



Greater Vallejo Recreation District

GVRD promotes wellness and healthy lifestyles
by providing safe parks and innovative and fun
recreation programs for all residents.

BOARD OF DIRECTORS

Rizal Aliga
Ron Bowen
Robert Briseño
Wendell Quigley

GENERAL MANAGER

Gabe Lanusse

In compliance with the Americans with Disabilities Act, Special assistance for participating in this meeting can be obtained by contacting the District Office at 707-648-4604. A 48-hour notification would enable the District to make reasonable accommodations to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

Facility and Development Committee Agenda

Directors: Aliga and Quigley

Tuesday May 23, 2023

4:00 p.m.

**Administrative Office – Board Room
401 Amador Street**

This committee shall study and recommend acquisitions of real property and the type of facilities that should be planned for new acquisitions, all joint planning and development programs for district facilities, including any additional facility needs, and the development of present parks. This committee shall review and make recommendations for facilities and/or developments. This committee shall review matters related to the engineering and operation of facilities and short and long-range capital improvement plans.

1. Public Comment

Members of the public may speak on any item within the jurisdiction of the Committee. Each speaker is limited to 3 minutes and a spokesperson for an organization is limited to 5 minutes.

2. Franklin Middle School Inspection Report

3. McIntyre Ranch Site Structure, Trees, and Infrastructure

4. Vallejo Community Center Improvements

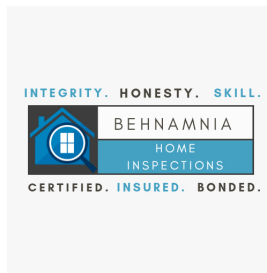
5. Dan Foley Artificial Field Replacement

6. Cunningham Aquatic Complex Restroom Improvements

7. Hanns Park Restrooms ADA Upgrades

8. 395/401 Amador Street Upgrades

9. Setterquist Park Improvements



Behnamnia Home Inspections. LIC # 19000409. Inspecting Real Estate Since 2014

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Inspected By: BHI INC.



Commercial Inspection

Prepared For:

Chris Andrade

Property Address:

501

Starr Ave

Vallejo, CA

Inspected on Fri, May 5 2023 at 11:17 AM

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The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client, and is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party. The inspection is essentially a performance inspection and as such should not be construed as a code compliance inspection. Code compliance inspections are performed by city/ county building inspection departments.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. Please read the entire report - including photos and related comments for all items.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included. This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The Inspector is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mould, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances.

The client is urged to contact a competent specialist if information, identification or testing of the above is desired. The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract.

Please refer to the inspection contract for a full explanation of the scope of the inspection.

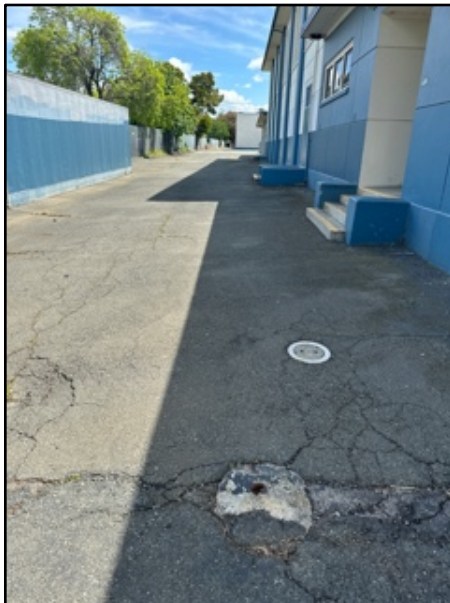
General

Property Type:	School
Stories:	One
Approximate Age:	1905
Age Based On:	Listing
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client
Number Of Units:	1

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level
Walkways:	Concrete , Asphalt



(Site continued)



(Site continued)



Comment 1:

Walk ways have minor cracks and moisture entry points , around the perimeter,that can cause greater damage over time. Recommend licensed professional for repairs.



Figure 1-1



Figure 1-2



Figure 1-3

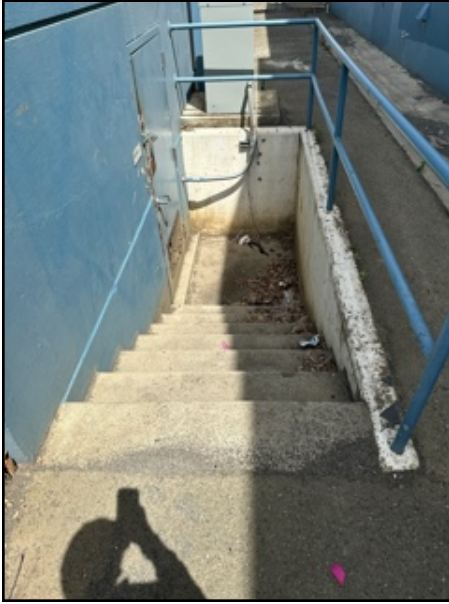


Figure 1-4

(Site continued)

Steps/Stoops:

Concrete



Comment 2:

Staircase that goes to the gymnasium storage room has a huge crater in the retaining wall near the storage room door. Recommend license, professional for repairs.

Patios/Decks:

Concrete



(Site continued)



Comment 3:

Concrete patio foundation has a horizontal crack from one into the other. Recommend a licensed professional for further evaluation and repairs to further extend the life expectancy of the concrete patio.



Figure 3-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building and safety of the tenants and general public.

