

# FACILITY ASSESSMENT REPORT



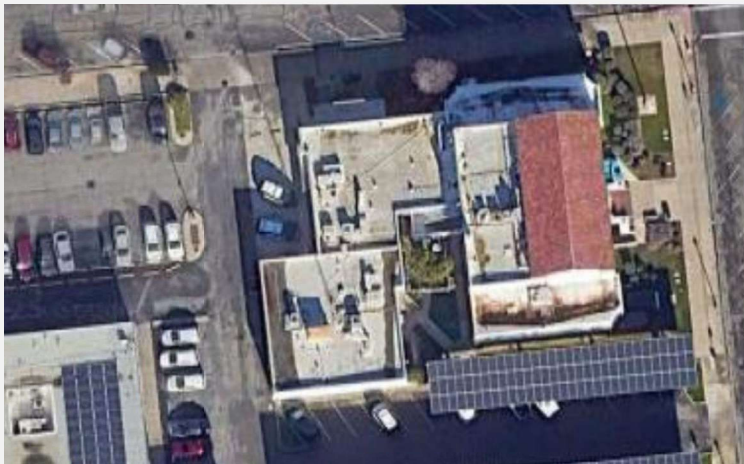
316 6th. St.  
Marysville, CA 95901

**Prepared for:**  
Marysville PD  
530-749-3900

**Inspector:**  
Craig McBride  
Dated 8/25/28



## MAP VIEW



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<b>Property Location</b>	
<b>Lot Size</b>	
<b>House Size</b>	
<b>Year of Construction</b>	
<b>Property Type</b>	Commercial
<b>Foundation Type</b>	Concrete / Raised Foundation
<b>Roof Type</b>	Rolled Roofing / Gravel
<b>Exterior Materials</b>	Stucco / Brick
<b>Ceiling Structure</b>	T-Bar / Hard Lid
<b>Wall Structure</b>	Stucco
<b>Interior Wall Structure</b>	Sheetrock / Wallpaper
<b>Floor Type</b>	Carpet / Vinyl Tiles
<b>Exterior Materials</b>	Stucco / Brick
<b>Exterior Doors</b>	Glass / Metal
<b>Window Type</b>	Single Pane / Metal Frame
<b>Generator Type</b>	Natural Gas
<b>RV or Additional Parking</b>	Additional Parking in South Lot
<b>Additional Features</b>	Security System
<b>Date of Inspection</b>	8/26/2025

The following information is intended to provide a snapshot of the building and its condition at the time of the inspection. The intent is to provide an objective assessment of the building and identify items that should be repaired or replaced as well as recommend improvements that can improve the building's appearance and performance.

## KEY FINDINGS

**\*Lot Assessment:** The front entrance needs to be pressure washed and the west-side steps have damaged and chipped areas, and there are poor grading and drainage on the north side of the building, causing water to pool against the structure. The walkways and private parking area to the West also have several large cracks that need repair.

**\*Structural Components:** The exterior stucco walls are damaged with peeling paint, and interior walls have peeling wallpaper and damage to corners. The common area carpet needs professional cleaning or replacement, and some ceiling tiles show water damage. Single pane windows should be replaced with Dual pane.

**\*Roofing:** The rolled roofing material is in poor condition and needs to be replaced. Flashing is also damaged, and some downspouts need replacement. Several roof penetrations lack proper sealant, which could lead to leaks.

**\*Plumbing:** The kitchen sink shows signs of age, and the men's locker room bathroom sinks are worn. The hall drinking fountain needs adjustment or replacement, and the soap dispenser is damaged in Men's locker room.

**\*Electrical:** The lobby corridor has a damaged wall receptacle. There are exposed wires in the men's locker room, and several lights are out in the men's locker room and throughout the building.

**\*Air Conditioning:** Most of the AC units are beyond their lifespan and need to be replaced. One unit is abandoned.

**\*Insulation & Ventilation:** The exhaust fan in the men's locker room bathroom is not working. The foundation, doors, and stairs/railings were found to be in good condition. Immediate repairs are recommended for the roofing, and electrical issues. A professional contractor should be consulted for a detailed assessment and repair plan.

