



888-224-0489

## DECK INSPECTORS INC.

### Part 2 of 2

#### Part 2 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.



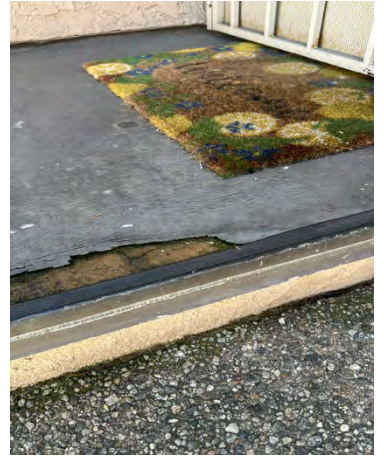
## Visual Inspection Details

Building Name	5500
Apartment Name	8
Location Name	Entry deck

## Visual Report

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

## Visual Photos





## Visual Inspection Details

Building Name	5500
Apartment Name	6
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	5500
Apartment Name	6
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 top coat deteriorated, however no signs of waterproofing leak. Refinish the deck waterproofing.
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	5500
Apartment Name	5
Location Name	Stairs

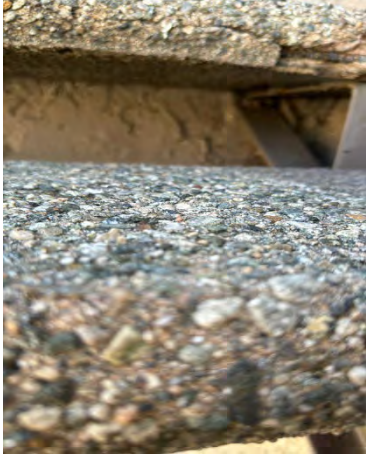
## Visual Report

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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	5500
Apartment Name	5
Location Name	Entry deck

## Visual Report

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

## Visual Photos

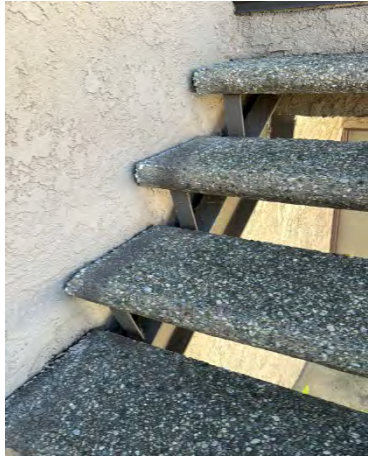
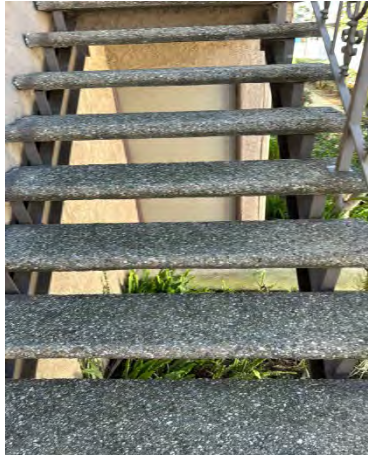




## Visual Inspection Details

Building Name	5500
Apartment Name	4
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	

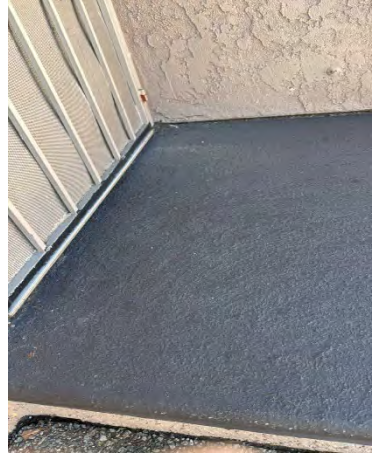
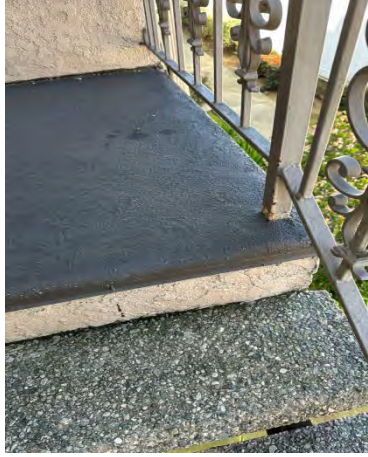






## Visual Inspection Details

Building Name	5500
Apartment Name	4
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Integrations, Door Threshold, Stucco Interface, 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>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	







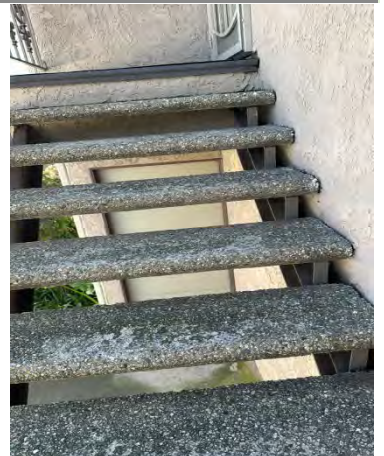
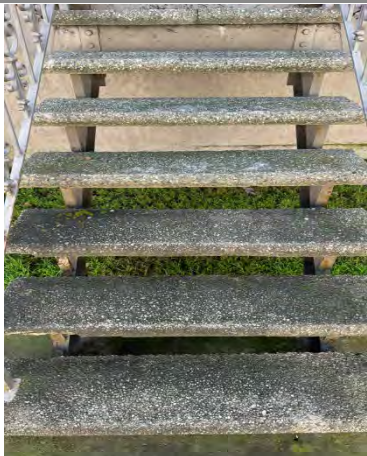
## Visual Inspection Details

Building Name	5500
Apartment Name	3
Location Name	Stairs

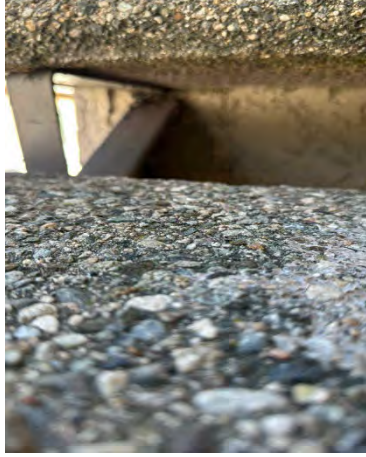
## Visual Report

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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	5500
Apartment Name	3
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Integrations, Door Threshold, Stucco Interface, 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>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	5500
Apartment Name	2
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









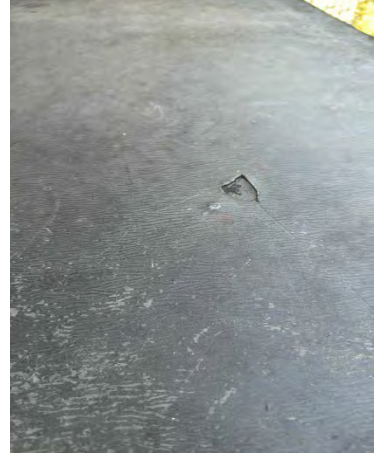
## Visual Inspection Details

Building Name	5500
Apartment Name	2
Location Name	Entry deck

## Visual Report

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

## Visual Photos







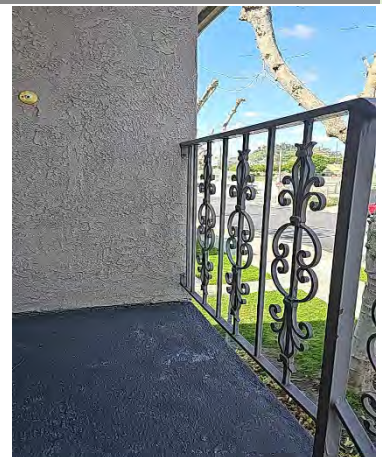
## Visual Inspection Details

Building Name	5476-1
Apartment Name	92
Location Name	Stairs

## Visual Report

Exterior Elements	Stairs Landing, Railings, Stucco Interface, 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	Surface rust on railings. Loose railing at first tread plate. Secure loose railing.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

## Visual Photos







## Visual Inspection Details

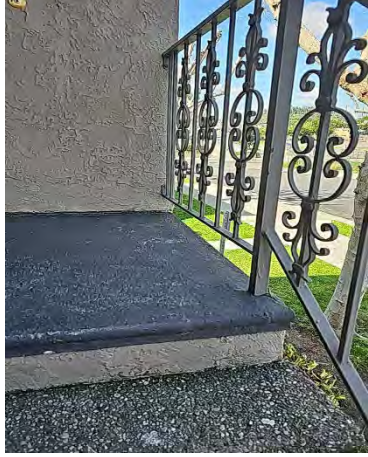
Building Name	5476-1
Apartment Name	92
Location Name	Entry deck

## Visual Report

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

## Visual Photos







## Visual Inspection Details

Building Name	5476-1
Apartment Name	93
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	Surface rust on railings.
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	5476-1
Apartment Name	93
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.</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



