

## Assessment of Property at 681 Main Street, Placerville CA

### Items that potentially need to be addressed prior to occupancy

1. ADA parking is missing signage; also, the path of travel to the building entrance from some of the accessible parking is not compliant due to slope of walkway and the trench drain that crosses the entry. May need to add 'Van Accessible' parking stalls
2. There was a leak noted in the electrical room that seemed to be coming from the restrooms located above the electrical room. A plumber should investigate the leaks.
3. There is a handrail at a suite on level one near the South exit that is not compliant
4. Contrasting stripes on the stair treads are missing in various locations; at second level North exit there is a step that lands on a ramp rather than on a level landing. This needs to be addressed for safe egress.
5. At the ramp that leads to main atrium area, there are windows on each side of the ramp that are required to be tempered. It appears the windows may not be tempered; further investigation is required.
6. I was unable to inspect the roof. There was not a ladder of sufficient length to access the passageway that leads to the roof. Also, the property manager stated that the passageway to the roof currently has an infestation of wasps, so I didn't want to travel through the area. She stated that the flat portion of the roof is only six years old. The gutters and some of the fascia board on the perimeter of the roof need to be replaced.
7. If the current configuration of the building is to remain then there may need to be some adjustments to occupancy separation; particularly between office spaces and the retail and assembly spaces. The adjustments might include, for example, adding fire doors.
8. HVAC equipment in the electrical room appears to show signs of aging. An HVAC contractor should be consulted to assess the equipment.