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PROPERTY CONDITION ASSESSMENT

CITRUS GROVE OF RIALTO
1432 Willow Avenue,
Rialto, California 92376



Prepared For
National Community Renaissance
9421 Haven Avenue
Rancho Cucamonga, California 91730

September 01, 2023

Project No. COR-120



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Robert Noeth
National Community Renaissance
9421 Haven Avenue
Rancho Cucamonga, California 91730

PROPERTY CONDITION ASSESSMENT
CITRUS GROVE OF RIALTO
PROJECT NO. COR-120

Dear Mr. Noeth,

We are pleased to present our Property Condition Assessment Report for the referenced project.
We appreciate the opportunity to be of service. Feel free to contact us if there are any questions.

Sincerely,

Kiran Laloo, Ph.D, AIA
President

Encl: Property Condition Assessment

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1 EXECUTIVE SUMMARY

Project Name	CITRUS GROVE OF RIALTO	
Project No.	COR-120	
Project Location	1432 Willow Avenue, Rialto, California 92376	
Project Type	Multi-Family Residential	
Year of Construction	The property was constructed in 1989 and rehabilitation work was performed in 2007.	
Site Area	9.04 acres (Source: Parcel Map)	
Building Area (sf)	Residential Buildings	190,000
	Leasing Office Building	1,990
	Laundry Building	1,310
	<i>Total</i>	193,310 <i>(Source: Our calculations based on rough scaling of Google Maps)</i>
No. of Apartments	152	
No. of Stories	Residential Buildings: 2 Leasing Office Building: 1 Laundry Building: 1	
No. of Residential Buildings	38	
Support Buildings	Leasing Office Building and Laundry Building.	
Carpport Structures	No detached carpports. Carpports are on the ground floor of each residential building.	
Ancillary Structures	None.	
Parking Count	Carpport	152
	Open Surface Lots	62 (includes 2 accessible spaces)
	Open Street	44
	<i>Total</i>	258 <i>(Source: Pre-Survey Questionnaire and our count of spaces on the site plan)</i>
Sustainability	None.	
Observation Dates	March 06, 2023	
Observation By	Kiran Laloo, Licensed Architect Martin Nguyen, Senior Associate	
Report By	Kiran Laloo, Licensed Architect	

1.1 SUMMARY OF MAJOR FINDINGS

The major findings are summarized below. This is not a comprehensive list. Details of the major findings as well as additional findings and recommendations are provided in the body of this Report.

Stormwater Drainage: The open areas should be re-graded, and catch basins and storm lines should be replaced with adequately sized components to improve storm drainage. See Item 3.7.

Exterior Stairs: Metal diamond plate treads should be replaced with precast concrete to reduce potential slips and falls. See Item 4.5.1.

Roof Gutters and Downspouts: Install gutters and downspouts to protect the apartment entrances, windows and exterior walls and to manage storm drainage. See Item 4.8.1.

California Decks and Balconies Law: National CORE should plan on making inspections as required by the California Decks and Balconies Law. See Item 4.5.2.

Termite Inspections: National CORE should schedule invasive inspections to verify whether there is any termite damages. See Item 5.3.

Accessibility Consultant: National CORE should retain a California-certified accessibility consultant to review the property for accessibility issues and to make recommendations for accessibility modifications . See Item 7.7.

Accessibility Modifications: National COR should perform accessibility modifications as described in the Report. See Item 7.7.

Land Title Survey: National CORE should obtain and provide us with a copy of the ALTA/ACSM Land Title Survey, which must include a Flood Hazard Statement.

1.2 SCOPE OF REHABILITATION WORK

The rehabilitation work that National CORE plans to perform is described in the Rehabilitation Scope Budget, referenced as "Budget #1" prepared by Paragon Construction Company and provided by National CORE on July 27, 2023.

The description and review of rehabilitation work in this Report is based on these two documents.

The rehab work scope is summarized broadly below.

Drawings, specifications or other documentation related to the proposed rehabilitation work have not been provided.

Details about the proposed scope of work is indicated in the Budget #1, which is attached to this Report.

The scope of work items and associated costs are indicated in the Capital Repairs and Replacement Schedule, which forms part of this Report.

1.2.1 Standard Unit Rehab Scope of Work

- New kitchen and bathroom cabinets and quartz countertops
 - New luxury vinyl plank flooring throughout
 - New bathroom accessories
 - New appliances (refrigerator, gas range, dishwasher, recirculating range hood).
 - New plumbing fixtures (kitchen and bathroom sinks, faucets, shower heads, toilets, angle stops)
 - New LED light fixtures
 - New smoke and combo smoke/CO detectors
 - New GFCIs
 - New arc-fault breakers
 - New bathroom fans with humidistats.
-

1.2.2 Accessible and Sensory Unit Rehab Scope of Work

The proposed rehab scope includes conversion of 8 existing units to meet requirements for mobility, and 8 units to meet sensory (hearing and sight) requirements. In broad summary the work the rehab scope consists of the following:

- Demo and rough framing/drywall modifications for accessibility clearances
 - New interior doors and hardware
 - New kitchen cabinets and quartz countertops
 - New appliances (refrigerator, gas range, dishwasher, recirculating range hood with front controls).
 - New wall-hung bathroom sinks
 - New accessible plumbing fixtures (kitchen and bathroom sinks, faucets, shower heads/slide, toilets)
 - Visual and hearing upgrades.
-

1.2.3 *Building Rehab Scope of Work*

- Selective dry rot framing replacement on soffits, fascia, window trim
 - Carport beam and landing
 - New unit exterior doors and associated stucco/waterproofing repairs
 - New vinyl windows in all units
 - New waterproofing at landings
 - New heat pump domestic water heaters
 - New light fixtures
 - New gutters and downspouts on all residential buildings
 - New fire extinguisher cabinets
-

1.2.4 *Sitework Rehab Scope*

- Path of travel improvements
 - Accessible parking space improvements – concrete
 - Selective concrete valley gutter repair and replacement
 - Asphalt pavement selective repairs
 - Asphalt pavement crack fill, seal and stripe parking lot
 - New Accessible pedestal mail boxes
 - Landscaping repairs including modifications to improve storm management.
-

1.3 *SUMMARY OF CAPITAL REPAIRS AND REPLACEMENT COSTS (\$)*

The estimates below and in the Capital Repairs and Replacement Schedule are based on the assumption that all rehab work as indicated in the National CORE rehab scope budget has been performed.

1.3.1 *Pre-Rehab Capital Repairs and Replacement Costs*

<i>Item</i>	<i>Cost Estimate (\$)</i>
Immediate Repair and Replacement Costs	105,000.00
Capital Reserves over 15 Years	13,799,502
Capital Reserves per Dwelling Unit per Year	6,052.41

1.3.2 *Post-Rehab Capital Repairs and Replacement Costs*

<i>Item</i>	<i>Cost Estimate (\$)</i>
Rehab Work	12,247,345.00
Immediate Repair and Replacement Costs	10,000.00
Capital Reserves over 15 Years	1,134,190.00
Capital Reserves per Dwelling Unit per Year	497.45

2 *PURPOSE, USE, STANDARDS, SCOPE, LIMITATIONS*

2.1 *PURPOSE AND USE OF REPORT*

The purpose of this report is to fulfill the services as described under the Agreement for Property Condition Assessment Services dated February 03, 2023 between Laloo Associates LLP ("Consultant") and National Core Renaissance ("Client").

Use of this Report is limited to the Client.

2.2 *STANDARD OF SERVICES, SCOPE OF SERVICES, AND LIMITATIONS*

The Standard of Services, Scope of Services, Limitations and exclusions are described in the Agreement.

The Property Condition Assessment has been performed in accordance with ASTM Standard E 2018-08 – Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, as well as additional requirements described in the Agreement.

3 SITE

3.1 LOCATION AND ADJACENT SITE ACTIVITIES

Description:	Street Frontages	North Willow Avenue on the east. The apartments buildings front onto West Winchester Drive (along the south portion of the site), and on North Clifford Avenue and North Millard Avenue, which are cul-de-sacs that extend north from Winchester Drive.		
	Nearest Cross Street	West Scott Street to the north. West Baseline Road to the south.		
	Adjacent Site Activities	North	Single-family residential.	
		West	Multi-family residential.	
South		School (Eisenhower Senior High).		
East		Single-family residential and church.		
Condition:	Activities on adjacent sites have no adverse effect on the subject site.			
Recommendations:	None.			

3.2 SITE SHAPE, SIZE AND TOPOGRAPHY

Description:	Shape	The site is roughly rectangular except for a small rectangular setback at the southeast corner.	
	Property Lines	657.82' along north property line 614' (approximate) along east property line on Willow Avenue	
	Area	See Executive Summary.	
	Topography	Generally flat. Sloped for drainage.	
Condition:	No issues.		
Recommendations:	None.		

3.3 SITE LAYOUT AND ACCESS

3.3.1 Layout

Description:	The buildings are arranged on one or both sides of the streets described under 3.1. Alleys run behind the buildings, generally parallel to the streets.		
Condition:	No issues.		
Recommendations:	None.		

3.3.2 Pedestrian Access

Description:	Pedestrian access to each building is obtained from the streets and alleys.		
Condition:	Pedestrian access is adequate. No issues.		
Recommendations:	None.		

3.3.3 Vehicular Access

Description:	Automobiles	The streets and alleys provide vehicular access to each building.	
	Delivery Vehicles	As for automobiles.	

	Refuse Removal	As for automobiles.
	Emergency Vehicles	As for automobiles.
Condition:	Vehicular access arrangements are adequate. No issues.	
Recommendations:	None.	
3.4 PARKING		
3.4.1 Automobile Parking		
Description:	On-site automobile parking is provided in carports in each building and on open surface parking areas.	
	Accessible Spaces	See Executive Summary.
Condition	The number of parking spaces provided on site appears to be reasonable.	
Recommendations:	See Item 7.7 Accessibility Findings and Recommendations.	
3.5 PAVEMENT CONSTRUCTION		
3.5.1 Entrance Driveway Apron		
Description:	Asphalt.	
Condition:	The driveway aprons are in good condition.	
Recommendations:	None.	
3.5.2 On-Site Roadways and Parking Areas		
Description:	The on-site street and parking spaces are paved with asphaltic concrete.	
Condition:	Cracks in the asphalt pavement, worn seal coat and exposed aggregates were noted. (Photo Nos. 29, 30, 31, 32, 33, 34, 35, 36, 37).	
Recommendations:	We recommend selective repairs, seal coating and re-striping of the asphalt pavement.	
3.5.3 Curb and Gutter		
Description:	Concrete curbs, and combination curb and gutter are provided along perimeter of the asphalt paved areas. Concrete v-gutters are provided along the center of the drive aisles for drainage.	
Condition:	We noted cracking and spalling of the concrete curbs and gutters and v-gutters. (Photo Nos. 30, 31, 34, 36).	
Recommendations:	We recommend selective repairs of the cracked and spalling sections of concrete curb and gutter and v-gutters.	
3.5.4 Sidewalks, Walkways		
Description:	Concrete paved.	
Condition:	Good condition generally except for isolated areas of cracking. (Photo Nos.4, 30).	
Recommendations:	Provide costs for selective repairs to concrete flatwork.	
3.6 RAMPS AND STEPS		
Description:	Concrete steps and wheel chair ramps are provided where there are differences in elevation between the sidewalks and the building entrances. Painted steel railings are provided.	
Condition:	The ramp and railings are in good condition. (Photo Nos. 12, 39, 40, 41, 42).	
Recommendations:	Estimates for concrete ramp repairs are included under Item 3.5.4..	
3.7 STORM WATER MANAGEMENT		

Description:	Roof Run-Off	The roofs drain directly to grade. No gutters and downspouts are provided.
	Surface Run-Off	The paved and landscaped areas are generally graded to catch basins. (Photo Nos. 20, 22).
	Underground System	Catch basins discharge into underground storm sewers.
	Municipal Connection	The underground storm lines extend to curb outlets on the streets. (Photo No. 23).
	Service Provider	No information provided.
Condition:	We noted ponding in the landscaped areas and erosion below the concrete walkways. The catch basins are blocked and/or the storm lines are undersized. (Photo Nos. 20, 21, 22).	
Recommendations:	The storm surface run-off and drainage systems should be modified to facilitate proper site drainage. Where necessary, the open areas should be re-graded. Catch basins that are backing up and associated storm underground piping should be replaced with adequately sized components as necessary.	

3.8 SANITARY SEWER SERVICE

Description:	Service	Sanitary lines from each building extend to on-site mains located below the streets.
	Provider	Rialto Water Service as reported by the property manager.
Condition:	No issues related to the sanitary sewer were evident. Management reported that there are no issues.	
Recommendations:	Because of the age of the property and the presence of large trees, we recommend that the sewer lines be inspected by video camera and water jetted.	

3.9 DOMESTIC, FIRE, AND IRRIGATION WATER SERVICES

Description:	Domestic Water	The main service likely enters the site from a municipal main below Willow Avenue. We noted incoming mains and shut-off valves outside the residential buildings. (Photo No. 93).
	Fire Service	The fire service enters the site from a municipal main below Willow Avenue.
	Hydrants	On-site fire hydrants are provided outside the buildings. (Photo No. 12).
	Irrigation Service	Service extends to the site from a municipal main below Willow Avenue. (Photo No. 93).
	Provider	West Valley Water District.
Condition:	No issues evident.	
Recommendations:	None.	

3.10 NATURAL GAS SERVICE

Description:	Service	From agency mains (likely below Willow Avenue) to gas meters located outside each building. (Photo No. 79).
	Provider	SoCal Gas.
Condition:	No issues evident.	
Recommendations:	None.	

3.11 ELECTRIC SERVICE

Description:	Primary Service	Extends underground to on-site pad-mounted transformers. (Photo No. 92).	
	Secondary Service	Extends underground to main service panels in the electrical meter room of each building. (Photo No. 81).	
	Provider	Southern California Edison	
Condition:	No issues evident.		
Recommendations:	None.		
3.12 TELECOMMUNICATION SERVICES			
Description:	Service	Extends underground from agency mains to each building..	
	Provider	No information provided.	
Condition:	No issues evident.		
Recommendations:	None.		
3.13 CABLE TELEVISION SERVICE			
Description:	Service	Extends underground from agency mains to each building..	
	Provider	No information provided.	
Condition:	No issues evident.		
Recommendations:	None.		
3.14 SITE LIGHTING			
Description:	<i>Location</i>	<i>Fixture</i>	<i>Lamps</i>
	Parking Areas	Pole-mounted fixtures	LED. (Photo No. 44).
	Unit Entrances, Stairs, Walkways	Wall-mounted	LED. (Photo Nos. 6, 9, 17).
Condition:	Site lighting arrangements appear to be adequate.		
Recommendations:	None.		
3.15 SITE FEATURES			
3.15.1 Site Walls			
Description:	There are split-face concrete masonry unit retaining walls along the north and south property lines. The walls are about 6' to 8' high.		
Condition:	The walls are in good condition overall (Photo No. 30).		
Recommendations:	Provide costs for ongoing selective repairs to the site walls.		
3.15.2 Fencing			
Description:	Painted steel picket fencing between masonry piers is provided along the east property line on Willow Avenue. (Photo Nos. 26, 28).		
Condition:	The steel picket fence is in good condition.		
Recommendations:	Provide costs for cleaning and painting of the fencing.		
3.15.3 Gates			
Description:	There are three painted steel frame and picket motorized vehicular gates that control access to the property. (Photo No. 25).		
Condition:	The gates are in good condition.		