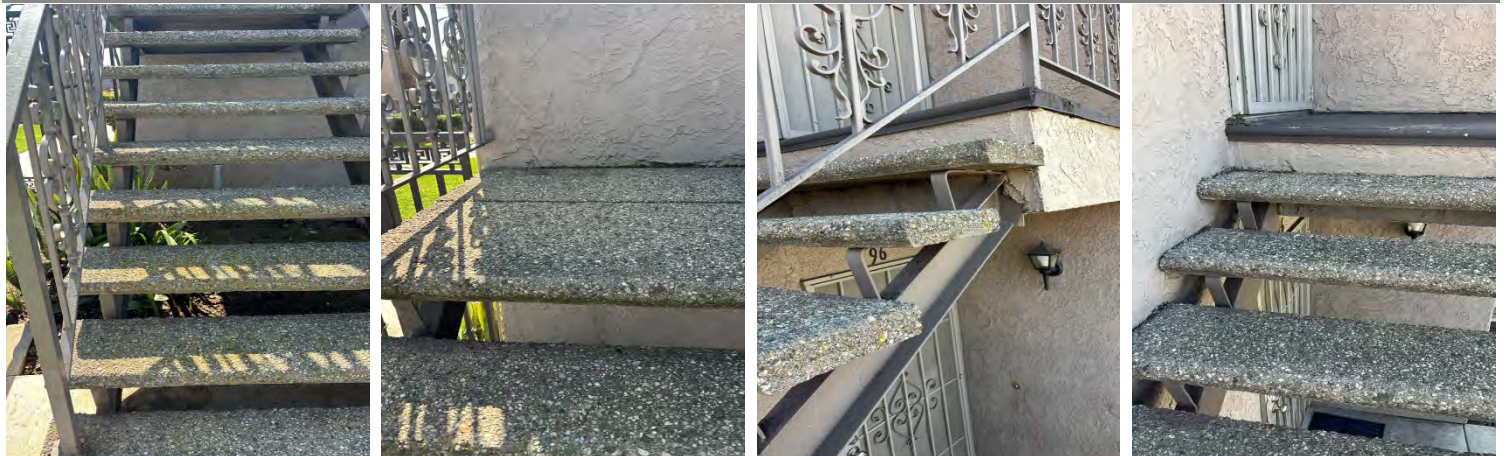




## Visual Inspection Details

Building Name	5476-2
Apartment Name	97
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	<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

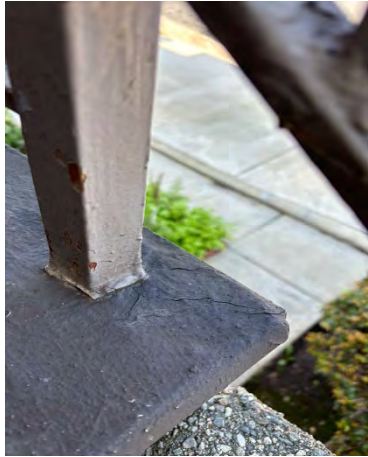
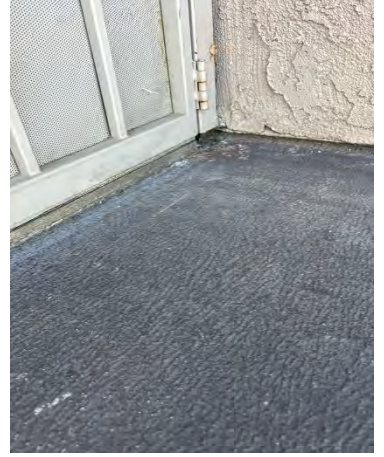




## Visual Inspection Details

Building Name	5476-2
Apartment Name	97
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)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	







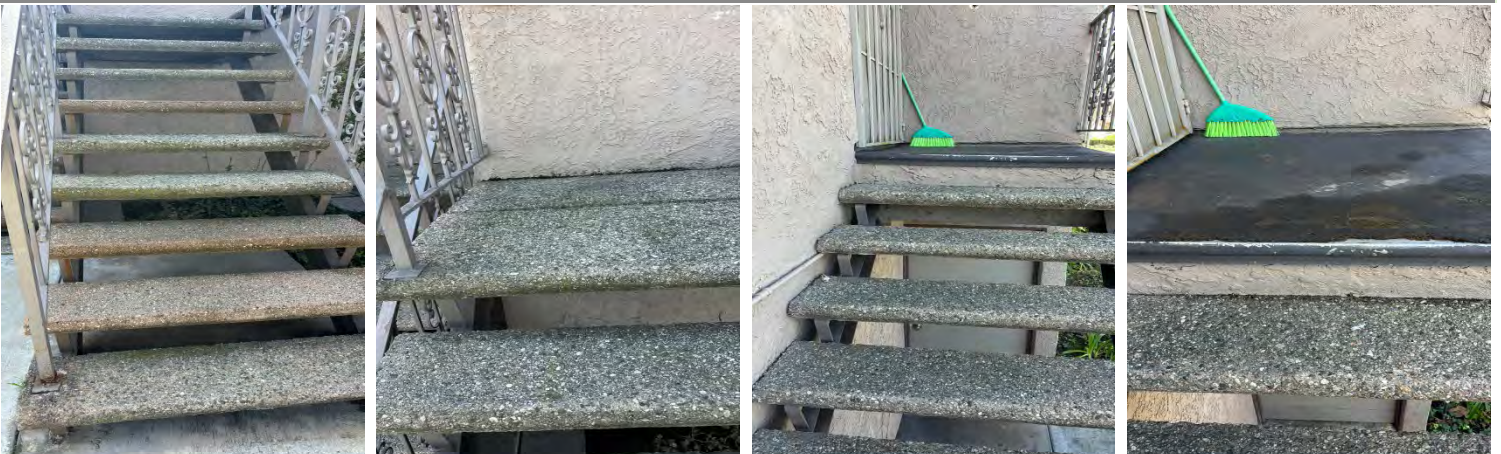
## Visual Inspection Details

Building Name	5476-2
Apartment Name	94
Location Name	Stairs

## Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, 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><b>Entry / Balcony / Walking Deck</b></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	5476-2
Apartment Name	94
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	<b>Bad</b>
Any Visual Signs of leaks	<b>Yes</b>
Further Invasive Review Required	<b>Yes</b>
Condition Assessment	<b>Future Inspection</b>
Additional Considerations or Concerns	<b>Decking coating failure. Loose guardrail post. Recommend immediate repairs.</b>
Life Expectancy (EEE)	<b>0-1 Years</b>
Life Expectancy (LBC)	<b>0-1 Years</b>
Life Expectancy (AWE)	<b>0-1 Years</b>

## Visual Photos







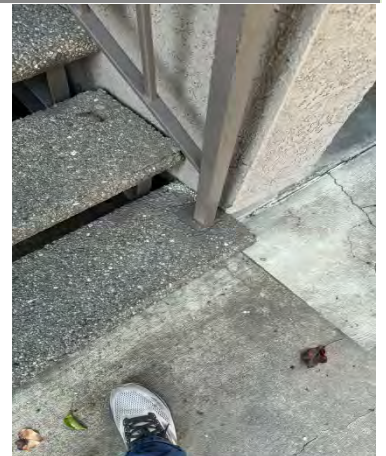
## Visual Inspection Details

Building Name	5504
Apartment Name	81 -83
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos







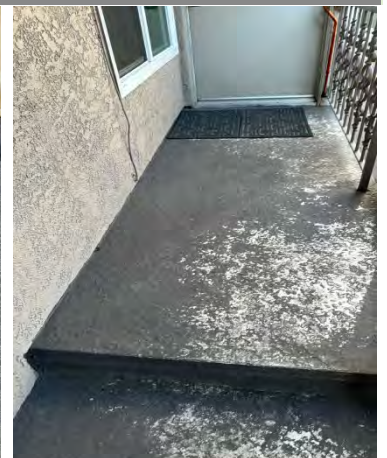
## Visual Inspection Details

Building Name	5504
Apartment Name	81 -83
Location Name	Entry Deck

## Visual Report

Exterior Elements	Decks, Stairs Landing, 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	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





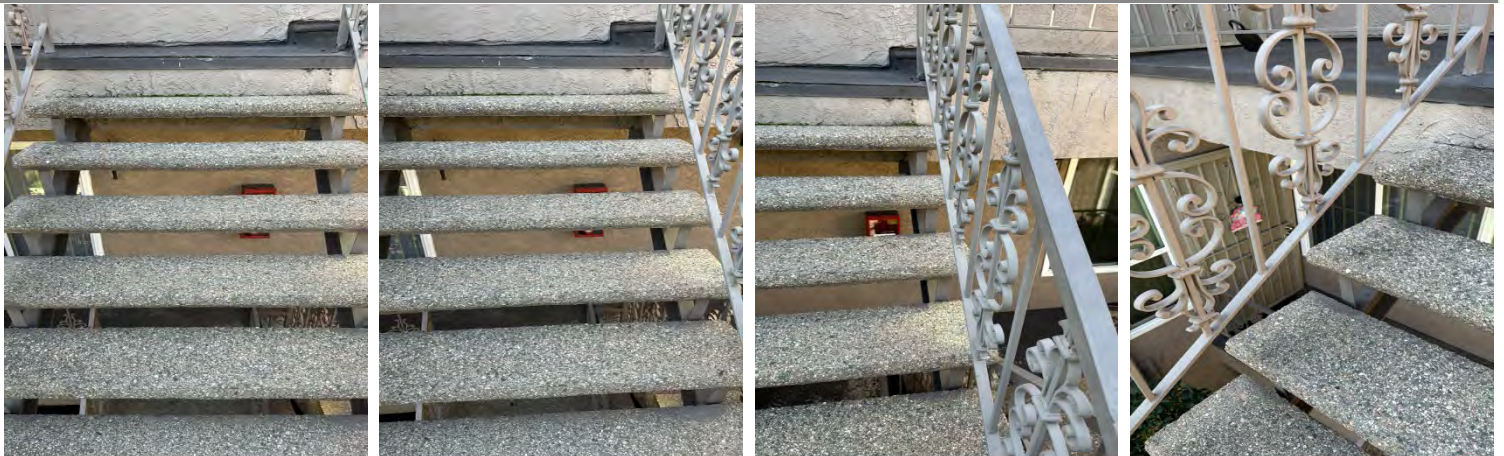




## Visual Inspection Details

Building Name	5504
Apartment Name	82-84
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos





## Visual Inspection Details

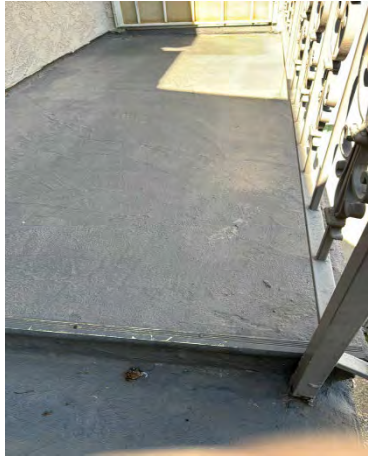
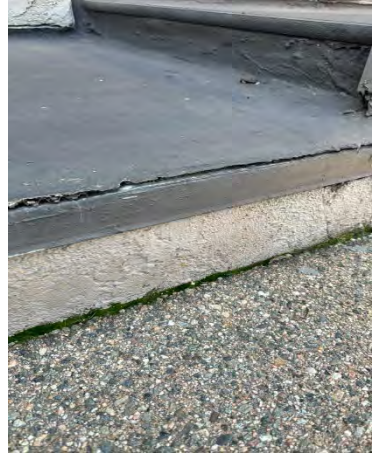
Building Name	5504
Apartment Name	82-84
Location Name	Entry deck

## Visual Report

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

## Visual Photos







## Visual Inspection Details

Building Name	5504
Apartment Name	77-79
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	5504
Apartment Name	77-79
Location Name	Entry deck

## Visual Report

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

## Visual Photos





## Visual Inspection Details

Building Name	5504
Apartment Name	78-80
Location Name	Stairs

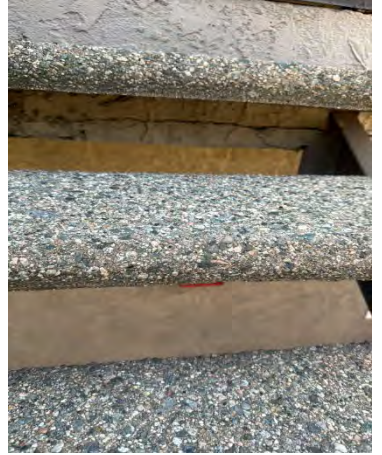
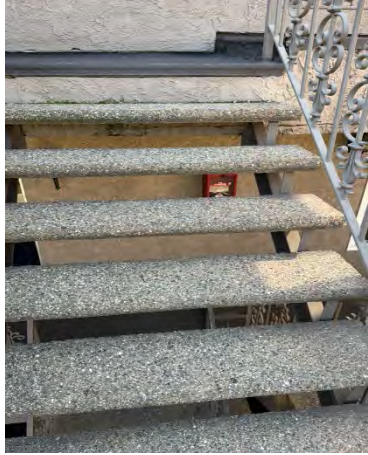
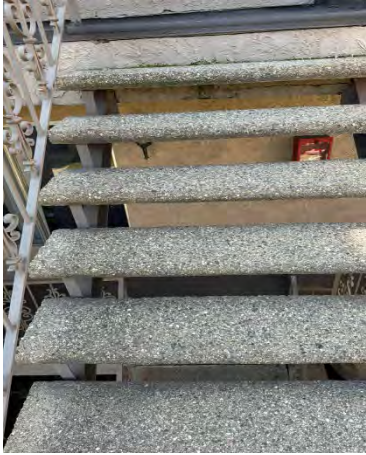
## Visual Report

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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos



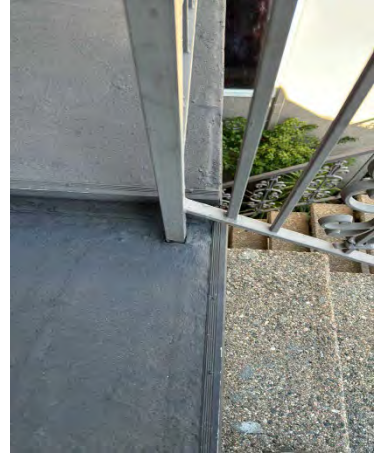






## Visual Inspection Details

Building Name	5504
Apartment Name	78-80
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Integrations, Door Threshold, Stucco Interface, 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>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	5488-1
Apartment Name	103
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	Signs of deterioration on the handrails due to rust. Repair as necessary. Surface rust on handrail
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	5488-1
Apartment Name	103
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.</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







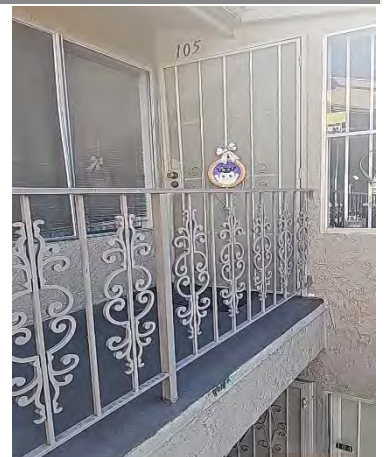
## Visual Inspection Details

Building Name	5488-1
Apartment Name	105
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	Signs of rust at the hand rail attachments. Repair as necessary. Surface rust on handrail
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos

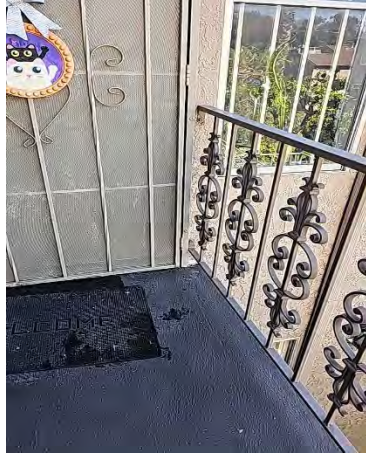
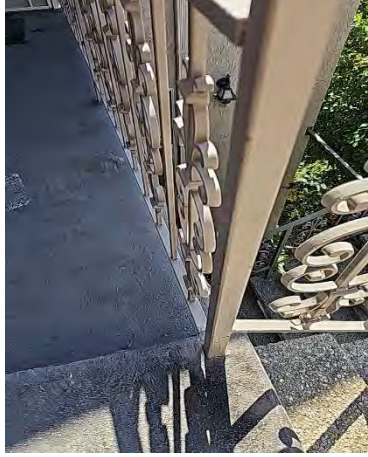




## Visual Inspection Details

Building Name	5488-1
Apartment Name	105
Location Name	Entry decks
Visual Report	
Exterior Elements	Decks, Railings, Integrations, 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	<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	5488-2
Apartment Name	99
Location Name	Stairs and Mid Landing

### Visual Report

Exterior Elements	Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	<b>Bad</b>
Any Visual Signs of leaks	<b>Yes</b>
Further Invasive Review Required	<b>No</b>
Condition Assessment	<b>Fail</b>

#### Additional Considerations or Concerns

**Mid Landing / Entry / Balcony / Walking Deck**

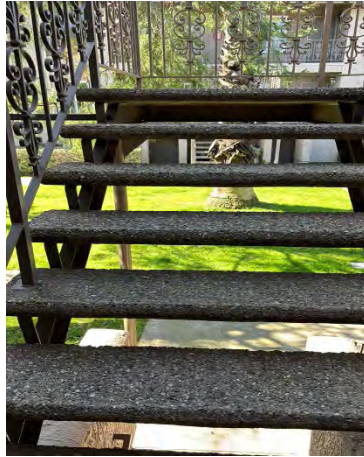
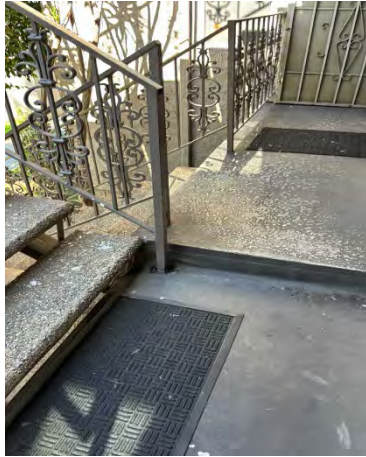
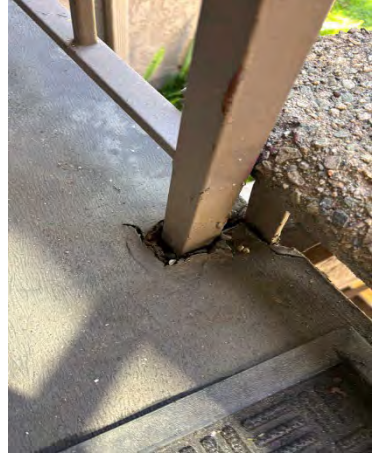
**The deck is wood framed with waterproofing over the wood.**

**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)	<b>0-1 Years</b>
Life Expectancy (LBC)	<b>4-7 Years</b>
Life Expectancy (AWE)	<b>0-1 Years</b>

