



Kensington Community Services District

DATE: June 11, 2026

TO: Board of Directors

FROM: David Aranda, Interim General Manager (IGM)

SUBJECT: Discussion and Direction Regarding Use of the Annex Building

RECOMMENDATION:

The purpose of this agenda item is for the board to provide directions to the IGM in how they wish to proceed with the use of the Annex Building.

BACKGROUND:

The IGM has been approached by a business group interested in renting the Annex Building for a children's care center.

A bit of a background on the Annex Building. Upon my arrival in 2023, the Annex Building was not in use and was a mess. I was told that the building was not usable but a report by an outside company, Cantor Inspections determined that was not the case. A follow-up of previous consultant reports regarding the Annex Building revealed no dangerous materials detrimental to using the building.

Over this past year I have directed the building to be thoroughly cleaned, and some minor repairs were made to the bathrooms that made them operational. As a test to see the buildings' ability to be used, I approved the KCC aftercare program to use the Annex Building on rainy days. This was beneficial in determining the functionality of the building and, while there were some minor repairs made, overall, the building is functional.

Upon the recommendation of the board president to determine current occupancy permitting, I contacted several individuals at the county. Attached is the only known document regarding building work and occupancy information. The verbal response I received is that an occupancy permit does not change or expire until the building has additional work done to it which requires a permit.

As noted in the attached document, the building was a day care center many years ago and would need specific a specific inspection to determine what is needed to meet the ability for the building to become a day care center. I have encouraged Ms. Tsering Wangmo Bhutia to reach out and find out what would be needed regarding improvements in the Annex Building to qualify to become a day care center.

One additional item of concern, the IGM has noticed some concrete movement outside the building, and he is attempting to locate an engineer to inspect that area. There is a great amount of runoff on the backside of the Annex Building and there is a need to install proper drainage around the building and to confirm that past water runoff has not undermined a portion of the building.

The IGM expects representatives that make up the coalition interested in the Annex Building for a day care center to be present. It is also possible that KCC representatives may be present expressing their interest in the Annex Building.

EXHIBIT(S):

- Contra Costa County Building Permit Inspection
- Building Permit Inspection History Report
- Community Program Proposal
- Cantor Inspections

BUILDING INSPECTION DEPARTMENT

Contra Costa County

651 Pine St., 3rd Floor, North Wing

Martinez, CA 94553-1295

PH: (925) 646-4108/ FAX (925) 646-1219

INSPECTION SCHEDULING : (925) 646-4108

ORIGINAL - FILE

> BUILDING PERMIT <

Parcel #: 572-040-014
Permit #: 409087
Type of Permit: CC

Job Address: 59 ARLINGTON AVE KN
Building Combo

Today's Date: 03-19-2008
Date Applied: 03/19/2008
Date Issued: 03/19/2008

Applicant's Name: MICHAEL SAUTMAN/KENSINGTON EARLY LEARNING CENTER
Owner's Name: KENSINGTON POLICE & COMM SVCS
Owner's Address: 217 ARLINGTON AVE, KENSINGTON, CA 94707-1401

Telephone: 510-524-4452

Contractor:
Address:

Zoning: Lot No.: No. Stories: 0 No. of Units: 0
Work Description: REQUESTING CODE COMPLIANCE INSPECTION @ ANNEX BUILDING

*** ENTANCE TO ANNEX BLDG IS KENSINGTON PARK DR // CONTACT MICHAEL SAUTMAN @ 510-528-5070 ***

*** TO BE INSPECTED BY TIM GRIFFITH PER MICHAEL SILVA ***

Valuation Calculation Information:

Table with columns: Occupancy, Type, Factor, Sq Feet, Valuation. Totals... \$0.00*

Permit Fee Details:

Table with columns: Item#, Description, Account Code, Tot Fee, Paid Prv. Pmts, Cur. Pmts, Total Fees, Total Paid, Total Due. Total Due: \$0.00

Licensed Contractors Declaration:

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: ?? License#: Contractor:

Owner-Builder Declaration:

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.6 of the Business and Professions Code states Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption.

Any violation of Sec. 7031.6 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044 Business and Professions Code: The Contractors License Law does not apply to the owner of a property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code, states that the Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. B. & P. C. for this reason:

Date: Applicant: [Signature]

Workers Compensation Declaration:

I hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation carrier and policy number are:

Carrier: Policy #: Expires:

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and and agree that if I should become subject to the workers' compensation provisions of Sec. 3700 of the Labor Code, and I shall forthwith comply with these provisions.

Date: Applicant: [Signature]

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines of up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

Construction Lending Agency:

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name:

