

# 2014 PHYSICAL NEEDS ASSESSMENT REPORT

Pillar  
Ridge

**Address:**

164 CULEBRA LN.  
MOSS BEACH, CA 94038

Prepared for:

**Millennium Housing**  
20 PACIFICA, SUITE 1470  
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Prepared by:

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## **SECTION I - EXECUTIVE SUMMARY**

The project is a 227 space mobilehome park, including single and double wide space mobilehomes. The property is located in the city of Moss Beach, a community within San Mateo County, California. Our investigation began at the park office. Based on information received, the mobilehome park was built in 1964.

The property is primarily bordered by chained link fencing and stone wall at entrance with signage. Inside the property is a clubhouse. Amenities include an event room, workout room, fireplace, swimming pool, play yard and detached laundry room. Various trees and landscaping are located throughout the property. Natural gas and water "park owned" sub-meters installed at each space. The park is responsible for all of the water distribution, all sewer distribution, all natural gas distribution and partial electrical servicelines, to each space. For these reasons, the park is responsible for compliance with State and Federal Regulations according to Title #49 (i.e. annual gas leak surveys, cathodic protection, operations & maintenance of the main distribution gas pipelines). Finally, the park is subject to inspections by the HCD, San Mateo County and CPUC regarding compliance with these regulations.

The water distribution main pipeline is C-900 PVC mains with a combination of PVC and galvanized lateral mains that are connected with galvanized steel water risers. The gas distribution system is PVC plastic main pipeline and steel risers, with cathodic protection installed. Electrical distribution begins with PG&E pole mounted transformers at various locations with meter clusters grouped below. The landowner is responsible for underground electrical services from the grouped PG&E meter clusters to the electrical hookup connections, at each space.

## **SECTION II - PROCEDURES AND LIMITATIONS**

The sole purpose of this report is to assess the general physical conditions of the subject property as it currently exists. This includes a review of the major physical components and utility systems comprising this property, and in no way should imply that every aspect, space, building or structure of the property has been reviewed in detail by this office. No construction documents were made available for use as part of this review. The use of this report is strictly limited to the Client to whom it is addressed and should, in any event, be used only in its entirety.

METERMAN, INC. assumes limited liability regarding the content of this report, as the survey was limited to reviewing only those components and systems which were visible or readily accessible at the time of the site inspection. Other possible constraints and impacts are not known to this office. Within these limitations, our responsibility is to observe the property, identify deficiencies and/or areas of deferred maintenance, address potential life safety or code non-conformance issues, and to estimate the cost to correct or modify these conditions. It is not the intent of METERMAN, INC. to assume any part of the design responsibility, but rather to report our findings to our Client to whom this report is addressed.

This report focuses primarily on project deficiencies and problems rather than on positive aspects of the property and, therefore, may seem to be negatively biased. In reviewing the property, other projects similar in construction design have been used as a basis for comparison. It is not the intent of METERMAN, INC. to assume any measure of design or construction responsibility for the project in its present condition or as it may be altered henceforward. The correction of any deficiencies is solely the responsibility of the Owner or its designated agents. It should be further understood that, as building maintenance is ongoing, some areas of concern noted in this report may already have been addressed subsequent to our site visit and may no longer be applicable.

Conceptual cost estimates are provided for each recommendation. Costs are based on METERMAN, INC.'s experience with projects of a similar type, known construction industry average unit costs, and/or historical cost data. It is assumed that remedial work will be performed by outside contractors. Cost estimates do not include construction permit fees or issuance.

METERMAN, INC. does not perform work related to asbestos, hazardous materials and/or insect infestation and assumes no liability either regarding these issues or the work of other independent consultants which may have been retained for this type of work.

### **SECTION III - PROPERTY DESCRIPTION**

**NAME:** Pillar Ridge

**ADDRESS:** 164 Culebra Ln., Moss Beach, CA 94038

**PHONE/FAX:** 530-541-3506 / 530-541-3988

**AGE:** Approximately 50 years

**MANAGEMENT TEAM:** Millennium Housing

**MANAGEMENT CONTACT:** Lori Carraway

**METERMAN TEAM:** Randall Cornelius

**ACCOMPANIED BY:** Tim Long

**DATES OF OBSERVATION:** March 2014

**OVERALL PROJECT:** The project is a 227 space mobilehome park with single and double wide mobilehomes. Property site amenities include clubhouse with kitchen, swimming pool, playground and laundry room.