### Visual Photos







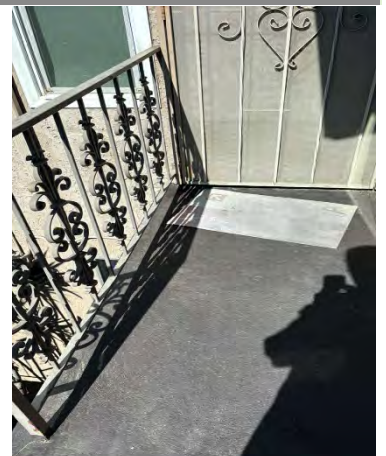
## Visual Inspection Details

Building Name	5488-2
Apartment Name	99
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	<b>Bad</b>
Any Visual Signs of leaks	<b>Yes</b>
Further Invasive Review Required	<b>Yes</b>
Condition Assessment	<b>Fail</b>
Additional Considerations or Concerns	<b>Deck has significant humps and bulges in the deck coating. Recommend further investigation at this locations.</b>
Life Expectancy (EEE)	<b>0-1 Years</b>
Life Expectancy (LBC)	<b>0-1 Years</b>
Life Expectancy (AWE)	<b>0-1 Years</b>

## Visual Photos



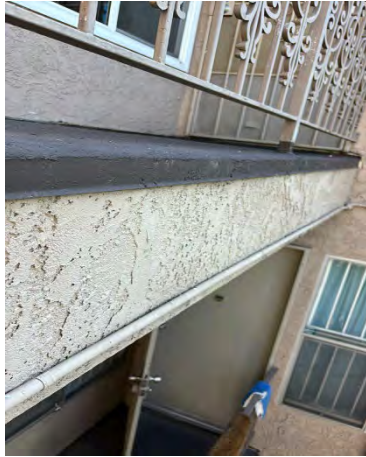






## Visual Inspection Details

Building Name	5488-2
Apartment Name	101
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)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	







## Visual Inspection Details

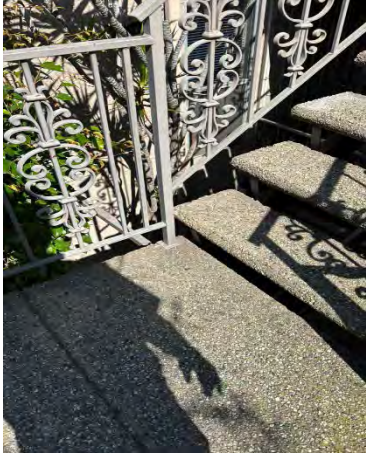
Building Name	5488-2
Apartment Name	101
Location Name	Stairs

## Visual Report

Exterior Elements	Stairs, Stairs Landing, Stucco Interface, Integrations, Railings
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	<b>Bad</b>
Any Visual Signs of leaks	<b>No</b>
Further Invasive Review Required	<b>Yes</b>
Condition Assessment	<b>Fail</b>
Additional Considerations or Concerns	<b>Delamination of the stucco around the bottom landing stringer attachment. Further investigation recommended.</b>
Life Expectancy (EEE)	<b>0-1 Years</b>
Life Expectancy (LBC)	<b>4-7 Years</b>
Life Expectancy (AWE)	<b>0-1 Years</b>

## Visual Photos







## Visual Inspection Details

Building Name	5502
Apartment Name	73-75
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos



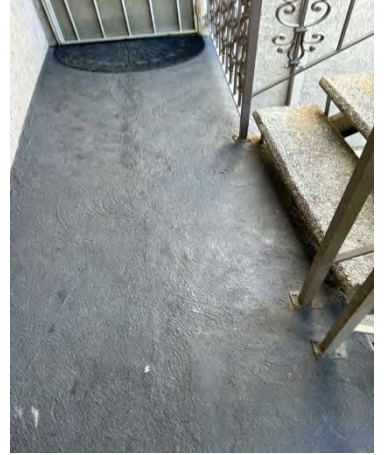
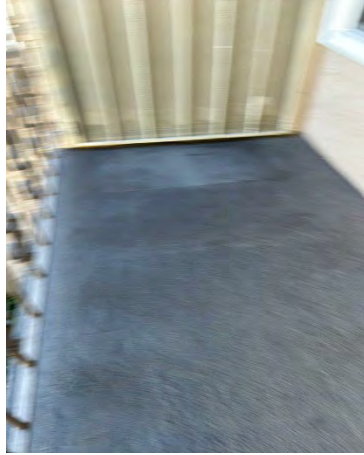






## Visual Inspection Details

Building Name	5502
Apartment Name	73-75
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Stucco Interface, Door Threshold, 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>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	







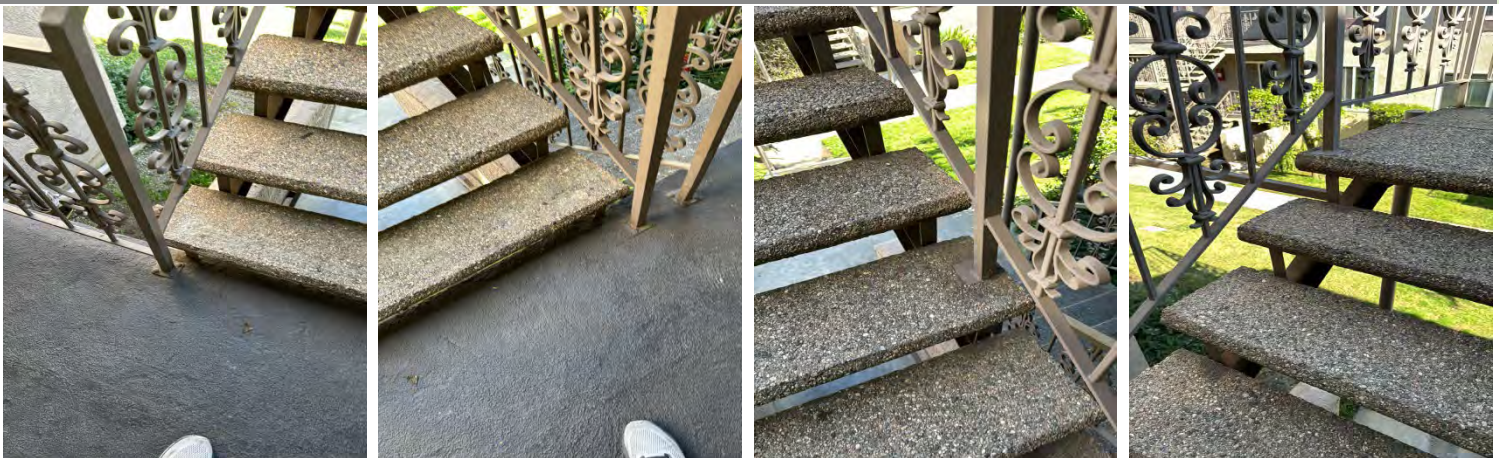
## Visual Inspection Details

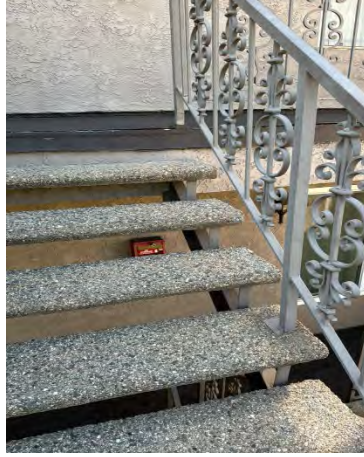
Building Name	5502
Apartment Name	74-76
Location Name	Stairs and Mid Landing

## 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 at concrete Stairs are steel stringers attached to a wood structure with concrete treads. The handrails are 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	5502
Apartment Name	74-76
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	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)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	







## Visual Inspection Details

Building Name	5502
Apartment Name	69-71
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos





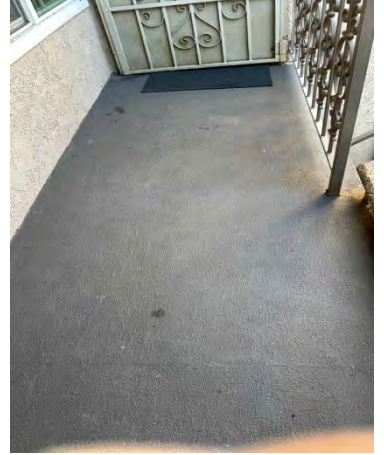
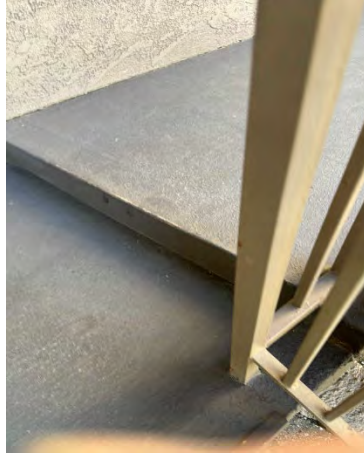






## Visual Inspection Details

Building Name	5502
Apartment Name	69-71
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	





