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1625 Easy Street
American Canyon, CA
October 2, 2017 - 10:30 am
Report Number 171002-1625 Easy Street

This Report Prepared for
Joe Customer

Inspected by: Star Inspection Group, Brian Rood
Members: American Society of Home Inspectors® (ASHI)
Members: International Code Council (ICC)



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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.

Table of Contents

<u>ABOUT THIS REPORT</u>	1
<u>PROPERTY GENERAL</u>	3
<u>EXTERIOR</u>	5
<u>PARKING AND PAVING</u>	5
<u>WALKWAYS</u>	6
<u>SITE</u>	6
<u>ROOFING</u>	6
<u>STRUCTURE</u>	7
<u>ELECTRICAL</u>	8
<u>PLUMBING</u>	9
<u>WATER HEATING</u>	10
<u>ROOFTOP HVAC</u>	11
<u>WAREHOUSE HEATING</u>	11
<u>INTERIOR</u>	12
<u>KITCHENS AND BREAKROOM</u>	12
<u>BATHROOMS</u>	12
<u>FIRE PROTECTIONS</u>	13
<u>ADA</u>	14
<u>PRIMARY RECOMMENDATIONS</u>	14
<u>FURTHER INFORMATION</u>	16

PROPERTY GENERAL

General Property Description

We inspected the single-level, commercial building at 1625 Easy Street in American Canyon, California on October 2, 2017. This report describes the building as viewed from the parking area. The building site appears relatively level. The sky was clear at the time of our inspection.

We were informed that the buildings were constructed in 2017. We recommend any existing permit history be obtained from the local building department.



Access to much of the building interior was obstructed by stored items 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.

We recommend the designing architect and engineering firm be consulted to determine the feasibility of any anticipated changes in the building's use.

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.

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.

PROPERTY GENERAL (continued)

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.

EXTERIOR

Stucco Siding

The building primarily has stucco siding. There are areas of stone veneer siding at the lower portions of the walls. We did not observe any cracks at the time of our inspection; we recommend anticipating the need for periodic repair of stucco cracking as part of routine maintenance.

Stucco consists of cement and sand plaster, reinforced with wire mesh and installed over a water-resistant membrane. New stucco is typically pigmented rather than painted, and the surface may show absorption of moisture from rains. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. In relatively new construction, the bottom of the stucco typically has a metal edge called a weep screed. We recommend the soil surface be maintained below this edge to prevent moisture and unseen termite entry behind the stucco.

We do not perform destructive testing and in most cases cannot observe or determine the condition of wood (framing, sheathing, etc.) covered by stucco. There may be hidden damage behind the stucco, which is beyond the scope of this inspection. For more information, we recommend a qualified structural pest control firm be consulted.

Roll-Up Doors

There is a motorized roll-up door at the left rear. We operated the roll-up door and it appeared to function properly.

PARKING AND PAVING

Parking Surfaces

There are asphalt-surfaced driveways and parking areas at the front and right, which are in relatively new condition.

The asphalt surfaces will require periodic sealing of cracks to prevent water entry and damage to the base rock below the asphalt. The asphalt surfaces will continue to wear over time. Cracks and worn areas that allow water entry can damage the asphalt and eventually lead to the need for complete surface removal and replacement. We recommend these areas be periodically examined, repaired, and resealed as needed by a qualified contractor.

The actual parking area property lines were not clearly marked.

PARKING AND PAVING (continued)

We counted approximately 88 total parking spaces. The parking spaces have concrete curbs.

There are 4 parking spaces at the front designated for handicap use. We did not determine whether adequate ADA parking has been provided; we recommend consultation with the local jurisdiction as per local requirements.

WALKWAYS

Walkways

The walking surfaces appear to be in generally serviceable condition.

SITE

Landscaping

The landscaping consists of planters, shrubs, and trees.

The landscaped areas are provided with an underground sprinkler system, which we did not test or operate.

ROOFING

Roof Access

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

Single-Ply Roofing

The building has a single-ply roof, which is relatively new. A determination as to whether the manufacturer's installation specifications were followed is beyond the scope of this inspection. We recommend the installing contractor be contacted for information on this roof installation and any applicable guarantees or warranties.

Roof Flashings

The roof flashings are sheet metal.

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.

ROOFING (continued)

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.

Roof Drainage

Drainage is provided by openings in the rear parapet wall. The drains have overflows to prevent deep flooding if the primary drains become clogged.

Overflow or secondary drains have two purposes. First, they prevent deep flooding should these roof drains become clogged. Second, they should alert the occupants that the primary drains are clogged. The overflow drains should be clearly visible from the building exterior. Any water seen flowing from these drains indicates substantial roof flooding and the need for immediate maintenance or repair.

