# Building Conditions Report

*Park Diplomat Apartments*
1707 Essex Street
San Diego, San Diego County, California 92103-3647

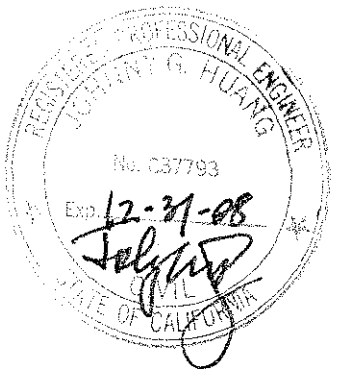
Prepared For

Park Fifth Avenue Venture
c/o Westone Management Consultants
8799 Balboa Avenue
Suite 240
San Diego, California 92123
Attention: Mr. Joseph Scarlatti

Prepared By

JCEP/Huang Consulting Engineers, Inc.
217 Via Lara
Dos Vientos Ranch, California 91320

Project No. 08-C-2221
August, 2007



**JCEP/HUANG CONSULTING ENGINEERS, INC**
**217 Via Lara** **Newbury park, CA 91320-6849**
**TEL: 805-375-6292** **E Mail: jcep.huang@verizon.net**
**FAX: 805-375-8292** **jcep.huang@gmail.com**

August 28, 2007

Park Fifth Avenue Venture
c/o Westone Management Consultants
8799 Balboa Avenue
Suite 240
San Diego, California 92123
Attention: Mr. Joseph Scarlatti

Re: **Transmittal of Building Conditions Report**

***Park Diplomat Apartments***
1707 Essex Street
San Diego, San Diego County, California 92123

Dear Joseph:

Attached are a hard copy of the referenced report with wet signatures, and a color photographs CD. Your receipt of this report completes our scope of work under this contract. This Building Conditions Report is based on an on-site walk through observation of the subject property conducted on August 17, 2007 and the review of some property related documents that you and the Management of the Apartments provided us.

We appreciate the opportunity of providing this engineering service to you and look forward to a continuing working relationship in the future. Should there be any questions regarding this project, please contact Huang at 805-375-6292, or jcep.huang@gmail.com.

Sincerely,

Johnny G. Huang, P.E.
Principal

# TABLE OF CONTENTS


SECTION PAGE

**1.0 EXECUTIVE SUMMARY ..... 4**

1.1 General Description ..... 4
1.2 General Physical Codition ..... 5
1.3 Recommended Immediate Repairs ..... 5
1.4 Recommended Short Term & Intermediate Term Repairs ..... 6

**2.0 SCOPE OF WORK ..... 8**

**3.0 SALIENT INFORMATION ..... 10**

4.0 SYSTEM DESCRIPTION AND OBSERVATION ..... 11

A Electrical ..... 11
B Plumbing ..... 11
C Utilities ..... 12
D Walls, Ceilings and Windows ..... 12
E Recreational Facilities ..... 14
F Sound Transmission Classification (STC) and Insulation ..... 14
G Roofs ..... 15
H Parking Facilities and Driveways ..... 15
I Appliances ..... 16
J Mechanical Equipment ..... 17
K Insulation Standards ..... 17
L Structural ..... 17
M Foundations ..... 18
N Landscaping and Irrigation ..... 18
O Drainage Facilities ..... 19
P Fire Life Safety Equipment ..... 19
Q ADA Compliances ..... 20

PHOTOGRAPHS ..... 1 through 33

## 1.0 EXECUTIVE SUMMARY

### 1.1 General Description

JCEP/Huang completed a Building Conditions Report (BCR) of Park Diplomat Apartments located at 1707 Essex Street in San Diego, San Diego County, California 92103-3647 (subject property) at the request of Joseph Scarlatti of Westone Management Consultants, Inc. As a part of the BCR, an on-site walk through observation was made on August 17, 2007 with Juliet Cesarini, Resident Manager of Sunrise Management, the Contract Manager of the subject property.

Park Diplomat Apartments contains **53** dwelling units scattered in **5** two-story wood framed garden type apartment buildings. The apartment buildings have an estimated area of 45,110 square feet. Construction of the facility was completed in 1979 on a suburban lot of an approximated 1.53 acres in the City of San Diego. A brief summary of the apartments is as follows:

**Apartment Mix**

| Unit Type | Square Footage | No. of Units | Total Area (s.f.) |
|---|---|---|---|
| 1 x 1 | 680 | 20 | 13,600 |
| 2 x 1 | 970 | 4 | 3,880 |
| 2 x 1.5 | 980 | 11 | 10,780 |
| 2 x 2 | 990 | 15 | 14,850 |
| 3 x 2.5 | 1,000 | 1 | 1,000 |
| Studio | 350 | 1 | 350 |
| Studio | 650 | 1 | 650 |
| **Total** | | **53** | **45,110 s.f.** |

Additionally, this apartment complex also provides 21 garage parking spaces, 41 carports and 19 open surface parking stalls, a swimming pool and a spa, two community laundry rooms with three washers and three dryers each, and associated hardscape and landscape.

Central cooling and heating system is provided for the apartments. Domestic hot water for the apartments is provided by two central gas-fired hot water heaters located by the laundry rooms. Each dwelling unit is furnished with an electric range/oven, dishwasher, double chambered stainless steel sink with a garbage disposal, and a refrigerator. Most apartments are also equipped with a ceiling fan over the dining area. Each apartment also has a fireplace, except the studios.

Electric distribution panels and individual electric meters are hung on the exterior wall closets of the apartment buildings. Smoke detectors are available for the apartments, and the apartment buildings are fitted with fire extinguishers. Additionally, fire hydrants are located along the city street sidewalks by the property as required by the current fire code.

## 1.2 General Physical Condition

Management advised that the buildings and the exterior elements were painted in 2004/2005. No other major improvement or maintenance items were reported. The subject property appears adequately maintained and in overall good to fair condition with few defects noted. Components of the buildings are composed of durable materials and sturdy construction. It is JCEP/Huang's opinion that the subject property is comparable to other similar properties of similar age in this area and, subject to a continued program of sustained preventative maintenance, the remaining economic life of the subject apartments should exceed 35 years. Estimated remaining useful life (RUL) of major building components is listed as follows:

| Building Components | Estimated Useful Life | Effective Age Of Components | RUL | Remarks |
|---|---|---|---|---|
| Roofing | 25 | 23 | 2 | Roofing system of the buildings should be replaced in conjunction with the planned Renovation Program. |
| Foundation | 50 | 10 | 40 | |
| Framing | 45 | 10 | 35 | |
| Electrical | 50 | 10 | 40 | |
| Plumbing | 50 | 10 | 40 | |
| Mechanical | 15 | 10 | 5 | Replacement of heat pumps and condenser units are on-going. It is expected that most mechanical equipment to be replaced in conjunction with the planned Renovation Program. |
| Hot Water Heaters | 15 | 5 | 10 | Hot water heaters are strapped to the adjacent walls for seismic safety. |
| Concrete Walkway | 50 | 20 | 30 | Localized repair/resurface is recommended. |
| Asphalt Pavement | 40 | 20 | 20 | Localized repair/resurface and general seal-coating are recommended. |
| Swimming Pool & Spa | 40 | 20 | 20 | Surfaces of pool and spa need to be replastered. |

## 1.3 Recommended Immediate Repairs (within 12 months)

Deferred maintenance and physical deficiencies for which actions are recommended represent potentially unsafe conditions, material code violations, and items that require corrective works on a higher priority than routine work.

Based upon observations conducted during the property visit, the following objectionable property conditions that require immediate corrective works were identified:

- Cracking on the concrete driveway between Buildings 2 & 3 were noted. Some cracks appeared large enough to be considered as a potential tripping hazard.

  It is recommended that the cracked areas of the concrete pavement be replaced immediately.

  COST ESTIMATED: $3,200.00

1.4 **Recommended Short Term and Intermediate Term Repairs** (between 1 to 5 years)

We understand that the owner of the property has planned a Renovation Program to convert the existing dwelling units into condominiums. The Program will be carried-out within the next two to three years, and it includes:

1. Repair/replacement of flooring and painting of interiors of all dwelling units.
2. Repair/replacement of kitchen appliances, counter tops, cabinets and sinks.
3. Repair/replacement of windows and doors.
4. Repair/replacement of bathroom fixtures.
5. Repair/replacement of any water damaged building elements and materials.
6. Repair/replacement of the heating units and the hot water heaters, as needed.
7. Up-grade landscaping and the associated irrigation system.
8. Re-roof the buildings.
9. Re-plaster the swimming pool and spa, also up-grade the concrete deck around the pool and spa.
10. Seal-coat and restriped the asphalt paved parking lot following necessary localized repair/resurface.
11. Repair/replacement of electricals as needed.
12. Repair/replacement of plumbing as needed.
13. Windows in the bedrooms on the second floors should be modified to conform with the emergency egress provisions of the current California Building Code Section 310.4.

14. Smoke detectors are provided in the apartments, but they are not in compliance with the requirement of the San Diego Municipal Code Section 1440507 Code complying smoke detectors should be placed in each bedroom.