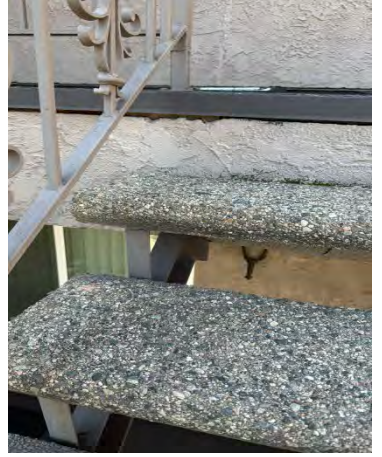
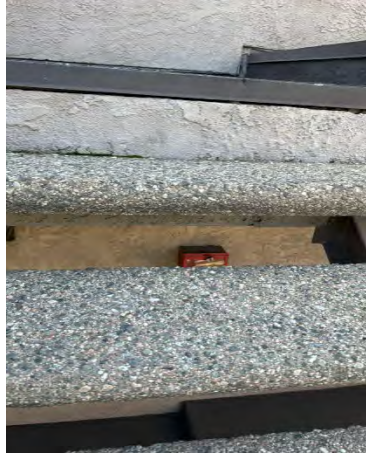
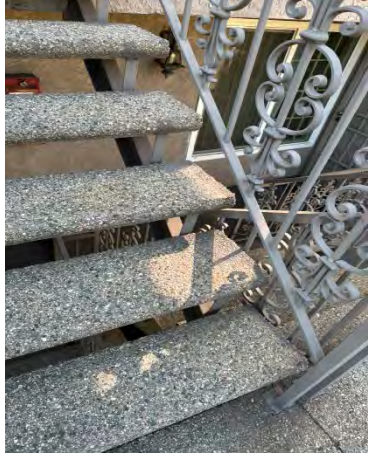
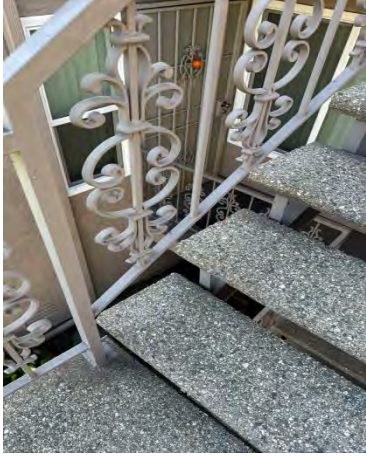
## Visual Inspection Details

Building Name	5502
Apartment Name	70-72
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	5502
Apartment Name	70-72
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	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	5484-1
Apartment Name	139
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	<p><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	5484-1
Apartment Name	139
Location Name	Entry deck

### Visual Report

Exterior Elements	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	Fail

#### Additional Considerations or Concerns

#### Entry / Balcony / Walking Deck

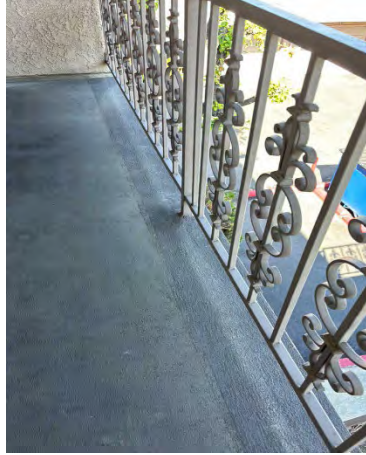
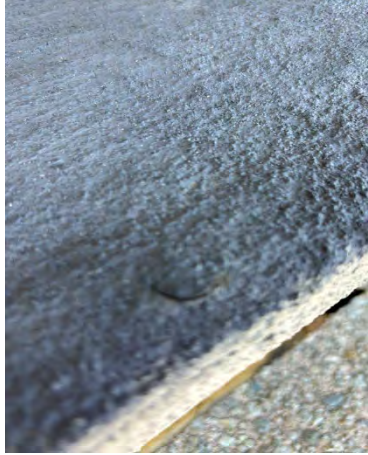
The deck is wood framed with waterproofing over the wood.

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	5484-1
Apartment Name	137
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, 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)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos





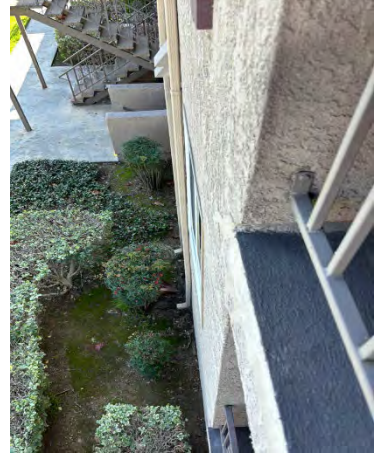
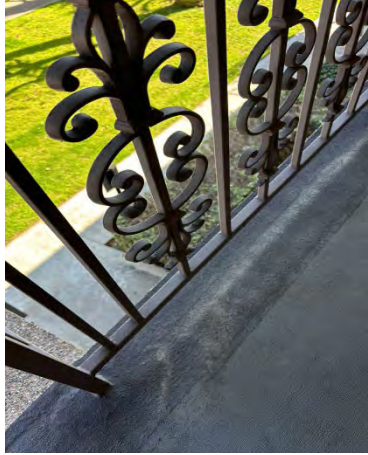
## Visual Inspection Details

Building Name	5484-1
Apartment Name	137
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	<b>Bad</b>
Any Visual Signs of leaks	<b>No</b>
Further Invasive Review Required	<b>No</b>
Condition Assessment	<b>Fail</b>
Additional Considerations or Concerns	<b>Entry / Balcony / Walking Deck</b>  <b>The deck is wood framed with waterproofing over the wood.</b>  <b>Handrails are metal and attached to the deck surface and visually in good condition.</b>  <b>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</b>
Life Expectancy (EEE)	<b>0-1 Years</b>
Life Expectancy (LBC)	<b>1-4 Years</b>
Life Expectancy (AWE)	<b>0-1 Years</b>

## Visual Photos







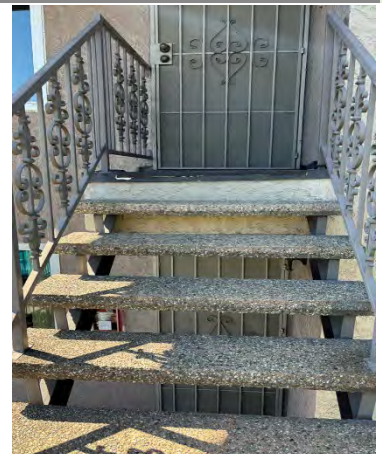
## Visual Inspection Details

Building Name	5484-1
Apartment Name	131
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	<p><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	5484-1
Apartment Name	131
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	<b>Bad</b>
Any Visual Signs of leaks	<b>Yes</b>
Further Invasive Review Required	<b>Yes</b>
Condition Assessment	<b>Fail</b>
Additional Considerations or Concerns	<b>Entry / Balcony / Walking Deck</b>  <b>The deck is wood framed with waterproofing over the wood.</b>  <b>Handrails are metal and attached to the deck surface and visually in good condition.</b>  <b>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</b>
Life Expectancy (EEE)	<b>0-1 Years</b>
Life Expectancy (LBC)	<b>0-1 Years</b>
Life Expectancy (AWE)	<b>0-1 Years</b>

## Visual Photos







## Visual Inspection Details

Building Name	5484-2
Apartment Name	133
Location Name	Stairs

## Visual Report

Exterior Elements	Stairs, Railings, Stucco Interface, 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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	5484-2
Apartment Name	133
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	5484-2
Apartment Name	135
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	Surface rust on metal post
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

## Visual Photos



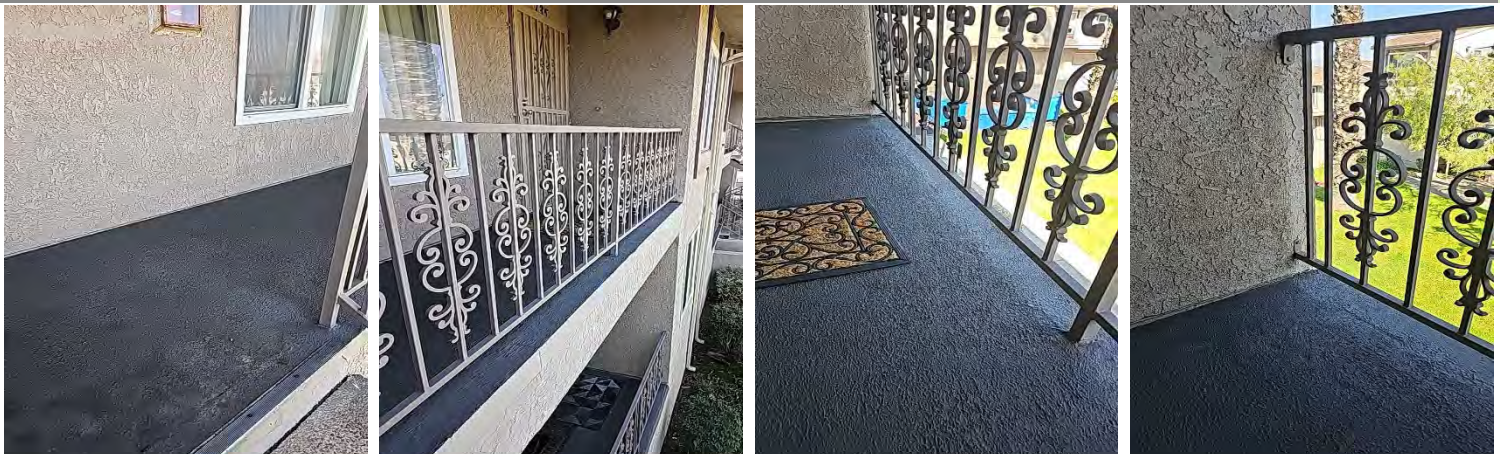




## Visual Inspection Details

Building Name	5484-2
Apartment Name	135
Location Name	Entry deck
Visual Report	
Exterior Elements	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><b>Entry / Balcony / Walking Deck</b></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	2325
Apartment Name	67
Location Name	Stairs