(Exterior continued)

Exterior Covering:

Concrete



Comment 4:

Minor cracking and previous repairs made to cracks were observed. Recommend sealing and monitoring. If conditions worsen refer to structural engineer for further evaluation and remedy of repair



Figure 4-1



Figure 4-2

(Exterior continued)



Figure 4-3



Figure 4-4



Figure 4-5



Figure 4-6

(Exterior continued)



Figure 4-7



Figure 4-8



Comment 5:

Some areas have lost paint over time. Recommend licensed painter for painting to ensure longevity.



Figure 5-1

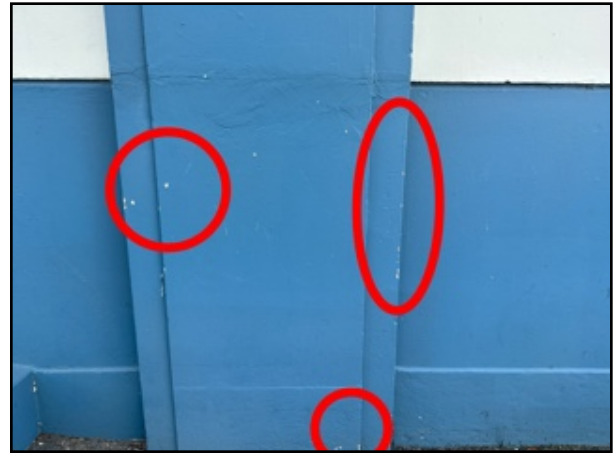


Figure 5-2

(Exterior continued)



Figure 5-3



Comment 6:

Settling cracks found through the exterior of the building. If issues persist and grow over time ,recommend structural engineer for further evaluation.

Exterior Trim Material:

Wood



Comment 7:

Dry rot located. Recommend licensed professional for removal and replacement of damaged areas to prevent further issues

(Exterior continued)



Figure 7-1



Figure 7-2



Comment 8:

Recommend sealing all cracks and repainting parts of trim that have lost paint by a licensed professional. This will retain the life of the wood and help prevent dry rot in the future



Figure 8-1



Figure 8-2

(Exterior continued)

Windows:

Aluminum , Steel



(Exterior continued)



Comment 9:

Cracks and openings in window exterior trims are potentially water entry points. recommend licensed professional for repairs. This is a possible sign of foundation settling .



Figure 9-1

Entry Doors:

Steel



(Exterior continued)



Comment 10:

Weatherstrip bar on the base of some of the gymnasium steel doors are damaged. Recommend licensed professional for repairs and replacement.



Figure 10-1



Figure 10-2

(Exterior continued)

Railings:

Metal



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Quotes for any mentioned repairs should be sought by a professional roofing company.

Inspection Method:

Walked Roof/Arms Length

Roof Design:

Flat



(Roofing continued)

Roof Covering:

Roll Roofing



(Roofing continued)



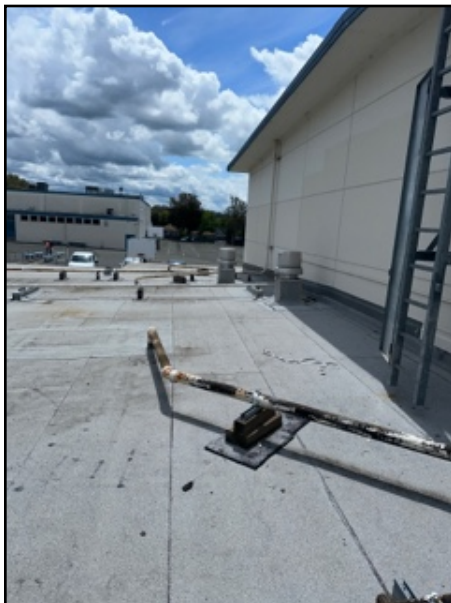
Comment 11:

Granular loss within material. This is the material fixed to covering that protects from outside elements. Recommend licensed professional for replacement to ensure no leaks are present in the future



Figure 11-1

Approximate Roof Age:	20+
Ventilation Present:	Roof
Vent Stacks:	Metal



(Roofing continued)



Comment 12:

Vent stack on the roof on the right side of the building has bullet holes riddled through it. Recommend a licensed professional for replacement .



Figure 12-1



Figure 12-2

(Roofing continued)



Figure 12-3



Figure 12-4



Comment 13:

Vent stack is damaged recommend replacement.



Figure 13-1



Figure 13-2

(Roofing continued)

Flashings:

Metal, Tar/Cault



(Roofing continued)



Comment 14:

Flashing cracked and not sealed around vents/stack/siding. Recommend a licensed professional to perform general roof maintenance.



Figure 14-1



Figure 14-2



Figure 14-3



Figure 14-4

Gutters & Downspouts:

Metal

(Roofing continued)



Comment 15:

Recommend a licensed professional to service and clean gutters.



Figure 15-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of this inspection. For structural defects beyond this scope, a structural engineer may be consulted.

(Structure continued)

Foundation Types: Slab on Grade



Foundation Material: Poured Concrete
Floor Structure: Concrete Slab
Wall Structure: Full Masonry

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for safety and operation. Random accessible outlets are tested for proper wiring and installation. GFCI outlets are tested and reset. The continuity of ground wires cannot not be verified in finished areas.

