



Dear Client,

Please provide a copy of this report to the property owner or Homeowner Association Board of Directors ("Owner") for insertion into Owner's permanent records, including all budgets and reserve studies, where it shall remain at least until the completion of the next two periodic inspections of the elements of the subject property, as may be required by law.

This report, and all annexed reports and photo documentation, and all content thereof, constitute the work product of Deck Inspectors, Inc. ("Company") (collectively, the "Work Product"), and, as such, Company shall retain all common law, statutory and other rights thereto hereby reserved, including all copyrights. Submission or distribution of any Work Product to meet regulatory or statutory requirements or for similar purposes shall not be construed as publication in derogation of the reserved rights of Company, and Company shall have the right, but not the obligation, to make and retain copies of its Work Product.

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REPORT OF VISUAL INSPECTION

An inspection ("Inspection") of the Exterior Elevated Elements ("EEE") listed in Annex 1 (attached report), their load-bearing components ("LBC"), and associated waterproofing elements ("AWE") was performed at the property and on the date indicated below:

Subject Property Address:

Autumn Pointe HOA/ 55488 Dobbns St.	Los Angeles	CA	
Date of Inspection:	2/22/2024		

The Inspection was performed pursuant to the requirements of **California Civil Code Section 5551 (if Homeowners Association property ("HOA Property")) or Health and Safety Code Section 17973 (if apartment property ("Apartment Property"))** and the terms of a contract between the Owner and Deck Inspectors, Inc. ("Company"). The Inspection generally consisted of a review of the EEE listed below:

Decks <input checked="" type="checkbox"/>	Railings <input checked="" type="checkbox"/>	Stairs <input checked="" type="checkbox"/>	Walkways <input type="checkbox"/>	Entry Areas <input checked="" type="checkbox"/>
Other <input checked="" type="checkbox"/>	Metal Stairs and Railings			

The associated waterproofing elements for the foregoing generally consist of:

Flashings <input checked="" type="checkbox"/>	Membranes <input checked="" type="checkbox"/>	Coatings <input checked="" type="checkbox"/>	Sealants <input checked="" type="checkbox"/>
Other <input type="checkbox"/>			



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Units or areas specifically excluded from this Report of Inspection (If any), are:

None
NA

Reason for exclusion:

None

VISUAL INSPECTION

REPAIRS – NOTATIONS & CONCLUSION DEFINITIONS

PURPOSE: In the case of an HOA Property, the Inspection is intended to determine whether the EEE are in a generally safe condition and performing in accordance with applicable standards. In the case of an Apartment Property, the Inspection is intended to determine whether the EEE are in a generally safe condition, adequate working order, and free from hazardous conditions as such may be caused by fungus, deterioration, decay, or improper alteration endangering the life, limb, health, property, safety, or welfare of the public or the occupants.

Note that conditions which include, but are not necessarily limited to the following, may require an additional Inspection or Further Invasive Review:

1. Surfaces covered with carpet, tile, stone, or other systems.
2. Concrete.
3. Furniture and plants precluding the completion of Inspection in thorough manner.
4. Aggressive dogs or other animals.
5. Resident occupants or other persons precluding Inspection or Further Invasive Review.
6. Inaccessibility due to physical limitation or denied authorization.
7. Contractual limitation in scope of inspection and areas to be inspected. The Exterior Elevated

ELEMENTS AT THE SITE MAY CONSIST OF ANY OR ALL THE FOLLOWING:

Decks - Porches - Stairways - Walkways - Entry structures - Railings - Parapet walls- Sheet metal integrations - Doors and their integrations, including door pans and thresholds.

DEFINITIONS:

1. "Associated Waterproofing Systems" consist of metal and non-metal flashings, waterproof membranes, coatings, and sealants that protect the load-bearing components of exterior elevated elements from exposure to the elements.



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2. “Condition Assessment” this phrase is used to communicate what the inspector found after a visual inspection of surfaces.
3. “Exterior Elevated Elements” consist of the following structures and their supports and railings: balconies, decks, porches, stairways, walkways, and entry structures extending beyond exterior walls of the building which have a walking surface that is elevated more than six feet above ground level, are designed for human occupancy or use, and rely in whole or in substantial part on wood or wood-based products for structural support or stability of the exterior elevated element.
4. “Further Invasive Review” is a phrase used to indicate that additional inspection is required by an inability to conduct a visual inspection or by signs of moisture intrusion or damage to the structure revealed by a visual inspection. A further invasive review can be as simple as involving the use of a borescope or more complex, involving removal of surfaces to gain access to the source of an issue.
5. “Inspection” consists of a Visual Inspection.
6. “Signs of leaks” is a phrase used to describe the possibility of moisture or water penetration through waterproof barriers into a structure, possibly causing damage or failure of a structural building component.
7. “Visual Inspection” consists of an inspection through the least intrusive method necessary to inspect load-bearing components, such as the exclusive use of visual observation or visual observation in conjunction with, for example, the use of moisture meters or infrared technology.

CONDITION INDICATORS: The below condition indicators are determined through the professional experience of the inspectors and consist of the following:

- (A) “Bad” indicates that an applicable surface is in such poor condition that it failed a visual inspection.
- (B) “Fair” indicates that an applicable surface is in reasonably adequate condition but may require further invasive review.



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- (C) “Good” indicates that an applicable surface visually appears well maintained, devoid of conditions requiring further invasive review.

ADDITIONAL CONSIDERATIONS AND CONCERNS: Reports may include any or all the following inspector observations during an Inspection or elucidate the reasons why an Inspection could not occur.

LIFE EXPECTANCY: The Inspection seeks to determine the life expectancy of the EEE in the case of Apartment Properties or the load bearing components and associated waterproofing systems for HOA Properties. Life expectancy is zero to nine (0-9) years. Zero (0)-years indicates that the specified item requires immediate attention and repairs/replacement, and nine (9) years indicates that the specified item should function as intended or beyond the next periodic inspection required by law.

- (a) Life Expectancy (EEE): Exterior Elevated Elements: (as defined above).
- (b) Life Expectancy (LBC): Load Bearing Components (structural elements, as defined by law).
- (c) Life Expectancy (AWE): Associated Waterproofing Elements. (as defined above)
- (d) In the attached Visual Report for the property address above, the following conditions, concerns and conclusions have been noted and included in the attached report.

CONCLUSION AND LIFE EXPENTANCY (EEE), (LBC), (AWE):

Units where Condition Assessment indicates “Fail”, the unit will receive a life expectancy of zero to one (0-1) - year for EEE, LBC and AWE. The reason for this failure rating is the lack of, or a failed waterproof membrane which is specifically designed and required, to ensure water does not penetrate the surface and possibly cause damage to the structural elements.

Units where the exterior elevated elements have been repaired and waterproofing applied to the surface, will receive a one to four (1–4)-year life expectancy for EEE, LBC and Awe. This life expectancy can be maintained indefinitely provided annual or bi-annual inspections and maintenance is performed. Failure to perform routine maintenance and inspections may result in a lower life expectancy of the EEE, LBC and AWE.



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Load Bearing Components where waterproofing does not appear or has not been confirmed will receive a Life Expectancy of zero to one (0-1)-years because without a complete intact waterproofing system, any amount of water that lands on the horizontal surface will likely leak into the load bearing components resulting in damage.

The actual age of this property is unknown therefore no conditions exist which would provide for a maximum life expectancy of nine (9) Years. Reserve study consideration should place the life expectancy of the individual units as identified above and in the inspection report.

COMMENTS - RECOMMENDATIONS – REPAIRS INSPECTION OVERVIEW

Type	Construction	Conditions Noted
BUILDING:	Wood Framed Two (2) story	Concerns of deterioration or damage to structure
STAIRS:	Metal stringer - Concrete treads -No riser	Metal failure or damage visually observed. See Report
WALKWAYS:	Wood frame with waterproof pedestrian deck coating walking surface	Concerns of deterioration or damage to structure. See Report
BALCONIES:	Wood framed over unoccupied spaces	Concerns of deterioration or damage to the deck structure. See Report
ENTRY DECKS	Wood framed over living space with waterproof walking surface	Concerns of deterioration or damage to structure. See Report
RAILINGS	Metal framed	Deterioartion or Rust of Metal Supports. Waterproof Seal is Damaged
Courtyard	None	N/A



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**ADDITIONAL COMMENTS:**

Two story, wood framed structure with Metal Framed stair assemblies, leading to the second-floor entry decks.

Waterproof pedestrian decking over wood framed structure. The waterproof decking has not been properly maintained, resulting in failed waterproofing, leaks and deterioration to the wood structures.

Metal framed railings are in fair condition with expectations where mounting plates are rusted and failing.

Where waterproof pedestrian deck systems are failing, replace them with new waterproof deck systems. Replace all deteriorated and damaged wood.

Proper maintenance of the waterproof deck coatings is paramount to the longevity of the overall structure. Maintenance is required for all waterproof deck coatings, not being replaced.

Where there are signs of wood rot:

1. ☒ Remove all affected surfaces and expose to determine extent of damage.
2. ☒ Remove stucco on walls covering the affected areas.
3. ☒ Remove deck coating, concrete, or tile decks where there is suspected damage from water.
4. ☒ Remove plywood substrates to expose wood framing.
5. ☒ Remove railing as necessary to expose railing support attachments.
6. ☒ Contact **Deck Inspectors** for Invasive Inspection.

Where there are signs of failed waterproof traffic coating (Decks):

1. ☒ Remove damaged or cracked deck coating.



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2. <input checked="" type="checkbox"/> Check for deterioration of the plywood.
3. <input checked="" type="checkbox"/> Where there are indications of damage or rot, remove plywood and expose joist or substrates.
4. <input checked="" type="checkbox"/> Contact Deck Inspectors for Invasive Inspection.
See Visual Report for Reference.
Replacement of Structure or Traffic Coatings
1. <input checked="" type="checkbox"/> Replace waterproofing and concrete where required.
2. <input checked="" type="checkbox"/> Replace deck coating with similar ICC Approved Traffic Coatings: Crossfield, UPI, Excel Coat, Life Deck, or similar system.
3. <input checked="" type="checkbox"/> Contact Deck Inspectors for FINAL INSPECTION AND REPORT.

If the inspector concludes that any EEE poses an immediate threat to public safety, the inspector shall provide a copy of the inspection report to the Owner or its agent immediately upon completion of the report, and to the local code enforcement agency within 15 days of completion of the report. Upon receiving the report, the Owner shall take immediate preventive measures, including but not limited to preventing access to the applicable EEE until repairs have been completed and inspected by the Company and approved by the local enforcement agency.



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Annex 1 Report also indicates elements which have a useful life of between 1-4 years. These elements must be inspected annually and or repaired or maintained as soon as practical, but in no case after four (4) years. Failure to properly repair or maintain the elements in a timely manner may lead to further deterioration and failure of the elements.

This report is subject to the terms, conditions, and limitations of the contract under which it was commissioned, including, but not limited to the following: The report is, will be, and shall remain, the property of Company, and it shall be a continuing obligation of Owner and its agents not to disclose the report to any person or use the report for any purpose not specifically contemplated by the statute governing its contents without Company's express written permission given in advance of such use or disclosure. Under no circumstance is this report to be used in any litigation or legal process without the Company's prior written approval.

In no event shall Company be liable for, and Owner and its agents hereby expressly release the Company from and against, any indirect, special, incidental, punitive, exemplary or consequential damages, including, but not limited to, damages for loss of revenue and profits, loss of business or business interruptions, loss of use of assets or facilities, and rental expenses and, in all cases, the total liability of Company on any and all claims brought by Owner against Company under any theory at law or in equity shall not exceed the Fee paid for the report or any and all services rendered by Company.