# LIMITATIONS

This inspection report is a **visual, non-invasive review** of the property's readily accessible systems and components as observed on the date of the inspection. Its purpose is to provide an overview of the property's condition and to identify items that may require repair, replacement, or further evaluation.

The inspection is **not technically exhaustive** and cannot identify every possible defect. The following are **outside the scope** of this inspection unless specifically noted:

- Engineering analysis, load calculations, and design adequacy
- Code compliance and permit verification
- Environmental hazards (mold, radon, asbestos, lead, etc.)
- Pest infestations or wood-destroying organisms
- Specialized systems such as pools, spas, irrigation, solar, wells, or septic
- Concealed areas including wall cavities, underground piping, or inaccessible spaces

The inspector does **not move personal property, furniture, appliances, or stored items**. Testing is limited to normal homeowner controls; the inspector does not ignite pilot lights, operate shut-off valves, or dismantle equipment.

Because property conditions can change after the date of inspection, **no warranty or guarantee** is provided regarding future performance or the remaining service life of any system. Clients are encouraged to consult qualified contractors or specialists for further evaluation when deficiencies are noted, or when systems are nearing the end of their expected lifespan.

This report is intended for the exclusive use of the client named herein. **Unauthorized distribution or reliance by third parties is not advised.**

# RATINGS

## Rating System: Good / Fair / Poor

- **Good** – The item is in serviceable condition, functioning as intended, and shows only normal wear. No immediate action is required.
- **Fair** – The item is still functioning but shows signs of age, wear, or prior repair. It may need maintenance or replacement in the near future and should be budgeted for.
- **Poor** – The item is at or near the end of its useful life, is non-functional, or has clear deficiencies. Repair or replacement should be scheduled as soon as possible.

**N/A** is used when an item is not present, not applicable to the property, or could not be inspected.

# CONDITION ASSESSMENT

## 1. Property / Site

### Limitations

The inspection of the lot and site is limited to visible surfaces and features on the day of inspection. Soil conditions, long-term drainage performance, geological stability, and underground components are outside the scope. Seasonal weather, vegetation growth, or grading changes may affect site conditions after the inspection.

### Lot Grading & Drainage

Good  Fair  Poor  N/A



The North side of the building seems to allow water to back up and hold against the building.

### Driveways / Walkways / Patios

Good  Fair  Poor  N/A



The entrance, sidewalk and private parking area have several large cracks and should be repaired.

**Decks / Porches / Stairs / Railings**

Good  Fair  Poor  N/A



The steps on the west side of building have several areas that are chipped and damaged.



The front entrance has something spilled on it and needs to be pressure washed.

**Vegetation**

Good  Fair  Poor  N/A

**Parking Areas / Additional Structures**

Good  Fair  Poor  N/A

**Other**

Good  Fair  Poor  N/A

## 2. Structural Components

### Limitations

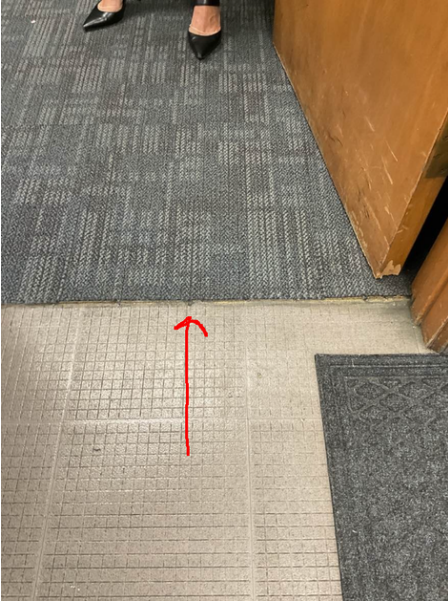
The structural inspection is limited to readily visible and accessible portions of the foundation, framing, floors, and walls. The inspector does not perform engineering analysis, load calculations, or destructive probing. Concealed areas behind finishes, under flooring, or within walls are not visible and are excluded.

### Foundation

Good  Fair  Poor  N/A

### Floors

Good  Fair  Poor  N/A



The carpet to floor tile needs a transition strip to avoid trip hazards.



