

COGLEY PROPERTY INSPECTIONS

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456 Abc Avenue
Oakland, California
November 10, 2011 - 9:00 a.m.
Report Number 12346-C

This Report Prepared for
Client's Name

Inspected by Brian Cogley
Member: American Society of Home Inspectors (ASHI)
California Licensced General Contractor #954299

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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. Cogley Property Inspections, LLC will, upon request, perform an inspection without this limit on liability for an additional fee.

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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.

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INTRODUCTION

Property Description

We inspected the five-story building at _____ on November 10, 2011. 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 that the building was constructed in the 1988. Various modifications have been made to the building since its original construction. We recommend a permit history be obtained from the local building department to determine if modifications to the building were made with proper permits. We recommend the building plans and other relative documents be obtained and saved for future reference.

The current primary use of this building is for multiple tenant office space. This report does not include information as to the presence, condition, or safety of equipment, systems, or components specifically related to business operations.

The building interiors were furnished at the time of our inspection. Areas obscured by furnishings were not accessible to our inspection.

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, specialists in the relevant fields should 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. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. Periodic examinations should 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, the local building department should be consulted.

This report includes only those areas that are visually accessible and not areas that are made 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.

INTRODUCTION (continued)

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 studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired.

EXTERIORS

Exterior Wall Surfaces

There is brick siding at the front. The brick wall façade panels in buildings of this kind tend to move independently over time. A special, highly flexible caulk or sealant is used to provide a waterproof connection between the individual panels. This sealant will become less flexible with time and will require periodic maintenance and repair.

The connections between the panels show no indications of significant movement or sealant failure at the time of our inspection.

There is metal siding in several places. This siding shows moderate wear with minor damage in several places. We recommend repair as needed.

Portions of the exterior surfaces are unpainted concrete. We observed rust stains at the left rear that appear to be caused by rebar that has been exposed to moisture. We recommend this area be monitored and sealed as needed to prevent concrete spalling.

Water-born salts coming in contact with steel reinforcing bars can generate a mild electric current that accelerates oxidation or rusting in the foundation steel. The rusting steel may expand and cause the face of the concrete to spall or break off. We advise waterproofing in this area. Continued rusting could eventually cause substantial damage.

There is stucco siding at the right rear adjacent to the loading dock and at the elevator equipment sheds above the upper roof. The stucco shows minor damage and cracking in several places. Periodic repair of stucco cracking should be expected 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. The soil surface should be maintained below this edge to prevent moisture and unseen termite entry behind the stucco.

Parking Surfaces

There are asphalt-surfaced driveways and approximately 8,000 to 9,000 square feet of paved parking areas at the rear. We reviewed only those parking and asphalt areas that are adjacent to the building. We measured from the rear of the building to the approximate center of the parking lot.

It is not readily apparent which parking areas serve this property and how far the property extends at the asphalt-surfaced areas. We recommend the property boundaries be determined and any cooperative maintenance agreements be reviewed.

The driveways and parking areas are beginning to wear and we observed damage in several places. We recommend the driveway and parking areas be examined, repaired, and resealed by a qualified contractor. Applying top coats or new layers of asphalt over surfaces that show substantial deterioration often results in a significantly reduced service life and complete replacement of the old base rock and asphalt is often necessary to provide satisfactory performance.

There is a concrete loading dock at the right rear. The loading dock bumpers show moderate wear.

EXTERIOR (continued)

There are two surface-mounted drains at the loading docks. The drains are clogged with debris and we recommend they be cleared. We recommend the drains checked periodically and cleared of debris as needed to prevent flooding in these areas.

Drains can be effective in reducing ponding and controlling surface water around the building. Drains can be clogged with debris, and care should be taken to prevent obstruction of the drain openings. All surface drains should be tested periodically by using a garden hose and observing the drain discharge location. Testing drainage systems is beyond the scope of this inspection.

A drain in the rear stairwell is obstructed and we recommend this drain be cleared. We recommend this drain be checked periodically to ensure that the opening does not become obstructed with debris.

