## Visual Inspection Report

|  |  |
| --- | --- |
| **Project Name:** | Toltec Student Apartments |
| **Project Address:** | 5460 55th St, San Diego, CA 92115 |
| **Project Description:** | Multi-Unit Student Housing |
| **Created Date:** | 12/18/2023, 5:32:08 AM |
| **Created By:** | E3 Inspection Reporting Solutions. |
| desc | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Building Name** | **2nd walkway South** |
| **Building Common Name** | **Stairs and East side walkways** |
| **Location Name** | **stairs. south east corner** |
| **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** | **The stairs are wood framed, with a waterproof deck coating.  The railings are attached both to the building walls and the stairassembly.   There are no visual signs of deterioration or failure.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc |  |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Building Name** | **2nd walkway South** |
| **Building Common Name** | **Stairs and East side walkways** |
| **Location Name** | **south 2nd floor walkway** |
| **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** | **No** |
| **Further Invasive Review Required** | **Yes** |
| **Condition Assessment** | **Fail** |
| **Additional Considerations or Concerns** | **Stairs are wood framed with waterproofing membrane over wood framing. Metal railing is secured to both the building wall and the stair assembly.  At the adjacent door way, the waterproof membrane is failed adjacent to Unit44, unit 43, 42.  There is also a soffit stucco crack at corner beneath Unit 41.  Repair or replace all failed waterproofing and ensure the wood strucuture has not been comprimised.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc |  |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Building Name** | **2nd walkway South** |
| **Building Common Name** | **Stairs and East side walkways** |
| **Location Name** | **south west 2nd floor walkway** |
| **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** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Fail** |
| **Additional Considerations or Concerns** | **THe deck is wood framed with waterproofing over plywood. The door threshold is raised. Metal railing is  secured to the deck structure.  The waterproof coating is split at unit 39.  WHere railings mount to the deck strucuter, ensure rust has not damaged the metal railings and all waterproofing is tightly sealed around the railing support.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc |  |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Building Name** | **2nd walkway South** |
| **Building Common Name** | **Stairs and East side walkways** |
| **Location Name** | **north west 2nd floor walkway** |
| **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** | **The deck is wood framed with waterproofing over plywood. The waterproof membrane is split at the stair stringer adjacent to Unit 37.  The drip edge deck metal have screws backing out adjacent to Unit 37.  The sheet metal over the waterproofing is incorrectly applied, indicating a failed repair attempt.  THe deck or metal is warped and twisted with a 1x 1 drip edge. There is a soffit stucco crack in the same area indicating failure of the structure.  MEtal railings are mounted to the deck structer and appear to be loose and rusted.    Repair or replace all failed or damaged waterproofing, wood structure and failed metal railings.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Building Name** | **2nd walkway South** |
| **Building Common Name** | **Stairs and East side walkways** |
| **Location Name** | **south west stairway** |
| **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** | **The stairs are metal construction with concrete treads.  Railings are mounted to the wall.  There are no visual signs of deterioration orfailure noted.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **7+ Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc |  |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Building Name** | **2nd walkway South** |
| **Building Common Name** | **Stairs and East side walkways** |
| **Location Name** | **north west stair** |
| **Visual Report** | |
| **Exterior Elements** | **Stairs, Railings** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Good** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **The stairs are metal construction with concrete treads.  Railings are mounted to the wall.  There are no visual signs of deterioration orfailure noted.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **4-7 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc |  |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Building Name** | **Center** |
| **Apartment Name** | **Walkways** |
| **Location Name** | **Walkway** |
| **Visual Report** | |
| **Exterior Elements** | **Decks, Walkways, Railings, Integrations, Door Threshold, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Fair** |
| **Any Visual Signs of leaks** | **Yes** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **The deck is wood construction with waterproofing over plywood.  There are bubbles in the waterproof deck coating throughout the walkway.  In a few areas, the waterproof coating and metal have deteriorated around the metal railing post.  Repalce and repair all failed waterproofing and rusted metal railing supports.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Building Name** | **Center** |
| **Apartment Name** | **Walkways** |
| **Location Name** | **Stairs west** |
| **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** | **Metal stair stringers, concrete treads and risers metal railing all in good condition** |
| **Life Expectancy (EEE)** | **4-7 Years** |
| **Life Expectancy (LBC)** | **4-7 Years** |
| **Life Expectancy (AWE)** | **4-7 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Building Name** | **Center** |
| **Apartment Name** | **Walkways** |
| **Location Name** | **Stairs East** |
| **Visual Report** | |
| **Exterior Elements** | **Stairs, Stairs Landing, 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** | **The stairs are wood framed, with a waterproof deck coating.  The railings are attached both to the building walls and the stairassembly.   There are no visual signs of deterioration or failure.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc |  |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Project Common Name** | **balcony deck** |
| **Section Name** | **unit 47** |

|  |  |
| --- | --- |
| **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** | **Wood construction and waterproof deck coatings.  Door thresholdsare flat with the deck and leaking.  Guard walls are stucco with woodcaps.  The wood caps are failing, allowing water to penetrate thestructure.  Repair or replace all failed wood caps and leakingthreshold.   Deck Inspectors highly suggest the drains be evaluatedfor proper flow and location.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **4-7 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Project Common Name** | **balcony deck** |
| **Section Name** | **unit 35** |

