

Bay Area Property Inspections, LLC

SAFETY - HEALTH - ENERGY EFFICIENCY

701-J DeLong Ave Novato CA 94945

PRELIMINARY HABITABILITY INSPECTION REPORT

PREPARED FOR:

Golden Gate Village Residents for Habitable Conditions

INSPECTION ADDRESS

Golden Gate Village - Cole Drive, Representative Apartments, Sausalito, CA 94965

INSPECTION DATE

6/6/2018 10:00 am to 12:00 pm

REPRESENTED BY:

Len Rifkind and Larry Bragman



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: Golden Gate Village - Cole Drive, Representative Apartments, Sausalito, CA 94965
Inspection Date: 6/6/2018 Time: 10:00 am to 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees

Inspected by: Tony Eldon

Client Information: Golden Gate Village Residents for Habitable Conditions
Referral by: Len Rifkind and Larry Bragman
Attorneys at Law

Structure Type: Concrete
Furnished: Yes
Number of Stories: Multi Level

Structure Style: Apartment Buildings

Estimated Year Built: 1960's
Unofficial Sq.Ft.: NA

People on Site At Time of Inspection: Royce Mclemore, Larry Bragman

General Property Conditions

OVERVIEW

The property consists of a public housing development that was built in the 1960's to very high standards of design and construction. The buildings themselves are structurally sound and we deem could last hundreds of years with proper care.

The representative apartments that we inspected had a number of safety and maintenance issues that should be serviced as noted in this report. Of primary concern are non-functional windows, soiled space heating equipment, defective electrical subpanels, and pervasive rodent infestation in all of the inspected units.

Report File: Golden Gate Village

SCOPE OF WORK

SCOPE

The Client and their Attorneys requested that we perform a limited, preliminary, visual inspection of three representative apartment units in order to document conditions that are unsafe, unsanitary, or potentially hazardous, and that should be serviced or corrected by the Housing Authority in order to provide safe and habitable dwelling spaces.

We briefly inspected the exterior and structural conditions of buildings 49 Cole, 69 Cole, and 31-45 Cole. We briefly inspected the utility room in 69 Cole.

We inspected the interior of apartments 49 Cole #11, 69 Cole #20, and 39 Cole Dr.

TEXT COLORS USED IN THIS REPORT

Conditions described in RED are significant defects that in our opinion should be evaluated or serviced immediately as described in this report.

Conditions described in BLUE are less urgent, but in our opinion should still be evaluated by a specialist or corrected as described in this report to meet current standards. Conditions will likely worsen if left uncorrected.

CREREDENTIALS AND AFFILIATIONS

TONY ELDON
BAY AREA PROPERTY INSPECTIONS, LLC and
BAYMOUNTAIN ENVIRONMENTAL

CREREDENTIALS and PROFESSIONAL MEMBERSHIPS

Tony Eldon, CCI, CIE

ASHI Certified Home Inspector
CCI - CREIA Certified Inspector
CIE - Certified Indoor Environmentalist, IAQA
CMA, Certified Mold Assessment, ESA
CIAQ, Certified Indoor Air Quality Assessment, ESA

Member, ASHI / American Society of Home Inspectors
Member, CREIA / California Real Estate Inspection Association
Member, ESA / Environmental Services Association
Member, IAQA / Indoor Air Quality Association
Member, USGBC / US Green Building Council
Affiliate Member, AIHA / American Industrial Hygiene Association
Associate Member, ASHRAE / American Society of Heating, Refrigeration, and Air Conditioning Engineers