Recommendations:	Provide costs for selective gate repairs and painting.
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3.15.4 Carports/Garages

Description:	The original attached garages on the ground floor of each building were converted to carports that have open fronts (no doors) and an open doorway on one side. (Photo No. 13).
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Condition:	No issues evident except for cracking and spalling of the concrete slabs on grade
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Recommendations:	None. See Slabs on Grade Item 4.3.2.
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3.15.5 Trash Enclosures

Description:	There are 14 trash enclosures on site. Trash enclosures consist of concrete pads, concrete masonry unit screen walls finished with stucco, and painted steel gates.
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Condition:	The trash enclosures are in fair condition. (Photo Nos.12, 27, 34).
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Recommendations:	Provide costs for ongoing trash enclosure pad, screen wall, and gate repairs.
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3.15.6 Play Area

Description:	A play area, consisting of a fall-safe surface, painted metal or plastic play equipment, and a painted steel metal picket fence ins provided on the north portion of the site near Building 1482C. (Photo Nos. 46, 47). There is a concrete-paved play court near the north laundry room building. (Photo No. 43).
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Condition:	The play area and play court are in good condition.
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Recommendations:	Provide costs for ongoing repairs to the play area. Costs for repairs to the concrete play court are included under Item 3.5.4.
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3.15.7 Barbecue and Outdoor Furniture

Description:	A barbecue area is located on the north portion of the site. Painted steel picnic benches and tables and a steel barbecue stand are provided. (Photo No. 45).
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Condition:	The barbecue area and furnishings are in fair condition.
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Recommendations:	None.
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3.15.8 Mailboxes

Description:	Pedestal-mounted mailboxes are located outside the leasing office. (Photo No. 53).
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Condition:	The mailboxes are in fair condition.
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Recommendations:	None.
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3.16 LANDSCAPING AND IRRIGATION SYSTEM

3.16.1 Landscaping

Description:	Location	Landscaping is provided along property lines and in the open areas around the buildings. (Photo Nos. 3, 4, 19).
	Plantings	Landscaping consists of lawn, shrubs, hedges and trees.

Condition:	Landscaping is generally well-established and in good condition. Refer to Item 3.7 for issues related to storm management and erosion.
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Recommendations:	None. See also Item 3.7.
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3.16.2 Irrigation System

Description:	An automatic lawn irrigation system provided.
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Condition:	No issues evident.
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Recommendations:	None.
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3.17 SIGNAGE

Description:	Property Identification	The property identification sign is mounted on the decorative wall at the main entrance. (Photo No. 1).
	Way Finding	Cut-out lettering indicating building addresses are mounted on the building facades.
Condition:	Signage is adequate. No issues evident.	
Recommendations:	None.	

4 BUILDING

4.1 CONFIGURATION AND MEANS OF EGRESS

4.1.1 Configuration

There are 38 two-story buildings, each with four apartments. Typical buildings have two townhome units (two story) with entrances on the ground floor and interior stairs, a single-level flat also with an entrance on the ground floor, and a single-level second floor flat (carriage unit) that obtains access via and exterior stair and entrance balcony.

4.1.2 Means of Egress:

Description:	The townhome units exit to the exterior at grade level. The ground floor units exit to the exterior at grade level. The carriage units exit to the exterior grade level via the exterior stair.
Condition:	Means of egress are adequate. No issues evident.
Recommendations:	None.

4.2 BUILDING DIMENSIONS AND AREAS

4.2.1 Typical Residential Building Dimensions

Footprint	The residential buildings have roughly rectangular footprints. Overall dimensions are approximately 40' to 45' by 80' to 85' (based on rough scaling on Google Maps).
Overall Height	Approximately 30' to roof ridge.
Floor to Floor Height	Approximately 10' to 12'.

4.2.2 Building Types and Areas

Drawings indicating the floor areas were not available. We made rough calculations of areas based on site maps and Google Maps. The data are tabulated below

<i>Buildings</i>	<i>Stories</i>	<i>Qty of Buildings</i>	<i>Area per Building</i>	<i>Total Building Area (sf)</i>	<i>No. of Apartments</i>	<i>Total No. of Apartments</i>
Residential Buildings	2	38	5,000	190,000	4	152
<i>Support Buildings</i>			<i>Stories</i>	<i>Area (sf)</i>		
Clubhouse/Leasing	1		1,990			
Laundry Building	1		1,310			
<i>Support Building Total</i>			3,300			

4.2.3 Apartment Types and Areas

The data below was obtained from the property manager.

<i>Type</i>	<i>Quantity</i>	<i>Area/Unit (sf)</i>	<i>Total Area (sf)</i>
Flat: 2 BR, 1Bath	35	795	27,825

Carriage (Outside Stair): 2 BR, 1 Bath	38	812	30,856
Townhouse (2-Level): 2 BR 1 Bath	27	866	23,382
Townhouse (2-Level): 3 BR, 2 Bath	11	1,106	12,166
Flat: 3 BR, 2 Bath	41	1,155	47,355
<i>Totals</i>	<i>152</i>		<i>141,584</i>

4.3 STRUCTURAL SYSTEM

4.3.1 Foundation System

Description:	Structural engineering drawings indicating the foundation system were not provided. Based on our knowledge of similar structures, it is likely that the buildings are supported on conventional shallow reinforced concrete foundations.
Condition:	No settlement, heaving, or structural distress was evident.
Recommendations:	None.

4.3.2 Slabs on Grade

Description:	Concrete slabs on grade are typically provided.
Condition:	No settlement, heaving, or structural distress was evident. However, we did note some cracking and spalling of the slabs on grade in the carports. (Photo No. 13)
Recommendations:	None. The cracks in the slabs on grade should be monitored for further deterioration as part of routine maintenance.

4.3.3 Basement Construction

None

4.3.4 Reinforced Concrete Structure

None.

4.3.5 Wood-Framed Structure

Description:	Walls	Wood stud and structural plywood or oriented strand board shear panels.
	Suspended Floors	Plywood or oriented strand board sheathing and wood joists.
	Roof	Plywood or oriented strand board sheathing and wood trusses.
Condition:	No issues evident.	
Recommendations:	None.	

4.4 EXTERIOR WALL ASSEMBLIES, WINDOWS, AND DOORS

The exterior walls are stucco. A few buildings have brick veneer or stone accents on the street-facing sides.

4.4.1 Stucco

Description:	Assembly	The assembly likely consists of a three-coat cement plaster, lath, and building paper underlayment.
	Weep Screeds	We noted weep screeds near grade level.
	Control Joints	No control joints are provided. (Photo No. 10, for example).
	Wood Trim	Painted wood trim is provided around some windows. (Photo No. 08).
Condition:	The stucco walls are In good condition generally. (Photo Nos. 2, 3, 11, 32). However, we noted vertical, horizontal, and block-type cracks, which have been repaired, at a number of locations. (Photo Nos.9, 10).	

	The wood trim around some windows has dry rot. (Photo No. 08).
Condition:	Provide costs for ongoing selective stucco repairs including crack repairs, wood trim repairs/replacement, and painting.
<i>4.4.2 Windows</i>	
Description:	Typical windows are vinyl-frame units that have insulating glass and horizontal sliding operable sections. Some windows are retrofit units (flanges installed over the stucco) and others are replacement windows that have nailing fins behind the stucco.
Condition:	The windows are in fair condition overall. However, some windows, particularly those located below the ground floor apartment entrance canopies leak through the caulk joint between the flange and stucco. (Photo Nos. 05, 06).
Recommendations:	Provide cost for window/wall caulking replacement.
<i>4.4.3 Storefronts</i>	
None.	
<i>4.4.4 Apartment Entrance Doors</i>	
Description:	Hollow metal doors (six-panel) in painted wood frames. (Photo Nos. 6, 9, 52, 61).
Condition:	The apartment entry doors are in good condition.
Recommendations:	None.
<i>4.4.5 Apartment Patio, Balcony Doors</i>	
None.	
<i>4.4.6 Common and Support Area Exterior Doors</i>	
Description:	Leasing Office Doors: Wood and glass door in painted wood frame. (Photo No. 02).
Condition:	No issues evident.
Recommendations:	None.
<i>4.4.7 Overhead Doors</i>	
None.	
None	
4.5 EXTERIOR CIRCULATION ELEMENTS	
<i>4.5.1 Exterior Stairs</i>	
Description:	The second floor flats are served by exterior stairs. The stairs have painted steel stringers, painted steel plate risers, and steel diamond plate or precast concrete treads. Painted steel handrails and guardrails are provided. (Photo Nos. 48, 49).
Condition:	The exterior stairs are in good condition. However, the property manager reported that the stairs that have metal diamond plate treads are slippery when wet.
Recommendations:	The diamond plate treads should be replaced with precast concrete. Provide costs for ongoing stair repairs and painting.
<i>4.5.2 Entrance Balconies</i>	
Description:	The second floor flats have entrance balconies at the tops of the exterior stairs. The balconies have a cementitious finish over a waterproofing assembly, and wood-frame floors, and painted steel railings. . The balconies have painted stucco soffits. The floors are sloped to the outer edge where sheet metal edge trim is provided. (Photo Nos. 50, 51, 52).
Condition:	The balcony floors and railings are in fair condition.

	The stucco soffits above the patios and balconies are not vented. (Photo No. 51). Therefore, any moisture that enters the joist spaces through balcony floor leaks may accumulate and cause deterioration of the structural wood framing.
Recommendations:	<p>Provide costs for balcony floor repairs including replacement of the balcony waterproofing.</p> <p>California Decks and Balconies Law: California Senate Bill SB 721 requires inspection of exterior elevated elements including decks and balconies, and associated waterproofing elements in buildings that have 3 or more multifamily dwelling units. The inspection must be performed by a licensed professional. Inspections including any testing must be performed by January 01, 2025. Subsequent inspections are required every 6 years. The Bill sets out timelines for report delivery to the owner, and for completion of emergency and non-emergency repairs.</p> <p>Investigation as required by the California Decks and Balconies Law should be performed as part of routine maintenance work.</p> <p>As the scope of structural wood repairs is not known, we have not provided any estimates for balcony framing repairs.</p> <p>We recommend installation of balcony/patio soffit vents.</p>

4.6 *PODIUM DECK*

None.

4.7 *LOW SLOPE ROOFS*

None.

4.8 *STEEP SLOPE ROOFS*

4.8.1 *Asphalt Shingle Roofs*

Description:	Material	Asphalt shingles. (Photo Nos. 14, 15, 16).
	Underlayment	Likely bituminous felt, but not visible.
	Slope	Approximately 4:12.
	Gutters, Downspouts	None. (Photo No. 18, for example).
	Fascia, Eaves, Soffits	Typical eaves overhangs are approximately 1'-6". Painted wood fascia, and eaves closers were noted. Perforated metal eaves soffit vents are provided. (Photo No. 17).
	Flashing, Valley Gutters	Sheet metal flashing sidewall flashings, and valley gutters are provided.
	Attic Ventilation	Painted steel dormer vents are provided in the field of each roof, and painted metal louver vents are provided at the gables. (Photo Nos. 16).
	Insulation	Insulation is typically provided in the attic spaces. However, we were unable to observe this because there is no access to the attic spaces.
	Drafts Stops	Not observed.
	Fire Separation	Not observed.

Condition: The roofs are in good condition overall. (Photo Nos. 14, 15, 16).
Some of the wood fascia are deteriorating from dry rot. (Photo No. 08).
Lack of gutters and downspouts is causing water infiltration at the windows (see Item 4.4.2) and is exacerbating storm drainage issues (see Item 3.7).
National CORE informed us per telephone and e-mail on August 30, 2023 that it has received assurance from its consultants prior to installation of the photovoltaic system that the roofs are expected to last another 20 years before replacement is necessary.

Recommendations: We recommend installation of roof gutters and downspouts.

4.9 COVERED ENTRANCES, AWNINGS, PERGOLAS

Description:	There are cantilevered wood-frame and asphalt shingle roofs over the ground floor apartment entrances. (Photo No. 06, 09).
Condition:	The entrance roofs are in fair condition. However, no gutters or downspouts are provided.
Recommendations:	Cost estimates for repairs and replacement including installation of gutters and downspouts are included under Item 4.8.1.

4.10 INTERIOR WALL CONSTRUCTION

Description:	Gypsum board and wood studs.
Condition:	No issues evident.
Recommendations:	None.

4.11 SUSPENDED FLOOR AND CEILING ASSEMBLIES

Description:	Suspended floor assemblies are not visible. Based on our knowledge of similar structures, the assemblies likely consist of lightweight concrete topping, plywood sheathing, wood joists, and gypsum board ceilings.
Condition:	No issues evident.
Recommendations:	None.

4.12 INTERIOR STAIR CONSTRUCTION

Description:	Construction drawings are not available. However, based on our knowledge of similar structures, interior stairs in the townhomes likely have wood stringers, and plywood risers and treads. (Photo No. 74).
Condition:	The interior stairs are in good condition.
Recommendations:	None.

4.13 INTERIOR DOORS

Description:	Apartment Entrance	See Item 4.4.4.
	Apartment Interior	Hollow core flush panel wood units, painted wood frames. (Photo Nos. 66, 67, 68, 69).
	Hardware	Lever type.
Condition:	No issues evident.	
Recommendations:	None.	

4.14 COMMON AND SUPPORT AREA FINISHES

Description:	<i>Room</i>	<i>Floor</i>	<i>Base</i>	<i>Walls</i>	<i>Ceiling</i>
	Leasing Office	Vinyl plank	Vinyl	Paint	Paint
	Conference Room	Vinyl plank	Vinyl	Paint	Paint
	Laundry Rooms	Vinyl plank	Vinyl	Paint	Paint
	Toilet Rooms	Ceramic tile	Ceramic tile	Ceramic tile, Paint	Paint
Condition:	The common and support area finishes are in good condition. (Photo Nos. 54, 55, 56, 57, 58, 59, 60).				
Recommendations:	The common and support area finishes should be replaced as need.				

4.15 APARTMENT FINISHES AND FIXTURES

4.15.1 Apartment Finishes

The property manager informed us that the original apartments had carpet in the living areas and bedrooms, and sheet vinyl in the bathrooms and kitchens. Since 2012, flooring in about 50% of the apartments have been replaced with vinyl plank throughout, except for carpet on the stairs.

Description:	Room	Floor	Base	Walls	Ceiling
	Living, Dining Room	Vinyl plank or carpet	Painted wood	Paint	Paint.
	Bedroom	Vinyl plank or carpet	Painted wood	Paint	Paint.
	Kitchen	Vinyl plank or sheet vinyl	Painted wood	Paint	Paint.
	Bathroom	Vinyl plank or sheet vinyl	Painted wood	Paint	Paint.
	Stair (Townhomes)	Carpet	-	Paint	Paint
Condition:	Finishes are in fair condition. (Photo Nos. 61 to 77). Units are painted and flooring is replaced as needed at tenant turnover.				
Recommendations:	Provide costs for ongoing flooring replacement and painting.				

4.15.2 Kitchen Cabinets and Countertops

The property manager informed us that all kitchen cabinets and countertops are original.

Description:	Construction	Cabinets have melamine-face particle board boxes and shelves.
	Doors, Drawers	Stained wood frame and panel doors and drawers. (Photo Nos. 63, 64)
	Countertops	Plastic laminate that has been re-surfaced.
Condition:	The cabinets and countertops are in good condition overall..	
Recommendations:	None.	

4.15.3 Closets

Description:	Doors	Painted hollow core wood doors.
	Shelf and Rod	Painted wood shelves and rods. (Photo No. 68).
Condition:	The closets are in fair condition and no issues were evident.	
Recommendations:	None.	

