

Preliminary inspection report on existing and current outstanding issues at the Ladera Linda Facility.

A. FAILING INFRASTRUCTURE:

1. The existing gas line is in need of replacement
2. The existing water line is in need of replacement
3. The existing wastewater line is in need of replacement
4. As sited in the report dated March 2010 by California IR, there are many electrical anomalies that will need to be addressed.

B. ENERGY CONCERNS:

1. This structure is not fully insulated.
2. There is a lack of any type of energy management system.
3. A/C units are not 13 SEER.
4. No A/B switching or occupancy sensors for lights.
5. Furnace venting not properly sealed.
6. Facility was declared an energy hog by California IR, based on results from tests performed on March 12th and 13th 2010. The report is on file with the City of Rancho Palos Verdes.

C. ENVIRONMENTAL CONCERNS:

1. Peeling paint may be lead based.
2. Floor and ceiling tiles and other building materials may contain asbestos.
3. The building and materials used may require evaluation and testing to be done by an independent environmental firm to determine if the material used are hazardous as recommended by California IR in the report date March 2010.
4. These Issues might trigger AQMD concerns.

D. CODE CONCERNS:

1. No automatic fire sprinkler system.
2. Current construction does not comply with current seismic, life safety requirements.
3. Current construction does not comply with current fire, life safety requirements
4. The mechanical and electrical equipment is not seismically braced.
5. Missing earthquake straps for the water heater(s).
6. The bowl like location of this site makes it prone to mudslide and drainage issues from the adjacent hills.
7. No emergency back up power exists except for the private cellular stations.

8. Portions of the additions and new construction are not fire resistive or 1 hr rated construction.
9. There are broken and or detached vent(s) for existing heater in classroom "K".
10. The newly added west facing exterior door leading to the play yard area opens up over a step down. Improper landings were installed and no ramps were installed.
11. The existing heating systems in the classrooms are very old and the flames were not all blue. This might indicate that there is a hazard of carbon monoxide which should be checked by the gas company.
12. The water heater t & p drain needs to be run to the exterior of the building.
13. Extension cords are being used as a substitute for permanent building wiring.
14. Leaking and deteriorating waste and water lines.
15. Electrical service is exposed to the weather and is located in an area subject to flooding.
16. Some of the existing sub panels have "Pushamatic" breakers which have been listed on a product alert or recall from the Consumer Product Safety Commission.
17. The building is not weatherproof in some areas, since the irrigation system has corroded the exterior wall panels.
18. The water supply valves in many areas are non operational.
19. The electrical conduit has corroded on the west side of the building where it rises from the ground and has been repaired with roof sealing material which is not an approved method.

E. ACCESSIBILITY:

1. No approved fully accessible restrooms exist.
2. Missing ramps from the classroom doors to the older play areas on the west side.
3. The required door edge side strike clearance is not a minimum of 18" on the pull side of the 12" on the push side at some of the doors.
4. No lever hardware on the doors.
5. Existing door thresholds are more than $\frac{1}{2}$ " high.
6. There is an excessive amount of slope at the ramp leading to the lower play area.
7. No ramp or lift to the upper play area.

F. FIRE / LIFE SAFETY

1. No fire sprinklers.
2. No egress from some of the play areas except back thru the classrooms.
3. These areas are not large enough or far enough away from the classrooms to be a safe dispersal area.
4. Current construction does not comply with current seismic, fire/life safety requirements.
5. Building is not built per current seismic requirements.
6. The mechanical and electrical equipment is not seismic braced.

7. Portions of the new additions and new construction are not fire resistive or 1 hr rated construction.
8. The heating systems in the classrooms are very old and the flames were not all blue. This might indicate that there is a hazard of carbon monoxide which should be checked by a representative of the gas company.
9. Extension cords are being used as a substitute for permanent building wiring.
10. Broken and or detached vent(s) for the heater in classroom "K".