15. Install fire alarm system for the apartment buildings, and contract a fire life safety professional company to monitor the fire alarm system 24/7.

16. Repair/replace the trash enclosure.

17. Repair/replace concrete walkway as needed.

## 2.0 SCOPE OF WORK

Scope of Work for this PCA is based upon the requirements as outlined by Westone Management Consultants, and includes the following:

A. Electrical
B. Plumbing
C. Utilities
D. Walls, Ceilings and Windows
E. Recreation Facilities
F. Sound Transmission Classification (STC) and Insulation
G. Roofs
H. Parking Facilities and Driveways
I. Appliances
J. Mechanical Equipment
K. Insulation Standards
L. Structural
M. Foundations
N. Landscaping and Irrigation
O. Drainage Facilities
P. Fire Life Safety Equipment
Q. ADA Compliances

This report represents a statement of the physical condition of the buildings and grounds based upon visual site observation, professional analysis and judgment, and is current only as of the date of the site observation. The report applies only to those portions of the property and/or items and equipment that were capable of being visually observed. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. In addition, no sampling was conducted of any property components. Drawings and specifications were not available for JCEP/Huang's review.

We have performed our services and prepared this report in accordance with the generally accepted construction consulting practices, and make no warranties, either expressed or implied, as to the character and nature of such services and product. The report is not to be construed as a warranty or guarantee of future building conditions or as an estimate of value. Cost estimates used in the report

are preliminary in nature and represent a range of probable costs. Firm price quotations from contractors, vendors, or suppliers would be required for more detailed costs, and would be based upon a detailed definition of the proposed scope of work.

In evaluating the property, **"Good"** is the best condition with a consistent maintenance of the building and grounds, and all the building equipment in sound operating condition. A **"Fair"** rating shows some wear or damage requiring repair or replacement work. A **"Poor"** condition is clearly the worst, with a uniform 'run-down' appearance, damaged elements of the building or inoperable systems present.

The scope of this report did not include any investigation of environmental conditions at the subject property site and building. No representation is made as to the property being free of toxic materials. In addition, no representation is made as to the presence of termite or insect infestation.

## 3.0 SALIENT INFORMATION

| | |
|---|---|
| Project | 08-C-2222 |
| Property Name | Park Diplomat Apartments |
| Property Address | 1707 Essex Street<br>San Diego, San Diego County, California 92103-3647 |
| APN | 452-200-643 |
| Year Built | 1979 |
| Year Renovated | The buildings were painted in 2004/2005.<br>The apartments will be renovated within 2 to 3 years. |
| Zoning | R-3, Multiple Dwelling, current usage of the property is in conformance with the zoning requirement |
| Occupancy Group | B-2 |
| Construction Type | V-1, Not fire-sprinklered |
| Number of Buildings | Five 2-story wood framed buildings |
| Number of Apartments | 53 apartments |
| Owner | Park Fifth Avenue Venture |
| Property Manager | Juliet Cesarini, Resident Manager<br>Tel: 619-296-0331 |
| Occupancy Rate | 94%, currently there are three vacant units |
| Basement | None |
| Lot Size | 1.53 acres |
| Total Building Area | Approximately 45,110 s.f. |
| Number of Parking Spaces | Garage spaces: 21<br>Carports: 41<br>Open surface spaces: 19<br>Total: 81 |
| Property Visit Date | August 17, 2007 |
| Property Visit Conducted by | Johnny Huang, P.E. |
| Accompanied By | Juliet Cesarini, Resident Manager |
| Weather | Sunny, mid 70's |

## 4.0 SYSTEM DESCRIPTION AND OBSERVATION

### A. Electrical

***Description:*** Electrical services for the apartments are from San Diego Gas and Electricity owned and concrete pads supported transformers to the buildings' distribution panels. Tenants are individually metered for electric services. Power to each building is provided at 120/240-volts. Each apartment is provided with a 120-volt, 100-ampere, 3-wire, single-phase system. Circuit breakers are provided for overload protection. Observed conductors and wiring appeared to be copper enclosed in metallic and plastic conduits.

***Observations/Comments:*** Management reported that the electrical system was up-graded in recent years. JCEP/Huang noted that GFCI receptacles are provided in the kitchens and bathrooms of the apartments.

Serviceable life span of the electric system is usually estimated at around 50 years. Electric system of the property appeared adequately maintained and in good condition.

### B. Plumbing:

***Description:*** Domestic water and natural gas services are by way of underground installation to the property. Plumbing system of the subject apartments includes necessary hot and cold water supplies, drainage, waste, vents and natural gas. Water supply, waste, drainage and vent lines consist of copper water piping, cast iron and ABS waste and vent piping, and steel natural gas piping. Sanitary sewers and storm wastes are discharged to the respective public infrastructures. No sewage lift stations were observed during the property visit. Domestic hot water for the apartments is provided by two centralized gas-fired hot water heaters located in the utility closets by the two community laundry rooms. One laundry room is located by Buildings 1 and 2, the other is located between Buildings 4 and 5. Apartment bathroom fixtures consist of floor supported artificial marble lavatories with wood cabinets, floor mounted water closets and white fiberglass bathtubs with showers.

***Observations/Comments:*** No gas appliances were noted in the apartments. Natural gas is the fuel for heating the hot water heaters and the boilers for the swimming pool and spa. The two gas-fired hot water heaters are manufactured by Rheem-Ruud with 85-gallon capacity each. And the hot water system appears to be adequate for the intended usages. Management

advised that the existing hot water heaters were replaced within the last 5 years, and they appeared adequately maintained and in good condition.

The two central gas-fired hot water heaters are observed to be strapped to the adjacent walls for seismic safety. Generally, plumbing system of the subject property was observed in good condition, and appeared adequately maintained.

## C. Utilities

***Description:*** Management of the apartments advised that the following companies and municipality currently provide utility services to the subject property:

| UTILITY | PROVIDER |
|---|---|
| Electricity | San Diego Gas and Electricity (SDG&E) |
| Natural Gas | SDG&E |
| Sanitary Sewerage | City of San Diego |
| Potable Water | City of San Diego |
| Solid Waste Removal | Waste Management |
| Cable Television | Cox |
| Telephone | AT&T and Verizon |

On-site utilities are underground. Electrical services are from SDG&E owned and concrete pads supported transformers with underground conductors routed to the electrical equipment closets attached to the side walls of the apartment buildings. Tenants are individually metered and billed for electricity. Gas is used for heating the domestic hot water and the boilers for swimming pool and spa. And gas consumption is paid by the Property.

***Observations/Comments:*** Observed utility services are in good working orders without obvious distresses noted.

As a safety precaution, it is recommended that SDG&E be contacted to examine the electrical and natural gas installations.

## D. Walls, Ceilings and Windows

***Description:*** Exteriors of the apartment buildings were observed to be composed of red concrete tiled roof, operable windows and doors, painted wood railings and stuccoed walls with green colored wood trims. Typically, the stucco is over metal wire lath and water-repellent building paper on plywood backing supported on wood studs and the building structure. Window and door openings are likely to have been reinforced with additional wood members for stress transferring continuity.

Apartment unit entry doors are of solid core fire-rated type with twist-action door knobs and dead bolt hardwares. Each unit entry door is also accompanied by a metal framed screen door. Interior doors are typically of hollow core units. Windows are of aluminum framed single glass operable units with meshed metal screens.

Ceilings of the apartments are of texture painted drywall construction. Most apartments are provided with a ceiling hung electric fan over the dining area. As tenant changes occur, ceiling fans will be installed in those apartments that are currently without this item. Interior walls are of texture painted gypsum boards supported on 2 x 4 or 2 x 6 wood studs.

Exterior stairs are provided to access the upper level flats. The stairs are constructed of heavy wood stringers with precast concrete treads and painted wood railings. Second floor breezeways/corridors are constructed of light weight concrete over plywood on wood framing with painted wood railings.

***Observations/Comments:*** No structural distresses were noted on the walls. The walls remain to be straight, in line and plumb. Stairs, landings and breezeways/corridors appeared adequately maintained and in good condition.

JCEP/Huang was advised that the exterior walls and other exterior elements of the buildings were painted in 2004/2005. As a part of the regularly scheduled maintenance, the building exteriors are typically repainted every 5 years. We understand that exterior walls and other exterior elements will be painted in conjunction with the planned Renovation Program following necessary repairs/replacements.

Windows in upper level flats are of sliding units with opening typically of 70 x 33 inches (accessible opening 35 x 33 inches) which is larger than the 22 x 22 inches opening required by the emergency egress provisions of the current California Building Code Section 310.4. However, the window sills are typically measured at 47 inches above the finished floor, which is higher than the 44 inches allowed by the above Code. JCEP/Huang recommends that the windows be properly modified in order to comply with the current California Building Code Section 310.4 (San Diego Municipal Code 144.0507).

As a part of the planned Renovation Program to up-grade the property, interiors of the apartments will be painted, and windows and doors will be repaired/replaced on an as-need basis.