Balcony

There is a tile-surfaced balcony at the fifth floor. The balcony has several surface drains. We were informed of previous repairs to the balcony drainage system and we recommend the balcony drains be monitored and kept clear of debris or mineral build up.

Lighting

Exterior building lighting is provided by light fixtures that are surface-mounted on the exterior walls. They appear to function properly.

Fencing and Walls

There is chain-link fencing at the rear, which encloses the back-up generator, transformer, dumpster, and HVAC equipment. The fencing is damaged and we recommend repair or replacement as needed.

Walking Surfaces

The walking surfaces appear to be in generally serviceable condition.

Windows

The building has aluminum-framed fixed glass windows. They show moderate wear.

ROOFING

Gravel-Surfaced, Built-Up Roofing

There is a gravel-surfaced, built-up roof above the fifth floor. This roof is in generally worn condition and will soon need replacement.

A built-up roof or "BUR" (multiple layers of asphalt and felt) may have a gravel covering to protect the roof surface from the sun. These surfaces should be examined periodically to ensure that the membrane is covered. It may be necessary to occasionally add gravel or redistribute existing gravel to maintain protection of the surface. Perimeter areas may be exposed and may wear out sooner than the covered portions. Exposed areas can be re-coated every few years with hot or cold asphalt or other suitable coatings to extend the life of the roof surface.

The roofing has been patched in several places, possibly indicating previous roof leakage and subsequent repairs. A history of patching and other roof repairs should be obtained, including the name of the repair contractor and the extent of any leaks and related damage.

We recommend the need for roof surface replacement within the next few years be anticipated.

We inspected the visible roofing materials and components after obtaining access by way of a staircase.

Polyurethane Foam Roofing

There is a sprayed polyurethane foam, or SPF, roofing system, which shows moderate wear.

Foam roofing is considered by many experts to be a nearly permanent roofing system. With proper maintenance, this roof system should provide many years of service. It is very important to maintain a continuous protective coating on foam roofing systems to protect the foam from solar damage.

The roofing has been patched in several places, possibly indicating previous roof leakage and subsequent repairs. We observed several cracks in the coating and we recommend review and repair. We recommend the name of the installing contractor and the specific foam and coating system used be obtained for future reference.

There is debris on the foam roof and we recommend the debris be removed as part of normal maintenance.

We viewed the visible portions of this roofing material from an adjacent roof as the roof was not safely accessible with our equipment.

It is necessary to examine roofing components closely in order to accurately determine their condition. While a view from a distance can provide useful information, actual conditions can only be determined by physical contact. We recommend those portions of the roofing system that were not easily accessible during our inspection be examined by a qualified roofing inspector.

Upper Roof Flashings

Mastic has been used at several roof flashing connections.

Mastic is a general term for fibered 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.

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.

There are gaps in several of the parapet seams and metal cap seams. We recommend the roofing materials and flashings be examined and repaired as necessary by a qualified roofing contractor.

Skylight

We observed caulking in several places, indicating possible previous leakage. We recommend a history of previous leakage be obtained and the skylights be monitored for leaks in wet weather.

Roof Drainage

Drainage is provided by several surface-mounted roof drains. The drains have overflows to prevent deep flooding if the primary drains become clogged.

Overflow or secondary drains have two purposes: They prevent deep flooding should the primary roof drains become clogged. And, they should alert the building maintenance persons 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.

Roofing General

Roof surfaces, rain gutters, downspouts, and subsurface drain lines should be checked regularly. Leaves and other debris should be removed as needed. Gutter joints and connections may need periodic caulking or sealing. 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. Annual examinations should be made by a qualified roofer for needed periodic maintenance and repair.

STRUCTURE

Building Structure

The building is a steel-reinforced concrete structure with intermediate concrete piers. The floors at each level and the roof consist of steel-reinforced concrete. The roof and individual floor levels are mostly open to direct view from below.

We observed cracking throughout the structure that appear typical for a building of this kind and age.

