## Visual Inspection Report

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| **Project Name:** | SDSU Zapotec |
| **Project Address:** | 5450 55th St, San Diego, CA 92115 |
| **Project Description:** | Multi-Unit Student Housing |
| **Created Date:** | 12/17/2023, 1:59:42 AM |
| **Created By:** | E3 Inspection Reporting Solutions. |
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| **Visual Inspection Details** | |
| **Building Name** | **Center building** |
| **Building Common Name** | **Entry stairs** |
| **Location Name** | **entry stairs east side** |
| **Visual Report** | |
| **Exterior Elements** | **Stairs, Stairs Landing, Railings** |
| **Water Proofing Elements** | **Flashings** |
| **Visual Review** | **Good** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **Metal stringers, concrete treads metal railing** |
| **Life Expectancy (EEE)** | **4-7 Years** |
| **Life Expectancy (LBC)** | **4-7 Years** |
| **Life Expectancy (AWE)** | **4-7 Years** |

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| **Visual Inspection Details** | |
| **Building Name** | **Center building** |
| **Building Common Name** | **Entry stairs** |
| **Location Name** | **walkways** |
| **Visual Report** | |
| **Exterior Elements** | **Walkways, 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** | **waterproofing around the railing failing deck system is cracked in certain locations. door thresholds are elevated off the deck, stuck interface, no flashing screeds** |
| **Life Expectancy (EEE)** | **0-1 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

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| **Visual Inspection Details** | |
| **Building Name** | **Center building** |
| **Building Common Name** | **Entry stairs** |
| **Location Name** | **entry stairs west side in** |
| **Visual Report** | |
| **Exterior Elements** | **Stairs, Stairs Landing** |
| **Water Proofing Elements** | **Flashings** |
| **Visual Review** | **Good** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** |  |
| **Life Expectancy (EEE)** | **4-7 Years** |
| **Life Expectancy (LBC)** | **4-7 Years** |
| **Life Expectancy (AWE)** | **4-7 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **North walkway.** |
| **Section Name** | **entry Stair** |

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| **Visual Report** | |
| **Exterior Elements** | **Stairs, Stairs Landing, Railings, Integrations, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Good** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **stairs are covered, and topcoat is in good shape.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **North walkway.** |
| **Section Name** | **Walkway .** |

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| **Visual Report** | |
| **Exterior Elements** | **Walkways, 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** | **Waterproofing over a wood framed deck with a metal guard railing and drip edge condition. The drip edge integration to the waterproofing has failed and is severely deteriorated in multiple locations. The waterproofing integration at the deck railing attachments is open and failing in almost every location. Recommend opening and removing the damaged areas for further review.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **South walkways** |
| **Section Name** | **entry stairs** |

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| **Visual Report** | |
| **Exterior Elements** | **Stairs, Stairs Landing, Railings, Integrations, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Good** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **wood framed assembly with waterproofing system.Metal railings.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **South walkways** |
| **Section Name** | **2nd floor walkway. south side.** |

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| **Visual Report** | |
| **Exterior Elements** | **Walkways, Railings, Integrations, Door Threshold, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Fair** |
| **Any Visual Signs of leaks** | **Yes** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Fail** |
| **Additional Considerations or Concerns** | **wood construction with waterproofing. spot spots in field. open deck drop edge metal. non secured railing. waterproofing failure around railing post penetration.stucco cracks at the soffit. soft spot at west end adjacent to unit 28.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **South walkways** |
| **Section Name** | **West -south walkway** |

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| **Visual Report** | |
| **Exterior Elements** | **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** | **wood framed construction with waterproofing. metal railings secured. raised door thresholds.no spot spots. no nail pops in field field stucco crack in soffit** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **South walkways** |
| **Section Name** | **west- north walkway** |

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| **Visual Report** | |
| **Exterior Elements** | **Walkways, Railings, Integrations, Door Threshold, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Fair** |
| **Any Visual Signs of leaks** | **Yes** |
| **Further Invasive Review Required** | **Yes** |
| **Condition Assessment** | **Fail** |
| **Additional Considerations or Concerns** | **wood framed walkway with waterproofing system. metal railings-secure. raised thresholds.surface membrane bubble adjacent to AC unit. no cracks no nail pops.stucco failure at the inside corner. plywood soffit instead of stucco.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **South walkways** |
| **Section Name** | **west south stairs** |

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| **Visual Report** | |
| **Exterior Elements** | **Stairs, Railings, Integrations** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Good** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **pre cast concrete treads. metal stringers and railings. stringer held off wall. handrail secure** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **7+ Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **South walkways** |
| **Section Name** | **west north stairs** |

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| **Visual Report** | |
| **Exterior Elements** | **Stairs, Railings, Integrations, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Good** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **concrete treads on metal stringer. metal railings secure** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **7+ Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **East walkway** |
| **Section Name** | **2nd floor walkway** |

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| **Visual Report** | |
| **Exterior Elements** | **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** | **Waterproofing system over plywood with metal deck mounted railing attachments. A couple of railing attachments have failed waterproofing at the integration. The north end of this deck has waterproofing to a drip edge that is significantly rusted and deteriorated.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **Balcony Decks** |
| **Section Name** | **unit 30** |

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| **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** |  |
| **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** | |
| **Project Common Name** | **Balcony Decks** |
| **Section Name** | **unit29** |

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| **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** |  |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **Balcony Decks** |
| **Section Name** | **unit 28** |

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| **Visual Report** | |
| **Exterior Elements** | **Decks, Integrations, Door Threshold, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Bad** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Fail** |
| **Additional Considerations or Concerns** |  |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **Balcony Decks** |
| **Section Name** | **unit 24** |

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| **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** | **Fail** |
| **Additional Considerations or Concerns** | **Guard wall failure at wood** |
| **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** | |
| **Project Common Name** | **Balcony Decks** |
| **Section Name** | **unit 31** |

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| **Visual Report** | |
| **Exterior Elements** | **Decks, 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** |  |
| **Life Expectancy (EEE)** | **4-7 Years** |
| **Life Expectancy (LBC)** | **4-7 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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| **Visual Inspection Details** | |
| **Project Common Name** | **Balcony Decks** |
| **Section Name** | **unit 38** |

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| **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** | **Fail** |
| **Additional Considerations or Concerns** | **Wood railing, failure blowing water in the walls** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **4-7 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

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