standards.

There are parapet walls at the roof perimeter.

Parapets are short walls that extend above the roof. Horizontal surfaces at the tops of the parapets may not shed water adequately and can allow water entry at cracks or connections. Sheet metal caps are typically used in commercial construction to prevent water entry. These areas can also be protected by applying a roofing material or by sealing with a waterproof coating.

The parapet walls at the roof perimeter do not have metal cap flashings.

We recommend new flashings be installed when the roof surfaces are replaced.

The front parapet wall may not be sufficiently supported. We recommend review by an engineer to determine if additional support is necessary.

Roof Components

There are several skylights installed. The skylights appear properly installed.

Skylights are of the site-constructed type. Skylights that are not factory-manufactured may have a greater potential for leakage; we recommend the skylight be monitored carefully in rainy weather.

Roof Drainage

Drainage is provided by a surface-mounted roof drain at the right front. A secondary overflow drain was not provided for the roof drain. We recommend secondary overflows be installed at the drains to prevent deep flooding should the lower drain be obstructed.

Roof drains often become clogged with leaves or other debris, and deep flooding may occur, resulting in significant damage. In new construction, a secondary drain, installed two inches higher than the adjacent roof surface, is typically required to provide drainage if the lower drain becomes blocked. Secondary drains are rare in older construction. Unprotected drains should be checked frequently for debris, especially if there are overhanging trees. The installation of one-quarter-inch mesh screening formed into a box or U shape around the drain opening can help prevent drain blockage.

ROOFING (continued)

Roofing General
We recommend roof surfaces, rain gutters, downspouts, and subsurface drain lines be reviewed regularly. Gutter joints and connections may need periodic caulking or sealing. We also recommend leaves and other debris be removed as needed. Screens can be installed at downspout gutter connections to keep debris from blocking the downspouts. We recommend periodic inspections be performed to be sure the roof drainage systems function properly. Observing roof and foundation areas during or shortly after heavy rains is a good way to find deficiencies in the roof and area drainage systems.

This inspection addresses only the apparent visual condition of roofing materials, and does not include invasive testing or guarantee against present or future leakage. We recommend annual examinations be made by a qualified roofer for needed periodic maintenance and repair.

ATTIC

Attic Access
Access to the attic is at the roof access area.

Our inspection of the attic framing and other items was limited to a visual examination from the access opening due to lack of clearance.

Only a small portion of the attic was accessible to our inspection.

Attic Framing
The attic is framed with 2x (two-inch nominal dimension) rafters and ceiling joists.

The rafters are overlaid with board sheathing.

Aspects of the attic framing are outdated and the framing appears undersized by modern standards. We recommend the attic framing be examined and reinforced as needed by a qualified contractor before additional roofing or other weight is placed on the framing.

Attic Ventilation/Insulation
The attic ventilation appears sufficient.

The attic is not insulated; we recommend the attic be insulated to reduce energy costs and to increase comfort. The standard for new construction is eight to twelve inches of insulation sufficient to achieve an insulating value of R-30 or R-35. We recommend the electrical wiring be check by a qualified electrician before it is covered.

STRUCTURE

Building Type and Foundation
The structure appears to primarily be steel-reinforced concrete. The concrete shows minor surface spalling and deterioration.

Concrete deterioration and surface spalling are usually the result of prolonged moisture penetration. As moisture moves through the concrete and dries on the surface, mineral salts dissolved in the water form crystals that expand and cause surface crumbling or spalling. Minor surface deterioration is common in older foundations. With continued moisture penetration over many years, concrete can deteriorate to the point where replacement becomes necessary.

Lower Level Living Areas
The building a mostly finished, lower level area, with concrete slab flooring.

Floors that are below or near the exterior soil level may be subject to water or moisture entry, especially in very rainy weather. It is not unusual to find occasional or unexpected water entry in below- or near-grade areas that have been dry for years. We recommend precautions be taken when storing items that may be damaged by moisture.

The concrete slab flooring is mostly covered with finished surfaces.

There is a sump pump at the left front.

We recommend checking sump pumps regularly to ensure that they function properly. A failed sump pump can lead to area flooding. We suggest keeping a spare pump on hand. Moisture-sensing alarms can be installed to warn of pump failure.

We recommend the sump pump installation be reviewed by a qualified drainage contractor and upgraded as needed for safety and to prevent flooding.

