



**S.C. WRIGHT CONSTRUCTION, INC.**

7051 Alvarado Road - La Mesa, California 91942  
Voice: 1•877-839-6909 Fax:1•877-882-6951  
E-mail: mail@scwright.com  
California License No. 513542

**AFFILIATED OFFICES:**

SOUTHERN CALIFORNIA - La Mesa, CA  
NORTHERN CALIFORNIA - Diablo, CA  
HAWAII – Honolulu, HI  
HI License No. BC27077  
NEW MEXICO – Santa Fe, NM  
NM License No. 353718  
NEW YORK – New York, NY  
TEXAS – Houston, TX  
State of Texas Registered Builder No. 34170  
UTAH – Pleasant Grove, UT  
License No. 6144069-5501  
SOUTH CAROLINA  
SC License No. G113880

**S.C. WRIGHT CONSTRUCTION OF NEVADA, INC.**

NEVADA – Las Vegas, NV  
NV License No. 0043170  
OREGON – Portland, OR  
OR License No. 154263

**CONSTRUCTION SOLUTIONS & CONSULTING**

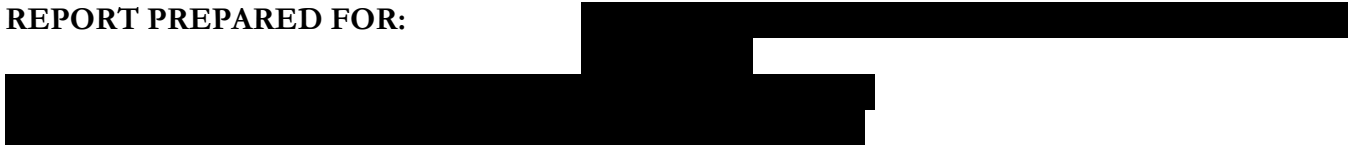
ARIZONA – Phoenix, AZ  
AZ License No. 138965

**S.C. WRIGHT CONSTRUCTION OF WASHINGTON**

WASHINGTON – Seattle, WA  
WA License No. SCWRICW000RM

**PROJECT CONDITION ASSESSMENT AND EVALUATION  
REPORT – NON COMPLETED CONSTRUCTION**

**REPORT PREPARED FOR:**



**PROJECT ADDRESS:**





**S.C. WRIGHT CONSTRUCTION, INC.**

7051 Alvarado Road - La Mesa, California 91942  
Voice: 1•877-839-6909 Fax:1•877-882-6951  
E-mail: mail@scwright.com  
California License No. 513542

**AFFILIATED OFFICES:**

SOUTHERN CALIFORNIA - La Mesa, CA  
NORTHERN CALIFORNIA - Diablo, CA  
HAWAII – Honolulu, HI  
HI License No. BC27077  
NEW MEXICO – Santa Fe, NM  
NM License No. 353718  
NEW YORK – New York, NY  
TEXAS – Houston, TX  
State of Texas Registered Builder No. 34170  
UTAH – Pleasant Grove, UT  
License No. 6144069-5501  
SOUTH CAROLINA  
SC License No. G113880

**S.C. WRIGHT CONSTRUCTION OF NEVADA, INC.**

NEVADA – Las Vegas, NV  
NV License No. 0043170  
OREGON – Portland, OR  
OR License No. 154263

**CONSTRUCTION SOLUTIONS & CONSULTING**

ARIZONA – Phoenix, AZ  
AZ License No. 138965

**S.C. WRIGHT CONSTRUCTION OF WASHINGTON**

WASHINGTON – Seattle, WA  
WA License No. SCWRICW000RM

[Redacted]

Dear Mr. [Redacted]

S.C. Wright Construction, Inc. (SCW) has completed our assignment and is pleased to present our PROJECT CONDITION ASSESSMENT AND EVALUATION REPORT, authorized by you on [Redacted] with respect to the real property located at [Redacted].

The following inspection devices were utilized during our visual assessment:

- Digital Cameras
- Digital Infrared Thermal Imaging Camera
- Digital Infrared Thermometer
- Delmhorst Moisture Meter
- Calibrated Spray Rack

Per your request, no documents, construction plans or municipal permit review was conducted on this assignment. Should you desire any such review, or should you have any questions regarding this report, please feel free to call.

