

# 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	al
Thank you.	
DW	
Deck Inspectors, Inc.	



DEGIL	INOT ECTORS	
Visual Inspe	ection 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	Bad	
Any Visual Signs of leaks	Yes	
Further Invasive Review Required	Yes	
Condition Assessment	Fail	
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	1-4 Years	
Life Expectancy (AWE)	0-1 Years	
Visual Photos		











Visual Inspe	ction 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
	Railing at concrete
Additional Considerations or Concerns	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 Insp	ection 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 Inspe	ction 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	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



















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Visual Insp	ection Details		
Building Name	5500		
Apartment Name	5		
Location Name	Entry deck		
Visua	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	Yes		
Condition Assessment	Fail		
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.		
Life Expectancy (EEE)	1-4 Years		
Life Expectancy (LBC)	4-7 Years		
Life Expectancy (AWE)	0-1 Years		
Visual Photos			













Visual Ir	nspection Details
Building Name	5500
Apartment Name	4
Location Name	Stairs
Vis	sual 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	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	



















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Visual Inspe	ction 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	
	Entry / Balcony / Walking Deck	
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.	
	Handrails are metal and attached to the deck surface and visually in good condition.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	1-4 Years	













Visual Inspe	ction 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
	Railing at concrete
Additional Considerations or Concerns	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



















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Visual Inspe	ection 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	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	















Visual Inspection Details	
Building Name	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	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

















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















Visual Inspection Details	
Building Name	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

0-1 Years



Life Expectancy (AWE)













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













DECK INSPECTORS	
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

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

Pass



**Condition Assessment** 







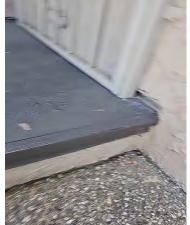


DECK HIGHERIONS	
Visual Inspection Details	
Building Name	5476-1
Apartment Name	93
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	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	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
	Railing at concrete
Additional Considerations or Concerns	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











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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	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.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	









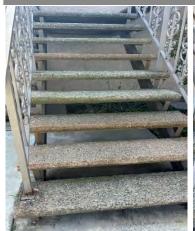


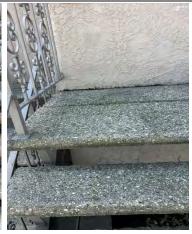






Visual Inspection Details	
Building Name	5476-2
Apartment Name	94
Location Name	Stairs
Visual Report	
Exterior Elements	Stairs, Stairs Landing, Railings, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
	Entry / Balcony / Walking Deck
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.
	Handrails are metal and attached to the deck surface and visually in good condition.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	











Visual Inspection Details	
Building Name	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	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Future Inspection
Additional Considerations or Concerns	Decking coating failure. Loose guardrail post. Recommend immediate repairs.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years











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
	Railing at concrete
Additional Considerations or Concerns	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











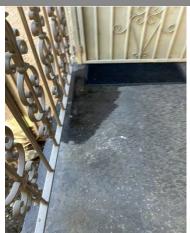




Visual I	nspection Details	
Building Name	5504	
Apartment Name	81 -83	
Location Name	Entry Deck	
Visual Report		
Exterior Elements	Decks, Stairs Landing, Railings, Integrations, Door Threshold, Stucco Interface	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Fair	
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	

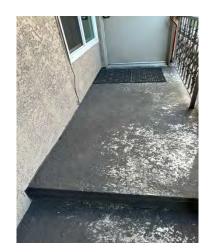














Visual Inspection Details		
Building Name	5504	
Apartment Name	82-84	
Location Name	Stairs	
Visual Report		
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Good	
Any Visual Signs of leaks	No	
Further Invasive Review Required	No	
Condition Assessment	Pass	
	Railing at concrete	
Additional Considerations or Concerns	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	





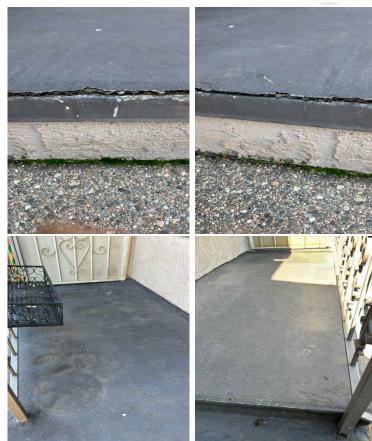






DEGI	INSPECTORS	
Visual Inspe	ction Details	
Building Name	5504	
Apartment Name	82-84	
Location Name	Entry deck	
Visual Report		
Exterior Elements	Decks, Door Threshold, Stucco Interface, Integrations, Railings	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Bad	
Any Visual Signs of leaks	Yes	
Further Invasive Review Required	No	
Condition Assessment	Fail	
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	0-1 Years	
Visual Photos		