ELECTRICAL

Electrical Service
The main service wiring runs underground to the main panel.

Main Electrical Panel
The main breaker panel is in a utility room at the front right of the basement.

The service capacity of this system is rated at 600 amps, single phase, 120/240-volts.

ELECTRICAL (continued)

The panel has a 600 amp lever disconnect.

This capacity should be adequate for typical electrical use.

There is room for 21 meters, with 19 present at the time of our inspection, each with its own disconnect.

The electrical system has been substantially upgraded from original.

Subpanels
There are several sub-panels throughout the building. We opened a representative number of sub-panels and found the wiring to be relatively new and properly installed.

WIRING

Wiring
The building is wired with flexible metal cable (BX or AC/MC) and wiring in conduit.

The wiring we observed appears properly installed.

Fixtures
The representative light fixtures we tested were functional.

Receptacles and Switches
The receptacles are the grounded, three-hole type.

There are several GFCI-protected receptacles. We recommend these receptacles be tested periodically by pressing the test and reset buttons on the receptacle faces to ensure proper functioning.

Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location such as for laundry equipment). Recent regulations require GFCI protection at all kitchen countertop and wet bar receptacles. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to ensure that the devices are functioning properly.

We tested a representative number of the receptacles and switches and they appeared to function properly.

PLUMBING

Water Supply

The main shutoff valve for the water supply is in the left front basement area.

The supply piping leading to the main valve appears to be 2-inch diameter copper.

There is a leak near the main water valve; we recommend repair by a qualified plumber.

We measured the water pressure at 80 pounds (PSI). Pressures between 40 and 80 pounds are considered to be in the normal range.

The visible interior water supply piping is copper.

It appears that most or all of the original supply piping has been replaced with new copper.

The flow at the fixtures appears adequate.

We did not observe any leaks in the accessible portions of the water supply piping system.

Waste Piping

The visible drain, waste, and vent system has primarily cast iron piping.

Cast iron and steel waste piping deteriorates with age, and will develop small pinhole leaks, which will rust and temporarily repair themselves. Eventually all old piping will fail, requiring replacement. We recommend periodic monitoring and replacement by a qualified contractor as needed.

Portions of the waste piping are rusted and show substantial wear; we recommend the need for repairs or partial replacement be anticipated.

There is a cleanout for the waste piping system at the right front of the basement.

The waste piping system is provided with a sewage ejector pump, which is located in the basement This system collects and pumps wastewater uphill to the main sewer pipe located above the fixtures served by this pump. We recommend the installation and maintenance history be obtained and this system be reviewed periodically for unusual odors or leaks.

Gas Piping

The gas meter is in a meter box at the front sidewalk. The gas shutoff valve is on the horizontal pipe to the front of the meter.

Gas systems rarely require expensive repairs, but the need for relatively minor repair is common. Unless noted otherwise in this section, we found the system to be in functional condition.

WATER HEATING

Water Heater
There is a 40 gallon, electric, storage-type water heater in a third floor closet.

The water heater was manufactured in 2014 and shows minor wear.

The water heater has a temperature and pressure relief (TPR) valve.

The water heater is strapped with plumber's tape, which is considered inadequate by modern standards; we recommend proper restraints with blocking or rigid braces be installed to prevent movement during an earthquake. We are enclosing a diagram at the end of this report that shows modern seismic strapping techniques.

The best braces are rigid and support the water heater at both the top and bottom. "Plumber's tape" alone is no longer considered an adequate restraint according to the guidelines of the California Seismic Safety Commission.

Please review the "Water Heater" information on our website.

ROOFTOP HVAC

General
The heating and cooling equipment was inspected by Ted Hussey, an HVAC specialist from Marina Mechanical, (510) 290-4255. The following are his observations; his inspection was observation only.

Package units are self-contained HVAC units that contain both air conditioning coils and gas-fired furnaces in a single package or unit.

The term HVAC refers to systems that provide heat, air conditioning, and ventilation. A determination as to whether the installed systems provide adequate amounts of fresh air, heating, or cooling can only be made using data on anticipated heat and cooling loads, number of persons in the building, and the kind of structure. Such determinations are beyond the scope of this inspection or assessment.