Apartments

Building Envelope

Envelope Structural

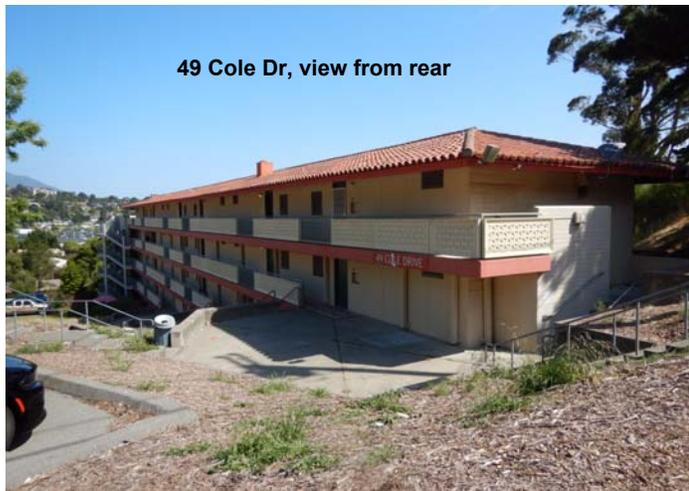
Functional

49 Cole and 69 Cole are representative of the "high rise" category of buildings in Golden Gate Village. These buildings are primarily monolithic poured concrete structures. The foundation, basement foundation walls, vertical exterior walls, middle floor structures, and the interior walls between adjacent apartments, all consist of poured reinforced concrete assemblies.

We did not scrutinize all exterior surfaces, but the main expanses of the visible concrete assemblies are all generally in very good condition with no visible cracks and no efflorescence.

31-45 Cole is representative of the "low rise" category of buildings in the development. This category of building consists of Concrete Masonry Unit (CMU, or concrete block) lower walls, and wood framed exterior upper walls that are covered with exterior plywood siding, and horizontal wood and vertical batton siding.

The envelope of this building was generally functional and in acceptable condition, also with no visible cracking in the inspected areas.



Envelope Maintenance

Maintenance Recommended

The exterior paint on all of the inspected buildings is generally weathered and faded. Exterior paint serves the two purposes of preventing rain water from passing through the concrete walls while allowing interior vapor to dry outward. Therefore, from a practical standpoint, regular painting is essential to maintain the health of the buildings. In addition, exterior paint should provide an attractive appearance to foster a sense of quality and pride in the housing complex.

RECOMMENDATION

The Housing Department should retain a licensed Architect to design an appropriate exterior color scheme, and then retain a licensed painting contractor to clean and recoat the exterior of the buildings in an approved manner.

Exterior Components

Maintenance Recommended

BALCONIES

The elastomeric coating on the inspected balconies was weathered. The balconies should be recoated during the repainting of the buildings.

Service or Replacement Recommended

DOORS - WINDOWS - SCREENS

-- The balcony sliding door track in 69 Cole #20 does not include proper weep holes that would drain water to the exterior of the building, and as a consequence during heavy rains water leaks from the track into the dwelling space;

-- The single pane aluminum frame windows are in acceptable condition and do not appear to be leaking water. This type of window does not provide optimal energy efficiency, and are prone to interior condensation on the glass which often lead to mildew and mold on the interior metal frames and window sills;

-- The exterior window screens are generally damaged, although some have been repaired with brackets.

RECOMMENDATIONS

-- These issues may be pervasive. A licensed glazing contractor should thoroughly inspect all units, and then service or replace all exterior sliding doors and screens in order to assure proper and leak proof operation.



Roof

Functional

The building roofs above the apartments consist of clay tile. We briefly inspected the roofs from various positions around the buildings. The visible roof areas with their associated flashing, downspouts and gutters, are generally functional and in acceptable condition.

Maintenance Recommended

Copious amounts of bird waste are present below the rear eave of 69 Cole.

RECOMMENDATION

A licensed pest control operator should clean all such affected areas and install appropriate deterrent screening.



Attic

Upgrade Advisory

ATTIC NOT ACCESSIBLE

We could not inspect the attic above 69 Cole because the attic access panel was locked shut. Therefore we could not verify the presence nor quantity of insulation in the attic. Inadequate insulation will likely result in excessive heat loss during the cold seasons and expensive heating bills. In addition, inadequate insulation can cause excessive heat gain during the summer resulting in uncomfortably warm indoor conditions. Ceiling insulation is required by all current building standards, and we recommend installing as much as possible.

RECOMMENDATION

A qualified professional should remove the locks on the attic access panel and inspect the attic. If additional insulation should be added, a licensed insulation contractor should be retained to install appropriate material.



Building Utilities

Plumbing

Service or Replacement Recommended

WATER HEATERS - HIGH RISE

-- Hot water to each high rise building is apparently provided by a 100 gallon, natural gas fueled, tank type water heater located in the utility room of each building. The water heater in 69 Cole, the only building in which we had access to the utility room, is functional but aging and should not be expected to last indefinitely. We cannot comment on its expected life, nor on whether it is adequate to serve a building with this number of units.