|  |  |
| --- | --- |
| **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** | **Wood construction and waterproof deck coatings.  Door thresholdsare flat with the deck and leaking.  Guard walls are stucco with woodcaps.  The wood caps are failing, allowing water to penetrate thestructure.  Repair or replace all failed wood caps and leakingthreshold.   Deck Inspectors highly suggest the drains be evaluatedfor proper flow and location.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc |  |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Project Common Name** | **balcony deck** |
| **Section Name** | **unit 40** |

|  |  |
| --- | --- |
| **Visual Report** | |
| **Exterior Elements** | **Decks, Railings, Integrations, Door Threshold, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Bad** |
| **Any Visual Signs of leaks** | **Yes** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Fail** |
| **Additional Considerations or Concerns** | **Wood construction and waterproof deck coatings.  Door thresholdsare flat with the deck and leaking.  Guard walls are stucco with woodcaps.  The wood caps are failing, allowing water to penetrate thestructure.  Repair or replace all failed wood caps and leakingthreshold.   Deck Inspectors highly suggest the drains be evaluatedfor proper flow and location.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Project Common Name** | **balcony deck** |
| **Section Name** | **unit 29** |

|  |  |
| --- | --- |
| **Visual Report** | |
| **Exterior Elements** | **Decks, Railings, Integrations, Door Threshold, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Good** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **Wood construction and waterproof deck coatings.  Door thresholdsare flat with the deck and leaking.  Guard walls are stucco with woodcaps.  The wood caps are failing, allowing water to penetrate thestructure.  Repair or replace all failed wood caps and leakingthreshold.   Deck Inspectors highly suggest the drains be evaluatedfor proper flow and location.** |
| **Life Expectancy (EEE)** | **4-7 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Project Common Name** | **North 2nd Floor Walkway** |
| **Section Name** | **Stairs** |

|  |  |
| --- | --- |
| **Visual Report** | |
| **Exterior Elements** | **Stairs, Stairs Landing, Railings, Integrations, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Good** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **The stairs are metal construction with concrete treads.  Railings are mounted to the wall.  There are no visual signs of deterioration orfailure noted.** |
| **Life Expectancy (EEE)** | **4-7 Years** |
| **Life Expectancy (LBC)** | **4-7 Years** |
| **Life Expectancy (AWE)** | **4-7 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc |  |  |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Project Common Name** | **North 2nd Floor Walkway** |
| **Section Name** | **2nd floor walkway** |

|  |  |
| --- | --- |
| **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** | **Pass** |
| **Additional Considerations or Concerns** | **The deck is wood construction with a waterproof deck coating.  The metal edge integration in front of unit 31 is completely deteriorated.   Railings are metal and moounted on the deck.  Waterproofing aroung numeorus railing mounts is damaged or deteriorated.   Repair or Replace all deteriorated or damaged deck coating, metal railings or flashing.** |
| **Life Expectancy (EEE)** | **0-1 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Project Common Name** | **East Walkway** |
| **Section Name** | **Stairs** |

|  |  |
| --- | --- |
| **Visual Report** | |
| **Exterior Elements** | **Stairs, 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** | **A small set of three risers connects the south walkway to the east walkway. Stairs are in good shape.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **4-7 Years** |
| **Life Expectancy (AWE)** | **1-4 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Project Common Name** | **East Walkway** |
| **Section Name** | **Second floor deck at walkway.** |

|  |  |
| --- | --- |
| **Visual Report** | |
| **Exterior Elements** | **Decks, Walkways, Railings, Integrations, Stucco Interface** |
| **Water Proofing Elements** | **Flashings, Waterproofing, Coatings, Sealants** |
| **Visual Review** | **Fair** |
| **Any Visual Signs of leaks** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Fail** |
| **Additional Considerations or Concerns** | **The deck has a low spot up against the railing wall. The plywood is softened this area. Recommend further investigation or repair and replace any damged wood and waterproofing.** |
| **Life Expectancy (EEE)** | **0-1 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
|  | | | |

|  |  |
| --- | --- |
| **Visual Inspection Details** | |
| **Project Common Name** | **East Walkway** |
| **Section Name** | **Second floor walkway.** |

|  |  |
| --- | --- |
| **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** | **No** |
| **Further Invasive Review Required** | **No** |
| **Condition Assessment** | **Pass** |
| **Additional Considerations or Concerns** | **Multiple areas of deck coating have bubbles indicating moisture is trapped in the system.  The railing is attahced to the deck surface and in some areas face mounted.  Where the deck is bubblked, remove the deck coating and repalce with new deck coating.  Where railings are rusted and not properly supported, repair or replace as necessary to ensure the railings are adequately supported.** |
| **Life Expectancy (EEE)** | **1-4 Years** |
| **Life Expectancy (LBC)** | **1-4 Years** |
| **Life Expectancy (AWE)** | **0-1 Years** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Visual Photos** | | | |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
| desc | desc | desc | desc |
|  | | | |