## 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	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	2325
Apartment Name	67
Location Name	Entry deck

## Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	<b>Bad</b>
Any Visual Signs of leaks	<b>Yes</b>
Further Invasive Review Required	<b>No</b>
Condition Assessment	<b>Fail</b>
Additional Considerations or Concerns	<b>The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures</b>
Life Expectancy (EEE)	<b>1-4 Years</b>
Life Expectancy (LBC)	<b>4-7 Years</b>
Life Expectancy (AWE)	<b>0-1 Years</b>

## Visual Photos









## Visual Inspection Details

Building Name	2325
Apartment Name	68
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	2325
Apartment Name	68
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	2325
Apartment Name	63-65
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos

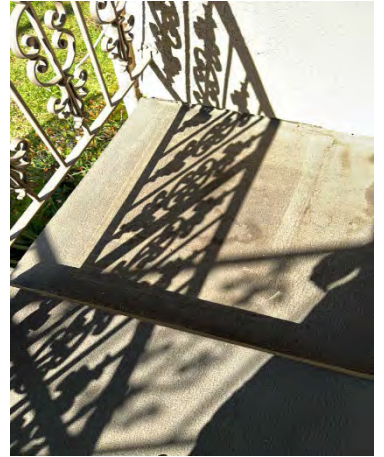
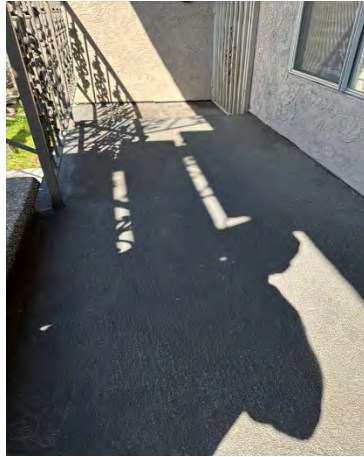






## Visual Inspection Details

Building Name	2325
Apartment Name	63-65
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>
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	2325
Apartment Name	64-66
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	2325
Apartment Name	64-66
Location Name	Entry deck

## Visual Report

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

## Visual Photos









## Visual Inspection Details

Building Name	2325
Apartment Name	59-61
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos

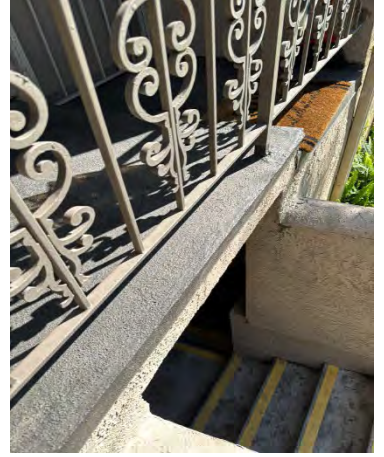




## Visual Inspection Details

Building Name	2325
Apartment Name	59-61
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	2325
Apartment Name	60-62
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos



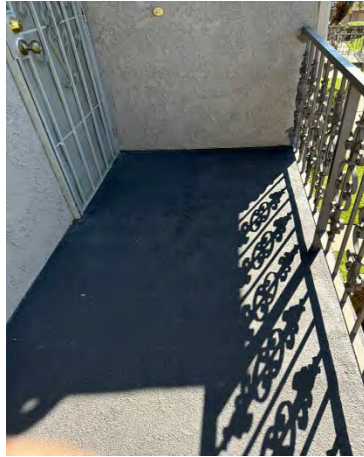
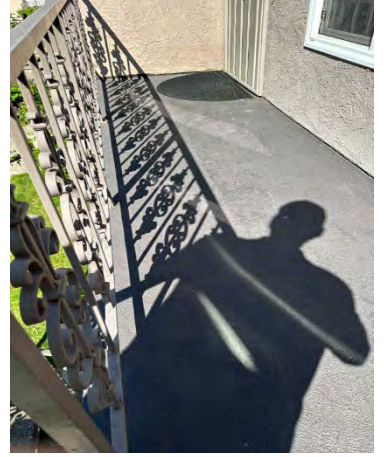




## Visual Inspection Details

Building Name	2325
Apartment Name	60-62
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	2321
Apartment Name	55-57
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	2321
Apartment Name	55-57
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	Minor delamination of stucco at landing.
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	2321
Apartment Name	56-58
Location Name	Stairs

## Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	<b>Bad</b>
Any Visual Signs of leaks	<b>No</b>
Further Invasive Review Required	<b>No</b>
Condition Assessment	<b>Fail</b>
Additional Considerations or Concerns	<b>Corroded guardrail post at landing. Secure the railing attachments.</b>
Life Expectancy (EEE)	<b>0-1 Years</b>
Life Expectancy (LBC)	<b>4-7 Years</b>
Life Expectancy (AWE)	<b>1-4 Years</b>

## Visual Photos









## Visual Inspection Details

Building Name	2321
Apartment Name	56-58
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	Waterproofing is in fair-poor condition. No signs of water intrusion. Repair waterproof deck coating.
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	2321
Apartment Name	51-53
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos



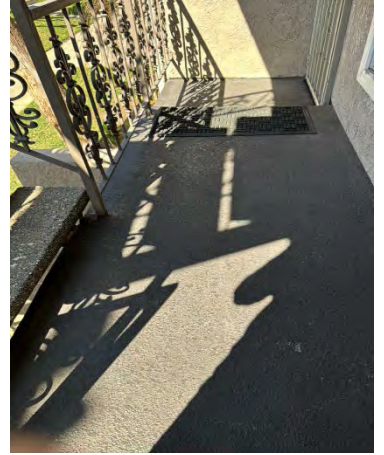
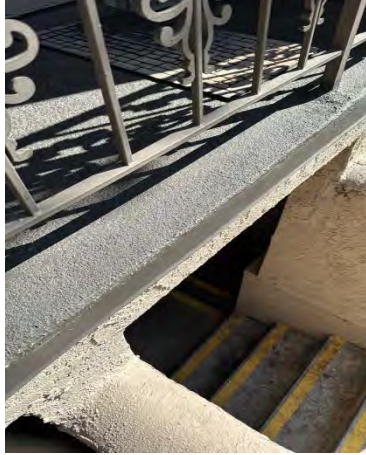






## Visual Inspection Details

Building Name	2321
Apartment Name	51-53
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	2321
Apartment Name	52-54
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos







## Visual Inspection Details

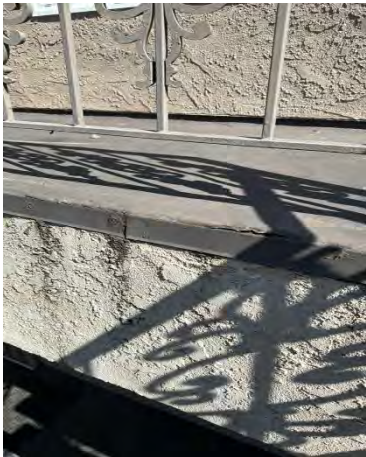
Building Name	2321
Apartment Name	52-54
Location Name	Entry Deck

## Visual Report

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

## Visual Photos







## Visual Inspection Details

Building Name	2321
Apartment Name	49
Location Name	Stairs

## Visual Report

Exterior Elements	Porches/Entry, 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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos











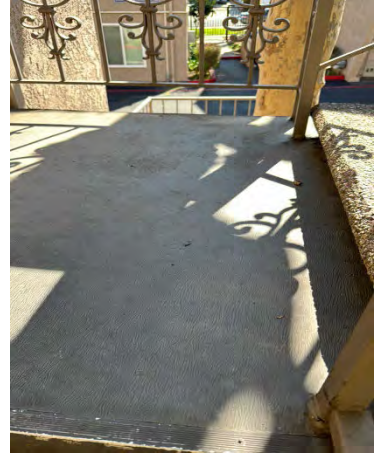
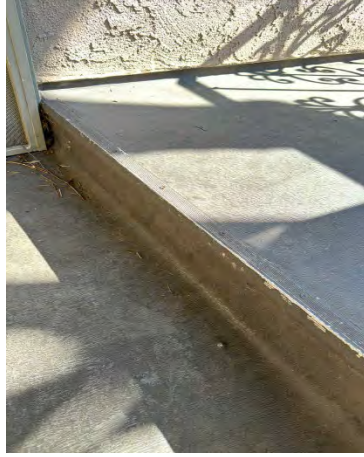
## Visual Inspection Details

Building Name	2321
Apartment Name	49
Location Name	Entry deck

## Visual Report

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

## Visual Photos





## Visual Inspection Details

Building Name	2321
Apartment Name	50
Location Name	Stairs

## Visual Report

Exterior Elements	Porches/Entry, 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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos



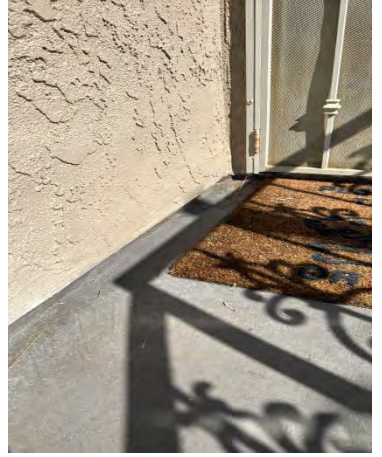
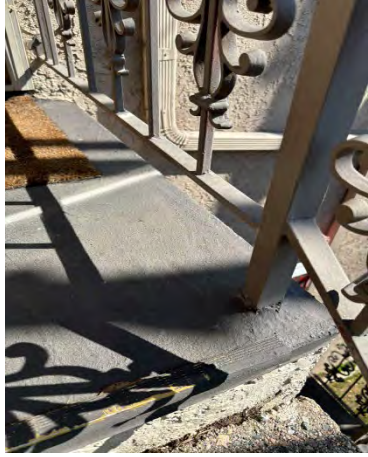