Visual Inspection Details		
Building Name	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	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	















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Visual Insp	ection 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	Bad	
Any Visual Signs of leaks	Yes	
Further Invasive Review Required	No	
Condition Assessment	Fail	
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	0-1 Years	
Visual Photos		













Visual Inspection Details		
Building Name	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	
	Railing at concrete	
Additional Considerations or Concerns	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	



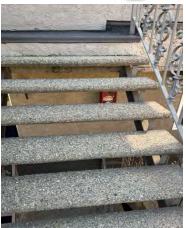


















Visual Inspe	ection Details	
Building Name	5504	
Apartment Name	78-80	
Location Name	Entry deck	
Visual Report		
Exterior Elements	Decks, Integrations, Door Threshold, Stucco Interface, Railings	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Good	
Any Visual Signs of leaks	No	
Further Invasive Review Required	No	
Condition Assessment	Pass	
	Entry / Balcony / Walking Deck	
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.	
	Handrails are metal and attached to the deck surface and visually in good condition.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	1-4 Years	













10		
Visual In	spection 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	

0-1 Years











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Visual Inspe	ection 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	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	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	

1-4 Years











	EUECK INSPECTURS
Visual I	nspection 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	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
V	isual Photos













DEGI	INSTEGIONS
Visual Inspe	ection 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	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
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)	0-1 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	







DELK INSPECTORS		
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	Bad	
Any Visual Signs of leaks	Yes	
Further Invasive Review Required	Yes	
Condition Assessment	Fail	
Additional Considerations or Concerns	Deck has significant humps and bulges in the deck coating. Recommend further investigation at this locations.	
Life Expectancy (EEE)	0-1 Years	
Life Expectancy (LBC)	0-1 Years	

0-1 Years

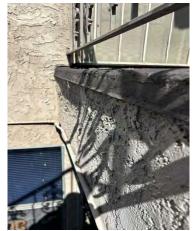
















Visual Inspec	ction Details	
	ction Detaits	
Building Name	5488-2	
Apartment Name	101	
Location Name	Entry deck	
Visual Report		
Exterior Elements	Porches/Entry, Railings, Integrations, Door Threshold, Stucco Interface	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Fair	
Any Visual Signs of leaks	No	
Further Invasive Review Required	No	
Condition Assessment	Pass	
	Entry / Balcony / Walking Deck	
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.	
	Handrails are metal and attached to the deck surface and visually in good condition.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	1-4 Years	
Life Expectancy (AWE)	1-4 Years	











DECK INSPECTORS		
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	Bad	
Any Visual Signs of leaks	No	
Further Invasive Review Required	Yes	
Condition Assessment	Fail	
Additional Considerations or Concerns	Delamination of the stucco around the bottom landing stringer attachment. Further investigation recommended.	
Life Expectancy (EEE)	0-1 Years	
Life Expectancy (LBC)	4-7 Years	

0-1 Years



















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	
	Railing at concrete	
Additional Considerations or Concerns	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	















	WWGEYE YO !	
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	
	Entry / Balcony / Walking Deck	
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.	
	Handrails are metal and attached to the deck surface and visually in good condition.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	1-4 Years	

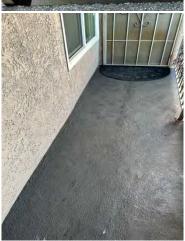








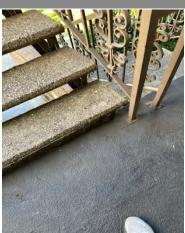






Visual Inspection Details		
Building Name	5502	
Apartment Name	74-76	
Location Name	Stairs and Mid Landing	
Visual Report		
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Good	
Any Visual Signs of leaks	No	
Further Invasive Review Required	No	
Condition Assessment	Pass	
Additional Considerations or Concerns	Railing at concreteStairs 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	













