TRINITY RENOVATION

BUILDING FOR THE NEXT GENERATION

Commercial Building Inspection

918 Sierra Drive

Modesto, CA

Prepared by

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Trinity Renovation, Inc.

December 8, 2010

Introduction

The subject of this inspection is a two-story plus basement commercial building located at 918 Sierra Drive in Modesto, CA. The building is approximately 17,800 SF. The basement level is cast-in-place concrete and the upper levels are wood frame construction. The roof structure is hand-stacked wood framing common for buildings of this vintage.

This inspection was conducted at various times of the day on Monday, November 29th, 2010 and Tuesday, November 30th, 2010 by Scott Monday of Trinity Renovation.

Summary of Findings

In general, the property is in good condition for its age and its past use. There are areas of concern, outlined in detail below, including water infiltration issues at the basement level and 1st floor, water damage from current and past water infiltration, and general lack of conformity to current building code and ADA compliance. The latter is to be expected for a building of this age.

Urgent Needs

The inspector recommends addressing the water infiltration issue at the west side of the building at the bottom of the handicap ramp as soon as possible. This is causing continuous damage to the building and could initiate mold growth and structural damage if left unattended.

The gutter system on the building should also be repaired as soon as possible. The inspector observed substantial water standing in all gutters, meaning the gutters are not shedding water away from the building as intended. Also, the gutters show signs of failure, allowing water to get onto and into the building. This is especially apparent in the 2nd floor "choir room."

Another potential hazard is the stability of the fence on the south side of the property. During each job walk dogs were observed moving in and out of the neighboring property and the alley. These dogs may pose a threat for building users. The inspector recommends re-building the fence immediately.

Inspection Disclaimer

This building inspection was visual in nature and not invasive. No walls were opened to check for mold or damage caused by water infiltration.

Recommendation for Further Inspection

Due to the age of the building and the apparent continual modifications that have been made with or without a building permit, the inspector recommends having an HVAC company review the entire HVAC system and make recommendations as needed. In addition, an electrical company should review the building for proper code compliance and to mitigate potential hazards caused by past improvements. It is also recommended that a pest inspection be conducted on the building doe to its wood-frame components and signs of existing pest infestation.

0 – General Items

1   2

ADA Compliance

Findings:

- Due to the age of the property and the ever-changing upgrades to ADA law, the building does not meet ADA compliance.
- Bathrooms do not contain proper turning radius for wheelchair access. (Picture 1)
- Access to the upper floors is not wheelchair compliant.
- There is no conveying system for wheelchairs.
- Vanities do not have adequate clearance at the toe-kick for wheelchair access. (Picture 2)

Recommendations:

- It is recommended the building be brought up to ADA code only as required for the future use and by local building officials. To retrofit the entire building for ADA compliance would be a considerable cost.

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Pest

Findings:

- Two sources of bees were noted at the intersection of the roof line to the building along the west side of the property.
- Dead bees were found in large quantity behind the baptismal. (Picture 3)
- Rodent traps were found around the property, specifically in the 1st and 2nd floor office areas. (Picture 4)

Recommendations:

- Conduct professional pest inspection and follow recommendations within.

02 – Site


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Grading and Paving

Findings:

- Parking lot on the south side of building is in very poor condition. (Picture 5)
- Parking lot does not appear to have been sealed in a very long time, causing water damage each time it rains.
- Excessive cracking was observed the northwest of the single area drain.
- Standing water was observed in multiple locations, indicating insufficient drainage to the area drain.
- Standing water was observed in the area drain, indicating drywell could be at capacity or not percolating.
- Signs of insufficient or plugged drainage at the bottom of the ramp access on the west side of the building (Pictures 6 and 7). This is causing water to migrate into the building.

Recommendations:

- Re-grade and re-pave parking lot.
- Seal the parking lot every 3-5 years to prevent premature wear.
- Address area drain issue by re-drilling the drywell or tying into city storm drain.
- Repair drainage at the bottom of the ramp.

Site Concrete

Findings:

- Parking lot curbs are cracked and broken in the few spots where they exist.