The apartment unit separation walls were not opened for observation. However, Management of the Apartments indicated that the gypsum boards do extend to the roofs. It is likely that the separation walls are constructed of gypsum boards on both sides of the studs. If so, and if the gypsum boards are of 1/2-inch thick minimum, the walls should qualify as one-hour fire-rated walls. This condition can be verified when Renovation of the Apartments occur.

## E. Recreational Facilities

***Description:*** A swimming pool and a spa are centrally located in the apartment complex. The swimming pool and spa are mechanically filtered and heated. Independent gas-fired boilers are provided for the swimming pool and the spa. Equipment of the pool and spa is housed in a nearby wood enclosure.

***Observations/Comments:*** Management of the apartment reported that the swimming pool and spa are cleaned at least once every week by professional pool services. The pool and spa appeared adequately maintained, and in good operating condition.

We understand that surfaces of the swimming pool and spa have not been re-plastered in years. And the concrete deck around the pool and spa appeared worn. It is recommended that the surfaces of swimming pool and spa be re-plastered, and the associated concrete deck be up-graded.

The above works can be incorporated with the planned Renovation Program.

## F. Sound Transmission Classification (STC) and Insulation

***Description:*** Wood residential buildings constructed in the 1970's usually feature staggered stud walls with a 4 to 6 inch air space, fiberglass insulation, offset electrical junction boxes and drywalls. The wall assembly has a Sound Transmission Classification (STC) of 59 as per Section 1.2.4.1.4.6 of the Owens Corning Fiberglass Test No. Oct W-28-90 test manual.

The Uniform Building Code (UBC) requirement for airborne sound insulation for wall and floor/ceiling assemblies in Group R occupancies (measured by the STC rating) is 50 (45 if field tested). The requirement for IIC ratings of separating floor/ceiling assemblies is 50 also (45 if field tested). The actual assemblies of this apartment complex appear to have provided greater sound and impact attenuation than required by Code.

***Observations/Comments:*** No architectural drawings were available for JCEP/Huang's review. But it is the standard practice for wood framed

residential structures in the 1970's to have 2 x 6 and 2 x 4 studs at 24" or 16" (cavity walls). Such cavities can easily accommodate enough fiberglass insulations to attain code required sound proofing and weather insulation ratings. It is JCEP/Huang's opinion that the subject Apartments is likely to have STC at 50 or more and insulation valve at R-19 or more.

The actual sound proofing and insulation values can be confirmed when the planned Renovation is in progress.

## G. Roofs

***Description:*** No drawings or roof accesses were available at the time of JCEP/Huang's on-site visit. Description of the roofing systems is based on visual observations and information provided by the Management of the Apartments. The roofs are constructed of plywood roof sheathings supported on wood trusses, rafters, joists, posts and studs.

The buildings are noted to be weatherproofed by a conventional pitched roofing system with small flat areas for the support of heat pump units.

The subject pitched roofing systems are observed to be comprised of red colored concrete roofing tiles over heavy felts supported on roof decks. Rain water is collected by perimeter metal gutters and downspouts. Some downspouts are plumbed to the site drainage system, others carry water to the paved areas of the property for surface drainage.

Roofing cement, metal flashings and counterflashings, roof jacks, and other waterproofing materials and devices are implemented at joints of the roof and penetration locations.

***Observations/Comments:*** Conventional pitched roofing system is a proven water-proofing product with a long and impressive performance record. A well constructed system of the project type with proper maintenance effort can easily last 20 years provided that the felts are shielded from the ultra-violet rays of the sun.

Management of the Apartments advised that few roof leaks occurred, but repaired immediately. No signs of roof leakage were noted during JCEP/Huang's on-site walk through observation.

The roofing systems appeared adequately maintained and in good to fair condition. However, due to aging, the roofing system should be replaced within the next 2 to 3 years. Re-roofing can be incorporated with the planned Renovation Program.

## H. Parking Facilities and Driveways

***Description:*** Driving access to the property is by way of city street curb cuts along Robinson Avenue parallel to the southern boundary of the site. In addition to 19 open surface parking, a total of 21 garage parking spaces and 41 carport parking stalls are provided for the tenants and visitors. Concrete and asphalt paved parking lots are located on the south and east sides of the property near Robinson Avenue and Park Boulevard. And the garages and carports are tucked-under Buildings 2, 3 and 5. Concrete driveway is available between Buildings 2 and 3, and the garages under Building 5 are facing an alleyway. Area drains are provided on the concrete paved surfaces.

***Observations/Comments:*** All parking stalls appear to be large enough to easily accommodate vehicles. Access to and from the property, and parking are adequately designed and convenient for the users.

In general, parking facilities and driveways appear adequately maintained and in good to fair condition. The following comments apply:

- Cracking on the concrete driveway between Buildings 2 & 3 were noted. Some cracks appeared large enough to be considered as a potential tripping hazard.

  It is recommended that the cracked areas of the concrete pavement be replaced immediately.

  COST ESTIMATED: $3,200.00

- The asphalt paved parking lot appeared fairly maintained and in fair condition. JCEP/Huang recommends that the asphalt pavement be seal-coated and restriped following necessary localized repair/replacement.

  This work can be incorporated with the planned Renovation Program.

## I. Appliances

***Description:*** Each apartment is equipped with an electric stove/oven, a dishwasher, a refrigerator and a double chambered stainless steel sink with a garbage disposal. Due to variations of usages and cares, conditions of the appliances are different from flat to flat. Management of the property advised that the rate of replacement of appliances is at an average of about two units for each category per year.

***Observations/Comments:*** Observed appliances are of Hot Point refrigerators, Kenmore stoves and dishwashers. Additionally, two community laundry rooms are provided for the tenants. Each laundry room is equipped with coin-operated GE washers and dryers (3 x 3).

Rate of replacement of appliances is about average for the size of the apartments. We understand that repairs/replacements of the appliances will be a part of the planned Renovation Program.

## J. Mechanical Equipment

***Description:*** Central heating and cooling are provided for the apartments. Some apartments have individual heat pump units controlled by wall hung thermostats. Others have individual split units where roof supported condensers generate cool air and the closet contained fan coil units generate warm air. Comfort level of the apartments is controlled by wall mount thermostats.

Bathrooms and kitchens are equipped with electric switches controlled exhaust fans. Exhausts are ducted to the outside. Ventilation of the apartments is by gravity and natural breeze.

***Observations/Comments:*** Equipment capacity of the mechanical system appears to be adequate for the intended usages. The mechanical system appears adequately maintained and in good operative condition. Due to wear and tear some mechanical units are approaching or beyond their useful service span. Replacement of mechanical units should be expected.

We understand that necessary replacement and repair of mechanical equipment are a part of the planned Renovation Program.

## K. Insulation Standards

See Section F.

## L. Structural

***Description:*** Construction drawings were not available for JCEP/Huang's review. As a result, the following descriptions are based on information provided by the Management of the property, on-site observations, and engineering judgments. The subject buildings are primarily constructed of wood framing.

### L1. Vertical Support System

The roofs of the apartment buildings are constructed of plywood sheathings over wood trusses, rafters, and joists on wood posts and studs. Second floors of the buildings are constructed of plywood floor sheathing over floor joists on posts and studs.

Ground floors of the buildings are of reinforced concrete slabs-on-grade over engineered fills.

### L.2. Lateral Support System

Wind or earthquake force (these two forces do not occur simultaneously) is transferred by the horizontal diaphragms (roof and floor plywood sheathings) of the building structure to the shear walls. Finally, the lateral force is transferred to the foundation system for subsurface dissipation.

The shear walls are the interior and exterior walls of the buildings which are constructed of plywood and gypsum boards supported on 2 x 4 and 2 x 6 wood studs.

***Observations/Comments:*** Low-rise wood structures have historically performed well under service loads and when subjected to wind or earthquake forces. Usually, wood framed structures have the following benefits:

- Wood members are lightweight, therefore the associated inertia force is low as compared to the heavier steel and concrete structures.

- Wood members are easy to handle, structures tend to be redundant. Therefore, additional safety factors may be resulted.

It was observed that the spans for the sheathings and the joists for the buildings appeared moderate, which is good.

No structural distresses such as differential settlements, out of square corners, and significant cracks were noted during the property visit. The structures appear to be adequately maintained and in good condition.

## M. Foundations

***Description:*** The buildings are founded on conventional cast-in-place reinforced concrete foundation systems. Bearing and shear walls are on continuous footings, while the posts are on spread footings. The ground floors are of reinforced concrete slabs-on-grade over engineered fills.

***Observations/Comments:*** No structural distresses were noted on the visible portions of the foundations. The foundations appeared in good condition.

## N. Landscaping and Irrigation

***Description:*** Landscaping of matured evergreen and deciduous trees, flowers, bushes, and grass is provided along the sidewalk parallel to the city streets and inside the property.

Automatic irrigation system is provided for all landscaped areas of the property. Sprinkler lines appear to be PVC with 2" main and ¾" branches, sprinkler heads appear to be brass and plastic.

***Observations/Comments:*** Irrigation system appears to be able to provided adequate coverage for the landscaping and planting. Landscaping and irrigation are serviced and maintained weekly by gardening services. Landscaping and plantings appeared to be adequately maintained and in good condition.

