



National Property Inspections

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Property Location

1415 Alamitas Ave
Monrovia, Ca 91016

Prepared for

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TABLE OF CONTENTS		
		Page #
1	EXECUTIVE SUMMARY	6
	General Description	6
	General Physical Condition	6
2	PURPOSE AND SCOPE	7
3	SYSTEM DESCRIPTION AND OBSERVATIONS	8
	Overall General Description	8
	Site	8
	Topography	8
	Storm Water Drainage	8
	Access and Egress	9
	Paving, Curbing and Parking	9
	Flatwork	9
	Landscaping and Appurtenances	10
	Exterior Lighting	11
	Recreational Facilities	12
	Utilities	13
	Electricity	13
	Water	13
	Sanitary Sewer	13
	Natural Gas	13
	Structural Frame and Building Envelope	14
	Foundation	14
	Building Frame	14
	Facades	14
	Sidewall System	14
	Exteriors Doors and Windows	15
	Roofing	15
	Mechanical and Electrical System	16
	Plumbing	16
	Supply and Waste Piping	16
	Domestic Hot Water Production	16-18
	Heating and Air Conditioning	19
	Heating & Air Conditioning Generating Equipment	19



National Property Inspections

TABLE OF CONTENTS		
		Page #
	Distribution	20
	Control Systems	20
	Electrical	20
	Service and Metering	20
	Distribution	21
	Life Safety/Fire Protection	21
	Fire Alarm Systems	21
	Interior Elements	22
	Common Areas	22
	Tenant Spaces	22
	Insulation	23
	Sound Transmission	23
4	ADDITIONAL CONSIDERATIONS	23
	ADA Compliance	23
	Regulatory Compliance	24
5	OUT OF SCOPE CONSIDERATIONS	24
6	QUALIFICATIONS	24
7	LIMITING CONDITIONS	25



Summary

1 Executive Summary

A property condition assessment was performed by National Property Inspections on the Alamilos Apartment Complex, located at 1415 Alamilos Ave, Monrovia, Ca 91016. The Walk Through Survey was conducted on May 29, 2007. The lot and the buildings were not measured in the field, the information for the approximate size of the lot was gathered from the Los Angeles County Assessors office.

General Description

The subject property is an irregular shaped lot that is approximately 29,408 square feet in size. The apartment buildings were constructed in 1988. They are two-storey wood framed with exterior stucco siding and wood along edges and veneers. There are four separate apartment buildings, each with eight units consisting of two bedrooms and two bathrooms in each unit. The roof consists of asphalt shingles and metal flashing. The driveways and parking lot has a concrete surface with built in drain valleys. In the center of the complex there is a fenced in pool and spa, bathrooms, laundry room and a patio area.

General Physical Condition

These are typical apartment buildings. The maintenance appears to be satisfactory. No major structural deficiencies were noted. The drainage and parking areas appear to be adequate and in fair condition.

The foundation system was not observable due to interior and exterior finish. Based upon the construction data, the assumption is made that the foundation consists of continuous reinforced concrete spread footings at the perimeter and bearing walls, with reinforced concrete slab on grade for the first floor. No obvious deficiencies were observed in the interior or exterior wall envelope (i.e.) cracks or unusual settling. The foundation system appears to be in good condition.

The doors and windows appear to be in satisfactory condition.

The exterior envelope of the buildings and the low pitched roof appear to be in fair condition.

The plumbing, other than some exterior leaks which will be addressed later in this report, appears to be in satisfactory condition.

The HVAC system appears to be satisfactory at the time, although there are some heat pumps which are at the end of their design life and some evaporator drainage problems.

The electrical system appears to be in satisfactory condition, although there are some sub-panels which have loose or missing covers.



2 Purpose and Scope

At the request of Pama Management Company and in accordance with the Property Condition Assessment proposal dated May 23, 2007, a visual review was performed on the properties at 1415 & 1419

Alamitas Ave and 1420 & 1416 Monterey Ave, Monrovia, Ca 91016. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the Structure, Heating System, Plumbing System, Electrical System, Air Conditioning System, Roofing System, Exterior Components and Interior Components. Fire Protection and Security Alarm Systems were noted but not assessed in this report.

This assessment is in accordance with the ASTM standard E2018-01 for Property Condition Assessments. This report provides recommendations for specific evaluations and ballpark cost estimates for repairing major deficiencies and replacing major components.

This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. Cost estimates are provided for recommendations expected to exceed \$3,000. Contractors should be contacted for exact quotations. If there are four separate items whose cost of repair is under \$3,000, but the combined costs exceed \$10,000 for the four items, those items will be included in the estimated costs.

The following terms are used throughout the report and are defined as follows:

- Good:** Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
- Fair:** Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
- Poor:** Below-average condition for the building system evaluated taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

The Property Condition Report is intended for use by the Client only. It is not intended to benefit, be used by or relied upon by any third party.