4.15.4 Kitchen Fixtures and Appliances

Description:	Sinks	Double bowl stainless steel.
	Disposals	1/3 hp.
	Ranges	Four burner gas.
	Range Hood	Above range, recirculation fan. Not vented to exterior.
	Microwave Ovens	Tenant provided.
	Refrigerators	Top-freezer.
	Dishwashers	Below-counter.
	Washers, Dryers	None in apartments.
Condition:	Appliances are in fair condition and are being replaced as needed. (Photo Nos. 63, 64).	
Recommendations:	Anticipate Costs for ongoing replacement of appliances.	

4.15.5 Bathroom Fixtures

Description:	Water Closets	Vitreous china, floor-mounted, tank-type.
	Bathtubs, Surrounds	Fiberglass tubs and surrounds. (Photo No. 69).
	Lavatories	Vitreous china integrated with vanity top. (Photo No. 69).
	Vanity Tops, Cabinets	Vitreous china, re-surfaced. (Photo No. 69).
	Accessories	Towel rails, toilet roll holders, mirrors/medicine cabinets.
Condition:	The fixtures are of various ages and the condition varies. The property manager informed us that tubs are being re-glazed as necessary.	
Recommendations:	None. (Ongoing tub re-glazing should be performed as routine maintenance work).	

4.15.6 Window Coverings

Description:	Vinyl vertical blinds are provided in the bedrooms, living rooms and kitchens.	
Condition:	The blinds are being replaced as needed as part of routine maintenance procedures. No issues evident.	
Recommendations:	None.	

4.16 PLUMBING

4.16.1 Metering

Description:	Water	We noted water meter vaults in front of the buildings.
	Gas	Individual meter for each apartment. (Photo No. 79).
Condition:	No issues evident.	
Recommendations:	None.	

4.16.2 Pipe Material

Description:	Domestic Water	Copper water piping was noted at the water heaters. (Photo No. 87).
	Waste and Vent	Most waste and vent piping is not visible but we noted PVC waste and vent piping below the apartment kitchen sinks. (Photo No. 65).
	Natural Gas	Black steel.
Condition:	No issues evident.	
Recommendations:	None.	

4.16.3 Angles Stops

Description:	Angle stops are provided at the fixtures in the apartments.	
Condition:	No issues evident.	
Recommendations:	None.	

4.16.4 Domestic Water Booster Pumps

None.

4.16.5 Domestic Water Heating

Description:	Each building is served by a central 119-gallon gas-fired water heater located in a closet on the ground floor. (Photo No. 87).	
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	<p>A heat pump water heating system consisting of heat pumps and a 119-gallon storage tank has been installed in Building 1542C as a pilot project. (Photo Nos. 85, 86).</p> <p>There are a pair of 119-gallon gas-fired water heaters in the leasing office building – one serves the leasing office and the other the adjacent day care center, which is not part of this review. (Photo No. 90).</p>	
Condition:	The water heaters and related components are being replaced as needed.	
Recommendations:	Provide costs for ongoing replacement of domestic water heaters and related components.	
<p>4.16.6 Solar Water Heating</p> <p>None.</p>		
<p>4.16.7 Sump Pumps, Sewage Ejector Pumps</p> <p>None.</p>		
<p>4.17 HVAC</p>		
<p>4.17.1 System Description</p> <p>The apartments and the leasing office building are served by split-type systems.</p>		
<p>4.17.2 Apartment and Leasing Office Split System</p>		
Description:	Components	The apartments are served by split-type systems that consist of grade-mounted heat pumps, and interior vertical fan coil units located in closets. (Photo Nos. 78, 84, 88).
	Capacities	Typical heat pumps have capacities of 1- to 1.5-tons.
	Fan Capacity	The fan capacity was not indicated on the equipment tag observed.
	Distribution	Sheet metal and flexible ducts in ceiling spaces.
	Controls	Wall-mounted digital programmable thermostats are provided.
	Condensate Drains	Primary and secondary drains are provided.
Condition:	<p>The split systems are of varying ages and are generally in fair condition.</p> <p>Management indicated that some of the condensate drains tend to overflow. Management also reported issues with the thermostats and the freon coolant in some systems.</p>	
Recommendations:	Provide costs for heat pump replacement. When required, fan coil motors should be replaced as part of routine maintenance work.	
<p>4.17.3 Exhaust Fans</p>		
Description:	Spaces Served	Apartment bathrooms, and the leasing office building toilet rooms.
	Ducts	Sheet metal ducts to registers in exterior walls or roofs.
	Capacities	Information not available.
	Controls	The fans have individual switches and are also activated by the light switch.
Condition:	The fans are being replaced as needed.	
Recommendations:	Provide costs for ongoing replacement of bathroom exhaust fans.	
<p>4.17.4 Laundry Room Dryer Vents</p>		
Description:	Flexible ducts to registers in exterior wall.	
Condition:	No issues evident.	
Recommendations:	None.	
<p>4.18 ELECTRICAL AND LIGHTING</p>		

4.18.1 Service and Metering

Description:	Main Service	We were unable to determine the service capacity to the main service panel in each building.
	Apartment Service	We noted that the apartment meters have 90-ampere disconnect, and the house meters have 30-ampere disconnects. (Photo No. 81).
	Metering	House meters for common and support areas, and individual meters for each apartment. (Photo No. 81).
Condition:	No issues evident.	
Recommendations:	None.	

4.18.2 Wiring

Description:	Feeders	Aluminum. (Photo No. 83).
	Branch Wiring	Copper. (Photo No. 83).
Condition:	No issues evident.	
Recommendations:	None.	

4.18.3 Ground Fault and Arc Fault Circuit Interrupters

Description:	GFCI	Provided in kitchens and bathrooms.
	AFCI	Not provided. (Photo No. 83).
Condition:	See Recommendation below	
Recommendations:	AFCIs were not required under applicable codes at the time of original construction, but should be installed as a life-safety upgrade. No cost estimates are included in the schedule.	

4.18.4 Lighting

Description:	Fixture Type	Lamps
<i>Apartments</i>		
Entrance Hall	None.	
Living/Dining Room	Ceiling-mounted light fixture and fan	LED or incandescent.
Bedrooms	None	-
Kitchen	Ceiling surface-mounted 2' x 4'	Fluorescent strip.
Bathrooms	Ceiling-recessed fixtures Wall-mounted vanity fixtures	LED or incandescent. LED or incandescent.
Stair	Ceiling surface-mounted round fixture	LED or incandescent.
<i>Common, Support Areas</i>		
Exterior Stairs and Balconies	See Site Lighting Item 3.14.	
Leasing Office Lobby	Ceiling-recessed downlights	LED.
Leasing Office	Ceiling surface-mounted 2' x 4'	Fluorescent strip.
Laundry Rooms	Ceiling surface-mounted 2' x 4'	Fluorescent strip.
Toilet Rooms	Ceiling-recessed downlights	LED.
Condition:	Lighting arrangements are considered adequate.	

Recommendations:	We recommend replacement of all light fixtures and/or lamps with LED fixtures. This work should be done as part of routine maintenance. No cost estimates are included in the Schedule.
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4.18.5 Emergency Power

No emergency generator.

4.18.6 Emergency Lights

Description:	Wall-mounted emergency lights that are hard-wired and have battery packs are provided in the leasing office building. (Photo No. 57).
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Condition:	No issues.
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Recommendations:	None.
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4.18.7 Exit Signs

Description:	Illuminated exit signs that are hard-wired and have battery back-up are provided in the leasing office building. (Photo No. 54).
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Condition:	No issues.
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Recommendations:	None.
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4.18.8 Photovoltaic System

Description:	A photovoltaic system was installed recently. The system consists of solar panels on the roof of each building, and inverters typically located in the carports. (Photo Nos. 16, 18, 80).
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Condition:	No issues evident.
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Recommendations:	None.
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4.19 DETECTION AND ALARM SYSTEMS

4.19.1 Fire Alarm System

Description: Description The leasing office building and the adjacent day care center are served by a central fire alarm control panel. (Photo No. 95).

Activation Smoke detectors, pull stations, and flow switches.

Condition: No issues related to the fire alarm systems were evident.

Recommendations: None.

4.19.2 Detectors, Pull Stations, Alarms

Description:	Smoke/Carbon Monoxide Detectors	Hard-wired units that have battery back-up and local alarms are provided in the apartments. (Photo No. 67).
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Heat Detectors	None observed.
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Audible and Visible Alarms	Noted in the leasing office building. (Photo No. 96).
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Flow and Tamper Switches	Not observed.
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Pull Stations	Pull stations are provided in the leasing office building. (Photo No. 95).
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Condition:	No issues evident.
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Description:	None.
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4.19.3 Areas of Rescue Assistance

None.

4.20 FIRE PROTECTION

4.20.1 Fire Sprinkler System

The residential buildings are not served by an automatic fire sprinkler system.

4.20.2 Fire Extinguishers

Description:	Type, Location	ABC-type dry powder are provided in wall-mounted cabinets outside each building. (Photo No. 94).
	Service	Serviced in February 2022 by Fire Master.
Condition:	No issues evident.	
Recommendations:	None	

4.21 VERTICAL TRANSPORTATION

None.

4.22 SPECIAL EQUIPMENT

4.22.1 Security System

Description:	Access Control	There are card or pin pad controls at the vehicular and pedestrian gates.
	Monitoring	A surveillance system consisting of cameras and a monitoring station is provided. The monitor is located in the leasing office. (Photo No. 56).
Condition:	No issues evident.	
Recommendations:	None.	

5 MOISTURE INTRUSION, MICROBIAL GROWTH, TERMITE DAMAGE

5.1 MOISTURE INTRUSION

Observations:	There was no evidence of moisture intrusion. However, management reported that the windows below the apartment entrance canopies are susceptible to leaks, which are addressed by re-caulking along the window/wall junctions.
Recommendations:	See Items 4.4.2 and 4.8.1.

5.2 MICROBIAL GROWTH

Observations:	No microbial growth (mold) was evident. However, management reported that mold and discoloration on the bath tubs is a recurring problem. The tubs are cleaned at unit turnover.
Recommendations:	Inspect all units for mold formation and remedy as part of routine maintenance procedures.

5.3 TERMITE DAMAGE

Observations:	No termite damage was evident However, termite damage is likely to be present in wood components that are not visible (such as framing in the stud and joist spaces and at the stairs).
Recommendations:	Perform further invasive investigations to determine whether there is any termite damage. Repair termite damaged wood components if any are identified. Treat all buildings for termite infestation if the invasive investigation reveals the presence of termites. We have not provided any estimates for termite investigation as this is a routine maintenance item. No costs for repair/replacement of wood components are provided because the scope is not known.

6 CAPITAL PROJECTS AND MAINTENANCE

6.1 CAPITAL PROJECTS

The property manager reported in the Pre-Survey Questionnaire that the following capital improvements were performed during the last ten years.

<i>Work</i>	<i>Cost of Work (\$)</i>
Asphalt pavement (we assume seal coat and striping)	18,000
Painting of property buildings	260,000
Solar Panels (photovoltaic system)	Not provided.

The property manager reported in the Pre-Survey Questionnaire that the following capital improvements are planned for the next five years.

<i>Work</i>	<i>Cost of Work (\$)</i>
Speed bumps	10,000

6.2 MAINTENANCE

6.2.1 Routine Maintenance Service Providers

Management indicated in the Pre-Survey Questionnaire that routine maintenance is provided by the contractors listed below

<i>Service</i>	<i>Provider</i>
Landscaping/Irrigation	Advanced Environmental
Solid Waste (Refuse) Removal	Burtec
Recycling	Burtec
Pest Control Inspection	Professional Pest Management
Termite Inspections	Professional Pest Management
Roofing Repairs	Cooper Roofing
Exterior Painting	Advantage Painting
Siding Repairs	N.A.
Window Washing	WASH
Plumbing Repairs	USA Plumbing
Heating / Air Conditioning Repairs	Aero Fresh
Electrical Repairs	Matrix
Fire Sprinkler System Inspection	Johnson Control
Fire Alarm Inspection	Johnson Control

6.2.2 Review of Maintenance Procedures

Observations:	Routine maintenance procedures are adequate, except for the deferred maintenance issues identified in this Report.
Recommendations:	As noted in this Report.

7 REGULATORY REVIEW

7.1 ZONING

Zoning	The site is zoned Multi-Family R3.
Applicable Codes	Current: 2019 California Building Code.
Construction Type	Type V
Occupancy Groups	R-1 Apartments A-3, B Leasing Office

7.2 LAND TITLE SURVEY

7.2.1 Land Title Survey Review

Consultant, Report	Not provided.
Signature, Date	No signature or date
Certification	-
Existing Structures	-
Easements	-
Encroachments	-
Flood Hazard Statement	-

7.2.2 Land Title Survey Recommendations

National CORE should obtain and provide us with a copy of the Land Title Survey, which must include a Flood Hazard Statement.

7.3 AMERICANS WITH DISABILITIES ACT

7.3.1 Americans with Disabilities Act Description

The Americans with Disabilities Act (ADA), enacted on July 26, 1990, is comprehensive civil rights legislation designed to prohibit discrimination on the basis of disability. The rules and regulations of the ADA require that new construction, renovations, and existing public accommodations provide accessibility for the disabled.

7.3.2 Americans with Disabilities Act Applicability

The project was constructed for first occupancy circa 1989 before the effective date of January 26, 1993. However, major rehab work performed in 2007 may have triggered some of the Act. The leasing office/community building is considered to be an area of public accommodation under the ADA.

7.3.3 Americans with Disabilities Act Review

In accordance with the Agreement for PCA services, we performed a Tier I Visual Accessibility Survey as defined under Appendix X2 of the ASTM Standard E 2018-01. Findings and recommendations are provided under Item 7.7.

7.4 FEDERAL FAIR HOUSING ACT

7.4.1 Federal Fair Housing Act Description

The Fair Housing Amendments Act of 1988 (FHAA) amends Title VIII of the Civil Rights Act of 1968, which prohibits discrimination in the sale, rental, and financing of dwellings. The FHAA includes design and construction requirements related to handicapped accessibility for new multi-family housing consisting of four or more dwelling units that are built for first occupancy on or after March 13, 1991. The FHAA also includes two important provisions related to existing multi-family housing developments: 1) a provision making it unlawful to refuse to make reasonable accommodations in rules, policies, and practices to allow a resident with a disability equal opportunities to the property and its amenities; and 2) a provision making it unlawful to refuse to permit residents with disabilities to make reasonable modifications to either their dwelling unit or to the common areas at the resident's cost.

7.4.2 Federal Fair Housing Act Applicability

The building was constructed for first occupancy circa 1989 before the effective date of March 13, 1991. Therefore the Act does not apply to the subject project. However, major rehab work performed in 2007 may have triggered some of the Act.

7.4.3 Federal Fair Housing Act Review

All ground floor apartments are considered to be covered units.

7.4.4 Federal Fair Housing Act Recommendations

Findings and recommendations are provided under Item 7.7.

7.5 SECTION 504 OF THE REHABILITATION ACT OF 1973

7.5.1 Section 504 Description

The US Department of Housing and Urban Development (HUD) Fair Housing Act Design Manual (revised April 1998) states that "Under Section 504 of the Rehabilitation Act of 1973 as amended, no otherwise qualified individual with a disability may be discriminated against in any program or activity receiving federal financial assistance. The purpose of Section 504 is to eliminate discriminatory behavior towards people with disabilities and to provide physical accessibility, thus ensuring that people with disabilities will have the same opportunities in federally funded programs as do people without disabilities.