Irrigation system of the property appeared adequately maintained and in good condition. However, it is noted that watermarks inducted by irrigation are evident along the lower area of the exterior walls near the ground covers at several building locations. JCEP/Huang recommends that the irrigation system be thoroughly examined. Make necessary repairs and adjustments to assure the proper spraying of irrigation water.

We understand that landscaping and the associated irrigation will be up-graded as part of the planned Renovation Program.

## O. Drainage Facilities

***Description:*** On-site drainage is primarily surface controlled. Building pads are raised above gradient for proper drainage. Rainwater is collected by metal gutters and downspouts. Some downspouts are plumbed to the site drainage system, others carry water to the paved surfaces for gravity drain or onto the landscaped areas for percolation dissipation.

Paved driveways and parking lots are constructed with noticeable slopes that are away from the building structures and converge to swales of the pavements for proper drainage.

***Observations/Comments:*** Drainage systems of the property appear to have positive slopes that lead water away from the building structures and towards the collection devices. No significant ponding areas were noted during the property visit. Site drainage facilities appeared adequately maintained and in good condition.

## P. Fire Life Safety Equipment

***Description:*** Due to year (1979) the property was developed and the size (53 units) of the apartments, no automatic fire-sprinkler system was

provided. However, smoke detectors are available for the apartments, and the buildings are equipped with fire extinguishers—upstairs and downstairs of each building. Additionally, fire hydrants are located on the city street sidewalks by the property as required by the current fire code.

***Observations/Comments:*** JCEP/Huang noted that the inspection tags of the fire extinguishers were just expired (8/16/06). Management is aware of the situation and will have the fire extinguishers inspected soon.

Smoke detectors are provided for the apartments. However, they are not in conformance with the requirement of the San Diego Municipal Code Section 1440507. It is recommended that each bedroom of the apartments be provided with a hardwired and battery backed smoke detector. And the smoke detectors shall be interconnected, and shall include a visual notification device for the hearing impaired occupants. JCEP/Huang further recommends that a fire alarm system be installed in the apartment complex. The system should be monitored 24/7 by a professional fire life safety company.

## Q. ADA Compliances

The American with Disabilities Act ("ADA") is a Civil Rights law that became effective on January 26, 1992. As defined under Title III of the ADA, existing facilities (when occupied as planned) are considered to be a "place of public accommodations" must take steps to remove architectural and communication barriers that are deemed "readily achievable" under the retroactive requirements. Buildings constructed after the 1992 effective date of the ADA are required to provide barrier free access to accessible areas of the building.

While a complete ADA survey is beyond the scope of this assessment, a limited review of general compliance was conducted. Our observations reveal that due to the year of the property was developed the apartment complex was not designed and constructed to comply with the requirements of ADA. However, Management indicated that there are no direct access to the leasing office, assistance for the physically disabled is available. And most of the ground level apartment units are accessible, and such units are adaptable to be modified to accommodate the physically disabled.

In conclusion, the subject Apartments is not in conformance with the requirements of ADA, and perhaps is exempted for compliance due to the age and size of the facility. However, the apartment complex can be modified to accommodate, should such need arises.

# PHOTOGRAPHS

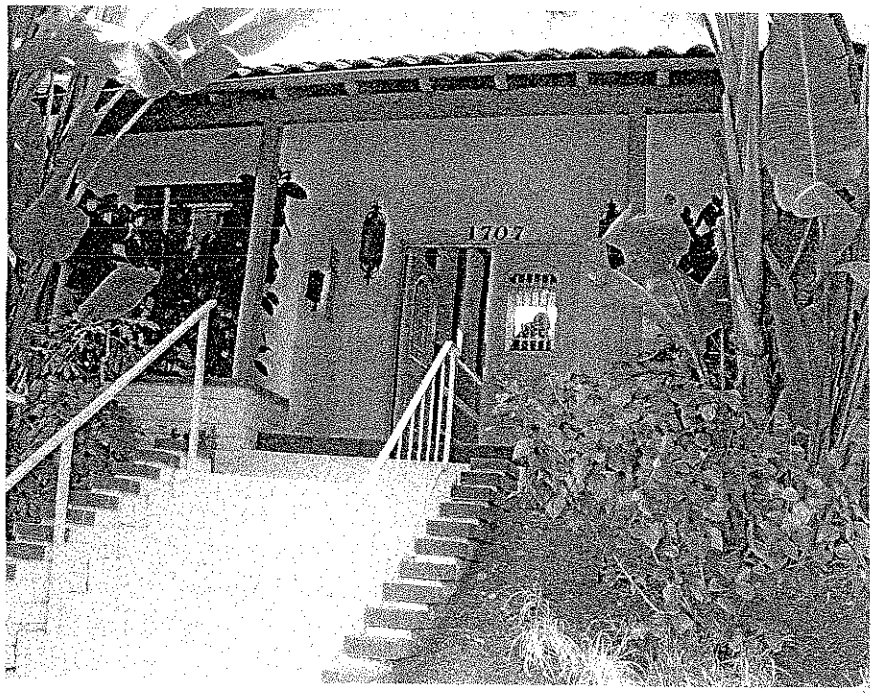



PHOTO 1. Front entry to the property.

PHOTO 2. Side view of the apartments facing an alleyway.
*Note: The fire hydrant in yellow and the tucked-under parking garages.*

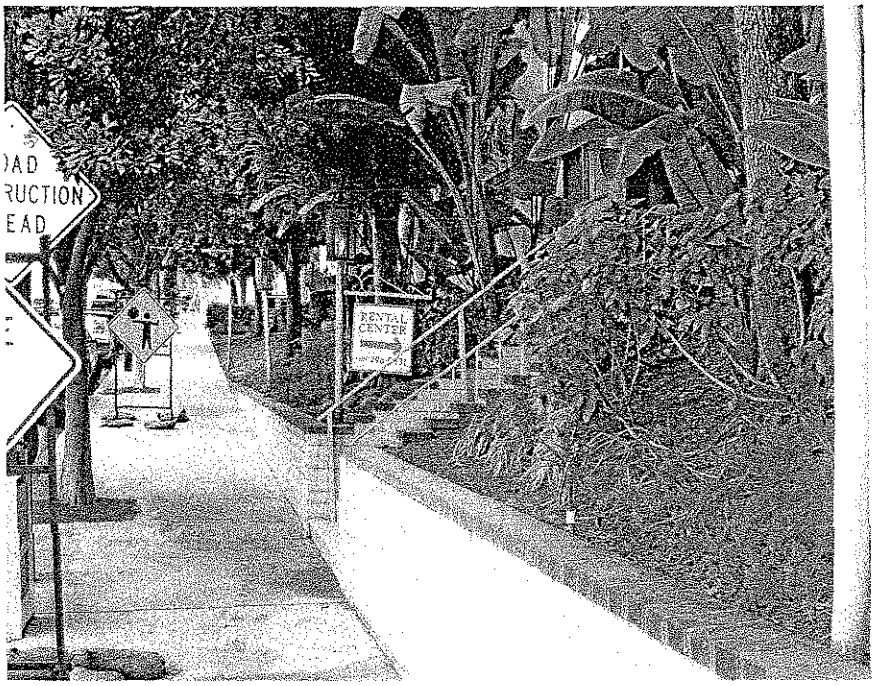



PHOTO 3. Sidewalk in front of the property.
*Note: The landscaping.*

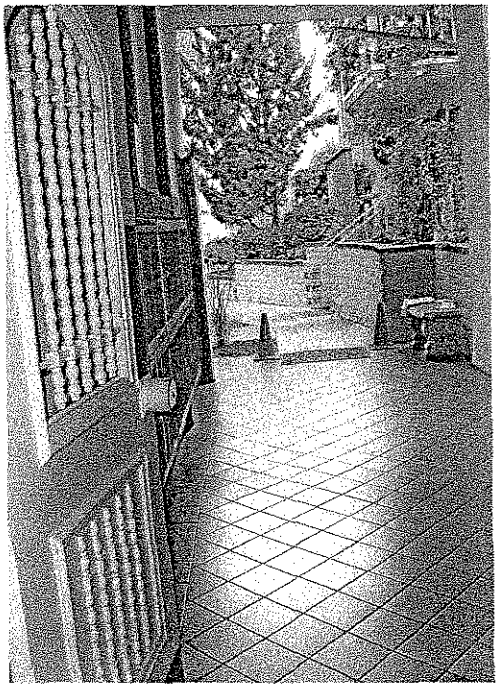


PHOTO 4. Quarry tiles paved entry way to the apartment complex.

