SKYLINE INSPECTION SERVICES

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Walnut Creek, California December 20, 2022 - 9:00 a.m. Report Number 22234C

This Report Prepared for

Inspected by Bob Dullum Member: American Society of Home Inspectors (ASHI)



If you are not named above and wish to use this report, we strongly urge that you retain Skyline Inspection Services 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. Skyline Inspection Services will, upon request, perform an inspection without this limit on liability for an additional fee.

This report does not provide substitute disclosure for any party. This report is copyrighted by Skyline Inspection Services. No part may be used or reproduced in any form or by any means without prior written consent of Skyline Inspection Services. Areas obscured by furnishings were not accessible to inspection. These areas should be examined after the furnishings have been removed.

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

Introduction

This is a report on the conditions, which existed on this day and time. It is not a guarantee or warranty against future failures or problems which may occur even in the near future.

We recommend that this report be read and understood completely prior to making any purchase decisions.

We do not perform a full-cycle test of any components.

Property Description

The primary building is a two-story, split-level, medical office building. This report describes the building as viewed from the front door. The building site appears relatively level. The sky was overcast and the weather was dry at the time of our inspection.

We were informed the building was constructed in 1981 and substantially remodeled in 1999 because of a fire. Several 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.

The building interior was furnished at the time of our inspection. Areas obscured by furnishings were not accessible to our inspection. These areas should be examined after the furnishings have been removed.

A determination as to whether this building, or its anticipated use, complies with local occupancy requirements is beyond the scope of this inspection.

This report does not include information as to the presence, condition, or safety of equipment, systems, or components specifically related to business operations.

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.

This report is not a "Code" inspection. Any determination as to whether the building complies with past or present local building codes is beyond the scope of this report. We recommend the local building department be contacted if an inspection for "Code" compliance is desired.

Any determination as to whether components are installed to the manufactures specifications is beyond the scope of this report.

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.

EXTERIOR

Siding

The exterior of the main building and the lower portion of the two detached buildings have masonry block exterior walls. We observed minor cracking in the masonry wall at the right side of the main building. We recommend periodic monitoring and repair by a qualified contractor if necessary.

There is plywood siding at the right front utility compartment, the upper portion of the detached elevator equipment shed, and the detached storage shed. This siding shows moderate wear.

Exterior Conditions

The framing behind the siding was inaccessible for inspection. Any determination of prior or active leakage or damage to the framing is beyond the scope of this report. We recommend a qualified structural pest control firm be consulted.

Exterior Finish

The exterior finish and paint on the exposed wood surfaces is worn from exposure to the weather in several locations. We recommend a suitable stain or paint be applied to the exterior surfaces as needed for weather protection.

Eaves

Several beams extend past the elevated walkway at the rear.^{X1} The exposed wood is especially vulnerable to the weather and potential damage. We recommend the extending beams be sealed or painted to protect them from moisture entry.

The exposed beam at the right rear is damaged from weather exposure. We recommend the damaged beams be repaired or replaced as needed.



Damaged beam at the right rear

Decks. Stairs and Elevated Walkways

There are wood-framed elevated walkways at the front and rear of the building. There is a wood staircase at the left front of the building. The staircase and walkways show moderate wear.

The walkways have synthetic membrane surfaces, which show minor wear. We recommend the installing contractor be contacted for information on these membranes and any applicable guarantees or warranties. We recommend these areas be monitored periodically to determine if the construction is watertight.

Staircase

There is a concrete-over-steel staircase and landing at the rear. It shows moderate wear.

Exterior Railings

Several railing openings are too large according to modern safety standards.^{X2} We recommend proper railings be installed as needed for safety.

Walkways

There is a below grade concrete patio at the left front.

The walkways show typical surface cracking. The right and rear walkway has settled. Future settlement may occur, necessitating repair or replacement. We recommend periodic monitoring and repair by a qualified contractor if necessary.

Driveway

There is an asphalt-surfaced driveway and parking area at the front and left side of the building. There are approximately 13,250 square feet of paved driveway and parking area. The asphalt-surfaced driveways and parking areas are in very worn condition and we observed damage in several locations. The asphalt has been patched in several locations. We recommend the driveways and parking areas be examined, repaired, and resealed by a qualified contractor. The need for replacement of the asphalt surfaces should be anticipated.



We counted approximately 112 total parking

spaces. There are two parking spaces at the front designated for handicap use. The painted parking striping is worn and we recommend it be repainted.

Grading and Drainage

There are several surface drains in the driveway.

There is a sump pump at the left front patio.^{X3} The pump was non-functional at the time of our inspection and we were informed that it is scheduled to be repaired or replaced.

