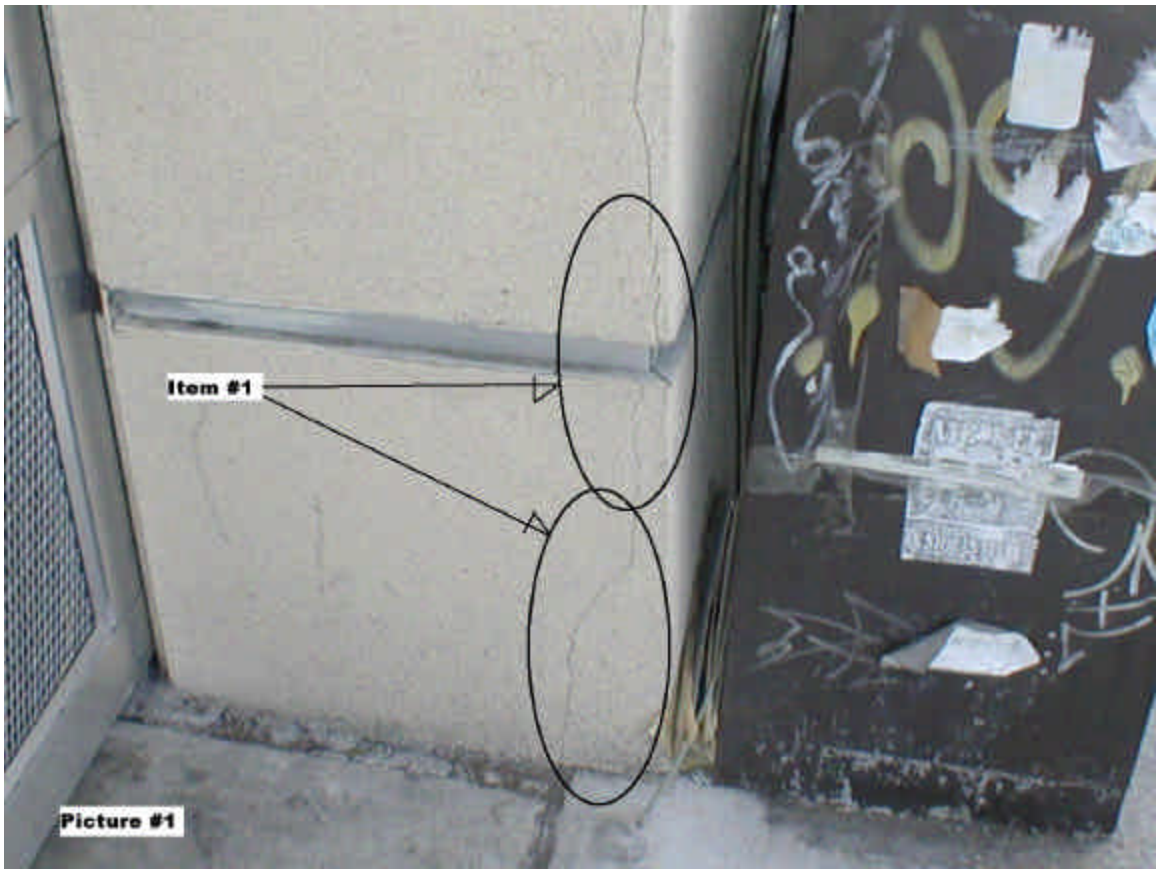
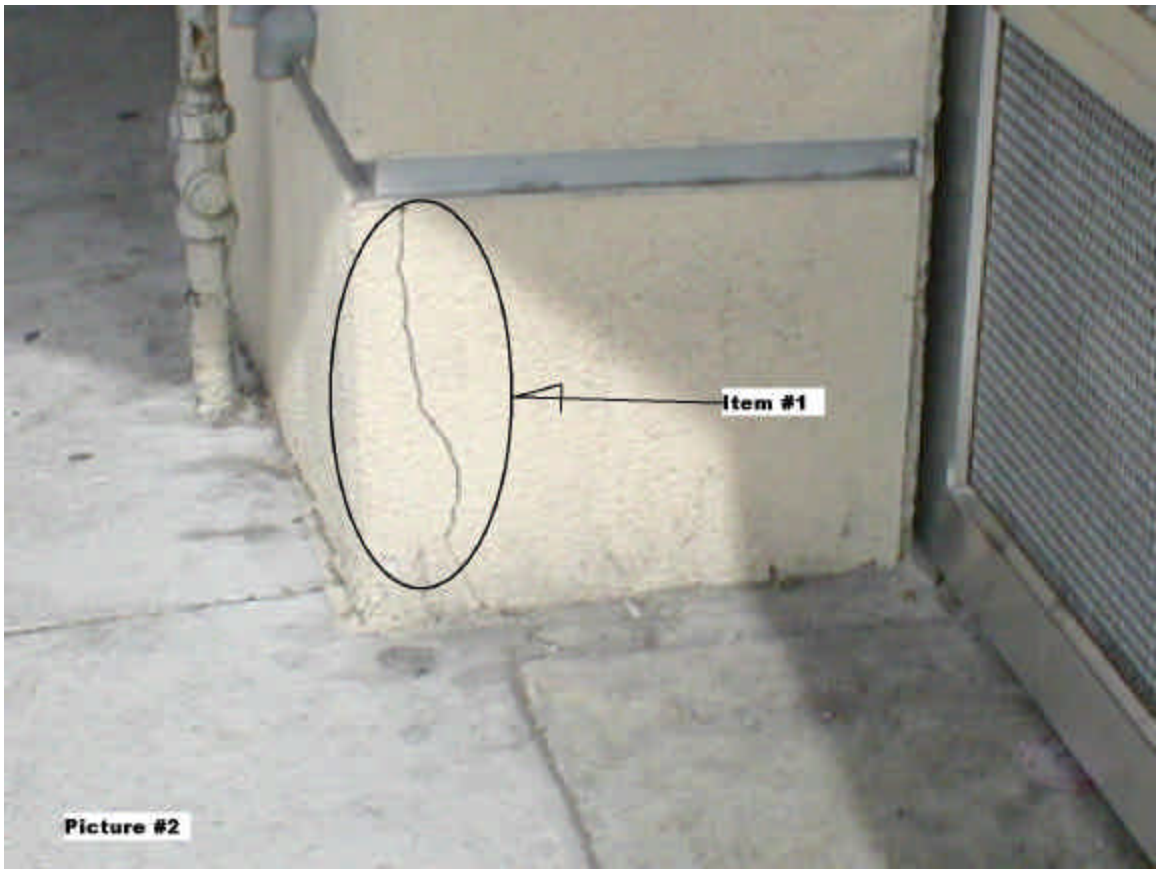
3930 24th Street
Joe Cassidy
An Inquiry into Construction Defects

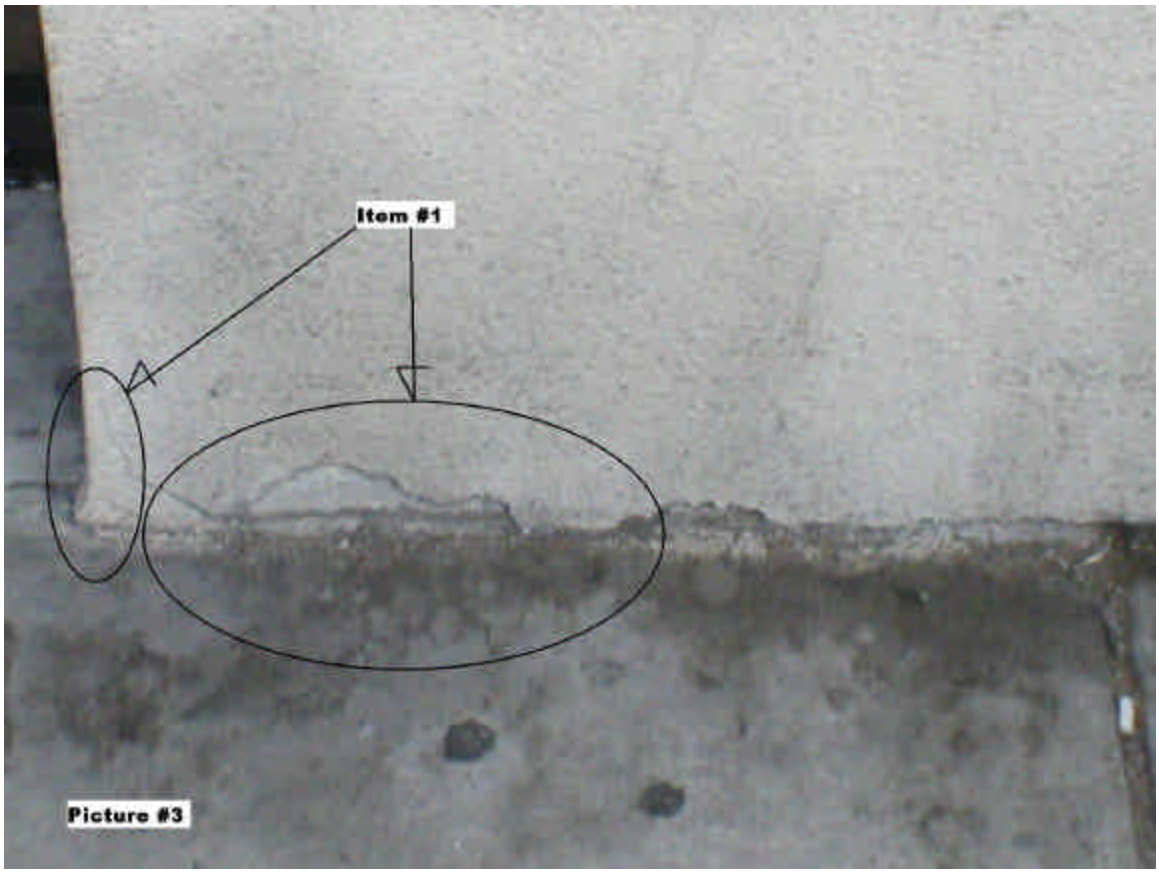
Note: These inquiries are based on CONSTRUCTION EXPERIENCE, and need to be followed up by the proper entities. We are not ICBO certified inspectors, and do not hold degrees in structural engineering.

