



# GOLDEN STATE

## COMMERCIAL PROPERTY INSPECTION

**31090 Commercial Ave**

Hayward, CA

March 19, 2021 - 1:00 pm

Report Number - GSCPI TILT UP SAMPLE

This Report Prepared for

**ABC Works, Inc**

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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 single-level, commercial property at 31090 Commercial Ave in Hayward, California on March 19, 2021.

The building is a tilt-up structure warehouse with office space.

This report describes the building as viewed from the street.

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

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

The building site appears relatively level. The left exterior portion of the building faces an adjoining structure and was not accessible to our inspection. The sky was hazy at the time of our inspection.

We were informed the building was constructed in 1986.

### 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

## Exterior Walls

The building has painted tilt-up perimeter concrete walls.

## Exterior Conditions

### Driveway and Parking Areas

The driveway and main parking surfaces are paved with asphalt. The asphalt surfaces were moderately to generally worn. We observed surface cracking, which is typical and to be expected.

We estimate there to be approximately 1,700 square feet of paved asphalt parking area at the front of the building and an additional 5,400 square feet of parking at the rear. The actual parking area property lines are not clearly marked at the front or rear of the building and we were not able to determine how much, if any, of the parking areas belong to the inspected building.

The asphalt surfaces will require periodic sealing of cracks to prevent water entry and damage to the base rock below the asphalt.

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

There are 16 parking spaces (8 front & 7 rear); one at the front is designated for handicap use.

### Loading Dock

There is one loading dock at the left rear of the building. This is a shared dock with the neighboring unit.

There is a metal “load-levelers” at the loading dock. The load leveler is manually operated. The load leveler is rusted and the pads are generally worn. The load leveler was not tested as it is beyond the scope of this inspection.

We recommend all dock area mechanical components be included in a regular maintenance schedule, as they require periodic cleaning, lubrication, and adjustments. Periodic safety checks of this equipment by a qualified technician are important to provide safe, reliable, longer lasting equipment.

### Roll up Doors

There are two metal roll up doors, one at the left side and one at the right side of the warehouse. Both of the doors are manually operated and were in generally serviceable condition at the time of our inspection.



## EXTERIOR (continued)

### Walkways

.The walking surfaces show typical surface cracking but appear to be in generally serviceable condition.

### Grading and Drainage

There is a surface drain at the loading dock and several in the parking areas: which are clogged with debris. We recommend this drain be checked periodically and cleared of debris as needed to prevent flooding in this area.



*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 discharge location of the drains, if known. Testing drainage pipes is beyond the scope of this inspection. We can test subsurface drainage piping for an additional fee if desired.*

### 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 were unable to test this system at the time of our inspection.

We recommend the trees growing near the exterior at the front be trimmed or removed to prevent damage, debris build up and insect entry.

*Vines, shrubs, or trees that touch the building should be removed or trimmed back periodically to prevent damage to the siding, eaves, or roof surfaces. Tree branches can damage the siding or roof, especially in high winds or stormy weather. Trees may also deposit substantial leaves and debris on the roof surface, resulting in poor drainage and roof damage.*

### Fencing

There is fencing at the perimeter of the property. An examination of the property fencing is not included in this report.

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 (continued)**

There is fencing at the right side of the exterior loading dock. The fencing is loose, leaning, damaged and/or portions are missing. We recommend the fencing system be repaired or replaced as needed.

### **Exterior Structures**

There is a chain-link fence at the right side of the building.

There is a concrete masonry unit (CMU) garbage structure at the rear of the building that is in generally serviceable condition.

## **ROOFING**

### **Roof Framing**

The warehouse roof framing is open to direct view from below.

There are several stains on the roof framing appear to indicate prior or recent leakage. We recommend this condition be monitored in wet weather.

The roof framing is wooden I Beams over 2x6 ceiling joists supported by the perimeter concrete walls and interior glulam beams.

### **Roof Access**

We inspected the roofing systems after obtaining access by way of a hatch door located in the electric control room at the far left of the building to the left of unit 31044.

The roof access hatch is defective, and does not stay open when ajar, making it difficult to operate and potentially unsafe; we recommend repair by a qualified contractor.

### **Low Slope-Type Roofing Material**

The building has a cap sheet-surfaced, built-up roof, which is generally worn. We recommend the building management be contacted about any future scheduled roof repairs.

The roof has a UV protective coating which shows minor wear. We recommend it be reviewed annually and refreshed as needed to extend the life of the roofing material.

### **Roof Covering Recommendations**

The warehouse roof framing is open to direct view from below.

There are several stains on the roof framing appear to indicate prior or recent leakage. We recommend this condition be monitored in wet weather.



## ROOFING (continued)

The roof framing is wooden I Beams over 2x6 ceiling joists supported by the perimeter concrete walls and interior glulam beams.