We observed efflorescence in several places on the fifth floor ceilings and on the parking garage walls. The primary source of moisture on the concrete ceilings appears to be from roof leaks. The primary source of moisture on the parking garage walls appears to be subgrade moisture.

Efflorescence is a white powdery deposit of minerals left on concrete walls when surface moisture evaporates. Concrete absorbs moisture from the air and the moisture will migrate to the warmer interior surfaces and evaporate, leaving mineral deposits on the wall surfaces. Efflorescence is more common at minor cracks in the slab walls as they allow more water movement. Water can also enter the tops of the walls above the roof if they are not well sealed or covered with metal flashing caps. Efflorescence forming on the lower portions of exterior walls is often caused by moisture migrating up through the concrete footings below the walls.

Minor efflorescence is common even in new construction. Substantial efflorescence indicates excessive moisture entry and should be corrected. Mineral salts dissolved in the water can attack internal steel components, creating a very low current flow or electrolysis that accelerates the oxidation or rusting of steel reinforcing, steel connectors, lintels above windows, or other steel components, which may then expand and deteriorate. All moisture stains and indications of water entry should be checked periodically for rust stains indicating possible deterioration of steel components.

Applying a waterproof coating or paint on the exterior concrete wall surfaces can reduce or eliminate moisture entry. Flexible elastomeric coatings will also bridge small cracks and reduce the need for periodic repairs. Paints or coatings will eventually fail and require reapplication.

The building at _____ is partially attached to a building at the right. The building at the right was originally an unreinforced brick structure. We were unable to determine if engineered braces, connectors, and other reinforcements have been added to resist movement and to provide additional support. The original unreinforced masonry walls are still in place and may be subject to severe damage or failure in a major earthquake. We recommend a history of seismic improvements be obtained, including any plans, permits, and engineering reports.

ELECTRICAL

Electrical Service

The main service wires run underground to the main panels.

The electrical transformer is located at the rear exterior. This equipment is typically owned and maintained by the local utility company.

Meters and Main Panels

The meters and main electrical service panels for the building are in a utility room located on the first floor at the rear. Items are being stored in the main panel utility room and we recommend the stored items be removed for safety.

There are 44 places, or sockets, where meters can be installed, with only 31 meters in place, leaving 13 empty meter locations. An examination of the wiring in these electrical panels is beyond the scope of this inspection.

The service amp capacities of these systems range from 1,200 amps to 4,000 amps, three-phase, four-wire, 277/480 volts.

The electrical utility room doors are not provided with panic hardware as is typically required in new construction.

Electrical rooms that are over 6 feet wide with equipment rated at 1,200 amps or more should be equipped with panic hardware, pressure plates, or other devices that are normally latched, but open under simple pressure. The doors should swing in the direction of egress travel.

Breaker Subpanels

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. We can return and provide a more detailed electrical inspection including panel wiring and other system components, with proper notice to building occupants, and for an additional fee upon request.

Three-Phase Transformers

There is an electrical room on each floor that contains one or more three-phase transformers. Items are being stored in several of these rooms. We recommend all stored items be kept away from electrical panels and transformers and sufficient clear space, at least 30 inches wide, 36 inches deep, floor to ceiling, be maintained to provide for safe servicing and repairs.

Backup Generator

There is a 250 Kilowatt diesel-powered generator at the rear of the building in the fenced-in enclosure. The transfer switching equipment that reroutes the building's power source from the local utility to the backup generator, located in the main electrical room on the first floor. The inspection logs indicate that the generator is regularly serviced twice a year by Cummins West, Inc. (CWI) 510-351-6101. We spoke with a representative from CWI who informed us that a load test is performed two times a year along with engine maintenance to ensure proper operation of this equipment in the event of a city-wide power outage.

Wiring

The building is wired primarily with wiring in conduit.

Light Fixtures

The representative light fixtures we observed functioned properly and appeared properly installed.

ELECTRICAL (continued)

Receptacles and Switches

The receptacles are primarily the grounded three-hole type.