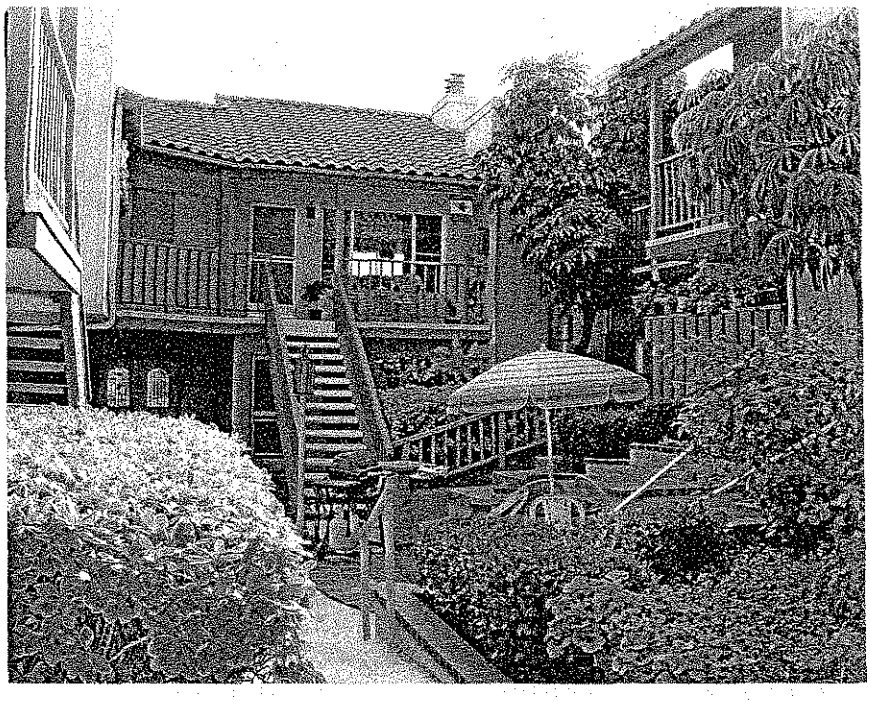


PHOTO 5. Apartment building #4.
*Note: The stairs accessing upper floor flats.*

PHOTO 6. Landscaped courtyard.

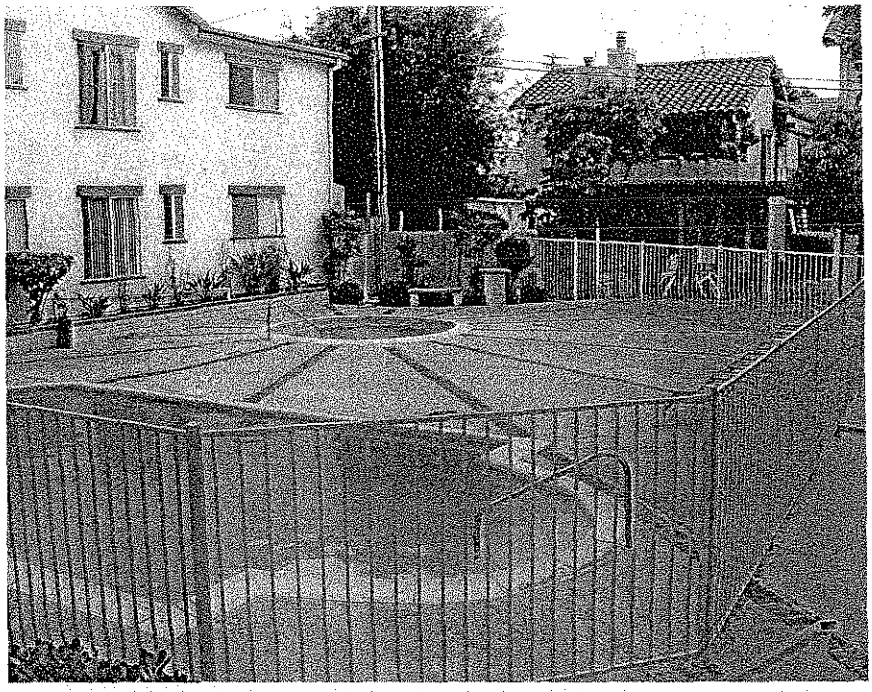


PHOTO 7. The fenced swimming pool and the spa.

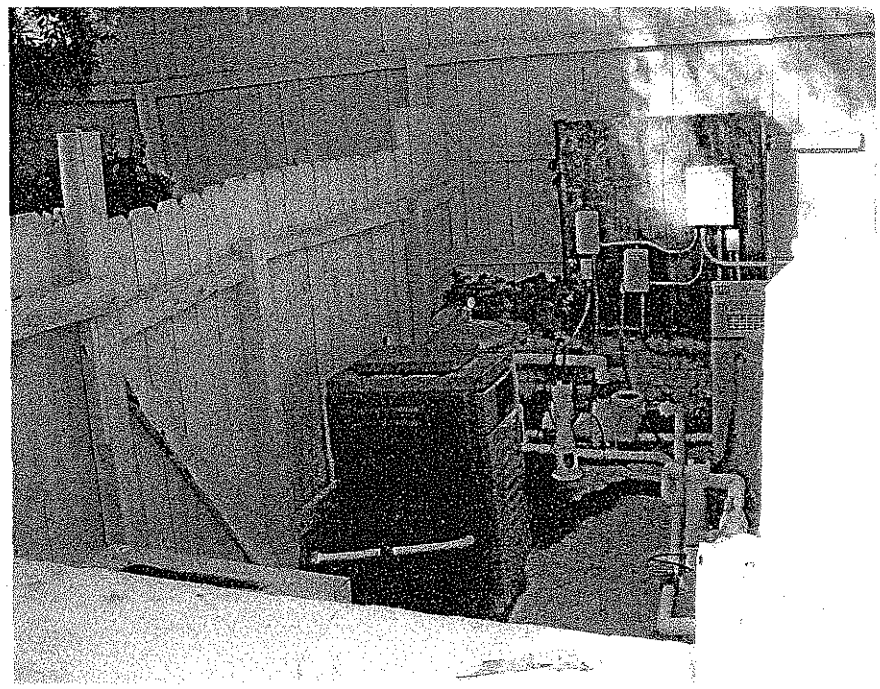


PHOTO 8. Swimming pool/spa machines.

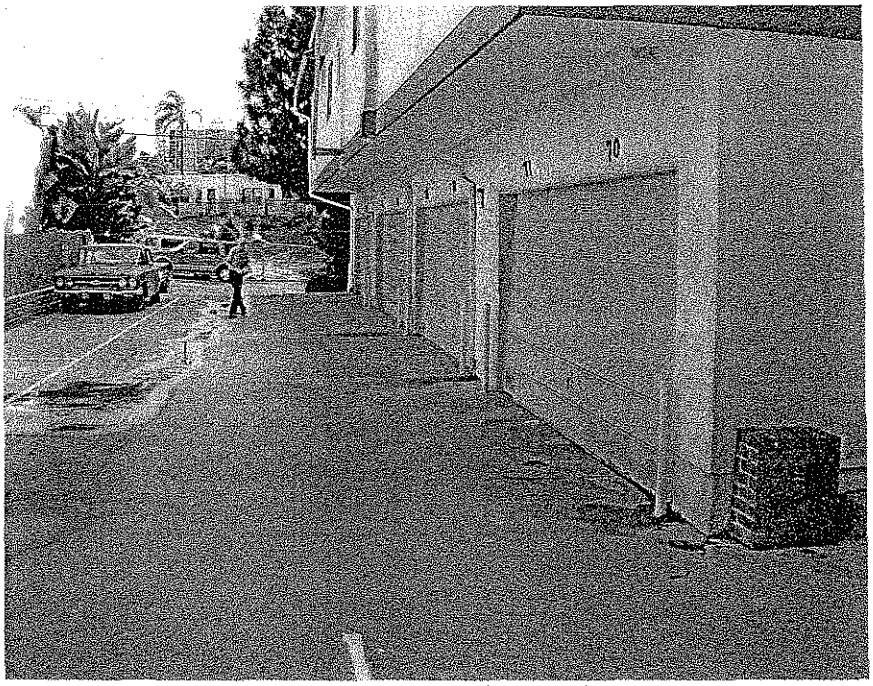


PHOTO 9. Entrance drive from Robinson Avenue.

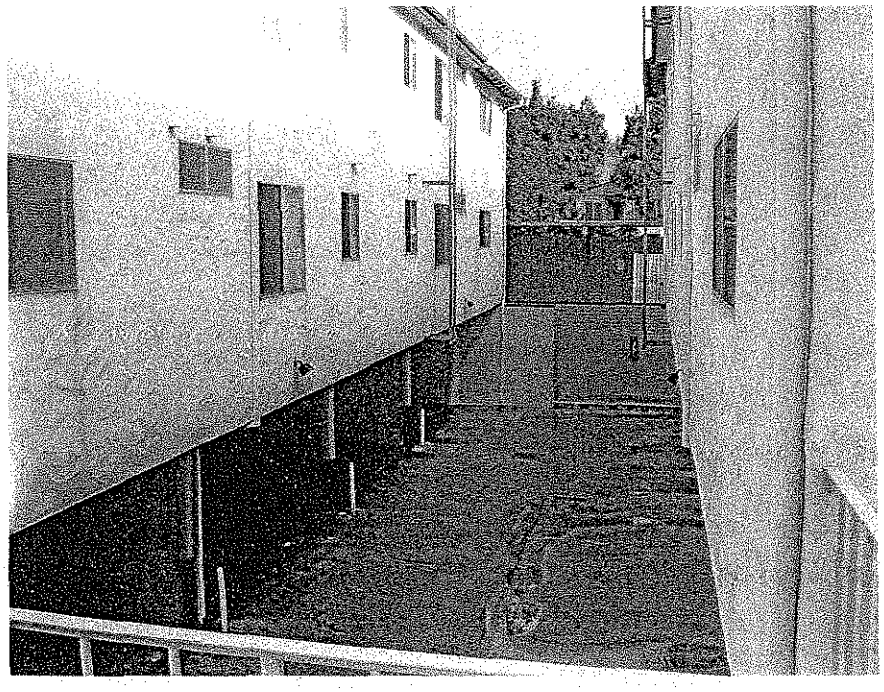


PHOTO 10. Building #2 & #3 with parking garages facing each other.