The common area carpet needs to be professionally cleaned or replaced.

### Exterior Walls

Good  Fair  Poor  N/A



Stucco Walls- Several exterior walls are damaged, and the paint is peeling.

**Interior Walls**

Good  Fair  Poor  N/A



The men's locker room bathroom wall seems to have been repaired but not painted.



There is damage on wall corners.



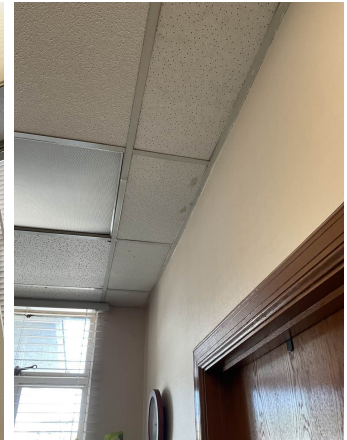
Sheetrock walls with wallpaper- several interior walls in the corridor have wallpaper peeling.

**Ceilings**

Good  Fair  Poor  N/A



Multiple ceiling tiles and hard lid have water damage and should be repaired and replaced.



**Doors**

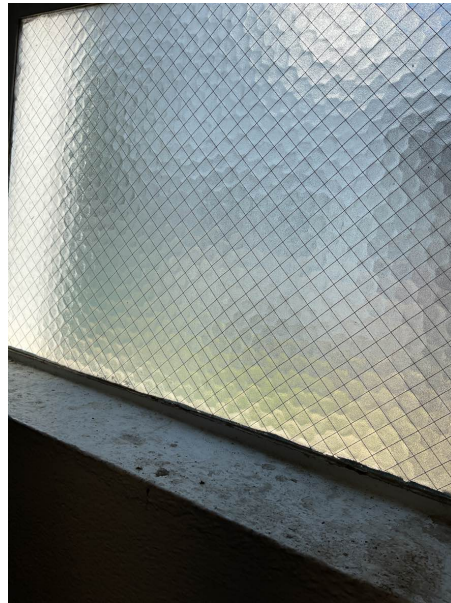
Good  Fair  Poor  N/A



Glass/Metal Doors Several exterior metal doors are rusted and need paint and replacement.

### Windows

Good  Fair  Poor  N/A



Windows are single pane and seem to be allowing moisture inside.

### Other

Good  Fair  Poor  N/A

## 3. Roofing

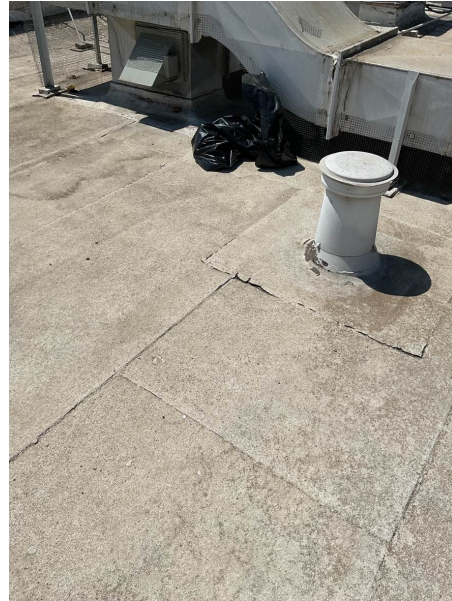
### Limitations

Roof inspection is limited to surfaces safely accessible at the time of inspection. Steep slopes, fragile coverings, or inclement weather may prevent walking on the roof. Evaluation of hidden flashing, underlayment, fasteners, or

waterproof membranes is beyond the scope. Antennas, satellite dishes, and roof accessories not part of the primary system are excluded.

### Roofing Material

Good  Fair  Poor  N/A



The roof is in poor condition and needs to be replaced.