3 System Description and Observations

General Description

The subject property consists of four separate apartment buildings with each having their own address. They are typical two-storey buildings with a low pitched roof, stucco and wood exterior and concrete paved parking. The lot is reported to be 29,408 square feet and was built in 1988.

In the center of the complex there is a fenced in swimming pool, bathrooms, laundry room and a patio area

Site

Topography

Description:

There appears to be a positive grade around the perimeters of all the buildings, with soil, grass and shrubs against most of the perimeter.

Observation/Comments:

No observed deficiencies were noted or reported.

Storm Water Drainage

Description:

There several drains placed in the grass through out the complex to avoid any ponding conditions on the walkways. The parking lot drains by way of valleys in the center of the parking lots which lead out storm sewer pipes that is located at the Southwest corner of the property.

Observations/Comments:

There appears to be appropriate drainage for the grounds and lots. No deficiencies were noted or reported.



Access and Egress

Description:

There are five means of access into the apartment complex, three of them are pedestrian and the other two are gated for vehicles with remotes. All doors and gates along with the surrounding fence is wrought iron. All areas of access and egress are located either on the West or East side of the complex.

The West side of the complex provides access to Monterey Ave by way of one pedestrian door and one gate for vehicles. The East side provides access to Alamitas Ave by way of two pedestrian doors and one gate for vehicles.

Observations/Comments:

All security doors and gates appear to be in good condition. No observed deficiencies were noted or reported.

Paving, Curbing and Parking

Description:

The parking lot is a surface parking lot mainly on the South side of the complex with additional spaces in the center of the complex. The paving is concrete and small areas of brick with concrete curbs and valleys for drainage. There are 40 striped parking spaces, three of which are marked handicapped with a sloped area of the sidewalk for access to the handicapped spaces. Along the South wall of the complex there are sixteen carports and sixteen enclosed garages.

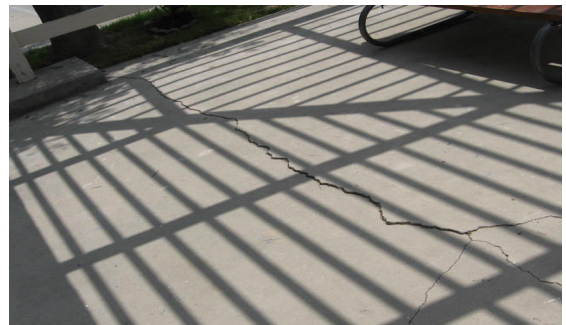
Observations/Comments:

The concrete paving is in fair condition with some cracks typically present due to the age of the property. Recommend any repairs when needed.

Flatwork

Description:

There are many poured in place concrete walkways through out the perimeter of the complex. And a 30' x 30' patio located North of the Laundry room in the center of the complex.



Observations/Comments:

Overall, the condition of the concrete walkways and patio is in fair condition. There are areas of the walkway where repairs have been made and there are some large cracks on the patio surface.



Landscaping and Appurtenances

Description:

Landscaping consists of grass, shrubs and trees which are planted through out the complex and is irrigated by an automatic sprinkler system, which the controls are mounted on the Eastern exterior wall of the Laundry room. There is a fountain once you enter the main entrance at the East side of the complex. The perimeter of the property consists of masonry block walls on the North and South sides and wrought iron fence on the West and East sides.

Observations/Comments:

Landscaping is professionally maintained. Leaks were observed on at least two irrigation control valves. One at the East side of the exterior wall of Bldg #1416 and the other at the South side of Bldg #1420.





Exterior Lighting

Description:

Exterior lighting consist pole, building and carport light fixtures. The pole lighting is located at the vehicle gate entrances and one by the swimming pool. The fixtures mounted to the building supply most of the lighting through out the complex like the parking lots, walkways and exterior common areas. The carports are supplies with fluorescent lighting.

Observations/Comment:

The lights were not observed at night, although according to some of the tenants, the fixtures offered adequate lighting at the time of the assessment. There are some covers on the mounted fixtures that need replacement; there is one in particular at the East side of Bldg. #1419 that has a large hole.





Recreational Facilities

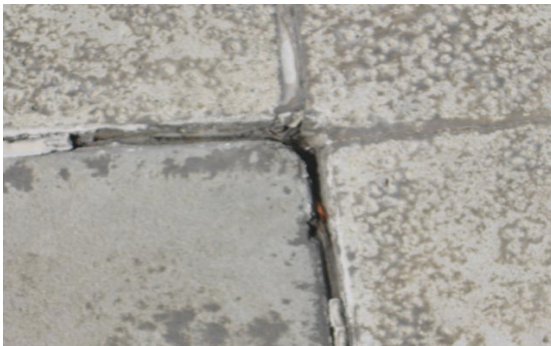
Description:

There is a swimming pool, spa and a patio in the center of the complex. The pool surface is Concrete/Plaster composition with a concrete deck surrounding the pool and spa which is enclosed by a wrought iron fence and locked gate. The pool equipment consists of a Pentair filter, a WhisperFlow pump, and a Raypak heater. The spa consists of a American Products filter, a WhisperFlow pump, and a Raypak heater. All equipment is ran through PVC pipe, except for the gas line, and is located behind a locked fenced area North of the swimming pool.

