ACCREDITED INSPECTION

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Red Flags Report
Pre-Listing

See inspection contract for other important limitations, disclaimers and information.
This report cannot and does not represent the operation or condition of any items after the date and time of this inspection.

For the exclusive use of: Prospective Purchasers

Address of Property: 1234 Menlo Ave., San Diego, CA 92115

Inspection Date: 3/3/15, briefly on 3/9/15

Inspection Start Time: 9 AM **Inspection End Time: 2:30 PM**

TYPE OF PROPERTY: 14 unit apartment complex **2 Buildings**
APPROXIMATE AGE: 25 years **Year Built: 1990**
WEATHER: Cloudy, light rain early **Temperature: 47 initially**

PRESENT AT THE INSPECTION:

Table of Contents

SCOPE

This inspection and report are in accordance with the CREIA Commercial Standards of Practice. The Standards are included as part of the contract. This report will also include ballpark price estimates and a few photographs.

GENERAL DESCRIPTION

This property consists of a 2 two-story buildings. They have concrete slab on grade foundations. The exteriors are primarily stucco. There is wood framing. Interiors are gypsum board drywall. There is a medium slope asphalt shingle covered roof. There are 10 garages. There are also 14 concrete paved parking stalls. Each unit has a fireplace.

The property faces west and an alley is on the east. There is an apartment building on the north and south.

FURTHER EVALUATION

1. SDG&E's free annual safety check of all gas appliances on the property.
2. Estimates for replacement of the roof.

These measures should be taken before the expiration of the eventual buyer's due diligence period.

UNIT MIX TABLE

4235 Menlo

Unit #	Building location	Bedrooms	Bathrooms
1	Downstairs west	1	1
2	Downstairs middle	1	1
3	Downstairs east	2	1
4	Upstairs west	3	2
5	Upstairs middle	1	1
6	Upstairs middle	2	1
7	Upstairs east	2	2

4466 Altadena

Unit #	Building location	Bedrooms	Bathrooms
1	Downstairs west	1	1
2	Downstairs middle	1	1
3	Downstairs east	2	1
4	Upstairs west	3	2
5	Upstairs middle	1	1
6	Upstairs middle	2	1
7	Upstairs east	2	2

FINDINGS

FOUNDATIONS

1. The buildings have concrete slabs placed monolithically with the concrete slab-on-grade. Original plans and specifications were not provided for review.
2. The buildings show almost no indication of stress from the foundation.
3. The site drainage fairly flat. There is a subterranean drainage system, but ponding under the stairways seems likely.
4. Both of these buildings have a stairstep foundation where the eastern half, between units 2 and 3, is a couple of feet higher than the western half of the building. There was no significant indication of distress at that change of elevation. The stucco and the drywall in the corners did not have cracks or evidence of patching.

EXTERIORS

1. The exterior is primarily stucco covered. There was serviceable painted man-made siding at the front, but the trim needs to be repainted. At some points wood comes to close to the dirt or site concrete. Trim is damaged at the front, especially behind the shrubs, which are too close to the building.
2. At the roof level, the siding and especially the trim need repainting. Some trim is warped. There is some damage on the fascia at the south. There was damage on to the door jamb frames at the south electrical room. Probably replacing these 2 jambs is the best response. There was also limited wood damage at a few other places. Spot repairs rather than replacement of the wood would work for most of them.
3. The biggest concern on the exterior is the neighbor's pine tree which reaches over this property dropping debris on to the roof and the gutters. It does not look like it has had an effect on the foundation yet. That is really is just a matter of time. Negotiating with the neighbor next-door to remove the tree or at least effectively prune it to curtail future growth is recommended.
4. The building has fairly fresh paint at the front. It also has some fresh paint on the trim at the eaves and in the courtyard areas. Most trim needs to be repainted. Especially the south facing sides have a lot of cracked and peeling paint.
5. There have been some stucco patches, especially along the bottom of the wall at the west end of the patio courtyard. A door frame was replaced at the balcony closet of 4239#4. The patching is complete, but the colors do not match. There was a graffiti paint out that does not match the color of the stucco well at the east side. The best solution here is to color coat the entire building. The next best idea is to paint the entire building.
6. The site concrete was poured too high. There should have been a 2 inch separation 2 concrete from the bottom of the stucco. 4 inches is the recommended stucco to dirt separation and 6 inches would to dirt or concrete.
7. There was more notable wood damage at a number of place: the fascia at the landing at 4239 #6, the fascia at the SW corner of 4239#4.

8. The building has no evidence that the stucco has been painted or re-color coated. The stucco was power washed over the last year or 2. It looks fairly clean. A new color coat is recommended.
9. The bottom of the stucco had some normal looking but heavy stains. Roof gutters have prevented this from being a worse condition. However the roof gutters may have been leaking where they butt into a rake wall, and the stucco is stained at those locations. In several places it looks like the stains at the bottom may be the residual from tenant's storage being left up against the stucco during rains.
10. The stairways are steel framed with precast concrete treads. The west stairways have an intermediate landing. The stairs have fairly uniform riser heights, except at the bottoms which were about a ½" lower than the other risers and in a few places riser heights were different because the replacement treads were not the same size as the originals. Stripes should be put on the front edge of the landings and on the front edge of the 1st tread. There were a few chips on the treads and cracks showing on the bottom of the treads.
11. It is not clear that there is adequate lighting at night for the stairways. This should be checked at night.
12. The stairway and balcony guard rails (and guardrails at a 2nd story patio doors) are steel framed with intermediate steel pickets. At the stairways those pickets are limited to 4-3/8 inches apart and at the balconies 4 inches apart. None of the stairway or balcony guard rails complied. Also it is more than 4 inches between the bottom of one riser and the top of the next riser below it. Welding additional pieces of steel is the most typical way to address these concerns. A 6 inch ball can pass between the risers and the bottom rail of the stairway guard rails. Welding another diagonal piece at that location is recommended.
13. Several of the treads have cracks where the rebar may be too close to the surface. Whenever treads are replaced, they should be carefully matched to the existing. One of the treads at the south building had a large chip on it.
14. The base of the post supporting the landing for units 6 and 7 has damage on the metal brackets. Some of the metal has completely rusted apart. Those brackets should be replaced. This can be difficult, involving drilling into the concrete supporting the post. The stucco at the post supporting the cantilever corners at the back of both buildings and under the 2nd floor landing at units 4 and 5 at both buildings is deteriorating at the bottom. It is almost certain that irrigation has been impacting these posts.
15. The wood framed balcony guard rail at 4235#4 was recently repaired. There was some gaps in the finish. Probably this rail and the companion rail at 4239 should be flashed rather than just have flat wood on top of the guard rail.
16. The 2nd floors had patio doors but no balcony at units 6 and 7. There were guard rails outside of them. Those guard rails need the same 4 inch maximum spacing between intermediate rails.
17. The site concrete was serviceable. Part of the concrete was a stamped colored concrete. It shows some cracking, in the stamped grooves. There was more cracking the driveway areas than the walkways. There was a small raised masonry wall separating the 2 buildings. This is reasonably well intact.