Program accessibility may be achieved by modifying an existing facility, or by moving the program to an accessible location, or by making other accommodations, including construction of new buildings. HUD's final regulation for Section 504 may be found at 24 CFR [Code of Federal Regulations] Part 8. Generally, the UFAS [Uniform Federal Accessibility Standards] is the design standard for providing physical accessibility, although other standards which provide equivalent or greater accessibility may be used." [Text in brackets added by authors of this report].

The Code of Federal Regulations, Title 24, Volume I, Part 8 requires a minimum of 5% of the total dwelling units in a housing project, or at least one unit, to be readily accessible to and usable by individuals with handicaps. In addition, 2% of the units, but not less than one, in such a project shall be accessible for persons with hearing or vision impairments. These provisions apply to projects where substantial alterations are made.

7.5.2 Section 504 Applicability

As the project received or is receiving funding from the federal government, the requirements of Section 504 of the Rehabilitation Act of 1973 will apply to the project.

7.5.3 Section 504 Review

Accessible Units	Under Section 504, 8 units should be fully accessible and readily usable. See Item 7.7.4.
Units for Persons With Sight and Hearing Impairments	Under Section 504, 3 units are required to be accessible to persons with sight or hearing impairments. See Item 7.7.4.

7.5.4 Section 504 Recommendations

See Item 7.7.4.

7.6 2019 CALIFORNIA BUILDING CODE, CHAPTER 11A, HOUSING ACCESSIBILITY

7.6.1 2019 California Building Code, Chapter 11A, Housing Accessibility Description

Chapter 11A of the 2019 California Building Code, California Code of Regulations, Title 24, Part 2, Volume 1 of 2, California Building Standards, set out requirements for Housing Accessibility. The provisions of this chapter apply to all newly-constructed multifamily dwellings, new common use spaces serving existing covered multi-family dwellings, certain additions to existing buildings, common-use areas serving covered multi-family dwellings, and certain types of interior rehabilitation work. "Covered Multi-Family Dwellings" are defined as dwelling units in buildings consisting of 3 or more dwelling units or 4 or more condominium units. Dwelling units within a single structure separated by fire walls do not constitute separate buildings.

7.6.2 2019 California Building Code, Chapter 11A, Housing Accessibility Applicability

The project was constructed before enactment of the 2019 California Building Code but should comply with CBC 2001, which was in effect at the time of major rehab work.

7.6.3 2019 California Building Code, Chapter 11A, Housing Accessibility Review

The project is not in substantial compliance with Chapter 11A.

7.6.4 2019 California Building Code, Chapter 11A, Housing Accessibility Recommendations

None

7.7 ACCESSIBILITY FINDINGS AND RECOMMENDATIONS

7.7.1 Accessibility Consultant

We recommend that National CORE retain a California-certified accessibility specialist (CASP) to perform a full accessibility survey of the property to identify accessibility barriers and make recommendations for modifications and upgrades.

7.7.2 Site and Exterior Accessibility

- Accessible Paths of Travel: Generally accessible paths of travel from the public sidewalks to the property, from the accessible parking spaces to the leasing office, and from the apartment buildings to the site amenities such as the leasing/community building, laundry building, trash enclosures, and the play areas are provided. Accessible ramps are provided at changes in elevation. (Photo Nos. 39, 40, 41, 42).
- Detectable Warning Surfaces: Generally, there are detectable warning surfaces at the curb ramps. (Photo No. 38).
- Accessible Parking: A pair of accessible spaces (one van-accessible) is provided in front of the leasing office building. (Photo No. However, there are no designated accessible parking spaces for residents and guests in the surface parking areas. Also, there are no accessible carports.
- Some buildings have steps in front of the apartment entrances that present an accessibility barrier. (Photo No. 12, for example).

7.7.3 Common and Support Area Accessibility

No issues evident.

7.7.4 Apartment Interior Accessibility

- Adaptable Units (Type B): The FFHA requires all ground floor units and all units on floors served by elevators to be adaptable. There are accessibility barriers in the apartments, which include but are not limited to thresholds that are more than 1/4" high, insufficient wheelchair maneuvering spaces in kitchens, bathrooms and some plugs and switches that are out of reach range..
- Fully Accessible Mobility Units (Type A): Under Section 504, 8 units should be fully accessible and readily usable. There are no fully accessible mobility units.
- Units for Sensory (Sight and Hearing Impaired): Under Section 504, 3 units are required to be accessible to persons with sight or hearing impairments. There are no units for persons with sensory impairments.

7.8 CODE COMPLIANCE

7.8.1 Building Department

The City of Rialto provided responses to the questions in our Building Code Check Questionnaire. A copy of the Questionnaire attached to this Report.

7.8.2 Planning and Zoning

The City of Rialto provided responses to the questions in our Planning and Zoning Questionnaire. A copy of the e-mail is attached to this Report.

7.8.3 Fire Department

The City of Rialto Fire Department has provided responses to the questions in our Fire Department Code Check Questionnaire . A copy of our Questionnaire and e-mail response are attached to this Report.

8 SITE CONTACTS AND INTERVIEWS

Name	Title	Organization	Date of Interview
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Jessica Puerto	Community Manager	National Community Renaissance	March 06, 2023
Rick Forsberg	Maintenance Engineer	National Community Renaissance	March 06, 2023

9 DOCUMENTS REVIEWED

Drawings	Not provided
Land Title Survey	Not provided
Certificate of Occupancy	Not provided.
Roof Warranty	Not provided

10 OTHER ASSESSMENTS REVIEWED

None.

11 CAPITAL REPAIR AND REPLACEMENT SCHEDULE

11.1 METHOD OF DETERMINING COST ESTIMATES

Cost estimates in the capital repair and replacement schedule were obtained from R.S. Means and Marshall & Swift, invoices or bids provided by property management, or are based on our knowledge of costs for similar projects in the area.

The opinions of Lalloo Associates LLP as to costs are estimates only, and actual costs may vary depending on market conditions, availability of materials, and conditions that are beyond the scope of the Report.

National CORE should obtain actual bids from contractors for repair, replacement and rehabilitation work, and update the estimates in the Schedule to reflect the bid amounts.

The Schedule includes cost estimates only for repair or replacement of components or systems that are considered to fall under the budget for capital repairs and replacement. Work that is considered to be part of the operations budget is not included. Where appropriate, we have made reference to work that should be included in the operations budget. However, we do not assume any responsibility for developing the operations budget.

The Capital Repairs and Replacement Schedule should be reviewed by National CORE at least once every 2 years, and the data should be updated to reflect the latest conditions and costs.

11.2 CAPITAL REPAIR AND REPLACEMENT SCHEDULE

The capital repair and replacement schedule is appended below. The estimates over the 15-year term are based on the assumption that the proposed rehabilitation work as referenced under Item 1.2 above has already been performed. The column EUL indicates the Expected Useful Life, and column RUL indicates the Remaining Useful Life of the component.

The Schedule referenced as “Capital Repairs and Replacement Schedule – Pre-Rehab” provides remaining life expectancies and cost estimates based on the assumption that no rehabilitation work has been performed. The estimates for all work required is indicated in the columns referenced “Immediate” and in the columns referenced “Year 1” through “Year 15”. Years 1 to 3 are considered to be work required in the short term.

The Schedule referenced as “Capital Repairs and Replacement Schedule – Post-Rehab” provides remaining life expectancies and cost estimates based on the assumption that rehabilitation work has been performed. The cost estimates for the rehab work are provided in the column marked “Rehab Scope”. Work that should be anticipated after rehab work is performed is indicated in the columns marked Year 1 through Year 15.

**CAPITAL REPAIRS AND REPLACEMENT SCHEDULE - PRE-REHAB
CITRUS GROVE OF RIALTO**

4.21.1	None																				\$0	
	SPECIAL EQUIPMENT																					\$0
4.22.2	None.																					\$0
	MOISTURE INTRUSION, MICROBIAL GROWTH, TERMITE DAMAGE																					\$0
	None. Routine Maintenance Item																					\$0
	TERMITE DAMAGE																					\$0
5.3	None. Routine Maintenance Work																					\$0
	ACCESSIBILITY																					\$0
	Accessibility Unit Demo	16	apt	\$2,250.00	-	-	\$36,000															\$36,000
	New Entry Doors and Hardware	16	apt	\$1,500.00	25	1	\$24,000															\$24,000
	New Interior Doors and Hardware	64	ea	\$550.00	25	1	\$35,200															\$35,200
	New Kitchen Cabinets	16	apt	\$4,250.00	25	1	\$68,000															\$68,000
	New 3: Quartz Countertops in Kitchens	16	apt	\$2,950.00	25	1	\$47,200															\$47,200
	Rough Framing	16	apt	\$4,850.00	-	-	\$77,600															\$77,600
	New Drywall	16	apt	\$4,250.00	-	-	\$68,000															\$68,000
	Full Unit Paint	16	apt	\$2,650.00	-	-	\$42,400															\$42,400
	Construction Clean	16	apt	\$625.00	-	-	\$10,000															\$10,000
	New Grab Bars and Backing	16	apt	\$1,200.00	-	-	\$19,200															\$19,200
4.15.4	New Energy Star Refrigerators	16	apt	\$950.00	15	1	\$15,200														\$15,200	\$30,400
4.15.4	New Energy Star Gas Range with Front Controls	16	apt	\$1,250.00	15	1	\$20,000														\$20,000	\$40,000
4.15.4	New Energy Star Dishwasher	16	apt	\$750.00	15	1	\$12,000														\$12,000	\$24,000
4.15.4	New Recirculating Range Hood with Front Controls	16	apt	\$355.00	15	1	\$5,680														\$5,680	\$11,360
	Appliance Delivery, Handling, Removal, Taxes	16	apt	\$530.00	-	-	\$8,480															\$8,480
7.7.3	Rough Plumbing	16	apt	\$10,500.00	-	-	\$168,000															\$168,000
7.7.3	New Accessible Walk-In Tile Shower	16	apt	\$9,500.00	25	1	\$152,000															\$152,000
7.7.3	New Accessible Kitchen Sink, Faucet, Supplies	16	apt	\$1,205.00	25	1	\$19,280															\$19,280
7.7.3	New Accessible Compliant Hand-Held Shower, Slide	16	apt	\$1,750.00	25	1	\$28,000															\$28,000
7.7.3	New Accessible Wall-Hung Sink, Faucet, Supplies	16	apt	\$635.00	25	1	\$10,160															\$10,160
7.7.3	Rough Electric	16	apt	\$7,500.00	-	-	\$120,000															\$120,000
7.7.3	Visual and Hearing Upgrades	8	apt	\$2,350.00	25	1	\$18,800															\$18,800
7.7.1	Site Path of Travel Improvements	4,325	sf	\$27.50	-	-	\$118,938															\$118,938
7.7.1	Accessible Parking Improvements - Concrete	8	spaces	\$12,500.00	-	-	\$100,000															\$100,000
3.15.8	New Accessible Pedestal Mailboxes	152	apt	\$350.00	25	1	\$53,200															\$53,200
7.7.1	Accessibility Consultant Fee			\$10,000	1	allowance	\$10,000.00															\$0
	OTHER ASSESSMENTS																					\$0
	None																					\$0
	REHAB WORK INDIRECT COSTS																					\$0
	Rehab Construction Costs Before Fees																					\$0
	Potential Material Escalation						\$68,285	\$68,285	\$68,285													\$204,856
	General Requirements 6%						\$208,983	\$208,983	\$208,983													\$626,950
	Overhead 2%						\$208,983	\$208,983	\$208,983													\$626,950
	Profit 6%						\$208,983	\$208,983	\$208,983													\$626,950
	Insurance 1.15%						\$40,055	\$40,055	\$40,055													\$120,165
	Bond 1.15%						\$40,055	\$40,055	\$40,055													\$120,165
	TOTAL - CAPITAL REPAIRS AND REPLACEMENT			\$105,000			\$4,092,383	\$4,330,295	\$4,185,634	\$0	\$133,100	\$6,000	\$248,200	\$0	\$0	\$110,200	\$56,550	\$100,500	\$0	\$41,800	\$494,840	\$13,799,502
	Cost per Apartment						\$26,923.57	\$28,488.78	\$27,537.07	\$0.00	\$875.66	\$39.47	\$1,632.89	\$0.00	\$0.00	\$725.00	\$372.04	\$661.18	\$0.00	\$275.00	\$3,255.53	\$90,786.20
	Cost per Apartment per Year						\$1,794.90	\$1,899.25	\$1,835.80	\$0.00	\$58.38	\$2.63	\$108.86	\$0.00	\$0.00	\$48.33	\$24.80	\$44.08	\$0.00	\$18.33	\$217.04	\$6,052.41
	Project Data																					
	No. of Apartments		152																			
	No. of Residential Buildings		38																			
	Date of Rehab Construction		2007																			
	Reserve Term		15																			

12 ATTACHMENTS

X	Photographs
X	Aerial Photo
X	Site Plan
X	Parcel Map
X	List of Units Entered
X	Pre-Survey Questionnaire
X	ADA Checklist
X	FHA Checklist
X	Code Check Forms/Requests for Information
X	Rehab Scope of Work "Budget #1".

13 PHOTOGRAPHS

1. The property monument sign at the corner of Willow Street and Winchester Drive.



2. The entrance court that leads to the leasing office.



3. The Willow Street frontage of Building 1452W.



4. Building 1462W and the landscaping in front.



5. The entrance to Apartment 2-1442M. The windows on either side of the entrance door are replacement units that have concealed nailing flanges.



6. A window below the entrance canopy of Apartment 2-1341M. This is a retrofit window that has an exposed cover flange. Management has reported that this window leaks when the caulking between the frame and the stucco wall fails.



7. The condition of the interior trim in the kitchen window in Apartment 4-1482C.



8. Deteriorated wood fascia and window trim at Building 1451C.



9. The side of Building 1431C indicating the typical apartment entrance and the wall-mounted light fixture at the stair. There are vertical cracks on the stucco wall, which have been repaired.



10. The Building-1441C wall on Clifford Street, indicating linear cracking that has been repaired and the typical attic gable vent.



11. Buildings 1341W and 1331W and the trash enclosures in front.



12. The steps on front of Apartment 1-1486M.



13. A pair of carports in Building 1351W. There is linear cracking and spalling of the concrete slab-on-grade.



14. The condition of the shingle roof on building 1442M.



15. The lower roof over Building 1482C.



16. The solar panels and a dome attic vent on the roof over Building 1441M.



17. A typical wall-mounted light fixture and the eaves soffit in Building 1431C. Eaves soffit vents are provided.



18. The roof and solar panels on Building 1441C.



19. A typical landscaped area between Buildings 1451M and 1441M.



20. Ponding in the landscaped area in front of Building 1431M.



21. Erosion below the entrance patio slab at Apartment 1-1461M.



22. Ponding over the area drain in front of Building 1481M.



23. A typical curb outlet for the stormwater from the landscaped area between Buildings 1452M and 1462M.



24. The parking spaces in front of the leasing office. There is 1 van-accessible and 1 regular accessible parking spaces.



25. The entrance to the property at the alley That extends north from Winchester Drive (adjacent to the leasing center on the right).



26. The entrance to the property at the corner of Willow Avenue and Winchester Drive.



27. Looking north in the alley that extends from the leasing office area north. In the foreground is a typical trash enclosure.



28. The metal picket and stone pier fence that extends along the Willow Street property line.



29. Linear cracking and failed crack seals on the asphalt pavement over Millard Street.



30. Looking east on the alley that runs along the south side of the property parallel to Winchester Drive. There is linear cracking and exposed aggregate over the asphalt pavement. There is cracking and spalling of the concrete v-gutter. To the right is the concrete masonry unit property line wall.