Sincerely,  
**S.C. Wright Construction, Inc.**

Steven C. Wright  
President

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## TABLE OF CONTENTS

- I. Introduction
  - a. General Description
  - b. Reliance
  - c. Purpose
  - d. Definition Of Terms
  - e. Scope and Exemptions
- II. Project Identification
- III. Unit Inspection and Current Occupancy
- IV. Project Condition Summary
- V. Component Descriptions
- VI. Construction Scope Of Work
- VII. Observations & Recommendations
- VIII. Project Photos

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## I. INTRODUCTION

S.C. Wright Construction, Inc. has prepared this Project Condition Assessment And Evaluation Report utilizing industry standard of care with respect to this type of inspection and report. No warranty, either expressed or implied, is made regarding the content of this assessment.

### I.a) General Property Description:

The project located at [REDACTED] was evaluated as an abandoned residential development consisting of 52 Single Family Detached Residences in various stages of construction. The original intent of the development was a 3-phase construction project with the following breakdown:

PHASE	NUMBER OF UNITS	PERCENTAGE COMPLETE
1	15	70-80%
2	17	20-50%
3	20	10-20%

The design characteristics of the project are predominately post-tension slab on grade, 2-story wood frame, exterior cement plaster (stucco) cladding with foam plant-ons and concrete tile roof in a conventional design for the region.

Construction began in late 2008 and was abandoned mid 2009.

At the time of our inspection, the project remained in its abandoned condition. Basic major building component completion is as follows:

#### Foundations – Slabs:

- Phase 1 – 100% complete
- Phase 2 – 80% complete
- Phase 3 – 10% complete

#### Wood Framing Structure:

- Phase 1 – 100% complete
- Phase 2 – 40% complete
- Phase 3 – 0% complete

#### Exterior Walls and Cladding:

- Phase 1 – 80% complete
- Phase 2 – 40% complete
- Phase 3 – 0% complete

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

Plumbing:

Phase 1 – 60% complete

Phase 2 – 20% complete

Phase 3 – 1% complete

Electrical:

Phase 1 – 50% complete

Phase 2 – 15% complete

Phase 3 – 1% complete

Mechanical:

Phase 1 – 40% complete

Phase 2 – 15% complete

Phase 3 – 0% complete

Fenestrations:

Phase 1 – 80% complete

Phase 2 – 40% complete

Phase 3 – 0% complete

Interior Walls – Gypsum Wall Board:

Phase 1 – 50% complete

Phase 2 – 20% complete

Phase 2 – 0% complete

Roofing:

Phase 1 – 30% complete

Phase 2 – 2% complete

Phase 3 – 0% complete

**I.b) Reliance:**

All reports, be it verbal or written, are for the exclusive use of [REDACTED]. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of S.C. Wright Construction, Inc.

**I.c) Purpose:**

The purpose of this Project Condition Assessment And Evaluation Report is to document the visual observable condition of the project at the specific time of the inspection, including any obvious maintenance gaps, system failures or significant anomalies that may impact the intended use and operation of the facility.

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

This Project Condition Assessment And Evaluation Report and the conclusions herein are based upon the professional judgment of S.C. Wright Construction, Inc of the physical condition of the building and its components. The actual performance of the individual components may vary from the observed conditions and will be affected by circumstances that occur after the date of our evaluation.

**I.d) Definition Of Terms:**

The following terms are used throughout this Project Condition Assessment And Evaluation Report and are defined as detailed below. Unless stated otherwise, the systems reviewed are considered to be in average condition and their performance – where observed – appears to be satisfactory.

- Above Average:** Well maintained, move in ready
- Average:** Component performing its intended function considering age, use and maintenance. Could require minor servicing or cosmetic enhancement.
- Below Average:** Minor immediate attention is required to address non-functioning or problematic building component.
- Attention Required:** Failed, failing or non-repairable building component requiring replacement.

**I.e) Scope And Exemptions:**

Observations included non-invasive evaluation of readily available external building components.

This Project Condition Assessment And Evaluation Report is not a report for compliance with building codes, safety, regulatory, environmental or any other convenience or ordinance. No cost estimates for any repair have been included.

This Project Condition Assessment And Evaluation Report was created in general accordance with ASTM E2018-08 Standard Guide For Property Condition Assessments.