Observations/Comments:

The shell of the pool is in fair condition but the some areas of the mast on the concrete deck need to be repaired or replaced. The spa is in fair condition, although there is some discoloration and staining present on the shell of the spa. Regular maintenance is recommended to prevent any algae build-up.

A child safety fence and gate is present, it is of wrought iron and both appear to be installed properly and functioning correctly.





Utilities

Description:

Electricity is provided by Southern California Edison. There is an underground service with two transformers located West of Bldgs. #1415 & #1419 and the other located North of Bldgs. #1420 & #1416.

Water is provided by the City of Monrovia and enters the Bldgs. of #1415 & #1419 on the East side. For Bldgs. #1420 & #1419 the water enters on the South side.

Sewer service is provided by the City of Monrovia.

Gas service is provided by Southern California Gas Company; the meter is located on the West side of Bldg. #1415.

Observations/Comments:

There is a leak detected at the valve of the main water line of Bldg. #1415, located at the Eastern exterior wall. There is also a leak around the main water line at the Southern wall of Bldg. #1420, although it may be a leak from the nearby irrigation control valve. Recommend further evaluation from a licensed plumber





Structural Frame and Building Envelope

Foundation

Description:

The foundation system presumably consists of continuous reinforced concrete footings and bearing walls with reinforced concrete slabs on grade.

Observations/Comments:

Foundation construction could not be verified at the time of observation due to exterior and interior wall finish. An assumption, based upon usual construction practices, was made to complete this report. No cracks or apparent signs of movement or settlement were observed at the time observation. The foundation appears to be in good condition. No observed deficiencies were noted or reported.

Building Frame

Description:

The buildings have a wooden structure, with wooden floor framing and decking on the 2nd floors and suspended wooden framing for the 2nd floor balconies.

Observations/Comments:

The observation of the structure was limited to exposed elements and accessibility of the elements in the utility closets and viewing from access panels into the attic. The structure appears to be in good condition, no evidence of structural failure or deficiencies were noted or reported.

Facades

Sidewall System

Description:

The exterior wall finish is stucco with wooden trim, edges and areas of louvered wooden planks. There are balconies at each 2nd floor unit which drain through two scupper openings. There are exterior stairways to each 2nd floor unit; they have a steel beam foundation with concrete steps and wrought iron handrails.

Observations/Comments:

The exterior stucco is in overall good condition. The wooden areas that are in close contact to the soil can rot over a period of time due to moisture as shown on the picture on the next page, which is located at the East side of Bldg. #1416.



Exterior Doors and Windows

Description:

The exterior doors that lead into all interior residences are wooden with rubber insulated trim. The windows are anodized aluminum with single plane glass.

Observations/Comments:

The caulking and sealant appears to be in good condition. The exterior doors and windows appear to be in good condition. No observed deficiencies were noted or reported.

Roofing

Description:

The single layer roof is original which means it is about twenty years old and covers the four apartment buildings and the parking garages. It is made up of asphalt shingles with metal flashing around pipes, vents and roof to siding intersections. There is an external gutter system present at the garages only.

Observations/Comments:

The roof was observed from the ground with binoculars. Even though the roof is original, it is in good condition with no leaks reported or observed at the time of the inspection. The visual metal flashing appears to be in generally good condition. The gutters on the garages also appear to be in generally good condition. Recommend monitoring for any developments.



Mechanical and Electrical System

Plumbing

Supply and Waste Piping

Description:

The City of Monrovia provides the domestic water supply for the buildings. The hot and cold lines were observed to be copper. The drain lines observed were cast iron main lines and vents.

Observations/Comments:

Observation of the piping was limited to the utility closets which house the water heaters. Underground piping is not visible, although appear to adequately service the buildings. No observed deficiencies were noted or reported.

Domestic Hot Water Production

Description:

Each apartment building is provided with their own gas fired water heater located in mechanical closets by one of the 1st floor patios. #1415 is provided by an American Standard, Model: ND 100-199-AS, 100 Gallon, 199,000 BTU, Natural Gas and is four years old. #1419 is provided by an American, Model: DDG31100T2506N, 100 gallon, 250,000 BTU, Natural Gas and is thirteen years old. #1420 is provided by a Rheem-Ruud, Model: G100-200, 100 Gallon, 199,000 BTU and is eleven years old. #1416 is provided by an A.O. Smith, Model: BTR 200 110, 100 Gallon, 199,000 BTU and is nine years old.

