



# GOLDEN STATE

## COMMERCIAL PROPERTY INSPECTION

**245 Client Avenue**

San Leandro, CA

September 24, 2021 - 11:40 am

Report Number - GSCPI RETAIL SAMPLE

This Report Prepared for

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**Building Excellence**

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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.*

SAMPLE

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SAMPLE

## PROPERTY GENERAL

### General Property Description

We inspected the two-level, commercial property at 245 Client Avenue in San Leandro, California on September 24, 2021.

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

We were informed the building was constructed in 1982.

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

We are unsure if a structural pest inspection was recently performed on the building; if one has not been performed, we recommend an inspection be performed. In either case, we recommend the report be obtained and reviewed for any wood destroying pest activity or moisture related damage.

### 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.*



## PROPERTY GENERAL (continued)

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

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

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

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

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

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

# EXTERIOR

## **Stucco Siding**

The building has mostly stucco siding.

*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.*

We did not observe any significant cracks at the time of our inspection; we recommend anticipating the need for periodic repair of stucco cracking as part of routine maintenance.

## **Wood Board Siding**

There is horizontal wood siding at the upper and lower portions, which shows minor to moderate wear.

## **Exterior Finish**

The exterior paint shows minor to moderate wear.

## **Balcony**

There is a concrete porch supported by wood framing at the upper left.

*Concrete, brick, tile, and other masonry stairs, landings, and decks are often supported by wood or steel framing. A membrane is typically placed over the framing to prevent moisture entry and damage. The framing beneath the membrane should be regularly checked for signs of water penetration. Any cracks or openings in these surfaces should be caulked or filled in order to prevent water entry.*

The walking area has a synthetic membrane surface.

## **EXTERIOR (continued)**

### **Exterior Railings**

The upper left balcony handrail/guardrail openings are too large according to modern safety standards, creating a potentially unsafe condition for children.

The upper left balcony railings are loose and damaged; we recommend they be repaired or replaced as needed.

### **Walkways**

The walking surfaces appear to be in generally serviceable condition.

The public walkways at the street are uneven, creating potential trip hazards; we recommend repair as needed for walking safety.

### **Landscaping**

The building has an irrigation system. An examination of the irrigation system is beyond the scope of this inspection.

Exterior building lighting is provided by light fixtures that are surface-mounted on the exterior walls.

We did not operate or test the exterior lighting fixtures.

### **Fencing**

We did not make any determination as to the ownership of the property line area fencing; we recommend the adjacent property owners be consulted.

### **Exterior Structures**

There is a detached shed at the left, which we did not inspect or determine ownership.

## **ROOFING**

### **Roof Framing**

#### **Roof Access**

We inspected the roofing systems after obtaining access by way of a door at the left on the second floor.

#### **Composition Shingle Roofing**

There is composition shingle roofing at the left rear, which is generally worn.

## **ROOFING (continued)**

The shingles at the HVAC bay show moderate curling, probably due to the solid decking and insufficient ventilation below the shingles.

### **Single-Ply Roofing**

There is single-ply roofing at the middle rear, which is moderately to generally worn.

A determination as to whether the manufacturer's installation specifications were followed is beyond the scope of this inspection.

### **Modified Bitumen Roofing**

There is modified bitumen roofing at the HVAC bay, which is generally worn.

### **Clay Tile Roofing**

The building mostly has a clay tile roof, which is generally worn.

Several tiles are cracked and damaged and we recommend all damaged tiles be properly replaced or secured to the roof framing to hold them in the proper position and to prevent tiles falling from the roof.

Moss is growing on the roof surfaces.

There are accumulations of plant debris at the sides and rear area. The plant debris will trap moisture and lead to damage of the roofing material. We recommend the roof surfaces be kept clear to prevent damage to the roofing.



## ROOFING (continued)



### 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.*

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.*

A plumbing vent pipe at the center is too short and may not function properly; we recommend this vent be extended to terminate at least six inches above the roof flashings.

## ROOFING (continued)

There are “debris traps,” or areas that collect debris. These areas need special care to prevent debris accumulation, which restricts the free flow of water from the roof surface.

### Roof Area Components

There is an unused antenna on the roof; we recommend it be removed.

### Roof Drainage

Drainage is provided by openings in the parapet walls.

The roof drains are obstructed by debris; we recommend the drains be cleared and large box-shaped screens with quarter-inch mesh be installed at the drains to reduce the potential for clogging.

A secondary overflow drain was not provided for the roof drains; we recommend secondary overflows be installed upon roof surface replacement.



