

Channel Islands **Roofing** Inc.

July 21, 1993

4155 N. Southbank Rd.
Oxnard, CA 93030
State Lic. #395828

(805) 485-1622

FAX (805) 485-8634

West Campus Point
P.O. Box 6970
Santa Barbara, CA 93160-6970

ATTN: Connie Burns
RE: 946 - White Residence

Per your request I inspected the leak and roof concerns at 946 West Campus.

The leak in the dining room appears to be coming from the window above. Some minor caulking work should correct this problem. As for small blisters on flat roofs and poor drainage, minor repairs can be made to bad blisters to correct this, but the poor drainage is a design problem that is consistent thru the West Campus Point project.

Repairs to window and roof will cost \$250.00

If you have any further questions please feel free to call our office.

Submitted by,



Luke D. Jones
Chief Commercial Estimator

June 14, 1993

Ms. Connie Burns
Brewer and Associates
5638 Hollister Avenue, Suite 300
Goleta, CA 93117

Dear Connie:

Thank you for the information on the telephone this afternoon. As I understand it, your check of maintenance records indicates the water stains discovered in 946 West Campus Lane in the 4/29/93 physical inspection resulted from water entry prior to the last round of complex-wide repairs, and so there are no known active problems with water entry.

Thank you for also agreeing to investigate item number 128 in the report, "ponding and blistering" of the flat part of the roof. I look forward to receiving your letter summarizing the status of this and the above water issues.

Sincerely,

A handwritten signature in dark ink, appearing to read 'B. Bimber', with a stylized flourish at the end.

Bruce Bimber
5990 Richmond Highway #502
Alexandria, VA 22303

cc: Linda Moglia, UCSB Faculty Housing Coordinator

Critical Technologies Institute

2100 M Street, NW
Washington, D.C. 20037-1270
Telephone (202) 296-5000
Facsimile (202) 452-8377

FACSIMILE COVER SHEET

Date: 6-1-93

TO: Connie Burns / Brewer and Associates

TELEPHONE NUMBER: (805) 964-9250

FACSIMILE NUMBER: (805) 683-3209

FROM: Bruce Bimber

NUMBER OF PAGES INCLUDING COVER SHEET: 14

IF YOU RECEIVE A BAD COPY, PLEASE CALL (202) 296-5000 x5692.

June 1, 1993

Ms. Connie Burns
Brewer and Associates
5638 Hollister Avenue
Goleta, CA

Dear Connie:

Thank you for discussing the nature of water entry problems in West Campus Point with me on the telephone last week. Attached is a copy of the inspection report that I described for the unit we are purchasing. The unit was inspected on 4/29/93 by Amerispec.

The inspector discovered water stains or other evidence of water entry in several places:

- roof ("ponding and blistering")
- attic ("small stains in several areas")
- garage ("water stains" on the wall)
- carport ("water damaged wood")
- dining room ("water stain").

We are obviously concerned that the unit be free of damage caused by past water entry and that the roof and exterior be adequate to prevent future water entry. I look forward to discussing this issue with you further.

Sincerely,



Bruce Bimber
5990 Richmond Highway #502
Alexandria, VA 22303

attachments

cc: Linda Moglia, UCSB Faculty Housing Office
Eric White, owner

AmeriSpec Home Inspection Service
4756-4 Telephone Road, Suite 118
Ventura, CA 93003
(805) 244-3623

Inspection No : 04931209
 Inspection Date: 04-29-93
 Date Ordered : 04-23-93

Inspector: Rick
 Client : Bruce Bimber
 Address : 946 W. Campus
 Goleta, CA
 93117

The house is a townhouse, two story structure built on a flat lot. Estimated age is approximately 7 years old. Weather at time of inspection was clear.