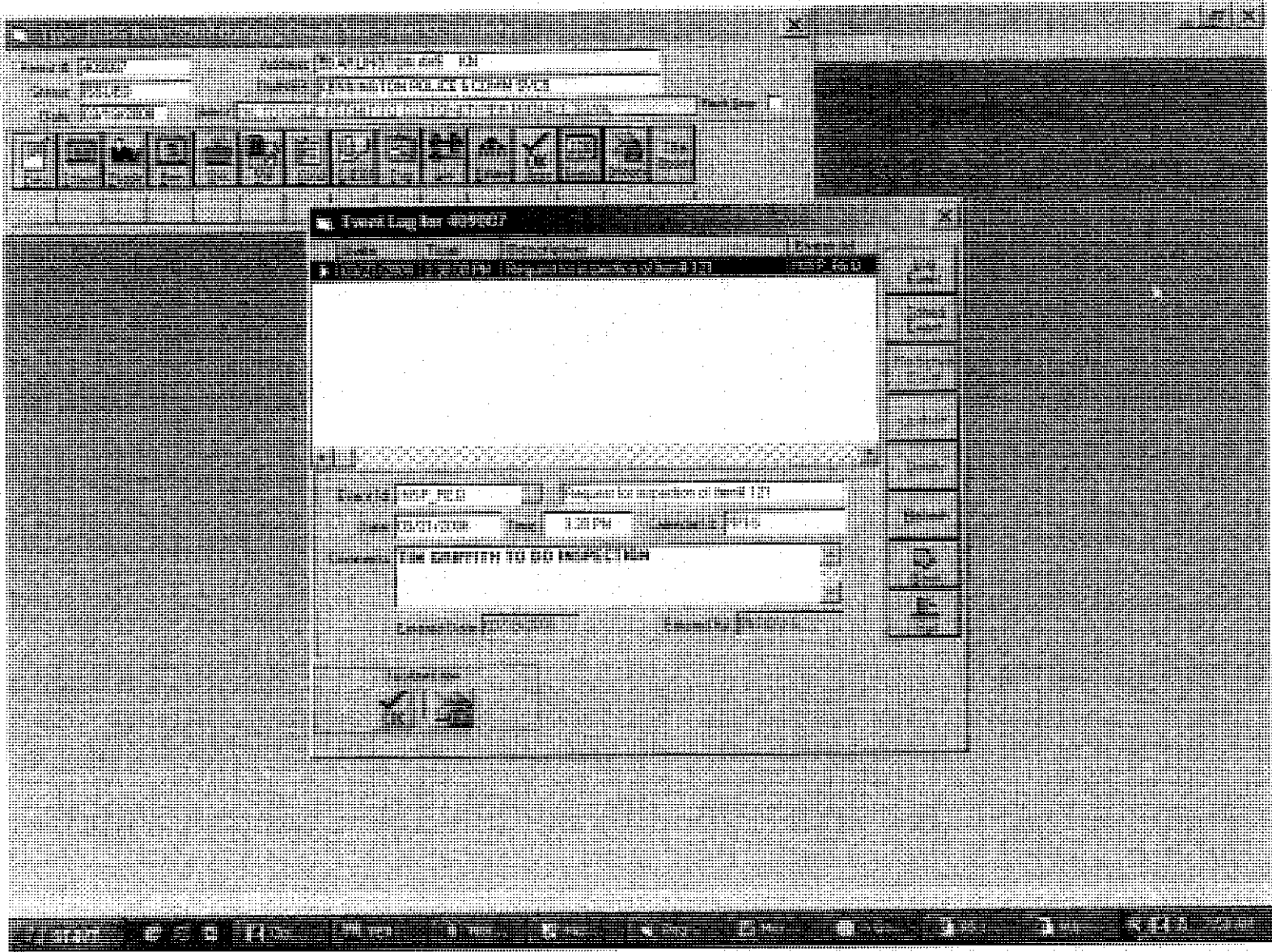
Lender's Address:

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent: [Signature] Date: 3/19/08

Building Dept. By: [Signature] Date: 3/19/08

Carlos Baltodano, Director



F

TBG

Michael

CC-409087

Contra Costa County
APPLICATION FOR PERMIT

CONTRA COSTA
08 MAR 19 PM 2:33
COMMUNITY DEVELOPMENT DEPT.

PERMIT CODE/NO.: _____

PCL. NO. 572-040-014 TRACT: _____

LOT _____	MPR _____
LOT _____	MPR _____
LOT _____	MPR _____
LOT _____	MPR _____
LOT _____	MPR _____
LOT _____	MPR _____

TYPE
CONST.: NEW _____ ADD'N. _____ ALT. _____ MOVE _____

GRADING _____ PLUMB _____ ELEC _____ MECH _____
FEE _____ FEE _____ FEE _____

VALUATION

TERMITE.....	_____
REROOF.....	_____
SOLAR.....	_____
FIRE REPAIR.....	_____
OTHER.....	_____

JOB LOCATION:

STREET ADDRESS 59 ARLINGTON AVE

CROSS STREET KENSINGTON PARK RD

CITY/AREA KENSINGTON ZONE _____

SET BK _____ SIDE YD _____ AGG _____ REAR YD _____

NO. STORIES _____ HEIGHT _____

PARK DED. _____ SCHOOL DIST. _____

SEISMIC ZONE _____ FLOOD ZONE _____

KENSINGTON POLICE PROTECTION

OWNER COMMUNITY SERVICES DISTRICT

ADDRESS 217 ARLINGTON AVE, KENSINGTON

PHONE NUMBER 510 526-4141

GRADING CU. YD. _____
SUPERVISED _____

ENERGY PKG. _____

INFORMATION REQUIRED TO BE ON FILE

1. AUTHORIZED SIGNATURE ON FILE.
2. WORKERS COMP. INSURANCE ON FILE.
3. CALIF. CONTRACTORS LIC. CURRENT.

CONTRACTOR _____
LICENSE-CLASS & NO. _____

PHONE NO. _____

ENGINEER _____
LICENSE _____

LENDER _____

DOCUMENTATION

1. THREE COPIES OF PLOT PLANS.
2. THREE SETS OF CONSTRUCTION PLANS.
3. ENERGY COMPL. DATA ON EACH LOT.
4. HEALTH DEPT. &/OR SANITARY CLRNC.
5. DRAINAGE FEE AREA.
6. GRADING PAD CERT./SOIL REPORT.
7. _____

DETAILED DESCRIPTION OF JOB:

Requesting
CORE COMPLIANCE
INSPECTION TO BE
PERFORMED BY TIM GRIFFITH
AS DIRECTED BY MICHAEL SILVO

FOR INTERNAL USE:

DESCRIPTION _____	SQ. FT. _____
OCCUPANCY _____	_____

(Annex Building)

SIGNATURE (OWNER/APPLICANT)

DATE: 3/19/2008

PLANNING DEPT. SIGNATURE

DATE: _____

Code Compliance Report
59 Arlington Ave., Kensington, CA
Page 2

8.) Illuminated exit signs with battery back up and emergency lighting is necessary at all required exits.