### Roof Flashings

There are parapet walls at the roof perimeter.

The parapet walls at the roof perimeter do not have metal cap flashing's.

*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 “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 are several skylights installed. The skylights appear properly installed.

Staining below the skylight(s) indicates past leakage. We recommend a history of previous leakage at the skylights be obtained and the skylights be monitored for leaks in wet weather or replaced.

Water was ponding near the skylights at the time of our inspection. Ponding at a skylight can cause roof leaks in this area and is common with roofs of this type. We recommend this area be re-sealed periodically, and the slope be improved as needed when a new roof is installed, in order to prevent localized ponding.



## ROOFING (continued)

### Roof Drainage

Drainage is provided by surface-mounted and parapet wall roof drains at the front and rear. These drains have overflows adjacent to the main drain to prevent deep flooding if the primary drains become clogged.

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.

We recommend the roof surfaces be modified to drain properly when new roofing is installed.

There are indications that water ponds on the roof surface at times. Ponding can lead to premature wear and increases the potential for roof leakage. We recommend these areas be monitored periodically for excessive wear by a qualified roofer. Low slope roofs should be designed to drain freely. No water should remain on the surface after 48 hours.



## STRUCTURE

### Building Type and Foundation Substructure Access

We inspected the foundation areas by walking through the accessible portions of the building floors.

### Building Type and Foundation

The warehouse is a pre-cast, concrete tilt-up structure with a slab foundation.

The concrete wall 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. We observed typical cracking in the pre-cast walls.

We observed apparently typical cracks in the slab flooring.

### Seismic

The office building foundation bolting and bracing systems were not accessible. We recommend the building plans and engineering specifications be obtained and reviewed for seismic related components.

## STRUCTURE (continued)

The roof-to-wall connections appear relatively modern.

The seismic connections between the roof framing and the perimeter walls appear to have been upgraded as well as the connections between the glulam beams in the warehouse. We recommend these modifications be reviewed by a structural engineer. A determination as to whether they meet the latest standards is beyond the scope of this inspection.

SAMPLE

# ELECTRICAL

## Electrical Service

The main service wiring runs underground to the main panel located in the electrical service room located at the far left of the building.

There is one exterior electrical transformer at the front left near the street. This equipment is typically owned and maintained by the local utility company. The utility designation number for the front transformer is T-13033.

## Main Electrical Panel

The main electrical panel is in a control room located at the far left exterior. There are also individual service meters and main breaker panels for each of the Units in the building.

The service capacity of this system to the building is 800-amps, three-phase, four-wire, 120/208 volts. The meter for the main breaker for the inspected unit is rated at 125 amps.

This capacity should be adequate for typical electrical use.



## Electrical Subpanel 1

A circuit breaker protected subpanel is adjacent to the main panel.

## Electrical Subpanel 2

A circuit breaker protected subpanel is located in the break room.

We did not remove the covers on subpanel 1 or 2 and did not inspect the components inside.

## Fixtures

The representative light fixtures we tested were functional.

The middle left light in the warehouse that did not come on. We recommend this light be changed.

## **ELECTRICAL (continued)**

### **Receptacles and Switches**

The receptacles are the grounded, three-hole type.

We did not locate any GFCI-protected receptacles. Ground fault-protected receptacles are relatively inexpensive and provide an important margin of safety. We recommend GFCI protection be installed in the bathrooms and below the kitchen sink as an important safety upgrade. It may be easy to think of it in these terms, all potentially wet locations should have GFCI protection.

*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, near sinks and exteriors. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to ensure that the devices are functioning properly.*

## **PLUMBING**

### **Water Supply System**

The main shutoff valve for the water supply is at the far left exterior.

The supply piping leading to the main valve appears to be two and 1/2 inch diameter copper.

We could not locate a functional exterior water bib and did not measure the water pressure. 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.

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

### **Waste Removal System**

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

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

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

## PLUMBING (continued)

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

We did not locate an easily accessible full-size sewer lateral cleanout for the waste piping system. We recommend an exterior sewer lateral cleanout be located or installed.

## WATER HEATING

### Water Heater

There is a 6 gallon, electric, storage-type water heater in the bathroom.

The water heater was manufactured in 2006 and did not function when we tested it. Water heater storage tanks are typically warranted for 6 to 10 years. We recommend this unit be replaced by a qualified plumber.

The water heater has a catch pan with drain piping. We suggest a moisture alarm be installed in the pan to warn the occupants if the water heater leaks.

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

## HVAC

### HVAC

The building is provided with air heating and conditioning systems through a heat pump system, mounted on flashed raised platforms.

*Heat pumps typically have exterior and interior components. The exterior component is similar to a standard air conditioning condenser. The interior unit typically has a blower and cooling coil. The exterior unit typically has a bypass valve that routes the coolant in one direction to produce cooling and in the opposite direction for heat.*



Conditioned air from the heat pump is distributed to the office spaces through the heater ducting system.