100

EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

101	Driveway:	Asphalt. Serviceable.
102	Walks:	Concrete. Serviceable.
103	Fence/Gates:	None
104	Siding:	Stucco. Common cracks noted.
105	Trim:	Metal. Serviceable.
106	Window Frames:	Metal. Serviceable.
107	Elec. Fixtures:	One fixture above the court yard shows evidence of water entry.
108	Gutters/Downspouts:	Metal. Serviceable.
109	Sprinklers:	Association maintained.
110	Front Door:	Double wood and glass. Serviceable.
110a	Bell/Chime:	Serviceable
111	Chimney:	A spark arrester is installed as a safety feature.
112	Lot Grade/Drainage:	Home is built on a flat lot. Grade at foundation appears to be adequate.
113	Gas Meter:	Gas meter is located at the left side of the chimney.
114	Foundation:	Concrete slab construction.
115	Crawl Space:	None
116	Insulation:	None
117	Ventilation:	None
118	Exterior Comments:	None
119	Other Comments:	Left and right noted in the report are oriented from the street looking at the house.

125

ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

- 126 Type/Material: Sloped and flat construction, tile, composition shingles and build up covering. Observed from the perimeter.
- 127 Flashing: Serviceable
- 128 Roof Comments: Sloped: Serviceable. Flat: Ponding and blistering noted.

135

ATTIC

- 136 Hatch: Located at each bedroom closet.
- 137 Accessible: Yes
- 138 Sheathing: Plywood
- 139 Evidence of Leaking: Yes. There are small stains in several areas.
- 140 Insulation: Yes. Rolled. Where visible, approximate thickness is eight inches.
- 141 Ventilation: Gable and vents.
- 142 Attic Comments: None

200

PATIO - Left

- 201 Cover: None
- 202 Enclosure: Stuccoed walls. Serviceable.
- 203 Electrical: GFI Protected outlet.
- 204 Window/Screens: None
- 205 Deck/Slab: Concrete. Serviceable.
- 206 Stairs: None
- 207 Railing: None
- 208 Comments: None

210**PATIO - Right**

211 Cover: Wood. Serviceable.
212 Enclosure: Stucco walls. Serviceable.
213 Electrical: GFI Protected outlets.
214 Window/Screens: None
215 Deck/Slab: Concrete. Serviceable.
216 Stairs: None
217 Railing: None
218 Comments: None

300**GARAGE - Attached**

301 Exterior: Stucco. Serviceable.
302 Roof: See balcony.
303 Slab: Concrete. Serviceable.
304 Garage Door: Wood. Serviceable.
305 Garage Door Hdwr: Safety springs installed.
306 Door Opener: Unable to determine if this door opener is equipped with a safety reverse device since unreasonable resistance was required to stop the door in motion. We recommend adjustment or installation of a reversing device as a safety upgrade.
307 Window/Screens: None
308 Access Door: None
309 Fire Door: Self-closer installed as a safety feature.
310 Fire Wall: Serviceable
311 Walls: There is a water stain below the balcony.
312 Electrical: GFI Protected outlet.
313 Garage Comments: There is water damaged wood on the carport. See the termite report.

400

MAJOR SYSTEMS

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

- 401 Heating: Gas, forced air. Located at the service room. Suggest sealing blower compartment of F.A.U. Both base and lower access should be airtight to prevent improper venting. The louvered door to the courtyard rubs on the jamb. Washable filter. Gas shut off and electrical disconnect provided.
- 401a Venting: There is less than the required 1" clearance at the roof sheathing. Recommend cutting back the plywood.
- 402 Air Conditioning: None
- 403 Thermostat: Operable
- 404 Ducting: Serviceable
- 405 Plumbing: Water supply provided by Public System. Piping where visible is copper. Main shut off is located at the front hose bib. Pressure regulator noted.
- 406 Drain/Waste Vent: Waste lines, where visible, are ABS plastic. Waste disposal system is sewer.
- 407 Water Heater: Forty gallon, gas, located at the service room. The water heater is seven years old. Solar assisted. Cold water shut off is intact. Pressure relief valve installed as a safety feature.
- 407a Venting: See #401a.
- 408 Electrical: The main electrical service is approximately 100 amps, 220 volts. Service entrance is underground, with main panel located at the left side of the building. Overload protection is provided by breakers. Main disconnect noted for safety. Futures provided for possible expansion. Branch circuit conductor is copper, preferred for

