

Property Inspection

For

Commercial Sample LLC



2013-2019 Central Ave. McKinleyville, Ca

On

6/23/2023

**North Coast Property Inspections LLC
PO Box 422
Field's Landing, CA 95537
(707) 834-0523**

About This Report

This inspection report is not a warranty, guaranty, insurance policy or substitute for any disclosure statement as may be required by law. This inspection is an impartial written report, which will locate visible problems or deficiencies that will either be costly to correct or that pose a health, safety or fire hazard. It is a visual inspection and does not involve the dismantling or moving of any object or portion of the premises. This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building.

This inspection does not measure how level the building is or how much foundation settling has occurred. It is difficult to find a structure with all floors perfectly level and some deviation is acceptable. If this measurement is a particular concern of yours, this service can be provided at an additional charge.

This inspection is not an inspection for building code compliance. Building codes have changed and will continue to change in order to provide greater safety to the public. Most structures have been built to conform to local building coders at the time of construction. This report may address a more current standard building practice, which may improve safety of the occupants. This report may also offer suggestions for normal maintenance and/or improvements, which may enhance the livability of the property. This inspection is also not any inspection for a specific insurance company policy requirement, which may require the wood stove/fireplace insert to conform to current building code requirements.

This inspection will be performed in accordance with the Code of Ethics and the Standards of Practice of the California Real Estate Inspection Association (CREIA) And the International Association of Certified Home Inspectors (“InterNACHI”), posted at www.nachi.org/sop or "see www.internachi.org/comsop or www.ccpia.org.

This report is confidential and is for the exclusive private use of the customer whose name appears on the front. This report cannot be copied or disseminated to any party without the permission of North Coast Property Inspections LLC and the named insured. Our liability insurance is in effect only with the customer who signs our contract.

THIS REPORT IS COPYRIGHTED

INTRODUCTION AND COMMENTS

The subject property at 2013-2019 Central Ave. in McKinleyville is a single-story, wood-framed structure with a standard and low pitch roof. The original quality of construction of this approximately 50-year-old building was good. The general condition of the exterior of this building is good/fair. The general condition of the interior is also good/fair.

FOUNDATION

This structure is most likely bolted to the concrete slab foundation. Bolting the building to the foundation was a standard building practice at the time it was constructed. The bolts are not visible due to the wall coverings. No cracks of any significance were found at the perimeter of the concrete slab foundation. No cracked tiles or floor separation of any significance was visible at the interiors of the suites.

ROOF/ATTIC

The roofing material for this building is a combination of rolled composition and asphalt composition shingle. The condition of the roofing material is good/poor (see below).











Proper metal flashing is applied. There is cracked or missing sealant at many the plumbing and heating penetrations. The scuppers and downspouts are in good condition. The scuppers are dirty with ceramic granule and organic blockage. The downspouts are diverted away from the foundation of the building.

The attic appears strong & dry and is accessible from every suite with the exception of suite 2015 which has a drop ceiling. The attic is vented and insulated in suites 2017 & 2019 (4-6 inches). The attic over suite 2013 is not insulated. There are missing or damaged vent screens. There are vent stacks with missing intake elbows allowing for water intrusion (see below).