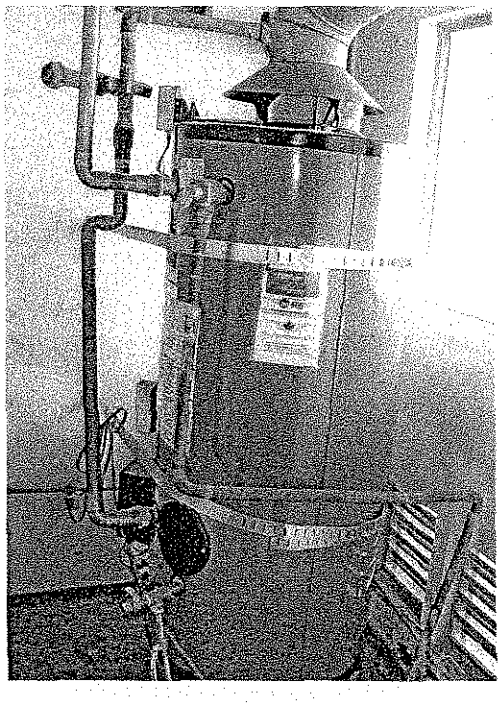


PHOTO 11. Properly strapped hot water heater.

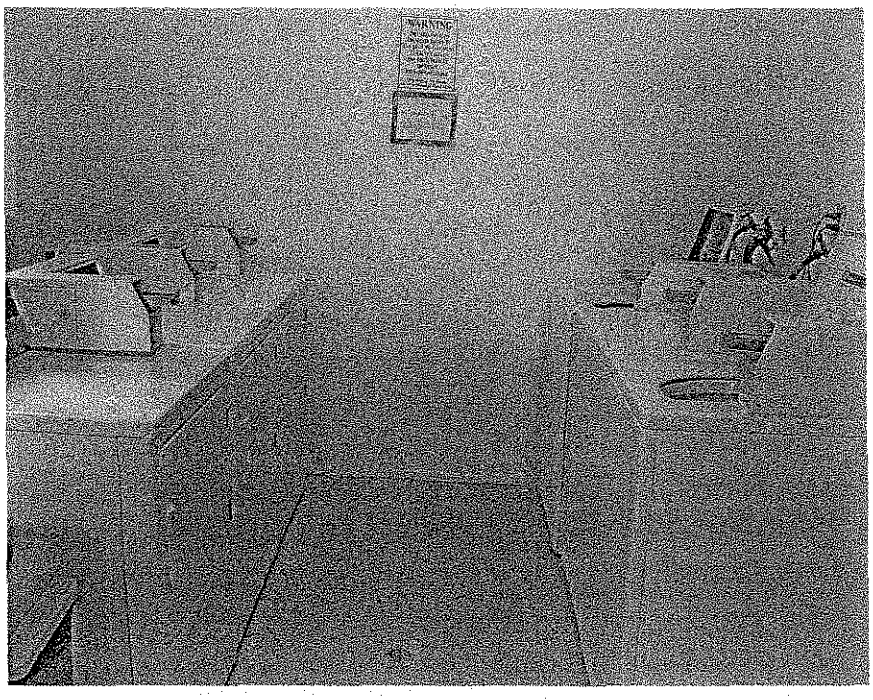


PHOTO 12. The laundry room.

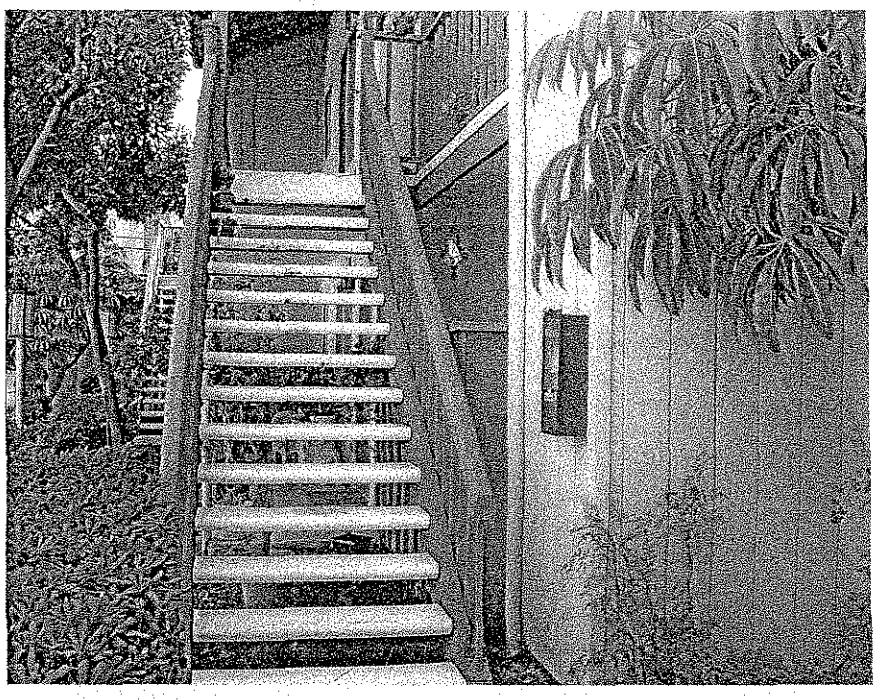


PHOTO 13. Typical stairs accessing upper level flats.
*Note: The fire extinguisher.*

PHOTO 14. Landscaping with gravel covered ground.

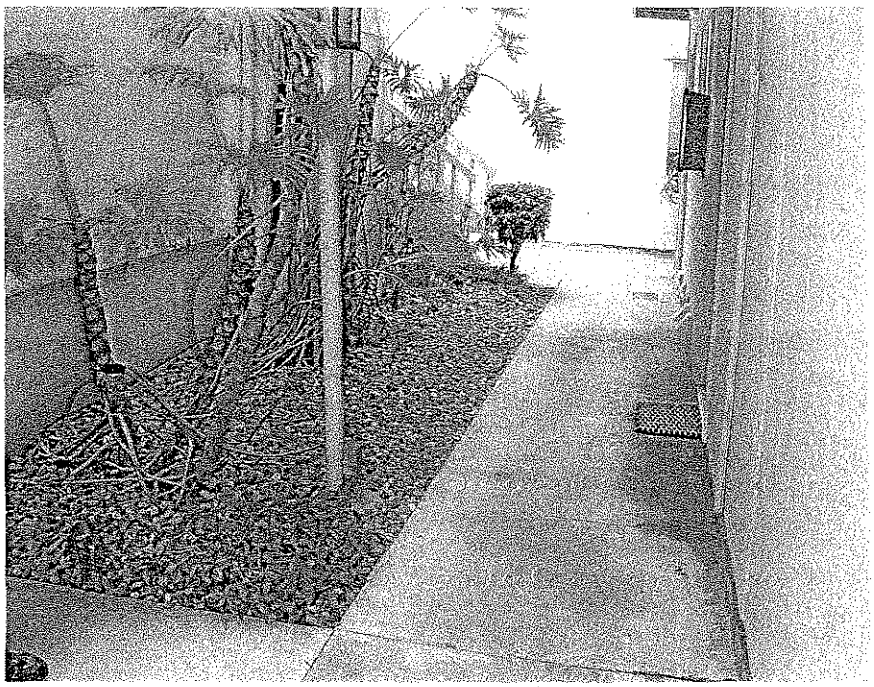


PHOTO 15. Rocks covered planter.

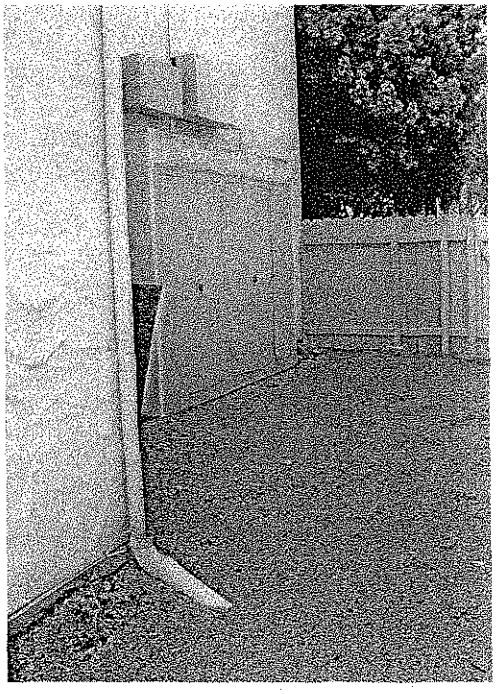


PHOTO 16. Gravel covered side yard and plumbed downspout.
*Note: The wall closet that houses the electric meters.*

PHOTO 17. Typical ceiling hung smoke detector.