9.) Toilet fixture in mop closet in classroom "A" violates multiple codes and can not be considered as a legitimate bathroom facility.

10.) Water heater installed in classroom A serves only the sink beneath it and the pressure relieve valve terminates in the classroom presenting a scalding potential for the classroom occupants.

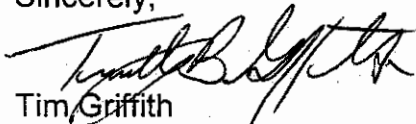
11.) Working clearance in front of main panel must be uninterrupted and permanent.
(Plywood cover over ditch in front of main panel)

12.) Electrical conduit on exterior of building must be supported on building.

13.) Railroad tie stairway should be removed located on side of building. The stairway is part of a nature path but gives the appearance that it is part of the building access. The stairway presents a tripping hazard and terminates into the road way.

You are advised to inquire with the Fire, Community Development and Environmental Health departments having jurisdiction of this property to obtain an understanding of their requirements (if any) in your endeavor to open a child care facility.

Sincerely,



Tim Griffith
Principal Inspector

TBG:cje

(For Office Use Only)

PROJECT SUBMITTAL FORM

CONTRA COSTA COUNTY
APPLICATION AND PERMIT CENTER

CAPS #: 409087

Address: _____

Plan Checker: [Signature] Date: 3/19/08

Note: For projects on the same property, and on the same plan, only one Project Submittal Form is needed.

A. TYPE OF PERMIT (Check At Least One)

- | | | | |
|--|--|--|---------------------------------------|
| <input type="checkbox"/> AD---Grading? | <input type="checkbox"/> D. | <input type="checkbox"/> MC | <input type="checkbox"/> PZ |
| <input type="checkbox"/> AL | <input type="checkbox"/> E | <input type="checkbox"/> MH | <input type="checkbox"/> R---Grading? |
| <input type="checkbox"/> AU | <input type="checkbox"/> EC | <input type="checkbox"/> MI---Grading? | <input type="checkbox"/> RH |
| <input type="checkbox"/> CA---Grading? | <input type="checkbox"/> FD | <input type="checkbox"/> MP | <input type="checkbox"/> RP |
| <input type="checkbox"/> CG | <input type="checkbox"/> G | <input type="checkbox"/> MR---Grading? | <input type="checkbox"/> RR |
| <input type="checkbox"/> CO---Grading? | <input type="checkbox"/> GL | <input type="checkbox"/> MU | <input type="checkbox"/> S---Grading? |
| <input type="checkbox"/> CP | <input type="checkbox"/> GS | <input type="checkbox"/> MV---Grading? | <input type="checkbox"/> SO |
| <input type="checkbox"/> CR <u>ccv</u> | <input type="checkbox"/> IN---Grading? | <input type="checkbox"/> OF---Grading? | <input type="checkbox"/> SP |
| <input type="checkbox"/> CRC | <input type="checkbox"/> M | <input type="checkbox"/> P | <input type="checkbox"/> T |
| <input type="checkbox"/> CT | <input type="checkbox"/> MA | <input type="checkbox"/> PL | |

B. CONFIRMATIONS

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> [Signature] / CAPS | <input type="checkbox"/> Articles of Incorporation | <input type="checkbox"/> Check Authorization |
| <input type="checkbox"/> San Ramon Fire District | <input type="checkbox"/> Deed (Recorded) | <input type="checkbox"/> Power of Attorney |
| <input type="checkbox"/> County Builder / Forms | <input type="checkbox"/> School Receipt Required | <input type="checkbox"/> Checked Expired Permit Box |
| <input type="checkbox"/> Contractor | <input checked="" type="checkbox"/> Identification | |
| <input type="checkbox"/> Agent Authorization | <input type="checkbox"/> License Number | |

C. REQUIRED APPROVALS

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> City Approval | <input type="checkbox"/> Public Works (Floodplain) |
| <input checked="" type="checkbox"/> Sanitary District | <input type="checkbox"/> Environmental Health | |

D. DOCUMENTS SUBMITTED FOR PLAN REVIEW WITH PERMIT APPLICATION (circle one)

- | | | | |
|---|-----|----|------------|
| 1. Plans (3 or 4 sets) _____ | Yes | No | <u>N/A</u> |
| 2. Energy Calculations (2 sets) _____ | Yes | No | <u>N/A</u> |
| 3. Soils Report (2 sets) _____ | Yes | No | <u>N/A</u> |
| 4. School Receipt _____ | Yes | No | <u>N/A</u> |
| 5. Structural Engineering Calculations (2 sets) _____ | Yes | No | <u>N/A</u> |
| 6. State Approved Plans (Mobilehome, 3 sets) _____ | Yes | No | <u>N/A</u> |

E. COMMENTS (initial and date after each comment)

OK to issue permit to customer per Mike Silva.