AmeriSpec Home Inspection Service

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Critical Technologies Institute

2100 M Street, NW

500

KITCHEN

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

501	Floor:	Vinyl. Serviceable.
502	Walls:	Drywall. Serviceable.
503	Ceiling:	Drywall. Serviceable.
504	Doors:	Wood. Serviceable.
505	Window/Screens:	Serviceable
506	Cabinets:	Wood and laminate. Serviceable.
507	Counter Tops:	Laminate. Serviceable.
508	Electrical:	Serviceable
509	Sinks:	Stainless steel. Serviceable.
510	Faucets:	Serviceable
511	Traps/Drains:	Serviceable
512	Disposal:	In-Sink-Erator. Serviceable.
513	Dishwasher:	Hotpoint. Partially drains through the air gap.
514	Stove/Cook Top:	Hotpoint. Gas. Serviceable.
515	Oven:	Hotpoint. Gas. Serviceable.
516	Hood/Fan:	Serviceable
517	Microwave:	Hotpoint. Serviceable.
518	Kitchen Comments:	None

600

LAUNDRY AREA

601	Floor:	Vinyl. Serviceable.
602	Walls:	Drywall. Serviceable.
603	Ceiling:	Drywall. Serviceable.
604	Doors:	Double bifold. Serviceable.
605	Window/Screens:	None
606	Cabinets:	Wood shelf. Serviceable.
607	Electrical:	Serviceable
608	Exhaust Fan:	None
609	Laundry Tub:	None
610	Washer H/Up:	We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered part of normal maintenance.
611	Dryer H/Up:	Gas and 200.
612	Comments:	None

700

BATHROOM # 1 - Powder

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

701	Floor:	Vinyl. Serviceable.
702	Walls:	Drywall. Serviceable.
703	Ceiling:	Drywall. Serviceable.
704	Doors:	Wood. Serviceable.
705	Windows/Screens:	None
706	Electrical:	GFI Protected outlet.
707	Exhaust Fan:	Serviceable
708	Heating:	None
709	Tub:	None
710	Tub Encl.:	None
711	Tub Faucet:	None
712	Shower & Surround:	None
713	Shower Door:	None
714	Shower Faucet:	None
715	Sink:	Porcelain. Serviceable.
716	Sink Faucet:	Serviceable
717	Traps/Drains/ Supply:	Serviceable
718	Toilet:	Serviceable
719	Counter/Cabinets:	Wood and Laminate. Serviceable.
720	Comments:	None

725

BATHROOM # 2 - Hall

726 Floor: Vinyl. Several squares are loose at the tub.
727 Walls: Drywall. Serviceable.
728 Ceiling: Drywall and skylight: Common cracks noted.
729 Doors: Wood. Serviceable.
730 Windows/Screens: None
731 Electrical: GFI Protected outlet.
732 Exhaust Fan: Serviceable
733 Heating: Forced air.
734 Tub: Porcelain. Serviceable.
735 Tub Encl.: Tile. It is suggested that the edges of the tub or shower pan and the surround be caulked where needed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection. Two tiles are cracked.

736 Tub Faucet: Serviceable
737 Shower & Surround: None
738 Shower Door: None
739 Shower Faucet: Serviceable
740 Sink: Porcelain. Serviceable.
741 Sink Faucet: Serviceable
742 Traps/Drains/Supply: Serviceable
743 Toilet: Serviceable
744 Counter/Cabinets: Wood and laminate. Serviceable.
745 Comments: None

750

BATHROOM # 3 - Master

751 Floor: Carpet. One square is loose at the tub.
752 Walls: Drywall. Serviceable.
753 Ceiling: Drywall. Serviceable.
754 Doors: Wood. Rubs on the jamb.
755 Windows/Screens: Serviceable
756 Electrical: GFI Protected outlet.
757 Exhaust Fan: None
758 Heating: Forced air.
759 Tub: Porcelain. Serviceable.
760 Tub Encl.: Tile. It is suggested that the edges of the tub or shower pan and the surround be caulked where needed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.