**LOCATION:** The project is located in San Mateo County in the community of Moss Beach. This mobilehome park is surrounded by open land and a small airport across the street.

**AREA/ZONING:** R1 Zoned MHP - mobilehome park.

**LEGAL DESCRIPTION:** Not Available.

**INGRESS and EGRESS:** This mobilehome park enters from and exits out of Airport St.

## **SECTION IV - SITE IMPROVEMENTS**

### **1. UTILITY SYSTEMS**

**WATER:** **(3 private wells, operated by the Park)** Park main shut-off valves are located at water treatment building and tanks. According to the plans the water distribution was replaced in 1991, and the water treatment facility was built. **Today, we understand the water district is taking over the wells, the water treatment facility, including all water sampling and chemical testing.** System's composition is primarily C-900 PVC with brass saddles that connect around the main that feed brass corporation stops to all copper servicelines (type-L rolled copper). All copper risers with ¾" gate valves are located at each pad. Water plans were reviewed and most underground valves were easily found at the front of each driveway of each space. Most valves inspected were readily accessible to service, as found, during our field evaluation. Currently, there are water sub-meters at each space. Water pressure was tested and found to be good. Our survey revealed the measured "static" water pressure to be 65 PSIG with the flow tested to be adequate. At most locations, the water flow was measured at 15 GPM (gallons per minute). Each space has a ¾" riser gate valve. Hydrants (13 total) were tested and found to be well above the 500 GPM minimum flow. The parks maintenance responsibility ends at the shut-off valve. The landowner is responsible for all mains, services and all underground pipeline from after the master water meter to the riser ¾" gate valve found at each space.

**DEFICIENCIES:** (1) Replacement of the gate valves to ball type where needed.

**SANITARY SEWER:** The sewer system was replaced in 1991. This material composition is a combination of vitrified clay pipe (VCP) and ABS black plastic material. Sewer main sizes range from 3" thru 8" mains. The sewer flows from the rear and sides of the property toward the south perimeter (Barranca). There is a sewer lift station underground outside the property that is behind Barranca. The lift station is maintained by the city. According to the Management, the sewer rarely backs up; however, when needed, they have a schedule of local maintenance with a local roter service. Our field investigation revealed manholes and cleanouts that were used to verify that the sewer composition is primarily ABS and VCP pipe.

**DEFICIENCIES:** None noted.

**1. UTILITY SYSTEMS**

**ELECTRIC:** (PG&E, Pacific Gas & Electric). PG&E "utility owned-meters" are located at meter clusters at 25 locations. PG&E pole transformers are located throughout the property. The park is responsible for a limited amount of electrical serviceline distribution of 50 to 100 amps, respectively. The average distance of the servicelines is about 60 ft. Electrical voltage was tested and measured (amp probe) inside these panels. Our investigation revealed that a preventative maintenance should be completed on all the rusted, atmospheric corroded and weathered electrical metallic boxes and outdoor equipment, at this time. The park is responsibility for the electrical includes, from the PG&E meter clusters to each service connection and space circuit breakers at each sites space. The interior park street lighting is adequate, with commercial high pressure sodium 25 ft. high lights, inside the property.

**DEFICIENCIES:** One power pole is leaning on south side of property, which needs to be corrected.

**GAS:** Service from PG&E master metered. The master gas meter is located near the front entrance, just behind the laundry building. The park is responsible for the natural gas pipeline from the master meter to the outlet of the natural gas "sub-meter" found at each space. The gas system is steel and PVC with steel natural gas risers, inside the property. For this reason, cathodic protection is required on all buried steel gas pipeline that was installed after July 31, 1971. Currently, there is a cathodic protection (magnesium anodes) system of corrosion control, found on the underground pipelines, inside the property. The gas main pipeline pressure is regulated before each sub-meter at each space. Park responsibility includes compliance with the State CPUC (i.e. operator qualifications of subpart #N, Annual cathodic inspections, annual valve maintenance, patrolling and odorization, natural gas leak detection surveys, all documentation is required in your gas operations manual).