Building Inspection Department
PROPERTY CONSERVATION DIVISION
NEIGHBORHOOD PRESERVATION PROGRAM
RESIDENTIAL RENTAL INSPECTION PROGRAM

**Contra
Costa
County**

Carlos Baltodano
Director of Building Inspection

651 Pine Street, 4th Floor
Martinez, California 94553-0152
PCD (925) 335-1111
NPP (925) 335-1137
RRIP (925) 335-1170
FAX (925) 646-4450



March 25, 2008

Michael Sautman
59 Arlington Ave.
Kensington, CA 94707

COPY

RE: Code Compliance Report - #409087
59 Arlington Ave., Kensington, CA 94707

Mr. Sautman,

This report outlines a visual inspection of the readily accessible features of the building, as well as non compliant code issues based on the 2007 California Codes of the building and immediate grounds. There is no warranty, guarantee or certification of operational or serviceability of building, electrical, plumbing or mechanical systems. The report should not be viewed as a comprehensive document, as issues undetected or undisclosed to the inspector may alter the opinions of the report.

- 1.) Main staircase does not meet egress requirements, tread rise and run incorrect and presents tripping hazards. The stairway terminates into the roadway presenting a dangerous condition to the user. Adequate lighting for the stairway is not available.
- 2.) Handrail heights are too low for adults and do not provide required lateral resistance. Posts supporting handrail are loose and set in dirt.
- 3.) Handicapped accessible features such as parking, path of travel, gates, bathrooms, classroom doors and hardware, landings, and thresholds are not code complaint. Lack of these features bars the use of the building by those individuals having physical disabilities.
- 4.) Classroom "B"- Exposed metal clad conduit must be secured.
- 5.) Second form of egress (if required by occupancy and occupant load) must extend uninterrupted to the public way. Additionally, the landing dimensions are incorrect, thresholds are too high.
- 6.) Significant water damage and wood rot is evident at the base of the building. Improper grade of adjacent dirt appears to be the main cause of the damage. The required weather resistive barrier is not in place. Mold and moisture intrusion problems are likely.
- 7.) Electrical cord and plug attachments to junction boxes located in the office room are inappropriate with the California Electrical code for permanent wiring methods.



CONTRA COSTA COUNTY
Department of Conservation and Development - Building Inspection Division

Building Permit Inspection History Report

Permit Number: bi409087 **File Date:** 3/19/2008 **Parcel Number:** 572040014

Current Status: Closed **Status Date:** 3/19/2008

Description: REQUESTING CODE COMPLIANCE INSPECTION @ ANNEX BUILDING

*** ENTANCE TO ANNEX BLDG IS KENSINGTON PARK DR // CONTACT MICHAEL SAUTMAN @ 510-528-5070 ***

*** TO BE INSPECTED BY TIM GRIFFITH PER MICHAEL SILVA ***

Site Address: 59 ARLINGTON AVE, KENSINGTON, CA

Contractor:

Contractor Address:

Status Date	Inspection	Result	Inspector
3/21/2008	Agency Clearance	Approved	TBG
Comments:			

From: wangmo tsering <t_wangmo@yahoo.com>

Sent: Wednesday, June 3, 2026 10:19 AM

To: David Aranda <DAranda@kppcsd.org>; rindor82@yahoo.com;
manika122520@gmail.com

Subject: Request for Follow-Up Meeting Regarding Licensing Process

Dear Mr. Aranda,

I hope you are doing well.

Since our last communication, we have continued working on the childcare licensing process and have been gathering additional information regarding the required steps and documentation.

Today, we spoke with both Community Care Licensing and the Kensington Fire Department regarding the fire clearance process. We were informed that the Fire Department does not conduct pre-check consultations directly. Instead, Community Care Licensing will contact the Fire Department after the application forms are submitted.

As we continue preparing the application paperwork, we realized that there are still several important items we would need to discuss with you before moving forward, including:

- Facility sketch and layout information
- Indoor and outdoor space requirements
- Lease or facility use agreement
- Rent or occupancy arrangements
- Additional licensing-related requirements and documentation

We also wanted to respectfully ask whether there have been any updates or discussions regarding the Annex building and its possible availability for this project.

If possible, Rigzin and I would greatly appreciate the opportunity to meet with you again at your earliest convenience to review these matters together before we submit the application forms. We are happy to meet at any location or time that works best for your schedule.

Thank you again for your time, guidance, and continued support.

Sincerely,

Tsering Wangmo Bhutia

Concept Proposal for Community Children's Program

Exploratory Proposal for Possible Future Use of the Annex Building

Submitted By

- **Tsering Wangmo Bhutia** — Teacher with experience in after-school childcare and community-based children's programs.
- **Ms. Manika Tamang** — Certified teacher with experience working with elementary-aged children in aftercare settings, including support for children with special needs.
- **Rigzin Dorjee** — Healthcare professional and community member assisting with operational and facility support.

Purpose

- To explore the possibility of utilizing the Annex building for a small-scale children's community program serving families in and around Kensington with whom we have close community connections and relationships.
- Some local families have expressed interest in having daycare, aftercare, preschool, and small children's programs located closer to their residence and community.

Proposed Program Ideas

- Preschool readiness and early childhood support
- Small after-school childcare program
- Homework support and supervised activities
- Arts and crafts
- Cultural activities
- Creative learning
- Reading and quiet activities
- Seasonal and community-based programs
- Multicultural and language enrichment activities, including exposure to languages such as Nepali, Tibetan, Hindi, and Mandarin, reflecting the diversity and interests of families within the surrounding community.

Estimated Program Size and Age Groups

- At this exploratory stage, we anticipate beginning with a small group program depending on community interest, licensing requirements, staffing, and facility guidelines.
- Preschool and early childhood children (approximately 2.5–5 years old).
- Transitional Kindergarten (TK) through elementary-aged children for after-school and enrichment programming.