18. The courtyard had locked gates with steel frames and steel mesh. These were operated via an intercom type system near the doorway of each unit. They were spot checked, and those that were checked did work.
19. The fencing is serviceable but has some aging especially at the south side. The fencing was painted. That makes it look better for a while but eventually it has to be repainted. There is some paint peeling now at the southeast.
20. Ponding is a concern on the property. Water ponds on the north and south side in the dirt areas around the patios, There were some area drains under the stairways, but they did not have the soil sloped toward them sufficiently. Those area drains almost certainly tie into the subterranean drains for the roof gutter downspouts.
21. There were mailboxes recessed into the wall outside of the gate.
22. Both the north and south fences need repair or replacement. The south fence is in worse condition. There may not be enough there to justify repairing it. Possibly the north side has been hit by limbs falling out of the pine tree. It is certainly not straight. That north side fence also is double, the neighbor has one side and this property has the other

PARKING LOT

1. There were 4 parking stalls on a stamped concrete driveway at the front of the building. The back of the building had 10 parking stalls on a regular concrete driveway. That back driveway area had some cracking and some oil stains but no trip hazards were seen. There were significant oil stains at the west especially at the northwest most parking stall.
2. Mentioned above, the front driveways had cracking in the grooves of the stamped concrete.
3. At the alley, some of the concrete parking stalls have cracks with settling. There are 5 or 6 places to repair. Perhaps as much as 80 square feet of concrete to replace. Just patching is not likely to hold. Also some concrete grinding is needed to reduce the trip hazard potential.

ROOF

1. There was a 3 tab asphalt shingle roof. It was originally black or dark gray. It is faded now. This roof is almost certainly the original roof to the building, so it is 25 years old. 3 tab asphalt shingles have a nominal service life of 20 years. Therefore it is 5 years past its expected service life.
2. The roof was inspected by walking on it, except for the eastern portions which were observed from the stucco separation wall and the middle of the buildings and from the other building. That wall is too high to jump over without possibly damaging the decking.
3. The shingles show significant deterioration, especially on the south sides. Almost all of the shingles on the south side have lost a significant amount of the mineral granules which were embedded on the surface of the shingle at the factory. Fiberglass shards can be seen around the perimeter of the individual tabs and in some cases in the body of the tab.

4. It is recommended that these roofs be replaced. Probably the ideal roof would be a laminated asphalt shingle with a minimum 30 year service life. It is expected that the new roof can be laid over the old one with a layer of 30 pound felt between them. Replacing all of the roof metal except for the counter flashing embedded in the stucco is recommended.
5. Each 2nd floor unit had a skylight. These were small, 2 foot by 2 foot at the roof level. A couple of them have small cracks around the corners. This is a sign of aging. These are almost certainly 25 years old, the age of the roof. Replacing them when reroofing it is needed.
6. Dormers have been patched with mastic. If that is holding anything, it won't for long.
7. There were soft spots in the decking around the chimney extension for 4239#4. Downhill and a little toward the west near the there were more soft spots. In the attic water penetration damage was clearly visible. Some decking will have to be replaced.
8. A lot of the metal flashings for the fireplace flues at the top of the stack sag and hold water. This is not thought to be a very hard adjustment.
9. Just above that area on the same building there were some missing tabs on the roofing shingle at a plumbing vent. The attic has stains in this area.
10. At the middle of the buildings there are stucco separation walls. This winds up being part of the roof. Stucco does not make a good roofing material. Water blasting this separation wall and sealing it with a water resistant elastomeric paint is recommended. The paint on this stucco should be renewed every 3-5 years.
11. Water penetration (staining) was observed in the attic at some of the other ABS plastic sewer vent pipes. At the roof level the metal to plastic joints need to be resealed. When reroofing, this sheet-metal should be removed and replaced.
12. The original builder did not install sloped crickets above the fireplace chimney chases. There were flat saddles only. There was some shingle debris and dirt trapped in them.
13. There were aluminum gutters and downspouts at the eaves. Mentioned above, some of the stucco is stained where the roof butts to a sidewall. This is not likely to be a leak out of the gutters however. The downspouts discharge into subterranean drains. This is the preferred configuration.
14. Pine tree debris was laying on the roof and filling the gutter at the northwest corner of building 4235. After cleaning this debris, the gutters should be checked for alignment and for water tightness.

ELECTRICAL

1. The electrical service was in an exterior closet located on the south side of 4235 and north side of 4239. There was one 400 amp, 240 volt, single phase service feeding 8 meters on each building. It has overhead feeders from the SDG&E power lines. Labeling was adequate.
2. The electrical service equipment was Crouse Hinds brand.
3. There was a water pipe ground and a foundation steel ground. The hot water and gas pipe were not bonded to the primary service panel or the cold water pipe.

4. Each of the 14 units had a 60 amp main breaker, and there was a 30 amp breaker for the "house panels". The individual units had a #4 aluminum conductor ran in type SE (heavier cable).
5. Electrical wiring method was modern Romex type plastic insulated cable. This wiring was copper except for the feeder in #2 aluminum coming from the main panels. This building has electrically powered wall heaters in the bedrooms and living rooms. These do not have a very high rating. They were typically ran on one or two 15 amp circuits.
6. The subpanels were Crouse Hinds brand. Each unit had a sub panel in a bedroom behind the door. The cover was removed for inspection in 4239#2 only. No overheated wiring was seen, but there were a few breakers with loose terminal screws, ¼ to ½ turn. Wire sizing was appropriate to the breakers. That subpanel also had fairly heavy drywall splatters that predated the installation of the breakers. At every tenant turnover, with the power off, a qualified electrician should check for damage from the overspray and tighten electrical terminals to specifications.
7. Carbon monoxide detectors were provided in the units, typically at the kitchen. The appropriate location for carbon monoxide detectors is in the hallway adjacent to the sleeping rooms. Relocating them closer to the bedrooms is recommended. However there were no receptacles in the hallways that would allow installing this kind of carbon monoxide detectors. Switching to a 10 year sealed battery style is recommended.
8. Smoke detectors are required by state law in the area outside sleeping rooms, typically the hallway. Safety standards also call out for smoke detectors in the bedrooms. Manufacturers recommend replacing smoke detectors at 7 to 10 years. Replacements should be photoelectric versus ionization style. Tenants tend the pull batteries from ionization smoke detectors because of false alarms. Switching to a 10 year sealed battery style is recommended.
9. In these buildings the smoke detectors were sometimes in the living room rather than the hallway. 4335#3 had a chirping smoke detector in the hallway. Both unit 4s will require two smoke detectors outside of the bedrooms because they are separated. The GFI receptacle did not function at the bathroom at 4239#1.
10. Ground fault circuit interrupter receptacles (GFIs) are required for all receptacles serving any kitchen counter, receptacles in bathrooms, exteriors, garages and a number of other locations. This is a very cost-effective safety measure. This protection was missing at the only garage that was observed. Its assumed that all garage receptacles will need this upgrade. This would also include the receptacle on the ceiling intended to be used for the garage door openers. This protection was provided in the bathrooms except 4235#3 had a GFI receptacle not function. Each kitchen would need 1 or 2 GFI protected receptacles wired to protect other receptacles downstream from it. No GFI protection was provided at the private balconies and patios.
11. The GFI protection did not function at the bathrooms at 4239#1 and #6.
12. Exterior light fixtures do not appear to have sufficient coverage for stairways, parking lots, and other commonly used outside areas. Verifying this by checking the property at night is recommended. The outside light fixtures where exposed

to rain should be caulked around the top portion. Exterior lights were both photocell and timer controlled.