**DEFICIENCIES:** Replacement of risers, as needed. Paint and treat all rusted gas pipes, as needed.

**TRASH:** Recology - San Mateo County

**TELEPHONE:** AT&T

**CABLE TV:** Comcast

## **SECTION IV - SITE IMPROVEMENTS (cont'd.)**

### **2. SITE WORK**

**STORM DRAINAGE:** Ground drainage flows into the streets to the center catch basin, underground, and then out of the property. A concrete open culvert is located at the clubhouse and then flowing south.

**DEFICIENCIES:** A 6" PVC water pipe was found, in the middle of the existing storm drain, in front of space #145. Needs to be moved.

**PAVING:** The asphalt in the streets were found to be in good condition.

**DEFICIENCIES:** None noted.

**SIDEWALKS:** Located at the clubhouse, pool area and at random locations, outside the front entrance of the property.

**DEFICIENCIES:** None noted.

**LANDSCAPING:** The interior of the property is individually landscaped, according to the space lots.

**DEFICIENCIES:** None noted.

### **3. SITE ACCESS, PARKING, AND RELATED STRUCTURES**

**STREET ACCESS** Provided by double wide street at front entrance off Airport Rd.

**PARKING SPACES:** Resident parking is provided at each lot. Some additional parking is available, where marked, inside the mobile park. Visitor parking is located in front of the clubhouse. Daily street parking spills out onto Airport Rd.

**DEFICIENCIES:** Additional parking is needed, in the property.

**GARAGES:** None inspected.

**EASEMENTS:** Typical utility company related easements.



## **SECTION IV - SITE IMPROVEMENTS (cont'd.)**

### **4. PROPERTY AMENITIES**

- FENCES AND RAILINGS:** The property is surrounded with a combination of chained link fencing, wood slat fencing, concrete retainer walls around the clubhouse and parking areas
- DEFICIENCIES:** Wood slat fencing should be replaced, as needed.
- SIGNAGE:** Signage identifies the park at 2 locations at the front entrance.
- DEFICIENCIES:** None noted.
- MAIL BOX:** Located at each space, as required by the Postmaster.
- LAUNDRY FACILITIES:** Laundry facilities are located near Clubhouse.
- DEFICIENCIES:** None noted.
- PICNIC AREAS:** Picnic area is located outside the clubhouse area and near the front playground.
- RV STORAGE AREA:** None found. The area near water well could be converted to additional guest parking or small RV storage, if so desired.

## **SECTION V - BUILDING STRUCTURES**

It should be noted that no structural drawings were provided to this office for our review. The following information is based strictly on observations in the field.

### **1. BUILDING STRUCTURES**

**FOUNDATION:** The sites building structures appear to be of typical construction, bearing on a concrete slab with involved footings.

**STRUCTURE:** Good condition.

**EARTHQUAKE CONSIDERATIONS:** Due to the age of the structure, earthquake design was not an integral part of building code enforcement.

### **2. EXTERIOR AND ROOF FINISHES**

**WALLS:** Exterior walls have been painted.

**ROOFS:** The roof is rolled asphalt composition.

**CONDITION:** Fair condition.

### **3. DOORS, WINDOWS AND FRAMES**

**TYPE:** All windows are single-pane in frameworks.

**CONDITION:** Fair

**DEFICIENCIES:** Recommend installing double-pane

### **4. STAIRS, DECKS AND RAILINGS**

**TYPE:** The storm drainage channel at space #149 has a metal railing to protect residents from falling in storm channel. The pool deck is concrete with raised pool coping.

**CONDITION:** Fair

**DEFICIENCIES:** Due to weather and location, recommend replacing metal railings with corrosion, as needed.

## **SECTION V - BUILDING STRUCTURES (cont'd.)**

### **5. INTERIOR FINISHES**

**FINISHES:** The interior of the building structures are painted walls and paneling.

**CONDITION:** State of being remodeled.

**FINISHES:** The floor surfaces are carpeting and linoleum.

**CONDITION:** State of being remodeled.

### **6. APPLIANCES:**

**TYPE:** This building contains typical quality gas appliances for water heating. Electric range and cooktop. Clubhouse space heating is provided for by gas heating units.