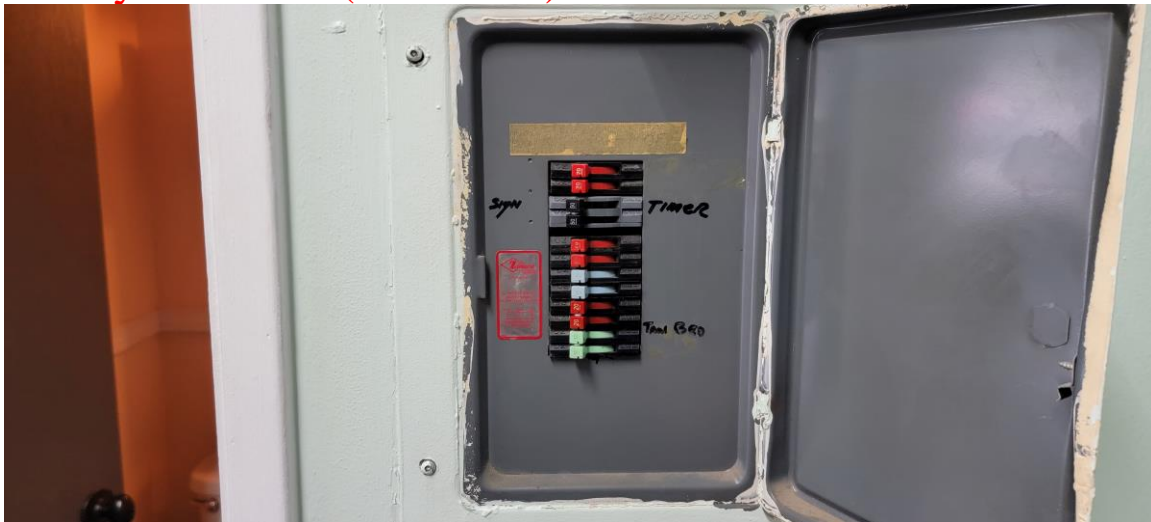


The bathroom ceiling fans appear to terminate to the exterior. There are electrical splice boxes that have no bushings or clamps at the knockouts (see below). There are live electrical wires not terminated within a covered electrical splice box (visible over 2013 (see below)).



ELECTRICAL SYSTEM

The electrical service panel is located inside each suite. There are multiple service panels inside suite 2013 (laundromat). The main service disconnects are located at the exterior. The disconnect panels are secured with a padlock on the north side. The amount of incoming Amperage to the building and to each suite could not be determined. Ground Fault Circuit Interrupter (GFCI) protection is present in some areas (see attached pdf sheets). The electrical system was functioning properly at the time of inspection. All of the three-prong outlets tested were properly wired. **The service panels in suites 2017 and 2019 are the Zinsco brand and design. Zinsco panels have a history of failure (see below).**



Suite 2017



Suite 2013



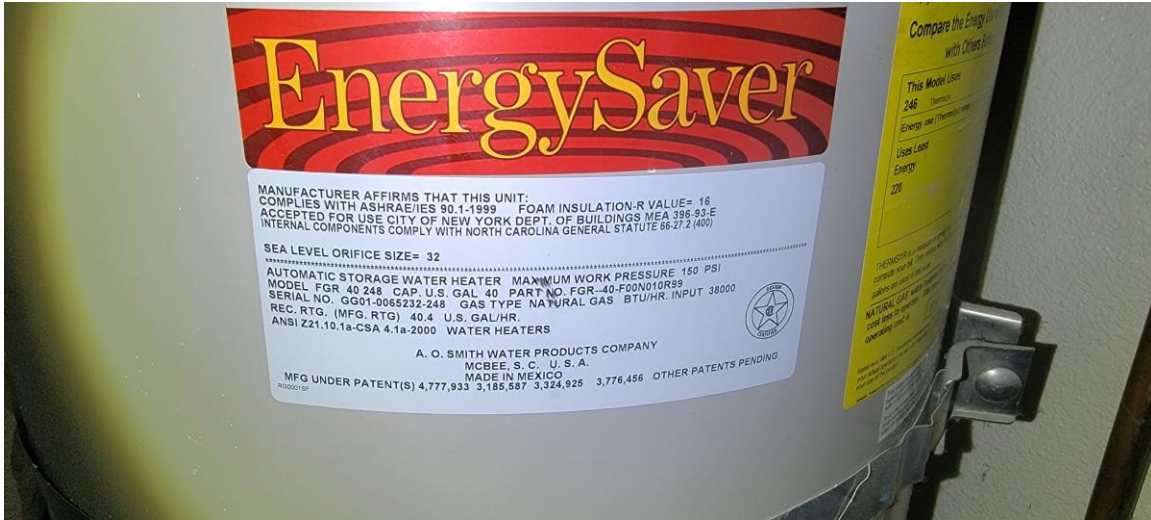
Suite 2013

The electrical systems were functioning properly at the time of inspection.

PLUMBING SYSTEM

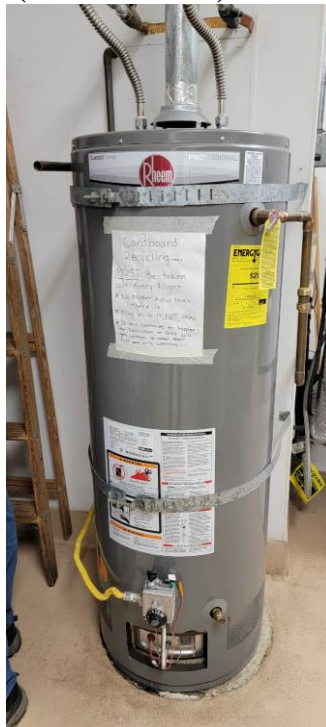
Fresh water for this building is provided by copper pipes. Hot water is provided by a gas-fired electric water heaters located in suites 2017 and 2015. Suites 2017 and 2019 appear to share the same water heater located in Suite 2017. The water heater in Suite 2017 is a 22-year-old, 40 gallon, water heater by AO smith (see below).