PLUMBING

1. The water meters were located near the west curb. The water service entrance was at the east side on both buildings. There was some residual water standing in the meter boxes especially the north one. This is from rains a few days before.
2. There was no backflow preventer assembly. The state of California now has required all municipal water authorities to notify their apartment and commercial building customers that these are required. An expansion tank will be needed on the water heater(s) when this device is installed.
3. Both buildings had a 2 inch ball valve as the water service disconnect at the west side of the building.
4. There was a water pressure regulator at both buildings. The water pressure was 38 PSI at 4235 and 71 PSI at 4239. These are okay but the 4239 building should be reset closer 40 PSI. One tenant at 4235 complained that there was not enough water pressure at the shower. It probably advisable to bump the pressure 5 PSI, and see if that complaint goes away. The water pressure regulators also help prevent water pressure spikes.
5. The water piping was copper where observed.
6. It appears that water piping is run under the slab. At this age, a few slab leaks should be expected. Keeping the water pressure low help prevent them.
7. The drain lines were ABS. Colby brand, co-extruded piping was seen in the attic. That company did not have any problems with the mid-1980 ABS quality-control issues. 1988 dates were seen. But, there were also some 2013 dates seen at unit 7 in the attics at both buildings, for some of the vent piping. That seems very unusual that both of them would have required new vent piping.
8. There were a few sewer cleanouts on the walls, around the laundry and at the driveway at the back. At the west end of the courtyard one of the cleanout covers is caulked to the stucco.
9. Each unit has its own gas meter. The meters were located at west side of the courtyard. There was also a meter at both buildings for the laundry and hot water heater at the laundry.
10. There were no sediment traps at the shutoff outs for the individual gas appliances.
11. There was a water heater for each laundry and each unit has its own hot water heater. There were 4 water heaters in a closet behind the laundry and there were 2 water heaters each in the closets at the patio for units 1 and 2 and at the balcony for units 4 and 5. All of the water heaters were strapped but not braced for earthquake resistance. They had pressure temperature relief valves and lines that ran to the outside. They were vented properly although none of the vent connectors were screwed at the joints or to the vent diverter. Some of those joints were soldered which is a very old technique. Probably some of the vent diverters are not the ones supplied by the manufacturer.

12. None of the water heaters had bracing to the walls to dampen the vibration during earthquakes. This is a recommended and fairly easy to do upgrade.
13. Above the roof the water heater vent for unit 4235#4 has lost its attachment to the stucco wall and is leaning too much.

Hot Water Heater Table

Location:	Brand	BTUs	Gallons	Year built
4235				
Laundry	GE	32,000	29	2011
1	GE	32,000	29	2011
2	GE	36,000	40	2007
3	GE	36,000	40	2008
4	Bradford White	32,000	30	2013
5	GE	36,000	40	2008
6	GE	32,000	29	2010
7	GE	32,000	40	2010
4439				
Laundry	GE	32,000	29	2013
1	GE	32,000	29	2011
2	GE	30,000	29	2011
3	GE	32,000	29	2009
4	Guardian	32,000	29	2011
5	GE	32,000	29	2007
6	GE	32,000	29	2010
7	GE	32,000	29	2012

14. None of the water heaters had recirculating pumps. An on-demand type hot water recirculating pump will conserve energy, and reduce the amount of water used to get hot water flowing at the plumbing fixtures.
15. For the water heaters on the 2nd floor, drain pans and drain lines are recommended at the next replacement.
16. The typical unit had a stainless steel kitchen sink, a cultured marble lavatory, a fiberglass bathtub and a 1.6 gallon per flush toilet. Almost all of the shutoff valves for the water to the individual fixtures were ¼ turn angle stops. Conventional plastic stem angle stops were used for the hot water supply 3 way valve to the kitchen sink and dishwasher. Those should be checked during other plumbing maintenance.
17. Almost every one of the cultured marble lavatories had crazing cracks in the finish around the drain. There are 3 solutions: patch the cracks and install a new gelcoat (which typically does not last long), patch the cracks and paint the lavatory bowl and top, or replace the countertop. Replacing the countertop is the best idea but also the most expensive. This is mostly a cosmetic issue. They are unlikely to develop leaks due to this condition.

18. Most toilets were Mansfield brand dated 1997 (or 1996). Some date codes were smudged. There could be a couple of newer ones than the 1997 date. These were 1.6 gallon per flush toilets. This appears to have been a mass replacement, which was confirmed by the current owner. A few of the other units were American Standard brand, 2011 dated, 1.6 gallon per flush toilet. It had a 3 inch vertically lifting flapper valve. These are known to flush much better than the old 2 inch flappers.
19. A few bathtubs have had the shower doors removed. The old holes for the screws need to be patched with fiberglass material like gelcoat versus just caulking them. This is probably most noticeable at 4660 unit 7 in the master bathroom.
20. 4235#1 had crazing on the lavatory drain. The toilet was a 1996 model.
21. 4235#2 had crazing on the lavatory drain. There is a small amount of bypass water at the fill spout when in shower mode.
22. 4235#3 had crazing at the drain at the bathroom lavatory. The overflow trim was corroded at the bathtub. This unit and a few others have the banjo top at the toilet so low that the lid cannot be removed easily or in this case put back well.
23. 4235#4 had a new cultured onyx type lavatory at the hall bathroom. There was bypass at the fill spout at the master bath tub. The hall bathroom bathtub had a pink stain on it. This is probably bacteria and easier to clean than black stains could be. One toilet was Mansfield dated 1997; the other was Kohler dated 2012. The Mansfield toilet was loose at the tank to bowl connection
24. 4235#5 had crazing at the bathroom lavatory. This unit had one of the newer American Standard toilets.
25. 4235#6 had crazing at the bathroom lavatory and had a newer American Standard toilet with a 3 inch drain.
26. 4235#7 had crazing at one of the lavatories. There was bypass water at both bathtubs at the fill spout in shower mode. Both toilets were Mansfield 1997 models. The master bath tub had a shower door that had been removed. The holes need to be patched versus just caulked.
27. 4239#1 had crazing at the bathroom lavatory. This unit had some old style angle stops. The bathtub has water bypass at the fill spout. It also needs patching at the holes for the old shower door. It had a 1997 Mansfield toilet.
28. 4239#2 had had less crazing at the lavatory than most other units. The diverter plunger was stuck at the fill spout. There was a 1997 Mansfield toilet.
29. 4239#3 also had a better lavatory. The bathtub has been painted but is peeling. It needs to be prepared and repainted. There was a 1997 toilet.
30. 4239#4 needs a new lavatory at the master bathroom. Water bypasses the fill spout in shower mode at the master bathroom. Both toilets 1997 Mansfield fixtures.
31. 4239#5 had light crazing at the lavatory. The bathtub had a fresh paint coat.
32. 4239#6 had typical crazing at the lavatory. There was a corroded overflow at the bathtub.
33. 4239#7 had a newer lavatory in the master bathroom. The hall lavatory was typical. There was bypass at both shower valves. Both toilets were Mansfield, 1997.