Type of Service: Underground
Main Disconnect Location: Service Panel
Service Panel Location: Exterior

(Electrical continued)

Sub Panel

Location:

Panel LD



Comment 16:

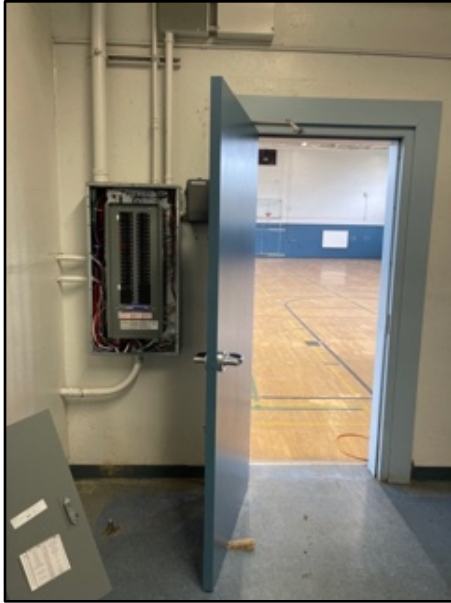


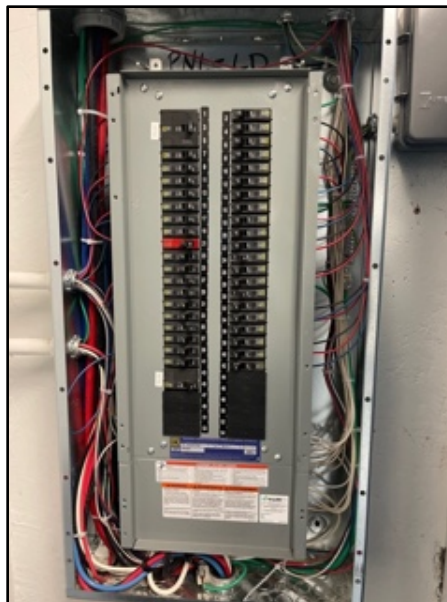
Figure 16-1

Service Line Material:

Overcurrent Protection:

Copper

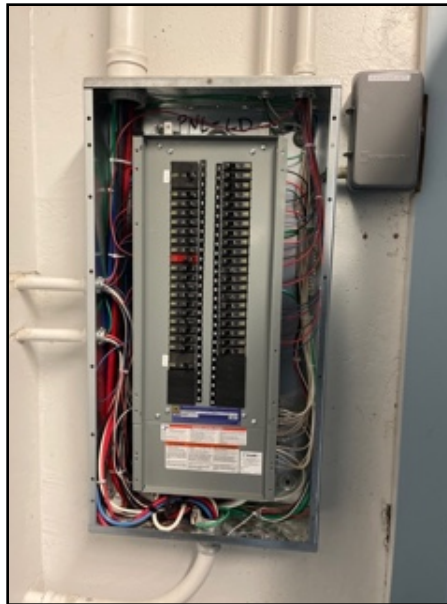
Breakers



(Sub Panel continued)

Branch Circuit Wiring:

Non-Metallic Shielded Copper, Stranded
Copper



GFCI/AFCI Breakers:
Panel Adequacy:

Not Present
Adequate



Comment 17:
Panel LD.



Figure 17-1

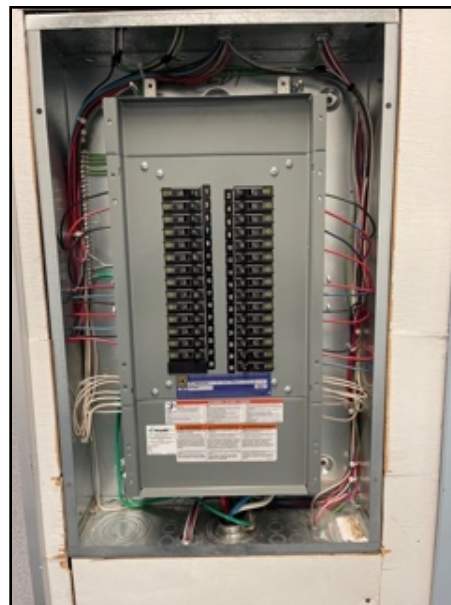


Figure 17-2

(Sub Panel continued)



Figure 17-3



Figure 17-4

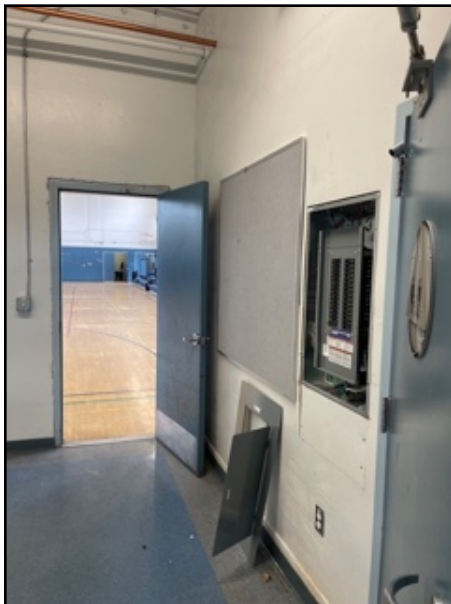


Figure 17-5

(Sub Panel continued)



Comment 18:
Panel LD2.