We did not test the sump pump, which should be tested periodically by filling the sump or well with water to see if it functions properly.

We recommend an alarm be installed to warn of pump failure, so that repairs have been made quickly.

Retaining Walls

There are concrete retaining walls at the left front. The walls are not provided with sufficient barriers or guardrails to prevent a fall. We recommend adequate safety barriers be installed as needed.

Landscaping

There are several large trees at this property and we recommend they be examined by a qualified arborist. Regular care can extend the life of a tree and can reduce the potential for falling branches.

Much of the landscape has not been well maintained and is in poor condition possibly as a result of water restrictions.

The planted areas are provided with an irrigation system. We did not perform an operational examination of the irrigation system.

Exterior Structures

There is a wood trellis at the front entry. It shows minor wear.

There is a detached elevator equipment/storage building at the right front and a detached storage building at the left front of the property. The plywood doors to the elevator equipment building are damaged and we recommend they be replaced.

Fencing

There is fencing at the right and rear. An examination of the property fencing is not included in this report.

^{X1} Rafters, ridge beams, trellises, and decorative beams that are exposed to the weather need to be kept well painted to prevent moisture entry and decay. The upper surfaces are not normally visible and are often unpainted. The ends of exposed beams may need to be covered with sheet metal caps in some locations.

^{X2} For maximum safety, staircases with four or more steps (or risers) should have handrails between one and one-half and two inches wide, shaped so the handrail can be readily grasped. Handrails should be 34 to 38 inches above the leading edge of the stairway tread and should return to the railing, post, or floor without open ends that can catch clothing. Modern standards call for openings less than four inches in diameter as it has been found that a small child can slip through a larger opening. Guardrails should be at least 42 inches high.

^{X3} 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.

ROOFING

Roof Access

The tile roof surfaces are too easily damaged to closely inspect with our equipment.

We viewed portions of the roofing materials and components from the ground level and with a remote controlled drone. Some defects may not be visible from the drone such as hairline cracks in the shingles, granule loss, blistering, and weakness in the roof decking, framing or structure. We assume no liability for any areas not directly viewed by the drone. A buyer should request a known history or documentation of the age or condition of the roof.

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.

We viewed the composition shingle, gravel and modified bitumen roofing at the mechanical area at the center of the main building by way of an access ladder.

Tile Roofing

There are concrete tile roofs on the main building and the detached storage and elevator equipment sheds which shows moderate wear. There are damaged tiles at the left front corner of the main building and on the ridge of the elevator shed and we recommend they be repaired as needed by a qualified roofer.

We were informed that the tile roof has been installed over a modified bitumen membrane.

Composition Shingle Roofing

There is composition shingle roofing on the vertical surfaces on the center mechanical equipment roof. Many shingles are damaged or missing. This roofing is in poor condition and we recommend it be replaced by a qualified roofer.





Gravel-Surfaced, Built-Up Roofing

There is a gravel-surfaced, built-up roof at the center mechanical equipment roof.^{R1}

Modified Bitumen Roofing

There is a modified bitumen roof at the perimeter of the center mechanical equipment roof. It is in generally worn condition and may soon need replacement.

Roof Flashings

The roof flashings primarily are sheet metal.^{R2}



Mechanical roof and equipment.

Roof Drainage

The rain gutters on the main building are sheet metal. They show moderate wear.

Drainage at the center mechanical equipment roof is provided by surface-mounted roof drains.

The surface drains at the mechanical equipment roof have overflows adjacent to the primary drains to prevent deep flooding if the primary drains become clogged.

Several roof drains are obstructed by debris and we recommend they be cleared.

Downspouts

Several roof drainage downspouts are directed into subsurface drain lines.^{R3}

We recommend periodic inspections be performed to ensure that 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.

Roofing General

We recommend the trees over or near the roof be trimmed well away from the roof surfaces to prevent debris accumulation and roof surface damage. There is debris on the roof surfaces in several places. We recommend debris be removed periodically as part of routine maintenance.

We inspected the roofing systems for the mechanical equipment after obtaining access by way of a hatch door. We viewed portions of the roofing materials and components from the ground level.

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.

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.

^{*R1*} 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.

^{R2} Sheet metal, rolled roofing materials, or sealing compounds such as mastic are the typical flashing materials used to prevent water penetration at roof surface connections and penetrations. Flashings need periodic maintenance and should be inspected annually.