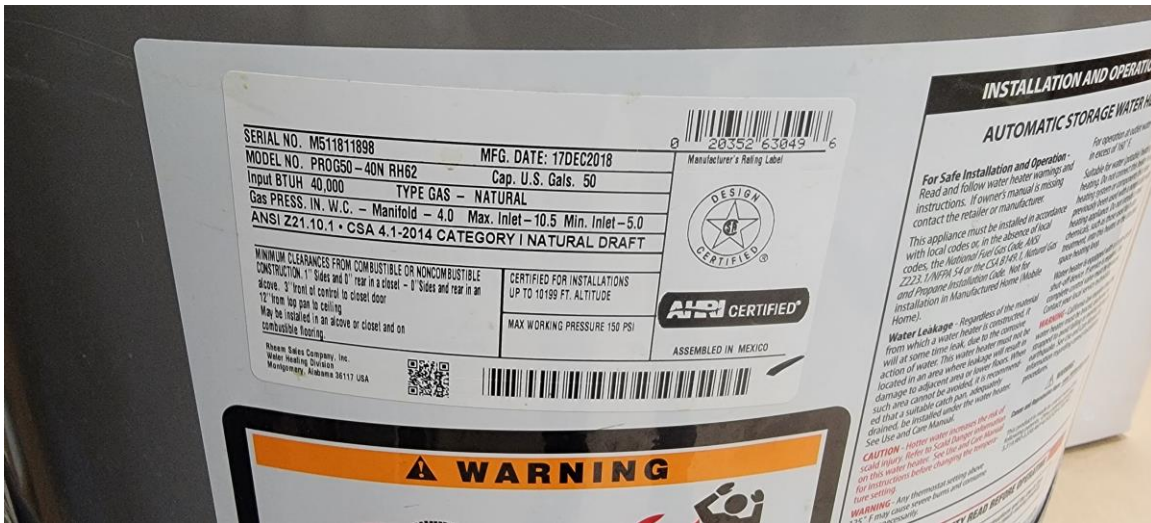




The water heater is properly strapped for seismic stability according to today's standards. The temperature/pressure relief valve at the water heater is adequately vented. No freshwater leaks were found in the building.

Hot water for Suite 2015 (Subway) is provided by a 5-year-old, 50-gallon, gas-fired water heater by Rheem located in the back storage area (see below).





The water heater is not properly strapped for seismic stability according to today's standards. The temperature/pressure relief valve at the water heater is not adequately vented. NOTE: the T/P is venting into the washer standpipe and overflows onto the floor under test. No freshwater leaks were found in the building.

Hot water for Suite 2013 (Laundromat) is provided by a 22-year-old, 34-gallon, gas-fired boiler by Polaris located in the mechanical room (see below).



The hot water storage tank capacity is approximately 200 gallons (see below).