Figure 18-1



Figure 18-2



Figure 18-3

HVAC

Heating systems are tested for proper function using normal operating controls. A visual inspection of the readily accessible components of the HVAC systems is performed to include installation, safety and operating concerns on the day of the inspection. The HVAC industry generally recommends replacement of rooftop heating/cooling systems every 10 - 15 years. The reasoning for that recommendation is that as these units age, the sheet metal pans under the condensing coils, the frame and the exterior panels can corrode due to the constant moisture from weather and condensate. This corrosion can lead to leaks under the units that will allow moisture to drop onto the ceilings below the units.

HVAC System Type: Central Split System

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of this inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Evaporative



(Cooling continued)



(Cooling continued)



(Cooling continued)



Comment 19:

These units typically last 10-15 years before needing repairs and/or replacement. Recommend licensed HVAC professional for further evaluation and annual servicing. Recommend planning and budgeting for new unit in near future. Unit was operating during inspection.



Comment 20:

Protective covering is rested and not sealed properly recommend repair or replacement to prevent moisture intrusion's within the system.



Figure 20-1



Figure 20-2

Condenser Make:	Carrier
Condenser Approximate Age:	20+
Condesate Drainage:	To Exterior

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Installation defects, physical damage, active leaks and apparent mould are considered during the inspection process. Defective items discovered during the inspection are noted below. Future conditions cannot be commented on or speculated. Private water and waste systems are beyond the scope of this inspection.

Water Service:

Public

Supply Pipe Material:

Copper



(Plumbing continued)



Comment 21:

Remove unnecessary debris and unused piping from the plumbing Corredor.

Sewer System:

Public

Waste Pipe Material:

Cast Iron

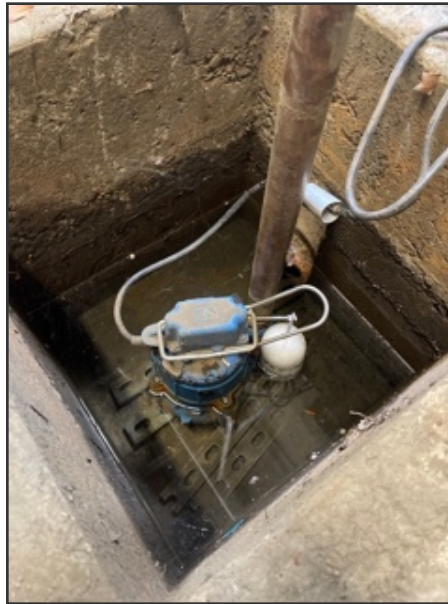


(Plumbing continued)



Sump Pump:

Sealed Crock



(Plumbing continued)



Comment 22:

Plumbing Corridor ceiling has multiple cracks throughout the base of the concrete slab. Recommend structure waiting to hear for further evaluation.



Figure 22-1



Figure 22-2



Comment 23:

Pipeline mounts are rusted ,corroded and some are cracked. Recommend license, professional for repairs and replacement.



Figure 23-1



Figure 23-2

(Plumbing continued)

Water Heater

Manufacturer:

State



Fuel:

Natural Gas

Capacity:

73

Approximate Age:

2022

Temp & Pressure Relief Valve:

Present With Blow Off Leg



(Water Heater continued)

Fuel Disconnect:

In Same Room



Seismic Straps Installed:

Yes



Comment 24:

Water heater not functioning at time of inspection. Pilot light was not lit

Bathrooms

Public Washrooms: 4

Bathroom #1

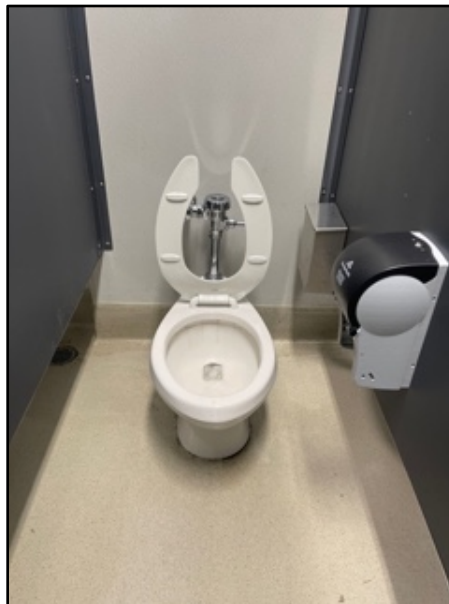
Sink(s):

Wall Mounted



Toilet:

Standard Tank



(Bathroom #1 continued)



Comment 25:

Toilet is loose. Recommend resealing/fixing toilet to flooring. This will prevent moisture access points and damages to wax seal while operating

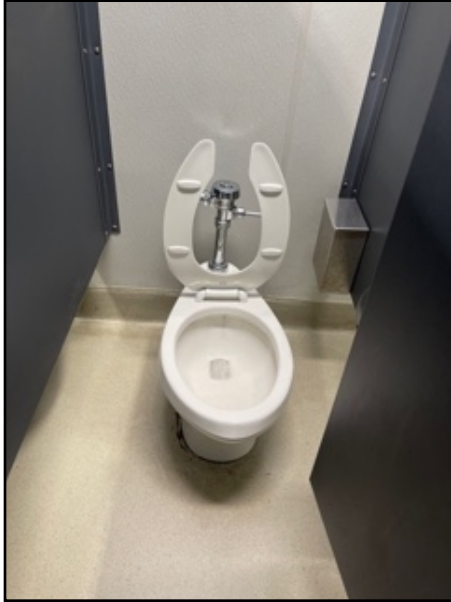


Figure 25-1



Figure 25-2

Floor:

Linoleum



Ventilation Type:

Window

(Bathroom #1 continued)



Comment 26:



Figure 26-1

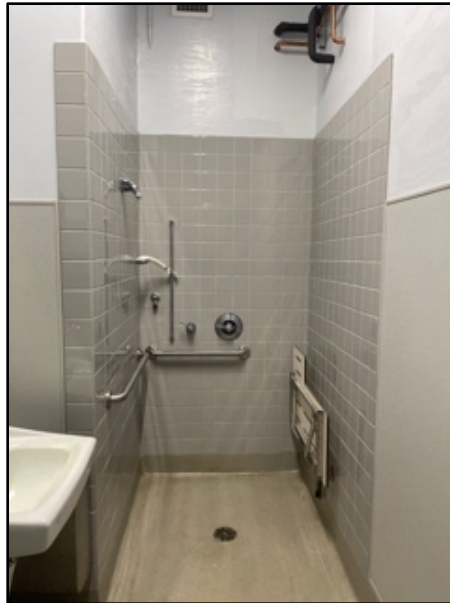


Figure 26-2

Bathroom #2

Shower:

Stall



(Bathroom #2 continued)

Sink(s):

Wall Mounted



Comment 27:

Sink continuously runs when not in use. Sink is loose against wall. Recommend repair



Figure 27-1

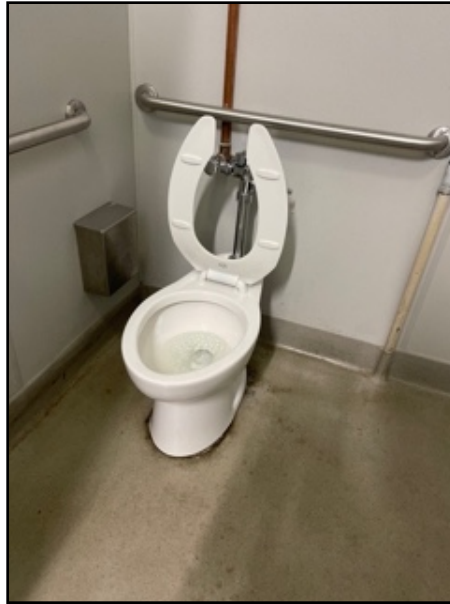


Figure 27-2

(Bathroom #2 continued)

Toilet:

Standard Tank



Shower Walls:

Tile



(Bathroom #2 continued)

Floor:

Linoleum



Ventilation Type:

Not Present

GFCI Protection:

Outlets



Comment 28:



Figure 28-1



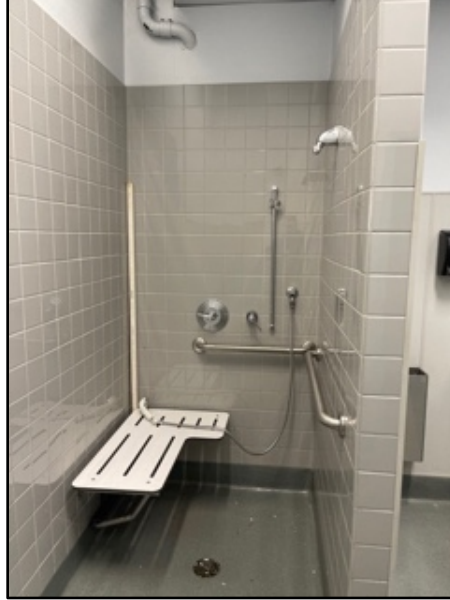
Figure 28-2

(Bathrooms continued)

Bathroom #3

Shower:

Stall



Sink(s):

Wall Mounted



(Bathroom #3 continued)

Toilet:

Standard Tank

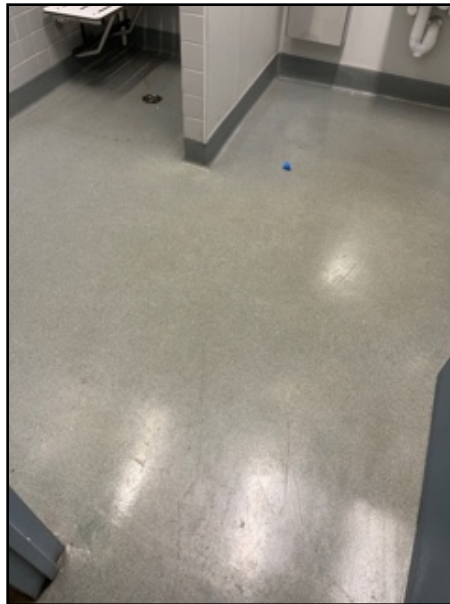


Shower Walls:

Tile

Floor:

Linoleum



Ventilation Type:

Not Present

GFCI Protection:

Outlets

(Bathroom #3 continued)



Comment 29:



Figure 29-1



Figure 29-2

Bathroom #4

Sink(s):

Wall Mounted



(Bathroom #4 continued)

Toilet:



Standard Tank



Comment 30:

Toilet is loose. Recommend resealing/fixing toilet to flooring. This will prevent moisture access points and damages to wax seal while operating