### Gutters & Downspouts

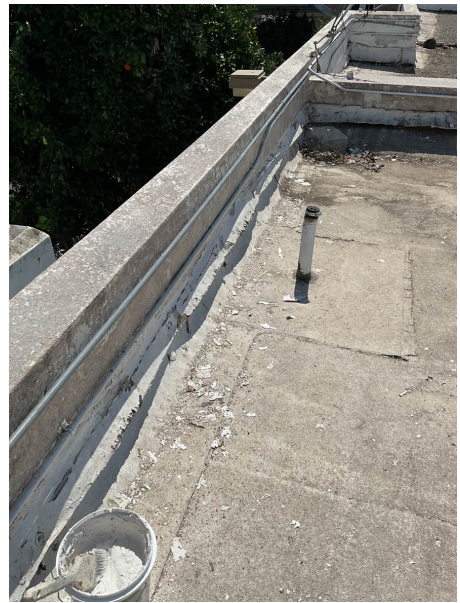
Good  Fair  Poor  N/A



Some of the downspouts are damaged and need to be replaced.

### Flashing

Good  Fair  Poor  N/A



The roof flashings are damaged along parapet wall and need to be replaced.

**Skylights / Chimneys / Roof Penetrations**

Good  Fair  Poor  N/A



Several roof penetrations have sealant that are missing and should be replaced to avoid leaking.

**Other**

Good  Fair  Poor  N/A

# 4. Plumbing

### Limitations

The plumbing inspection is limited to visible water supply and drain piping, fixtures, and water heating equipment. Flow rates, water pressure, and water quality are not measured. Wells, septic systems, water softeners, filtration, and fire

suppression systems are excluded. Piping concealed in walls, ceilings, or underground cannot be inspected.

**Supply Piping (visible)**

Good  Fair  Poor  N/A

**Drain Piping (visible)**

Good  Fair  Poor  N/A

**Water Heater**

Good  Fair  Poor  N/A

**Fixtures**

Good  Fair  Poor  N/A

**Faucets/ Water Pressure**

Good  Fair  Poor  N/A



The men's locker room bathroom sinks are old and showing signs of wear. The soap dispenser is damaged and needs to be replaced



The hall drinking fountain shoots a high stream of water and needs to be replaced or adjusted.



The kitchen sink is operable but shows signs of age, as well as the Formica countertop.

**Exterior Hose Bibs**

Good  Fair  Poor  N/A

**Functional Flow / Drainage Checks**

Good  Fair  Poor  N/A

**Other**

Good  Fair  Poor  N/A

## 5. Electrical

### Limitations

The electrical inspection is limited to a representative number of outlets, switches, and light fixtures. Service panels are visually examined; covers may be removed when safe, but no internal testing of circuits or load calculations is performed. Low-voltage, security, renewable energy, and specialized systems are excluded. Smoke and CO detectors are only checked for presence, not functionality.

**Service Entry & Main Panel**

Good  Fair  Poor  N/A

**Sub Panels**

Good  Fair  Poor  N/A

**Breakers / Fuses**

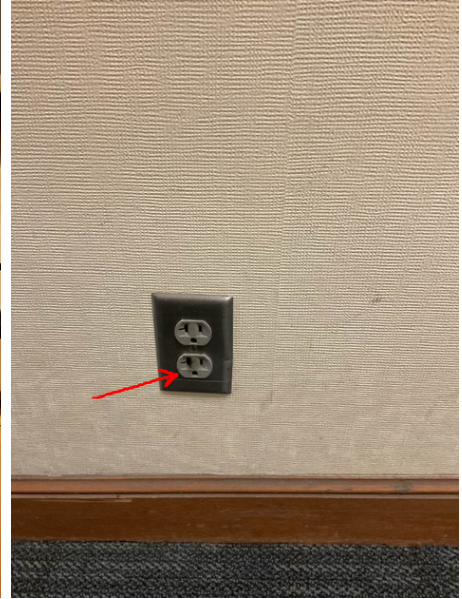
Good  Fair  Poor  N/A

**Wiring (Visible)**

Good  Fair  Poor  N/A

**Fixtures / Switches / Receptacles**

Good  Fair  Poor  N/A



There are exposed wires and several lights out in the Men's locker room. Corridor plug seems to be damaged.