The following are my observations regarding heating and ventilation systems serving the above address. This inspection was a visual observation only. There are 5 gas heat electric cooling units located on the roof and 3 split systems with the condensing unit on the roof and the indoor

portions in the basement. The package units range between 8 & 13 years old. Normal life expectancy for this type of unit is 15-20 years. The condensing units are estimated at 20+ years old and have exceeded their serviceable life. They should be budgeted for replacement along with the indoor sections. None of the package units have economizers as required by code. The economizers should have been included at the time the units were installed. Only one of the units has a fresh air intake. At a minimum, fresh air intakes should be installed at the 4 units where they are missing.

Package Units

AC-1	Manufacturer Bryant	Model # 582APW060090NAAG	Serial # 0204G50958
		Capacity 5 tons	Date 2nd week of 2004

The Unit is mounted on a wood platform and is not seismically secured to the platform. The supply and return ducting is attached to the side of the unit. The ductwork is sealed with mastic. The mastic sealing the ductwork is cracked and starting to peel at several locations. The ducting passes through the roof adjacent to the unit. Current building codes require all air conditioning unit to provide a fresh air intake and on units 5 tons or greater to have an economizer. This unit has neither. The condensate line has a copper trap at the unit but the drain line has been scavenged about 2 feet beyond the trap. The electrical cabling is weathered but appears to be properly installed. There is a gas flex with shutoff at the unit. There is graffiti on the outdoor coil. Unit appears to be in working condition. The deficiencies noted above should be corrected and the unit put under a complete maintenance program. With proper maintenance the unit should give several more years of service.

AC-2	Manufacturer Bryant	Model # 574DPWA60115NA	Serial # 2909C13559
		Capacity 5 tons	Date 29th week 2009

The Unit is mounted on wood sleepers with metal caps and is seismically secured.. Supply and return ducting is attached to the side of the unit. The ductwork is sealed with mastic. The ducting passes through the roof next to the unit. Current building codes require all air conditioning unit to provide a fresh air intake and on units 5 tons or greater to have an economizer. This unit has a fresh air intake but no economizer. The condensate line has a copper trap at the unit but the drain line has been scavenged under the unit, about 2 feet beyond the trap. Electrical is weathered but appears to be in good condition. There is a gas flex with shutoff at the unit. Unit appears to be in working condition. The deficiencies noted above should be corrected and the unit put under a complete maintenance program. With proper maintenance the unit should give several more years of service.

AC-3	Manufacturer Bryant	Model # 582APW060090NAAG	Serial # 1504G41166
		Capacity 5 tons	Date 15th week 2004

The Unit is mounted on a wood platform and is not seismically secured to the platform. Supply and return ducting is attached to the side of the unit. The ducting passes through the roof next to the unit. Current building codes require all air conditioning unit to provide a fresh air intake and on units 5 tons or greater to have an economizer. This unit has neither. The is no condensate trap

or drain line.. Electrical is weathered. The service disconnect is mounted to a wood 2x6 that in not secured to the platform. There is a gas flex with shutoff at the unit. Unit appears to be in working condition. The deficiencies noted above should be corrected and the unit put under a complete maintenance program. With proper maintenance the unit should give several more years of service.

AC-4	Manufacturer Bryant	Model # 582APW060090NAAG	Serial # 0304G50963
		Capacity 5 tons	Date 3rd week 2004

The Unit is mounted on wood sleepers that are not capped and the unit is not seismically secured to the sleepers. Supply and return ducting is attached to the side of the unit. The ductwork is sealed with mastic. The ducting passes through the roof next to the unit. Current building codes require all air conditioning unit to provide a fresh air intake and on units 5 tons or greater to have an economizer. This unit has neither. The condensate trap is damaged and there is no drain line. Electrical is weathered but appears to be in good condition. There is a gas flex with shutoff at the unit. The unit appears to be in working condition. The deficiencies noted above should be corrected and the unit put under a complete maintenance program. With proper maintenance the unit should give several more years of service.

AC-5	Manufacturer Bryant	Model # 574DPWA60115NA	Serial # 2909C135563
		Capacity 5 tons	Date 29th week 2009

The Unit is mounted on wooden sleepers and is seismically secured. Supply and return ducting is attached to the side of the unit. The ductwork is sealed with mastic.. The ducting passes through the roof next to the unit. Current building codes require all air conditioning unit to provide a fresh air intake and on units 5 tons or greater to have an economizer. This unit has neither. There is no condensate trap or drain line. Electrical is weathered but appears to be in good condition. There is a gas flex with shutoff at the unit. Unit appears to be in working condition. The deficiencies noted above should be corrected and the unit put under a complete maintenance program. With proper maintenance the unit should give several more years of service.