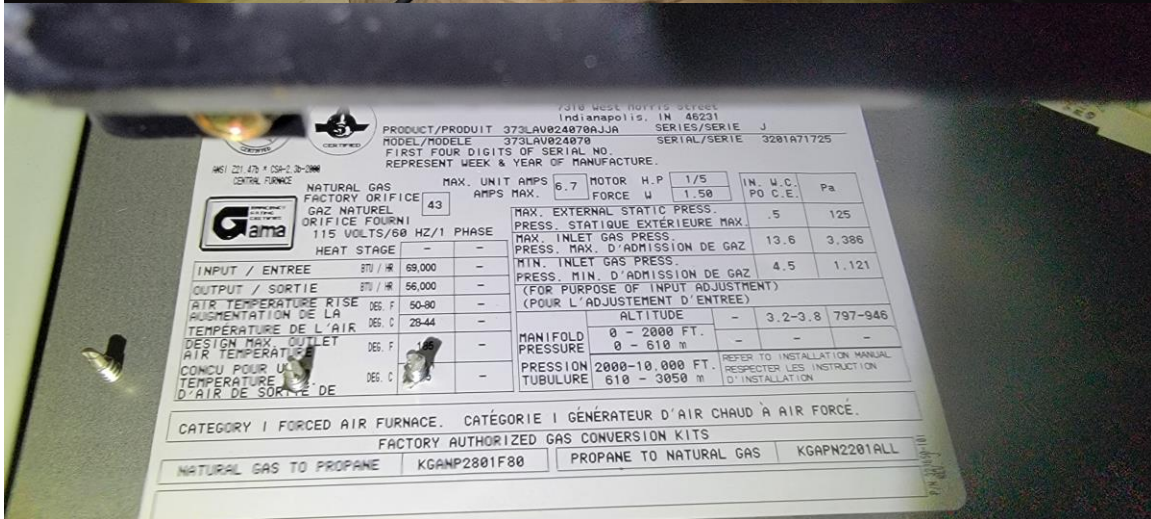


The boiler and storage tank are not properly strapped for seismic stability according to today's standards. The temperature/pressure relief valve at the water heater is adequately vented. No freshwater leaks were found in the building.

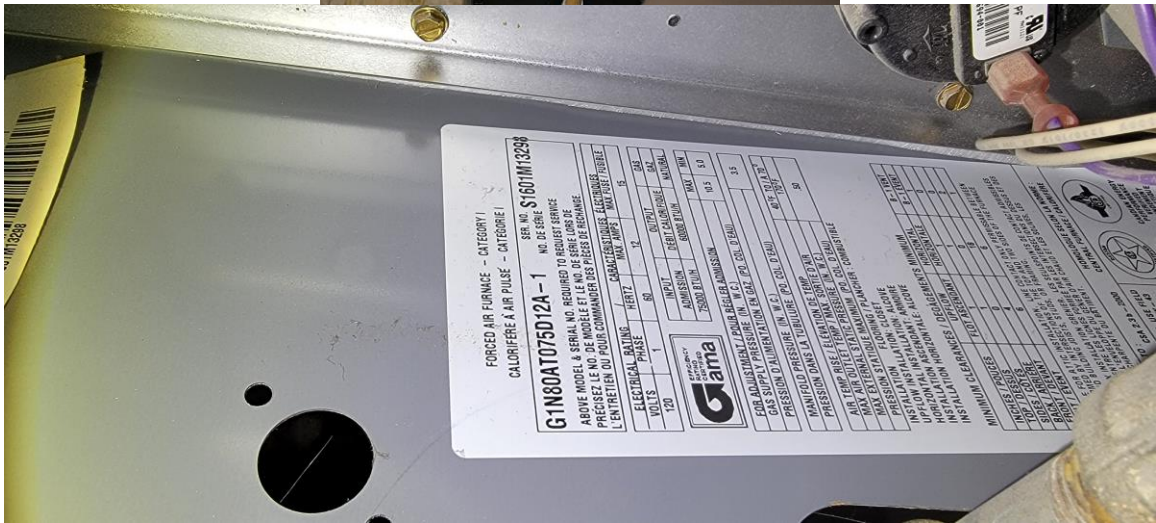
The waste system uses cast iron, galvanized steel and plastic pipes. No waste leaks were found in or under the structure. The plumbing system was functioning properly at the time of inspection.

HEATING & HVAC SYSTEMS

Heat for Suites 2017 and 2019 in this building are provided by a 22-year-old, 69,000 Btu, gas-fired, forced-air furnaces by Bryant and Armstrong Air located in the attic (2019) and in the mechanical closet (2017 (see below)).