- City sidewalk on the west and north side of the building is heaving due to tree roots. It appears previous efforts have been made to grind these areas.

Recommendations:

- Replace concrete curbs in the parking lot as needed should parking lot be rehabilitated in the future.
- Contact the City of Modesto publics work department (209-577-5462) regarding the city sidewalk trip hazards. Ask them to remove the dangerous conditions as soon as possible.

Trash Enclosure

Findings:

- Trash enclosure is located on the east side of the property with dual access from both the east alley and the south parking lot.
- Trash enclosure is standard chain link fencing.

Recommendations:

- No improvement needed.


8

Striping & Signage

Findings:

- Parking lot striping and signage was non-existent. (Picture 8)
- It appears the parking lot was striped at one point but has since faded.

Recommendations:

- After sealing the parking lot, re-stripe.
- Consider installing handicap stalls and the associated signage should it be required by the governing jurisdictions.


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Fencing and Gates

Findings:

- Chain-link fencing along the east and west side of the property is in good condition.
- Wood fencing spanning between masonry piers on the south side of the property is in various states of disrepair. (Pictures 8-10)
- Many dogs were freely moving between neighboring property and the alley and the inspected property during each site visit.

Recommendations:

- The inspector strongly recommends re-building southern fence, specifically for the safety of those who will use the inspected property upon purchase.
- Masonry piers are in good condition and can be used as the primary support for the re-built fence.


11

Landscape and Irrigation

Findings:

- Irrigation valves are located in an improper enclosure to the southeast side of the building. (Picture 11)
- Landscaping and irrigation is in fair to below average condition.
- Certain areas of the property, especially to the south, have bare dirt with no apparent function.
- Many of the trees on and around the property are overgrown and in need of trimming.

Recommendations:

- Repair irrigation as needed for proper operation.
- Place irrigation controller in a proper irrigation below, preferably below ground to prevent damage from impact.
- Replace landscaping and trim trees as needed.

03 – Concrete

Foundation/Basement Walls

Findings:

- There were no signs of failure to the structural concrete foundation walls.
- Basement walls appeared to be strong and free of cracking.
- Very little settlement was noted indicating the foundation is properly supporting the building.

Recommendations:

- Observe basement walls and slab condition as building ages.


12

Flatwork

Findings:

- Walkways and ramps around the building are in good condition and relatively free of trip hazards.
- Concrete landing on the north side of the building is cracked where the steel handrail enters the concrete. (Picture 12) This is a common occurrence when the handrail is either replaced or if the concrete surrounding the imbed is not properly reinforced. Over time this condition will compromise the strength and stability of the handrail. In addition, the concrete will continue to wear and fall away from the landing if not repaired.

Recommendations:

- Repair the concrete landing by chipping away the concrete as much as possible around the imbed, removing any loose pieces. Roto-hammer multiple ½" holes directly into the concrete landing and install #3 rebar dowels and epoxy into place. Then form around the landing and pour a new concrete patch. Remove forms after about 7 days.

05 – Steel


13

Stairs & Handrails

Findings:

- Handrail at stairs on the south side of the building has failed. Previous attempts to reinforce this handrail have also failed (note diagonal steel kicker at the bottom of stairs no longer attached to the asphalt). (Picture 13) This condition creates a hazard for building users.
- All other handrails are in good condition. (other than the one noted in section 5 above)

Recommendations:

- Replace handrail with new, properly supported handrail and paint to protect from weatherization.

Ladders

Findings:

- No roof access ladders were found, making accessing the roof and attic a challenge. Attic access is located in the ceiling hallway on the 2nd floor, near the middle of the building. Roof access is through attic.

Recommendations:

- Install a new attic access hatch with a drop-down ladder. This can be retrofitted into the existing attic access cavity with minimal framing modification.
- Install a short, 3' steel ladder from the attic floor to the roof access door. This will greatly improve the ease and safety of accessing the roof.