Photographs were taken to record the general condition of the project at the time of evaluation.

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## II. PROJECT IDENTIFICATION

**Property Name:**  
**Street Address:**  
**City, State, Zip:**  
**Current Use:**  
**Estimated Age:**  
**Number Of Buildings:**  
**Number Of Stories:**



**Current State Of Completion:**

The global status of the project completing is at approximately 50-60%. S.C. Wright Construction, Inc. inspected all 52 residential units. Performance testing at select locations with high defect risk was also conducted at 10% of the following building components:

- Windows
- Roofs
- Plant-ons
- Ceramic tile master showers
- Membrane Decks



**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

### III. UNIT INSPECTION AND CURRENT OCCUPANCY

Each of the 52 homes were inspected (100%). In addition to visual inspection, performance testing was performed at 10% of major high risk building components. The results of the performance testing is elaborated in other sections of this report.

LOT/PHASE	VISUAL	PERFORMANCE TESTING
1/1	Yes	
2/1	Yes	
3/1	Yes	X
4/1	Yes	X
5/1	Yes	
6/1	Yes	X
7/1	Yes	X
8/1	Yes	
9/1	Yes	
10/3	Yes	
11/3	Yes	
12/3	Yes	
13/3	Yes	
14/3	Yes	
15/1	Yes	
16/1	Yes	
17/1	Yes	X
18/1	Yes	X
19/1	Yes	X
20/1	Yes	X
21/2	Yes	X
22/2	Yes	
23/2	Yes	
24/2	Yes	X
25/2	Yes	
26/2	Yes	
27/2	Yes	
28/2	Yes	X
29/2	Yes	
30/2	Yes	
31/3	Yes	
32/3	Yes	
33/3	Yes	
34/3	Yes	
35/3	Yes	

ACCOUNTING OFFICE: P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*



36/3	Yes	
37/3	Yes	
38/3	Yes	
39/3	Yes	
40/2	Yes	X
41/2	Yes	
42/2	Yes	
43/2	Yes	X
44/3	Yes	
45/3	Yes	
46/2	Yes	X
47/2	Yes	X
48/2	Yes	
49/3	Yes	
50/3	Yes	
51/3	Yes	
52/3	Yes	

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## IV. PROJECT CONDITION SUMMARY

### Overall General Property Description

#### Site

The project is located in the City of ██████████, California on ██████████ Place between ██████████ and ██████████ Streets. The project is surrounded by similar use (residential) developments. The overall topography of the project is flat to slightly sloped.

Each of the 52 residential homes are approximately 2,700 to 3,000 SF, with approximately 5 to 10-foot side yard property line setbacks.

#### Foundation – Slabs:

**Phase 1:** All foundation and slabs at the 15 homes within Phase 1 were completed Post-Tension slabs. At 13 of the 15 homes (87%) hairline shrinkage cracks were observed at the garages and at the stoop step between the garage and the habitable space. No measurable vertical differential was encountered at these shrinkage crack locations. All of the foundations are visual classified as above average.

**Phase 2:** All of the foundation and slabs at the 17 homes within Phase 2 were completed Post-Tension slabs. At 10 of the 17 homes (59%) hairline shrinkage cracks were observed at the garages and at the stoop step between the garage and the habitable space. No measurable vertical differential was encountered at these shrinkage crack locations. 2 of 17 slabs (12%) had areas of standing water in the middle of the slab which highlight the imperfection in the levelness of the concrete. Based on the layout of the homes, these low areas are in rooms that will likely receive carpet so ultimate homeowner will likely not feel the slight imperfection. Should hard flooring services be selected in these areas, a floor leveling compound may need to be considered to prevent voids under the flooring. All of the foundations are visual classified as above average.

**Phase 3:** Only 3 of the foundation slabs at 20 homes within Phase 3 were completed (15%). Each of these 3 locations had Post-Tension slabs. At 5 lots, Post-Tension cables were observed to be coiled and laying in the dirt without protection from exposure to the elements. The balance 12 lots were in various stages of pre-foundation, pre-reinforcement or pre-pour condition. The 3 completed slabs are in average condition. All other foundation related construction in this Phase should be classified as below average and will require complete re-work to bring up to standard due to abandonment.