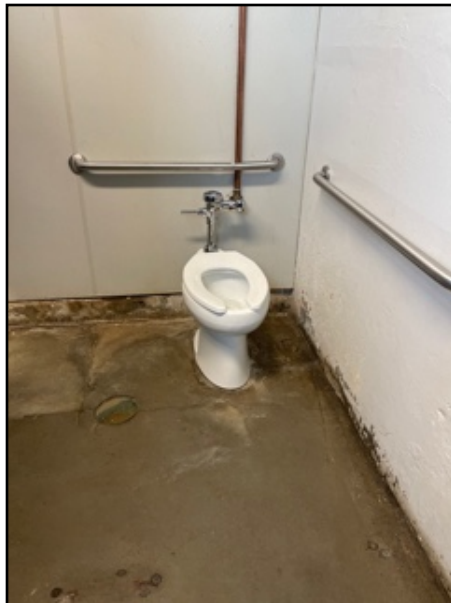


Figure 30-1



Figure 30-2

(Bathroom #4 continued)

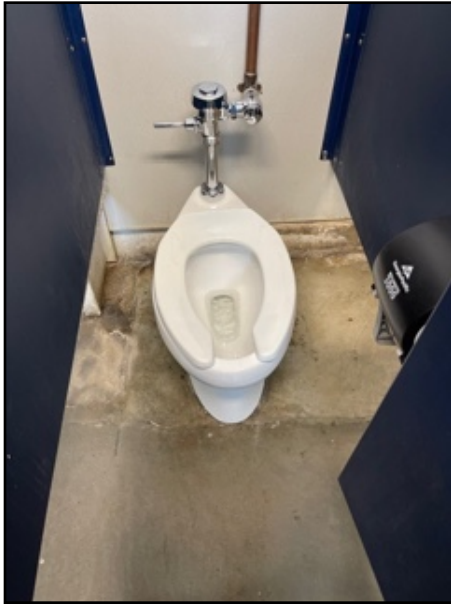


Figure 30-3



Figure 30-4

Floor:

Concrete



Ventilation Type:

Window

(Bathroom #4 continued)



Comment 31:



Figure 31-1



Figure 31-2

Interiors

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are tested during the inspection. Major physical damage, water staining, apparent mould and other major cost deficiencies found on the day of the inspection are also noted.

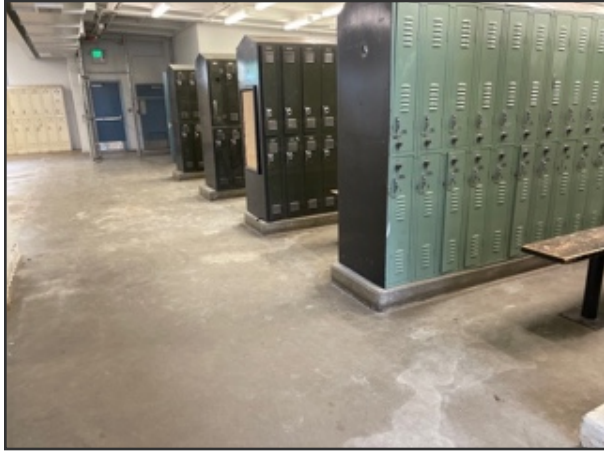
(Interiors continued)

Floors:

Wood, Linoleum, Concrete



(Interiors continued)



Comment 32:

Minor cracking observed at floor/floor slab. Recommend monitoring carefully. If conditions worsen refer to a structural engineer for further evaluation



Figure 32-1

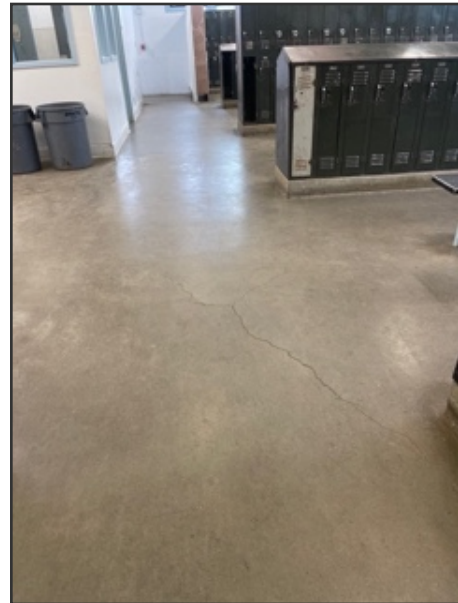


Figure 32-2

(Interiors continued)



Comment 33:

Potential tripping hazards within locker room. Bolts protruding throughout flooring



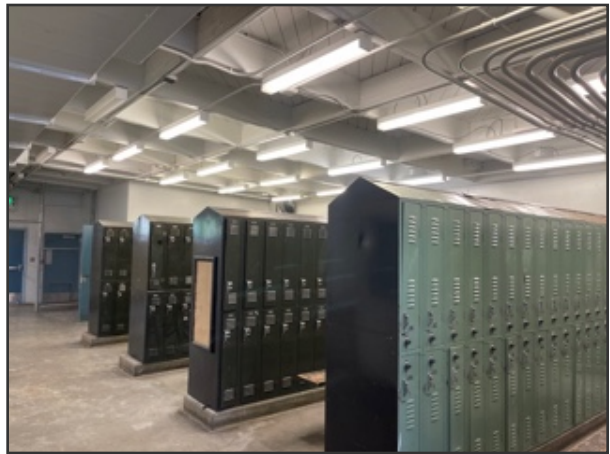
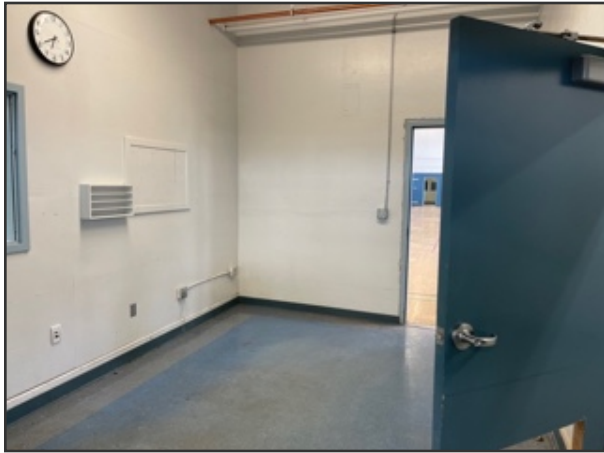
Figure 33-1