## Visual Inspection Details

Building Name	2321
Apartment Name	50
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	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	







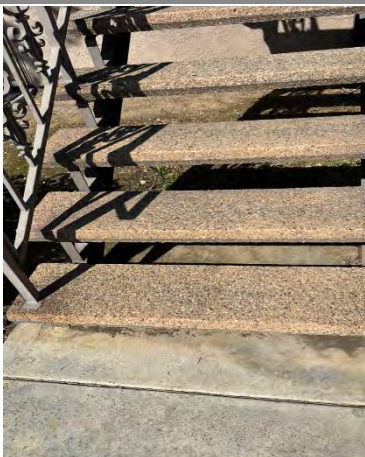
## Visual Inspection Details

Building Name	2305-1
Apartment Name	170
Location Name	Stairs

## Visual Report

Exterior Elements	Stairs, Stairs Landing, Integrations, Stucco Interface, 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	Handrail post at first tread is corroded. Repair.
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	2305-1
Apartment Name	170
Location Name	Entry deck

## Visual Report

Exterior Elements	Porches/Entry, Railings, Door Threshold, Stucco Interface, Integrations
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	<b>Fair</b>
Any Visual Signs of leaks	<b>No</b>
Further Invasive Review Required	<b>No</b>
Condition Assessment	<b>Pass</b>
Additional Considerations or Concerns	<p><b>Entry / Balcony / Walking Deck</b></p> <p><b>The deck is wood framed with waterproofing over the wood.</b></p> <p><b>Guardrail post plate. Unsealed bolt. Repair</b></p>
Life Expectancy (EEE)	<b>1-4 Years</b>
Life Expectancy (LBC)	<b>1-4 Years</b>
Life Expectancy (AWE)	<b>1-4 Years</b>

## Visual Photos







## Visual Inspection Details

Building Name	2305-1
Apartment Name	171
Location Name	Entry stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Stucco Interface, Railings
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	railings on the first flight from the sidewalk are loose due to the corrosion of the support posts.
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	2305-1
Apartment Name	171
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	The support post for the railing at this location has one bolt that is unsealed.
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	2305-1
Apartment Name	174
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Stucco Interface, Integrations, 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	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	2305-1
Apartment Name	174
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	Deck is in fair condition
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos

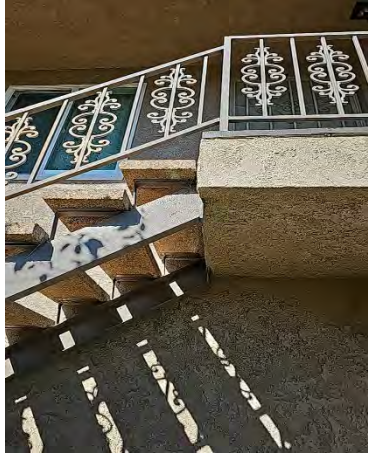






## Visual Inspection Details

Building Name	2305-2
Apartment Name	173
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Railings, 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>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>Handrail post to tread has corrosion. 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	2305-2
Apartment Name	173
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, 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><b>Entry / Balcony / Walking Deck</b></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	2307-1
Apartment Name	163
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	Handrail post at first tread corroded. Repair.
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	2307-1
Apartment Name	163
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



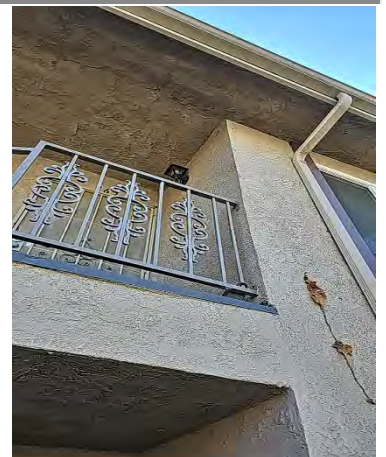




## Visual Inspection Details

Building Name	2307-1
Apartment Name	165
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	Fail
Additional Considerations or Concerns	Handrail post at first tread corroded. Repair as necessary.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

## Visual Photos

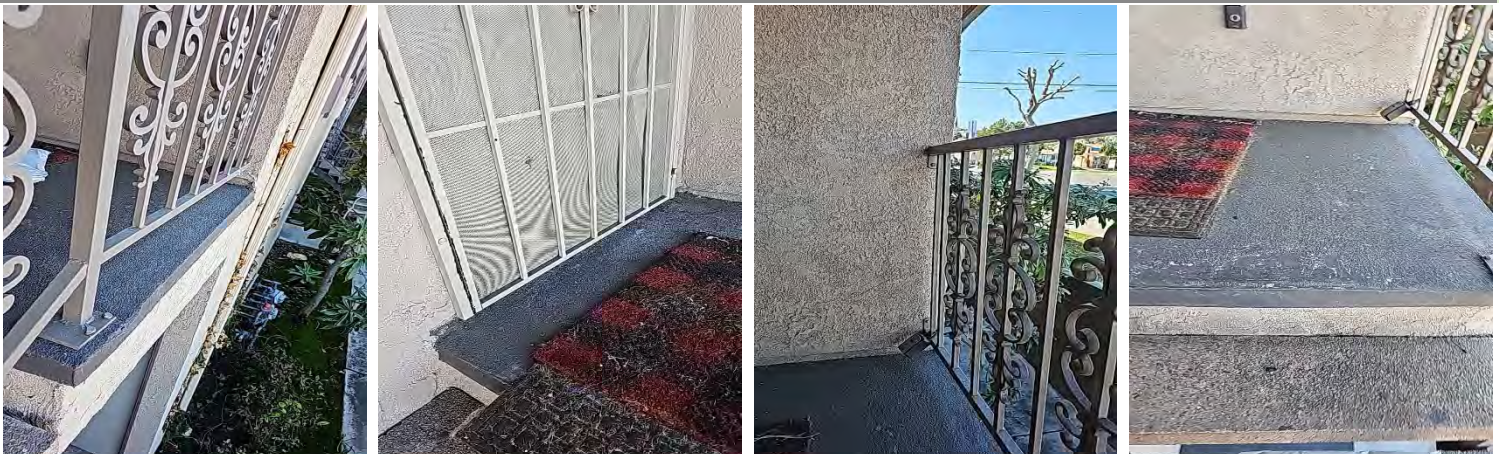




## Visual Inspection Details

Building Name	2307-1
Apartment Name	165
Location Name	Entry deck
Visual Report	
Exterior Elements	Stucco Interface, Integrations, Railings, 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><b>Entry / Balcony / Walking Deck</b></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	2307-2
Apartment Name	168
Location Name	Stairs

## Visual Report

Exterior Elements	Stairs, Stairs Landing, Railings, 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

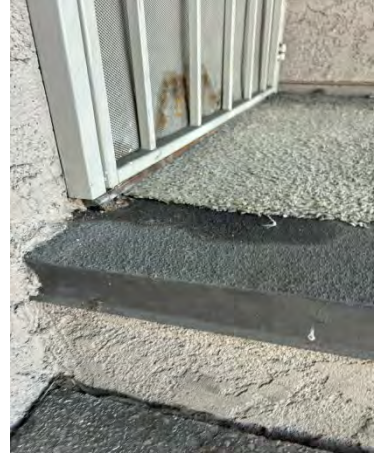






## Visual Inspection Details

Building Name	2307-2
Apartment Name	168
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)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





## Visual Inspection Details

Building Name	2307-2
Apartment Name	166
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, 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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	2307-2
Apartment Name	166
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	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	

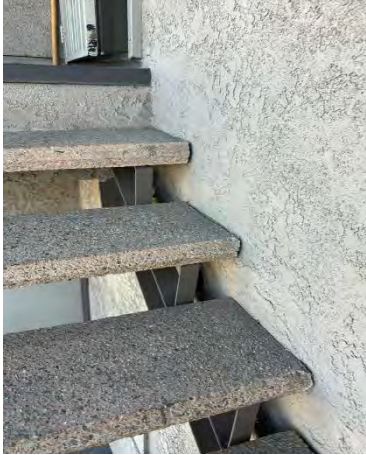
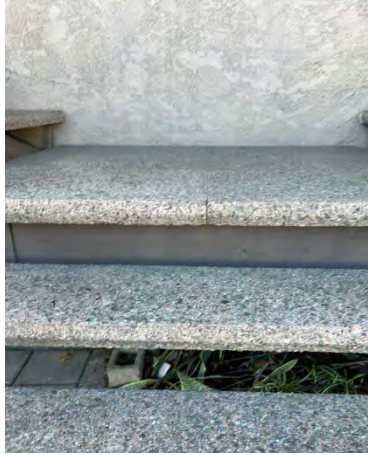






## Visual Inspection Details

Building Name	2307-2
Apartment Name	164
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)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	