Any action of any character arising from or related to this report including, but not limited to, breach of contract, negligence, any intentional tort, or any claim based upon alleged noncompliance with statute, shall be commenced by Owner against Company no later than six (6) months after the accrual of the cause of action, or six (6) months after the date of the report of the inspection, whichever period is shorter. The owner and its agents acknowledge that their failure to commence an action within the periods of time set forth in this paragraph shall constitute an absolute bar and complete defense to any action brought thereafter.

This report is based solely upon the undersigned's knowledge, education, professional experience, and opinions. Under no circumstances is the Company and/or the inspector liable for the existing or future condition of the property or any of its structures or surfaces.

Signature	3/5/2024 DocuSigned by: <i>Paul Kushner</i> <i>DM</i> 33C0DF01D81D4E...
Inspector Name	Paul Kushner
Qualifying Title	CA Architect
License #	PK Architect CA- C 26488



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888-224-0489

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Part 1 of 2

Part 1 of Visual Inspection:

Autumn Pointe HOA

55488 Dobbs St.

Los Angeles, CA

Part 1 and Part 2 of the Visual Inspection Report must be combined for a complete Visual Inspection Report

Thank you.

DM

Deck Inspectors, Inc.

Common L	Building	Building Lo	Building Lo	Building Ap	Building Ap	Is Unit Una	Visual Revi	Any Visual	Further Inv	Condition	Life Expect	Life Expect	Life Expectancy (AWE)
	2324-2	141	Entry deck			No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
	2324-2	141	Stairs			No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
	2324-2	140	Stairs			No	Good	No	No	Pass	0-1 Years	1-4 Years	1-4 Years
	2324-2	140	Entry deck			No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
	5475-2			107	Stairs	No	Fair	No	No	Pass	0-1 Years	4-7 Years	1-4 Years
	5475-2			107	Entry deck	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5475-2		109		Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
	5475-2		109		Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5475-1		108		Entry Deck	No	Bad	Yes	No	Fail	0-1 Years	0-1 Years	0-1 Years
	5475-1		108		Stair	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5475-1		110		Stairs,	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
	5475-1		110		Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
	5501		48		Entry deck	No	Bad	Yes	No	Fail	1-4 Years	1-4 Years	0-1 Years
	5501		48		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5501		44		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5501		44		Entry deck	No	Fair	No	No	Fail	0-1 Years	1-4 Years	0-1 Years
	5501		44		Entry deck	No	Bad	Yes	No	Fail	0-1 Years	0-1 Years	0-1 Years
	5501		44		Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
	5501		46		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5501		45		Stairs	No	Fair	No	No	Pass	0-1 Years	4-7 Years	1-4 Years
	5501		45		Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
	5501		43		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5501		43		Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	2315		35		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	2315		35		Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	2315		32		Stairs	No	Bad	No	Yes	Fail	0-1 Years	0-1 Years	1-4 Years
	2315		32		Entry deck	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
	2315		33		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	2315		33		Entry deck	No	Fair	No	No	Pass	1-4 Years	4-7 Years	0-1 Years
	2315		31		Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
	2315		31		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	2315		30		Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
	2315		30		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5525		42		Entry deck	No	Good	Yes	No	Fail	1-4 Years	1-4 Years	0-1 Years
	5525		42		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5525		39		Entry deck	No	Fair	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
	5525		39		Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
	5525		40		Entry deck	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
	5525		40		Stairs	No	Bad	No	No	Fail	0-1 Years	4-7 Years	1-4 Years

5525	37	Stairs	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
5525	37	Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
5525	38	Stairs	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
5525	38	Entry deck	No	Fair	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
2331	28	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	1-4 Years	0-1 Years
2331	28	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	25	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	25	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	1-4 Years	0-1 Years
2331	26	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	1-4 Years	0-1 Years
2331	26	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	27	Entry deck	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2331	27	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	24	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	24	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2345-1	18	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2345-1	18	Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
2345-1	17	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2345-1	20	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
2345-1	20	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2345-1	19	Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
2345-1	19	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2345-1	22	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2345-1	22	Entry deck	No	Fair	Yes	No	Pass	1-4 Years	4-7 Years	0-1 Years
2345-1	16	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
2345-1	16	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5500	8	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5500	8	Entry deck	No	Bad	Yes	Yes	Fail	1-4 Years	1-4 Years	0-1 Years
5500	5	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5500	5	Entry deck	No	Bad	No	Yes	Fail	1-4 Years	4-7 Years	0-1 Years
5500	4	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5500	4	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5500	3	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
5500	3	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5500	2	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5500	2	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	1-4 Years	0-1 Years
5500	6	Entry deck	No	Fair	No	No	Pass	1-4 Years	4-7 Years	0-1 Years
5500	6	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5518	14	Entry deck	No	Fair	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
5518	14	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5518	11	Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	1-4 Years	0-1 Years
5518	11	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years

5518	10	Entry deck	No	Bad	Yes	Yes	Fail	1-4 Years	1-4 Years	0-1 Years
5518	10	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5518	12	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5518	12	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
5504	81 -83	Entry Deck	No	Fair	No	No	Pass	1-4 Years	4-7 Years	0-1 Years
5504	81 -83	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5504	82-84	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
5504	82-84	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5504	78-80	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5504	78-80	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5504	77-79	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5504	77-79	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
5502	73-75	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5502	73-75	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5502	70-72	Entry deck	No	Good	No	No	Fail	1-4 Years	4-7 Years	0-1 Years
5502	70-72	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5502	74-76	Entry deck	No	Bad	No	No	Fail	1-4 Years	4-7 Years	0-1 Years
5502	74-76	Stairs and	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5502	69-71	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5502	69-71	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2325	68	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2325	68	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2325	64-66	Entry deck	No	Bad	Yes	Yes	Fail	1-4 Years	1-4 Years	0-1 Years
2325	64-66	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2325	67	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
2325	67	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2325	59-61	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2325	59-61	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2325	63-65	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
2325	63-65	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2325	60-62	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2325	60-62	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2321	49	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2321	49	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
2321	56-58	Entry deck	No	Fair	No	No	Pass	1-4 Years	4-7 Years	0-1 Years
2321	56-58	Stairs	No	Bad	No	No	Fail	0-1 Years	4-7 Years	1-4 Years
2321	55-57	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2321	55-57	Entry deck	No	Fair	No	No	Pass	1-4 Years	4-7 Years	0-1 Years
2321	51-53	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2321	51-53	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2321	52-54	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years

2321	52-54	Entry Deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
2321	50	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2321	50	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	150	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	150	Entry deck	No	Fair	No	No	Fail	0-1 Years	1-4 Years	0-1 Years
2331	148	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	148	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	152	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	151	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	151	Entry deck	No	Bad	No	No	Fail	1-4 Years	4-7 Years	0-1 Years
2331	149	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
2331	149	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	147	Entry deck	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2331	147	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2310-2	119	Entry deck	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
2310-2	119	Stairs	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
2310-2	127	Stairs	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2310-2	127	Entry deck	No	Fair	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
2310-2	123	Stairs	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2310-2	123	Entry deck	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
5465-1	113	Entry deck	No	Fair	Yes	No	Pass	1-4 Years	1-4 Years	1-4 Years
5465-1	113	Stairs	No	Fair	No	No	Pass	0-1 Years	0-1 Years	0-1 Years
5465-1	114	Entry deck	No	Bad	Yes	No	Pass	0-1 Years	0-1 Years	0-1 Years
5465-1	114	Stairs	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
5476-1	92	Stairs	No	Fair	No	No	Pass	0-1 Years	1-4 Years	0-1 Years
5476-1	92	Entry deck	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
5476-1	93	Entry deck	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
5476-1	93	Stairs	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
5460-1	86	Stairs	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
5460-1	86	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
5460-1	87	Entry deck	No	Bad	No	No	Fail	0-1 Years	1-4 Years	0-1 Years
5460-1	87	Stairs	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
5488-1	103	Stairs	No	Fair	No	No	Pass	1-4 Years	1-4 Years	0-1 Years
5488-1	103	Entry deck	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
5488-1	105	Entry decks	No	Bad	No	No	Fail	0-1 Years	1-4 Years	0-1 Years
5488-1	105	Stairs	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2305-2	173	Entry deck	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2305-2	173	Stairs	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
5484-2	135	Entry deck	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
5484-2	135	Stairs	No	Fair	No	No	Pass	0-1 Years	1-4 Years	0-1 Years
5484-2	133	Stairs	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years

5484-2	133	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2307-1	163	Stairs	No	Fair	No	No	Pass	0-1 Years	1-4 Years	0-1 Years
2307-1	163	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2307-1	165	Stairs	No	Fair	No	No	Fail	0-1 Years	1-4 Years	0-1 Years
2307-1	165	Entry deck	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2339-2	158	Entry deck	No	Bad	No	No	Fail	1-4 Years	0-1 Years	0-1 Years
2339-2	158	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2339-2	157	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
2339-2	157	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2339-2	161	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2339-2	159	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2339-2	159	Entry deck	No	Bad	Yes	No	Fail	0-1 Years	4-7 Years	0-1 Years
2339-2	159	Entry deck	No	Bad	Yes	No	Fail	1-4 Years	4-7 Years	0-1 Years
5465-2	111	Entry deck	No	Bad	Yes	Yes	Fail	1-4 Years	1-4 Years	0-1 Years
5465-2	111	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5465-2	117	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5465-2	117	Entry deck	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5465-2	115	Entry deck	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
5465-2	115	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2310-1	129	Entry deck	No	Fair	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
2310-1	129	Stairs	No	Good	No	No	Fail	1-4 Years	4-7 Years	1-4 Years
2310-1	125	Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	1-4 Years	0-1 Years
2310-1	125	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2310-1	121	Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	1-4 Years	0-1 Years
2310-1	121	Stairs & Mir	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
2324	143	Stair	No	Fair	No	No	Pass	0-1 Years	1-4 Years	1-4 Years
2324	143	entry deck	No	Bad	Yes	Yes	Futureinspr	0-1 Years	0-1 Years	0-1 Years
2324	145	Entry deck	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2324	145	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2324	142	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2324	142	Entry deck	No	Bad	No	Yes	Fail	0-1 Years	1-4 Years	0-1 Years
5460-2	88	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5460-2	88	Entry deck	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
5460-2	89	Entry stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5460-2	89	Entry deck	No	Bad	No	No	Fail	0-1 Years	1-4 Years	0-1 Years
5460-2	91	Stairs	No	Good	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5460-2	91	Entry deck	No	Bad	Yes	No	Fail	0-1 Years	1-4 Years	0-1 Years
5476-2	94	Entry deck	No	Bad	Yes	Yes	Futureinspr	0-1 Years	0-1 Years	0-1 Years
5476-2	94	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5476-2	97	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5476-2	97	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years