There are several GFCI-protected outlets in the restrooms. These outlets should be tested periodically by pressing the test and reset buttons on the outlet faces to ensure proper functioning. We recommend additional GFCI-protected outlets be installed as a safety upgrade.

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 restrooms, at building exteriors, basements, and garages (except those in a designated appliance location - such as for laundry equipment). Recent regulations require GFCI protection at all breakroom 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

Main Water Supply

The main shutoff valve for the water supply is in the parking garage near the fire sprinkler equipment.

The water supply system is provided with an RPZ, or reduced pressure zone, backflow valve located at the main shut off valve. These valves typically consist of two check valves separated by a zone of low pressure that has a spring-differential pressure relief valve. RPZ valves are installed to prevent backflow contamination of public water systems and the two valves serve to prevent a backflow even if both valves become fouled or clogged with debris. The relief valve may leak water with system pressure changes and this is normal. Most jurisdictions require annual testing of RPZ valves utilizing pressure differential gauges. We recommend the maintenance and test records for this equipment be obtained and reviewed.

Property owners can be held liable under EPA's 1974 Safe Drinking Water Act for any injury resulting from a backflow incident under their control. Any piping arrangement involving a substance deemed hazardous typically requires protection by means of a Reduced Pressure Zone Backflow Device. Commercial applications, such as manufacturing and processing plants, fertilizer plants, large heating systems, and so forth, pose a much greater risk to that issue of public health.

The supply piping leading to the main valve is four-inch copper.

We measured the water pressure at 65 pounds (PSI). Pressures between 40 and 80 pounds are considered to be in the normal range. Water supply booster pump equipment is located in a room off of the parking garage. This equipment shows moderate wear and appears properly installed.

Interior Water Piping

The water supply piping is copper. The flow at the building water supply fixtures appears adequate.

Exterior Piping

The hose faucets we observed functioned properly.

Waste Piping System

The waste piping system has cast iron and copper piping.

We observed floor-mounted drains in the bathrooms. Floor drains in buildings of this kind are typically provided with trap primers to keep the traps (U-shaped drain piping) filled with water. Floor drain traps prevent sewer gas (combustible and odorous methane) entry into the building. We recommend any trap priming devices be located and checked by a qualified plumber.

We observed no leaks in the waste piping system. Portions of the accessible waste piping in the parking garage show substantial wear and the need to replace these sections should be anticipated

Gas

The gas meter is in a room off of the parking garage. The gas shutoff valve is on the piping near the meter.

PLUMBING (continued)

The gas piping does not appear to be provided with an automatic seismic gas shutoff valve, which are now required by many local jurisdictions and some insurance companies. Several kinds of valves are available. Some are triggered by movement and others by variations in gas flow. The local building department should be consulted to determine the appropriate type for each installation. We recommend an automatic seismic shutoff valve be installed as a safety upgrade.

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. Angle stops should 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.

Waste piping should 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 was not 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 necessary to allow for easy operation.

Plant watering and irrigation systems are not included in this inspection.

WATER HEATING

Kitchen Water Heater

There is an electric water heater above the conference room kitchen. This water heater shows moderate wear. Access to this water heater was limited and we were unable to closely inspect it.

Fifth Floor Water Heater

There is a 119-gallon electric water heater in a closet on the fifth floor. This water heater shows moderate wear.

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, 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 not equipped with seismic restraints to prevent movement during an earthquake and we recommend adequate restraints be installed. We are enclosing a diagram at the end of this report that shows modern seismic strapping techniques.

Adequate water heater strapping or bracing can significantly reduce damage that can occur from water heater movement. 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. As of January 1, 1997, home sellers in California are required to certify that their water heater complies with current guidelines upon transfer of the property.

Water Heater Maintenance

The life of a water heater may be extended by periodically removing the sediment that builds up in the tank. Attach a garden hose to the drain valve at the bottom and open the valve until the water runs clear. Drain valves commonly drip, and can be repaired by installing a plastic cap. The temperature adjustment control should be kept in the middle range; the water temperature should never be set hot enough to scald someone accidentally. The life of a water heater may also be extended by replacement of the sacrificial anode. These are generally designed to last only five years. Replacement anodes can be obtained at plumbing supply stores.