Portions of modern, flexible ducting have been installed.

We recommend the ducting system be examined and repaired or replaced as needed by a qualified contractor for improved system efficiency.

## HVAC (continued)

The compressor was manufactured by Bryant in 2016 and shows minor to moderate wear.

We did not locate a service log for this equipment.

We did not operate the air conditioning system, as the weather was cool at the time of our inspection. Operating the air conditioner when the exterior temperature is below 65 degrees can damage the system.

There is rust in the electrical panel, indicating that it may not be adequately watertight. We recommend the rusty components be cleaned or replaced and the panel be adequately sealed against water entry.

## Heating and Cooling General

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

## INTERIOR

### Walls

The interior office walls and public areas have sheetrock (gypsum board) surfaces.

We did not observe any significant cracks in the interior surfaces. Surface cracking is common. We recommend anticipating the need for periodic repair as part of routine maintenance.

### Ceilings

We viewed portions of the office roof structure by lifting ceiling tiles in several places around the building interior.

The office areas have acoustic tile in suspended, metal-framed T-bar ceilings. The T-bar ceiling and light fixtures are equipped with seismic bracing.

Several of the ceiling tiles are damaged or missing and we recommend new tiles be installed as needed.



### Flooring

The carpeting and other floor surfaces are stained, damaged and in generally poor condition; we recommend new floor coverings be installed as needed.

## **INTERIOR (continued)**

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.

SAMPLE



## INTERIOR (continued)

### Windows

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

The windows are the dual-glazed or double-pane, energy-efficient type.

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

The windows we operated functioned properly.

### Doors

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

### Carbon Monoxide and Fire Safety

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. For further information we recommend a sprinkler system contractor be consulted.

The rubber fittings on the main piping for the fire sprinkler system are prone to leaks and show signs of previous leakage. We recommend review and repair by a qualified plumber.

*Several brands and models of fire sprinkler heads have been recently recalled by the manufacturers. We recommend the sprinkler heads in the building be checked by a qualified specialist to determine if the sprinkler heads are proper and if they have been part of any recalls.*



The emergency exit lighted signage appears to not be in compliance with modern codes for fire safety. We recommend the emergency egress lighting and signage be reviewed and repaired by a qualified vendor.

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

There are two installed fire extinguishers. The inspection tags indicate they have been recharged within the last year, as typically required.

## **INTERIOR (continued)**

### **Interior Components**

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

### **Interior General**

*We operated a representative sampling of the windows. All windows were not reviewed for proper functioning, cracked or broken glass, or for the presence or condition of screens. 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 flooring for slope or uniform elevation as part of our standard inspection.*

## **BREAKROOM**

### **Breakroom**

There area sink and a refrigerator provided in the hallway.

Receptacles near the sink are not GFCI-protected. We recommend ground fault circuit interrupter protection be provided at all kitchen receptacles for safety.

## **RESTROOMS**

### **Women and Mens Restrooms**

These restrooms have tile flooring, a fan for ventilation, and a sink.

The toilets are not the "low-flow" type required in newer baths. Typically, a third to one half of the water used in older buildings flows through toilets. To reduce waste and comply with California conservation codes, have a plumber replace it. Various devices are available to reduce water usage without replacing the toilet, but in some cases these interfere with normal operation. Consult a plumber for details.

The restrooms have three-hole receptacles without GFCI protection. We recommend GFCI protection be added to the restrooms, near sinks and receptacles for greater electrical safety.

These restrooms are ADA-style restrooms with grab bars and other features for the disabled. We did not perform an accessibility inspection on the restrooms and did not determine if they meet modern compliance requirements.

The fixtures and surfaces are moderately worn. We recommend the need for replacement be anticipated.

# 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:

### ROOF ACCESS

1. The roof access hatch is defective, and does not stay open when ajar, making it difficult to operate and potentially unsafe; we recommend repair by a qualified contractor.

### CARBON MONOXIDE AND FIRE SAFETY

2. We recommend the emergency egress lighting and signage be reviewed and repaired by a qualified vendor.

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

## Important Issues:

### ROOF DRAINAGE

4. 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.

### WASTE REMOVAL SYSTEM

5. We recommend an exterior sewer lateral cleanout be located or installed.

### HVAC

6. We recommend the ducting system be examined and repaired or replaced as needed by a qualified contractor for improved system efficiency.

7. We recommend the rusty components be cleaned or replaced and the panel be adequately sealed against water entry.

## **PRIMARY RECOMMENDATIONS (continued)**

### **RESTROOMS**

8. We recommend GFCI protection be added to the restrooms, near sinks and receptacles for greater electrical safety.

SAMPLE

## 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.

[www.gscpi.com](http://www.gscpi.com)

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