Kitchen Hoods

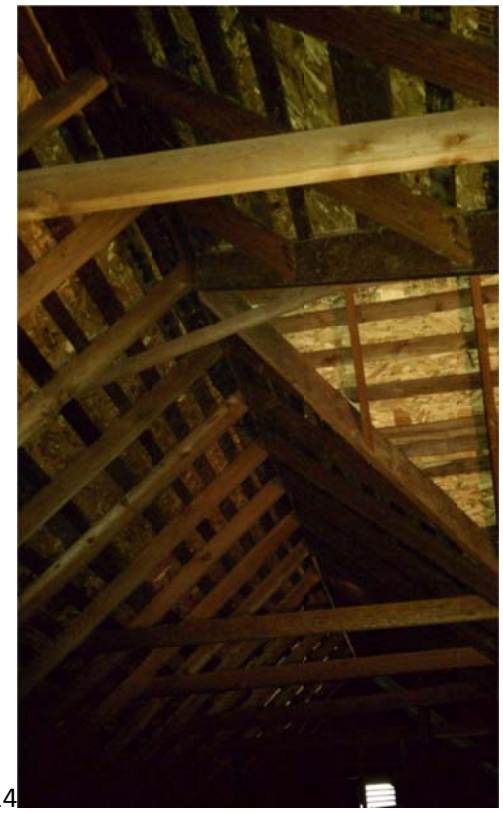
Findings:

- One large kitchen exhaust hood is located in the basement kitchen area. This hood covers the cooking area but does not contain the ventilation or the fire protection system required for commercial kitchen hoods.

Recommendations:

- The inspector does not recommend using the kitchen for true cooking activities involving a grill or burners until the hood is brought up to code and the proper fire protection is installed.

06 – Carpentry



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Structural Framing

Findings:

- The walls, floor and roof systems are wood framed. The roof is supported with a hand-stacked framing system common for buildings of this age. The roof deck is OSB material that appears to be installed within the last 10 years. The OSB was placed directly over the batt boards as is common with roof replacement. (Pictures 14-15)
- All attic framing appeared to be clean, of high quality and in good condition.

Recommendations:

- None.

Finish Carpentry

Findings:

- The building contains minimal finish carpentry and trim work.
- Door casings and jambs are in good condition and show wear and tear common for buildings of its age.

Recommendations:

- None

16A   16B

Cabinets and Countertops

Findings:

- Cabinetry in the building varies in condition.
- Bathroom vanities are aged but in decent condition. They are protected with paint and should last quite a while. They are not ADA compliant as indicated in section 0.
- The basement kitchen cabinets are in a like-new condition. (Picture 16A)
- The 1st floor has one room that appears to be a former break room. The cabinets are no longer in this room and were removed for unknown reasons. (Picture 16B)

Recommendations:

- Replace cabinets as needed in the break room.

07 – Waterproofing and Insulation


17

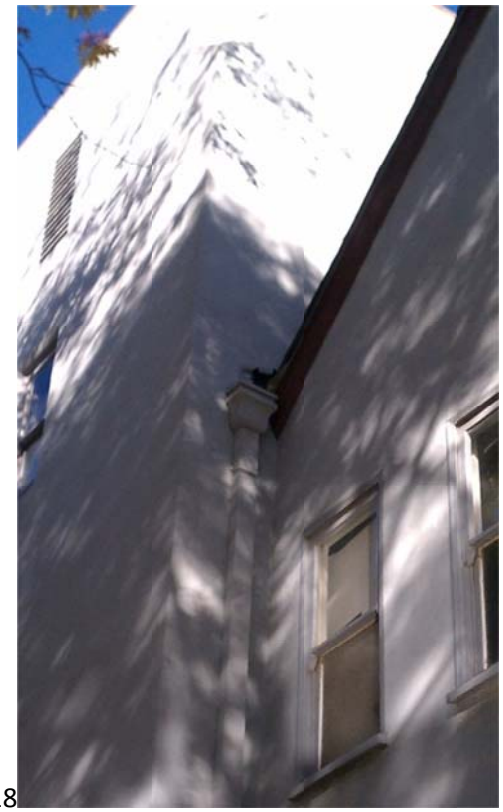
Insulation

Findings:

- Wall insulation, if existing, is unknown.
- Attic insulation is blown in cellulous insulation that appears to be 10-12 years old. The attic contained much debris that was compressing the insulation and causing it to loose insulating value. In addition, it appears the attic was accessed fairly often and subsequently the insulation had been moved and displaced. The inspector observed some areas of thicker insulation and some areas where insulation was sparse. (Picture 17)

Recommendations:

- Injecting insulation into exterior walls would increase energy efficiency but most likely not provide the payback needed to constitute the cost.
- It is recommended the attic be cleaned of debris and re-insulated to maximize energy efficiency.
- It is also recommended that thermostat-controlled attic ventilation be installed to help moderate the temperature in the attic during warm months.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Roofing

Findings:

- The building employs two separate roofing systems.

- The center peaked area is an asphalt comp shingle roof over roofing paper, a common low-cost roofing material for sloped roof. The comp roofing is in good condition and appears to be around 10-years-old.
- The flat roof along the east side of the building is standard built-up roofing, and also in good condition. (Picture 21) The inspector noted a few areas of puddling near the edges of the roof well. (Picture 23) This indicated improper slope and eventually leads to roofing failure. The roof also had leaves and mud debris from lack of rood maintenance.(Picture 22)
- There were multiple areas inside the building that showed signs of existing or previous roof leaks. These were indicated by staining of the ceiling (Picture 19) and bubbling of the ceiling paint (Picture 20).
- The roof to wall connection along the west side of the building near the gutter downspout shows signs of water damage and potential water infiltration (Picture 18)

Recommendations:

- Confirm ceiling damage is from old leaks and not existing leaks.
- Repair ceilings as needed to a like-new condition.
- Consider installing tar patches at the built-up roof to create proper drainage and eliminate puddling.
- Repair roof-to wall connection.

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Sheet Metal

Findings:

- The sheet metal parapet wall cap at the built-up roofing is in poor condition.
- The sheet metal itself is not protected from the elements with paint. (Pictures 24-25) This will cause pre-mature aging and eventual failure.
- The cap flashing joints are cracked and in need of maintenance. The mastic is no longer water-tight. This could allow water under the cap and into the exterior wall cavity.

Recommendations

- Remove rust and paint cap flashing to protect from the elements.
- Remove existing mastic at cap flashing joints and replace with new mastic.

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Gutters and Downspouts

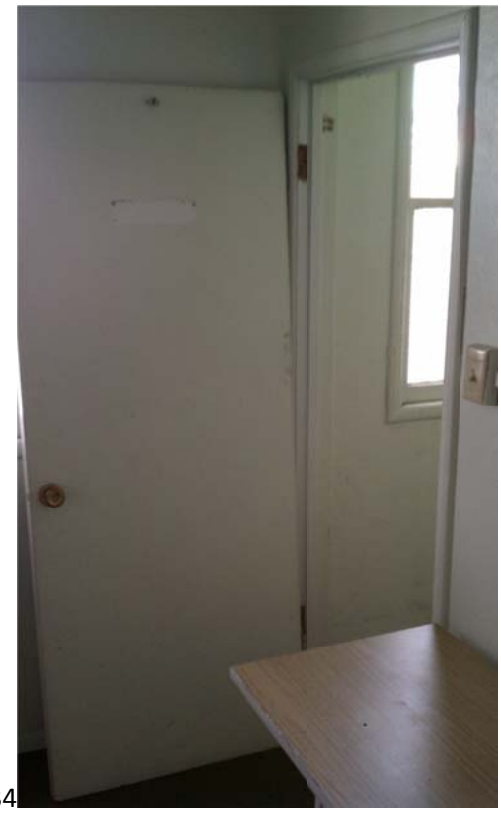
Findings:

- Downspouts are disconnected from the wall along the south and east side of the building. (Picture 27)
- Downspout at parking lot at south side of building is broken at the bottom and allowing water to fall onto the building. (Picture 26)
- Gutters show sign of failure at east and north side of the building. Indicated by staining along walls, mildew growth at walls, etc. (Pictures 28-30)
- Gutters along north side of building have standing water indicating blockage of downspouts. This causes gutters to rust and fail and also allows water to get into building. (Picture 31)
- 2nd floor Choir Room shows sign of water damage along edges of room, adjacent to plugged gutters. (Pictures 32-22)

Recommendations:

- The inspector recommends replacing all the gutters on the building.