RECOMMENDATION

A licensed plumber should evaluate each central water heater and service or replace it as needed to comply with current standards.

WATER HEATERS - LOW RISE

39 Cole is served by a 30 gallon, natural gas fueled, tank type water heater located in the utility closet. The water heater has the following conditions:

-- COMBUSTION AIR: The water heater/furnace closet does not include the currently required ventilation openings to the exterior of the building, and as a consequence both gas appliances use the dwelling space air for combustion which can adversely affect Indoor Air Quality;

-- HOOD: The draft hood connector is not secured to the water heater with screws, and could become dislodged allowing combustion gases to escape;

-- VENT: The vent connector is not secured to draft hood with screws, and could become dislodged allowing combustion gases to escape;

The vent pipe has no collar at the ceiling, which creates a potential fire hazard;

-- PIPES: The water pipe connectors are not insulated, and will lose heat;

-- BONDING: The hot water, cold water, and gas pipes are not electrically bonded together with copper wire to prevent electricity from passing through the pipes;

-- GAS: The gas valve has no sediment trap preceding it to remove debris from the natural gas fuel, as required by current standards and by the manufacturer's installation instructions;

The gas pipe is not properly secured near the water heater and could loosen, causing a gas leak;

-- TP VALVE: The discharge pipe from the Temperature and Pressure Relief Valve does not properly extend outside of the home as required; if the valve discharges, high pressure scalding hot water might be blasting out near the water heater and might prevent safe access to the heater;

-- STRAPS: The water heater is not seismically secured in an approved manner with two wide steel straps bolted to the house walls and blocking to prevent backwards movement, and might become dislodged during an earthquake, causing leaks, flooding, or fire.

-- PAN: The water heater is located on an interior floor but does not have a drip pan with a discharge pipe to the exterior of the dwelling as required to prevent damage caused by a water heater leak;

RECOMMENDATION

These conditions may be pervasive. A licensed plumber should inspect every water heater and service or replace it to comply with current standards.

Hot Water - *Continued*



Evaluate Further

We did not inspect the copper water supply piping, steel gas piping, cast iron and steel drain/waste/vent piping, nor the gas meters, to the buildings. A licensed plumber should do so.

Electrical

Service or Replacement Recommended

ELECTRICAL SUBPANELS

Each apartment unit contains an electrical subpanel manufactured by Federal Pacific. These panels are unsafe and unreliable due to the following defects: The circuit breakers may not reliably trip under load and therefore may not reliably prevent electrical fires; the circuit breakers may not properly disconnect the current even when they are manually switched off, and therefore may create a hazard of electrocution; the aluminum bus bars often become corroded which creates a fire hazard. The Federal Pacific company went out of business several decades ago.

RECOMMENDATION

A licensed electrician should replace every such subpanel with a new UL Approved panel in a manner that complies with current standards.

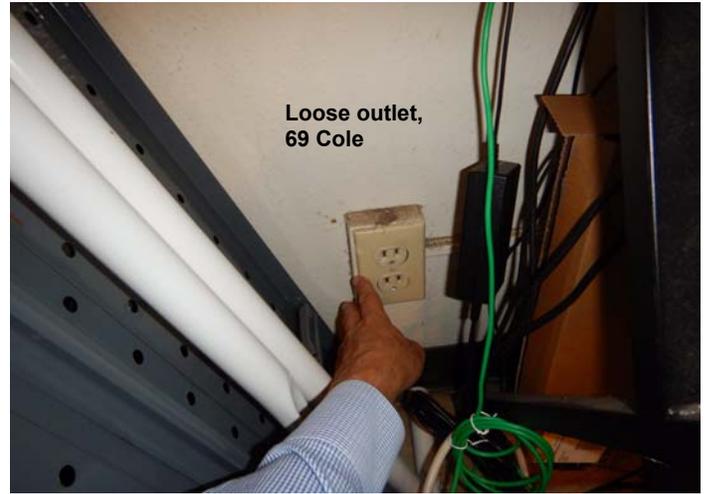


INTERIOR WIRING

The interior wiring in the high rise buildings includes surface mounted EMT conduit and wire mold. Various light fixtures had loose bulbs, and various switches and outlets were loose or not functional. All such conditions create

potential fire hazards.
RECOMMENDATION

A licensed electrician should thoroughly inspect and test the interior wiring in every unit, and service or replace all damaged or defective components.



