

701 SPARKS AVENUE





OBSERVATIONS

EXTERIOR



- Several Modifications to the Residence
- Exterior Stucco May be Beyond Repair
 - Underlying Deterioration
- Roofing Concerns

MODIFICATIONS



Rear Addition

- Note changes in architecture

- Shed roof added later
- Double Entrance



Different Windows





Side Entrance

- Added later
- Note decorative posts
- Modern roof
 - Different Architecture
- Stamped Concrete



ROOF SYSTEM



- Clay Tile Mansard
- Flat Roof
- Altered Parapet

Flashing requires tile
removal



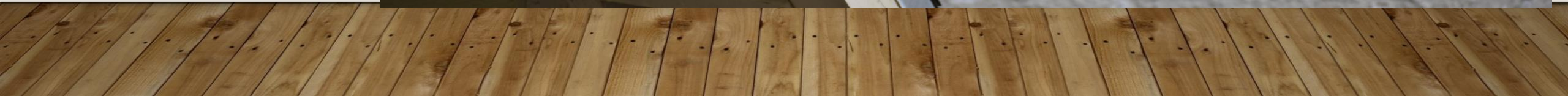






EXTERIOR CLADDING



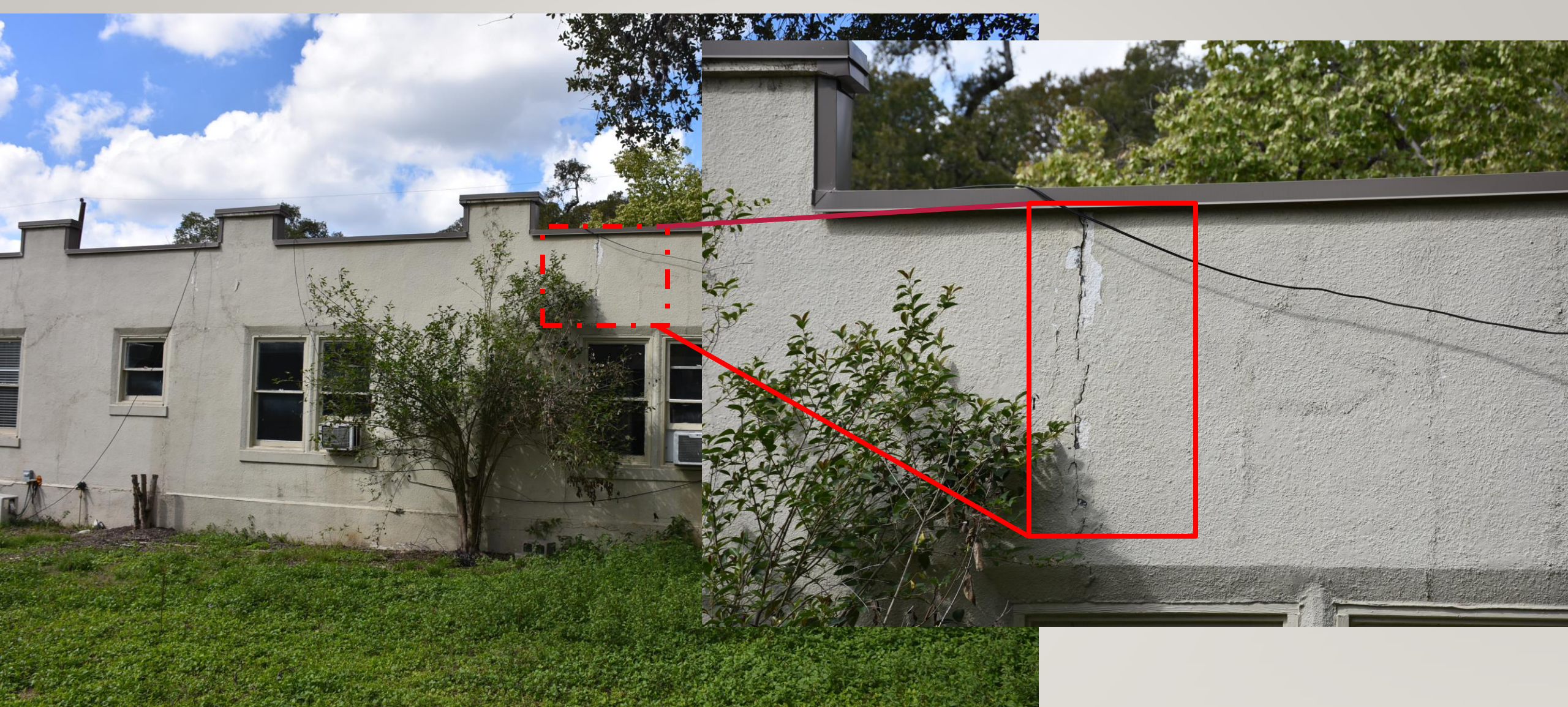


Evidence of water infiltration throughout the cladding indicating a high likelihood of wood deterioration



Ponding water and likely
wood framing
deterioration and decay
behind the stucco (red
circles)





SUMMARY

- Multiple modifications over time would require removal to restore the residence to its original design.
- The clay tile roof and wall flashing modifications would require a replicant tile.
- The stucco is well beyond its service life, requiring significant removal and replacement.
- Observations of wood decay beneath the exterior cladding were noted at multiple locations, indicating widespread framing repairs would be required.