### Downspouts

There are no downspouts and the water drains near the foundation walls. We recommend the foundation area be monitored for signs of water entry and the downspouts be added 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.*

## ATTIC

## **ATTIC (continued)**

### **Attic Access**

Access to the attic is through the hall closet ceiling.

Our inspection of the attic framing and other items was limited to a visual examination from the access opening to prevent damage to the ceilings below.

### **Attic Framing**

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

## **STRUCTURE**

### **Building Type and Foundation**

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

The slab was mostly inaccessible to our inspection due to finished surfaces.

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.

We did not observe any significant cracks at the time of our inspection. Concrete is a brittle material, we recommend anticipating cracking.

### **Seismic**

The wall framing and tops of the foundation were inaccessible to our inspection and we were unable to determine the type or extent of wall bracing or bolting. If more information on seismic concerns is desired an appropriate engineer should be consulted. If signed-off plans are not available then openings that access the wall cavities may be needed to access the seismic connections.

## **ELECTRICAL**

### **Electrical Service**

The main service wiring runs underground to the main panel.

### **Main Electrical Panel**

The main panel is a fuse type and is located in a closet at the left exterior.

This panel is an outdated type and replacement parts may not be available. Historically, these panels, and other discontinued brands, often do not operate properly, which can be hazardous.

## **ELECTRICAL (continued)**

We recommend further evaluation by a qualified electrical contractor and the installation of a new electrical panel to eliminate potential safety risks associated with outdated panels.

*Fuse panels are considered outdated and some insurance companies now require upgrading to circuit breakers in order to obtain insurance.*

We were not able to determine the capacity of the main panel. The capacity appears to be at least 600 amps at 120/240-volts.

We did not remove the panel cover and did not inspect the components inside.

This panel is rusty and in poor condition; we recommend the panel be replaced.

This panel is potentially hazardous; we recommend it be replaced by a qualified electrician.

### **Electrical Subpanel A & B**

There are 2 circuit breaker protected subpanels. (A) is located in a downstairs entry closet and (B) is located in the upstairs closet.

This panel is a relatively modern type, and the wiring appears properly installed.

We did not remove the panel cover and did not inspect the components inside.

### **Fuse Subpanel 1**

A circuit breaker protected subpanel is located at the HVAC bay at the upper exterior.

The main fuse panel has a disconnect switch outside the panel. We recommend this panel be kept locked to prevent undesired access, as there is no inside cover to prevent contact with energized components inside the panel box.

The inside panel cover is missing. This panel is potentially hazardous as persons changing fuses in this panel could come into contact with “hot” energized metal terminals. We recommend this panel be replaced with a modern circuit breaker panel.

*The energized wiring and terminals inside modern panels should not be accessible when the panel cover is open. The “deadfront” is an inside cover designed to protect panel users from electrical shock when operating a breaker or replacing a fuse. Missing covers should be replaced. Older fuse panels sometimes do not have deadfront covers, and replacement should be considered as a safety upgrade.*

A fuse in this panel has been removed, leaving an empty “hot” socket. We recommend a proper fuse be installed in the empty "hot" socket by a qualified electrician for safety.

### **Fuse Subpanel 2 & 3**

A circuit breaker protected subpanel is located at the HVAC bay at the upper exterior.

## **ELECTRICAL (continued)**

The main fuse panel has a disconnect switch outside the panel. We recommend this panel be kept locked to prevent undesired access, as there is no inside cover to prevent contact with energized components inside the panel box.

The inside panel cover is missing. This panel is potentially hazardous as persons changing fuses in this panel could come into contact with “hot” energized metal terminals. We recommend this panel be replaced with a modern circuit breaker panel.

### **Fixtures**

The representative light fixtures we tested were functional.

## **PLUMBING**

### **Water Supply System**

Most of the main supply piping is underground and not accessible to our inspection.

We measured the water pressure at 65 pounds (PSI). Pressures between 40 and 80 pounds are considered to be in the normal range. Water pressure may have an effect on water heater storage-tank warranties.

The interior water supply piping was inaccessible to our inspection.

The flow at the fixtures appears adequate.

### **Waste Removal System**

The waste piping was mostly inaccessible to our inspection due to finished surfaces and sub-surface piping.

The waste piping system appears to function properly. We did not observe any leaks at the time of our inspection.

## **WATER HEATING**

### **Water Heater**

There is a electric, non-storage, on-demand-type water heater upstairs laundry closet.

The water heater was manufactured in 1985 and is moderately to generally worn.

## **HVAC**

### **HVAC**

The building is provided with 3 heat pump air heating and conditioning systems.