31. Looking south on Clifford Street with Building 1452C on the right. There are wide open linear cracks in the asphalt pavement and the aggregate is exposed. Cracking and spalling along the concrete v-gutter is evident.



32. A general view of the properties along the fire lane taken from the corner of Winchester Drive and Clifford Street.



33. Looking north along Clifford Street. There is block-type cracking on the asphalt pavement. Crack seal repairs have failed.



34. A trash enclosure and the concrete masonry unit property line wall along the north property line. There cracking of the asphalt pavement and the concrete v-gutter.



35. Looking north on Millard Street. Block-type cracking of the asphalt pavement is prevalent. Crack seal repairs have failed, and the aggregate is exposed.



36. Looking south at the alley between the Citrus Grove of Rialto property on the left and the Vista Cascade property on the right.



37. The cul de sac at the north end of Millard Street. To the left is Building 1472M which has a decorative stone veneer accent wall. To the right is Building 1486M which has brick veneer accent wall below sill level.



38. The curb ramp and detectable warning surface at the corner of Clifford Street and Winchester Drive.



39. The concrete walkway and an accessible ramp between Buildings 1461M and 1451M.



40. The concrete steps and accessible ramp that extends to the leasing office entrance on Willow Street.



41. The concrete steps at the end of the accessible ramp in front of Building 1472C.



42. The accessible ramp between Buildings 1441M and 1431M on Millard Street.



43. The concrete play area near the north laundry room. Some cracking and spalling is evident at the joints.



44. Building 1492W and, on the left, a typical pole-mounted light fixture in the parking area.



45. The barbeque area on the north portion of the site.



46. The play area on the north portion of the site near Building 1482C.



47. The entrance to the play area.



48. The steel stair that serves Building 1441M. This stair has precast concrete treads.



49. The stair that serves Building 1431M. This stair has diamond plate treads that were reported to be slippery when wet.



50. The condition of the cementitious topping over the stair landing/porch that serves Apartment 4 in Building 1431C.



51. The soffit below the second floor landing/porch at Building 1461C. Generally, the soffits are not vented.



52. The entrance balcony that serves Apartment 4-1482C.



53. The mailboxes near the leasing office entrance.



54. The main leasing office area.



55. The community manager's office.



56. The monitor that serves the closed circuit tv security system.



57. The conference room in the leasing office building. On the wall is a typical emergency exit light.



58. The toilet room that serves the leasing office.



59. The laundry room near the play area on the north portion of the site. The folding tables are 2'-9" above floor level.



60. The laundry room in the leasing office building.



61. The 6-panel hollow metal apartment entrance door to Apartment 4-1482C.



62. The entrance and living room in Apartment 4-1482C.



63. The kitchen in Apartment 4-1482C.



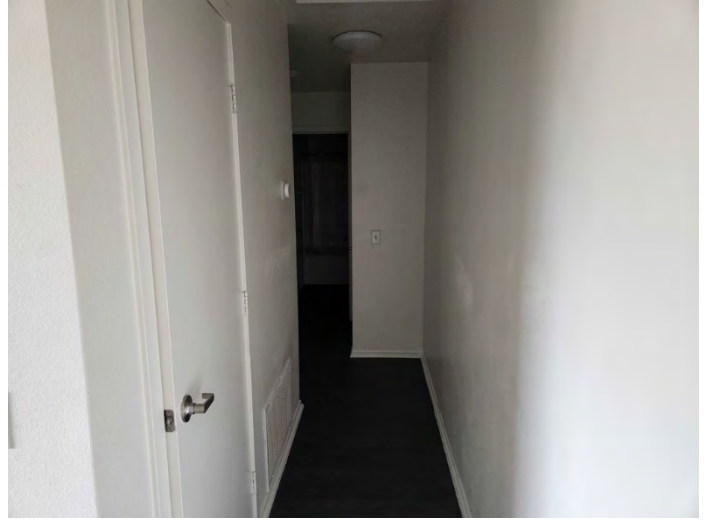
64. The gas range and extract hood in Apartment 4-1482C. The hood has a recirculating fan.



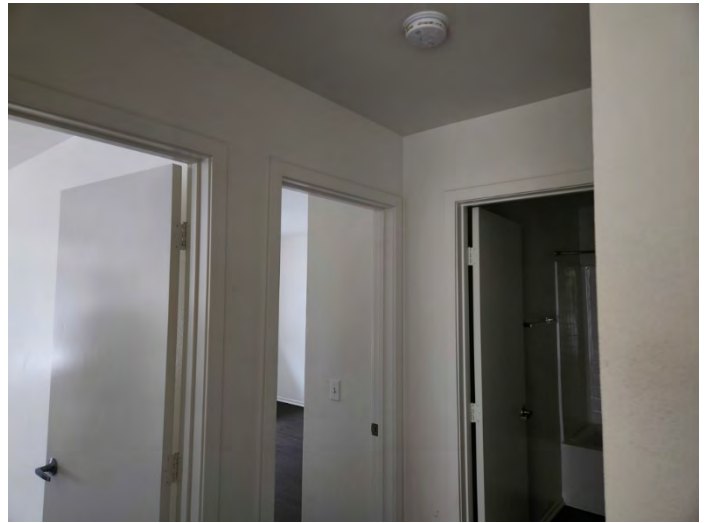
65. The 1/3 horsepower disposal in Apartment 4-1482C.



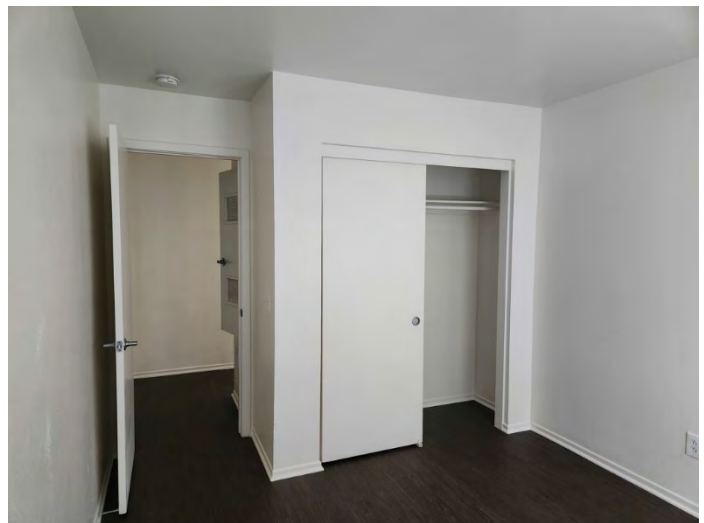
66. The bedroom hallway in Apartment 4-1482C. A wall-mounted Nest thermostat is provided (left).



67. The bedroom hallway in Apartment 4-1482C, indicating the ceiling-mounted combination smoke and carbon monoxide detector.



68. The bedroom and closet in Apartment 4-1482C.



69. The bathroom in Apartment 4-1482C.



70. The living and dining area in Apartment 2-1442M.



71. The kitchen in Apartment 2-1442M.



72. The ground floor bedroom in Apartment 2-1442M.



73. The ground floor bathroom in Apartment 2-1442M.



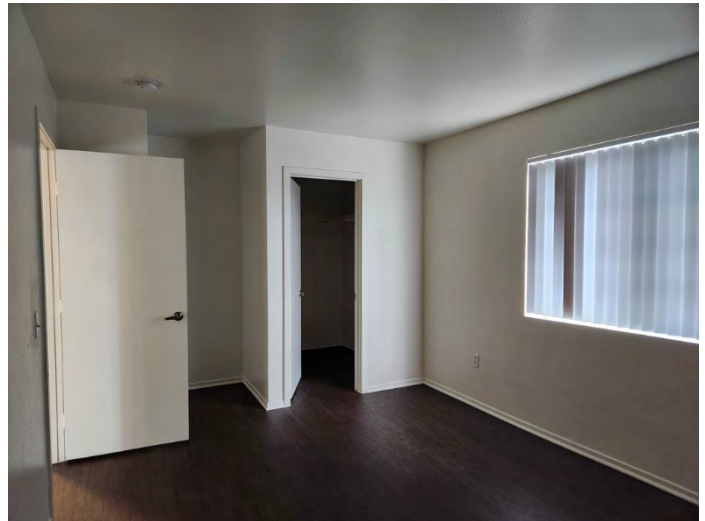
74. The stair in Apartment 2-1442M.



75. The Level-2 second bedroom in Apartment 2-1442M.



76. The Level-2 third bedroom in Apartment 2-1442M.



77. The hatch at the stair landing in Apartment 2-1442M. The hatch has been caulked shut.



78. A typical heat pump unit that serves Apartment 3-1351W.



79. The gas meters and a typical retrofit window in Building 1351W.



80. The photovoltaic system inverters in Building 1351W.



81. The electrical meters that serve 1441M. We noted 90A disconnects for the apartment meters and a 30A disconnects for the common area meter.



82. The water service entry point at Building 1451C.



83. The circuit breaker panel in Apartment 4-1482C. Arc-fault interrupters are not provided. The feeders are aluminum and branch wiring is copper.



84. The Level-2 hallway and the fan coil unit in Apartment 2-1442M.



85. The heat pump system that provides hot water in Building 1452C. The system was installed as a test in this building only.



86. The 119-gallon domestic water storage tank that is part of the heat pump water heating system in Building 1542C



87. The gas-fired domestic water heater that serves Building 1442C.



88. The vertical fan coil unit in Apartment 4-1482C. The unit was manufactured by Goodman. To the left are the primary and secondary condensate drains. As this is a 2nd floor apartment, the drains flow to the ground floor.



89. The ceiling-mounted exhaust fan in the Apartment-4-1482C bathroom.



90. The pair of 75-gallon gas-fired domestic water heaters that serve the leasing office and daycare center.



91. The irrigation backflow preventer on Willow Street.



92. A typical pad-mounted transformer near Building 1462W.



93. A typical on-site fire hydrant, the domestic water service backflow preventer, and beyond the hedge, the domestic water service shut-off to Building 1482C.



94. A typical wall-mounted fire extinguisher in Building 1482C. The unit was last serviced in February 2022 by Fire Master.

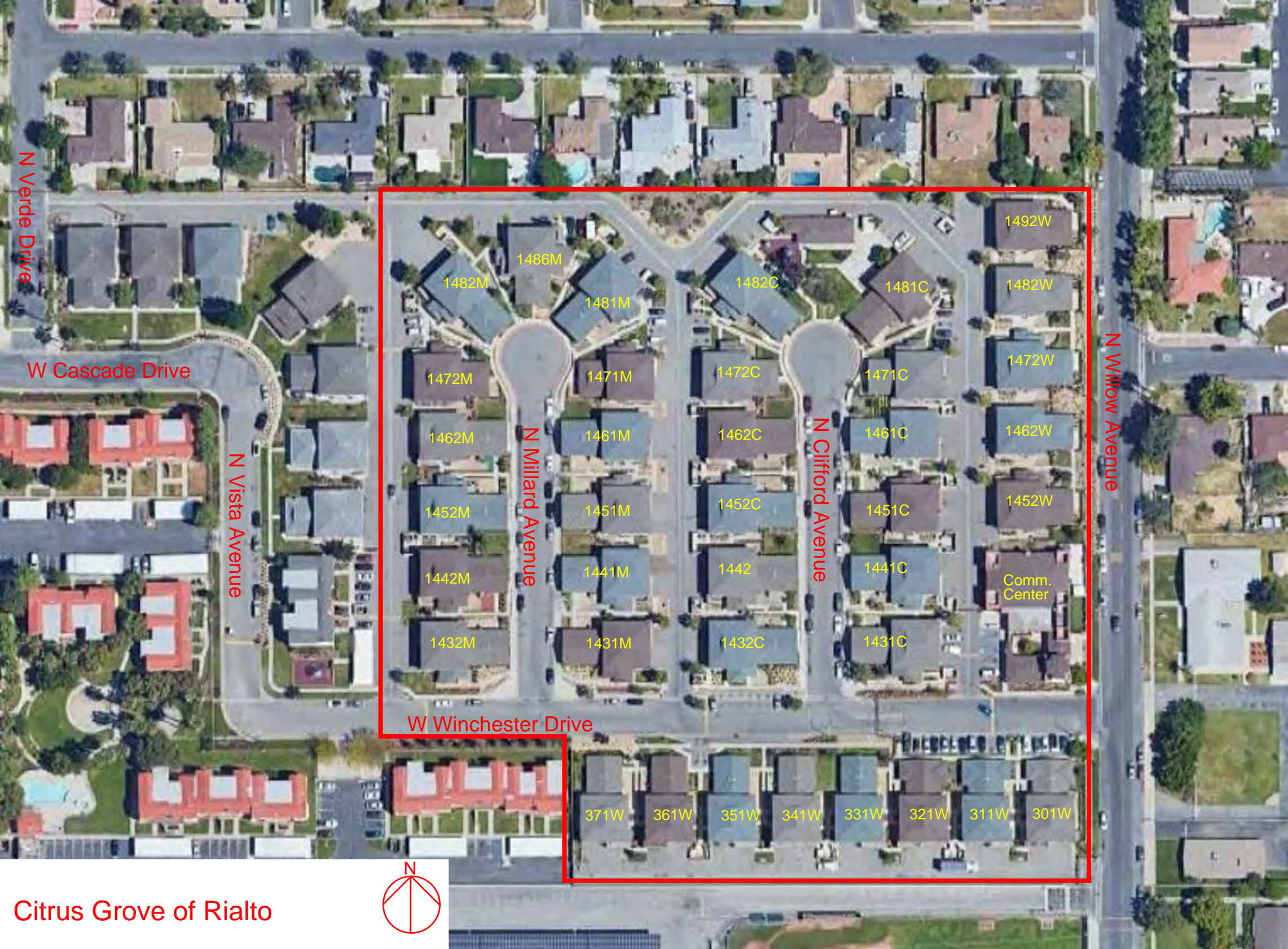


95. The fire alarm fire control panel that serves the leasing office and daycare center.



96. The audible and visible alarm in the toilet room that serves the leasing office. Emergency lighting, not visible in the picture, consisting of wall-mounted battery fixtures, is provided.