761 Tub Faucet: Serviceable
762 Shower & Surround: None
763 Shower Door: None
764 Shower Faucet: Serviceable
765 Sink: Porcelain. Serviceable.
766 Sink Faucet: Serviceable
767 Traps/Drains/Supply: Serviceable
768 Toilet: Serviceable
769 Counter/Cabinets: Wood and laminate. Serviceable.
770 Comments: None

800

ENTRY

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. NOTE: As pointed out in the inspection agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence.

801	Floors:	Mexican pavers. Serviceable.
802	Walls:	Drywall. Serviceable.
803	Ceiling:	Drywall. Serviceable.
804	Interior Doors:	Wood. Serviceable.
805	Windows/Screens:	Serviceable
806	Electrical:	Serviceable
807	Comments:	None

900

LIVING ROOM

901	Floors:	Carpet. Serviceable.
902	Walls:	Drywall. Serviceable.
903	Ceiling:	Drywall. Serviceable.
904	Doors:	Double wood and glass. Serviceable.
905	Window/Screens:	Serviceable
906	Electrical:	Serviceable
907	Comments:	None

1000

DINING ROOM

1001	Floors:	Carpet. Serviceable.
1002	Walls:	Drywall. Serviceable.
1003	Ceiling:	Drywall. There is a water stain on the back wall.
1004	Doors:	Double wood and glass. Serviceable.
1005	Window/Screens:	Serviceable
1006	Electrical:	Serviceable
1007	Comments:	None

1100**FAMILY ROOM**

1101	Floors:	Carpet.	Serviceable.
1102	Walls:	Drywall.	Serviceable.
1103	Ceiling:	Drywall.	Serviceable.
1104	Doors:	Double wood and glass.	Serviceable.
1105	Windows/Screens:	Serviceable	
1106	Electrical:	Serviceable	
1107	Wet Bar:	None	
1108	Comments:	None	

1200**HALL**

1201	Floors:	Carpet.	Serviceable.
1202	Walls:	Drywall.	Serviceable.
1203	Ceiling:	Drywall.	Serviceable.
1204	Doors:	Wood.	Serviceable.
1205	Electrical:	Serviceable	
1206	Stairs:	Serviceable	
1207	Comments:	None	

1210**STAIRS**

1211	Floors:	Carpet.	Serviceable.
1212	Walls:	Drywall.	Serviceable.
1213	Ceiling:	Drywall.	Serviceable.
1214	Doors:	None	
1215	Electrical:	Serviceable	
1216	Railing:	Wood.	Serviceable.
1217	Comments:	None	

1300**BEDROOM # 1 - Master**

1301	Floors:	Carpet.	Serviceable.
1302	Walls:	Drywall.	Serviceable.
1303	Ceiling:	Drywall.	Serviceable.
1304	Doors:	Wood: Serviceable.	Double wood and glass: Serviceable.
1305	Windows/Screens:	Serviceable	
1306	Electrical:	Serviceable	
1307	Closet/Wardrobe:	Serviceable	
1308	Comments:	None	

1310

BEDROOM # 2

1311	Floors:	Carpet. Serviceable.
1312	Walls:	Drywall. Serviceable.
1313	Ceiling:	Drywall. Serviceable.
1314	Doors:	Wood. Serviceable.
1315	Windows/Screens:	Serviceable
1316	Electrical:	Serviceable
1317	Closet/Wardrobe:	Serviceable
1318	Comments:	None

AS INDICATED IN OUR INSPECTION AGREEMENT AND COVER LETTER, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.