08 – Doors & Windows



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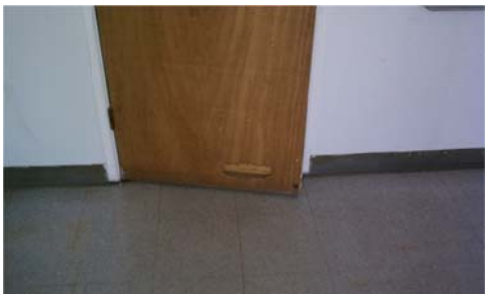

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Doors

Findings:

- In general, doors are in serviceable condition showing wear typical for a building of its age and use.
- One door in the second floor offices is broken at the bottom. This door would need to be removed, replaced and clear-coated to repair. (Picture 35)
- One door in the first floor support area is not mounted and not functional.

Recommendations:

- Second floor door, remove door, replace with new hollow-core wood veneer door and clear-coat.
- First floor door, the door needs to be remounted with new hinges to be operable.

Hardware

Findings:

- Door hardware in general is in good condition. There are a few hardware sets that may need to be replaced due to heavy use, but this would not be mandatory.

Recommendations:

- None at this time.


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Windows

Findings:

- In general, windows in this building are extremely old and provide little to know insulating value.
- Some windows have been replaced in the last ten years, as indicated by their vinyl frames and patched arches. (See plaster notes below)
- Various windows around the building are boarded-up, mostly due to threat of vandalism and break in. (Pictures 36-37)
- Various windows had recently been replaced due to break-in, as evidenced by broken glass on the floor of the interior side of the building and new panes of glass installed.
- Basement office window has ivy growing through the window and into the building. (Picture 38)

Recommendations:

- Once building is occupied remove the board-ups and patch the associated holes in the plaster and window frames.
- Consider retrofitting windows with energy-efficient models to reduce heating and cooling expenses.
- Cut back ivy at basement window. Repair window as needed to return it to a water-tight condition.

09 – Finishes

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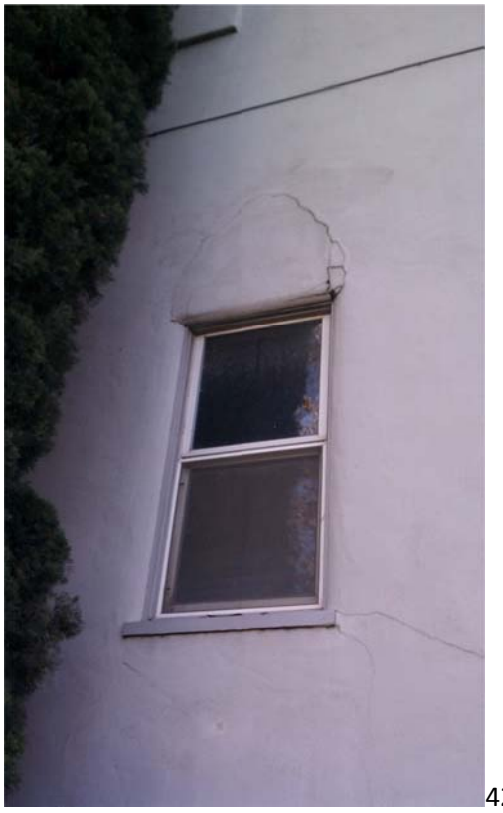 42

Exterior Plaster / Stucco

Findings:

- Exterior plaster is in fair to poor condition.
- Some formerly arched windows have been replaced with rectangular single-hung windows. The plaster patch at these arches was poorly implemented, and there is significant cracking at the former edges of the arches. (Picture 41-42). This cracking can lead to water infiltration and eventual failure of the plaster patch.
- Second floor exterior door was closed off and patched in the past. This patch is also cracking, and could cause the same water damage and fall hazard as outlined above. (Picture 39)
- Various cracks, mostly horizontal, were noted in the plaster. This is a concrete where the cracks exceed 1/8" in width, which appears to be the case at the south side of the building. (Picture 40)

Recommendations:

- The inspector recommends sealing all cracks with high-grade commercial caulking and then painting. Although the crack locations will still be visible, this will reduce the chance of water infiltration and prolong the life of the plaster.