Observations/Comments:

The water heater providing #1415 does not have an extension pipe coming from the TPR valve and there is extensive drywall damage in the closet.

The water heater providing #1419 is not seismically strapped and corrosion is present on one of the supply lines.

The water heater providing #1420 is not seismically strapped, no extension pipe coming from the TPR valve and major corrosion is present on the hot water pipe and mechanism.

The water heater providing #1416 is in generally fair condition, although there is extensive drywall damage in the closet. Recommend all repairs be completed by a licensed contractor of the appropriate trades.

Pictures of the deficiencies are shown on the next two pages in order listed above.

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Heating and Air Conditioning

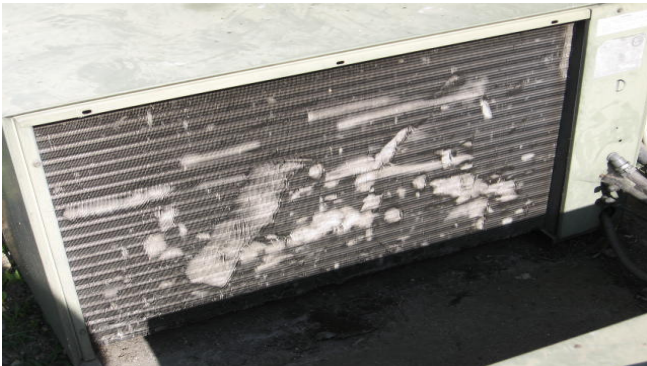
Heat and Air Conditioning Generating Equipment

Description:

Heating and cooling is supplied to the buildings by individual heat pumps to each unit. The units are split systems meaning the compressor for the heat pumps are located at the exterior of the buildings and the condensing units are above the ceiling in the hallway which can be viewed and have the filter be replaced by way of an access door. As for the heat pumps, twenty five of them are Whirlpools, Model: NCHBA23UK01 and are twenty years old. Six of them are Rheem, Model: RPKA-025JAZ and are about four years old. There is one Coleman Evcon, Model: BRHSO241BD and is five years old.

Observations/Comments:

The units were not tested in the heat mode at the time of the observation due to high outside temperatures. The Whirlpool models have reached their design life and will all eventually in the near future have to be replaced, there were signs of dented fins on many of the units. Many units were being run in the air conditioning mode at the time of the inspection. The air conditioning equipment appeared to be in fair condition at the time of the observation, but there are some apartment units which the condensation pipe has caused moist conditions on the walkways and discoloration of the stucco because the pipe is not extending to the grass area. Recommend extending the pipe avoid any problems that may arise.





Distribution

Description:

Air is distributed through forced air ductwork located above the ceiling using in line distribution fans.

Observations/Comments:

Sampling of fan was operated at the time of the observation. There were no deficiencies observed in the ductwork of fan operation.

Control Systems

Description:

The HVAC system is controlled by low voltage thermostats installed in each apartment.

Observations/Comments:

Sampling of the one thermostat was observed. Thermostat appeared to be in good condition and operating properly at the time of the observation. No deficiencies were observed or reported.

Electrical

Service and Metering

Description:

There are two transformers located on the ground within the complex. The main service for each building is located in the mechanical room. The electrical service to the building is underground. There is a 400 amp, 120/240 volt, three phase service for each building. 90 amp 120/240 volt sub panels with a breaker are located in the mechanical room for the individual units. There is also a sub panel with breakers for the Fire Alarm System. The service entrance wire and sub panel feeds that were observed were aluminum wire.

Observations/Comments:

Detailed load calculations were not performed during the observation. The electrical system appears to be in fair condition, but the problem is with the sub panels for the Fire Alarm System. The covers of the panel are not installed correctly or they are completely off altogether. There is also romex wiring added to the panel which is not running in a conduit for protection. All deficiencies must be further evaluated by a licensed electrician. Pictures of deficiencies are shown on the next page.



Distribution

Description:

It was reported that each tenant space has one 90 amp 120/240 volt sub panel located in the Master bedroom. Was not able to observe the circuitry because interior damage to the wall would be made if the panel was removed.

Observations/Comments:

Electrical switches and outlets were spot tested in the one unit I was able to gain access. The distribution system appeared to be in fair condition. No deficiencies were noted or reported

Life Safety/Fire Protection

Fire Alarm System

Description:

The buildings have fire alarm systems. It consists of pull stations and alarm bells outside of every 1st floor door and there are sensors in the attic. The maintenance contract is reported to be with several companies according to the name on the control boxes in the mechanical rooms. There are many fire extinguisher stations through out the complex. There are three fire hydrants on the property, West, East and in the center of the complex

Observations/Comments:

The reporting on this equipment is informational only. No testing or assessment was made.