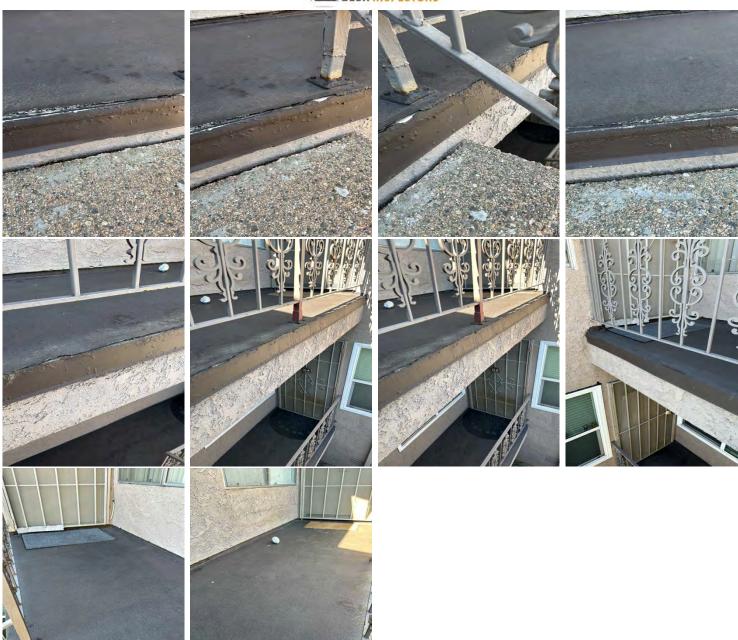






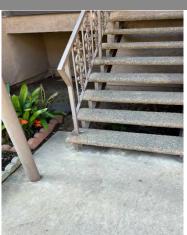
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Visual Inspe	ection Details
Building Name	5502
Apartment Name	74-76
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	



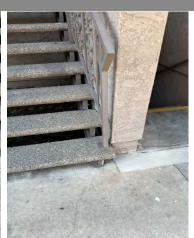




Visual ilispe	ction Details	
Building Name	5502	
Apartment Name	69-71	
Location Name	Stairs	
Visual Report		
Exterior Elements	Stairs, Stairs Landing, Railings, Integrations	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Good	
Any Visual Signs of leaks	No	
Further Invasive Review Required	No	
Condition Assessment	Pass	
	Railing at concrete	
Additional Considerations or Concerns	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 Inspe	ction 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	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.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	1-4 Years	















Visual Inspe	ection 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	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







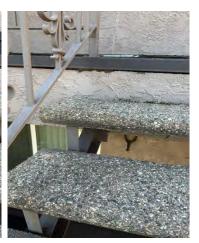














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Visual Insp	pection Details
Building Name	5502
Apartment Name	70-72
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	







**Visual Inspection Details** 

visuat ilispe	ection 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
	Railing at concrete
Additional Considerations or Concerns	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









DLGI	INDLFC10V2	
Visual Inspe	ection 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		









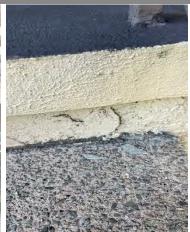






Visual Inspection Details		
Building Name	5484-1	
Apartment Name	137	
Location Name	Stairs	
Visual Report		
Exterior Elements	Stairs, Stairs Landing, Integrations, Stucco Interface	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Fair	
Any Visual Signs of leaks	No	
Further Invasive Review Required	No	
Condition Assessment	Pass	
	Railing at concrete	
Additional Considerations or Concerns	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	











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















Visual Inspection Details	
Building Name	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	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)	1-4 Years
Life Expectancy (AWE)	1-4 Years

















	INSPECTORS	
Visual Inspe	ection 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	Bad	
Any Visual Signs of leaks	Yes	
Further Invasive Review Required	Yes	
Condition Assessment	Fail	
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.	
Life Expectancy (EEE)	0-1 Years	
Life Expectancy (LBC)	0-1 Years	
Life Expectancy (AWE)	0-1 Years	
Visual Photos		















Visual Inspe	ction 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	
	Railing at concrete	
Additional Considerations or Concerns	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)	1-4 Years	
Life Expectancy (AWE)	1-4 Years	











Visual Ins	spection Details
Building Name	5484-2
Apartment Name	133
Location Name	Entry deck
Visi	ual 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	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
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	