- Some local families have already expressed interest in having preschool, daycare, aftercare, and enrichment programs located closer to their residence and community.

Program Goals

- Provide a safe, nurturing, and community-oriented environment for children.
- Support local families seeking small-group childcare and enrichment options.
- Create meaningful educational and creative opportunities for children.
- Encourage positive and active use of community space.

Proposed Operating Schedule

- **Preschool Program:** Monday through Friday, approximately 8:00 AM – 5:30/6:00 PM.
- **After-School / Aftercare Program:** Monday through Friday, approximately 1:30 PM – 6:00 PM.
- If the process and approvals move positively, we would hope to gradually work toward establishing a future program timeline while understanding that additional approvals, licensing requirements, insurance, staffing, and community review processes may take time.

Proposed Use of Space

- Small group setting.
- Structured and supervised activities.
- Respectful and responsible use of the facility.
- Potential part-time or scheduled use depending on availability and district guidelines.

Additional Considerations

- We understand the Annex building is currently used periodically by KASEP for storage and rainy-day activities.
- We also understand there is currently no kitchen facility in the building, and any future program planning would take the limitations of the space into consideration.

Current Status

- Whether the Annex building may be available for future community programming.
- What process or approvals may be required.
- Whether the space may be suitable for children's educational and enrichment activities.

Appreciation

- We appreciate the opportunity to discuss possibilities with the Kensington Community Services District and thank the Board and staff for their time and consideration.

CANTOR INSPECTIONS

5621 Ludwig Ave.
El Cerrito, CA 94530
(510) 507-2279

This report is CONFIDENTIAL.
It was prepared for the below-named
and is not intended for use by any other person.

David Aranda for the KPPCSD

59 Arlington Avenue, Annex Building
Kensington, CA

Inspected by Matt Cantor
Member: American Society of Home Inspectors

May 17, 2023

FOR OTHER THAN THE ABOVE-NAMED:

If you are not named above and wish to use this report, we strongly urge that you retain Cantor Inspections or other qualified inspection firm for an on-site review of this building and report. This report is based on information obtained at the site. With time, conditions change and the information may no longer be accurate. We will return and review the building and report with any interested party for an amount equal to 50% of the total fee paid for this inspection. This offer is good for 6 months from the date of inspection, after which a complete reinspection should be performed.

This inspection and report was performed according to the limitations and exclusions specified in the enclosed contract. In this contract our liability is limited to twice the cost of the inspection. Cantor Inspections will, upon request, perform an inspection without this limit on liability for an additional fee. The Inspector is not responsible for determining whether the structure complies with its plans or specifications. You should consult the architect, engineer, or other design professional on this topic.

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INTRODUCTION

Property Description

This building is a small commercial building, constructed in approximately 1960. This report describes the building as viewed from the front doors and the street. The building site slopes moderately to steeply down to the front. The sky was clear at the time of our inspection.

The interior was unfurnished at the time of our inspection, but storage blocked our view of some areas. These areas should be examined after the stored items have been removed.

General Comments

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, specialists in the relevant fields should be retained to perform additional inspections.

A determination as to the presence of animal pests, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. Periodic examinations should 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, the local building department should be consulted.

This report includes only those areas that are visually accessible and not areas that are made 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. Those recommendations should not be considered the only significant items. You should establish your own priorities after thoroughly studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired.

EXTERIOR

Siding

This building is primarily clad in a manufactured type of wood shingle siding. There is also common wood shingle siding on the side of the building.

The siding is in moderately worn to poor condition. Several manufactured shingles are damaged or missing. There is a large amount of siding damage, and we recommend repair or replacement by a qualified contractor. Replacement of the siding should be considered if the budget will allow and depending on the intended use. We suggest that replacement be considered.

There is wood-soil contact in several places. We recommend adequate wood-soil clearance be provided.

Adequate clearance between soil and wood (typically 6 inches in new construction) should be maintained to prevent moisture or insect damage. It is important to avoid raising the soil level too close to the siding when gardening adjacent to the structure. Areas of potential wood-soil contact should be checked periodically as part of routine maintenance.

Wood siding in several places is embedded in the soil below. See below.



This condition can trap moisture in the wood and is conducive to decay. We recommend adequate clearance be provided as needed to eliminate embedded conditions.

The lower edges of wood siding or wood trim are often buried in concrete, masonry, or asphalt when patios, sidewalks, or driveways are installed. The proper procedure is to leave a sufficient gap between the wood and the surface below. Ideally, embedded siding should be repaired to prevent damage by decay or termites. In some instances, repair may not be practical, such as with porches protected against rainfall which show no overt signs of damage.

Paint

The paint is peeling on the siding and trim in several places, several doors, window frames, window sills roof fascia (trim), and eaves. We recommend the peeling paint be scraped, sanded, caulked, primed, and painted as needed by a qualified painting contractor.

Trim

There are several gaps at the trim and siding connections. We recommend the exterior siding and trim be examined and caulked as necessary to prevent rainwater entry.

Windows

The exterior glazing putty is worn and missing in several places. We recommend new putty be installed as needed to protect the windows from moisture intrusion.



Grading

Grading at the rear is very poor and it appears that surface runoff descending from the hill behind the building is able to reach the doorways and penetrate the structure at floor level. This has resulted in flooding and damage over time. We strongly recommend that the rear areas be regraded to divert water around the structure and prevent surface runoff from reaching doorways or siding add floor level. Additionally, we strongly recommend the installation of a subsurface drainage system that would run across the rear of the building and drain down the left- and right-hand sides to a suitable point of discharge in accord with local municipal requirements.