We operated these systems in the cool-air mode only. Heat pumps should not be operated in the cooling mode when the weather is cool or the heating mode when the weather is warm. They utilize the same components in both heating and cooling modes and the performance during one mode of operation is a good indicator of functionality in the other.

Heat pump #1's capacity is rated at 3 Ton (12,000 Cooling-BTUs per Ton). The compressor was manufactured in 2001 and is moderately to generally worn.

Heat pump #2's capacity is rated at 3 Ton (12,000 Cooling-BTUs per Ton). The compressor was manufactured in 2001 and is moderately to generally worn.

We were not able to operate HP #2 because a fuse had been removed from the fuse box. We recommend this be repaired by a qualified electrician.

Heat pump #3's capacity is rated at 4 Ton (12,000 Cooling-BTUs per Ton). The compressor was manufactured in 2001 and is moderately to generally worn.

Heat pumps 1& 3 functioned correctly when we ran them.

The HVAC equipment is supported on flashed wooden beams placed on the roof surface.

The exterior ducting is damaged on units 1 & 2, which can significantly reduce system efficiency and airflow and/or may allow unconditioned and potentially contaminated air to be drawn into the system.

## HVAC (continued)



### Heating and Cooling General

The heating equipment does not appear to have been recently serviced; we recommend a qualified firm be retained to examine and service this equipment and make any needed repairs. We recommend servicing be performed annually as part of routine maintenance. Significant defects may be found in this equipment during proper servicing.

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

### ADA

#### ADA

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

## INTERIOR

### Walls

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

The interior surfaces show minor to moderate wear.

There are cracks in the interior surfaces. Surface cracking is common; we recommend anticipating the need for periodic repair as part of routine maintenance.

### Ceilings

## **INTERIOR (continued)**

The rooms have acoustic tile ceilings.

### **Flooring**

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

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

### **Interior Stains**

There are ceiling stains in several locations that appeared dry at the time of our inspection. We recommend these areas be monitored periodically for future leakage and repaired if new leakage occurs.

The stains appear to have been caused by roof leakage; we recommend these areas be refinished after the leak has been addressed and monitored for future leakage.

The main electric closet ceiling is damaged and shows signs of leaking; we recommend it be repaired by a qualified contractor. The main electric closet ceiling is damaged and shows signs of leaking; we recommend it be repaired by a qualified contractor.

### **Windows**

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

The building is not provided with dual-glazed panes. Modern windows provide a thermal break and seal tighter than older window types, which contributes to their energy efficiency. We suggest the installation of modern dual-glazed panes be considered for increased energy efficiency and decreased noise intrusion.

An office sliding glass door is difficult to operate; we recommend it be adjusted or repaired as needed for convenient operation.

### **Window Exteriors**

The glazing window strips at the right are loose and damaged; we recommend these strips be replaced as needed.

### **Doors**

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

### **Carbon Monoxide and Fire Safety**

We did not observe any carbon monoxide detectors; we recommend they be installed as required by California law.



## **INTERIOR (continued)**

Photoelectric smoke detectors were present at the time of our inspection. Most experts recommend photoelectric smoke alarms for the greatest safety.

We also observed ionization-type smoke detectors. We recommend replacement of ionization alarms with photoelectric-type smoke alarms and any needed alarms be added to comply with modern fire safety standards.

*Ionization alarms have radioactive components. We recommend checking with the local community recycling program in regard to disposal instructions for ionization type smoke detectors.*

Some of the smoke detectors have been removed by the occupants; we recommend smoke alarms, preferably the photo-electric type, be installed as needed to comply with modern fire safety standards.

### **Interior Components**

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

The building has an elevator, which we did not inspect. We recommend an elevator safety and condition inspection be performed by a qualified specialist.

This elevator has a 2,000-pound listed capacity.

The elevator equipment room is at the front exterior.

## **BREAKROOM**

### **Break Room**

The break room has wood laminate flooring, a food disposal appliance at the sink, no provision for ventilation, a microwave oven, an electric range and a dishwasher.

The fixtures and surfaces are moderately to generally worn.

The disposer is nonfunctional; we recommend repair or replacement.

The exhaust fan is an unducted type that is not connected to the exterior and returns the filtered air back into the living space. We recommend a fan ducted to the exterior be installed as desired or as part of any future remodeling.

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

## **BREAKROOM (continued)**

### **LAUNDRY**

#### **Laundry**

There is a laundry area in an upstairs hall closet.

The laundry has a combination washer-dryer. Operation and inspection of laundry equipment is beyond the scope of our inspection.