DELK INSPECTORS	
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

1-4 Years

0-1 Years



Life Expectancy (LBC)

Life Expectancy (AWE)



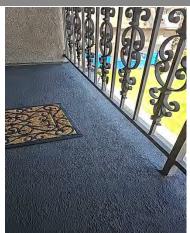






	ection Details
Building Name	5484-2
Apartment Name	135
Location Name	Entry deck
Visual Report	
Exterior Elements	Stairs Landing, Railings, Integrations, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Good
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
	Entry / Balcony / Walking Deck
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.
	Handrails are metal and attached to the deck surface and visually in good condition.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years









Visual Ins	pection 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

1-4 Years



Life Expectancy (AWE)















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	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
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 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	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

























BESIX IIIO) ES I SIX	
Visual Inspe	ction 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	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.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years













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
	Railing at concrete
Additional Considerations or Concerns	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





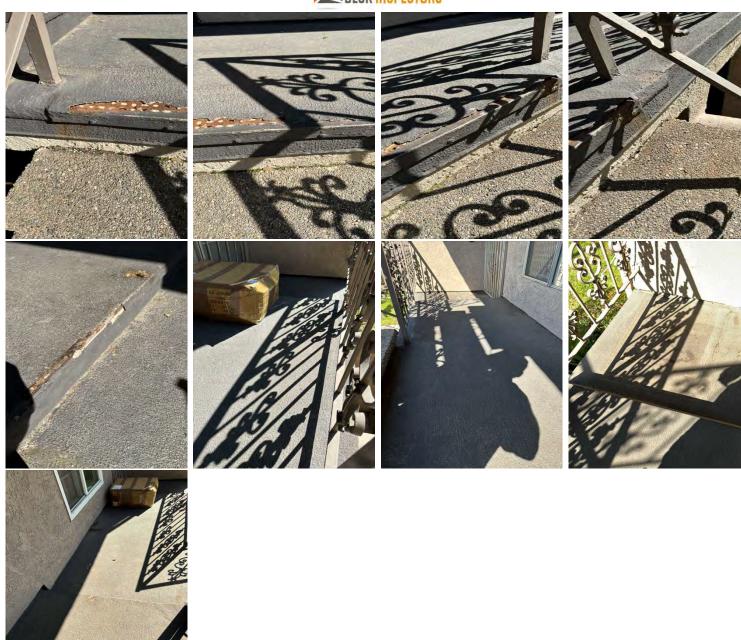






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Visual Inspe	ction Details
Building Name	2325
Apartment Name	63-65
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
	Entry / Balcony / Walking Deck
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.
	Handrails are metal and attached to the deck surface and visually in good condition.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years







Visual Inspe	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	
	Railing at concrete	
Additional Considerations or Concerns	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	



















DECK INSPECTIONS		
Visual Inspe	ection 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	Bad	
Any Visual Signs of leaks	Yes	
Further Invasive Review Required	Yes	
Condition Assessment	Fail	
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	1-4 Years	
Life Expectancy (AWE)	0-1 Years	
Visual Photos		







Visual Inspection Details		
Building Name	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	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	











DEGIT HIGH EDIGITA		
Visual In	spection 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	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.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	1-4 Years	
Visual Photos		







Visual Inspe	ction 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	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	















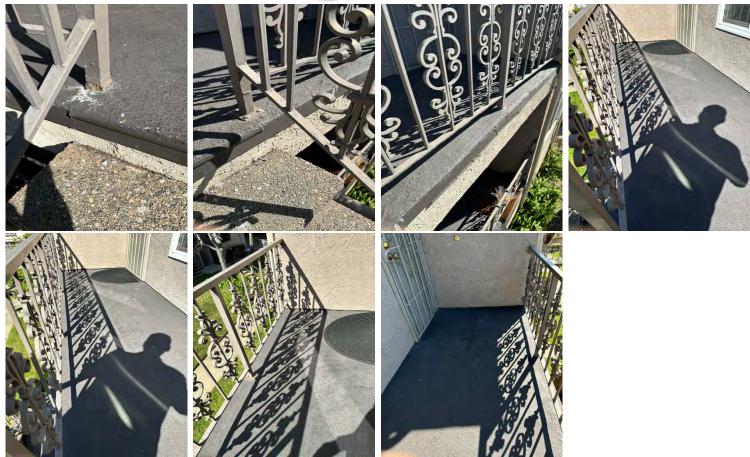






Visual Inspe	ection Details	
Building Name	2325	
Apartment Name	60-62	
Location Name	Entry deck	
Visual Report		
Exterior Elements	Decks, Railings, Integrations, Door Threshold, Stucco Interface	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Good	
Any Visual Signs of leaks	No	
Further Invasive Review Required	No	
Condition Assessment	Pass	
	Entry / Balcony / Walking Deck	
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.	
	Handrails are metal and attached to the deck surface and visually in good condition.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	1-4 Years	