FIREPLACES

1. Every unit had a prefabricated sheet metal fireplace in the living room. These had dual wall sheet-metal vents extending through the attics and terminating above the roof. They had no gas supply to them. They had safety screens and glass doors for energy conservation, except unit 4235#5 was missing the glass doors. 3 or 4 were missing a handle for the doors.
2. There were cracks in several of the back panels and bottom panels. This is usually from overheating. A number of them have been patched with a cementitious material. Usually those patches will crack again, but so far these are holding up reasonably well.
3. 4235#5 and #6 had less cracking than the others. They probably do not need to be repaired or replaced. $239#7 had more cracking than the others.
4. Professional cleaning by a certified chimney sweep is recommended. Several tenants had wood ashes or wood stored outside the fireplace. The competition burning wood, alternating with manufactured logs such as Pine Mountain or Duraflame is not safe. Cleaning the waxy residue off the walls is recommended.
5. These fireplaces were Marco Manufacturing (Majestic brand), model 79-2774. Majestic products are no longer being made, except for the refractory panels. Typically the refractory panels have to be replaced with items or parts made by that same company. At least one supplier advises they sell refractory panels available on the Internet, but they sell the hearth, the back and both sides as a package.

MECHANICAL

1. The typical unit had Thermador brand electrical wall heaters. All that were tried worked. A few had furniture in front of them especially in the bedrooms. These were seldom used according to most tenants.
2. There were recirculating only fans (not exhausting) in the bathrooms. But, no condensation issues were noticed in the bathrooms. That is unusual when there are recirculating fans only.
3. There was no exhaust fan in the laundry.

INTERIORS

1. The interior was covered with gypsum board drywall. The second floor had light weight concrete as the substrate for the flooring. There was acoustic spray on the ceilings, but because of the age of the building, it is not likely to contain asbestos. Likewise lead paint would not be a concern on a building of this age.
2. Living rooms and bedrooms were carpeted. Kitchens and baths had sheet vinyl. There was ceramic tile typically at the entry and at the hearth extension's for the fireplaces
3. Kitchen cabinets were photo-paper adhered to particleboard for the doors, drawers, and facings. A few have been painted. This is anticipated to be the next step in preserving these cabinets.

4. Countertops were formica. A few have been replaced.
5. 4235#1 had a patch which is now dry on the bathroom ceiling under the bathtub above. Walls need touchup painting. There was some light peeling. Flooring was in medium condition except for the kitchen which had a gouge the sheet vinyl and should be replaced.
6. 4235#2 had medium paint finishes, but the flooring was new or better. The formica countertop a scratched but basically serviceable.
7. 4235#3 had medium paint and generally serviceable flooring.
8. 4235#4 needs paint throughout. There was a furniture rub that caused a hole in the drywall at the living room. The kitchen flooring should be replaced. There was a crack on the hearth extension at the fireplace. The formica countertops in the kitchen should be replaced.
9. 4235#5 had fresh or medium paint. There were a few small cracks in the ceramic floor tile at the entry.
10. 4235#6 had medium paint and medium condition flooring.
11. 4235#7 had medium condition paint finishes. The carpet was dirty and stained. It should be replaced however. The formica countertop was new, but some of the end pieces were not well glued.
12. 4239#1 had medium condition paint and flooring.
13. 4239#2 had serviceable paint and flooring. However, there was some faded brown staining on the ceiling in the bathroom. This is almost certainly condensate related to the fact that the exhaust fans are recirculating only. There was a crack above the header at the door into the pantry off the dining room. That door fit fairly well however, and there was nothing else in the area giving an impression of foundation movement being related to that crack.
14. 4239#3 had fresh paint, but there was some sagging in the bathroom as if the drywall finish was still wet when the paint was applied. There might have been some patching in the bathroom prior to the paint. The carpets are dirty and stained. Replacing them is recommended. The other flooring was serviceable. There were new kitchen cabinets and countertops.
15. 4239#4 had medium condition paint and flooring. It had a painted cabinets and a new countertop. There was some very light staining related to the leaks at the fireplace chimney.
16. 4239#5 had serviceable finishes and some new flooring. There was a crack at the ceramic tile hearth extension.
17. 4239#6 had serviceable finishes.
18. 4239#7 had fresh paint. Carpet was in medium condition with a little staining. There was a cut in the kitchen sheet vinyl. There were cracks at the ceramic tile hearth. The kitchen cabinets of been painted. There was a newer formica countertop.
19. The laundry areas had serviceable paint and vinyl tile flooring. There was a small formica countertop in each of the laundries.

DOORS and WINDOWS

1. The windows all appear to be the original aluminum framed units with single pane glazing.
2. Security upgrades are recommended on the windows. Apparently they can be lifted out or pushed in by burglars. Often installing hard rubber inserts above the closed position of the window is the 1st step.
3. At both buildings at unit 1 had a door that swings out onto its private patio. Both need security type hinges or modifications of the existing hinges. This is not difficult.
4. Most units with patio doors typically had wood inserts in the door track for secondary security. Some units had a removable pin extending into the fixed panel from the sliding panel. When those pins are higher than the latch set this is considered a fire egress safety concern. On these aluminum framed patio doors, the best solution is to install a lock that connects to the bottom track that is operable by a person's foot pressing on the lever.
5. Doors were original. The front doors were insulated hollow metal and had deadbolts. That kind of door is considered to meet the state mandated security concerns.
6. At both buildings unit 7 had a living room window and unit 4 had a dining room and bedroom window sill less than 24" from the floor. The fall is over 60". A child protective barrier is needed.
7. When windows are upgraded to dual pane with PVC frames (assumed to be a desirable upgraded at some point in the future), the windows next to the front doors will need to have tempered glass. This is almost any of them except there are no windows close to the front doors of the #1 units. Also there are windows in units 3 and 6 that were too close to the stairway. Any glass within 5 feet of the stairs should be tempered. This comes into play only when the windows are replaced, similar to the issue with the windows too close to the front doors.
8. The louvered door at the water heater closet at the patio at units 1 and 2 at both buildings is coming unglued at the joints. Otherwise the doors are intact. The doors are him sagging. The doors could be lifted back into place and reinforced with bracing which should keep it serviceable for a few more years.
9. There were heavy screen doors on the front door of each unit. These were fairly serviceable, including the paint. They are generally well shielded from weather.
10. 2 or 3 of the exterior closet doors should be replaced. This is in addition to the door jamb trim damage.
11. The front door at 4235#3 was tighter than the others. This is likely to be some level of building movement causing it. No stress was seen on other areas nearby.
12. 4235#4 needs a new door at the front bedroom and a new door at the outside closet on the balcony.

APPLIANCES

1. The typical unit had a freestanding a gas range including an oven, a non-exhausting range hood, a garbage disposal, a dishwasher, and a refrigerator. There were no built in microwaves.
2. There was a Whirlpool washing machine and dryer at the common area laundry. The dryer was gas-fired. These units appear to be about 10 years old. They are probably in the last 3rd of their service life.
3. The rubber hoses supplying the clothes washer are beginning to swell, especially the hot water at the south building. Stainless steel braided supply hoses are recommended.
4. Most of the ranges appear to be original so they are about 25 years old. This would be approaching the end of their service life.
5. More than half of the freestanding gas ranges that were tried did not have the anti-tip over devices that are required for safety since the early 1990s. If there was more than item was 2 stored on the range, or in the oven, they were not tried. This may be more difficult to achieve because the original units are not marked with the anti-tip over label.
6. There were one third horsepower garbage disposals. A few are missing electrical clamps.
7. The garbage disposals had the teeth worn out in the basket at 4239#2 and #7. They should be replaced.
8. The gas range at 4235#4 was dirty and has the finish damaged around the burners. It should be replaced.
9. The refrigerator at 4239#2 is old and has a bad gasket. Replacing it is more appropriate then keeping it. The refrigerator at 4239#1 has a bad gasket and a cracked shelf, but it is newer. The refrigerators at 4239#3 and 4235#4 have door gaskets to replace.
10. The range hoods were old and some had deteriorated finishes. 4235#4 has the roughest one, and it should be replaced. Also a few lights were out but that might be bulbs.
11. Dishwashers were not run, they were often just checked for utility connections. The oldest dishwasher might be 4235#6.

