



Commercial Building Inspection

4213 Technology Drive

Modesto, CA



Prepared by

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Trinity Renovation, Inc.

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Introduction

The subject of this inspection is a single-story warehouse building with 2-story office improvements located at 4213 Technology Drive, Modesto, CA. The building is a tilt-concrete with a glu-lam and joist wood framed roof deck. The building is currently in use on the north side by an operating warehouse and on the south side by office space. All tenants provided adequate access to the building. The main switchgear is located on the exterior of the east side of the building.

This inspection was conducted at various times of the day on Thursday, September 29th, 2011 by Scott Monday of Trinity Renovation.

Summary of Findings

In general, the property is in very good condition for its age and its past use. There are no major areas of concern, and the building appears to have been well maintained throughout its life.

Urgent Needs

The inspector did not note any urgent needs on this property.

Inspection Disclaimer

This building inspection was visual in nature and not invasive. The inspector did not note any apparent conditions that would necessitate invasive investigation.

Recommendation for Further Inspection

Trinity Renovation was advised that separate inspections were conducted in the areas of roofing, HVAC and pest. This is in line with any further recommendations we would normally make.

0 – General Items

ADA Compliance

Findings:

- Due to the age of the property and the ever-changing upgrades to ADA law, this building may deviate slightly from current ADA compliance. However, the building appears to have been constructed to the highest of ADA compliance when originally built.

Recommendations:

- No ADA modification recommended at this time. Building is mostly in compliance.

Pest

Findings:

- A large wasp nest was found at the roof access ladder. (Pic 00-1)

Recommendations:

- Recommend having a pest company treat for wasps.



00-1

02 – Site

Grading and Paving

Findings:

- In general, parking lot is in good serviceable condition.
- Parking lot appears to have been sealed since original construction and is in very good condition. (Pic 02-1)

Recommendations:

- Seal the parking lot every 3-5 years to prevent premature wear, including filling of any cracks that may compromise the integrity of the paving.

Site Concrete

Findings:

- Site concrete is in very good condition.

Recommendations:

- None



02-1

Striping & Signage

Findings:

- Parking lot striping is in good condition.

Recommendations:

- After sealing the parking lot, re-stripe.

Fencing and Gates

Findings:

- Fencing and gates on both sides of the property in good condition.

Recommendations:

- None

Landscape and Irrigation

Findings:

- Landscaping in general is in good condition.

Recommendations:

- None

03 – Concrete

Foundation

Findings:

- No signs of heaving, excessive cracking of floor finishes or other indicators of foundation issues.

Recommendations:

- None

Flatwork

Findings:

- Walkways and ramps around the building are in good condition and relatively free of trip hazards.

Recommendations:

- None

05 – Steel

Ladders

Findings:

- Roof access ladder is in good condition and sturdy. It is located in the south side of the warehouse inside the janitor's closet.

Recommendations:

- None

06 – Carpentry

Structural Framing

Findings:

- The roof system is wood framed. There were no signs of structural issues as evidenced by very little cracking of finishes or signs of building movement.

Recommendations:

- None

Finish Carpentry

Findings:

- The building contains above-average finish carpentry, including stain-grade trim in most of the tenant spaces.
- Door casings and jambs are in good condition and show wear and tear common for buildings of its age.

Recommendations:

- None

Cabinets and Countertops

Findings:

- Cabinetry in the building consists mostly of stain-grade cabinets and counters. (Pic 06-1)
- All cabinets and counters appear to be in like-new condition with no signs of past water damage.

Recommendations:

- None



06-1

07 – Waterproofing and Insulation

Insulation

Findings:

- Wall and roof deck insulation could not be verified, but would have been required during original construction when the building was built.

Recommendations:

- None

Roofing

Findings:

- The building features a single-ply roof system consisting of a PVC cap sheet mechanically fastened to the roof deck. (Pic 07-1, 07-3, 07-4)
- The parapet walls are also single-ply roofing. (07-5)
- Roof drains are spaced properly around the perimeter of the building and are tied into the underground storm drain system.
- Roof drains contain a standard “overflow” system that “daylights” approximately 22’ off the ground, facing towards the exterior of the building.
- Roof drain cavities contain a moderate amount of sediment and debris. (Pic 07-5)
- No signs that overflows have been active in the recent past.