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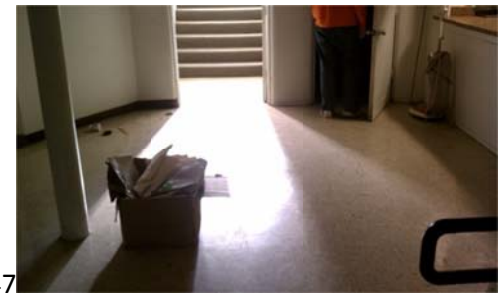
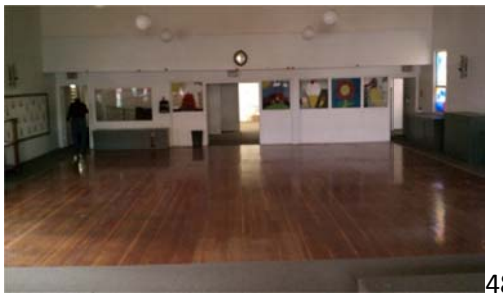
Interior Plaster / Drywall

Findings:

- On the basement, past water damage has caused damage to the interior plaster/sheetrock areas. This damage includes bubbling, flaking and other general signs of moisture-induced damage. (Picture 43)
- Various locations in the building show signs of minor water damage on exterior walls. This is indicated by bubbling of the exterior wall plaster and drywall. (Picture 44)
- 1st floor offices show signs of drywall damage. There are two locations where the interior wall is covered with plywood, indicating damage behind. There are also random holes in various spots of these offices. (Pictures 45-46)

Recommendations:

- It is highly recommended that all sources of water infiltration be stopped immediately. Not doing so could lead to further damage and make any finish repairs wasteful.
- Once water infiltration is stopped, it is recommended all water damaged materials be removed, walls scraped, and a new topcoat and texture be applied.
- Damaged interior walls should be repaired by using standard drywall patching processes.

47   48

Flooring

Findings:

- In general, flooring is aged and worn and in need of replacement.
- VCT throughout the lobby and food prep areas is older but in decent condition. (Picture 47)
- Wood flooring in the chapel area is in fair condition but had quite a bit of flex when walked upon. This could be due to insufficient flooring support or just old age. Flooring has a very nice tone to it and should be preserved if at all possible. (Picture 48)
- Carpeting throughout the building is standard nylon commercial-grade with a direct glue-down application. It shows significant wear.

Recommendations:

- VCT should be sealed with waxing to prolong life.
- Wood flooring should be refinished and a new underlayment should be considered.
- Carpeting should be replaced as needed for future use.

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Baseboard

Findings:

- Baseboard is a combination of painted wood base and top-set 4" rubber base.
- 1st floor southern office has baseboard missing in corner (Picture 49)

Recommendations:

- Repair and replace baseboard as needed.

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Painting

Findings:

- In general, building interior and exterior is in need of new paint. (Picture 53)
- Basement water damage has caused damage to painted finishes. (Picture 50)
- Exterior metal stairs in need or re-paint due to rusting. (Picture 51)

- 1st floor southern office has signs of previous leaking at exhaust duct. (Picture 52)
- Graffiti at multiple exterior locations. (Picture 54)

Recommendations:

- Once water damage is repaired, re-paint areas.
- Repaint inside and out as needed. Recommend using an eggshell finish on the interior for durability. Recommend using an elastomeric paint on the exterior for durability and to increase protection from water infiltration.

10 – Specialties

Toilet Partitions

Findings:

- Toilet partitions are paint-grade wood, most likely original to the building. Such partitions typically do not last as long as metal, plastic laminate or solid-surface partitions.
- Partitions appeared to be in fair condition.
- Partitions and bathrooms in general do not comply with ADA standards.

Recommendations:

- Replace partitions as needed with more durable, ADA compliant partitions.