ATTIC

1. Each of the 2nd floor units had its own attic access. The attics were reasonably well demised between the units. However the demising wall between units 4 and 5 was offset so that part of the unit 5 attic area is actually over unit 4. This is not unusual, but is about 4 feet of difference.
2. There was a small section in unit 4 at the backside of the attic over the master bedroom that did not have a demising wall. This is a small triangular area. It probably has a connection to the attic at 5 through the attic space over the common area porch. This would not be easy to address.
3. The attics were framed with 2 by 4 trusses. The attics are quite tall, and except for unit 4 they are reasonably easy to walk-through. Unit 4 had scissor trusses, and it has to be crawled vs. walked.

4. There was very light bracing for the trusses. At units 4 and 7, additional diagonal bracing to help the gable end walls resist earthquakes is recommended. Also needed were horizontal braces at the intermediate webs that are longer than 6 feet and under compression (about half the webs are under compression in half for intention). Typically the construction drawings require that issue, but are not reviewed thoroughly during construction.
5. 4239#4 had damage on the roof decking around the fireplace shaft. This looks like it has a current roof leak.
6. Each 2nd floor unit had a skylight. The skylight shafts were framed without cutting the trusses. Some are missing a few pieces of insulation.
7. There were no shaft enclosures around the fireplace chimney penetrations of the attic. Standards are somewhat incomplete on this but the best practices to install wood framing with drywall on it in the case of the stack fire. Some units such as 4 and 7 would be fairly easy to do. Others are tight and hard to get to.
8. Some of those vent pipes did not have the required 2 inch clearance to wood at the decking were they penetrate. This was mostly in the attic above 4235#5
9. Most of the attic building has fiberglass batt insulation in the attic. There are some significant voids which deteriorate the performance of that insulation.
10. Maintaining some kind of bait and/or trapping system is recommended. As well, there are several potential holes in the trim adjacent to the roof areas that could be access points. Often stuffing steel wool in such areas is a sufficient barrier.
11. Both buildings had some open shafts in the attic floor. They should be sealed with drywall, and re-insulated. This is a fire passage requirement, primarily.
12. There was sufficient ventilation and the ventilation openings were screened. The large semicircular vent facing the street at unit 4 would admit heavy storm driven rain. The louvers simply do not have enough lap over each other.

GARAGES

1. There were 10 single stall garages. Apparently most are rented to the tenants. The garages all had plywood slab doors and reportedly none had garage door openers.
2. Only the garages #6 and #11 were made available for inspection. They had no stains or patching was seen in the drywall. Some garage door jambs had light damage.
3. The bottom plate on the garage at the northwest is cracked and needs to be replaced.
4. The garages did not have GFI protection for the receptacles. This would also include the receptacle on the ceiling for a future garage door opener.
5. The concrete slab was placed after the foundation was poured. Basically the raised stem walls of the foundation and the slab is more of a parking pad. No concrete cracks were directly observed.

BALL PARK ESTIMATES

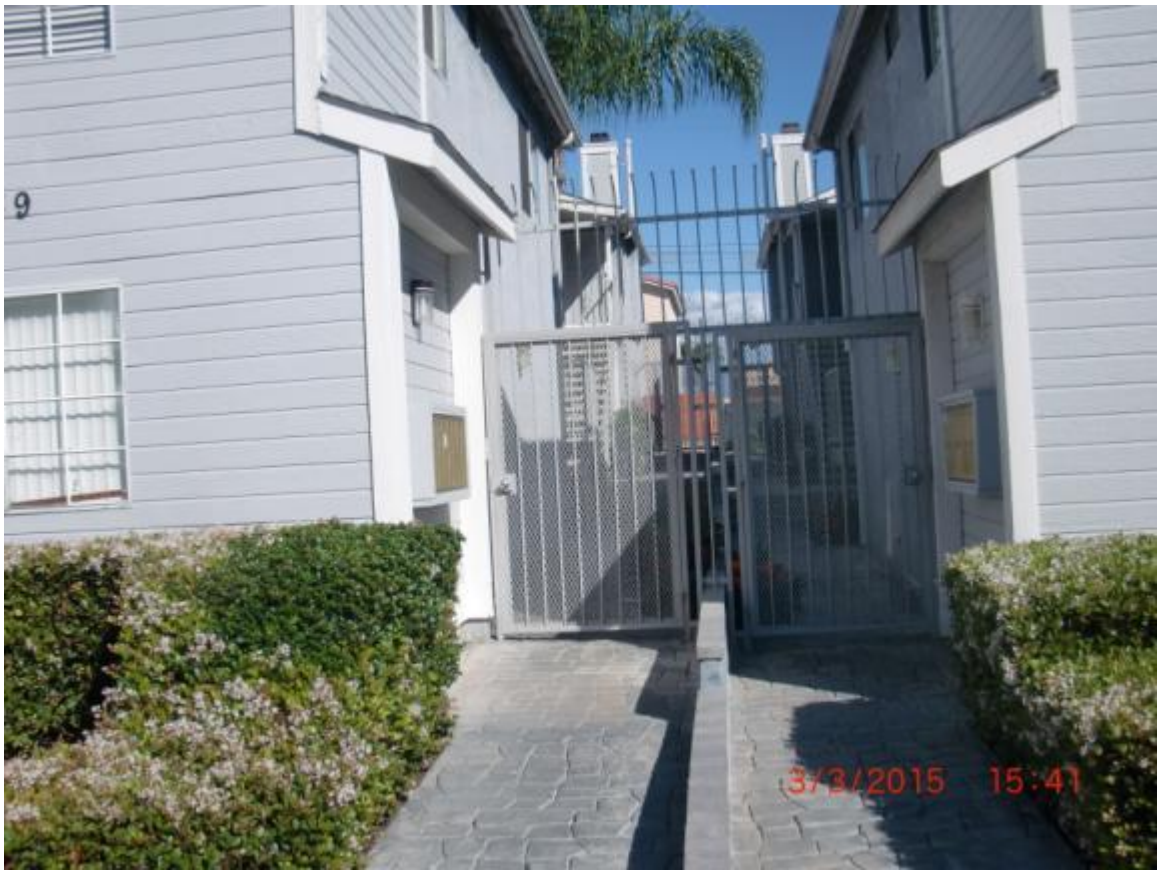
These estimates are presented **without warranty**, for the benefit of the buyer to help evaluate the magnitude of the issues discovered during the inspection. This is not a bid, nor an offer to do work. The spread is necessarily wide to take into account the various levels of workmanship that could be employed to accomplish these ends.