5488-2	101	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
5488-2	101	Stairs	No	Bad	No	Yes	Fail	0-1 Years	4-7 Years	0-1 Years
5488-2	99	Stairs and	No	Bad	Yes	No	Fail	0-1 Years	4-7 Years	0-1 Years
5488-2	99	Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
5484-1	139	Entry deck	No	Fair	No	No	Fail	0-1 Years	1-4 Years	0-1 Years
5484-1	139	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5484-1	137	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
5484-1	137	Entry deck	No	Bad	No	No	Fail	0-1 Years	1-4 Years	0-1 Years
5484-1	131	Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	0-1 Years	0-1 Years
5484-1	131	Stairs	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2305-1	171	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2305-1	171	Entry stairs	No	Fair	No	No	Fail	0-1 Years	1-4 Years	0-1 Years
2305-1	170	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2305-1	170	Stairs	No	Fair	No	No	Pass	0-1 Years	1-4 Years	0-1 Years
2305-1	174	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2305-1	174	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2307-2	166	Entry deck	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2307-2	166	Stairs	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2307-2	168	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2307-2	168	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2307-2	164	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2307-2	164	Entry deck	No	Bad	Yes	Yes	Fail	0-1 Years	1-4 Years	0-1 Years
2339-1	156	Entry deck	No	Fair	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2339-1	156	Stairs	No	Good	No	No	Pass	1-4 Years	1-4 Years	1-4 Years
2339-1	155	Stairs	No	Fair	No	No	Pass	1-4 Years	4-7 Years	1-4 Years
2339-1	155	Entry deck	No	Fair	No	No	Pass	0-1 Years	1-4 Years	0-1 Years



Visual Inspection Report

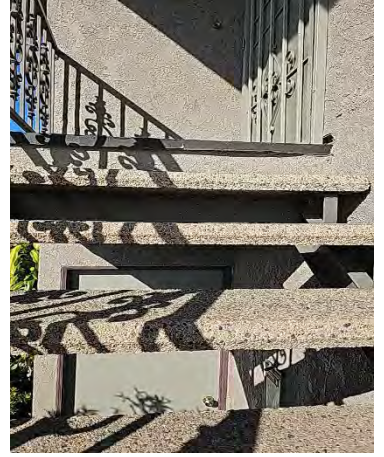
Project Name:	Autumn Pointe HOA
Project Address:	55488 Dobbs St. Los Angeles, CA
Project Description:	Multi-Unit HOA
Created Date:	02 /22 /2024
Created By:	Deck Inspectors, Inc.





Visual Inspection Details

Building Name	5475-1
Apartment Name	108
Location Name	Stair
Visual Report	
Exterior Elements	Stairs, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The railing attachment to the concrete structure is rusted. Repair as necessary to ensure a solid rust-free attachment.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

Building Name	5475-1
Apartment Name	108
Location Name	Entry Deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood. The waterproofing is severely damaged. Replace the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos







Visual Inspection Details

Building Name	5475-1
Apartment Name	110
Location Name	Stairs,
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

Building Name	5475-1
Apartment Name	110
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Porches/Entry, Stucco Interface, Door Threshold
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>The waterproofing is severely damaged. Replace the waterproofing, including all damaged wood with new waterproofing and wood structures.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

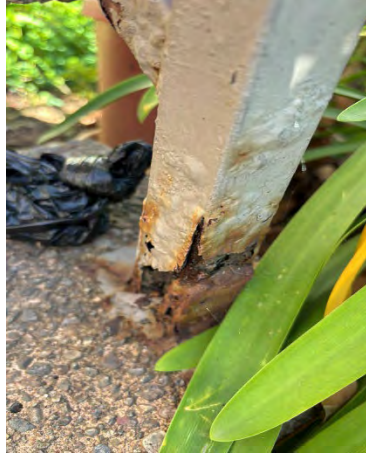
Visual Photos





Visual Inspection Details

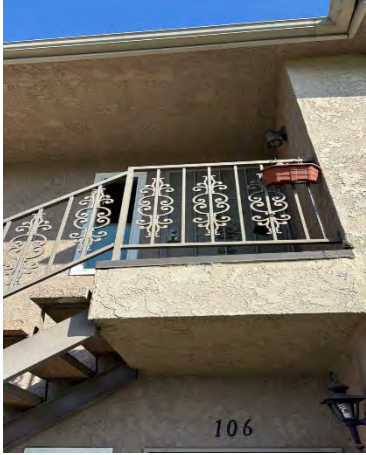
Building Name	5475-2
Apartment Name	107
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Autum Pointe HOA</p> <p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p> <p>The railing attachment to the concrete structure is rusted.</p> <p>Repair as necessary to ensure a solid rust-free attachment.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

Building Name	5475-2
Apartment Name	107
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

Building Name	5475-2
Apartment Name	109
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Sealants, Waterproofing
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	Stairs and handrail and fair condition
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





Visual Inspection Details

Building Name	5475-2
Apartment Name	109
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface, Porches/Entry
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	<p>The drip edge at the nosing is coming loose and has several exposed unsealed fast Nurse . Plywood is visible through the worn out coating. Deck sheeting is soft.</p> <p>Repair or repalce the waterproof deck coating and all damaged wood.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos

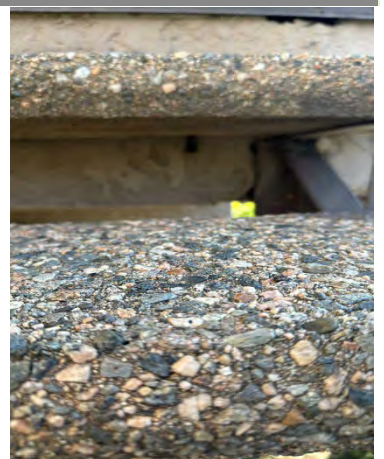
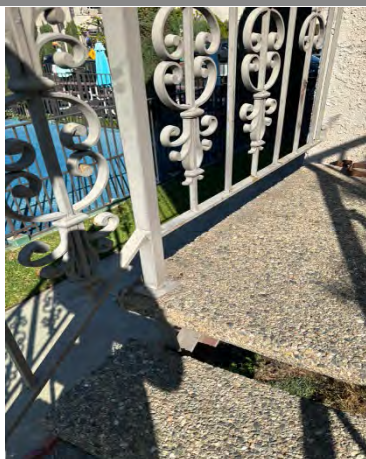




Visual Inspection Details

Building Name	5501
Apartment Name	48
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







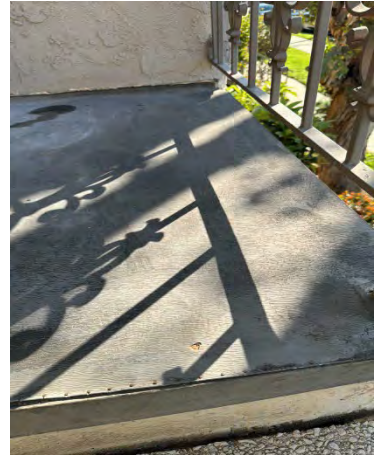
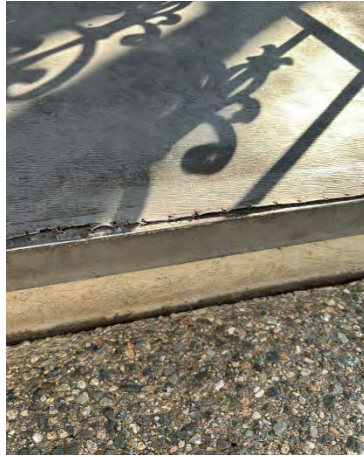
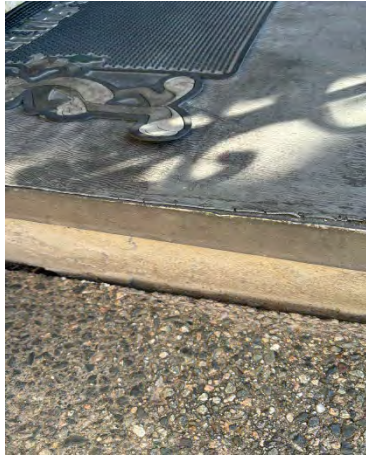
Visual Inspection Details

Building Name	5501
Apartment Name	48
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Remove waterproofing membrane and all framing assemblies as necessary. Install new waterproofing membrane.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

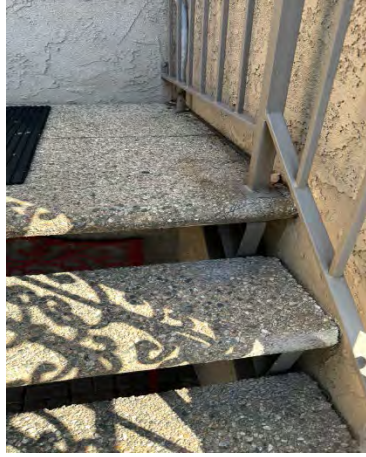
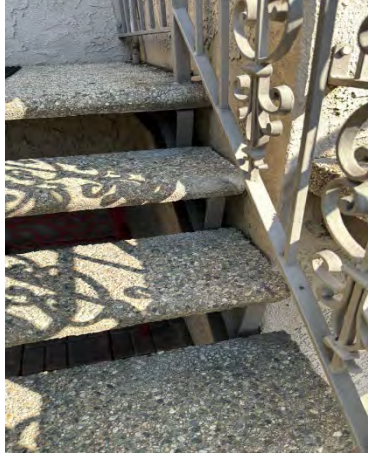
Building Name	5501
Apartment Name	46
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	Handrails are metal and attached to the deck surface and visually in good condition.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







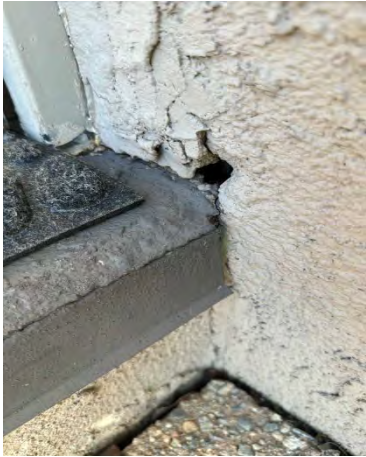
Visual Inspection Details

Building Name	5501
Apartment Name	44
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Porches/Entry, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Remove waterproofing membrane and all framing assemblies as necessary. Install new waterproofing membrane.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos



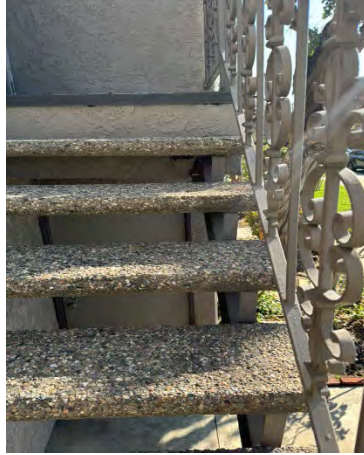


Visual Inspection Details

Building Name	5501
Apartment Name	45
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>The railing attachment to the concrete structure is rusted.</p> <p>Repair as necessary to ensure a solid rust-free attachment.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







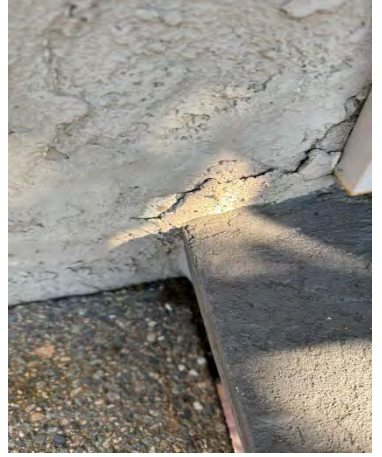
Visual Inspection Details

Building Name	5501
Apartment Name	45
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