HEATING AND COOLING

Heating, Ventilating, and Air Conditioning

We did not inspect any of the HVAC equipment as requested. Major HVAC repair costs are not included in this report.

INTERIORS

Walls Ceilings Floors

Much of the building interior was inaccessible to us due to locked individual tenant areas. Our inspection of the interiors mostly consists of the building common areas.

The offices and public areas have sheet rock-, or gypsum board-, surfaced walls. There are several cracks in the interior surfaces. Surface cracking is common and periodic repair should be expected as part of routine maintenance.

Several of the common area terrazzo stone tiles are cracked and we recommend these areas be monitored and repaired as needed.

Conference Room Kitchen

There is a kitchen off of the first floor conference room. The fixtures and surfaces show moderate wear.

The kitchen has plastic laminate countertops, which are damaged in several places; we recommend repair or replacement as needed.

The dishwasher shows moderate wear. The springs that support the dishwasher door are defective and do not support the door. We recommend the dishwasher door be repaired for safer use. We did not test the dishwasher.

Outlets near the sink are not GFCI-protected. We recommend ground fault circuit interrupter protection be provided as an upgrade.

Fire Safety

Several modifications have been made to the building since its original construction. As buildings are modified by adding rooms, walls, partitions, and other components, the original routes designed to provide emergency escape or “egress” can become restricted or modified so as to be out of compliance with modern fire-safety requirements. These rules vary according to local city, county, or state code and are changed periodically. Any determination as to the adequacy of existing fire safety systems or components is beyond the scope of this report. We recommend the local fire marshal be consulted to determine the adequacy of fire safety devices and systems in the building.

Exit signage is generally required at exit doorways. When the exits serve an occupant load of 50 or more persons, exit signage is also required in other areas to clearly indicate the direction of egress. When approved by the local fire marshal, egress signage is typically not required at obvious or clearly identifiable main exterior exits. Exit pathways should be illuminated whenever the building is occupied. Exit signs should be illuminated by at least two electric lamps or be an approved self-luminous type. The color and design of letters and symbols on exit signs should be in high contrast with their backgrounds. Words on signs should be in block letters at least six inches high.

Draft stops, or flame barriers, are typically required to slow the spread of smoke and flame. Draft stops are usually one-half-inch thick sheetrock. Draft stopping is generally required in concealed spaces over 1,000 square feet in residential structures and over 3,000 square feet in commercial structures. The allowable spaces without draft stopping may be tripled in size when fire sprinklers are also provided. Any calculations as to requirements for or adequacy of these systems are beyond the scope of this inspection.

INTERIORS (continued)

An automatic fire vent has been installed on the roof above one of the stairwells. Automatic fire vents aid firefighters in bringing a fire under control by removing smoke, heat, and gases, from a burning building.

An automatic fire vent typically has a fusible link that, when melted during a fire, releases the vent cover. They can also be manually operated or integrated into an electronic fire alarm system. We recommend the manufacturer's specifications be reviewed for proper maintenance of this equipment.

The building has a fire sprinkler system. We recommend the system manuals and maintenance and testing schedules be reviewed. A tag indicates this equipment was last serviced in December 2010 by Kyle Wakefield of Cal Protection (800/352-6368).

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 accessibility or ADA inspection.

California State Building Standards Code Title 24 accessibility regulations have been adopted by the Division of the State Architect (DSA) and, in California, the DSA is considered to be the most reliable source for information for ADA and Title 24 regulations. These regulations change periodically and vary in enforcement by jurisdiction. National ADA standards are developed and adopted by the U. S. Architectural and Transportation Barriers Compliance Board (ATBCB). The toll-free telephone number for questions on ATBCB standards is 1-800-USA-ABLE (1-800-872-2253).