Condensing Unit-1		Manufacturer unknown	Model # unknown
Serial # unknown			
		Capacity estimated 2-5 tons	Date 20+ years

There is no visible name plate information on this unit. The Unit is mounted on a wood platform and is seismically secured to the platform. The insulation on the refrigerant line set is cracked and missing on most of the piping. The electrical supply is weathered but appears to be properly installed. The line set runs down the side of the building to the basement. The indoor unit was inside a locked closet, no key was available to open the closet. Normal life expectancy for this type of unit is 15-20 years. Due to the estimated age of this unit, we recommended anticipating replacement in the next few years.

ROOFTOP HVAC (continued)

Condensing Unit-2 Manufacturer BDP Model # Unknown Serial # unknown
Capacity estimated 2-5 tons Date 20+ years

The nameplate is weathered and no longer legible. This Unit is mounted on a wood platform and is not seismically secured to the platform. There are brackets but they are not attached to the platform. The insulation on the refrigerant line set is cracked and missing on most of the piping. Electrical is weathered but appears to be in good condition. The line set runs down the side of the building to the basement. The indoor unit was inside a locked closet, no key was available to open the closet. The unit did cycle during the inspection and appears to be in working condition. Normal life expectancy for this type of unit is 15-20 years. Due to the estimated age of this unit, we recommended anticipating replacement in the next few years.

Condensing Unit-3 Manufacturer Janitrol Model # Unknown Serial # unknown
Capacity estimated 3.5 tons Date 20+ years

There is no visible name plate information on this unit. The compressor has recently been replaced. Information on the compressor give the capacity at 3.5 tons. The Unit is mounted on a wood platform and is seismically secured to the platform. The insulation on the refrigerant line set is cracked and missing on most of the piping. Electrical is weathered but appears to be in good condition. The line set runs down the side of the building to the basement. The indoor unit was inside a locked closet, no key was available to open the closet. Normal life expectancy for this type of unit is 15-20 years. Due to the estimated age of this unit, we recommended anticipating replacement in the next few years.

Recommendations

Budgets:

I. Seismically secure the units to the sleepers	$ 600.00
II. Install fresh air intakes	$ 1,000.00
III. Secure electrical AC 3	$ 250.00
IV. Repair and install copper condensate drains	$ 3,000.00
V. Replace 3 split systems	$ 36,000.00

Quarterly maintenance of the equipment will help to insure it runs efficiently and maintains proper indoor comfort.

INTERIOR

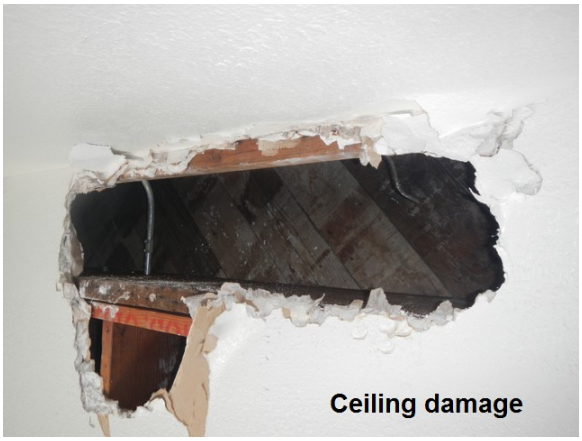
Walls

The interior walls and ceilings have sheetrock (gypsum board) surfaces.

INTERIOR (continued)

Ceilings

A few of the ceilings show moisture related damage; we recommend they be repaired by a qualified contractor for appearance once the source of the moisture is identified and properly addressed.



Ceiling damage

Flooring

The floor surfaces, for the most part, show minor wear.

We did not observe any unusual sloping in the building flooring.

Windows

The building has aluminum-framed, casement, and fixed-glass windows, steel framed, fixed glass and awning style windows, and vinyl, single hung windows.
Several of the original windows in the building have been replaced.