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*



Phase 3, Lot 33



Phase 3, Lot 33



Phase 3, Lot 33



Phase 3, Lot 35



Phase 2, Lot 21



Phase 2, Lot 24

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## **Wood Framing Structure:**

Note: Structural evaluation of the current status of development was not requested and was not conducted. Should a full in-place structural evaluation be desired, please feel free to contact us to schedule with our in-house structural engineering department.

### **Phase 1:**

100% of the wood framing structure at this phase is complete. All wood framing is hidden within wall cavities and not able to inspect due to concealment by drywall and exterior cladding.

The framing appears to be “stick-framing” with pre-manufactured roof truss and pre-manufactured floor joists at floor/ceiling assemblies.

Condition of the framing in Phase 1 is average.

### **Phase 2:**

40% of the wood framing structure at this phase is complete. Stacks of lumber are scattered throughout this Phase. Partially erected perimeter walls and interior walls exist. Stacks of pre-manufactured roof truss are laying in the dirt and are unprotected. Exposed framing hardware is not fully nailed or fastened in place and not consistent with the construction drawings. At lot 28 the anchor bolt for the HD hold-down has been bent and will not perform its intended function.

Condition of the framing in Phase 2 is below average. Recommend a full structural evaluation of the in-place framing prior to start up of any new construction operations in this phase.

### **Phase 3:**

0% of the wood framing structure in this phase should be classified as complete. No lumber stacks or inventory of any lumber delivery was observed at this phase

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*



Phase 2



Phase 2



Phase 2



Phase 2



Phase 2, Lot 28



Phase 2, Lot 28

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## Exterior Cladding

### Phase 1:

The exterior cladding on Phase 1 is approximately 80% complete. The cladding is a conventional 3-coat exterior cement plaster (stucco) cladding with foam plant-ons used as accents around the home.

All 15 homes in the phase have complete paper and lath. All 15 homes have complete scratch and brown coat. Only 5 of the 15 homes have the finish color coat applied (33%).

At the 5 completed homes, a low occurrence of stucco cracking was observed, with just minor hairline cracking at 2 exterior door corners. These 2 areas can easily be patched.

The condition of the stucco in Phase 1 is at above average to average.

### Phase 2:

The exterior cladding on Phase 2 is approximately 40% complete. The cladding is a conventional 3-coat exterior cement plaster (stucco) cladding with foam plant-ons used as accents around the home.

Only 2 homes have had the application of the scratch and brown coat (12%). None of the homes have the application of the finish coat. The remaining 15 homes are in various stages in the application of the building paper and lath.

Above average work quality does exist in the application of the lath and paper at the 15 homes where the paper is exposed. Good application of sealant at penetrations along with proper attention to wire-to-wire and paper-to-paper laps.

### Phase 3:

No exterior cladding has been completed at this phase.

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*



Phase 1



Phase 1



Phase 2



Phase 2



Phase 2



Phase 2

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## Fenestrations

### Phase 1:

██████████ Vinyl windows were installed throughout this phase. A combination of fixed, horizontal sliding and single hung windows are incorporated within the design. Each home has at least 1 vinyl sliding glass door along the rear facing elevation, with most homes having 2 sliding glass doors.

ASTM E-1105 performance testing at 30 first floor horizontal sliding windows was conducted. Testing of the window product resulted in failure at 40% of the manufactured jamb/sill corner window joints. Spray testing of 25 first floor horizontal sliding windows and 5 second floor horizontal sliding windows utilizing our calibrated water rack resulted in a 20% failure due to lack of full bed of sealant behind the window fins during installation or due to damaged building paper during the installation of the windows.

Phase 1 windows should be classified as below average. Repairs to both the window product and the installation of the window product should be considered and performed within the first weeks of re-initiation of construction as continued failure will result in damage to finished construction materials and increase risk of defect litigation.

### Phase 2:

██████████ Vinyl windows were installed throughout this phase. A combination of fixed, horizontal sliding and single hung windows are incorporated within the design. Each home has at least 1 vinyl sliding glass door along the rear facing elevation, with most homes having 2 sliding glass doors.