Evaluate Further

MAIN ELECTRICAL PANELS

We did not inspect the main electrical meter panels to the buildings nor to the individual units. A licensed electrician should do so, as the main panels might be Federal Pacific (see below).

Heat

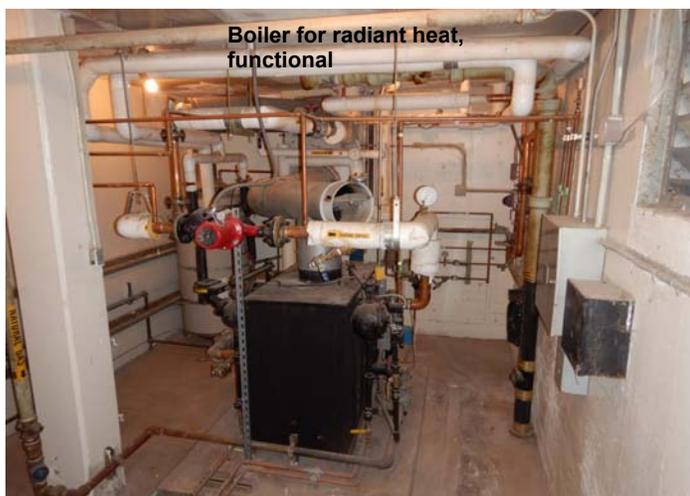
Evaluate Further

RADIANT HEAT

Each of the high rise buildings is served by a hydronic radiant heating system that includes a natural gas fueled boiler in the utility room, such as that in 69 Cole, and wall mounted radiators in each dwelling room in each apartment unit. The boiler in 69 Cole was functional and in acceptable condition at the time of this inspection, but we do not pressure test radiant heat systems.

RECOMMENDATION

A licensed plumber with expertise in radiant heating should evaluate the boiler. Management disclosed that the equipment is serviced annually.



Heat - Interior Components

Service or Replacement Recommended

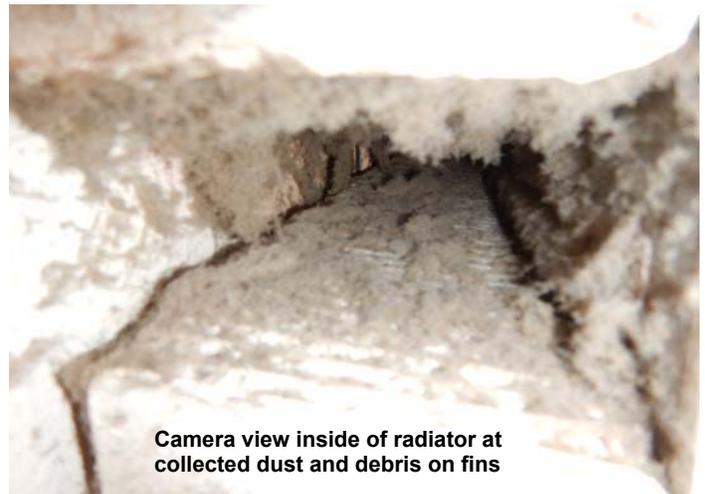
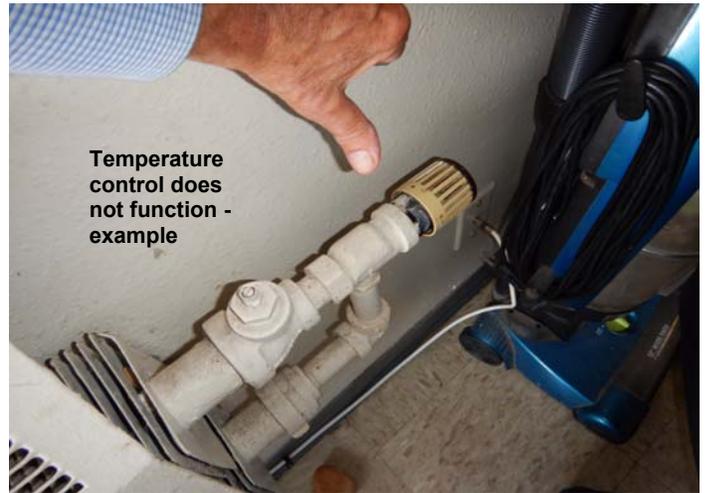
INTERIOR RADIANT HEATING COMPONENTS