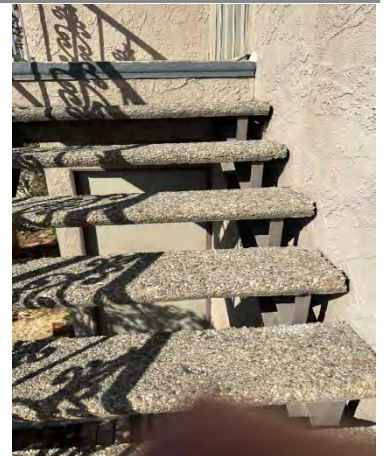
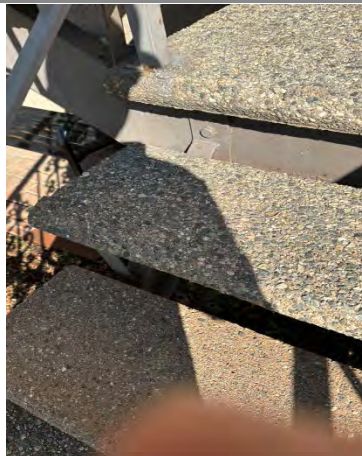
Visual Inspection Details

Building Name	5501
Apartment Name	44
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos



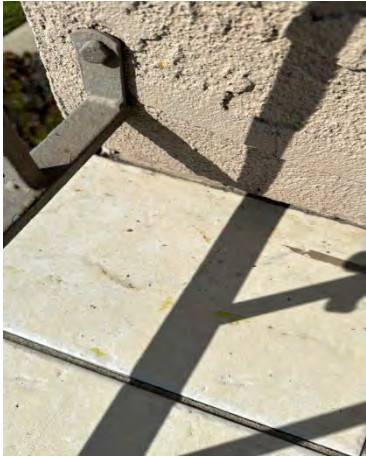
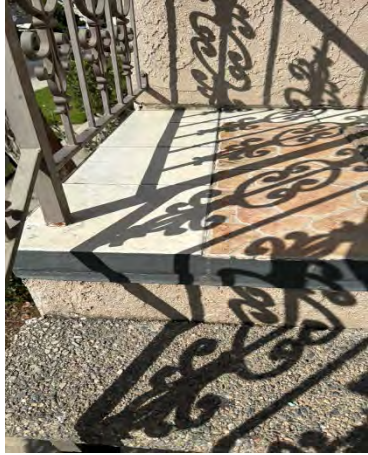




Visual Inspection Details

Building Name	5501
Apartment Name	44
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Walkways, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>Remove the improperly installed tile and replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures. Tile should not be installed over deck coatings.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos

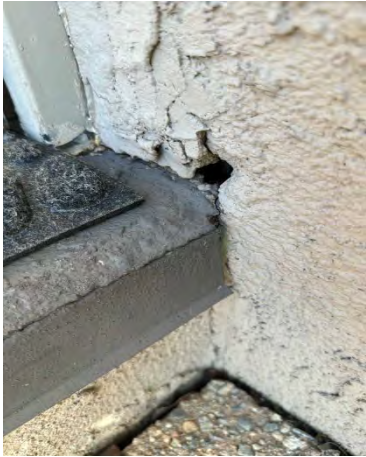




Visual Inspection Details

Building Name	5501
Apartment Name	44
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Porches/Entry, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Remove waterproofing membrane and all framing assemblies as necessary. Install new waterproofing membrane.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	2345-1
Apartment Name	17
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	Deck has tile overlay which appears to be failing. Tile is loose. Waterproofing is failed. Remove tile, replace with waterproof deck coating. Further investigation required.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos







Visual Inspection Details

Building Name	5501
Apartment Name	43
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos

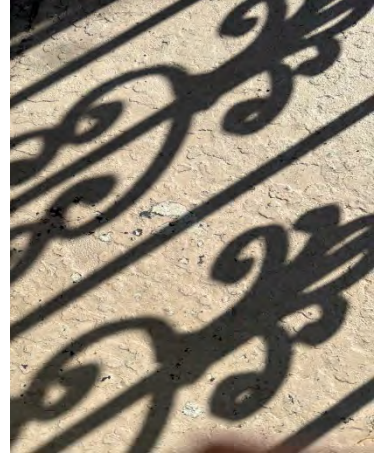
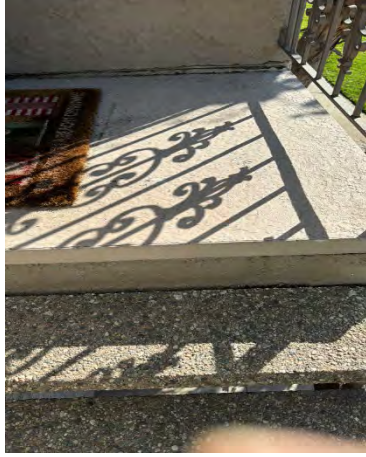
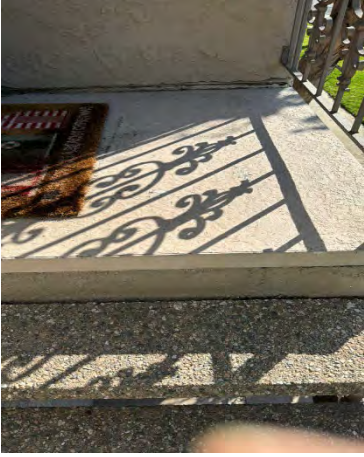






Visual Inspection Details

Building Name	5501
Apartment Name	43
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition. Maintenance coatings are required for the entry deck waterproofing.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

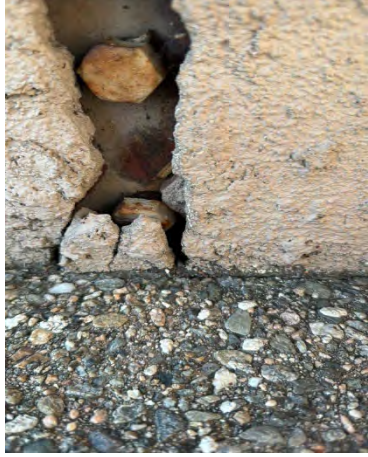
Building Name	5525
Apartment Name	38
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	Railing attachments to the front rim Joyce of the deck, appears to be failing lag bolts are pulling out further investigation required
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos







Visual Inspection Details

Building Name	5525
Apartment Name	38
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Door Threshold, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	<p>This deck is attached to the failed stair system. An invasive investigation needs to occur at the failure. The deck coating is cracked and failing at the leading edge of the rim joist.</p> <p>Replace the deck.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos







Visual Inspection Details

Building Name	5525
Apartment Name	37
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







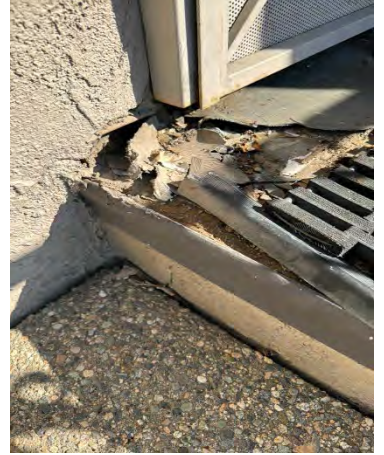
Visual Inspection Details

Building Name	5525
Apartment Name	37
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5525
Apartment Name	42
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







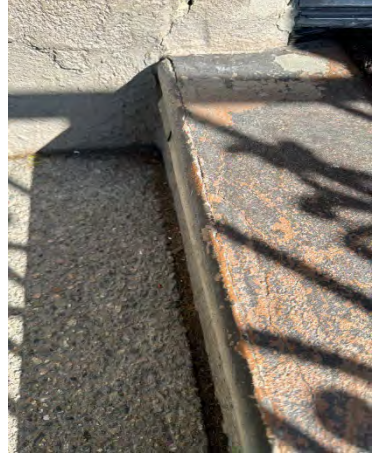
Visual Inspection Details

Building Name	5525
Apartment Name	42
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





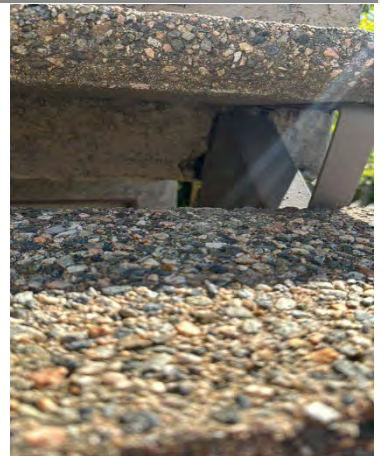
Visual Inspection Details

Building Name	5525
Apartment Name	39
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Integrations, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos

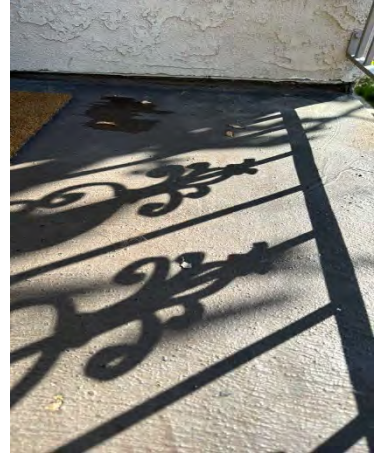






Visual Inspection Details

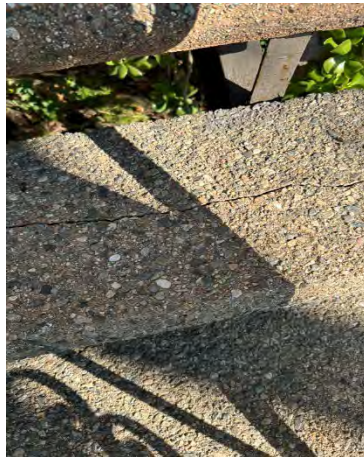
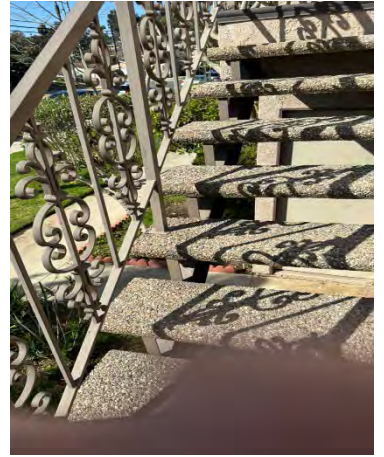
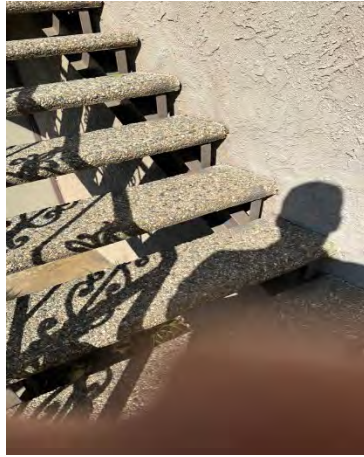
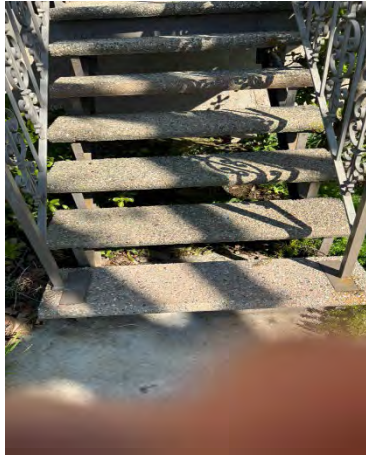
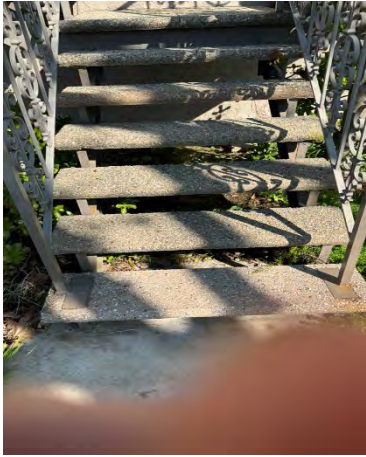
Building Name	5525
Apartment Name	39
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition. The deck coating needs repairs at the leading edge of the deck.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	