Landscaping

We recommend the area plant growth be cleared away to provide an effective fire break. The local fire department should be consulted concerning fire break recommendations in this area.

This building is located in an area that may be considered to be a High Fire Severity Zone. As such, special building requirements may be mandated for newly constructed buildings as well as additions or major remodeling.

For more information regarding wild fires we suggest visiting the office of the State Fire Marshal online at <https://osfm.fire.ca.gov/divisions/code-development-and-analysis/wildfire-protection/>.

Also: <https://csfs.colostate.edu/wildfire-mitigation/wildfire-defensible-space-checklist/> and <http://www.readyforwildfire.org> and https://ucanr.edu/sites/fire/Wildfire_Preparation_-_Recovery

More information can also be found on line by searching for “Wildland Urban Interface”. We recommend, for increased fire protection, reducing or removing vegetation near all buildings.

There are several large trees on the property. We recommend the area trees be examined by a tree surgeon. Regular care can extend the life of a tree and reduce the potential for falling branches.

ROOF

Roof Surface

This building has a modified bitumen roof. We inspected this roof from its surface after obtaining access with a ladder. This roof is in generally worn condition.

Several of the seams are not properly welded together. See two of these below.



This may be an adhesive type of modified bitumen and normal without the typical adhering bead resulting for adequate heating.

The roofing is loose in several places, and we recommend repair by a qualified roofer.

We recommend further inspection by a qualified roofer to determine the appropriate method of repair.

Roof Drainage

The roof has sheet metal rain gutters. They are in poor condition. We recommend the gutters be replaced. See below.



Several downspouts are damaged. See one below. We recommend all of the downspouts be replaced.



We recommend rain gutter downspouts be directed into subsurface drain lines.

Rain gutter downspouts are sometimes connected to underground drainage systems to prevent water from ponding adjacent to the foundation where it could adversely affect the soils supporting the building. Catch basins or surface mounted drains may also be connected to this piping. Subsurface drain piping can become clogged with debris and should be checked periodically in rainy weather or by using water from a garden hose to be sure the drains are free flowing.

General

This inspection addresses only the apparent visual condition of roofing materials, and does not include invasive testing nor guarantee against present or future leakage. Annual examinations should be made by a qualified roofer for needed periodic maintenance and repair.

Roof surfaces, rain gutters, downspouts, and subsurface drain lines should be checked regularly. Leaves and other debris should be removed as needed. Gutter corner joints and connections may need periodic caulking or sealing. Screens can be put at the downspout gutter connections to keep debris from blocking the downspouts. To check for adequate drainage walk around the building during or shortly after a heavy rain and observe the adequacy of the roof and area drainage systems.

FOUNDATION

Foundation

This building has a wood-framed structure with a concrete slab foundation. The slab floor was mostly inaccessible to inspection due to the presence of flooring in all areas.

We were not able to observe the tops of the foundation walls and were unable to determine if the framing is bolted to the foundation. It is likely, given the structure's age and type, that very outdated bolts are present that we could not see. We recommend further investigation by a qualified engineer.

The nature of this particular structure demands a specialized type of seismic retrofit as there are not typical stud walls that can be bolted to the slab. Nonetheless, this should be a manageable undertaking for a qualified structural engineer, and we would anticipate a reasonable cost for this relatively simple task.

Nonetheless, we consider this extremely important to protect the building from severe damage during the next large earthquake. It should be noted that this building is located quite close to an active fault line that is overdue for a significant earthquake.

Foundation General

The adequacy and condition of area soils, footings, foundations, and structural framing can only be determined after a detailed analysis by a soils, geotechnical, or structural engineer. This type of analysis and these determinations are beyond the scope of this inspection.

ELECTRICAL

Electrical Service

The main service wires run underground to the main panel at the right.

Main Panel

The main breaker panel is at the right exterior. We estimate the capacity of this system to be 200-amps, which should be adequate for normal electrical use. Both 120- and 240-volt service are provided. This panel has a 200-amp circuit breaker disconnect.

We did not locate the main panel grounding connection. We recommend it be located and checked by a qualified electrician.

Modern electrical services are typically grounded to the water piping, a driven rod in the earth, and/or steel rods embedded in the foundation. Older electrical services are typically grounded only to the water piping. A grounding conductor is often visible at the main panel, but it is not possible to locate the grounding connection. The gas piping and other metallic interior piping should be bonded to the grounding system.

There is no ground bus, and we recommend further investigation by a qualified electrician. A ground terminal or bus is likely needed for safety.

There is corrosion and built-up precipitate along the left side breakers, and we recommend repair or replacement by a qualified electrician. See this below.



Subpanels

There are extremely outdated circuit breaker panels on the right and middle walls and we recommend these panels be replaced now. One is shown below.



There may be distribution or subpanels that we did not locate during our inspection. We recommend any panel found, not mentioned in this report, be checked by a qualified electrician.

Wiring

This building is wired primarily with conduit, with some flexible metal cable (AC/MC) and raceway wiring. The raceway wiring is damaged in several places. We recommend upgrading of the raceway wiring for safety and the addition of an adequate number of outlets for use based on planned use.

Fixtures

There are several broken light fixtures, and we recommend they be repaired or replaced.

Several light fixtures are poorly wired and have loose components. We recommend they be properly re-installed by a qualified electrician.

Receptacles and Switches

The receptacles are the grounded 3-hole type.

Several outlets are wired in reverse polarity. The hot and neutral wires should be connected so the small slot is connected to the hot wire and the large slot to the neutral wire. We recommend the reverse polarity be corrected.