The interior hydronic radiators in the two inspected apartments had the following defects:

- Some radiators, such as in the bathrooms, did not function at all;
- The temperature controls on some radiators, such as that in 69 Cole, did not function, such that the radiators were On at all times, which is both wasteful and uncomfortable;
- The hot water pipes serving the radiators are not insulated nor protected, and could cause burns particularly to small children
- The sheet metal covers on the radiators cannot be opened nor removed in order to clean the coil fins, and as a consequence the fins are heavily coated with dust and debris that impede performance. In addition, the dust and debris can continually become airborne, creating poor Indoor Air Quality and causing respiratory symptoms.

RECOMMENDATION

A licensed plumber with radiant heat experience should service or replace the interior radiant heating components in an approved manner in order to correct all of these issues.



Furnaces

Repair Recommended

FURNACES

Each of the low rise apartment units is apparently served by a natural gas fueled, forced air furnace located in a

utility closet. The inspected furnace in 39 Cole was functional but was improperly installed and included the following defects:

- No outside combustion air to the utility closet (see Water Heaters, above);
- Installed too close to the water heater, which prevents adequate access for service;
- Utility closet doors do not function readily;
- Return air intake extends through a door instead of through a fixed wall;
- Filter was dirty, which impedes performance and which can adversely affect Indoor Air Quality.

RECOMMENDATION

A licensed HVAC contractor should thoroughly inspect every furnace and service it to assure safe operation.



Apartments General Conditions

Interior Description

Maintenance Recommended

The interiors of the apartments consist of carpet and vinyl or linoleum tile flooring, painted concrete or sheetrock walls and ceilings. The bathrooms and kitchens include standard builder's grade flooring and fixtures. The interiors are generally functional, with cosmetic wear and tear damage commensurate with the age and use of the buildings.

We will note that if the floor tiles are linoleum they might contain trace amounts of asbestos, but we deem that the potential exposure to asbestos particles is very low to negligible given the overall good condition of the flooring. However, any areas of damaged flooring should be properly repaired in compliance with current standards.

Interior Overall Conditions

Maintenance Recommended

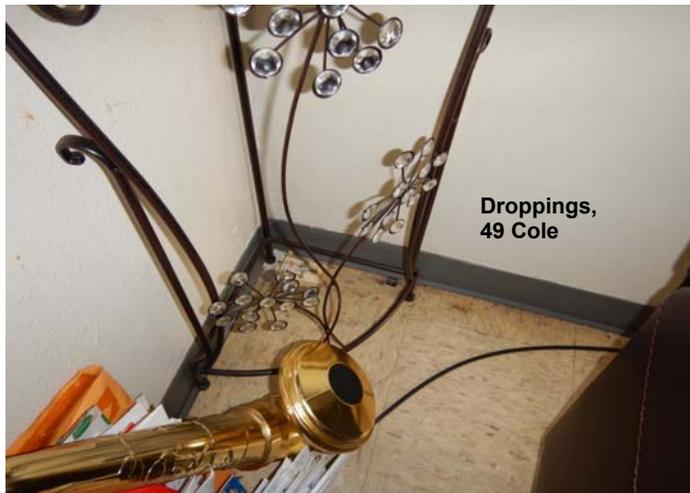
RODENT INFESTATION

All of the inspected apartments have evidence of active rodent infestation. Rodent droppings are extremely unsanitary and the rodents themselves may carry disease.

RECOMMENDATION

A licensed pest control operator should thoroughly inspect and service all of the buildings.