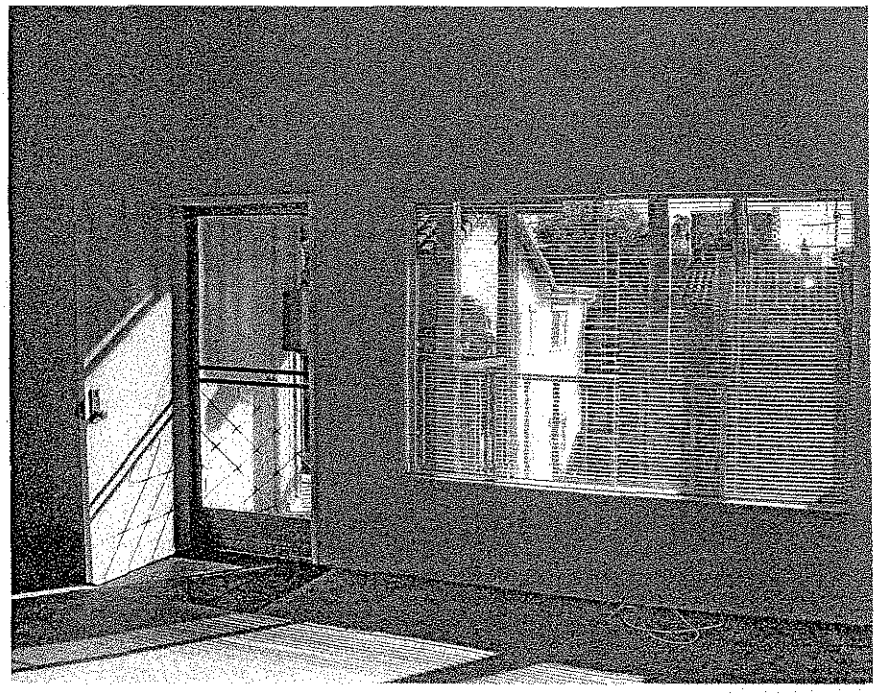


PHOTO 18. Sliding window in the living room, and apartment unit entry door.

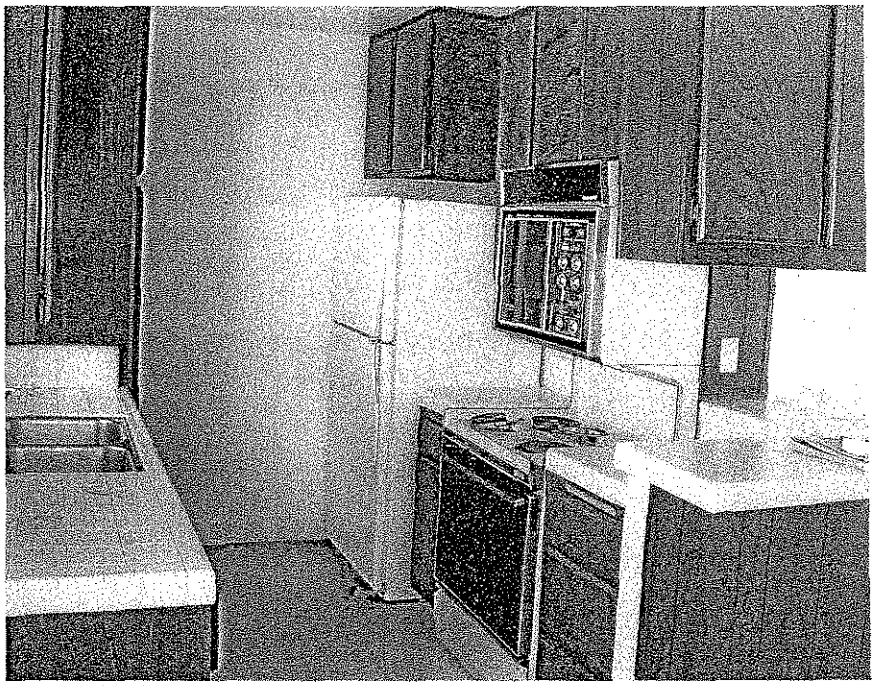


PHOTO 19. Typical kitchen.

PHOTO 20. Typical bathroom.

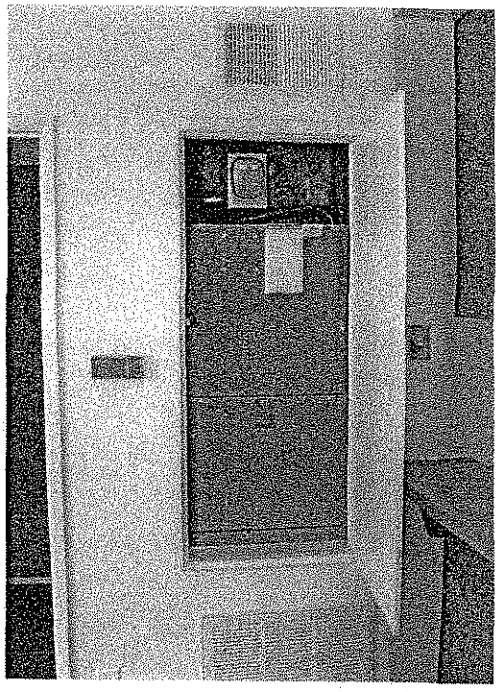


PHOTO 21. Typical forced hot air furnace unit.

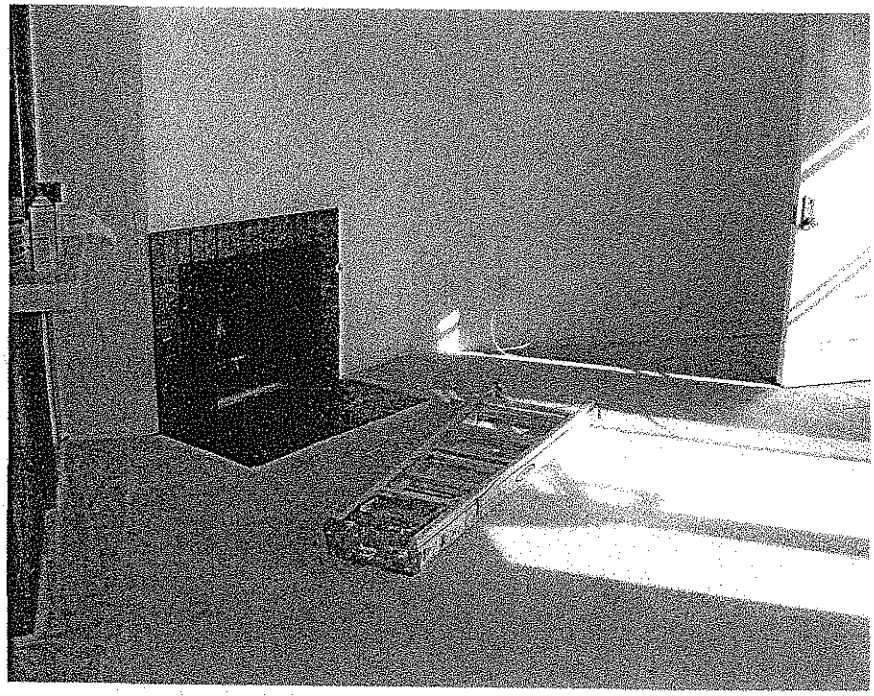


PHOTO 22. Typical fireplace.