Reverse polarity is a defect where the hot and neutral wires to an outlet are reversed (or cross wired). This is a potential safety hazard, but is usually easily corrected. The smaller outlet slot (brass terminal) should be connected to the hot wire (black) and the large slot (silver terminal) to the neutral wire (white). The standard since 1948 has been to provide electrical equipment with polarized plugs.

We observed several ungrounded 3-hole outlets. We recommend each 3-hole outlet be examined by a qualified electrician and properly grounded as needed.

Ungrounded 3-hole outlets, also known as an “open ground,” are common in older buildings and typically occur when 2-hole outlets are replaced with 3-hole types without adding a grounding wire. Properly installed three-hole outlets have a third grounding wire and are necessary for appliances with three-prong plugs. Using a three-prong plug in an ungrounded three-hole outlet is potentially hazardous. The accepted means of correcting this condition include replacement with a 2-hole receptacle; installation of a proper grounding wire to the outlet; or replacement with a GFCI receptacle.

Several outlets are loose and we recommend they be secured to prevent movement that can cause breakage or loose connections in the wiring.

We tested a representative number of the outlets and switches. An examination of each is beyond the scope of our inspection.

Exterior Electrical

There is loose conduit in several places, and we recommend this wiring be repaired or replaced.



Energy Efficiency

We recommend visiting the following website for information on energy cost and conservation:

<http://www.gosolarcalifornia.ca.gov/> or contacting the California Public Utility Commission for information on alternative energy source and energy conservation.

PLUMBING

Plumbing General

Waste piping should be cleaned out periodically to remove any accumulation of grease, hair, and dirt and to help prevent future debris blockage and subsequent drainage failure.

The gas and water piping was not fully accessible and an examination of each connection was not made. The standard test for leakage is to have the piping pressure tested. This is sometimes required before the gas can be turned on after it has been disconnected. With testing and a close examination of all the piping, leaking or other defects may be found.

The "sewer lateral," which is the buried waste piping that runs between the building and the main sewer, is often partially blocked or damaged by roots and other obstructions. We advise having all older sewer laterals checked by a qualified plumber using special video equipment designed for this purpose.

WATER HEATER

Water Heater

There is a 2½-gallon electric water heater below the sink in the large room at the left.



There was no hot water at the time of our inspection. The water heater was plugged into an operating electrical outlet and so is likely to have failed.

The water heater is 20 years old; it is in poor condition and we recommend it be replaced.

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

A temperature and pressure relief (TPR) valve is a safety valve which releases excess pressure from the water heater in the event the regulator fails. It is an important safety device which can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.

Small capacity electric water heaters do not require seismic restraints.

Water Heater Maintenance

Water heaters should be set to 120° F. Third degree burns can occur in six seconds from a water heater output temperature of 140 degrees and in 30 seconds from 130 degree water. Small children can often not distinguish burns until they have already occurred.

ROOM HEATING

Unit Heaters

There are 2 gas-fired, ceiling-hung unit heaters, one in the left room and one in the right room. Both heaters are approximately 40 years old; they are in very worn condition and will soon need replacement.

Gas room heaters need regular cleaning and maintenance. They may not function safely when the burners or grills are obstructed by dust, lint, or personal property. Special care should be taken to keep children and combustible items well away from potentially hot surfaces. Room heaters should be routinely inspected for safety by the utility provider or a heating specialist.

The right room heater thermostat cover is missing.

There is no sediment trap at the left room heater and we recommend one be installed. This helps to deliver dry gas and prevent gas appliance failure.

We suggest both heaters replaced and the installation of heat pumps be considered.

Heating General

A determination as to whether adequate heating is provided to all the rooms is beyond the scope of this inspection.

Special care should be taken to avoid storing combustible materials (clothing or other items that could burn) near gas-fired heating equipment to prevent a potential fire hazard.

INTERIOR

Walls and Ceilings

The interiors appear to flood. We recommend grading and the installation of an adequate subsurface drainage system to address this condition.

Floors

We observed efflorescence on the VCT (vinyl composition tile) flooring.



We recommend these floors be removed and replaced after the flooring has been inspected and suitably sealed using a properly rated sealant. Sealants should be selected, in part, based on what is to be installed over them. A good choice for replacement may be vinyl plank, if this is compatible with future anticipated use of the space. (e.g. This would not be a good choice if very hot items may be dropped or fall in the space as in glass blowing, ceramics, etc.)

We recommend all of the concrete floors be sealed and a drainage system be installed to aid in addressing the signs of moisture in the slab as well as surface flooding.

Efflorescence is a white powdery deposit which occurs on masonry or concrete. Efflorescence indicates the presence of moisture in contact with the masonry or concrete. Minor efflorescence is common even in new construction. Substantial efflorescence indicates a defective drainage condition.

We do not perform a survey of the floors for slope or uniform elevation as part of our standard inspection. We can return with special equipment and provide a floor level survey to determine the extent of floor slope for an additional fee upon request.

Windows

The windows are primarily wood-framed, awning (which open from the bottom and are hinged at the top edge so that they open out as would an awning), and fixed glass. There are also some aluminum-framed, fixed glass and sliding glass windows.

We operated a representative sampling of the windows. All windows were not checked 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.

Doors

Several doors are difficult to operate and we recommend they be adjusted or repaired to operate properly.

Several doors rub at the frame and we recommend they be repaired to operate freely.

The door at the rear/right is damaged and we recommend it be repaired or replaced.