The timeframe for these estimates to be completed depends on risk tolerance of the owner or future owner. Generally all issues listed below should be completed within the 1st year.

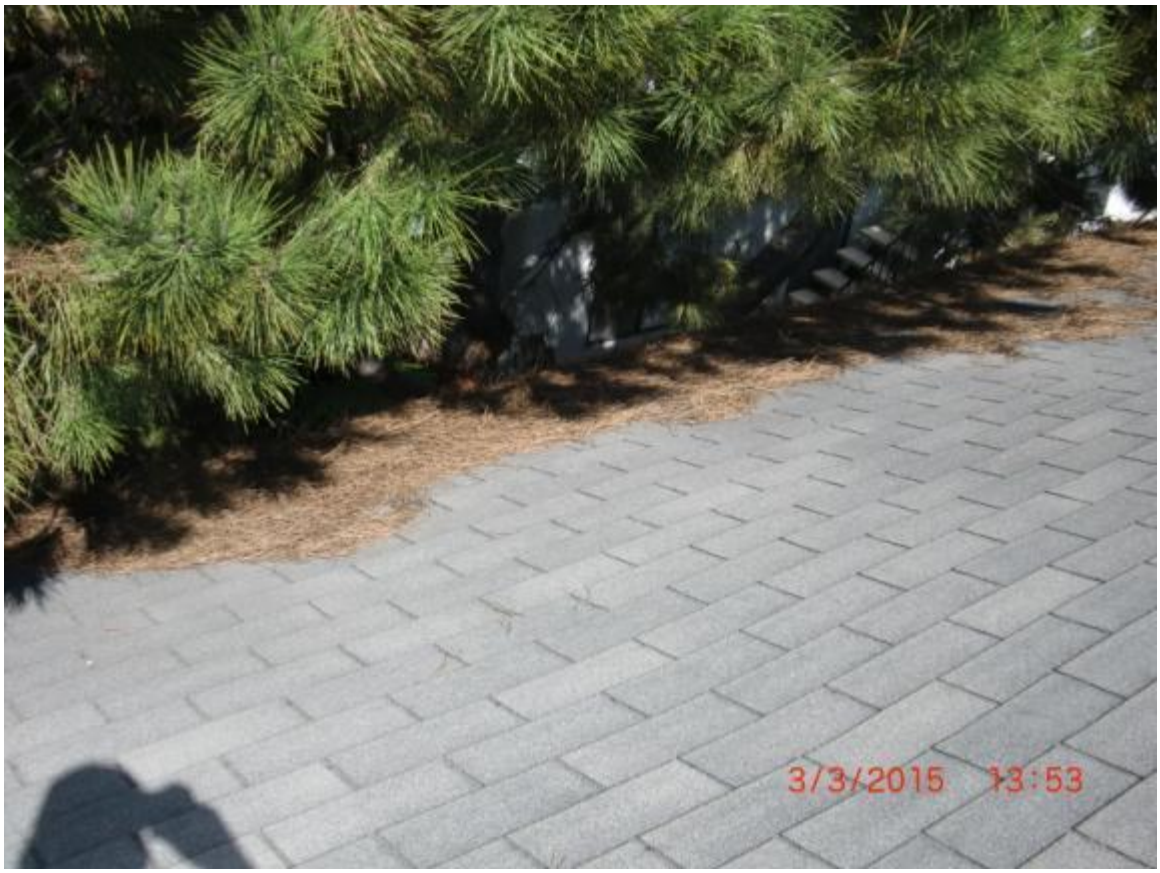
	Item description	$
1.	Foundation: No work indicated.	0
2.	Exterior: Paint the exterior wood and stucco. Many exterior wood repair locations. Drainage improvements at the planters. Post damage repairs at courtyard. Replace the south fence; repair the north one. Stairway safety upgrades including welding intermediate pickets and safety stripes on treads. At least paint touch up on the guard rail and hand rail metal. One half the cost of removing the pine tree.	24,000-34,000
3.	Parking Lot: Replace about 80sf of concrete. Some grinding. Clean oil at the north on the front.	600-1200
4.	Roof: Replace the roof including all skylights and rooftop sheet-metal. Install crickets instead of just the flat saddles above the chimneys. Seal the stucco dividing wall. Light decking repair.	34,000-48,000
5.	Electrical: Mostly safety upgrades. Some exterior lighting at the stairways. GFI upgrades at kitchens, exteriors, and garages. Relocate carbon monoxide detectors to the hallways; two needed at both unit 4 apartments. Install missing smoke detectors.	1000-1500
6.	Plumbing: Install 2 reduced pressure principle backflow preventers. Adjust water pressure at 4239. Resupport a gas vent for a water heater. Install a new lavatory, replace a fill spout and some corroded bathtub fittings. Repaint a bathtub. Otherwise typical plumbing maintenance	4000-6000
7.	Fireplaces: Patch or re-patch cracked panels. Clean the flues. Note: Replacement panels are reportedly available at about $600 per fireplace. They are not very difficult to install. This is not included here however. Install one set of doors. A few missing handles.	1500-2000
8.	Mechanical: No work on the wall heaters. Installing exhausting type bathroom fans would be fairly easy upstairs. This should be coordinated with the reroofing. Downstairs, this is much more effort.	5000-8000

9.	Interior: Repaint one unit and touch up and couple of others. Carpet in 3 units. Sheet vinyl in the kitchen in 3 units. Paint most of the kitchen cabinets. Install two countertops. Replace cracked ceramic floor tiles.	5500-7000
10.	Doors and Windows: Security upgrades. Repair the door to the water heater closet near both unit 2s. Provide a child protective barrier at the low windows at both units 4 and 7. Tempered glass upgrades are not included here. Replace 1 interior door and 3 exterior doors.	3000-4000
11.	Appliances: Replace 2 garbage disposals, one kitchen range, replace one refrigerator, replace the door gaskets at 3 refrigerators. Replace one range hood and budget to replace one dishwasher. Replace the washing machine hoses.	2400-3200
12.	Attic: Rat proofing attics. Reinstalling insulation in a few spots. Fill in openings on shafts. Building the shafts around the fireplace flues is not included. Pine tree debris on the roof at 4239.	600-900
13.	Garage: Replace one cracked bottom rail.	<200

