



UNIVERSITY TERRACE RESIDENTIAL COMPLEX

EXTERIOR ELEVATED ELEMENTS

INSPECTION REPORT

PREPARED ON BEHALF OF:

UNIVERSITY TERRACE HOMEOWNERS ASSOCIATION

SUBMITTED BY:

WORLD EXTERIORS, INC.

By: George Coelho
6712 Preston Ave Suite A
Livermore, CA 94551
Tel: (800) 814-5448
Fax: (877) 814-5448
www.worldexteriors.com

January 7, 2016



TABLE OF CONTENTS

1. INSPECTION SUMMARY..... 3

2. INSPECTION FINDINGS..... 3

3. INDIVIDUAL BUILDING FINDINGS..... 4 - 8



January 7, 2016

Homeowners:

Pursuant to the request for proposal from Willis Management Group, Inc. on behalf of University Terrace Homeowners Association, and subsequent authorization to perform a field investigation of all Exterior Elevated Elements as required by City of Berkeley BMC 19.40.035; World Exteriors Inc. conducted on-site field investigations and documentation of the; balconies, staircases, landings, and railings for compliance with the city code. The site investigations and walk-through were conducted on November 4th 2015.

This report summarizes our observations and recommendations, and includes images. These summaries are organized by individual buildings. The report, including any recommendations, is based upon field observations and access to the buildings.

This report represents the opinion of the undersigned. It is probable that unknown and/or hidden conditions may exist, which would influence this report, its conditions, and recommendations. World Exteriors Inc., therefore, reserves the right to amend and/or supplement this report in the event that additional information, documentation, or evidence becomes available.

The undersigned, hereby, expressly disclaim any liability to those who may rely upon this report in performing, or accepting remedial work without our active involvement during the preparation of remedial details, specifications, on-site inspection, and observation of the work in progress and acceptance of such work.

FINDINGS:

At the time of my inspection on November 4th 2015, All elevated wood-framed and steel-framed decks, balconies, landings, stairway systems, walkways, terraces, guardrails, handrails, or any parts thereof in weather-exposed areas at the subject building did not exhibit signs of hazardous deterioration, decay, corrosion or similar damage that could pose a safety concern and there was no evidence of active water intrusion in concealed spaces of the inspected elements.

Please do not hesitate to call if I can offer further clarifications.

Best Regards,
World Exteriors Inc.,

George A. Coelho

George Coelho
President



Building #1

Units 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122
Jefferson Ave Berkeley, CA

#2112, 2114, 2116, 2118, 2120, 2122 - Exempt - No E3

#2100, 2102, 2104, 2106, 2108, 2110 - All units do not pose a safety concern and meet E3 requirements.

Building #2

Units 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616 Addison St Berkeley, CA
1600, 1610, 1612, 1614, 1616- Exempt - No E3

#1602, 1604, 1606, 1608 - All units do not pose a safety concern and meet E3 requirements.

Building #3

Units 2103, 2105, 2107, 2111, 2109, 2113, 2115, 2117 California St Berkeley, CA
2109, 2113, 2115, 2117 - Exempt - No E3

#2103, 2105, 2107, 2111 - All units do not pose a safety concern and meet E3 requirements.

Building #4

Units 2119, 2121, 2123, 2125, 2127, 2129 St Berkeley, CA

2119, 2129, 2127 - Exempt - No E3

2121, 2123, 2125 - All units do not pose a safety concern and meet E3 requirements.

Building #5

Units 2131, 2133, 2135, 2141, 2139, 2137 California St Berkeley, CA

2137, 2139, 2141 - Exempt - No E3

2131, 2133, 2135 - All units do not pose a safety concern and meet E3 requirements.



Building #6

Units 2143, 2145, 2147, 2149, 2151, 2153 California St Berkeley, CA

2147, 2153, 2151 - Exempt – No E3

2143, 2145, 2149 - All units do not pose a safety concern and meet E3 requirements.

Building #7

Units 2162, 2164, 2166, 2168, 2170, 2172 Jefferson Ave Berkeley, CA

2168, 2170, 2172 - Exempt – No E3

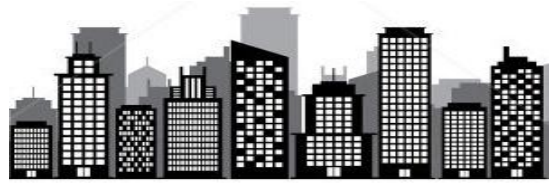
2166, 2164, 2162 - All units do not pose a safety concern and meet E3 requirements.

Building #8

Units 1607, 1609, 1611 Allston Way Berkeley, CA

1607, 1609 Exempt – No E3

1611 - All units do not pose a safety concern and meet E3 requirements.



Recommendations; All stairs and landings should be cleared of debris to prevent dry-rot. Plants should be removed or moisture contained to prevent wood rot and decay. Due to the foot traffic, a regular painting cycle of 3 years or less is recommended to prevent dry-rot and / or decay.







Building #9

Units 2124, 2126, 2128, 2130 - 2160 Jefferson Ave Berkeley, CA

2124, 2126, 2128 - Exempt - No E3

2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160 - All units do not pose a safety concern and meet E3 requirements.

Records indicate all railings were retro-fitted with new steel railings during a balcony renovation which began 11-10-2011, all work meets or exceeds current standards.

Recommendations; All balconies should be cleared of debris to prevent dry-rot. Plants should be removed or moisture contained to prevent rot and/or decay.