Toilet Accessories

Findings:

- Toilet accessories were very standard for a building of its age and use.
- Some soap dispensers may not be functional do to damage.

Recommendations:

- Install new toilet accessories as needed.

Signage

Findings:

- Restroom signs were occasionally present.
- Restroom signs do not meet current ADA requirement for braille and mounting height, as to be expected.

Recommendations:

- Update signage as needed to comply with local governing jurisdictions.

15 – Mechanical Systems

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Plumbing

Findings:

- On the south side exterior of the building, a clean-out has been plastered and painted over and may not be easily accessible. (Picture 55)
- Exterior hose bib located in the paving on the southeast corner of the property and may be exposed to damage. (Picture 56)
- Water stains in the bottom of the sinks indicate the water pipes may be corroding and rusting. This is common with buildings of this age. This corrosion and build up could cause lower water pressure and/or damage to fixtures and appliances. (Pictures 57 and 58)
- Toilets in multiple bathrooms are loose. This could cause eventual leaks. (Picture 59)
- Drinking fountain on 1st floor operated sporadically on one side and not at all on the other. (Picture 60)
- Multiple toilets are not functioning properly. (Picture 61)
- In the basement kitchen, piping is exposed around a center support column. This poses a hazard and is visually obtrusive. (Picture 62)

Recommendations:

- Make sure all cleanout locations are known and accessible for plumbing service.
- Relocate or otherwise protect the exposed hose bib.
- Consider re-piping the building as needed to prevent failure of the water supply lines.

- Make sure all toilets are sealed and set properly.
- Repair drinking fountains as needed.
- Repair all toilets as needed.
- Cover the exposed plumbing in the kitchen or cap and remove completely.

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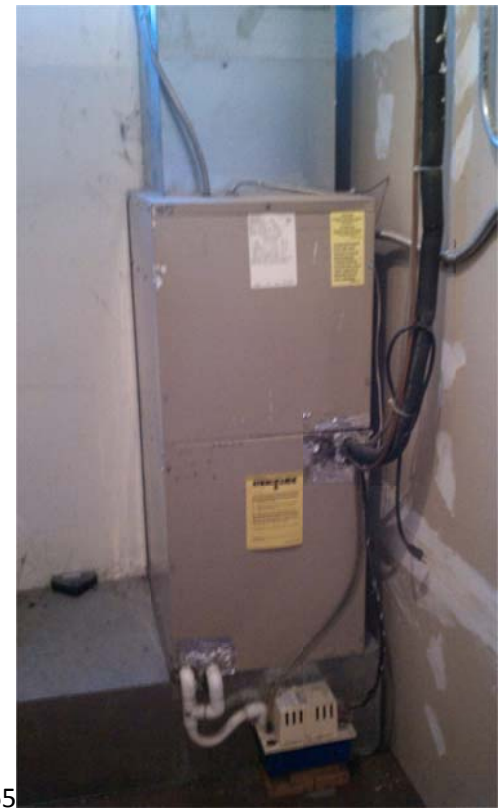
65 

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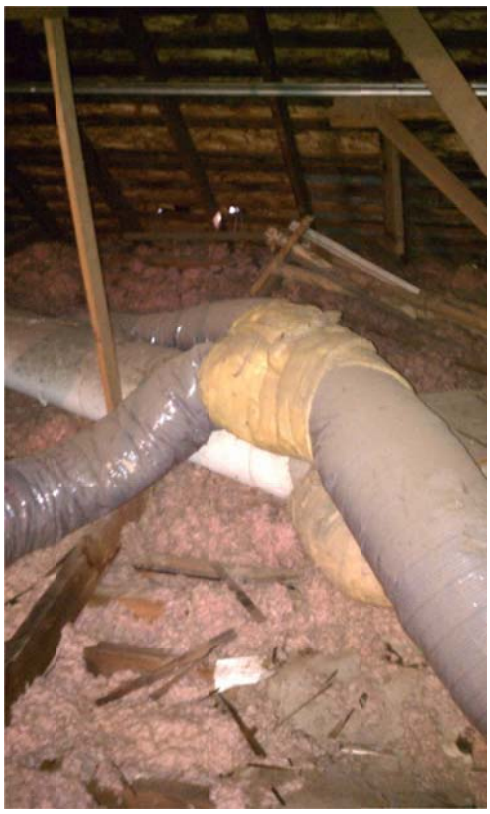
 69