There are typically no requirements for existing buildings to adopt ADA-required improvements unless those buildings are substantially altered or modified. The extent of alterations, structural repairs, or additions necessary to trigger ADA requirements is set to a dollar amount that is adjusted annually by the local enforcing agency. This amount is typically in the \$90,000 range. There are several exceptions to ADA requirements related to the concept of "reasonable hardship," when the cost of alterations necessary to make the building fully accessible is disproportionate.

The cost to make ADA-related improvements may be partially offset by tax incentives and we recommend a qualified tax expert or accountant be consulted. The typical accessibility items can be prioritized as follows: accessible entrance, restrooms, telephones, drinking fountains, additional elements, parking, storage, etc.

We recommend potential ADA upgrade requirements and related costs be determined, especially if significant modifications to the building are anticipated.

RESTROOMS

Restrooms

We located ten restrooms in the building, including a men's room and a women's room on each floor. We only inspected the men's rooms as the women's rooms were being used at the time of our inspection. The fixtures and surfaces in these restrooms show mostly moderate wear.

The restrooms we inspected have toilets in plastic laminate or stainless steel compartments, exhaust fans for ventilation, ceramic tile floors, and GFCI-protected receptacles, which is a good safety feature. Several of the restrooms have showers.

The restrooms are in the ADA-style 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.

Restrooms General

Caulked joints should be checked frequently and recaulked 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 bathroom caulk, such as silicone, should be used. Bathrooms are areas of high humidity and special care should 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.

GARAGE

Garage

There is a parking garage at the lower level. The parking garage floor is concrete, which shows typical cracking.

There are several sump pumps at the lower level. The sumps and wells appear properly installed. The electrical receptacle for the sump pumps do not have GFCI protection. We recommend a GFCI outlets be installed as a safety upgrade.

Sump pumps should be checked regularly to ensure that they function properly. A failed sump pump can lead to area flooding. We advise keeping a spare pump on hand. Moisture sensing alarms can be installed to warn of pump failure.

The garage has a fresh air venting system to protect users from carbon monoxide accumulation.

ENVIRONMENTAL

Hazardous Materials

A determination as to the current or previous presence or use of toxic materials or other environmental hazards on this site is beyond the scope of this inspection and report. We recommend a history of any previous Phase One Environmental reports be obtained. We can provide a Phase One report if desired for an additional fee upon request.

Various potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man-made building materials have been found to be hazardous or to have adverse environmental impact. These include but are not limited to asbestos, formaldehyde, molds, lead paint, electromagnetic radiation, and radon. Buried fuel tanks may pose an environmental hazard. Hazardous materials, product liability, and environmental hazards are not included in the scope of our inspection. For information about hazardous materials, call the Environmental Protection Agency in San Francisco at (415) 744-1500.

COST ESTIMATES

We did not perform a detailed listing and cost-to-correct of each observed defect. Repair/replacement costs can vary substantially according to the contractor selected, the quality of work specified, market forces, the presence of undiscovered conditions, and other factors. The following list is limited to items outside the scope of routine repair/maintenance that will likely need significant work or replacement in the next ten years.

Recommendation	2-3 years	4-6 years	7-8 years	9-10 years	Estimated Cost
Paved Parking Area Remove and resurface the rear asphalt parking areas. Approximately 9,000 square feet.		4-6 yrs			Allow \$38,000
Gravel Surfaced, Built-Up Roofing Replace the gravel-surfaced, built-up roof.	2-3 yrs				Allow \$165,000.
Polyurethane Foam Roofing Recoat the polyurethane foam roof.		5-7 yrs			Allow \$48,000
Primary Water Heater Replace 120-gallon electric water heater on the fifth floor.				9-10 yrs	Allow \$10,500
Conference Room Kitchen Water Heater Replace electric water heater in conference room kitchen above drop-down ceiling.				9-10 yrs	Allow \$1,500
Elevators Replace elevator cars and upgrade system per attached Elevator report.				9-10 yrs	Allow \$51,800
Parking Garage Sump Pumps Replace garage sump pumps.			7-8 yrs		Allow \$7,500

PRIMARY RECOMMENDATIONS

Property Description

1. We recommend a permit history be obtained from the local building department to determine if modifications to the building were made with proper permits.