**GFCI / AFCI**

Good  Fair  Poor  N/A

**Other**

Good  Fair  Poor  N/A

## 6. Heating and Cooling

### Limitations

Heating and cooling systems are inspected by operating accessible units with normal homeowner controls when conditions allow. Efficiency, sizing, heat distribution balance, or cooling adequacy are not evaluated. Humidifiers, dehumidifiers, air cleaners, or zoning systems are excluded. Internal components such as heat exchangers or sealed refrigerant lines are not dismantled.

**Heating System**

Good  Fair  Poor  N/A

**Distribution System**

Good  Fair  Poor  N/A

**Venting / Flues / Chimneys**

Good  Fair  Poor  N/A

**Cooling System**

Good  Fair  Poor  N/A



Most of the A/C units need to be replaced due to age, one of the units is abandoned.

**Thermostat Operation**

Good  Fair  Poor  N/A

**Other**

Good  Fair  Poor  N/A

## 7. Interiors

### Limitations

Interior inspection is limited to a representative sampling of walls, ceilings, floors, doors, and windows. Cosmetic finishes, paint, wallpaper, or minor imperfections are not evaluated. Window treatments, decorative elements, furnishings, and stored items may restrict visibility. Appliances are tested only for basic operation with standard controls.

**Walls & Ceilings**

Good  Fair  Poor  N/A

**Floors & Transitions**

Good  Fair  Poor  N/A

**Stairs / Railings**

Good  Fair  Poor  N/A

**Doors**

Good  Fair  Poor  N/A

**Windows**

Good  Fair  Poor  N/A

**Built-in Appliances**

Good  Fair  Poor  N/A

**Other**

Good  Fair  Poor  N/A

## 8. Insulation & Ventilation

### Limitations

Insulation is inspected only where visible in unfinished areas such as attics or crawlspaces. The inspector does not disturb insulation to determine completeness or thickness in concealed areas. Airflow rates are not measured, and hidden vapor barriers or inaccessible areas cannot be evaluated.

- Attic Insulation**  Good  Fair  Poor  N/A
- Crawlspace Insulation**  Good  Fair  Poor  N/A
- Ventilation**  Good  Fair  Poor  N/A
- Vapor Barriers**  Good  Fair  Poor  N/A
- Other**  Good  Fair  Poor  N/A

## 9. Fireplaces & Fuel-Burning Appliances

### Limitations

The fireplace inspection is limited to visual observation of accessible components. Inserts, stoves, and firebox contents are not moved. Draft testing, combustion analysis, and adequacy of combustion air are not part of the inspection. The inspector does not light fires or operate gas valves.

- Firebox Condition**  Good  Fair  Poor  N/A
- Chimney / Vent Visible Condition**  Good  Fair  Poor  N/A
- Dampers / Accessories**  Good  Fair  Poor  N/A
- Other**  Good  Fair  Poor  N/A

## 10. Safety & Miscellaneous

### Limitations

Safety components such as smoke alarms, carbon monoxide detectors, and handrails are inspected only for presence and general condition. No guarantee is made regarding compliance with local building codes or fire codes. Security systems are not tested beyond noting visible equipment.

- Smoke Detectors / CO Detectors**  Good  Fair  Poor  N/A
- Handrails / Guardrails**  Good  Fair  Poor  N/A
- Exterior Metal Doors**  Good  Fair  Poor  N/A

**Security Systems**

Good  Fair  Poor  N/A

**Other**

Good  Fair  Poor  N/A

## Lot Assessment

**Front entrance:** The spilled material on the front entrance should be removed with a high-pressure washer. This will improve the property's curb appeal and prevent the material from tracking into the building.

**West side steps:** The chipped and damaged concrete steps are a safety hazard. They should be repaired or replaced to ensure a level and secure surface for foot traffic.

**North side grading:** Improper grading allows water to accumulate against the building's foundation, which can lead to structural damage and moisture intrusion. It is recommended to re-grade the area with a slight slope away from the building to ensure proper drainage. Entrance, sidewalk, and parking area: The large cracks in these paved areas are a trip hazard and can worsen over time due to weather and vehicle traffic. They should be sealed with an appropriate crack filler or, for larger cracks, a professional asphalt or concrete repair service should be consulted to prevent further deterioration.