Visual 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	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 Inspection Details	
Building Name	2321
Apartment Name	55-57
Location Name	Entry deck
Visual Report	

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 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	Bad	
Any Visual Signs of leaks	No	
Further Invasive Review Required	No	
Condition Assessment	Fail	
Additional Considerations or Concerns	Corroded guardrail post at landing. Secure the railing attachments.	
Life Expectancy (EEE)	0-1 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	1-4 Years	

















Visual Inspection Details	
Building Name	2321
Apartment Name	56-58
Location Name	Entry deck
Visual Report	

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 Inspe	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	
	Railing at concrete	
Additional Considerations or Concerns	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	















DEGIT HIGH EGYONG	
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	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.
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
	Railing at concrete
Additional Considerations or Concerns	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

















DECK	INSPECTORS
Visual Inspe	ection 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	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	







Visual Inspection Details	
Building Name	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
	Railing at concrete
Additional Considerations or Concerns	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















DELK INSPECTORS	
Visual Insp	ection 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	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	













Visual Inspection Details	
Building Name	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
	Railing at concrete
Additional Considerations or Concerns	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

















	<u></u>
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	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.
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

Condition Assessment Pass

Additional Considerations or Concerns Handrail post at first tread is corroded. Repair.

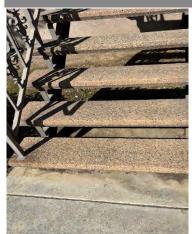
No

Life Expectancy (EEE) 0-1 Years

Life Expectancy (LBC) 1-4 Years

Life Expectancy (AWE) 0-1 Years

#### Visual Photos



Further Invasive Review Required















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	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Pass
	Entry / Balcony / Walking Deck
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.
	Guardrail post plate. Unsealed bolt. Repair
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years











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

0-1 Years



Life Expectancy (AWE)















Dreiv High reigning	
Visual In	spection 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

1-4 Years



Life Expectancy (AWE)













DEGR. III OF COLORE		
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	

1-4 Years



Life Expectancy (AWE)









DEGRAMO EGIONO		
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	

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



Further Invasive Review Required









DLGK INSTLUTORS		
Visual Inspe	ction 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	Railing at concrete  Stairs are steel stringers attached to a wood structure with concrete treads.  The handrails are visually in good condition.  Handrail post to tread has corrosion. Repair as necessary.	
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	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.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	1-4 Years	
Life Expectancy (AWE)	1-4 Years	











DESK HIST ESTORE		
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









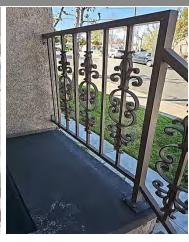






Visual Inspection Details		
Building Name	2307-1	
Apartment Name	163	
Location Name	Entry deck	
Visual Report		
Exterior Elements	Decks, Railings, Integrations, Stucco Interface	
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants	
Visual Review	Fair	
Any Visual Signs of leaks	No	
Further Invasive Review Required	No	
Condition Assessment	Pass	
	Entry / Balcony / Walking Deck	
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.	
	Handrails are metal and attached to the deck surface and visually in good condition.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	1-4 Years	
Life Expectancy (AWE)	1-4 Years	











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	

0-1 Years



Life Expectancy (AWE)









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	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.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years









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	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 Inspe	ection 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	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.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	1-4 Years	
Life Expectancy (AWE)	1-4 Years	
Visual Photos		













visuat ilispe	ction 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	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)	1-4 Years	
Life Expectancy (AWE)	1-4 Years	















DEGIT III OF EGIONO	
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
	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the
Additional Considerations or Concerns	wood.
	Handrails are metal and attached to the deck surface and visually in good condition.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	