**CONDITION:** All kitchen appliances have all been updated to stainless steel. This includes sink, countertop, Viking oven and commercial refrigerator.

### **7. MECHANICAL**

**PLUMBING:** Water service is provided by a 1¼" copper pipe.

**DEFICIENCIES:** Pool equipment and plumbing should be upgraded.

**HEATING and AIR CONDITIONING:** Gas space heating. Several windows are located for natural lighting and open air ventilation.

**ELECTRICAL:** Electrical service is provided by 120/ 240V breaker panel.

**LIGHTING FIXTURES:** A combination of incandescent lighting and fluorescent lights.

### **8. LIFE SAFETY SYSTEMS**

**FIRE SAFETY SYSTEMS:** Fire equipment located at clubhouse and laundry buildings.

**SERVING FIRE STATION:** San Mateo County Fire Protection District

## **SECTION VI - REGULATORY ISSUES**

- BUILDING CODE:** See San Mateo County Building Code Regulations.
- FIRE CODE:** Inspections are conducted annually, with the last inspection conducted in March 2014.
- ACCESSIBILITY:** Americans with Disabilities Act (ADA), Under the Americans with Disabilities Act (the Act), buildings completed after January 26, 1993, are required to comply with the Act. Projects constructed before this date will be required to comply to the extent it is "readily achievable." This legislation affects places of "public accommodation" which, relative to this mobilehome park, is considered to be the management office and any other facilities offered to the general public. This means that if any of the recreation facilities, such as the activity rooms are offered to the public at large (other than homeowners, tenants, and their guests), they would be subject to the Act.
- COMPLIANCE:** The restrooms at the clubhouse have not been altered to meet ADA conformance; however, are NOT offered to public at large.

## **SECTION VII - SUMMARY AND ESTIMATED COSTS**

### **1. PROJECT CONDITION**

#### **SUMMARY:**

Although this mobilehome park has been renovated, there are areas that still need to be updated. We recommend updates and replacements be done as needed.

### **2. PROJECT MAINTENANCE**

#### **SUMMARY:**

Maintenance levels and repair renovations appear to have been below average for a park of this age. The deficiencies noted in this report are including items of deferred maintenance, which are presented on the following, with their estimated repair costs.

Items placed within the **Year one (1), (IMMEDIATE)** are the items which pose a safety threat, code violations, or are those of which, if left uncorrected, will result in significant damage losses to this property.

Items placed within the **Years (2 to 10), (MIDDLE TERM)** are items based upon anticipated costs for building components and/or systems, which will reach or exceed their anticipated service life within this term, have also been noted.

Items placed within the **Years (11 to 40), (LONG TERM)** are items based upon anticipated costs for building components and/or systems, which will reach or exceed their anticipated longer term service life within this term, have also been noted.

## ESTIMATED COST SUMMARY

Description	Immediate Year 1	Middle Years (2-10)	Long Term Years (11-40)

**Sites:**

1	Asphalt re-paving		\$75,000.00	\$275,000.00
2	Replace main isolation water valves		\$40,000.00	\$60,000.00
3	Replace all water riser gate valves		28,000.00	\$30,000.00
4	Electrical replacements (Services)		\$15,000.00	\$45,000.00
5	Concrete culvert replacements		\$30,000.00	\$90,000.00
6	Pool equipment, deck work (mastic sealant)			\$21,000.00
7	Mechanical corroded replacements (utilities, railings)		\$25,000.00	\$80,000.00
8	Replace gas steel risers		\$175,000.00	\$180,000.00

**Buildings:**

9	Clubhouse woodworking (sides, eves)		\$20,000.00	\$62,000.00
10	Clubhouse appliances			\$15,000.00
11	Repainting (Clubhouse interiors)		\$11,500.00	\$25,000.00
12	Replace flooring (all)		\$12,000.00	\$24,000.00
13	Repainting (Clubhouse exterior)	\$5,000.00	\$17,000.00	\$44,000.00
14	Fencing remediation's (wood, chained)	\$15,000.00	\$15,000.00	\$20,000.00

<b>Estimated Total Costs</b>	<b>\$20,000.00</b>	<b>\$463,500.00</b>	<b>\$971,000.00</b>
	YEAR (1)	YEARS (2 -10)	YEARS (11 - 40)