Recommendations:

- Clean roof drain cavities regularly to ensure proper operation.
- Monitor overflow drains during rain to ensure they remain inactive.





07-3



07-5

Sheet Metal

Findings:

- Parapet caps are a standard-gauge sheet metal cap, sloping back toward the roof with drip edges on both sides. The cap is affixed using hex-head lag screws through the top of the cap and then sealed with vulcum caulking.
- The cap flashing joints are cracked in multiple locations 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. (Pic 07-2)

Recommendations

- Remove existing mastic at cap flashing joints and replace with new mastic as needed.



07-2

08 – Doors & Windows

Doors

Findings:

- Doors, frames and hardware are in very good condition and show signs of wear typical for the buildings age.
- 1st floor men's restroom self-closing hinge squeaks loudly when door closes. (Pic 08-1)

Recommendations:

- Replace door hinge closer at men's restroom.



08-1

Roll-up Doors

Findings:

- Multiple roll-up doors are located on the building and are chain-operated coiling doors in very good condition. (Pic 08-3)

Recommendations:

- None



08-3

Windows / Skylights

Findings:

- Interior and exterior windows are aluminum storefront with single and dual-pane glass.
- Skylights in warehouse show signs of current or past leakage. (Pic 08-2)

Recommendations:

- Recommend water testing the skylights to identify potential leaks and repair.



08-2

09 – Finishes

Interior Plaster / Drywall

Findings:

- Drywall in the building is standard orange peel finish. Drywall is in good condition other than a few areas noted below.

Recommendations:

- None

Flooring

Findings:

- Flooring throughout warehouse area is sealed finished concrete.
- Flooring throughout office space is a mixture of carpet and VCT. All are in average to good condition.

Recommendations:

- None

Baseboard

Findings:

- Baseboard is mostly rubber base over carpet and VCT. All base is in good condition.

Recommendations:

- None.

Painting

Findings:

- In general, building paint is in very good condition.

Recommendations:

- None

T-bar Ceiling

Findings:

- T-bar ceiling throughout is in very good condition.
- In 1st floor hallway new exit door, there is a damaged t-bar tile. (Pic 09-1)

Recommendations:

- Replace damaged ceiling tiles as needed.



09-1

10 – Specialties

Toilet Accessories

Findings:

- Toilet accessories are in good condition and operate properly.

Recommendations:

- None

Signage

Findings:

- Restroom signs were present and, although they do not meet current ADA signage requirements, they are common for buildings of its age.

Recommendations:

- None

Fire Extinguishers

Findings:

- Fire extinguishers were present in multiple locations as required by code.
- Some fire extinguishers appear to be expired.

Recommendations:

- Ensure all fire extinguishers are inspected annually.

15 – Mechanical Systems

Plumbing

Findings:

- Plumbing system appears to be in very good condition.
- All supply lines are braided and do not show signs of leaking.

Recommendations:

- None

Heating, Ventilation and Air Conditioning

Findings:

- Building owner is having an HVAC inspection completed by another inspection company.

Recommendations:

- Not inspected

Fire Sprinklers

Findings:

- The building is not sprinkled.

Recommendations:

- None

16 – Electrical Systems

Site Electrical

Findings:

- The site is lit by perimeter site lighting on pedestals and poles.
- Lights appear to be operating and in good condition.
- Surface-mount site lights are located around the building perimeter to provide safety at night.

Recommendations:

- None

Electrical

Findings:

- Transformer serving multiple buildings is located to the northwest of the building.
- Electrical switch gear is located on the east side of the building and accessed from the outside.
- Switchgear is a 400 Amp service. (Pic 16-1)
- Telephone and cable MPOE is located inside the building.
- Interior lighting is fluorescent strip lighting in the warehouse and 2x4 and 2x2 tropher lights in t-bar grid areas.
- Lighting is energy-efficient A/B switching with occupant sensors in most rooms.

Recommendations:

- None



16-1