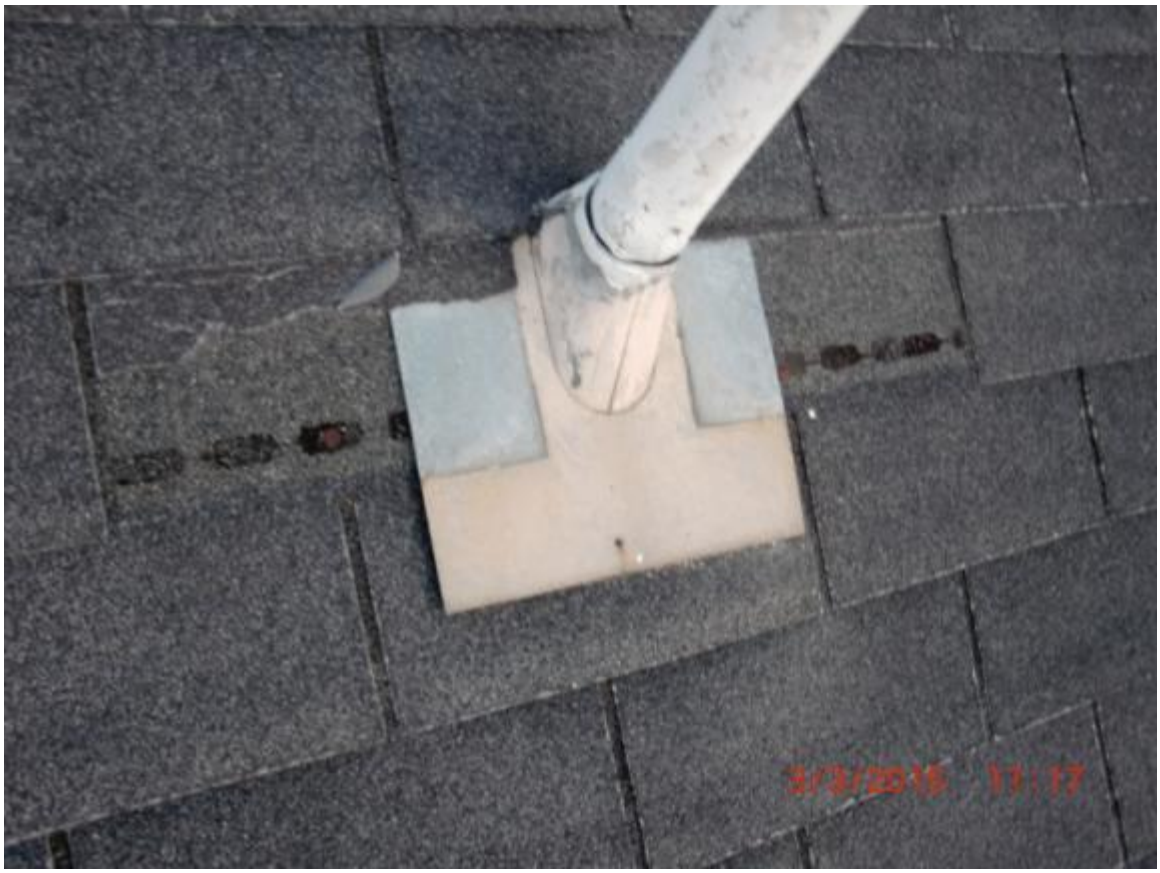
PICTURES



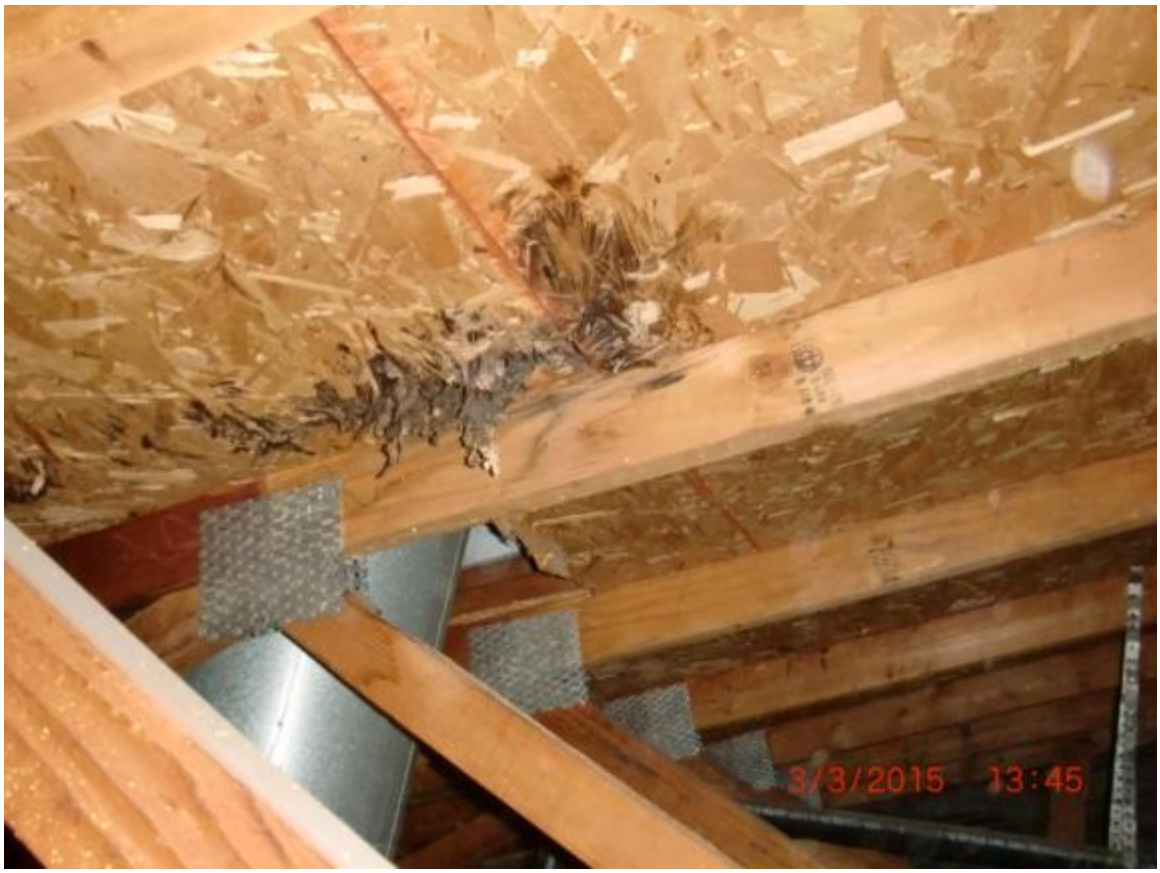
4235-4239 Menlo, view from the west.