Walls:

Concrete



(Interiors continued)



(Interiors continued)



Comment 34:

Cracks over door/window frames noted at time of inspection. This is a sign of settling within the foundation. Although settling is common, we advise you keep an eye on them to ensure there is no growth or new occurrences throughout the structure over time

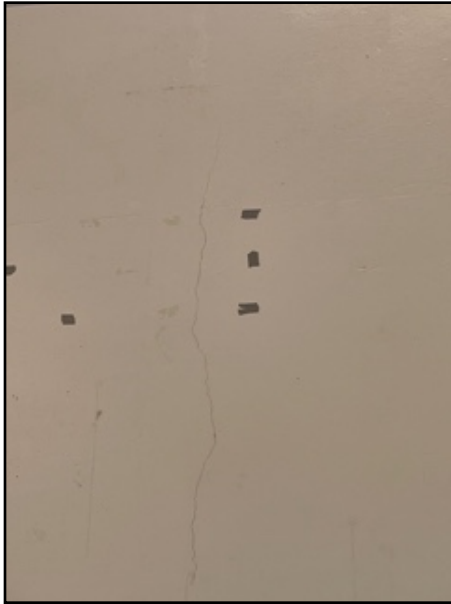


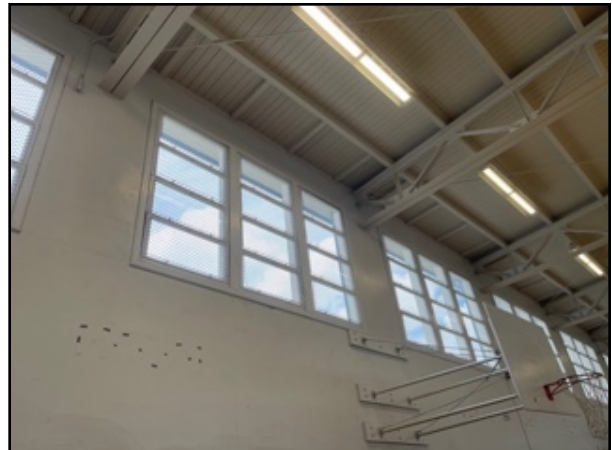
Figure 34-1



Figure 34-2

Window Types:

Single Hung, Fixed



(Interiors continued)



Comment 35:
Wood rot located on multiple window framings near basketball court.
Recommend removal and replacement



Figure 35-1



Figure 35-2

Window Materials:

Wood, Aluminum

Interior Door Materials:

Wood



Emergency Shut Offs

Gas:

Exterior storage room



Water:

Exterior storage room



(Emergency Shut Offs continued)

Electrical:

Exterior MSP



Fire Protection

Smoke Detectors:

Not Present



Comment 36:

Recommend licensed professional for installation of smoke detectors in each room.

Fire Hose:

Not Present

(Fire Protection continued)

Fire Extinguishers:

Not Present



Comment 37:

Recommend installing and regular servicing and maintenance of extinguishers to ensure they're working properly in the case of an emergency.

Fire Doors:

Self Closing



Sprinkler System:

Not Present

Emergency Lighting:

Present at all Exits and Stairwells

Accessibility

Wheelchair accessibility is assessed during the inspection.

Walkways:

Wheelchair Accessible



Entrance/Exit:

Wheelchair Accessible

Security

Type Of Building Security:

Secured Entrance, Security Cameras

Thermal Imaging

(Thermal Imaging continued)



Comment 38:
Interior photos .



Figure 38-1

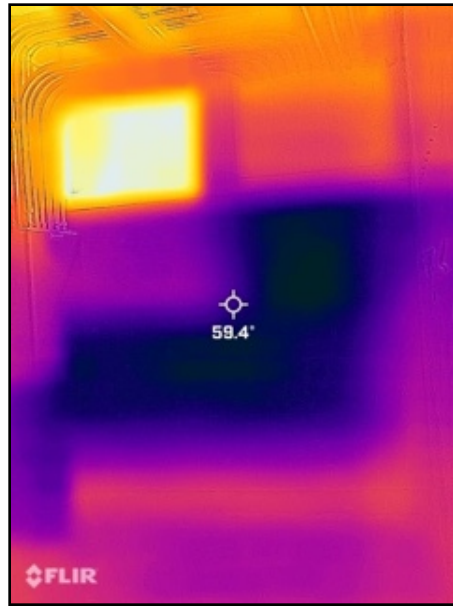


Figure 38-2



Figure 38-3



Figure 38-4

(Thermal Imaging continued)