The washing machine does not have a catch pan. We recommend a catch pan equipped with auto-shutoff valves be installed to prevent damage to building, flooring and furnishings if the washer leaks.

We recommend the clothes washer rubber hose connectors be upgraded with metal-sheathed “no-burst” types to reduce the potential for hose failure.

A 240-volt receptacle is provided for the clothes dryer.

The laundry area has a GFCI-protected receptacle which is a valuable safety device.

We were unable to determine if there is proper venting for the dryer.

### **RESTROOMS**

#### **Restrooms**

The restrooms have tile flooring, fans for ventilation, and a sink.

The fixtures and surfaces show minor to moderate wear. We recommend the need for replacement be anticipated.

The toilets in the restrooms are 1.6 gal per flush, which is not the latest "low-flow" type required in newer restrooms. To reduce waste and comply with California conservation codes, have a plumber replace it. Consult a plumber for details.

These restrooms have GFCI-protected receptacles which is a valuable safety device.

## PARKING

### Parking

There is a asphalt parking lot with 17 spaces and one handicapped space.

The asphalt has fatigue cracking, also known as alligator cracking, due to the interconnected cracks which resemble an alligators skin. Fatigue cracking is caused by load-related deterioration resulting from a weakened base course or subgrade, too little pavement thickness, overloading, or a combination of these factors.

## ENVIRONMENTAL

### Mildew

A determination as to the presence of mildew, mold, and other such organisms is beyond the scope of this inspection.

We observed apparent mildew or mold activity in the main electrical room. The source of the moisture is most likely from the bathrooms, laundry area, or the shower room. We recommend the source of water entry be determined and eliminated by a qualified hazmat contractor.

*Some people are sensitive to molds and can become ill or experience mold-related health problems when exposed to molds in the air. Molds are a type of fungus. They grow everywhere and can be found in almost every room or space. The presence of elevated interior mold activity typically indicates excessive moisture from interior or exterior sources and insufficient ventilation.*

*Mold conditions that you can see or smell should be corrected and the first step is to eliminate the source of moisture necessary for their growth. Mold growth can be prevented by keeping buildings dry. Molds can usually be removed easily from hard materials like glass or metal using a household cleaner. Softer materials, like sheet rock or wood, which contain cellulose, become food sources for mold, are difficult or impossible to clean effectively, and may need to be removed.*

# PRIMARY RECOMMENDATIONS

## Primary Recommendations

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

## Health and Safety Issues:

### CARBON MONOXIDE AND FIRE SAFETY

1. We did not observe any carbon monoxide detectors; we recommend they be installed as required by California law.
2. We recommend replacement of ionization alarms with photoelectric-type smoke alarms and any needed alarms be added to comply with modern fire safety standards.

### MILDEW

3. We recommend the source of water entry be determined and eliminated by a qualified hazmat contractor.

## Important Issues:

### GENERAL PROPERTY DESCRIPTION

4. We are unsure if a structural pest inspection was recently performed on the building; if one has not been performed, we recommend an inspection be performed.

### WALKWAYS

5. The public walkways at the street are uneven, creating potential trip hazards; we recommend repair as needed for walking safety.

### ROOF DRAINAGE

6. The roof drains are obstructed by debris; we recommend the drains be cleared and large box-shaped screens with quarter-inch mesh be installed at the drains to reduce the potential for clogging.

### MAIN ELECTRICAL PANEL

## **PRIMARY RECOMMENDATIONS (continued)**

7. We recommend further evaluation by a qualified electrical contractor and the installation of a new electrical panel to eliminate potential safety risks associated with outdated panels.

8. This panel is potentially hazardous; we recommend it be replaced by a qualified electrician.

### **FUSE SUBPANELS**

9. We recommend this panel be replaced with a modern circuit breaker panel.

10. We recommend a proper fuse be installed in the empty "hot" socket by a qualified electrician for safety.

11. We recommend this panel be replaced with a modern circuit breaker panel.

### **HEATING AND COOLING GENERAL**

12. The heating equipment does not appear to have been recently serviced; we recommend a qualified firm be retained to examine and service this equipment and make any needed repairs.

### **INTERIOR COMPONENTS**

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

### **BREAKROOM**

14. The disposer is nonfunctional; we recommend repair or replacement.

### **MILDEW**

15. We recommend the source of water entry be determined and eliminated by a qualified hazmat contractor.

## FURTHER INFORMATION

### Find more information at:

The below topics are referenced in this report. Please follow the link at the bottom of this page to get more information regarding your topics.

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.

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