Visual Inspection Details

Building Name	5525
Apartment Name	40
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Railing at concrete Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition. Large crack in the third tread on the stairs. Replace the damaged tread.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

Building Name	5525
Apartment Name	40
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	Crack on the outside of the building looks like stucco, crack, see no conditions that are alarming
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





Visual Inspection Details

Building Name	5465-1
Apartment Name	114
Location Name	Stairs

Visual Report

Exterior Elements	Porches/Entry, Decks, Stairs, Stairs Landing, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





Visual Inspection Details

Building Name	5465-1
Apartment Name	114
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Porches/Entry, Stairs Landing, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5465-1
Apartment Name	113
Location Name	Stairs

Visual Report

Exterior Elements	Decks, Porches/Entry, Stairs, Stairs Landing, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.Damaged railing. Repair as necessary</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5465-1
Apartment Name	113
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Porches/Entry, Stairs Landing, Integrations, Stucco Interface, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition. Deck coating is cracked and damaged. Repair as necessary</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos

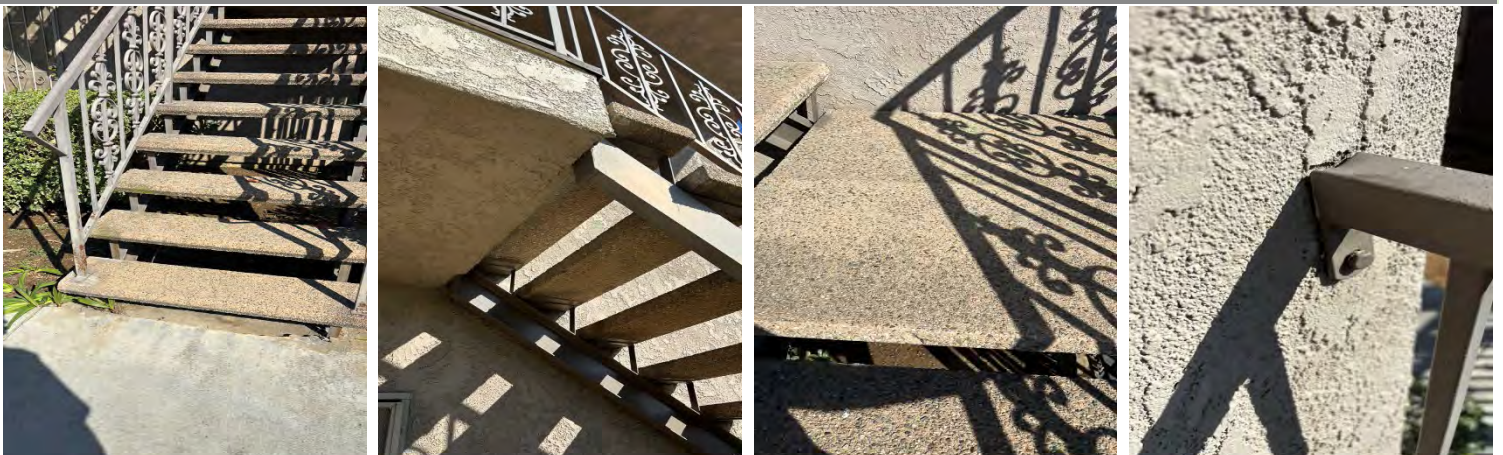




Visual Inspection Details

Building Name	5465-2
Apartment Name	111
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	Handrail attachment to the stucco is loose. Secure the attachment.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	5465-2
Apartment Name	111
Location Name	Entry deck
Visual Report	
Exterior Elements	Porches/Entry, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





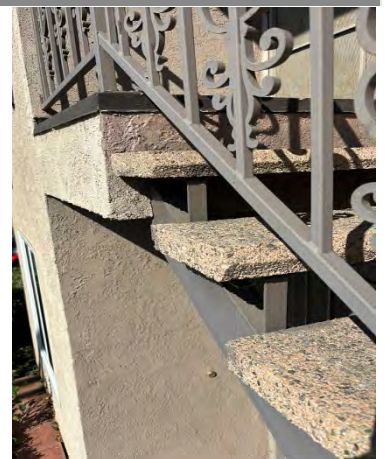
Visual Inspection Details

Building Name	5465-2
Apartment Name	117
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	Stairs are in fair condition.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





Visual Inspection Details

Building Name	5465-2
Apartment Name	117
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	Deck is in fair condition however the railing attachment at the deck is loose. Repair as necessary
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	5465-2
Apartment Name	115
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	The stringer attachment in one location has stucco cracked. No visual signs of structural decay. repair as necessary.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	5465-2
Apartment Name	115
Location Name	Entry deck
Visual Report	
Exterior Elements	Porches/Entry, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	





Visual Inspection Details

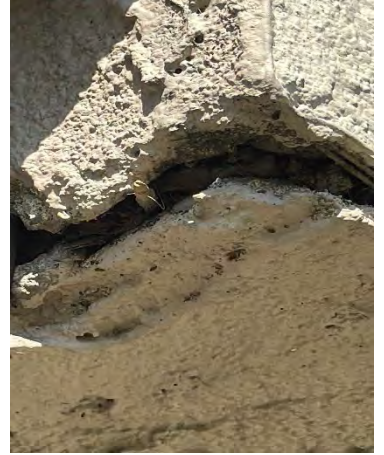
Building Name	2315
Apartment Name	32
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	No
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	Attachment of the state steel stringer to the rim, joist appears to be failing.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos

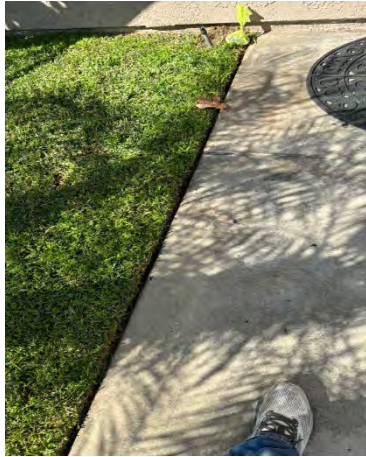






Visual Inspection Details

Building Name	2315
Apartment Name	32
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

Building Name	2315
Apartment Name	31
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	2315
Apartment Name	31
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	2315
Apartment Name	30
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

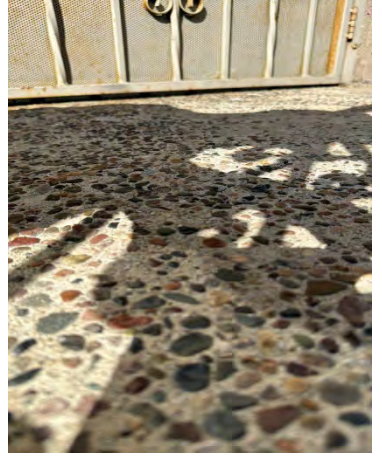
Visual Photos





Visual Inspection Details

Building Name	2315
Apartment Name	30
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Door Threshold, Stucco Interface, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking DeckThe deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures. Concrete pebble overlay bubbling, causing large rise in the walking area of the deck. Remove and replace.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	

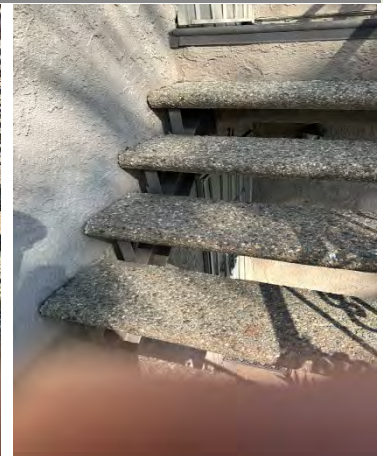
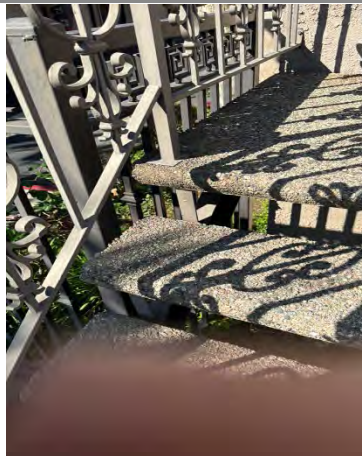
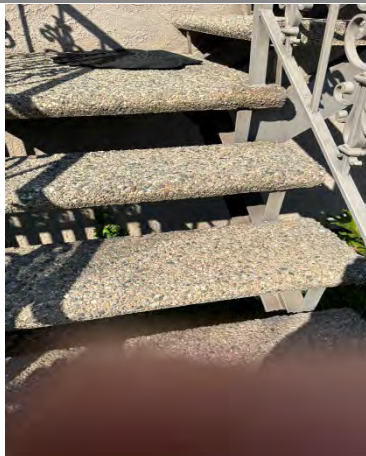
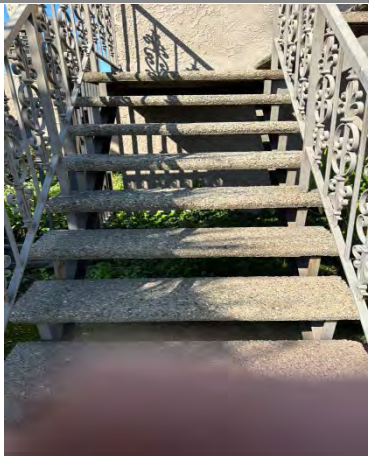


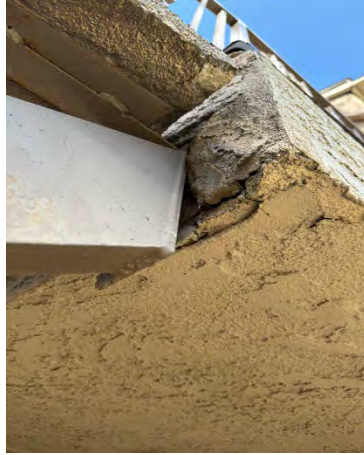


Visual Inspection Details

Building Name	2315
Apartment Name	35
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	2315
Apartment Name	35
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Stucco Interface, Door Threshold, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	

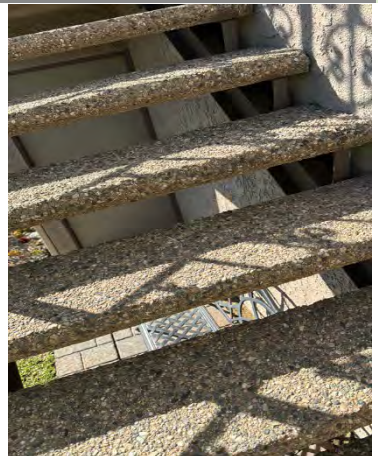
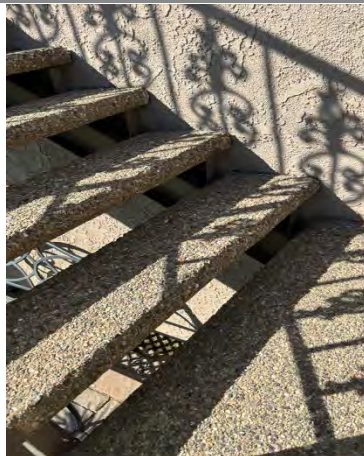