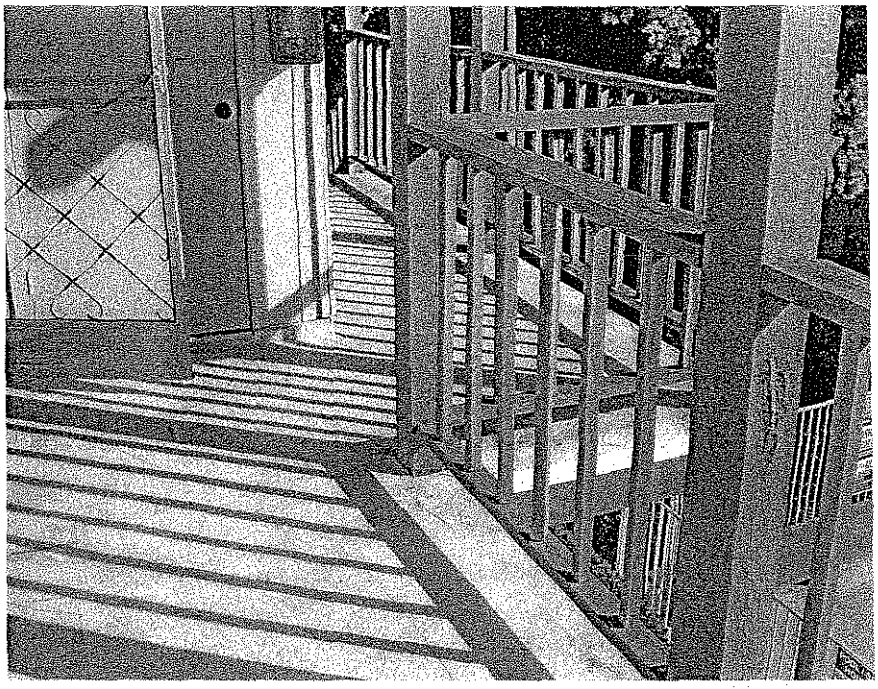


PHOTO 23. Typical corridor/breezeway on the second floor.
*Note: The painted wood railing.*

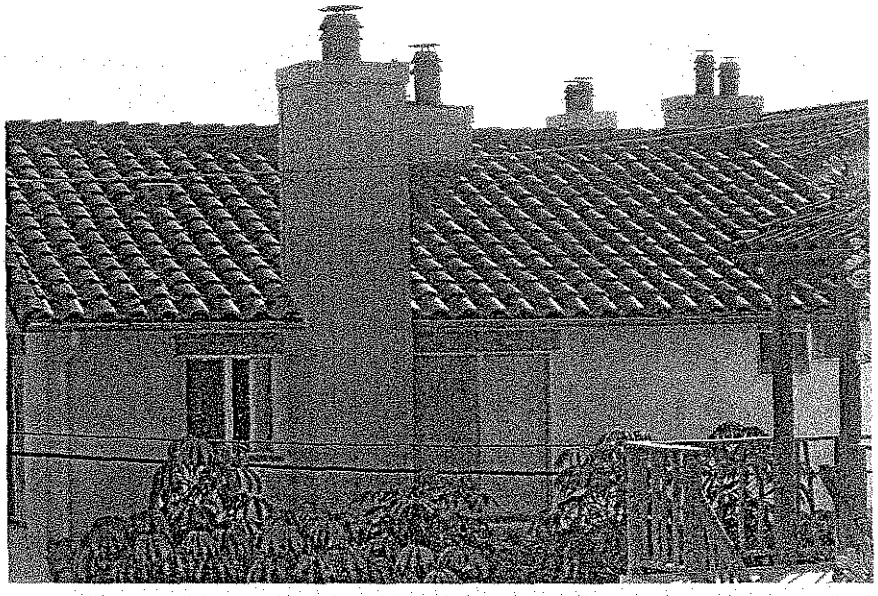


PHOTO 24. Typical roofing system and the chimneys.

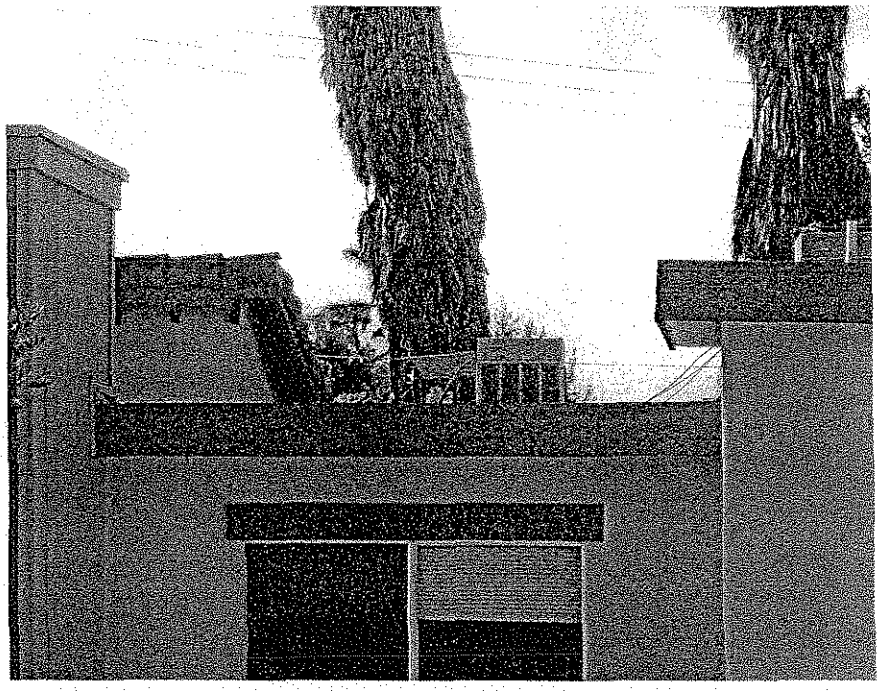


PHOTO 25. Heat pump units supported on the flat area of the roof.

PHOTO 26. Typical configurations of windows, and metal gutter & downspouts.

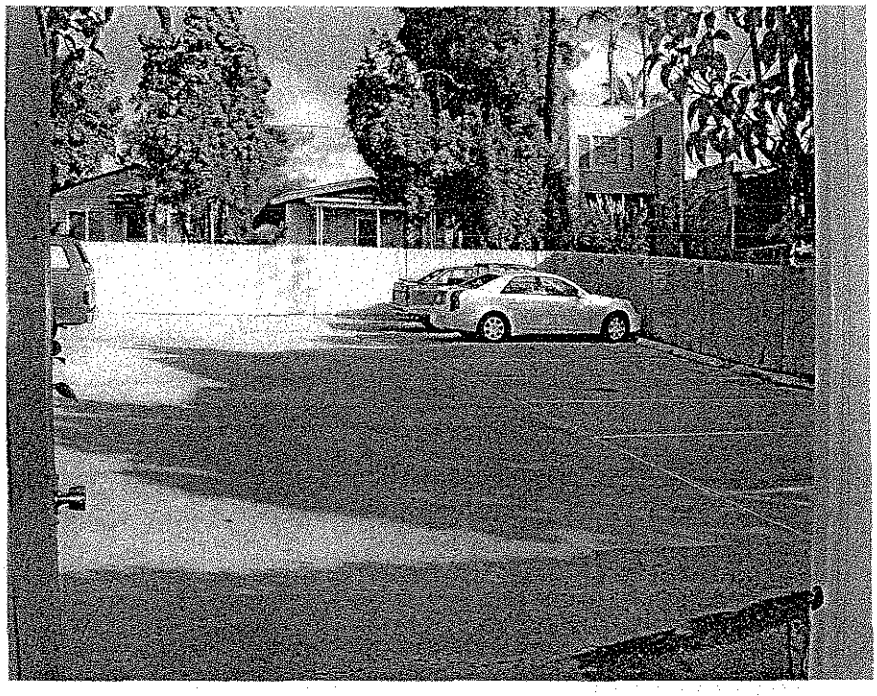


PHOTO 27. Parking lot by Essex Street and Park Boulevard.

PHOTO 28. Framing of the garage.
*Note: The storage cabinets.*

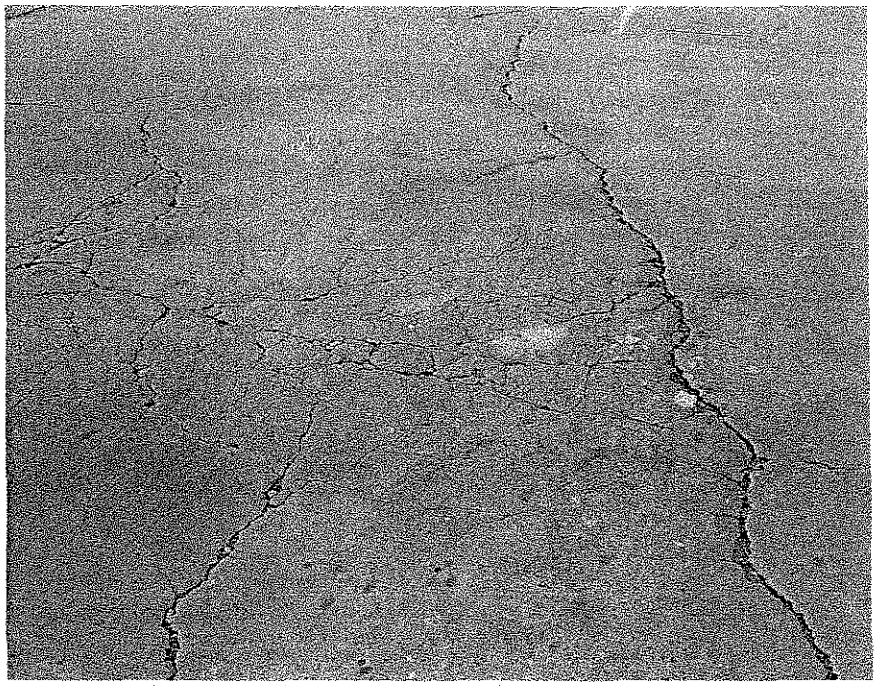


PHOTO 29. Cracked concrete parking lot that should be replaced immediately.

PHOTO 30. Apartment 9A is currently vacant that may be converted into a recreation facility for the apartment complex.