Parking Surfaces

2. We recommend the property boundaries be determined and any cooperative maintenance agreements be reviewed.

3. We recommend the driveway and parking areas be examined, repaired, and resealed by a qualified contractor.

4. There is a drain in the rear stairwell that is obstructed and we recommend the drain be cleared.

Fencing and Walls

5. The fencing is damaged and we recommend repair or replacement as needed.

Gravel-Surfaced, Built-Up Roofing

6. We recommend the need for roof surface replacement within the next few years be anticipated.

Polyurethane Foam Roofing

7. There is debris on the foam roof and we recommend the debris be removed as part of normal maintenance.

Upper Roof Flashings

8. We recommend the roofing materials and flashings be examined and repaired as necessary by a qualified roofing contractor.

Electric Water Heaters

9. The water heater is not equipped with seismic restraints to prevent movement during an earthquake and we recommend adequate restraints be installed.

Fire Safety

10. We recommend the local fire marshal be consulted to determine the adequacy of fire safety devices and systems in the building.

Hazardous Materials

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

PHOTOS



Photo 1. Front view.



Photo 2. Rust stains from crack in concrete wall at left rear.

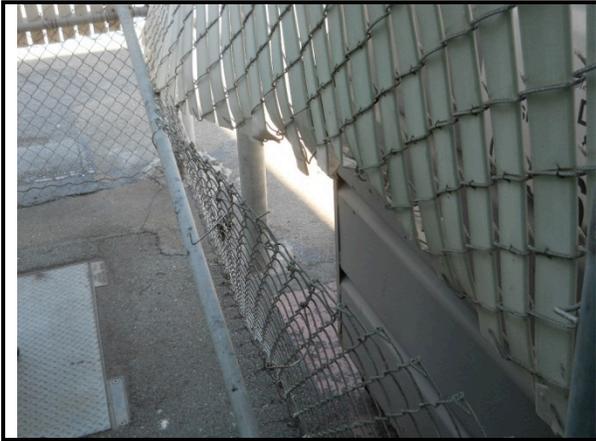


Photo 3. Damaged equipment enclosure fencing at rear exterior.



Photo 4. Worn asphalt at rear.



Photo 5.

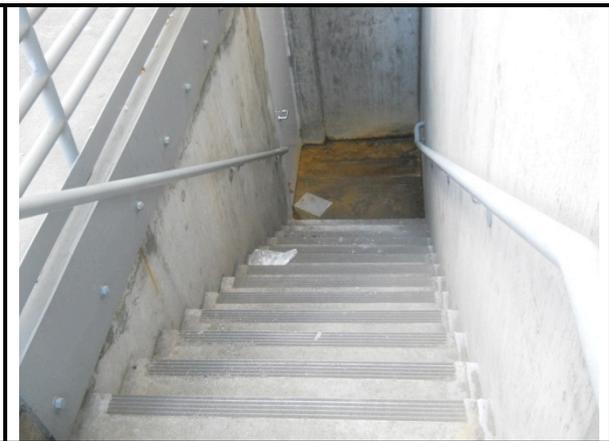


Photo 6. Clogged drain, standing water at bottom of rear stairwell.

PHOTOS (continued)



Photo 7. Gravel-surfaced, built-up roof.



Photo 8. Debris at spray foam roofing drain.



Photo 9. Rusty roof flashing.



Photo 10. Gaps in roof flashing sealant.



Photo 11. Stains at concrete roof crack.



Photo 12. Worn, rusty cast iron waste piping.

PHOTOS (continued)



Photo 13. Cracked stone floor tile.

Photo 14. Efflorescence at concrete parking garage wall.

ENCLOSURES

We have enclosed the following additional information. Please read carefully.

- Elevator Report
- Water Heater Seismic Strapping

Thank you for using Cogley Property Inspections, LLC. If you have any questions or if we can be of further assistance, please do not hesitate to call us at (510) 295-8021.

For additional information, please visit our website at www.cogleyinspections.com.