Downspouts

The downspouts empty near the foundation walls. We recommend the foundation area be monitored for signs of water entry and the downspouts be modified to direct rainwater away from the foundation if needed.

Substantial water will flow from a roof and enter the foundation area unless it is directed away from the building perimeter, which is usually done by installing extensions or splash blocks for the downspouts. Subsurface drain piping may be needed in some areas to provide adequate drainage.

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.

STRUCTURE

Building Type and Foundation

The exterior walls are concrete block, with a concrete slab foundation. The foundation appears constructed of modern steel-reinforced concrete. A determination as to the presence or extent of steel reinforcing is beyond the scope of this inspection.

Modern foundations are typically engineer-designed. We recommend all available building permits, plans, and specifications for engineered installations be obtained. It can be very helpful to contact the designing engineer for information on particular aspects of this foundation and structure.

We observed apparently typical cracks in the slab flooring.

Roof Structure

The roof framing is open to direct view from below. The roof is framed with metal trusses covered with metal decking. The roof structure is supported on the exterior concrete block walls and interior intermediate steel columns.

The roof-to-wall connections appear relatively modern. A determination as to whether they meet the latest standards is beyond the scope of this inspection.

ELECTRICAL

Electrical Service

The main service wiring runs underground to the main panel.

Main Electrical Panel

The main breaker panel is in a compartment at the right rear exterior. It is in relatively new condition. The service capacity of this system is rated at 800 amps, three-phase, four wire, 480Y/277-volts. This panel has a 400-amp main lever disconnect. We did not remove the panel cover and did not inspect the components inside.

Breaker Subpanels

There are several breaker subpanels located at the rear right utility room. They are in relatively new condition. We did not inspect the wiring inside the electrical panels as removing the panel covers could cause breakers to trip, possibly resulting in a disruption of power to computers and other equipment.

ELECTRICAL (continued)

Wiring

The building is wired with 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. We tested a representative number of the receptacles and switches and they appeared to function properly.

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.

PLUMBING

Water Supply

There is a main valve in the meter box at the right, which requires a special wrench to operate. We recommend a more convenient main water shutoff valve be installed by a qualified plumber for easier emergency access.

The main supply piping was not accessible to our inspection and we could not determine the material or piping size. 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. 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 and ABS plastic piping. There are cleanouts for the waste piping system at the right exterior. The waste piping system appears to function properly. We did not observe any leaks at the time of our inspection.

PLUMBING (continued)

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.

Gas Piping

The gas meter is at the right exterior. The gas shutoff valve is on the vertical pipe to the left of the meter. The gas piping is not provided with an automatic seismic gas shutoff valve, which is now required by many local jurisdictions and some insurance companies. Some shutoffs are triggered by movement, which is preferred by most professionals, other shutoffs are triggered by variations in gas flow. We recommend an automatic seismic shutoff valve be installed at the gas meter as a safety upgrade.

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.

Plumbing General

Angle stops are shutoff valves normally found beneath sinks and toilets in modern construction. They provide a convenient disconnect in case of leakage and facilitate repairs. These shutoff valves are rarely used, and may “freeze” in place or leak when operated. We recommend angle stops be operated periodically to keep the valves functional. We do not normally turn these valves during an inspection as this may cause them to leak.

We recommend waste piping be cleaned out periodically to remove any accumulation of grease, hair, or dirt, and to help prevent future debris blockage and subsequent drainage failure. We do not inspect buried, or otherwise inaccessible, supply or waste piping.

The gas and water piping is never fully accessible, and an examination of each connection was not made. The standard test for gas leakage is to have the piping pressure tested. This is sometimes required before the gas can be turned on after it has been disconnected. With testing and a close examination of all the piping, leaking or other defects may be found.

We recommend storing a large wrench near the main gas valve so the gas can be shut off quickly in an emergency. To shut off the gas, turn the valve 90 degrees so the handle is at a right angle to the pipe. Gas valves are often difficult to turn and the small earthquake wrenches sold at hardware stores may be too small to operate these valves easily. We recommend testing the valve periodically by turning it slightly to see if it moves. A plumber or the local utility company could adjust or lubricate this valve if needed to allow for easy operation.

WATER HEATING

Water Heater

There is a 10-gallon, electric, storage-type water heater on a platform near the restrooms. The water heater was manufactured in 2016 and is relatively new. Water heater storage tanks are typically warranted for 10 years.

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

A temperature and pressure relief (TPR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe when it is triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.

The water heater is equipped with seismic restraints to prevent movement during an earthquake.