Visual Inspection Details

Building Name	2315
Apartment Name	33
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	2315
Apartment Name	33
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	A few cracks around the railing, post attachments, and in the center of the deck repair the deck. Repair or replace as necessary
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos



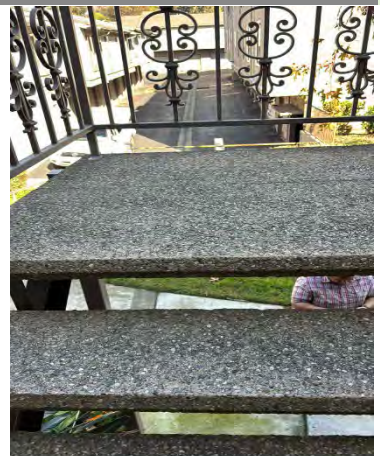
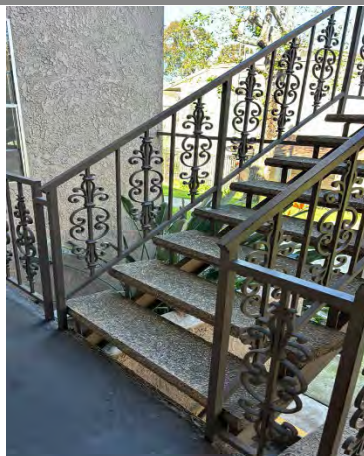




Visual Inspection Details

Building Name	2310-1
Apartment Name	125
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos



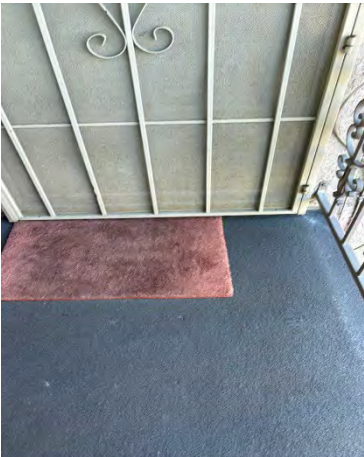




Visual Inspection Details

Building Name	2310-1
Apartment Name	125
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos

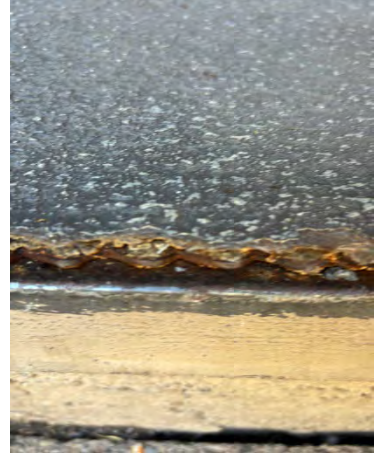




Visual Inspection Details

Building Name	2310-1
Apartment Name	121
Location Name	Stairs & Mid Landing
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Mid Landing and Stairs Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos

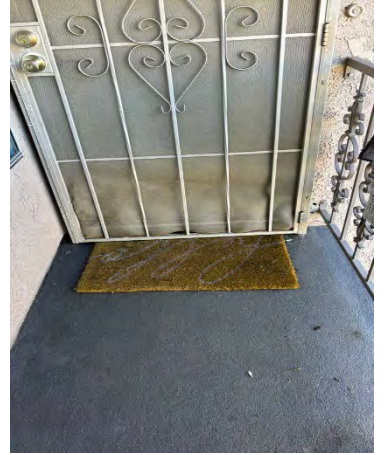




Visual Inspection Details

Building Name	2310-1
Apartment Name	121
Location Name	Entry deck
Visual Report	
Exterior Elements	Porches/Entry, Integrations, Door Threshold, Railings, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos

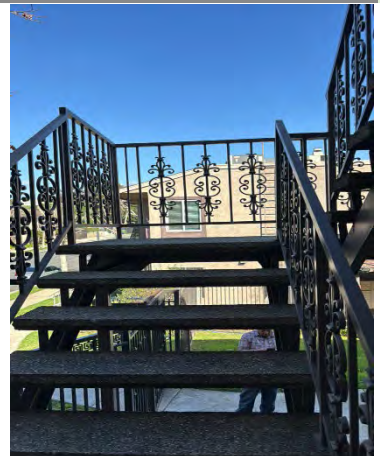
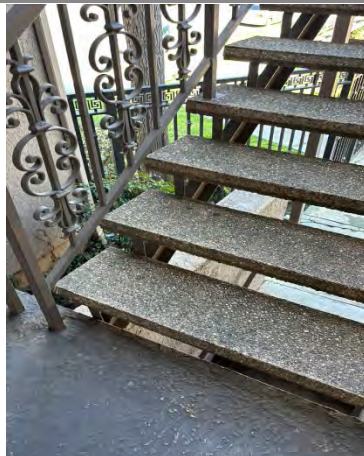




Visual Inspection Details

Building Name	2310-1
Apartment Name	129
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	2310-1
Apartment Name	129
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Integrations, Door Threshold, Stucco Interface, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

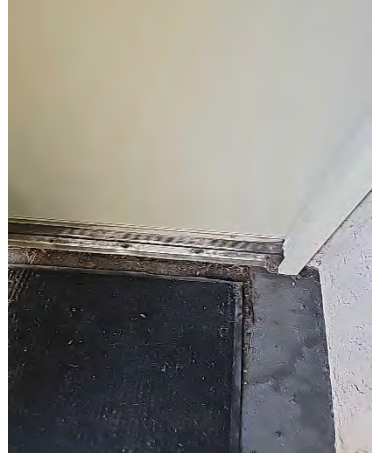
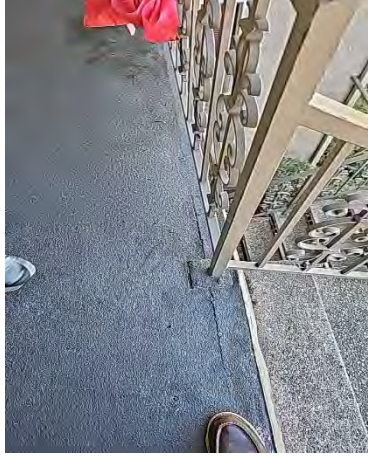
Building Name	2310-2
Apartment Name	119
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Mid Landing:</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structure. Railing at concrete Stairs are steel stringers attached to a wood structure with concrete treads. The handrails are visually in good condition.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	





Visual Inspection Details

Building Name	2310-2
Apartment Name	119
Location Name	Entry deck
Visual Report	
Exterior Elements	Integrations, Stucco Interface, Porches/Entry, Stairs Landing
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	





Visual Inspection Details

Building Name	2310-2
Apartment Name	127
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Railings, Integrations, Stucco Interface, Decks
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Autum Pointe HOA</p> <p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

Building Name	2310-2
Apartment Name	127
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Stairs, Stairs Landing, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	2310-2
Apartment Name	123
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Railings, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





Visual Inspection Details

Building Name	2310-2
Apartment Name	123
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Stucco Interface, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	2331
Apartment Name	28
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	2331
Apartment Name	28
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Stucco Interface, Door Threshold, Integrations, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	2331
Apartment Name	25
Location Name	Stairs

Visual Report

Exterior Elements	Porches/Entry, Stairs, Stairs Landing, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







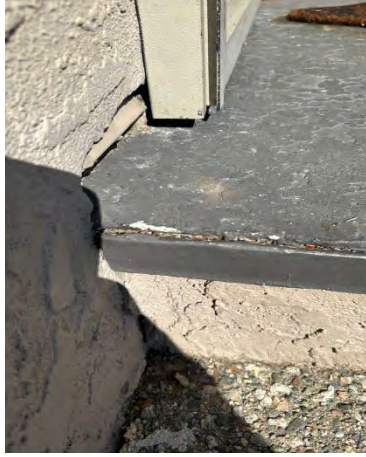
Visual Inspection Details

Building Name	2331
Apartment Name	25
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	2331
Apartment Name	26
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	2331
Apartment Name	26
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos



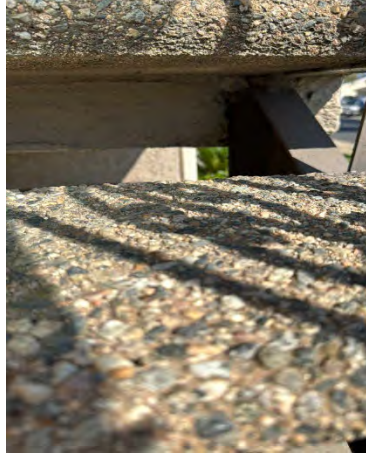


Visual Inspection Details

Building Name	2331
Apartment Name	27
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos

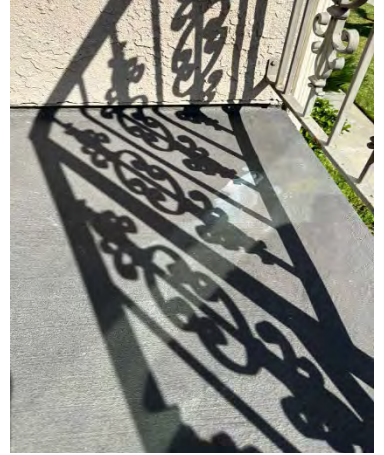






Visual Inspection Details

Building Name	2331
Apartment Name	27
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	



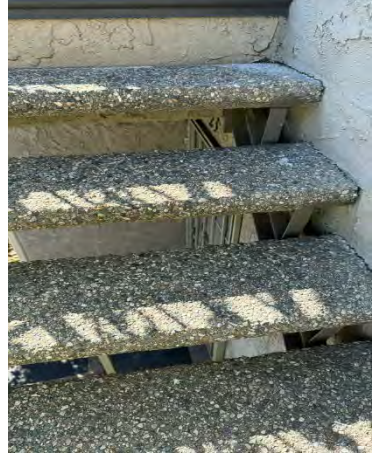


Visual Inspection Details

Building Name	2331
Apartment Name	24
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos

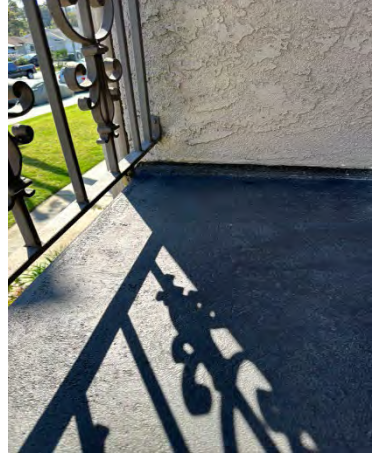






Visual Inspection Details

Building Name	2331
Apartment Name	24
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

Building Name	2345-1
Apartment Name	22
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	2345-1
Apartment Name	22
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition. Railing attachment needs to be repaired.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	





Visual Inspection Details

Building Name	2345-1
Apartment Name	20
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos



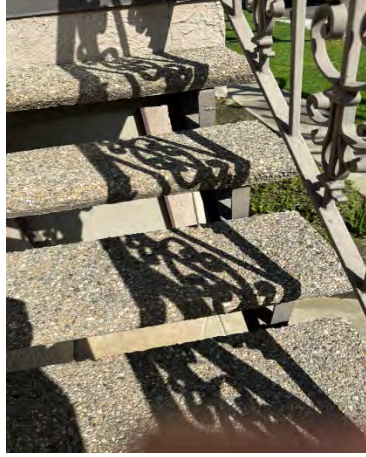
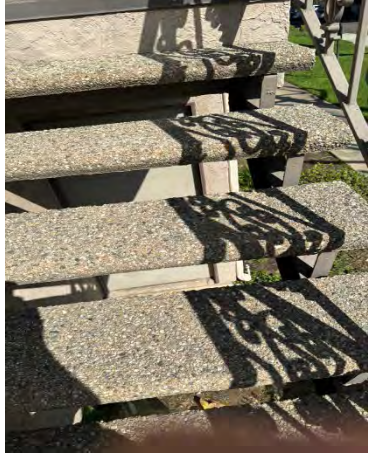


Visual Inspection Details

Building Name	2345-1
Apartment Name	20
Location Name	Stairs
Visual Report	
Exterior Elements	Railings, Porches/Entry, Stairs, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





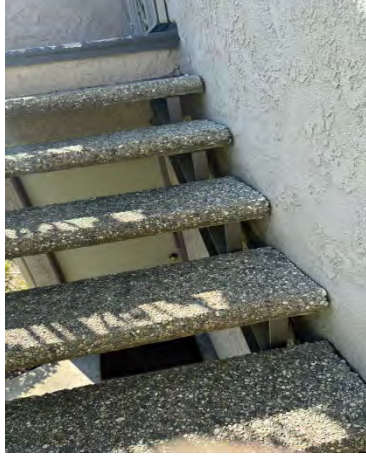


Visual Inspection Details

Building Name	2345-1
Apartment Name	19
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







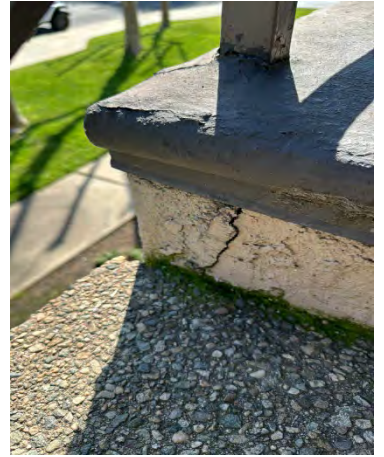
Visual Inspection Details

Building Name	2345-1
Apartment Name	19
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Cracks at the railing attachment to the rim joist. Entry / Balcony / Walking DeckThe deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures. Further investigation required.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





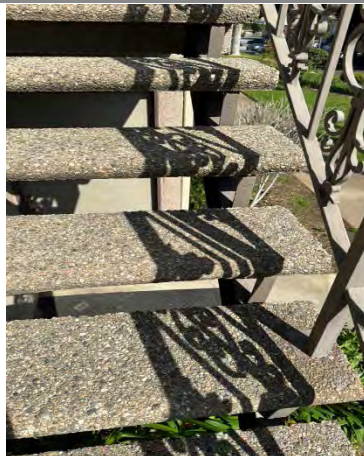
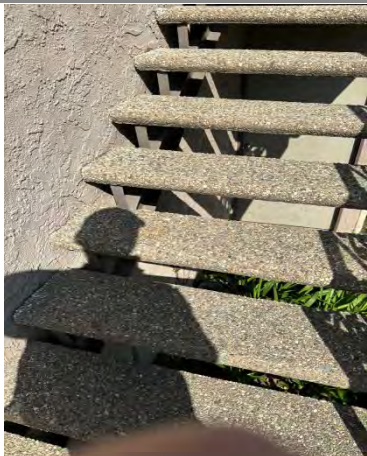
Visual Inspection Details

Building Name	2345-1
Apartment Name	18
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







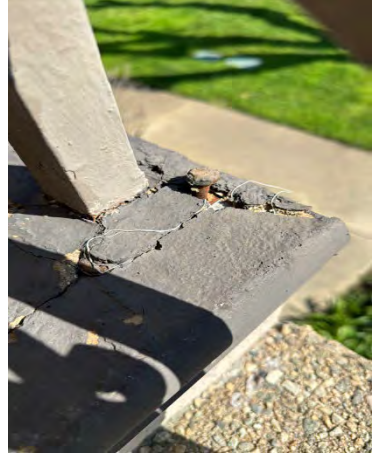
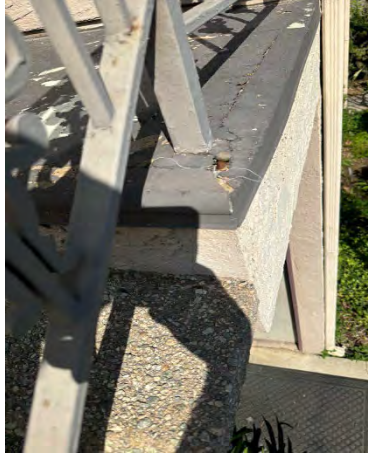
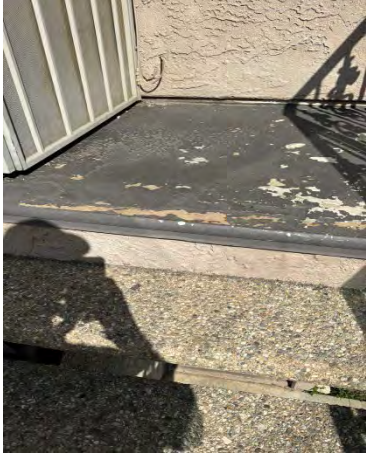
Visual Inspection Details

Building Name	2345-1
Apartment Name	18
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Door Threshold, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in poor condition. Plate fasteners backed out. Secure the plate attachment. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	2345-1
Apartment Name	17
Location Name	Stairs

Visual Report

Exterior Elements	Decks, Stairs Landing, Railings, Integrations, Stairs
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	None
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







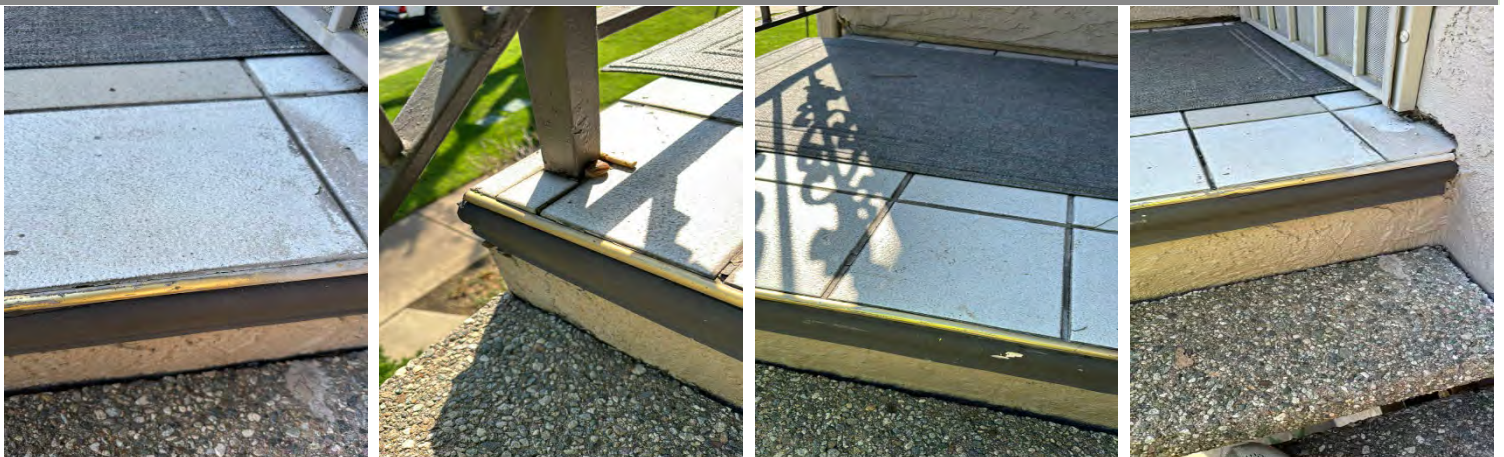
Visual Inspection Details

Building Name	2345-1
Apartment Name	17
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Deck has tile overlay which appears to be failing. Tile is loose. Waterproofing is failed.</p> <p>Remove tile, replace with waterproof deck coating. Further investigation required.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos







Visual Inspection Details

Building Name	2345-1
Apartment Name	16
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos



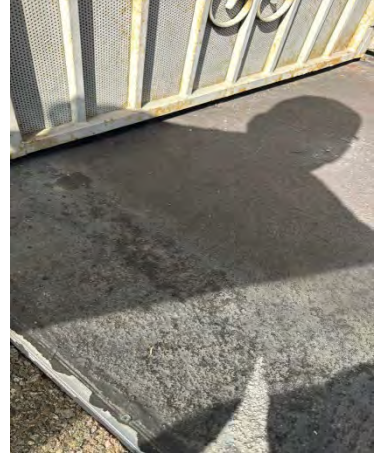




Visual Inspection Details

Building Name	2345-1
Apartment Name	16
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Stucco Interface, Door Threshold, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	2324-2
Building Common Name	140
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p> <p>The railing attachment to the concrete structure is rusted. Repair as necessary to ensure a solid rust-free attachment.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





Visual Inspection Details

Building Name	2324-2
Building Common Name	140
Location Name	Entry deck

Visual Report

Exterior Elements	Railings, Integrations, Stucco Interface, Decks
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





Visual Inspection Details

Building Name	2324-2
Building Common Name	141
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	Surface rust on handrails.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

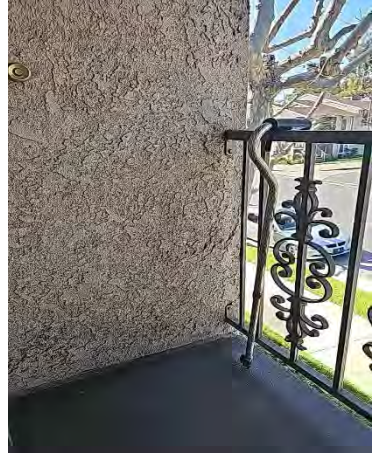
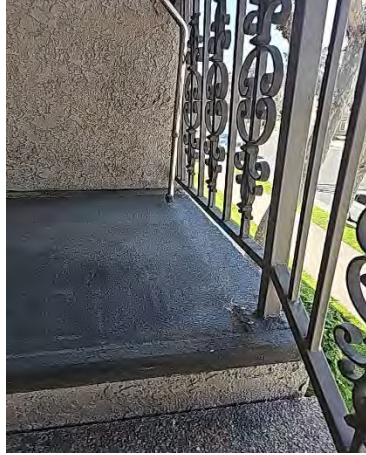
Visual Photos





Visual Inspection Details

Building Name	2324-2
Building Common Name	141
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Porches/Entry, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	

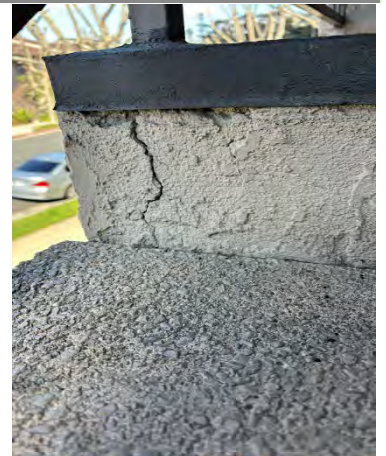




Visual Inspection Details

Building Name	2324
Apartment Name	145
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





Visual Inspection Details

Building Name	2324
Apartment Name	145
Location Name	Entry deck
Visual Report	
Exterior Elements	Porches/Entry, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