Visual Inspe	ection 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	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	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	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	Yes
Condition Assessment	Fail
Additional Considerations or Concerns	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.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years











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	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





















DIGN	INSTEGIONS
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	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	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	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













DELK INSPECTORS	
Visual Inspe	ection 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	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	















Visual Inspection Details	
Building Name	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	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

















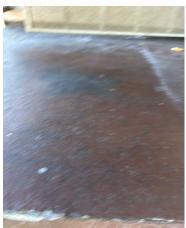


	KINSPECTURS
Visual Insp	pection Details
Building Name	2331
Apartment Name	150
Location Name	Entry deck
Visual Report	
Exterior Elements	Decks, Walkways, Railings, Integrations, Door Threshold, Stucco Interface
Water Proofing Elements	Flashings, Waterproofing, Coatings, Sealants
Visual Review	Fair
Any Visual Signs of leaks	No
Further Invasive Review Required	No
Condition Assessment	Fail
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.
Life Expectancy (EEE)	0-1 Years
Life Expectancy (LBC)	1-4 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	













Visual Inspection Details	
Building Name	2331
Apartment Name	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
	Railing at concrete
Additional Considerations or Concerns	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













DLGI	INSTITUTO	
Visual Inspe	ection 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	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	0-1 Years	
Visual Photos		













Visuat irispe	ction 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	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 Inspe	ection Details
Building Name	2331
Apartment Name	148
Location Name	Entry deck
	Report
Visuat	
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
	Entry / Balcony / Walking Deck
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.
	Handrails are metal and attached to the deck surface and visually in good condition.
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	1-4 Years
Visual Photos	







Visual Inspection Details		
Building Name	2331	
Apartment Name	147	
Location Name	Stairs	
Visual	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	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	











DEGIT III OF COTORIO		
Visual Inspe	ction 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	
	Entry / Balcony / Walking Deck	
Additional Considerations or Concerns	The deck is wood framed with waterproofing over the wood.	
	Handrails are metal and attached to the deck surface and visually in good condition.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	1-4 Years	















Visual 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
	Railing at concrete
Additional Considerations or Concerns	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 Inspe	ction 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	Bad
Any Visual Signs of leaks	Yes
Further Invasive Review Required	No
Condition Assessment	Fail
	Railing at concrete
Additional Considerations or Concerns	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)	0-1 Years















DEGIT INSPECTIONS		
Visual Ins	pection 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	Bad	
Any Visual Signs of leaks	Yes	
Further Invasive Review Required	No	
Condition Assessment	Fail	
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.	
Life Expectancy (EEE)	0-1 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	0-1 Years	
Visual Photos		











Visual inspe	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	
	Railing at concrete	
Additional Considerations or Concerns	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	













DEGIT INSPECTIONS		
Visual Ins	pection 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	Bad	
Any Visual Signs of leaks	Yes	
Further Invasive Review Required	No	
Condition Assessment	Fail	
Additional Considerations or Concerns	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures.	
Life Expectancy (EEE)	0-1 Years	
Life Expectancy (LBC)	4-7 Years	
Life Expectancy (AWE)	0-1 Years	
Visual Photos		











Visuat inspe	ction 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	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



















	JA INSPECTIONS
Visual Ins	pection 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	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	0-1 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	















visuat irispe	ction 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	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	











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Visual Ins	pection 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	Entry / Balcony / Walking Deck  The deck is wood framed with waterproofing over the wood.  Handrails are metal and attached to the deck surface and visually in good condition.  The waterproofing is severely damaged. Replace or repair the waterproofing, including all damaged wood with new waterproofing and wood structures
Life Expectancy (EEE)	1-4 Years
Life Expectancy (LBC)	4-7 Years
Life Expectancy (AWE)	0-1 Years
Visual Photos	















	THIOI EDIDING	
Visual Insp	ection 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	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		















DEGRANDI EGIGIO		
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	

1-4 Years

0-1 Years



Life Expectancy (LBC)

Life Expectancy (AWE)













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	
	Railing at concrete	
Additional Considerations or Concerns	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)	1-4 Years	
Life Expectancy (AWE)	1-4 Years	

















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Visual Ir	nspection 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	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.	
Life Expectancy (EEE)	1-4 Years	
Life Expectancy (LBC)	1-4 Years	
Life Expectancy (AWE)	1-4 Years	
Visual Photos		