ASTM E-1105 performance testing at 40 first floor horizontal sliding windows was conducted. Testing of the window product resulted in failure at 42% of the manufactured jamb/sill corner window joints. Spray testing of first floor horizontal 30 sliding windows and 5 second floor horizontal sliding windows utilizing our calibrated water rack resulted in a 10% failure due to lack of full bed of sealant behind the window fins during installation or due to damaged building paper during the installation of the windows.

Phase 2 windows should be classified as below average. Repairs to both the window product and the installation of the window product should be considered and performed within the first weeks of re-initiation of construction as continued failure will result in damage to finished construction materials and increase risk of defect litigation.

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

**Phase 3:**

No fenestrations existed at this phase at the time of our inspection.



Typical fenestration, Phase 2

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## Waterproof Decks

### Phase 1:

Only 1 deck at lot 2 was completed and available for inspection. All other decks were framed only, with no other waterproofing components installed.

Under the deck, a stain on the gypsum wallboard ceiling at bedroom 2 was observed. A decision was made to utilize Infrared Thermal Imaging Camera to identify any source of water intrusion in lieu of tearing the deck apart. We utilized our calibrated spray rack to simulate rain and used our Thermal Imaging Camera to identify temperature changes, if any, to the ceiling. Our results revealed a significant water event (leak) at the deck drains which resulted in water intrusion into the ceiling cavity of the bedroom below. Per verbal direction from client, we removed a small portion of gypsum wallboard ceiling and observed damage to the OSB deck sheathing as well as a large concentration of Bio-Organic Growth.

Based on our testing, we rate the condition of the only completed deck on the entire project as attention required and recommend complete removal and replacement of the deck and finish materials below. Caution should be utilized should consideration be given to re-hiring the same waterproofing and plumbing subcontractor as worked on this deck.



Spray test at deck



Infrared Thermal Image under deck

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## Roof

### Phase 1:

The roofing at Phase 1 consists of concrete tile roof over 1-ply of 30LB roofing felt underlayment with galvanized sheet metal flashings.

Where installed, the roofing was not complete as “hold-backs” were utilized to accommodate the application of stucco. All observed underlayment was in average condition with proper laps. All sheet metal was in average condition with sealed lap joints. No exposed sheet metal fasteners were observed.

### Phase 2:

Underlayment felt was installed on only 2 of the 17 homes in this phase (12%). On those 2 homes, the roofs have been loaded only, but the tiles have not been laid.

### Phase 3:

No roofing at the time of our inspection.



Phase 2 – roof loaded



Phase 1 – roof with “hold-back”

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*



## VI. SUMMARY OBSERVATIONS AND CONDITION

### Foundation – Slabs:

Phase 1	Above Average
Phase 2	Above Average
Phase 3	Below Average

### Wood Framing Structure:

Phase 1	Average
Phase 2	Below Average
Phase 3	Not Applicable

### Exterior Cladding:

Phase 1	Average to Above Average
Phase 2	Above Average
Phase 3	Not Applicable

### Fenestrations:

Phase 1	Below Average
Phase 2	Below Average
Phase 3	Not Applicable

### Waterproof Decks:

Phase 1	Attention Required
Phase 2	Not Applicable
Phase 3	Not Applicable

### Roofing:

Phase 1	Average
Phase 2	Not Applicable
Phase 3	Not Applicable

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*

## VII. CONCLUSIONS AND RECOMMENDATIONS

Based on our inspection of the available and accessible areas of the project within the scope of services requested, we find that generally as observed, the project is in abandoned condition with many abandoned components requiring removal, replacement or improvement at the time the project construction is restarted.

Careful consideration should be given to the performance testing results related to the windows and the balcony deck.

Finally, a full structural, mechanical, plumbing and electrical investigation should be considered to evaluate those areas as they were not requested as part of our scope of services. Should you desire to retain our services for these areas, please do not hesitate to contact our office.

Thank you again for selecting S.C. Wright Construction, Inc.

Steven C. Wright  
President  
**S.C. Wright Construction, Inc.**  
CA License # 513542

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

*S.C. Wright Construction Inc. is an ISO 9001:2008 certified company. ISO (International Organization for Standardization) is a global network that ensures vital features such as quality, safety, economy, reliability, interoperability, efficiency and effectiveness.*

*S.C. Wright Construction, Inc. is proud to be an employee owned company.*