^{R3} Roof drainage downspouts are sometimes connected to underground drainage systems to prevent water from ponding adjacent to the foundation where it could adversely affect the soils supporting the building. Catch basins or surface-mounted drains may also be connected to this piping. Subsurface drain piping can become clogged with debris and should be checked periodically in rainy weather or by using water from a garden hose to ensure that the drains are free flowing.

ATTIC

Attic

Our inspection of the attic was limited to a visual examination from the access openings in the perimeter walls of the mechanical equipment roof to prevent damage to the ceilings below.

The roof is framed with wooden trusses overlaid with plywood sheathing.

The attic ventilation appears sufficient.

The insulation is fiberglass blankets or batts.



STRUCTURE

Building Type and Foundation

The building is a combinations masonry and wood-framed structure with a concrete slab foundation.

The structure of the building was not accessible and we were unable to determine the type of construction materials used. 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.

Seismic

The wall framing was inaccessible to our inspection and we were unable to determine the kind or extent of wall bracing.

The foundation bolting and bracing systems were not accessible. It is likely, given the structure's age and kind, that seismic anchor bolts and other hardware are present that we could not see.^{S1} We recommend the building plans and engineering specifications be obtained and reviewed for seismic related components.

Lower Level Areas

The lower level at the right front (Office #10) has concrete slab floors that are below grade. Floors that are below 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-grade areas that have been dry for years.

Foundation General

We observed no indications of unusual settlement or movement in the building foundation or structure.

^{S1}Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds. The modern standard calls for bolting at least every six feet, with bolts within the last twelve inches of each piece of sill plate. Buildings greater than one story or on hillsides may require additional bolts and other seismic devices. For more information on seismic bolting and bracing, we suggest you visit: www.bayarearetrofit.com,

ELECTRICAL

Electrical Service

The main service wiring runs underground to the main panel.

Main Electrical Panel

The spaces are individually metered for electricity. The main breaker panel is in a utility compartment at the right front exterior of the main building. The service capacity of this system is rated at 1,200-amps, three-phase, 480 volts.

The main panel has spaces for two meters. One meter was installed at the time of our inspection.

Space #101 in individually metered with a meter located in the interior utility room in this space.

Breaker Subpanels

There are breaker subpanels in several locations, including the tenant spaces, the common areas, and elevator equipment building. 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.

Wiring

The building is wired primarily with Romex (nonmetallic-sheathed cable or NMC) wiring and wiring in conduit.

Fixtures

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

Receptacles and Switches

The receptacles are primarily the grounded three-hole type.

There are several GFCI-protected outlets.^{E1} These outlets should be tested periodically by pressing the test and reset buttons on the outlet faces to ensure proper functioning.

Exterior Electrical

An examination of landscaping and yard area lighting is beyond the scope of this inspection.

^{E1} 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 the devices are functioning properly.

PLUMBING

Introduction

As of January 1, 2017, building standard and state law require that the flow rate for fixtures in a home not exceed: 1.6 gpf (gallons per flush) for toilets, 2.2 gpm (gallons per minute) for faucets and 2.5 gpm for shower heads. It is beyond the scope of this inspection to determine the flow rate of plumbing fixtures in this building.

Water Supply

The building has a single water service. The main shutoff valve for the water supply is at the rear exterior.

The underground main supply piping was not accessible to our inspection and we could not determine the material or piping size.

The interior water supply piping is copper. The interior water supply and waste piping systems were mostly inaccessible to our inspection.

The flow at the building water supply fixtures appears adequate.

Waste Piping

The drain, waste, and vent piping system is primarily cast iron. There is a cleanout for the waste piping system at the rear exterior.

We recommend the sewer laterals be examined for defects by a qualified plumber using special video equipment designed for this purpose.

Gas Piping

The building has a single gas meter at the right exterior. The gas shutoff valve is on the vertical pipe to the left of the meter.

The gas piping does not appear to be provided with an automatic seismic gas shutoff valve, which is 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.

HEATING, COOLING, AND WATER HEATING SYSTEMS

Introduction

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.

HVAC Systems

We observed the following HVAC system components at this building: several above-ceiling air handlers, two-split system A.C. units, two exterior condensers, two cooling towers, and three circulation pumps. The manufacturer's date for the cooling towers is 1997. They are in generally worn condition and may soon need replacement. The cooling towers are supported on flashed wooden beams placed on the roof surface. One of the cooling towers was shut down at the time of our inspection and not in operation.

We were unable to locate any service records for this equipment. We recommend the service records for this equipment be obtained and reviewed.

The above ceiling air handlers have condensate drain piping.

The ducting for the conditioned interior spaces, primarily offices, is located above the suspended ceilings.

The exterior condensers are located at the left front exterior of the building. We were informed that these service Space #100.