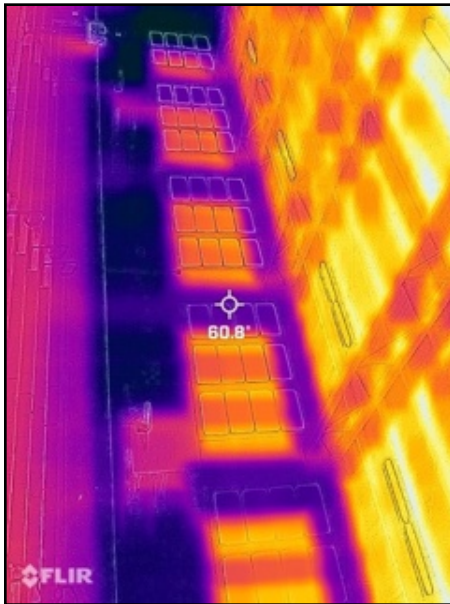


Figure 38-5



Figure 38-6



Figure 38-7



Figure 38-8

(Thermal Imaging continued)

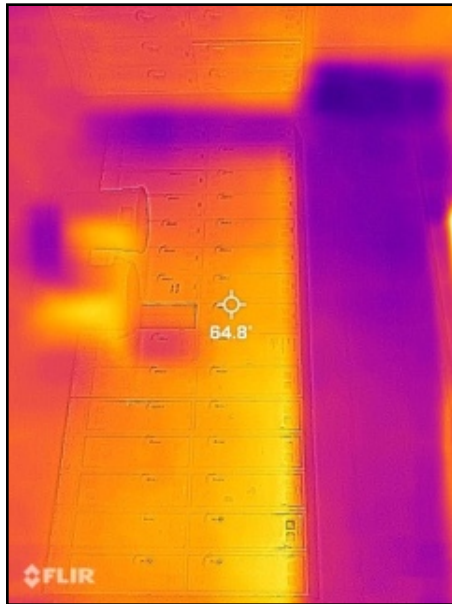


Figure 38-9

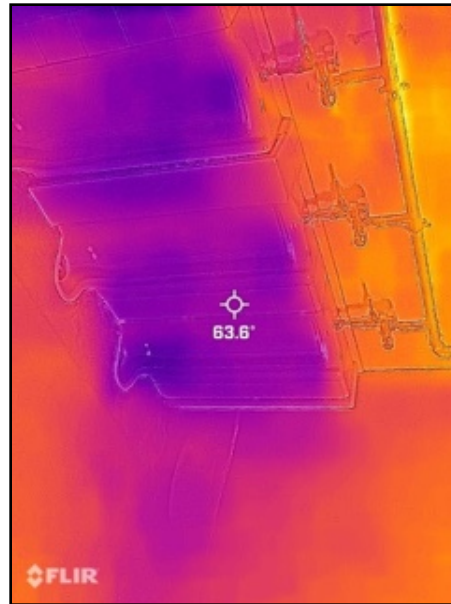


Figure 38-10

Report Summary

Patios/Decks

1) Concrete patio foundation has a horizontal crack from one into the other. Recommend a licensed professional for further evaluation and repairs to further extend the life expectancy of the concrete patio.

Exterior Covering

2) Minor cracking and previous repairs made to cracks were observed. Recommend sealing and monitoring. If conditions worsen refer to structural engineer for further evaluation and remedy of repair

Exterior Trim Material

3) Dry rot located. Recommend licensed professional for removal and replacement of damaged areas to prevent further issues

4) Recommend sealing all cracks and repainting parts of trim that have lost paint by a licensed professional. This will retain the life of the wood and help prevent dry rot in the future

Windows

5) Cracks and openings in window exterior trims are potentially water entry points. recommend licensed professional for repairs. This is a possible sign of foundation settling .

Roof Covering

6) Granular loss within material. This is the material fixed to covering that protects from outside elements. Recommend licensed professional for replacement to ensure no leaks are present in the future

Vent Stacks

7) Vent stack on the roof on the right side of the building has bullet holes riddled through it. Recommend a licensed professional for replacement .

8) Vent stack is damaged recommend replacement.

(Report Summary continued)

Flashings

9) Flashing cracked and not sealed around vents/stack/siding. Recommend a licensed professional to perform general roof maintenance.

Electrical: Sub Panel

10) Panel LD2.

Type of Equipment

11) Protective covering is rested and not sealed properly recommend repair or replacement to prevent moisture intrusion's within the system.

Plumbing

12) Pipeline mounts are rusted ,corroded and some are cracked. Recommend license, professional for repairs and replacement.

Plumbing: Water Heater

13) Water heater not functioning at time of inspection. Pilot light was not lit

Toilet

14) Toilet is loose. Recommend resealing/fixing toilet to flooring. This will prevent moisture access points and damages to wax seal while operating

Sink(s)

15) Sink continuously runs when not in use. Sink is loose against wall. Recommend repair

Toilet

16) Toilet is loose. Recommend resealing/fixing toilet to flooring. This will prevent moisture access points and damages to wax seal while operating

Floors

17) Minor cracking observed at floor/floor slab. Recommend monitoring carefully. If conditions worsen refer to a structural engineer for further evaluation

18) Potential tripping hazards within locker room. Bolts protruding throughout flooring

(Report Summary continued)

Walls

19) Cracks over door/window frames noted at time of inspection. This is a sign of settling within the foundation. Although settling is common, we advise you keep an eye on them to ensure there is no growth or new occurrences throughout the structure over time

Window Types

20) Wood rot located on multiple window framings near basketball court. Recommend removal and replacement

Smoke Detectors

21) Recommend licensed professional for installation of smoke detectors in each room.