N Verde Drive

W Cascade Drive

N Vista Avenue

N Millard Avenue

N Clifford Avenue

N Willow Avenue

W Winchester Drive

1482M

1486M

1481M

1482C

1481C

1492W

1482W

1472M

1471M

1472C

1471C

1472W

1462M

1461M

1462C

1461C

1462W

1452M

1451M

1452C

1451C

1452W

1442M

1441M

1442

1441C

Comm. Center

1432M

1431M

1432C

1431C

371W

361W

351W

341W

331W

321W

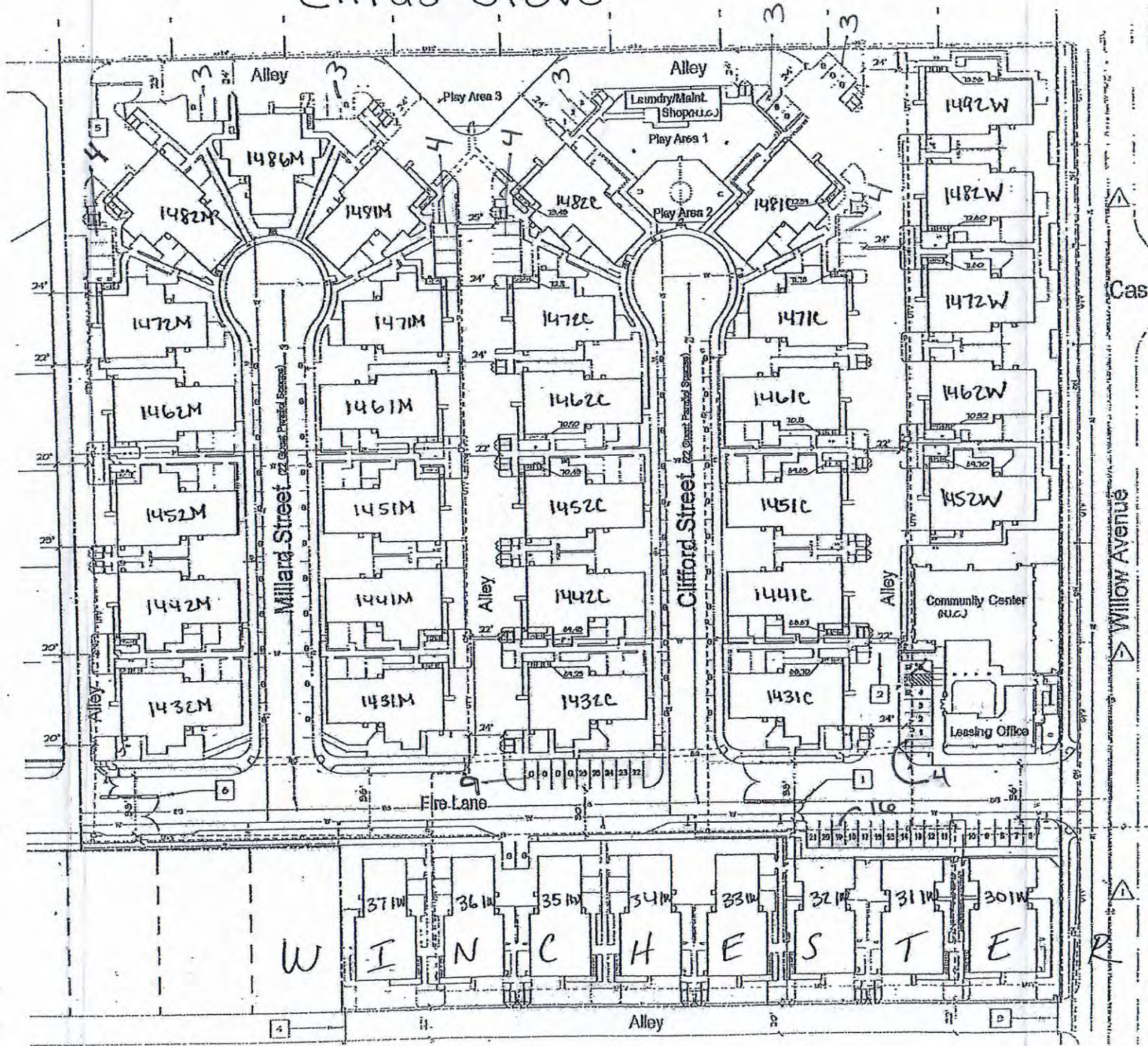
311W

301W



Citrus Grove of Rialto

Citrus Grove



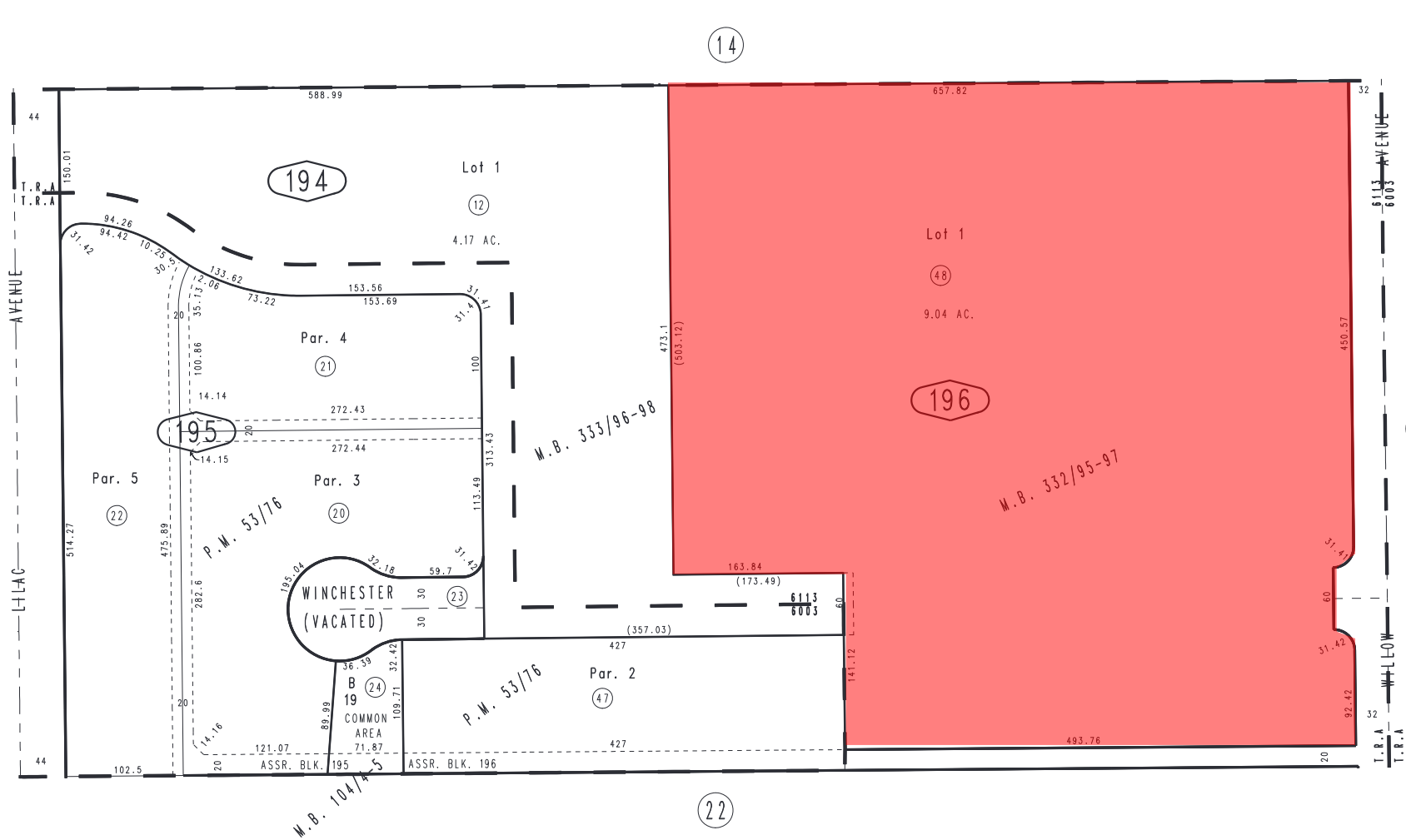
- 38 buildings + 1 office building = 39 Buildings
- 2 - handicap parking
- 15 - visitors parking
- 15 - office / staff / reserved for staff
- 152 - carport parking
- 28 - un-marked open parking
- no additional car is not marked near

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. Tract No. 8074, M.B. 104/4-5

City of Rialto
Tax Rate Area
6003 6113

0127 - 19



February 2004

Tract No. 18731, M.B. 333/96-98
Tract No. 18132, M.B. 332/95-97
Ptn. Parcel Map No. 5148, P.M. 53/76

Ptn. S.W.1/4, Sec.35
T.1N.,R.5W.

Assessor's Map
Book 0127 Page 19
San Bernardino County

REVISED
01/07/10 GW
04/15/11 RM



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UNITS ENTERED

PROJECT NAME		Citrus Grove of Rialto			
PROJECT NO.		COR-120			
SITE VISIT DATE		March 06, 2023			
	Building	Unit No.	Type	Occupied/Vacant	Notes
1	1482C	4	2-Bed/1 Bath	Vacant	
2	1442M	2	3-Bed/2 Bath	Vacant	Townhome
3	351W	3	2-Bed/1 Bath	Vacant	Townhome
4	1472W	1	2-Bed/1 Bath	Occupied	
5	1472W	4	2-Bed/1 Bath	Occupied	Old sheet vinyl and carpet flooring Townhome
6	1482W	2	2-Bed/1 Bath	Occupied	
7	1492W	4	2-Bed/1 Bath	Occupied	Old sheet vinyl and carpet flooring
8	1431C	1	3-Bed/2 Bath	Occupied	Old sheet vinyl and carpet flooring
9	1471C	1	2-Bed/1 Bath	Occupied	Old sheet vinyl and carpet flooring
10	1442C	4	2-Bed/1 Bath	Occupied	
11	1461M	3	2-Bed/1 Bath	Occupied	Old sheet vinyl and carpet flooring Townhome
12	1471M	2	3-Bed/2 Bath	Occupied	Old sheet vinyl and carpet flooring Townhome
13	1452M	3	2-Bed/1 Bath	Occupied	Old sheet vinyl and carpet flooring Townhome
14	371W	3	2-Bed/1 Bath	Occupied	Old sheet vinyl and carpet flooring Townhome
15	331W	4	2-Bed/1 Bath	Occupied	Old sheet vinyl and carpet flooring
16	311W	3	2-Bed/1 Bath	Occupied	Old sheet vinyl and carpet flooring Townhome



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PRE-SURVEY QUESTIONNAIRE: PROPERTY CONDITION ASSESSMENT FOR APARTMENTS

Project Name:	CITRUS GROVE OF RIALTO
Project No:	COR-120
Date:	February 09, 2023

PROPERTY INFORMATION

Property Address:	1432 N. Willow Avenue		
City, State, Zip:	Rialto, California 92376		
Property Owner:	National Community Renaissance		
Owner's Name:	National Community Renaissance		
Address:	9421 Haven Avenue		
City, State, Zip:	Rancho Cucamonga, CA 91730		
Owner's Contact:	(909)483-2444		
Telephone:	V: (909)874-8391	M:	F: (909)874-2169
E-Mail:	citrusgrove@nationalcore.org		
Property Manager Name:	Jessica Puerto		
Management Firm:			
Address:			
City, State, Zip:			
Property Manager			
Telephone:	V:	M:	F:
E-Mail:			

PROJECT DATA

Date of Construction	Rehab 2007
Site Area:	
Building Area	
No. of Apartments	152
No. of Buildings	39
No. of Stories	2
Amenities	2 laundry facilities, 2 playgrounds, and 1 BBQ pit area

SITE

Utility Service	Provider
Water	West Valley Water District (property provides)
Sewer	Rialto Water Services (property provides)
Storm Drainage	
Electric	Southern California Edison (property provides for common areas only)
Natural Gas	SoCalGas (property provides for common areas only)
Telephone	
Cable Television	
Chilled Water	

Are there wetlands over any portion of the site? If yes, provide details.

No

Does storm water from adjacent properties flow onto the site? If yes, provide details

No

Are there any site drainage problems? If yes, provide details.

Yes, we have no gutters on the buidlings so the water is deteriorating the landscape surrounding the building. Also we do not have sewer drains, so areas of the property end up flooding.

Have there been any problems with the water mains (such as leaks, inadequate pressure, or damage from tree roots)? If yes, describe the problems and the scope of repairs.

No

Have there been any problems with the on-site sewer mains (such as leaks, poor drainage, blockages, and/or damage by tree roots)? If yes, provide details and describe the scope of repairs.

No

Have there been any problems with the on-site dry utility services (electricity, gas, phone, cable, etc.)? If yes, describe the problems and the scope of repairs.

No

Indicate the number of on-site parking spaces in the table below.

	Open	Carport	Garage	Total
Standard	58	150	2 doors, 4 spots	212
Compact				
Accessible	2			2
Van Accessible				

BUILDINGS

Are there any problems with the structural system (such as settling, deflecting, cracking, heaving or structural failure)? If so, provide details of the problems and the scope of repairs.

Due to water deterioration from not having gutters, there are a few areas where rebar is showing. The concrete slabs that the stairs sit on are cracking on some buildings. Tree roots are cracking the concrete.

Are there any problems with the roofs (such as leaks, ponding, damaged or missing tiles, or blocked gutters and downspouts)? If yes, describe the problems and the scope of repairs.

Yes, we have no gutters for any of the buildings.

Are there any problems with the attics such as poor or missing insulation, inadequate ventilation, or damaged draftstops? If yes, provide details of the problems and the scope of repairs.

No

Are there any problems with the exterior walls (such as cracking, spalling, water infiltration, inadequate insulation, damaged siding, or deteriorated caulking)? If yes, describe the problems, and the scope of repairs.

Yes, some buildings do have cracking on the exterior and cracked overhangs.

Are there any problems with the windows or patio doors (such as water or air infiltration, inoperable sashes, or failed seals)? If yes, describe the problems and scope of repairs.

Yes, water leaks in through window seals.

Are there any problems with the balconies (such as leaks, damaged decking, waterproof coatings, framing or railings, or structural failure)? If yes, describe the problems and the scope of repairs.

Yes, balconies over time have needed to be repaired (none at this time that I am aware of)

Are there any problems with the exterior stairs (such as damaged treads, landings, railings, or waterproof coatings)? If yes, describe the problems and the scope of repairs.

Yes, the metal stairs need more grip to them. We have put the grip tape in the past but it falls off after awhile of being in use.

Are there or have there been any problems with mold or microbial growth? If so, please provide details including the causes, the locations, the approximate dates, and remedial measures.

Yes, we do get discoloration work orders for the inside of bathrooms. We do clean and sanitize the area and then we used a primer specifically for preventing the regrowth of discoloration.

APARTMENTS

What is the current apartment occupy rate (%)?

98.68%

What is the average annual apartment turn-over rate (%) for the last 5 years?

Between 2/1/2019-2/1/2023, there have been a total of 35 apartment turn overs.

How many units are unleaseable (down units) because of damage from flood, fire, vandalism, or any other cause?
Describe the nature of damage.

N/A

Describe the typical scope of work performed at unit turn-over (paint, carpet, vinyl flooring, blinds, appliances, etc.)

Work	Average Cost Per Apartment
Interior Paint	Around \$250 for paint supplies and around \$395-\$620 for vendor painting
Carpet Replacement	Around \$900
Vinyl Floor Replacement	Around \$1,200

Indicate the average annual quantity and cost per unit of appliances replaced during the last five years.

	No. of Units	Cost per Unit
Refrigerator	10-25	Around \$800
Range	10-25	Around \$621
Range Hood	10-25	Around \$56
Microwave	N/A	N/A
Dishwasher	10-25	Around \$420
Disposal	10-25	Around \$100
Washers and Dryers	N/A	N/A

Describe cabinet and countertop repairs and replacements during the last five years.

	No. of Units	Cost per Unit
Cabinet Paint or Overlay		Around \$255
Cabinet Replacement	N/A	Unknown
Countertop Paint or Overlay		Around \$190
Countertop Replacement	N/A	Unkown

Indicate number of adaptable and accessible units.

	Quantity	Unit Numbers
Adaptable Units	None	
Accessible Units	None	
Units for Sight Impaired	None	
Units for Hearing Impaired	None	

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS

Is there any galvanized iron or polybutylene water piping installed on the property? If yes, indicate the extent and locations.

No

Have there been any problems with the water piping (such as leaks, blockages, or inadequate water pressure)? If yes, describe the problem and scope of repairs.

A few clogs here and there but no major blockages.

Have there been any problems with the hot water heating system (such as inadequate pressure or insufficient hot water)? If yes, describe the problems and the scope of repairs.

No. We are having issues with the new system that they are testing out.

Have there been any problems with the sanitary, waste and vent piping systems (such as leaks, blockages, or overflows). If yes, describe the problems and the scope of repairs.

No

Have there been any problems with the heating, cooling and ventilation systems (such as inadequate heating or cooling, or poor ventilation)? If yes, describe the problems and the scope of repairs.