Rodent infestation - Continued



Service or Replacement Recommended

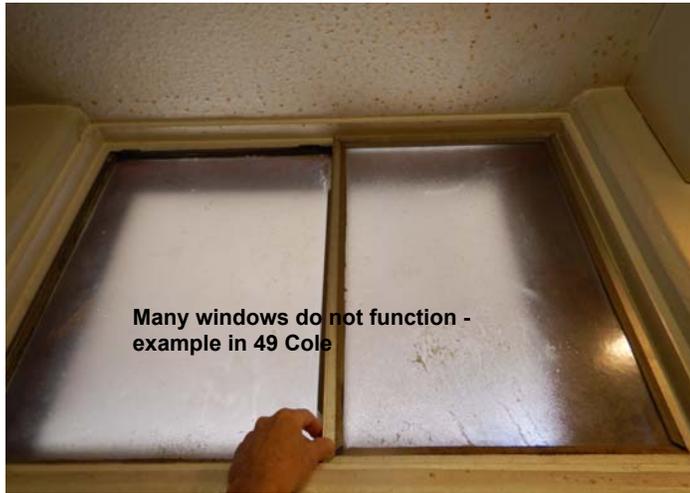
WINDOWS

Numerous windows in each apartment unit were stuck shut and could not be opened, which violates the fundamental requirements for ventilation and the safety requirements for fire egress.

RECOMMENDATION

A licensed glazing contractor should thoroughly repair or replace all non functional windows in order to assure safe occupancy.

Windows - Continued



Unit 1

Location and Number

General Information

The first apartment we inspected was 49 Cole #11. In addition to the general conditions noted above, this apartment included the following specific hazards and defects:

Unit 1 Kitchen

Repair Recommended

The tall cabinet behind the refrigerator is loose and should be properly secured so that it does not collapse and cause damage or injury.

Tall cabinet loose - *Continued*



Unit 1 Bathroom

Service or Replacement Recommended

The exhaust fan does not function very well and as a consequence the bathroom ceiling has rust spots and mildew. A licensed contractor should replace the fan.



Unit 2

Location and Number

General Information

The second apartment we inspected was 69 Cole #20. Specific issues are noted below.

Unit 2 Living Room

Service or Replacement Recommended

The living room hall closet doors are damaged and should be repaired or replaced.

Closet doors damaged - *Continued*



Unit 2 Kitchen

Maintenance Recommended

The kitchen surfaces were reportedly not cleaned prior to the current tenant moving in, and are heavily coated with grease which is unsanitary. The kitchen range hood light cover is missing and the filter is dirty. The wall below the cabinet near the sink has a large hole from a previous plumbing repair, and rodents could enter through the opening. The sink drain leaks. The sink rim is not sealed to the countertop, and leaks have damaged the particle board countertop substrate.



Not cleaned - *Continued*



Unit 3

Location and Number

General Information

The third apartment we inspected was 39 Cole. Specific issues are noted below.

Unit 3 Living Room

Safety Advisory

The stair handrail is not graspable as currently required and has no balusters or filler rails beneath it, and therefore might not prevent falling. A licensed contractor should modify the railing to comply with current standards.



AFFILIATIONS AND CERTIFICATIONS

TONY ELDON
OWNER, BAY AREA PROPERTY INSPECTIONS and
BAYMOUNTAIN ENVIRONMENTAL

QUALIFICATIONS, CREDENTIALS, PROFESSIONAL MEMBERSHIPS

Tony Eldon, CCI, CIE

CREIA Certified Inspector CCI
IAQA Certified Indoor Environmentalist CIE
Certified Mold Inspector, NAMP, National Association of Mold Professionals
Certified Mold Inspector, ACMP, Association of Certified Mold Professionals
Member, California Real Estate Inspection Association
Member, IAQA, Indoor Air Quality Association
Affiliate Member, AIHA, American Industrial Hygiene Association
Associate Member, ASHRAE, American Society of Heating, Refrigeration, and Air Conditioning Engineers

REPORT CONCLUSION

Golden Gate Village - Cole Drive, Representative Apartments, Sausalito, CA 94965

The property consists of a public housing development that was built in the 1960's to very high standards of design and construction. The buildings themselves are structurally sound and we deem could last hundreds of years with proper care.

The representative apartments that we inspected had a number of safety and maintenance issues that should be serviced as noted in this report.

TABLE OF CONTENTS

GENERAL INFORMATION	1
SCOPE OF WORK	2
CREDENTIALS AND AFFILIATIONS	3
Apartments	4
Building Envelope	4
Building Utilities	7
Apartments General Conditions	11
Unit 1	13
Unit 2	14
Unit 3	16
Certifications and Affiliations	17
Report Conclusion	18
No	