## Structural and Interior

**Carpet to floor tile transition:** The lack of a transition strip at the seam between the carpet and floor tile creates a trip hazard. A professional should install a metal or wood transition strip to create a smooth, safe transition.

**Common area carpet:** The carpet appears to be worn or stained. Professional cleaning may be sufficient to restore its appearance and extend its life. However, if the carpet is extensively worn, replacement is the more durable solution.

**Exterior walls:** The damaged and peeling paint on the exterior walls not only looks poor but also leaves the underlying material vulnerable to weather damage. The damaged areas should be scraped, patched, primed, and repainted with an exterior-grade paint suitable for the stucco/brick material.

**Interior walls (corridor):** The peeling wallpaper is an aesthetic issue. It should be removed, the walls prepped, and then new wallpaper or a fresh coat of paint applied for a clean, updated look.

**Wall corners:** The damage to the wall corners is likely from routine wear and tear. The damaged drywall or plaster should be repaired and the corners reinforced with corner bead before being repainted.

**Men's locker room bathroom wall:** The wall has been repaired but not finished. It needs to be primed and painted with a moisture-resistant paint to match the surrounding walls and complete the repair.

**Ceiling tiles and hard lid:** The water damage indicates a past or present leak. The source of the leak must be identified and repaired first. Then, the damaged ceiling tiles and hard lid sections should be replaced to prevent mold growth and restore the ceiling's integrity and appearance.

**Exterior metal doors:** The rust on the metal doors indicates they are not properly protected from the elements. The rust should be sanded off, and the doors should be primed with a rust-inhibiting primer and painted with an exterior-grade paint. If the rust is severe, replacement may be a better option.

**Single-pane windows:** The presence of moisture suggests a lack of insulation and a potential for drafts. Replacing these windows with modern, double-pane insulated windows will improve energy efficiency and prevent moisture from entering.

**Roofing and Plumbing Rolled roofing:** The inspector noted the rolled roofing is in poor condition. This type of roofing has a limited lifespan, and its condition indicates it is at or near the end of its service life. It should be replaced by a qualified roofing professional to prevent leaks and protect the building's structure.

**Water Heater:** The Hot water heater seems to be working and no signs of leaking, it is 27 yrs old and should be considered for replacement within the next year.

**Downspouts:** Damaged downspouts cannot properly direct water away from the foundation. They should be replaced to ensure effective water management and prevent foundation damage.

**Roof flashings:** The damaged flashings are a critical point for water intrusion, especially along the parapet wall. These flashings should be replaced by a roofing professional to maintain a waterproof seal.

**Roof penetrations:** Missing sealant around roof penetrations (such as vents or pipes) is a common cause of roof leaks. The old sealant should be removed, and a new, durable sealant should be applied to create a watertight seal.

**Hall drinking fountain:** The drinking fountain's high stream of water may be caused by a faulty pressure regulator or a damaged nozzle. A plumber should be called to either adjust the pressure or replace the unit.

**Men's locker room bathroom sinks:** The sinks are old and show wear, which may be a cosmetic or functional issue. They should be replaced to modernize the bathroom and ensure proper function.

**Men's locker room soap dispenser:** The damaged soap dispenser should be replaced with a new one for hygiene and convenience.

## Electrical, A/C, and Ventilation

**Damaged plug:** The damaged electrical outlet in the corridor is a safety hazard and a potential fire risk. A qualified electrician should be hired to replace the damaged plug immediately.

**Men's locker room:** The exposed wires and inoperable lights are electrical hazards. An electrician must be called to secure the wiring and replace the burnt-out bulbs or fix the lighting fixtures.

**A/C units:** The inspector noted most units are old and one is abandoned. To ensure efficient and reliable cooling, it is recommended to have a professional HVAC technician inspect and provide a plan to replace the aging units. The abandoned unit should be properly removed.

**Men's locker room bathroom exhaust fan:** The non-working exhaust fan can lead to moisture buildup, which can cause mold and mildew. A professional should be hired to repair or replace the fan to ensure proper ventilation.