Yes, every once in awhile due to A/C or heating being low on freon or thermostat issues.

Indicate the average quantity and cost per unit of mechanical equipment replaced annually during the last five years.

	Quantity	Cost Per Apartment Unit
Water Heater	5	Around \$2,200
Furnace / Fan Coil Unit	0	Unkown
Condensing Unit	3	Unknown

Have there been any problems or reports of inadequate electrical capacity? If yes, indicate which units or buildings are affected.

No

State whether the electrical branch wiring is aluminum or copper?

Copper

Describe any repairs or upgrades to the elevator controls, equipment or cab finishes, and provide costs.

No elevators on property.

FIRE AND LIFE SAFETY

Are there any problems with the fire sprinkler system (such as faulty pumps, damaged or corroded piping, or leaks)? If yes, provide details

No

Has the fire sprinkler system been inspected to identify any sprinklers heads that are on manufacturers' recall lists? Are there any recalled fire sprinkler heads?

Yes it has been inspected. No there were no recalled fire sprinkler heads.

Have there been any problems with the fire detection system (such as obsolete equipment, inadequate capacity). If yes, provide details.

No

REGULATORY REVIEW

Do code officials require any special inspections of the property (besides the fire and health department inspections)? If yes, list all special inspections required.

Yes, the county does an inspection for our HOME funded units.

Have any notices of code violations or non-compliance been issued for the property? If yes, describe the violation, name the department or agency that issued the notice, and indicate the date of the notice.

No

Are there any pending retroactive upgrades required by code officials? If yes, describe the upgrades required and the department or agency that requires them.

No

BUILDING ACCESSIBILITY HISTORY

Has an ADA survey previously been completed for this property? If yes, please provide a copy of the ADA survey.

Yes

Have any ADA improvements been made to the property? If so, please describe.

No

Does a Barrier Removal Plan exist for the property? If yes, please provide a copy of the Barrier Removal Plan.

Has the Barrier Removal Plan been reviewed/approved by an third-party such as an architectural firm, accessibility consultant, building department, or other agency? If so, please describe.

Has building ownership or management reported receiving any ADA-related complaints that have not been resolved? If yes, please describe and state whether these complaints have been addressed.

No

Is any litigation pending related to ADA issues? If so, please describe.

No

CAPITAL IMPROVEMENTS

Describe all capital improvement projects completed during the last ten years.

Improvement	Cost of Work
Asphalt	\$18,000
Painting of property buidlings	\$260,000
Solar Installation	

Describe the scope of any scheduled or pending capital improvements, and provide the estimated cost for each.

Proposed Improvement	Cost of Work
Speed bumps	\$10,000

Provide information below about inspections, repairs and replacement work.

	How Often?	When Last Performed?	Cost of Work
Asphalt Patching & Sealcoat	Every 5 years	2 years ago	\$18,000
Asphalt Overlay	Every 5 years		
Concrete Flatwork Repairs			
Exterior Wall Caulking			
Exterior Painting & Wall Repairs	Every 10 years	2022	\$260,000
Window/Patio Door Repairs		2008	
Roofing Repairs		2008	
Roofing Replacement		2008	
Balcony Repairs	As needed	2022	\$11,900

Exterior Stair Repairs			
Pool / Spa Shells Painting	N/A		
Pool / Spa Re-Plastering	N/A		
Pool / Spa Heater Replacement	N/A		
Pool / Spa Equipment Replacement	N/A		
Pest Control Inspection/Treatment	Bi-weekly		
Termite Inspections/Treatment	As needed		
Dryer Exhaust Vent Cleaning	Yearly	2 weeks ago	
Electrical Infrared Thermal Scans			
Fire Sprinkler Inspection/Repair	Yearly	2022	
Fire Alarm System Inspection/Repair	Yearly	2022	
Smoke Detector Inspection/ Repair	Yearly	2022	
Fire Extinguisher Inspection/ Repair	Monthly	2/2023	
Backflow Preventer Inspection	Monthly	2/2023	
Fire Hydrant Check and Flush	Yearly	2022	

VENDORS

Provide information about the vendors who perform the work listed below

	Vendor Name	Phone
Landscaping/Irrigation	Advanced Environmental	(909)980-8300
Snow Removal – Parking Areas	N/A	
Snow Removal/Ice Melt – Sidewalks	N/A	
Solid Waste (Refuse) Removal	Burrtec	
Recycling	Burrtec	
Pest Control Inspection	Professional Pest Management	(877)232-3055
Termite Inspections	Professional Pest Management	
Roofing Repairs	Cooper Roofing	(909)908-2492
Exterior Painting	Advantage Painting	(951)268-8839
Siding Repairs	Matrix	(951)493-0100
Window Washing	N/A	
Elevator Maintenance/Repairs	N/A	
Washers / Dryers Servicing	WASH	
Plumbing Repairs	USA Plumbing	(626)262-0965
Heating / Air Conditioning Repairs	Aero Fresh	(909)877-6991

Electrical Repairs	Matrix	
Fire Sprinkler System Inspection	Johnson Controls	
Fire Alarm System Inspection	Johnson Controls	

DOCUMENTS REQUIRED

Provide the most recent copies of the following documents:

DRAWINGS AND SPECIFICATIONS

Complete set of project drawings (as-built) including civil, architectural, structural, mechanical, plumbing, electrical, and fire protection

Specifications/Project Manual

Original construction project contact list including owner, developer, design professionals, contractors, subcontractors, and consultants

REPORTS AND SURVEYS

Property Condition Assessment Reports

Environmental Assessment Reports

Geotechnical Report

Seismic Risk Assessment

Land Title Survey (with Flood Zone Statement)

Wetlands Statement (state if not applicable)

Accessibility Surveys and records of any accessibility complaints received.

Pest Control Inspection Certificate

Termite Inspection Certificate

PERMITS, ENTITLEMENTS, AND CODE COMPLIANCE

Certificates of Occupancy

Planning and zoning approval including permits, easements, ordinances, resolutions or zoning variances

Copies of current municipal elevator use certificates

Copies of current municipal health department use certificates for swimming pools, spas, kitchens, and other applicable areas

Architect's Certificate of Substantial Completion

Architect's Certificate of Final Completion

Fire Department Inspection Certificate

Fire Sprinkler System Inspection Certificate

Fire Alarm Inspection Certificate

Fire Extinguisher Inspection Certificate

Backflow Preventer Inspection Certificates (Domestic Water, Fire Service, and Irrigation)

Copies of outstanding citations for building, fire, and zoning code violations

CAPITAL IMPROVEMENT WORK

Records indicating age of material building systems such as roofing, paving, plumbing, heating, air conditioning, and electrical

Historical cost records for repairs and improvements

Capital improvement budgets for the last five years

Proposed capital improvement work budgets, including descriptions of scopes of work

Pending or proposed capital repair work including scope of work, executed contracts, budgets, estimates, or bids

Tenant complaint log and maintenance records

Current tenant roster and leasing plan

Apartment unit matrix including apartment types, sizes, and floor plans

WARRANTIES

Warranty information for all major building components and systems including roofs, waterproofing systems, windows, doors, siding, elevators, plumbing equipment, HVAC equipment, and fire service equipment.

Return completed questionnaire with attachments by e-mail or facsimile to Lalloo Associates LLP. Any questions should be directed to Lalloo Associates LLP at 310.909.9546 or kiran@lallooassoc.com

Name:

Signature:

Title:

Date:



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AMERICANS WITH DISABILITIES ACT: ABBREVIATED CHECKLIST

PROJECT NAME Citrus Grove of Rialto
 PROJECT NO. COR-120
 DATE March 06, 2023
 SOURCE ASTM E2018-15 Uniform Abbreviated Checklist for the 2010 Americans With Disabilities Act

	ITEM	Yes	No	N.A	
A.	HISTORY				
1.	Has an ADA survey previously been completed for this property?		X		
2.	Have any ADA improvements been made to the property since original construction?	X			Accessibility ramps provided along paths of travel and detectable warning surfaces at crosswalks.
3.	Has building ownership/management reported any ADA complaints or litigation?			X	
B.	PARKING				
1.	Does the required number of standard ADA-designated spaces appear to be provided?	X			
2.	Does the required number of van-accessible designated spaces appear to be provided?	X			
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	X			
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	X			
5.	Does each accessible space have an adjacent access aisle?	X			
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	X			
C.	EXTERIOR ACCESSIBLE ROUTE				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	X			
3.	Do the curb cut ramps appear to have the proper slope for all components?	X			
4.	Do ramps on an accessible route appear to have a compliant slope?	X			
5.	Do ramps on an accessible route appear to have a compliant length and width?	X			
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	X			
7.	Do ramps on an accessible route appear to have compliant handrails?	X			
D.	BUILDING ENTRANCES				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible			X	

	ITEM	Yes	No	N.A
	entrance provided?			
3.	Is signage provided indicating the location of alternate accessible entrances?			X
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	X		
5.	Do doors at accessible entrances appear to have compliant hardware?	X		
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	X		
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			X
8.	Do thresholds at accessible entrances appear to have a compliant height?	X		
E.	INTERIOR ACCESSIBLE ROUTES AND AMENITIES			
1.	Does an accessible route appear to connect with all public areas inside the building?	X		
2.	Do accessible routes appear free of obstructions and/or protruding objects?	X		
3.	Do ramps on accessible routes appear to have a compliant slope?			X
4.	Do ramps on accessible routes appear to have a compliant length and width?			X
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X
6.	Do ramps on accessible routes appear to have compliant handrails?			X
7.	Are adjoining public areas and areas of egress identified with accessible signage?			X
8.	Do public transaction areas have an accessible, lowered counter section?	X		
9.	Do public telephones appear mounted with an accessible height and location?			X
10.	Are publicly-accessible swimming pools equipped with an entrance lift?			X
F.	INTERIOR DOORS			
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X		
2.	Do doors at interior accessible routes appear to have compliant hardware?	X		
3.	Do doors at interior accessible routes appear to have compliant opening force?	X		
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X		
G.	ELEVATORS			
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			X
2.	Is accessible floor identification signage present on the hoistway sidewalls?			X
3.	Do the elevators have audible and visual arrival indicators at the entrances?			X
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X
6.	Do elevator car control buttons appear to be mounted at a compliant height?			X

	<i>ITEM</i>	<i>Yes</i>	<i>No</i>	<i>N.A</i>
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?			X
8.	Are audible and visual floor position indicators provided in the elevator car?			X
9.	Is the emergency call system at the base of the control panel and not require voice communication?			X
H.	TOILET ROOMS			
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X		
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X		
3.	Does the lavatory faucet have compliant handles?	X		
4.	Is the plumbing piping under lavatories configured to protect against contact?	X		
5.	Are grab bars provided at compliant locations around the toilet?	X		
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	X		
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	X		
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	X		
9.	Do accessories and mirrors appear to be mounted at a compliant height?	X		
I.	HOSPITALITY GUESTROOMS			
1.	Does property management report the minimum required accessible guestrooms?			X
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			X



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FEDERAL FAIR HOUSING ACT: ABBREVIATED CHECKLIST

PROJECT NAME Citrus Grove of Rialto
 PROJECT NO. COR-120
 DATE March 06, 2023
 SOURCE ASTM E2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act (FHA)

	ITEM	Yes	No	N.A	
A.	HISTORY				
1.	Was first occupancy at the subject property achieved after March 13, 1991?		X		
2.	Does the subject property consist of four or more dwelling units?	X			
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?		X		
B.	REQUIREMENT 1– ACCESSIBLE ROUTES; SITE				
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?		X		No accessible open of carport spaces for residents.
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?	X			
3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?	X			
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?	X			
5.	Do ramps appear to have appropriate handrails and edge protection?	X			
6.	Do building entry point/access doors appear to be provided along an apparent accessible route?		X		There are steps in front of some building entrances,
7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?		X		DITTO
C.	REQUIREMENT 2– ACCESSIBLE COMMON AREAS				
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities ?.	X			Except for some building entires as noted above.
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?	X			
3.	Do the amenities appear to be barrier free and readily accessible?	X			
D.	REQUIREMENT 3– USABLE DOORS				
1.	Do appropriate doors/entries appear to be designed for accessibility?	X			
2.	Do interior doors appear to be designed for accessibility?		X		Some hallways are too narrow
E.	REQUIREMENT 4– ACCESSIBLE ROUTES; COVERED UNITS				
1.	Do the interiors of the covered units appear to provide adequate maneuverability?		X		
F.	REQUIREMENT 5– ENVIRONMENTAL CONTROLS; COVERED UNITS				

	<i>ITEM</i>	<i>Yes</i>	<i>No</i>	<i>N.A</i>	
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?		X		
G.	REQUIREMENT 6– REINFORCES WALLS; COVERED UNITS				
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?			X	Not observed
H.	REQUIREMENT 7– USABLE KITCHENS/BATHROOMS; COVERED UNITS				
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?		X		
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?		X		



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BUILDING PERMIT AND CODE CHECK QUESTIONNAIRE

Table with 2 columns: Field Name, Value. Fields include Project Name (Citrus Grove of Rialto), Project No. (COR-120), Project Address (1432 N Willow Ave, Rialto, CA 92376), Project Type (Apartments), Request To (City of Rialto Department of Building and Safety), Department Contact Name, Title (Mariana Garcia, Records Coordinator), Department Contact Information (909.820.2525), Request From (Martin Nguyen, Senior Associate), Date of Request or Interview (February 09, 2023).

INFORMATION REQUIRED

Are there any open Building code violations on record for the subject property? If so, please provide details

No

Will change of ownership trigger any retroactive code compliance work?

No

Are there any open building permits for work that has yet to be completed? If so, please provide details

No

Please mail Certificates of Occupancy to the above address, or e-mail copies to Kiran. kiran@lallooassoc.com



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PLANNING AND ZONING COMPLIANCE QUESTIONNAIRE

Project Name	Citrus Grove of Rialto
Project No.	COR-120
Project Address	1432 N Willow Ave, Rialto, CA 92376
Project Type	Apartments
Request To	City of Rialto Planning Division
Department Contact Name, Title	Mariana Garcia, Records Coordinator
Department Contact Information	909.820.2505
Request From	Martin Nguyen, Senior Associate
Date of Request or Interview	February 09, 2023

INFORMATION REQUIRED

What is the current zoning of the property?

Multi-Family R-3

Is the property in compliance with the current zoning? If not, please provide details

Yes

What are the parking requirements?

2 parking spaces per dwelling unit, of which 1 must be an enclosed garage or carport. In addition, 1 guest parking space must be provided for every 4 dwelling units. Rialto Code of Ordinances, 18.58.060

342 parking spaces required based on 152 apartments.

If the property is destroyed, will reconstruction be required to comply with the original zoning requirements or current zoning requirements?

The property must be built to current zoning requirements.

Please mail this completed questionnaire to the above address, or e-mail to kiran@lallooassoc.com



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FIRE DEPARTMENT CODE CHECK QUESTIONNAIRE

Project Name	Citrus Grove of Rialto
Project No.	COR-120
Project Address	1432 N Willow Ave, Rialto, CA 92376
Project Type	Apartments
Request To	City of Rialto Fire Department
Department Contact Name, Title	Steven Servin – Fire Prevention Assistant.
Department Contact Information	909.820.2501
Request From	Martin Nguyen, Senior Associate
Date of Request or Interview	February 09, 2023, March 09, 2023

INFORMATION REQUIRED

Are there any open fire code violations on record for the subject property? If so, please provide details
 None.


When did the Fire Department last inspect the property?


46 violations were found initially on November 02, 2022 for both Vista Cascade and Citrus Grove.
 The property was re-inspected November 28, 2022, December 7th and December 19, 2022, where all violations were cleared.