The building is provided with only a few dual-glazed panes. Most of the panes are not dual-glazed. Modern windows provide a thermal break and seal tighter than older window types, which contributes to their energy efficiency. Where the panes are still single-glazed, we suggest the installation of modern dual-glazed panes be considered for increase energy efficiency and decreased noise intrusion.

Dual-glazed windows reduce energy loss and noise transmission. A common problem with dual-glazed windows is a failure in the seals, which allows moisture to enter and form condensation or fog between the panes of glass. This condition is often not visible during our inspection and can occur at different times due to changes in temperature.

The windows we operated functioned properly.

Doors

We operated all or almost all of the doors and they functioned properly.

INTERIOR (continued)

Interior components
The building has a security system. We recommend the system installer or a security company be consulted as to proper operation of this system. An examination of this system is beyond the scope of this inspection.

BATHROOMS

Restrooms
The restrooms have ceramic tile flooring, fans and/or windows for ventilation, wall hung or pedestal china sinks, and a toilet only at the basement level, toilets in steel compartments at the second and third levels, and urinals at the second and third level men's rooms .
The fixtures and surfaces show minor wear. We did not observe any significant defects.
These restrooms have GFCI-protected receptacles which are valuable safety devices.
These are ADA-style restrooms with grab bars and other features for the disabled. We did not perform an accessibility inspection on the restrooms and did not determine if they meet modern compliance requirements.

FIRE PROTECTIONS

Fire Suppression
The building has a fire sprinkler system.

The California Administrative Code Title 19 requires an inspection and testing of the fire sprinkler /standpipe system every five years. The inspection and testing covers all components of the system. Any deficiencies found must be corrected or repaired before the system can receive a certification. Title 19 requires that the testing be conducted by a licensed fire protection contractor, or by an entity licensed to inspect these types of systems. After testing and repairs are completed, a 5-Year certificate tag is affixed to the fire sprinkler riser.

The controls for the fire sprinkler system are located at the left front basement area.

An examination of this system or a determination of its adequacy is beyond the scope of this inspection. We recommend the system manuals and maintenance and testing schedules be reviewed.

This system has a tag indicating that it was serviced by H. K. Fire Protection of San Francisco.

It appears that an inspection of the sprinkler system is overdue. We recommend this system be inspected by a qualified fire sprinkler contractor.

FIRE PROTECTIONS (continued)

Fire Extinguishers and Hoses
There are several installed fire extinguishers. The inspection tags indicate they have been recharged within the last year, as typically required.

ADA

Disability Access
Many of the accessibility features in the building have been designed to provide for access to the disabled. We did not perform an ADA compliance analysis which is beyond the scope of this inspection.

PRIMARY RECOMMENDATIONS

Primary Recommendations
In compiling this list of recommendations, we give priority to safety issues, major defects and preventative maintenance issues.

Safety Issues:

ROOF ACCESS

1. The roof access ladder is substandard and potentially hazardous.

2. We recommend the roof access ladder be replaced for safety.

3. We recommend proper safety barriers be added at the roof access hatch and other areas as required for safety.

Important Issues:

ROOF FLASHINGS

4. We recommend new flashings be installed when the roof surfaces are replaced.

ROOF DRAINAGE

5. We recommend secondary overflows be installed at the drains to prevent deep flooding should the lower drain be obstructed.

ATTIC VENTILATION/INSULATION

6. The attic is not insulated; we recommend the attic be insulated to reduce energy costs and to increase comfort.

LOWER LEVEL LIVING AREAS

7. We recommend the sump pump installation be reviewed by a qualified drainage contractor and upgraded as needed for safety and to prevent flooding.

WATER SUPPLY

8. There is a leak near the main water valve; we recommend repair by a qualified plumber.

PRIMARY RECOMMENDATIONS (continued)

WATER HEATER

9. The water heater is strapped with plumber's tape, which is considered inadequate by modern standards; we recommend proper restraints with blocking or rigid braces be installed to prevent movement during an earthquake.

FIRE SUPPRESSION

10. We recommend this system be inspected by a qualified fire sprinkler contractor.

FURTHER INFORMATION

The below topics are referenced in this report. Please follow the link to get more information on your topics.

WATER HEATER

11. Please review the "Water Heater" information on our website.

The internet link below takes you to our website where we have more information regarding topics specifically applicable to items discussed in this report. Additional information can be found on our website.

http://www.stargroup.com/enclosures.html

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