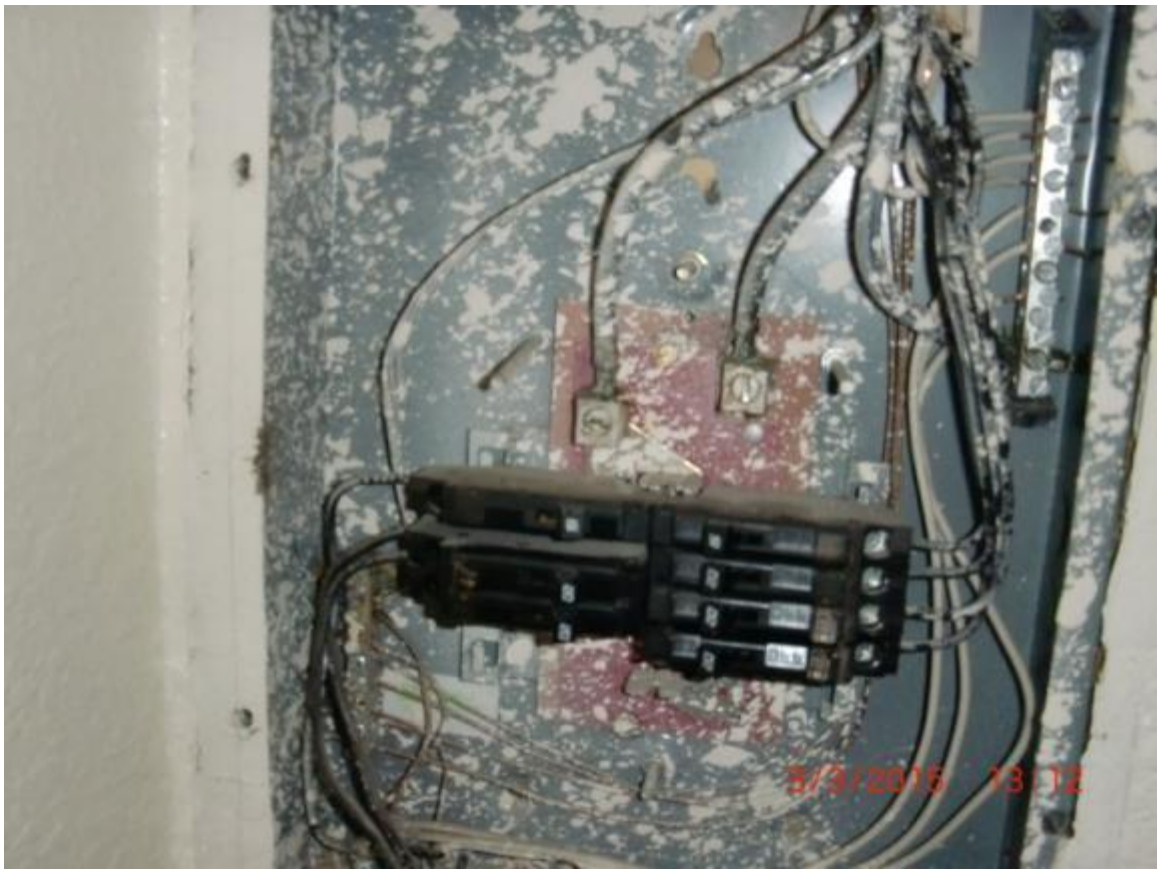
Pine tree debris on the roof at 4239.



Missing shingle tabs at the south side of 4235. There was staining below this area.

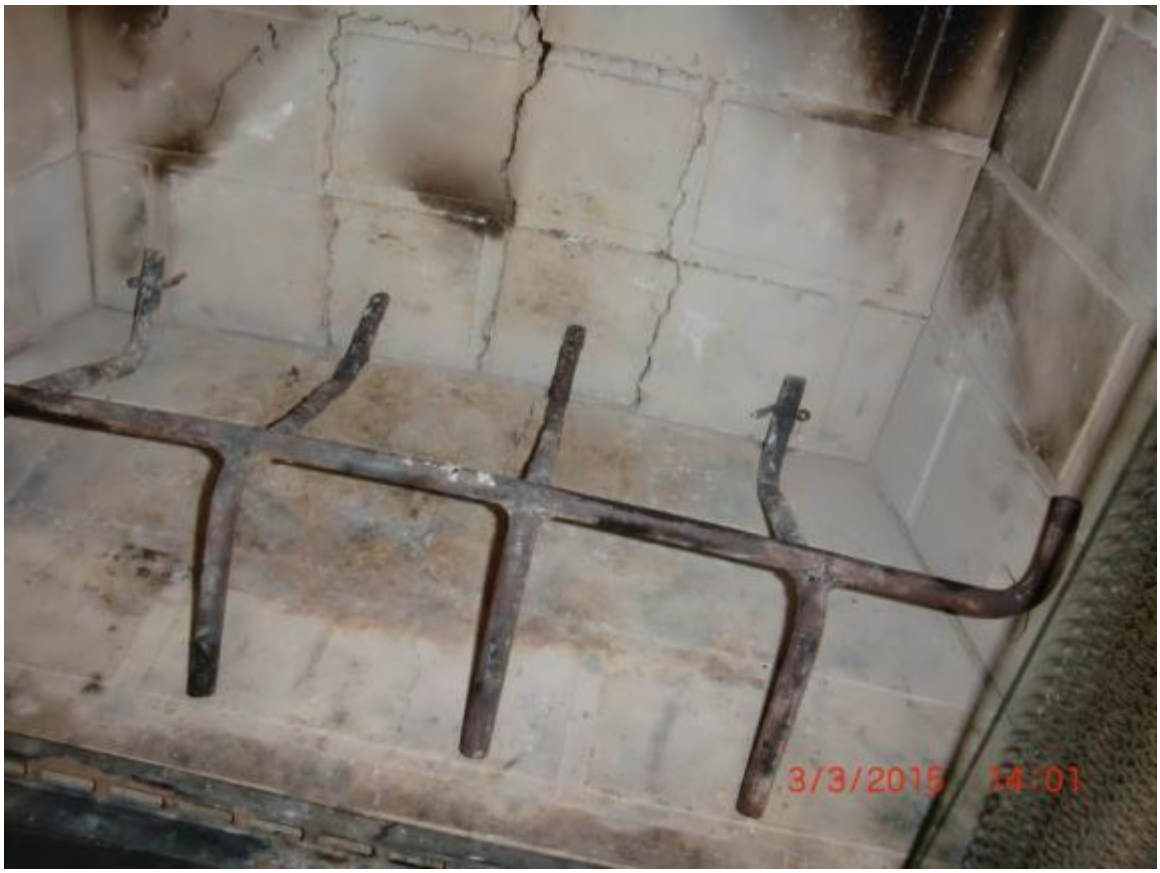


Damaged decking from roof leaks near the fireplace chimney at 4239#4.
There are other soft spots in this area.



Drywall splatters on the electrical subpanel at 4239#2. This is not extremely heavy but still could have an effect on the electrical connections. The rest of this complex probably has the same concerns.

Pine tree at the northwest corner. It leans over onto this property at the property line.



Cracking at hearth and back refractory panels at 4239#7. This is an example of cracking that is probably too far gone for the patching to hold.

General Notes & Observations:

1. This report was prepared for the sole benefit and reliance of **Jeanie Davis, and/or assigns**. It is not transferable, but at the clients' discretion, it may be shown to the potential buyers and to realtors representing the buyer or seller. The report is a summary of the consultation between the Inspector and Client. The report is subject to the terms, conditions, and limitations within the body of the report and in the contract for this inspection. The inspector takes no liability for third-party interpretation or use of this report.
2. Obtain a structural pest control inspection if you have not already.
3. This inspection and report is **limited** by the CREIA Standards.
4. Additional information on energy efficiency and programs to assist building owners is available from the California Center for Sustainable Energy (1-866-733-6374) or San Diego Gas and Electric Company (1-800-613-8970). In addition the California Energy Commission has consumer information available (916-654-4287).
5. Lead paint, mold, and asbestos materials are outside the scope of this report. Any reference made during the inspection or in the report below for mold, lead paint, asbestos, or any other environmental condition should not be taken to represent a full inspection for those conditions. Rather the reader should assume that additional investigation should be made by professionals trained to detect and advise on those environmental conditions. This would be at an additional cost, and those services not available from Accredited Inspection.
6. The records for any appliance warranties, or contractors guarantees should be requested.
7. Any inspection records by any public agency, the fire marshal, the health department, the building inspection department, etc. should be requested.
8. Older buildings often have upgrades or alterations which were performed without building permits. A check of the public records is recommended.
9. The itemization or order of the paragraphs within the headings above does not indicate a priority of any of the paragraphs over the others. The paragraphs are numbered in order to help the various parties discuss issues after reviewing the report.

END