We reviewed the property at 3930 24th Street, San Francisco. The building appears to have numerous defects, which may indicate that more serious issues are concealed behind finishes. These defects include cracking stucco and deteriorating finishes. These issues are visually unappealing, and could create more damage in the future. They might also be a sign of structural defects that could put the lives of the residents at risk.

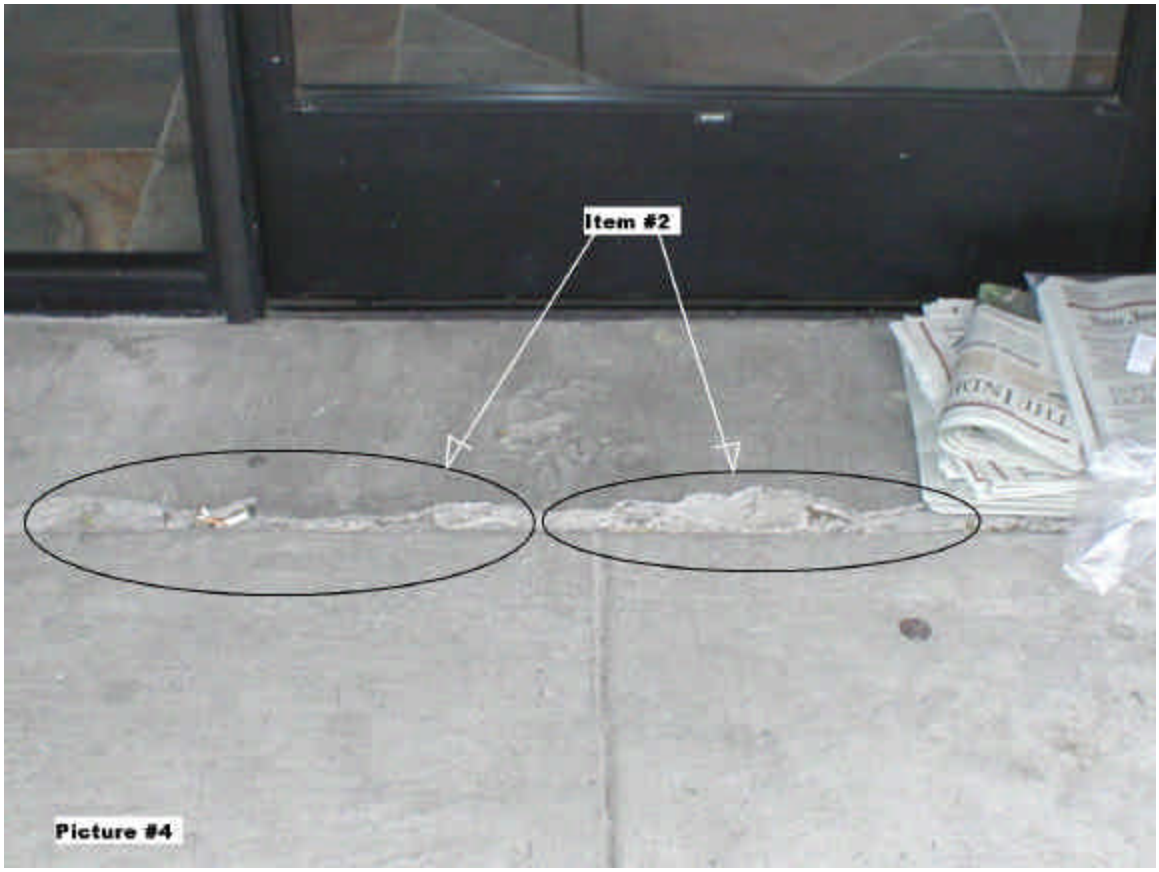
Below are descriptions of the various visual defects at the building.