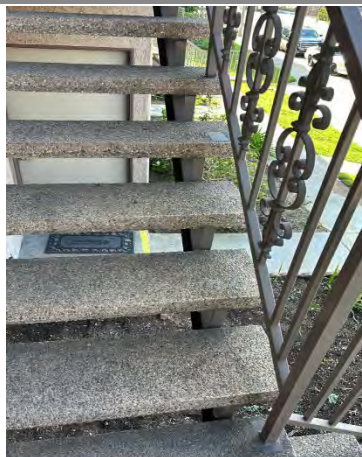
Visual Inspection Details

Building Name	2324
Apartment Name	143
Location Name	Stair

Visual Report

Exterior Elements	Stairs, Stairs Landing, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	Handrail attachments at the bottom are severely corroded. Recommend repair.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos



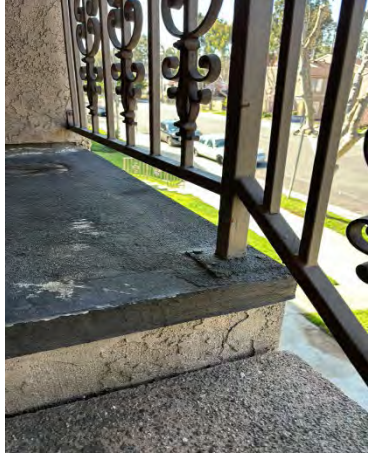




Visual Inspection Details

Building Name	2324
Apartment Name	143
Location Name	entry deck
Visual Report	
Exterior Elements	Decks, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Future Inspection
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	2324
Apartment Name	142
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Integrations, Railings, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	2324
Apartment Name	142
Location Name	Entry deck

Visual Report

Exterior Elements	Porches/Entry, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	No
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. Further investigation required. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos



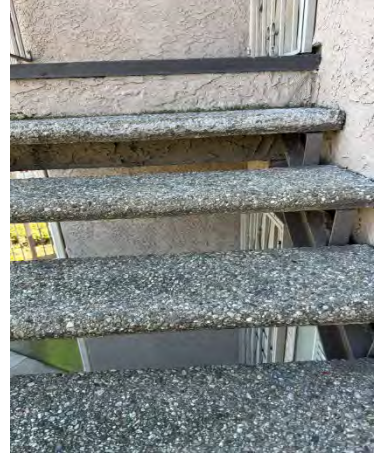
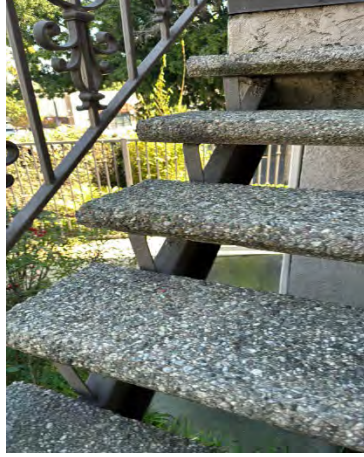
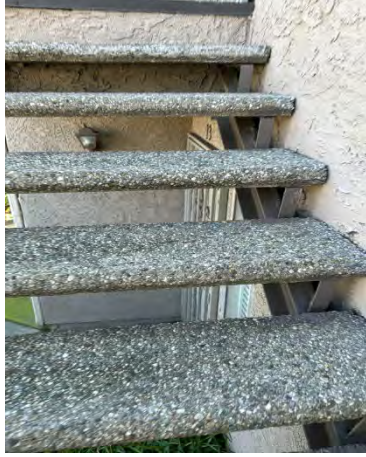


Visual Inspection Details

Building Name	5518
Apartment Name	14
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	5518
Apartment Name	14
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5518
Apartment Name	12
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







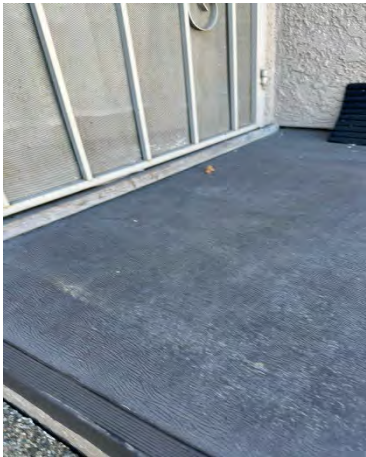
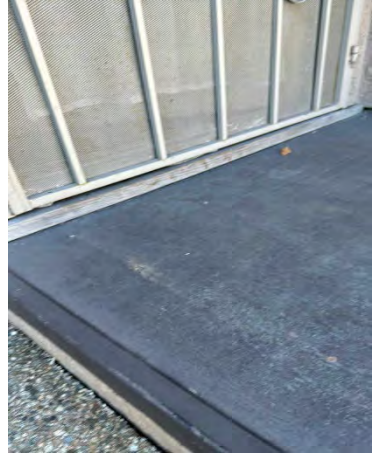
Visual Inspection Details

Building Name	5518
Apartment Name	12
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5518
Apartment Name	11
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	Railing attachments at the bottom portion of the stairs are severely corroded. Replace the corroded components.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	5518
Apartment Name	11
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5518
Apartment Name	10
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







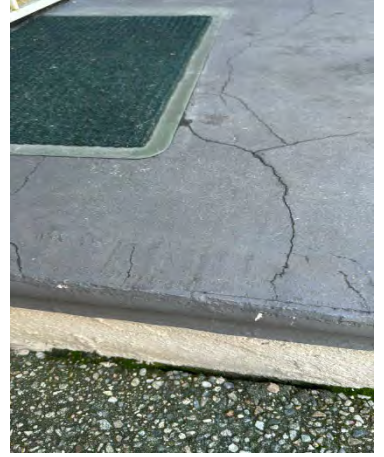
Visual Inspection Details

Building Name	5518
Apartment Name	10
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5460-1
Apartment Name	86
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





Visual Inspection Details

Building Name	5460-1
Apartment Name	86
Location Name	Entry deck

Visual Report

Exterior Elements	Decks, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos

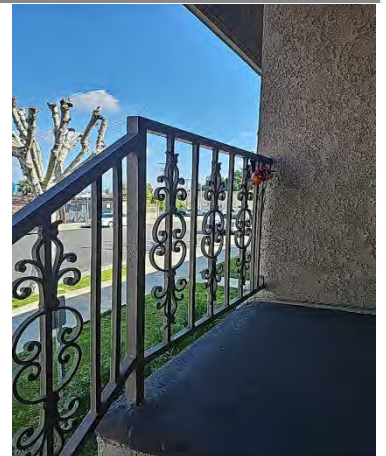




Visual Inspection Details

Building Name	5460-1
Apartment Name	87
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos







Visual Inspection Details

Building Name	5460-1
Apartment Name	87
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Integrations, Stucco Interface, Porches/Entry
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





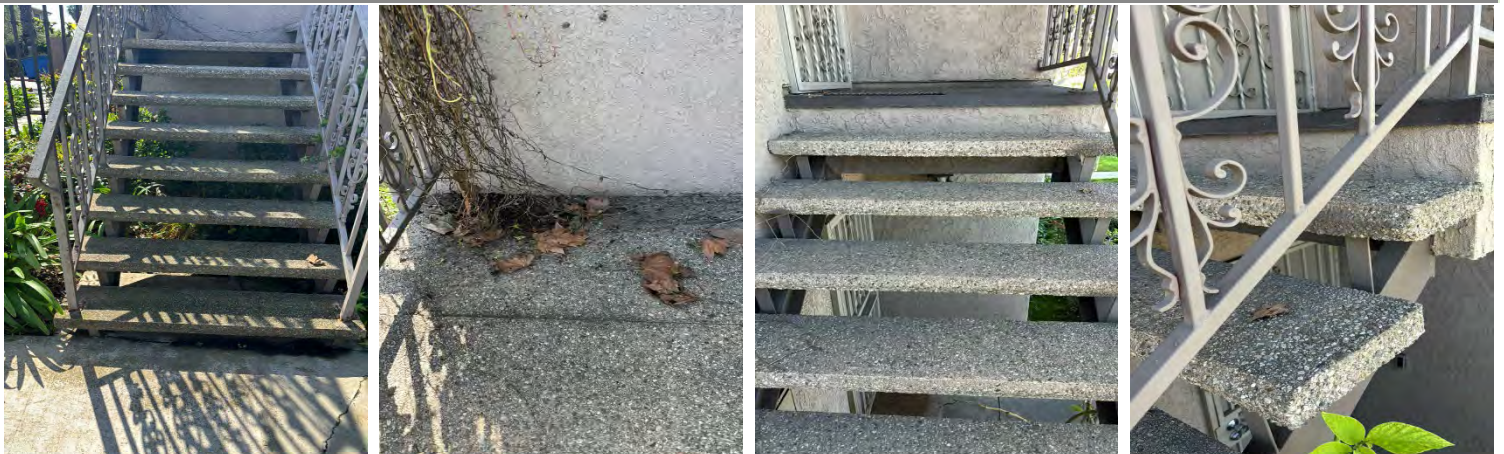
Visual Inspection Details

Building Name	5460-2
Apartment Name	91
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Railings, Integrations, Stairs Landing, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





Visual Inspection Details

Building Name	5460-2
Apartment Name	91
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5460-2
Apartment Name	89
Location Name	Entry stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





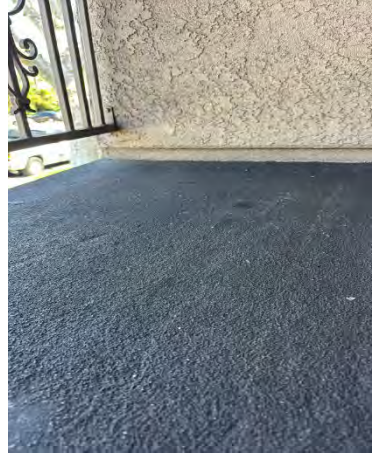
Visual Inspection Details

Building Name	5460-2
Apartment Name	89
Location Name	Entry deck

Visual Report

Exterior Elements	Porches/Entry, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck The deck is wood framed with waterproofing over the wood. Handrails are metal and attached to the deck surface and visually in good condition. The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5460-2
Apartment Name	88
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos





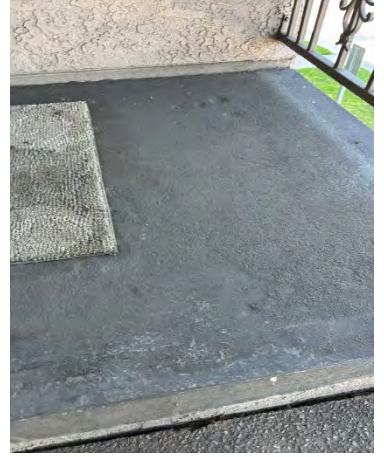
Visual Inspection Details

Building Name	5460-2
Apartment Name	88
Location Name	Entry deck

Visual Report

Exterior Elements	Porches/Entry, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	<p>Entry / Balcony / Walking Deck</p> <p>The deck is wood framed with waterproofing over the wood.</p> <p>Handrails are metal and attached to the deck surface and visually in good condition.</p> <p>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</p>
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

Visual Photos





Visual Inspection Details

Building Name	5500
Apartment Name	8
Location Name	Stairs

Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
Additional Considerations or Concerns	<p>Railing at concrete</p> <p>Stairs are steel stringers attached to a wood structure with concrete treads.</p> <p>The handrails are visually in good condition.</p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

Visual Photos