If any issues were identified during the last inspection, please provide details.

There are currently no violations.

Please mail the completed form to the above address, or e-mail to Kiran. kiran@lallooassoc.com

Citrus Grove 1432 N Willow Ave Rialto, CA 92376		7/27/2023 provided by E-Mail			
Non Prevailing Wages		Unit Types	QTY	SQ FT	
		2 bed / 1 bath Flat	35	795	
		2 bed / 1 bath Carriage	38	812	
		2 bed / 1 bath TH	27	866	
		3 bed / 2 bath TH	11	1106	
		3 bed / 2 bath Flat	41	1155	
		Total Units	152		
	Bedrooms	356			
	Bathrooms	204			
Area Of Work	Description	Quantity	Unit Cost	Extended Cost	Clarifications
Units					
Standard Unit Scope of Work					
Demolition	Standard Unit Demo	136	\$ 775.00	\$ 105,400.00	
Cabinets and Countertops	Standard Units - New Kitchen Cabinets and hardware	136	\$ 3,950.00	\$ 537,200.00	Shaker Cabinets with Plywood boxes. Assumes 8 2bed units and 8 3bed units will be ADA units. Bid includes 136 units
Cabinets and Countertops	Standard Units - New Bathroom Vanities and hardware	204	\$ 425.00	\$ 86,700.00	
Countertops	Standard Units - Install New Quartz Countertops in Kitchens	152	\$ 2,950.00	\$ 448,400.00	Group 1 quartz - 3 CM slab
Countertops	Standard Units - Install New Quartz Countertops in Baths	204	\$ 625.00	\$ 127,500.00	Group 1 quartz - 3 CM slab
Drywall	Standard Units - General Drywall Repairs 20sf	136	\$ 275.00	\$ 37,400.00	includes 10sqft of drywall
Flooring	Units - Install New LVP Flooring Throughout Unit Includes Carpeting on the Stairs	152	\$ 3,850.00	\$ 585,200.00	Based on unit breakout on PNA. Vinyl Plank throughout unit and carpet on the stair
Flooring	Units - Install New Carpeting on the Stairs in Townhouse Units	152	\$ 275.00	\$ 41,800.00	
Flooring	All Units - Install New Cove Base or Quarterround	152	\$ 295.00	\$ 44,840.00	
Painting and Decorating	All Units - Paint Kitchens and Bathroom	136	\$ 975.00	\$ 132,600.00	
Painting and Decorating	All Units - Paint 2nd Bathroom in 3 bedroom Units	52	\$ 385.00	\$ 20,020.00	
Painting and Decorating	Standard Units - Construction Clean	136	\$ 550.00	\$ 74,800.00	
Specialties	All Units - Install New Towel Bar	204	\$ 75.00	\$ 15,300.00	
Specialties	All Units - Install New Toilet Paper Holder	204	\$ 75.00	\$ 15,300.00	
Specialties	All Units - Install New Shower Rod	204	\$ 285.00	\$ 58,140.00	
Specialties	All Units - Install New Mirror	204	\$ 335.00	\$ 68,340.00	
Appliances	All Units - Install New Energy Star Refrigerator	136	\$ 975.00	\$ 132,600.00	WRT138FZDB
Appliances	Standard Units - Install New Gas Range	136	\$ 825.00	\$ 112,200.00	WFG320MOMB
Appliances	Standard Units - Install New Dishwasher	136	\$ 555.00	\$ 75,480.00	WDF330PAHB
Appliances	Standard Units - Install New Recirculating Range Hood	136	\$ 180.00	\$ 24,480.00	LXT4030ADB
Appliances	All Units - Appliance Delivery, Handling, Removal, and Taxes	136	\$ 410.00	\$ 55,760.00	
Plumbing and Hot Water	Standard Units - Install New Kitchen Sink, Faucet, Disposal, and Supply Lines	136	\$ 1,250.00	\$ 170,000.00	
Plumbing and Hot Water	Standard Units - Install New Bathroom Drop in sinks, Faucets and Supply Lines	204	\$ 545.00	\$ 111,180.00	
Plumbing and Hot Water	Standard Units - Install New Showerhead, Trim, and Cartridge in Bathrooms	204	\$ 385.00	\$ 78,540.00	
Plumbing and Hot Water	All Units - Install New Angle Stops	916	\$ 45.00	\$ 41,220.00	
Plumbing and Hot Water	All Units - Install New Toilet	204	\$ 635.00	\$ 129,540.00	ADA height Round bowl.
Heat and Ventilation	All Units - Install New 15 Seer Split Systems	152	\$ 11,450.00	\$ 1,740,400.00	includes 15.2 SEER Condenser and 80% Furnace with new programmable thermostat. 3 or 4 ton unit based on layout.
Electrical	All Units - Install New Hardwired Smoke/CO Combos	231	\$ 105.00	\$ 24,255.00	
Electrical	All Units - Install New Hardwired Smoke Detector in Unit Bedrooms	356	\$ 85.00	\$ 30,260.00	Add 10yr battery operated smoke detector in bedroom
Electrical	All Units - Install New Hardwired Smoke/CO Combos in Townhouse Units	38	\$ 275.00	\$ 10,450.00	New Location Smoke/CO Detector in townhouse units includes wireless interconnection
Electrical	All Units - Install New GFCI's in Kitchens and Bathrooms	698	\$ 88.00	\$ 61,424.00	
Electrical	All Units - Install New GFCI's in for Dishwasher/Disposal	152	\$ 165.00	\$ 25,080.00	
Electrical	All Units - Install New Entry LED Fixture	152	\$ 115.00	\$ 17,480.00	
Electrical	All Units - Install New Kitchen LED Fixture	304	\$ 155.00	\$ 47,120.00	
Electrical	All Units - Install New Dining Ceiling Fan with LED Fixture	152	\$ 345.00	\$ 52,440.00	
Electrical	All Units - Install New Hall Lights	204	\$ 85.00	\$ 17,340.00	3bed units have 2 hall lights and other units only have 1
Electrical	All Units - Install Stair Light	49	\$ 85.00	\$ 4,165.00	
Electrical	All Units - Install New Bathroom Vanity LED Light Fixture	204	\$ 125.00	\$ 25,500.00	
Electrical	All Units - Install New Closet Light with Integrated Occ Sensor	38	\$ 85.00	\$ 3,230.00	
Electrical	All Units - Install Arc-Fault Breakers in Existing Panels per Code	152	\$ 795.00	\$ 120,840.00	Code Item, we think there is 75% chance the inspector/city will require these as we changing GFCI's.
Electrical	All Units - Install Title-24 Vacancy Sensors and Dimmer Switches	587	\$ 85.00	\$ 49,895.00	
Electrical	All Units - Install New Humidistat Exhaust Fan in Bathrooms	204	\$ 485.00	\$ 98,940.00	Existing Light is mounted to the medicine cabinet
			Division Total	\$ 5,658,759.00	
ADA/Visual Additional Scope of Work					
Demolition	ADA Units - Demo	16	\$ 2,250.00	\$ 36,000.00	Pending Plans
Doors	ADA Units - Install New Interior Doors and Hardware	16	\$ 1,500.00	\$ 24,000.00	Pending Plans - Includes New Entry Door System and Hardware
Doors	ADA Units - Install New Interior Doors and Hardware	64	\$ 550.00	\$ 35,200.00	Pending Plans need unit breakout of ADA Units
Cabinets	ADA Units - Install New Kitchen Cabinets	16	\$ 4,250.00	\$ 68,000.00	Pending Plans
Countertops	Standard Units - Install New 3cm Quartz Countertops in Unit Kitchens	16	\$ 2,950.00	\$ 47,200.00	Group 1 quartz -
Rough Carpentry	ADA Units - Rough Framing	16	\$ 4,850.00	\$ 77,600.00	Pending Plans
Drywall	ADA Units - Install New Drywall	16	\$ 4,250.00	\$ 68,000.00	Pending Plans
Painting and Decorating	ADA Units - Full Unit Paint	16	\$ 2,650.00	\$ 42,400.00	Pending Plans
Painting and Decorating	ADA Units - Construction Clean	16	\$ 625.00	\$ 10,000.00	Pending Plans
Specialties	ADA Units - Install New Grab Bars with Backing	16	\$ 1,200.00	\$ 19,200.00	Pending Plans
Appliances	ADA Units - Install New Energy Star Refrigerator	16	\$ 950.00	\$ 15,200.00	WRT138FZDB
Appliances	ADA Units - Install New Energy Star Gas Range with Front Controls	16	\$ 1,250.00	\$ 20,000.00	WEG51550LB
Appliances	ADA Units - Install New Energy Star Dishwasher	16	\$ 750.00	\$ 12,000.00	WDF550SAHB
Appliances	ADA Units - Install New Recirculating Range Hood with Front Controls	16	\$ 355.00	\$ 5,680.00	BCSEK130BL
Appliances	All Units - Appliance Delivery, Handling, Removal, and Taxes	16	\$ 530.00	\$ 8,480.00	
Plumbing and Hot Water	ADA Units - Rough Plumbing	16	\$ 10,500.00	\$ 168,000.00	Includes adding 2nd drain to ADA bathroom and all repair
Plumbing and Hot Water	ADA Units - Install New ADA Walk in Tile Shower	16	\$ 9,500.00	\$ 152,000.00	Scope added for Roll in ADA Shower
Plumbing and Hot Water	ADA Units - Install New ADA Kitchen Sink, Faucet and Supplies	16	\$ 1,205.00	\$ 19,280.00	Pending Plans
Plumbing and Hot Water	ADA Units - Install New ADA Compliant Handheld Shower Head, Slide, Valve and Trim	16	\$ 1,750.00	\$ 28,000.00	Pending Plans
Plumbing and Hot Water	ADA Units - Install New Wall Hung Sink, Faucet and Supplies	16	\$ 635.00	\$ 10,160.00	Pending Plans
Electrical	ADA Units - Rough Electric	16	\$ 7,500.00	\$ 120,000.00	Pending Plans
Electrical	Visual and Hearing upgrades	8	\$ 2,350.00	\$ 18,800.00	CNA Requires 2% of units to be hearing and visual units
			Division Total	\$ 1,005,200.00	
Site Work					
Roads and Walks	Path of Travel Improvements	4325	\$ 27.50	\$ 118,937.50	Pending Plans with ADA Locations
Roads and Walks	ADA Parking Improvements - Concrete	8	\$ 12,500.00	\$ 100,000.00	Includes 8 parking stalls, truncated domes, curbing, and 4" sub base.
Roads and Walks	R&R Concrete Valley Gutters	500	\$ 125.00	\$ 62,500.00	Valley Gutter Repairs included 500LF 3' wide
Roads and Walks	Asphalt Repairs	1	\$ 142,250.00	\$ 142,250.00	Remove 1" at 14 locations total of 750sqft, Remove 4.5" at 6 locations total 14,943sqft, 8 ADA spaces improvements for a total of 2772sqft, and construct 3 speed bumps
Roads and Walks	Crackfill, Seal, and Stripe Parking Lot	1	\$ 56,550.00	\$ 56,550.00	
Mailboxes	Install New ADA Pedestal Mailboxes	152	\$ 350.00	\$ 53,200.00	Includes 13 pedestal boxes with 16 ADA and tenant boxes.
Landscaping	Allowance - Landscaping Repairs	1	\$ 100,000.00	\$ 100,000.00	
			Division Total	\$ 633,437.50	
Building Scope of Work					
Carpentry	Allowance - Dryrot Replacement on Soffits, Fascia, and Window Trim	1	\$ 35,000.00	\$ 35,000.00	
Carpentry	Carport Beam and Landing Repairs	19	\$ 11,500.00	\$ 218,500.00	Includes Shoring, Framing, Stucco, and Drywall Repairs, Includes 50% of the Carports or 19 locations need actual quantity of previous repairs.
Doors	Install New Unit Exterior Doors includes Hardware	152	\$ 1,950.00	\$ 296,400.00	
Stucco	Stucco Repairs and Waterproofing at Unit Entry Door	152	\$ 700.00	\$ 106,400.00	
Painting	Building - Exterior Paint Touchups for Dryrot and Stucco Repairs	38	\$ 2,500.00	\$ 95,000.00	Includes standard prep, caulking around windows and doors

Citrus Grove 1432 N Willow Ave Rialto, CA 92376	Non Prevailing Wages	7/27/2023 provided by E-Mail			
		Unit Types	QTY	SQ FT	
		2 bed / 1 bath Flat	35	795	
		2 bed / 1 bath Carriage	38	812	
		2 bed / 1 bath TH	27	866	
		3 bed / 2 bath TH	11	1106	
		3 bed / 2 bath Flat	41	1155	
		Total Units	152		
Bedrooms	356				
Bathrooms	204				
Area Of Work	Description	Quantity	Unit Cost	Extended Cost	Clarifications
Windows	Install New Vinyl Windows in all Units	152	\$ 4,950.00	\$ 752,400.00	Install Amsco Retrofit Windows, Includes Liquid flashing existing windows that are missing the original frames.
Waterproofing	Apply New Waterproofing and Unit Landings	53	\$ 1,950.00	\$ 103,350.00	Install new Maccoat Waterproof coating system at 53 elevated unit landings roughly 4,240sqft
Plumbing	Install New Heat Pumps System Building includes Storage Tanks	74	\$ 13,575.00	\$ 1,004,550.00	Includes 2 heatpumps per location with storage tank, Electrical repairs based on the assumption that the existing building panel can support the additional load. Excludes building service upgrade if required.
Electrical	Install New Building Wall Packs	78	\$ 425.00	\$ 33,150.00	RAB WPTLED25N Lights
Electrical	Install New Caport Lighting w/ Integrated Light Sensors	152	\$ 265.00	\$ 40,280.00	
Electrical	Install New Wall Lights	200	\$ 155.00	\$ 31,000.00	
Roofing	Install Gutters and Downspouts on All Unit Buildings	38	\$ 5,375.00	\$ 204,250.00	
Fire Extinguishers	Install New Fire Extinguisher Cabinets	38	\$ 450.00	\$ 17,100.00	assumes 1 per building includes touch up spot painting if needs to be relocated for path of travel
			Division Total	\$ 2,937,380.00	
Special Construction					
Special Construction	Camera and Waterjet Sewer Mains	1	\$ 9,500.00	\$ 9,500.00	
			Division Total	\$ 9,500.00	
Total Construction Cost, Before Fees					
				\$10,244,276.50	
Potential Material Escalation					
				\$ 204,885.53	
	General Requirements		6%	\$626,949.72	
	Overhead		2%	\$208,983.24	
	Profit		6%	\$626,949.72	
	Insurance		1.15%	\$120,165.36	
	Bond		1.15%	\$120,165.36	
	Grand Total			\$12,152,375.44	
	Cost Per Unit Hard Costs	152	\$	68,744	
	Cost Per Unit Total	152	\$	79,950	
	<i>Excludes Permits, Prevailing Wages, Security, and Section 3 Hiring</i>				
Alternates					
	Install New Interior Door	1	\$ 555.00	\$ 575.00	Includes new prehung door, casing, hardware, and paint.
Roofing	Install New 30yr Dimensional Shingles on All Unit Buildings and Common Buildings Includes Flat Roofs	1	\$ 1,493,150.00	\$ 1,493,150.00	
Solar	Allowance - Detach and Reset Solar Equipment for Roof Replacement	1	\$ 75,000.00	\$ 75,000.00	
Electrical	Relocate Electrical Panel Out of Closet	152	\$ 2,850.00	\$ 433,200.00	Existing Panels are located in closets which is against current code. Optional repair but could be enforced by City