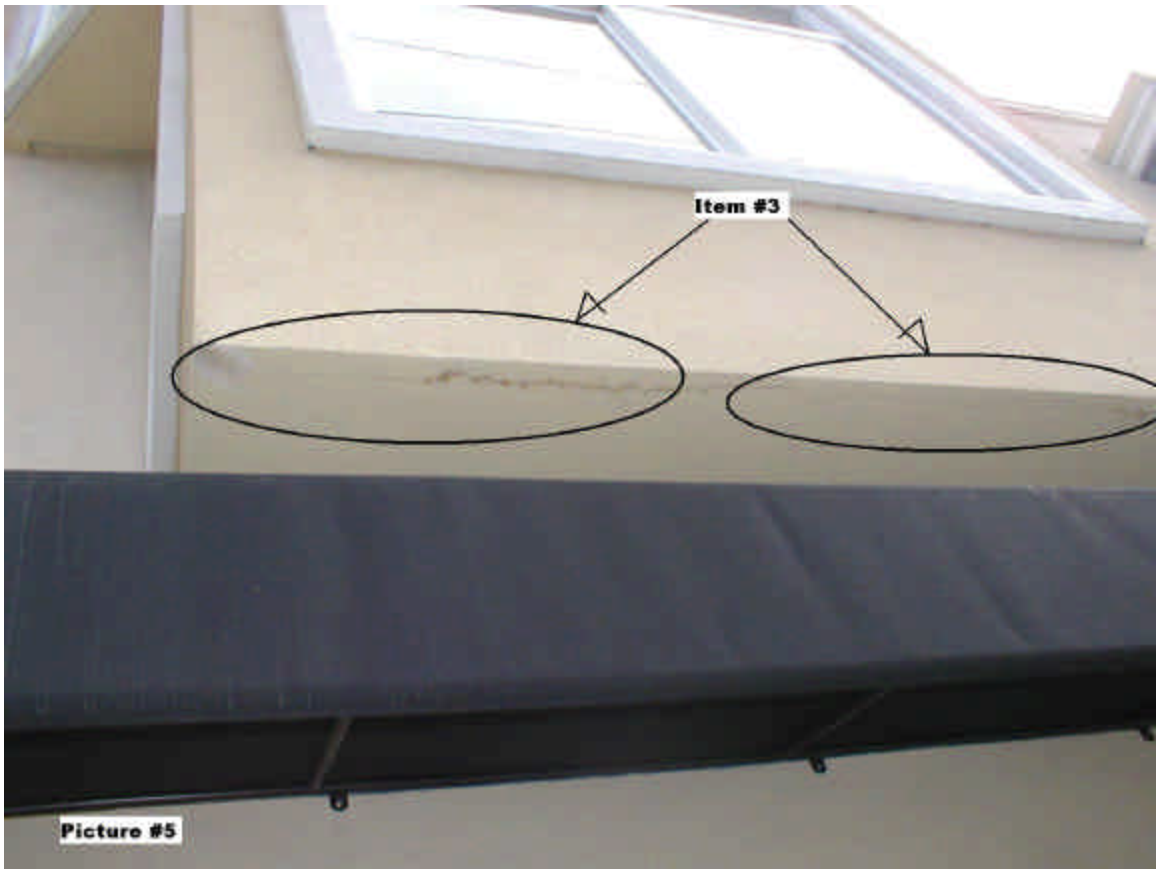

Item #1
Picture #2

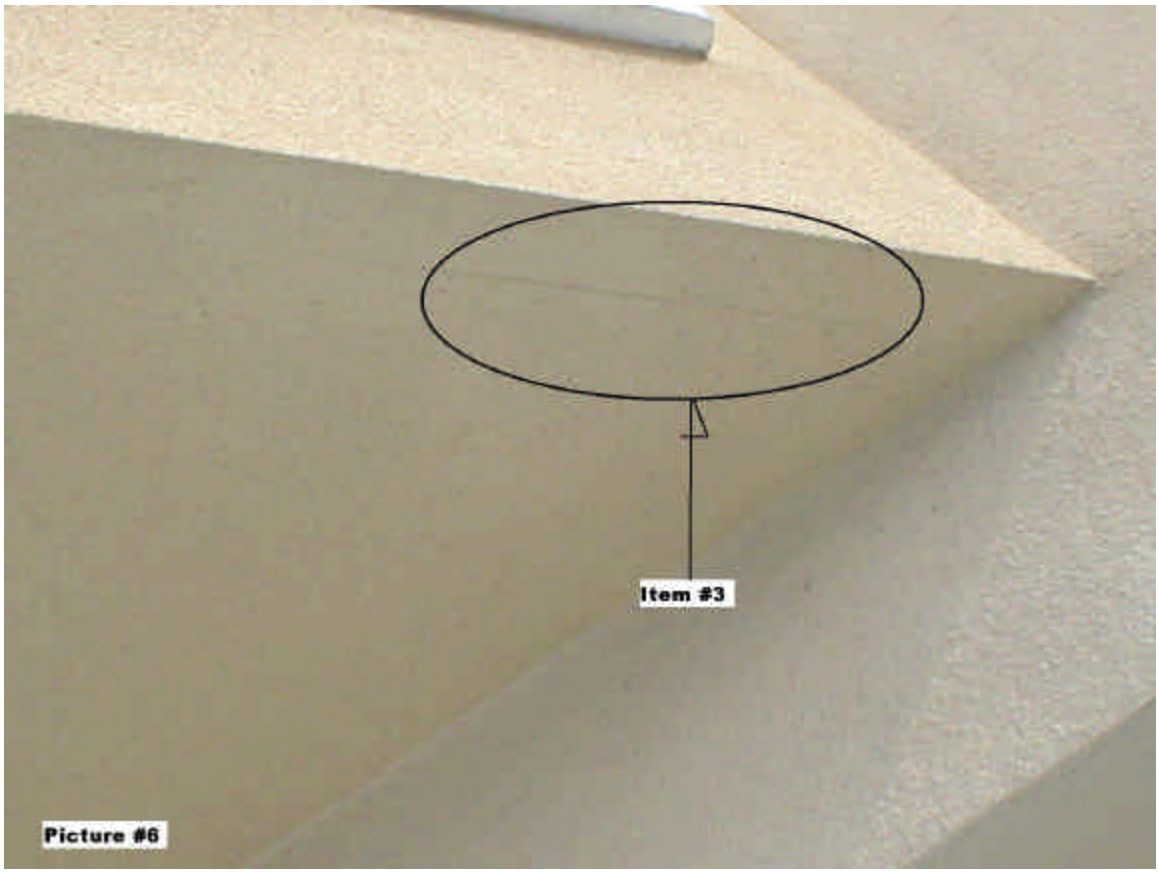


1. **CRACKING STUCCO AT BASE OF BUILDING (Pictures #1-#3):** The stucco is cracking and falling apart around the entire base of the structure. It is clear there is a warranty issue with the installation of the stucco. The contractor did not follow normal industry practices when installing the lathing/stucco on the building, resulting in consistent cracking around the base of the structure. The contractor installed the stucco too close to the ground, then placed the concrete sidewalks against the wall finish. The cracks are created when the sidewalk expands and contracts with the weather, causing pressure against the stucco. The cracking on the exterior of the building will continue as long as these conditions remain. Normal industry practice is to terminate the stucco approximately 1-1/2" above the sidewalk. An expansion material would separate the building foundation and the sidewalk. The joint between the foundation and the sidewalk above the expansion material would then be sealed with caulking. In the case of this building, the visible cracks leave the structure vulnerable to attacks from insects, fungi and water. Moist walls are a breeding ground for various harmful forms of mold that could affect the health of the occupants.