One of the condensers at the left front exterior is not level, which can cause excessive wear to the system components. We recommend the equipment be properly supported in a level position.

Each of the cooling towers and the boiler are equipped with water treatment systems.

Boiler

The building has a hydronic heating system, which also provides hot potable water to the building. The boiler is installed on the roof in the center mechanical equipment roof. The boiler is in generally worn condition and may soon need replacement.

We recommend a qualified boiler specialist be retained to service the unit and to provide maintenance instructions necessary for proper system operation.



Typical air handler.

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HVAC General

A determination as to whether adequate cooling and heating is provided to all interior areas is beyond the scope of this inspection.

There are several direct connections between the copper pipes and galvanized piping supports causing corrosion at several fittings. A direct connection between these two has caused rust or corrosion in several fittings. We recommend proper, noncorrosive fittings be installed as needed to properly separate galvanized and copper piping.



INTERIOR

Walls, Ceilings, and Floors

The interior wall and ceiling surfaces are primarily sheet rock (gypsum board). The office areas

with the exception of space 107, have acoustic tile in suspended metal-framed T-bar ceilings. Several of the ceiling tiles are stained indicating prior leakage We recommend periodic monitoring and repair by a qualified contractor if necessary.

The T-bar suspended ceilings are provided with seismic bracing.

We observed no unusual sloping in the building floors.

Fire Safety

A fire hydrant is located at the front exterior.

The building has a fire sprinkler system. 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 schedule be reviewed. The controls for the fire sprinkler system are located at the left front exterior.



Stained ceiling tiles in the common area



Fire sprinkler controls.

The building is equipped with fire extinguishers located in the common areas.

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

Elevator

The building has a hydroelectric elevator, which we did not closely inspect. The tank and pump are located in a detached building at the front of the property. The elevator equipment room and the elevator pit were clean and dry at the time of our inspection. We were informed that the elevator is maintained by Otis Elevator. We recommend an elevator safety inspection be performed by a qualified specialist.

Disability Access

Several features of this building are designed to provide disability access. We did not perform an ADA or accessibility inspection. We can provide an ADA overview or detailed examination for an additional fee upon request.

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

Windows

The windows are aluminum-framed fixed glass.

Fountain

There is a large fountain in the main lobby of the building. The fountain was empty at the time of our inspection. We recommend the owner be contacted with any questions regarding this feature.

Interior General

This inspection does not include areas that are obscured by furniture, carpets, coverings, or any other items.

We do not perform a survey of the floors for slope or uniform elevation as part of our standard inspection.

RESTROOMS

Restrooms

We located six restrooms in this building, two in the common areas of each floor and two are in Space #100. The common area restrooms fixtures and surfaces show minor wear. We observed no significant deficiencies in these areas.

The men's rooms are each equipped with a urinal, toilet, sink and countertop. There are metal partitions at the toilet and urinal. The tile floors show minor wear.

The women's restrooms each have a single toilet with metal partitions, a cast polymer sink and countertop, tile flooring, and a GFCI protected outlet. These fixtures and surfaces show minor wear.

There are also two individual restrooms in Space #100. Each of these rest rooms has a toilet and sink, and some ADA components. The fixtures and surfaces in these restrooms show minor wear.

Restrooms General

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.

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.

ENVIRONMENTAL

Hazardous Materials

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.

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.

Eaves

2. The exposed beam at the right rear is damaged from weather exposure. We recommend the damaged beams be repaired or replaced as needed.

Driveway

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

Grading and Drainage

4. The sump pump was non-functional at the time of our inspection and we recommend repair or replacement.

5. We recommend an alarm be installed to warn of pump failure, so that repairs have been made quickly.

Roof Drainage

6. Several roof drains are obstructed by debris and we recommend they be cleared.

Roofing General

7. We recommend the trees over or near the roof be trimmed well away from the roof surfaces to prevent debris accumulation and roof surface damage.

Waste Piping

8. We recommend the sewer laterals be examined for defects by a qualified plumber using special video equipment designed for this purpose.

Gas Piping

9. We recommend an automatic seismic shutoff valve be installed as a safety upgrade.

Boiler

10. We recommend a qualified boiler specialist be retained to service the unit and to provide maintenance instructions necessary for proper system operation.

HVAC General

11. We recommend proper, noncorrosive fittings be installed as needed to properly separate galvanized and copper piping.

Fire Safety

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

Elevator

13. We recommend an elevator safety inspection be performed by a qualified specialist.

Thank you for using Skyline Inspection Services.

If you have any questions or if we can be of further assistance, please do not hesitate to call us at (925) 270-3942.

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