BATHROOMS

Rear Half Bathroom

This half bathroom has a toilet and china sink. The toilet is nonfunctional and does not have a flush handle and toilet seat. We recommend the toilet be repaired or replaced.

This bathroom has vinyl flooring, which is in poor condition. We recommend new flooring be installed.

This bathroom has 3-hole receptacles. We recommend upgrading to provide GFCI safety protection.

The outlets are wired in reverse polarity. The hot and neutral wires should be connected so the small slot is connected to the hot wire and the large slot to the neutral wire. We recommend the reverse polarity be corrected.

Front Half Bathroom

This half bathroom has a toilet and sink. The toilet is damaged and we recommend it be repaired or replaced.

General

Caulked joints should be checked frequently and recaulked as necessary. Proper caulking prevents water penetration and damage to walls and floors. Before caulk is applied, the surfaces should be cleaned carefully and any loose caulk should be removed. A good quality bathroom caulk, such as silicone, should be used. Bathrooms are areas of high humidity and special care should be exercised to keep them well ventilated. Windows should be left open when showering or bathing and fan-powered vents should be used when available.

SINK AREA

Sink Area

The sink is stainless steel. The sink drain is slow and we recommend it be cleared.

The sink area has plastic laminate countertops that are in generally worn condition and may soon need replacement.

There is a pull-chain light fixture near the metal sink and we recommend it be replaced with a safer fixture. Pull-chain switches are generally not approved for use within six feet of a water source to prevent electrical shock. We recommend a switch be added.

ENVIRONMENTAL

Hazardous Materials

Various potentially hazardous materials have been used in the construction of buildings over the years. Many naturally occurring materials and man-made building materials have been found to be hazardous or to have adverse environmental impact. These include but are not limited to asbestos, formaldehyde, lead paint, electromagnetic radiation, buried fuel tanks and radon. Buried fuel tanks may pose an environmental hazard. Hazardous materials, product liability, and environmental hazards are not included in the scope of our inspection. For information on hazardous materials, call the Environmental Protection Agency in San Francisco at 415-744-1500.

Asbestos

The chalk boards may contain asbestos materials.

Asbestos is found on most gas heating systems installed before 1978. Exposure to asbestos may be a health hazard and should be avoided. It may be possible to significantly reduce or eliminate the dispersal of asbestos fibers by painting the material. Removal or containment of these materials should only be done by properly trained and equipped professionals. Contractors in various trades such as flooring, roofing, heating, plumbing, or electrical may require asbestos abatement at additional expense prior to performing repairs, replacements, or modifications. For a determination as to the need for, or costs of abatement, a qualified asbestos abatement contractor should be retained. The presence of asbestos can only be determined by laboratory analysis, which is beyond the scope of our inspection.

PRIMARY RECOMMENDATIONS

Siding

There is a large amount of siding damage and we recommend repair or replacement by a qualified contractor. We suggest siding replacement.

There is wood-soil contact in several places. We recommend adequate clearance be provided as needed to eliminate embedded conditions.

Paint

We recommend the peeling paint be scraped, sanded, caulked, primed, and painted as needed by a qualified painting contractor.

Trim

We recommend the exterior siding and trim be examined and caulked as necessary to prevent rain water entry.

Windows

We recommend new putty be installed as needed to protect the windows from moisture intrusion.

Landscaping

We recommend the area plant growth be cleared away to provide an effective fire break.

Roof Surface

The roofing is loose in several places, and we recommend repair by a qualified roofer.

Roof Drainage

We recommend the gutters be replaced. We recommend all of the downspouts be replaced.

Foundation

It is likely, given the structure's age and type, that very outdated bolts are present that we could not see. We recommend further investigation by a qualified engineer.

Main Panel

We did not locate the main panel grounding connection. We recommend it be located and checked by a qualified electrician.

There is no ground bus and we recommend further investigation by a qualified electrician.

There is corrosion and built-up precipitate along the left side breakers and we recommend repair or replacement by a qualified electrician.

Subpanels

There are extremely outdated circuit breaker panels on the right and middle walls and we recommend these panels be replaced now.

Fixtures

There are several broken light fixtures and we recommend they be repaired or replaced.

Several light fixtures are poorly wired and have loose components. We recommend they be properly re-installed by a qualified electrician.

Receptacles and Switches

Several outlets are wired in reverse polarity. We recommend the reverse polarity be corrected.

We recommend each 3-hole outlet be examined by a qualified electrician and properly grounded as needed.

Several outlets are loose and we recommend they be secured to prevent movement that can cause breakage or loose connections in the wiring.

Exterior Electrical

There is loose conduit in several places and we recommend this wiring be repaired or replaced.

Water Heater

The water heater is 20 years old; it is in poor condition and we recommend it be replaced.

Unit Heaters

We suggest both heaters replaced and the installation of heat pumps be considered.

Floors

We recommend all of the concrete floors be sealed and a drainage system be installed.

Doors

The doors at the rear/right is damaged and we recommend it be repaired or replaced.

Rear Half Bathroom

We recommend the toilet be repaired or replaced.

We recommend new flooring be installed.

This bathroom has 3-hole receptacles. We recommend upgrading to provide GFCI safety protection.

The outlets are wired in reverse polarity. We recommend the reverse polarity be corrected.

Front Half Bathroom

The toilet is damaged and we recommend it be repaired or replaced.

Sink Area

The sink drain is slow and we recommend it be cleared.

There is a pull-chain light fixture near the metal sink and we recommend it be replaced with a safer fixture.

We recommend a switch be added for safety.

Thank you for using Cantor Inspections. If you have any questions or if we can be of further assistance, please do not hesitate to call us at (510) 507-2279.