## Visual Inspection Details

Building Name	2307-2
Apartment Name	164
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	<b>Bad</b>
Any Visual Signs of leaks	<b>Yes</b>
Further Invasive Review Required	<b>Yes</b>
Condition Assessment	<b>Fail</b>
Additional Considerations or Concerns	<b>This deck has a topcoat that looks to be in fair condition however, there is a soft spot in the middle middle of the deck. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.</b>
Life Expectancy (EEE)	<b>0-1 Years</b>
Life Expectancy (LBC)	<b>1-4 Years</b>
Life Expectancy (AWE)	<b>0-1 Years</b>

## Visual Photos





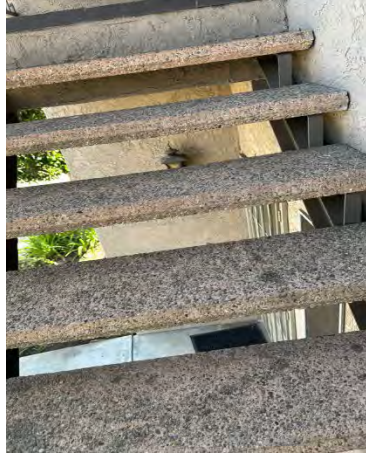


## Visual Inspection Details

Building Name	2331
Apartment Name	152
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	152
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)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos



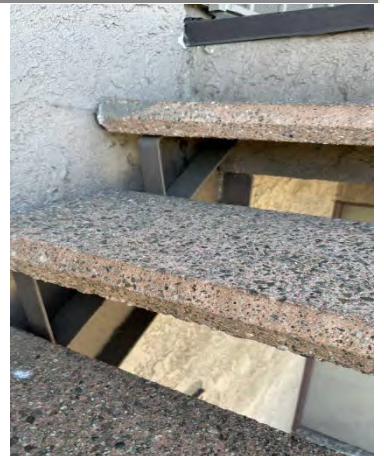
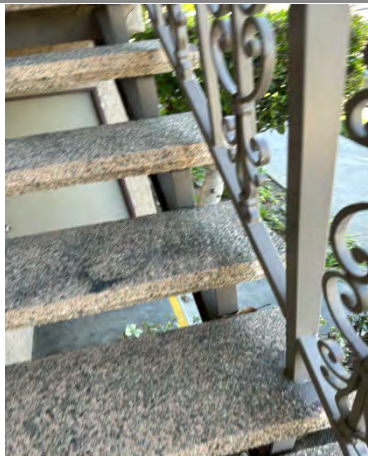




## Visual Inspection Details

Building Name	2331
Apartment Name	151
Location Name	Stairs
Visual Report	
Exterior Elements	Railings, Integrations, Stairs, Porches/Entry
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos





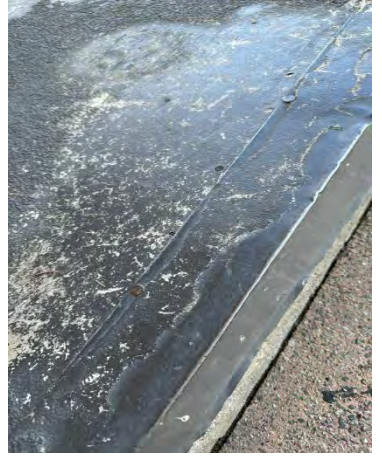




## Visual Inspection Details

Building Name	2331
Apartment Name	151
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	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)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years

## Visual Photos





## Visual Inspection Details

Building Name	2331
Apartment Name	150
Location Name	Stairs

## Visual Report

Exterior Elements	Railings, Integrations, Stairs Landing, 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	<p><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	150
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>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	2331
Apartment Name	149
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos





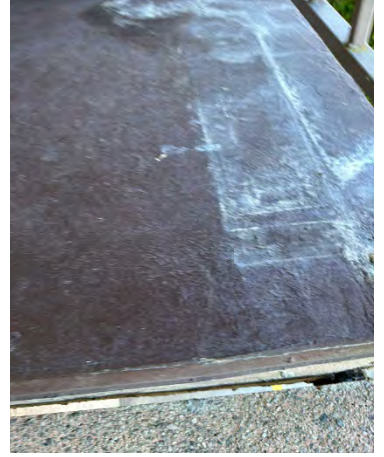


## Visual Inspection Details

Building Name	2331
Apartment Name	149
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)	4-7 Years
Life Expectancy (AWE)	0-1 Years

## Visual Photos







## Visual Inspection Details

Building Name	2331
Apartment Name	148
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	148
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	2331
Apartment Name	147
Location Name	Stairs

## Visual Report

Exterior Elements	Stairs, Stairs Landing, Walkways, 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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos

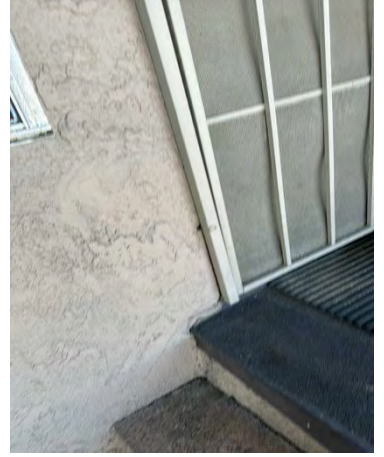
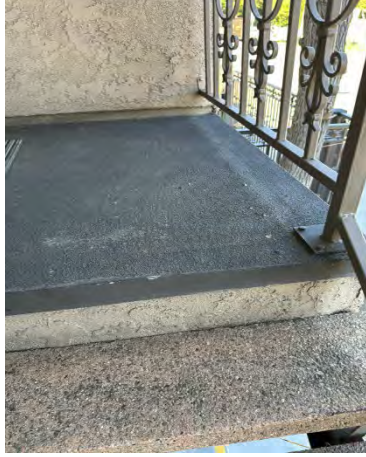






## Visual Inspection Details

Building Name	2331
Apartment Name	147
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	2339-2
Apartment Name	159
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition</b></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	2339-2
Apartment Name	159
Location Name	Entry deck

## Visual Report

Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	<b>Bad</b>
Any Visual Signs of leaks	<b>Yes</b>
Further Invasive Review Required	<b>No</b>
Condition Assessment	<b>Fail</b>
Additional Considerations or Concerns	<p><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition</b></p>
Life Expectancy (EEE)	<b>1-4 Years</b>
Life Expectancy (LBC)	<b>4-7 Years</b>
Life Expectancy (AWE)	<b>0-1 Years</b>

## Visual Photos









## Visual Inspection Details

Building Name	2339-2
Apartment Name	161
Location Name	Entry deck

## Visual Report

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

## Visual Photos





## Visual Inspection Details

Building Name	2339-2
Apartment Name	161
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	2339-2
Apartment Name	161
Location Name	Entry deck

## Visual Report

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

## Visual Photos







## Visual Inspection Details

Building Name	2339-2
Apartment Name	158
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><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></p>
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years

## Visual Photos





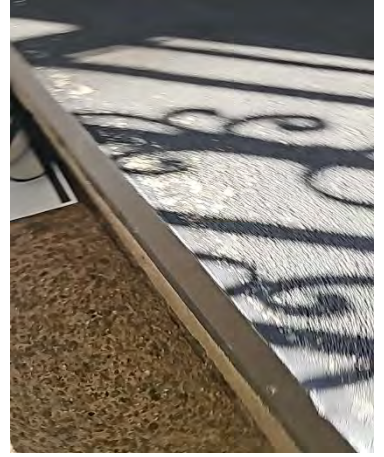


## Visual Inspection Details

Building Name	2339-2
Apartment Name	158
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	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)	1-4 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years

## Visual Photos







## Visual Inspection Details

Building Name	2339-2
Apartment Name	157
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	2339-2
Apartment Name	157
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)	4-7 Years
Life Expectancy (AWE)	0-1 Years

## Visual Photos

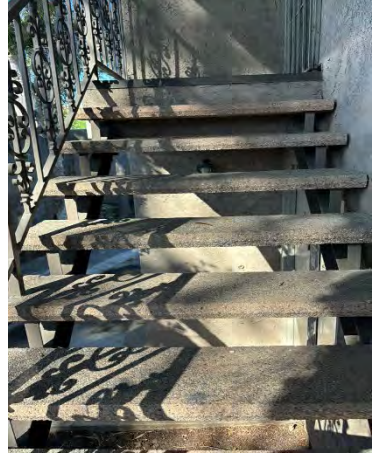






## Visual Inspection Details

Building Name	2339-1
Apartment Name	155
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)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	







## Visual Inspection Details

Building Name	2339-1
Apartment Name	155
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	The edge metal on the nosing at this deck is separated causing potential leaks. Repair or replace as necessary
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years

## Visual Photos







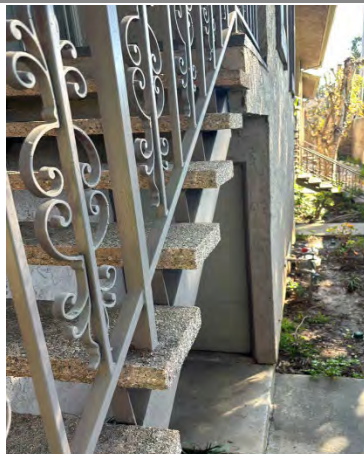
## Visual Inspection Details

Building Name	2339-1
Apartment Name	156
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	<p><b>Railing at concrete</b></p> <p><b>Stairs are steel stringers attached to a wood structure with concrete treads.</b></p> <p><b>The handrails are visually in good condition.</b></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	2339-1
Apartment Name	156
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)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	