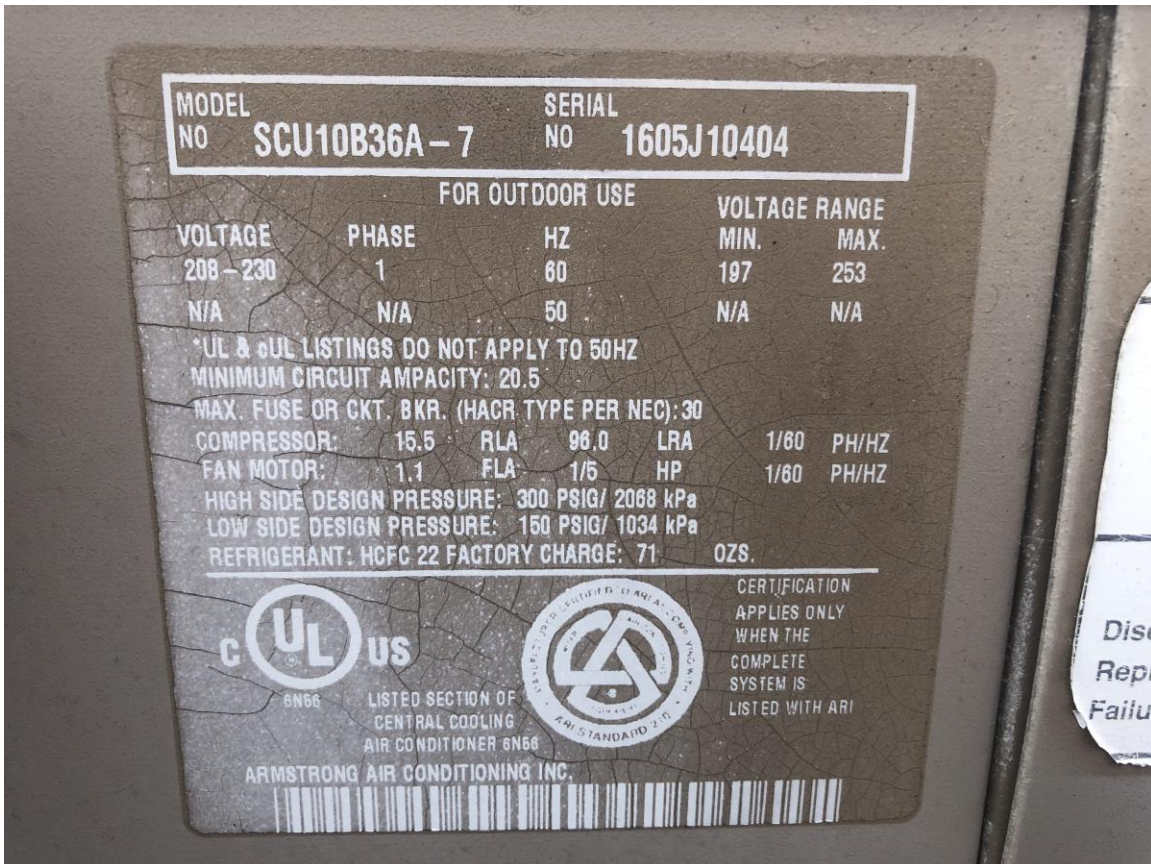
Suite 2019



According to the National Association of Home Builders, the life expectancy of a gas-fired furnace is 18 years. The furnace filters are dirty. The filter for Suite 2017 is located at the furnace. The filter for Suite 2019 is located at the ceiling air-return grill. The forced-air heating systems were functioning at the time of inspection.

Heating and cooling (HVAC) for Suite 2015 (Subway) is provided by an 18-year-old, 3-Ton rated, electric unit by Armstrong Air located on top of the roof (see below).





The HVAC system was functioning properly at the time of inspection.

UTILITIES SUPPLIED

The utilities supplied to this building are water, sewer, natural gas and electricity. The water shut-off valves are located on the alley side of the building. The sewer cleanouts are located on the alley side of the building. The natural gas and shut off valves are located at the alley wall and on the northwest and southeast corners side of the building. The electrical meters and main disconnects can be found at the north side of the building behind a locked enclosure.

EXTERIOR

The exterior is in good/fair condition. There is a broken storefront window at Suite 2013. There are a number of damaged or missing window screens. There are parking spaces designated for ADA use. There is a damaged steel post at the garbage enclosure on the north side (see below). There are some water damaged entry doors and jambs at the ally entries (see below).



INTERIOR

The interior is in good/fair condition. Some of the interior floorings are worn. The toilets are loose in Suites 2013 and 2019. The private restroom toilet in 2013 (laundromat) is leaking at the base with a rag soaking up wastewater (see below).



The public restroom does not meet the current ADA standards (see below).



The wall boards in both Suite 2013 restrooms are damaged.