Heating, Ventilation and Air Conditioning

Findings:

- The building is serviced by multiple split-system air conditioning units and some package units located on the flat roof portion of the building. (Picture 68)
- The furnace portions of these units are located in the basement, utility closets or on the roof, depending on the unit. (Picture 65)
- The condenser portion of these units is located on the building perimeter. (Picture 63)
- Two exterior condenser "cages" were empty. This indicates either these units were no longer needed, or perhaps they were removed do to vandalism. (Picture 64)
- A return air grille on the 1st floor is damaged. (Picture 66)
- Due to the age of the units and lack of maintenance, the ducts are likely dirty.
- The exhaust fans in the restrooms appear to be dirty. (Picture 67)
- The attic insulation is in good condition and appears to be well-insulated. (Picture 69)

Recommendations:

- Trinity Renovation recommends a complete HVAC inspection with start-up and monitoring. This will provide extensive detail about the condition of the system and its remaining useful life.
- The inspector also recommends implementing an HVAC maintenance program should the building be acquired.

Fire Sprinklers

Findings:

- The building is partially fire sprinklered, specifically in the basement.

Recommendations:

- The fire sprinklers may or may not meet current code for the proposed occupancy. Recommend contacting the city fire department for further information.

16 – Electrical Systems

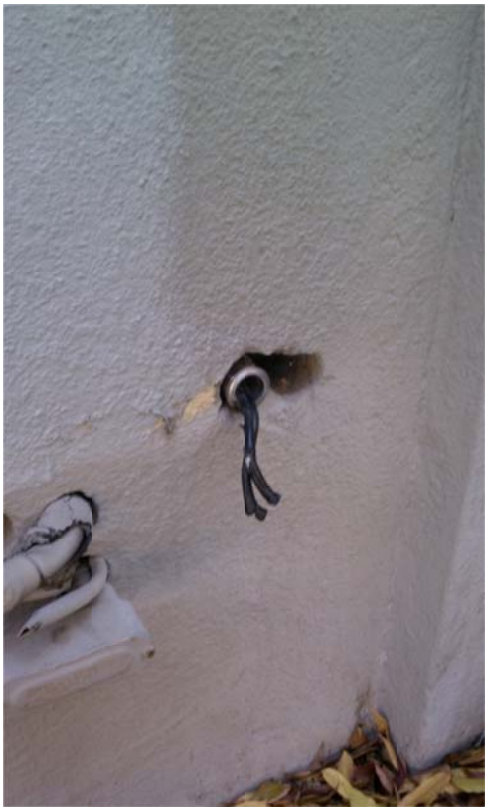
Site Electrical

Findings:

- Site electrical is minimal on this property.
- Site lighting exists from adjacent street lighting and some building lights located on the upper perimeter of the building that shines out upon the site.

Recommendations:

- Consider installing some site light poles, specifically on the far south side of the property to increase site security.

70   71

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Electrical

Findings:

- The building appears to have a combination of old and new wiring. Some wiring is in the wall cavity or in the attic and others is surface mounted in conduit. Our experience from buildings of this vintage is the wiring is a combination of aluminum and copper.
- Multiple light fixtures on not functioning due to expired lamps (bulbs) or broken ballasts. (Pictures 70 & 74)
- On the exterior of the building, south side, exposed wires should be capped and pushed into the wall cavity.
- At former condenser location on the southeast side of the building, wires are exposed and need to be capped. (Picture 72)
- Surface mounted conduit in the basement is loose. (Picture 73)

Recommendations:

- Trinity Renovation recommends an inspection by a licensed electrical contractor to review in further detail the entire electrical system, and also to identify any potential hazards.
- Recommend repairing all lighting not functioning properly.
- Recommend capping and/or removing all exposed wires.
- Secure all surface-mounted conduits to prevent further damage.