ROOFTOP HVAC

Package Units

There are five identical package HVAC units located on the roof of the building. Package units are self-contained HVAC units that contain both air conditioning coils and gas-fired furnaces in a single package or unit.

The cooling capacity of these units is rated at 12 1/2 tons each, and the heating capacity at 180,000 BTUs. This capacity should be adequate for the conditioned space. The units are all in new condition and appear properly installed. These systems appear to function properly.

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.

WAREHOUSE HEATING

Unit Heaters

There is a unit heater located at the right rear. The unit heater is relatively new.

WAREHOUSE HEATING (continued)

Unit heaters are gas-fired, forced-air heaters, typically hung from the underside of the roof framing. They are often used to heat large areas, such as warehouses and stores. It is important to keep any combustible items well away from these units, as they get very hot when in use.

INTERIOR

Walls

The interior walls have primarily painted concrete surfaces. They are in relatively new condition.

Flooring

The concrete floor surfaces show typical surface cracking.

Windows

The building has aluminum-framed, fixed-glass windows.

The windows are the dual-glazed or double-pane, energy-efficient type. Dual-glazed doors have been installed.

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.

Doors

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

KITCHENS AND BREAKROOM

The break room has concrete flooring, plastic laminate countertops, and a stainless steel sink equipped with a disposer. The fixtures and surfaces are relatively new. We did not observe any significant deficiencies in the cabinets, surfaces, appliances, or fixtures.

There is a GFCI-protected receptacle in the kitchen, which is a good safety feature.

BATHROOMS

Restrooms

There are two restrooms at the rear right. Both have concrete flooring, fans for ventilation, and wall-mounted china sinks. The men's room has a urinal and one toilet in a steel compartment; the women's room has two toilets in steel compartments.

The fixtures and surfaces are all relatively new. Each restroom is equipped with one GFCI protected receptacle.

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.

Bathrooms General

Caulked joints should be reviewed frequently and re-caulked as necessary. Proper caulking prevents water penetration and damage to walls and floors. Before caulk is applied, the surfaces should be cleaned carefully and any loose caulk should be removed. A good quality restroom caulk, such as acrylic latex with silicone, should be used. Bathrooms are areas of high humidity and we recommend care be exercised to keep them well ventilated. Windows should be left open when showering or bathing, and fan-powered vents should be used when available.

FIRE PROTECTIONS

Fire Suppression

The building has a fire sprinkler system. The controls for the fire sprinkler system are located in a room at the rear exterior. 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 JB Fire Systems of Fernly, Nevada, phone (775) 980-6125.

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.

FIRE PROTECTIONS (continued)

Egress and Signage

Exit signs are typically required at most exit doorways. When the occupant load exceeds 50 or more persons, exit signs may also be required in other areas throughout the building to clearly indicate the best means of escape in a fire. Egress signs may not be required at obvious or clearly identifiable main exterior exits, when approved by the local fire marshal. Exit pathways should be illuminated by electric lamps (or be self-luminous types) whenever the building is occupied. Exit signs should be illuminated by at least two electric lamps or by an approved device. The color and design of letters and symbols on an exit sign should be in high contrast with its background. Words on signs should be in block letters at least six inches high.

ADA

Disability Access

We did not perform an accessibility or ADA inspection and a determination of whether the building or any of its features meet modern ADA standards is beyond the scope of this inspection.

The Department of Justice published revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) in the Federal Register on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the "2010 ADA Standards for Accessible Design- 2010 Standards". As of March 15, 2012, compliance with the 2010 Standards is required for new construction and alterations. We recommend visiting <http://www.ada.gov> for more information.

The Department of Justice ADA Technical Assistance Program provides free information and technical assistance directly to businesses, non-profit service providers, state and local governments, people with disabilities, and the general public. Their technical assistance services provide the most up-to-date information about the ADA and how to comply with its requirements. The toll-free ADA information line provides information and free publications about the requirements of the ADA including the ADA Standards for Accessible Design. The toll-free number is (800) 514-0301.

PRIMARY RECOMMENDATIONS

Primary Recommendations

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

Safety Issues:

GAS PIPING

1. We recommend an automatic seismic shutoff valve be installed at the gas meter as a safety upgrade.

Important Issues:

PARKING SURFACES

2. We did not determine whether adequate ADA parking has been provided; we recommend consultation with the local jurisdiction as per local requirements.

WATER SUPPLY

3. We recommend a more convenient main water shutoff valve be installed by a qualified plumber for easier emergency access.

Risk Reduction Opportunities:

ENVIRONMENTAL GENERAL

4. We recommend a history of any previous Phase One Environmental reports be obtained.

FURTHER INFORMATION

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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