INFORMATIONAL ITEMS

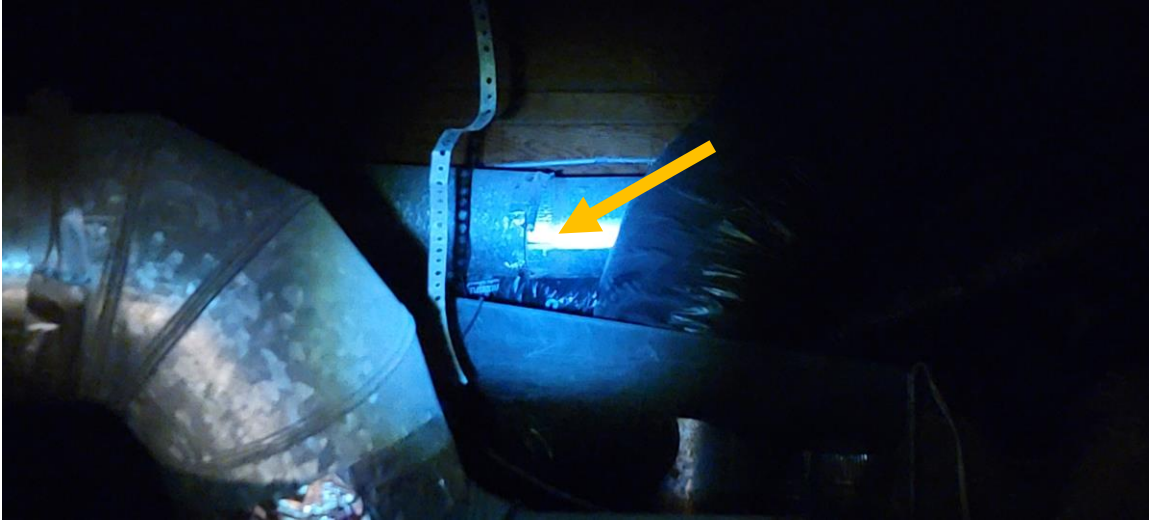
1. The condition of the heat exchangers inside the furnaces are not part of this inspection. If this is a concern a local heating professional should be consulted.
2. This is not an inspection for building code compliance.
3. This is not an inspection for ADA access compliance.
4. Any alarm system is not part of this inspection.
5. Due to the age of the building it may contain both Inside and out lead based paint.
6. Due to the age of the building it may have asbestos containing materials.
7. We are not responsible for anything that may be hidden under or behind the large amount of equipment and furnishings inside this building.
8. Verify with the local building department that any recent improvements have been issued permits and have been signed off as complete.

SUGGESTIONS

(The following suggestions are either for normal maintenance, or they are improvements that will enhance the safety and/or livability of the home.)

1. **FOUNDATION:** None
2. **ROOF/ATTIC:** The installation of this roofing material should be evaluated by a licensed roofing contractor. Repair any damaged or missing vent screens. Repair the intake penetration vents on the south side to prevent water intrusion. Clean the dirty gutters. **Repair any live electrical wires not terminated within a covered electrical splice box.**
3. **ELECTRICAL SYSTEM:** **Install GFCI protection in all bathrooms, kitchen sink areas and any exterior outlets (see attached sheets). Replace the Zinsco service panels to modern panels with a safety record.** A licensed electrical contractor should complete the upgrades to this electrical system.
4. **PLUMBING SYSTEM:** Properly strap the water Heater (suite 2015) or boiler and storage tank (suite 2013) for seismic stability according to today's standards (see attached pdf sheets). Properly vent the temperature/pressure relief valve at the water heater to not risk interior water damage or operations disruption in (suite 2015).

5. **HEATING/HVAC SYSTEM:** Upgrade the old furnaces for energy efficiency in suites 2017 and 2019. Due to the age and condition of the HVAC at the Suite 2015 system I recommend that you call a local heating professional to clean, and service the unit. At the same time the heat exchanger can be more adequately inspected for possible cracks or damage. Replace/clean the furnace filter/s as often as needed. Seal the heating ducts in the attic over suite 2017 (see below).



6. **UTILITIES SUPPLIED:** None
7. **EXTERIOR:** Correct the conditions as needed (see exterior section page 23 above).
8. **INTERIOR:** Clean, paint, and update the interior as needed. Correct the conditions as needed (see interior section page 24 above). **Install GFCI protection in all bathrooms, kitchen sink areas & any exterior outlets (see attached pdf sheets).**

SUMMARY

If you have any questions regarding this report, please phone me at (707) 834-0523 or e-mail me at ncpinspectionllc@gmail.com to clarify the information in this inspection report.

Your comments are appreciated.
Please see the google box at our website:
northcoastpropertyinspectionsllc.com

Edward D Rodriguez
North Coast Property Inspections LLC
PO Box 422
Field's Landing, CA 95537
6/23/2023