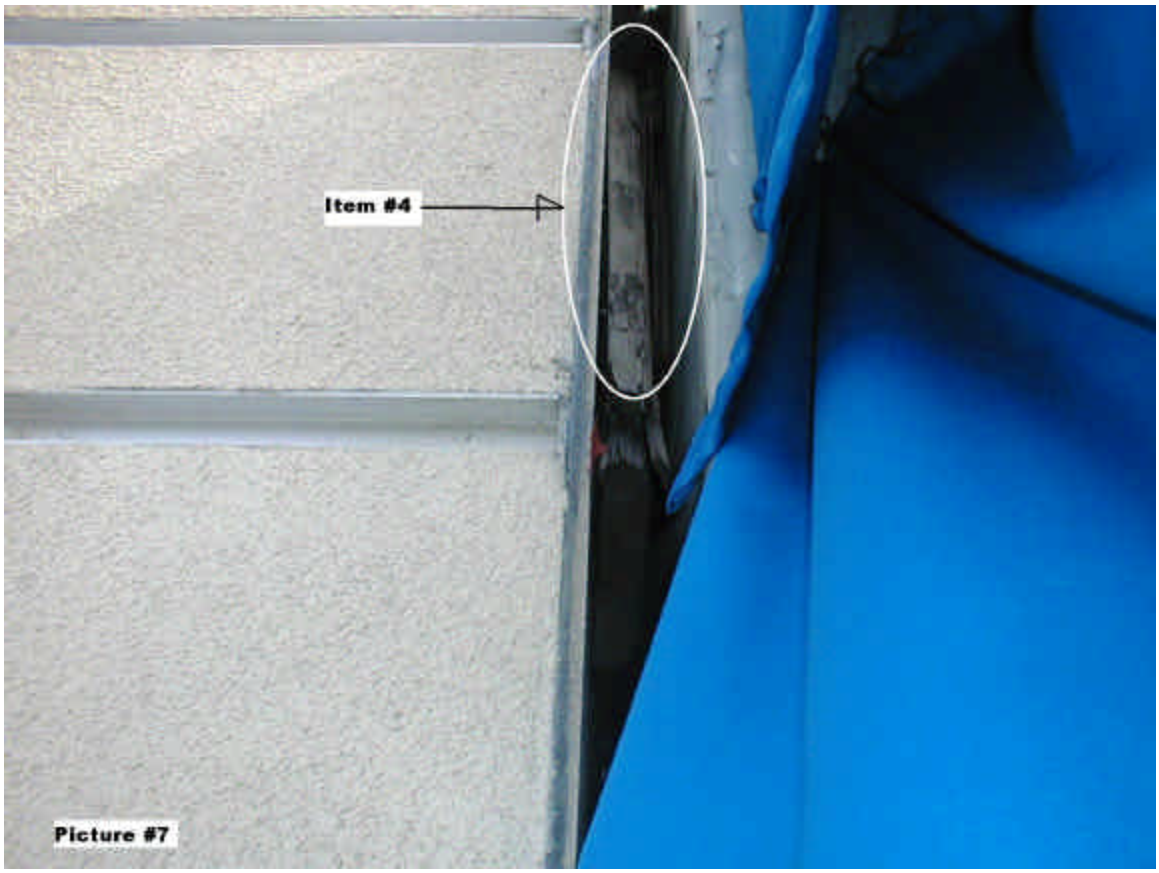


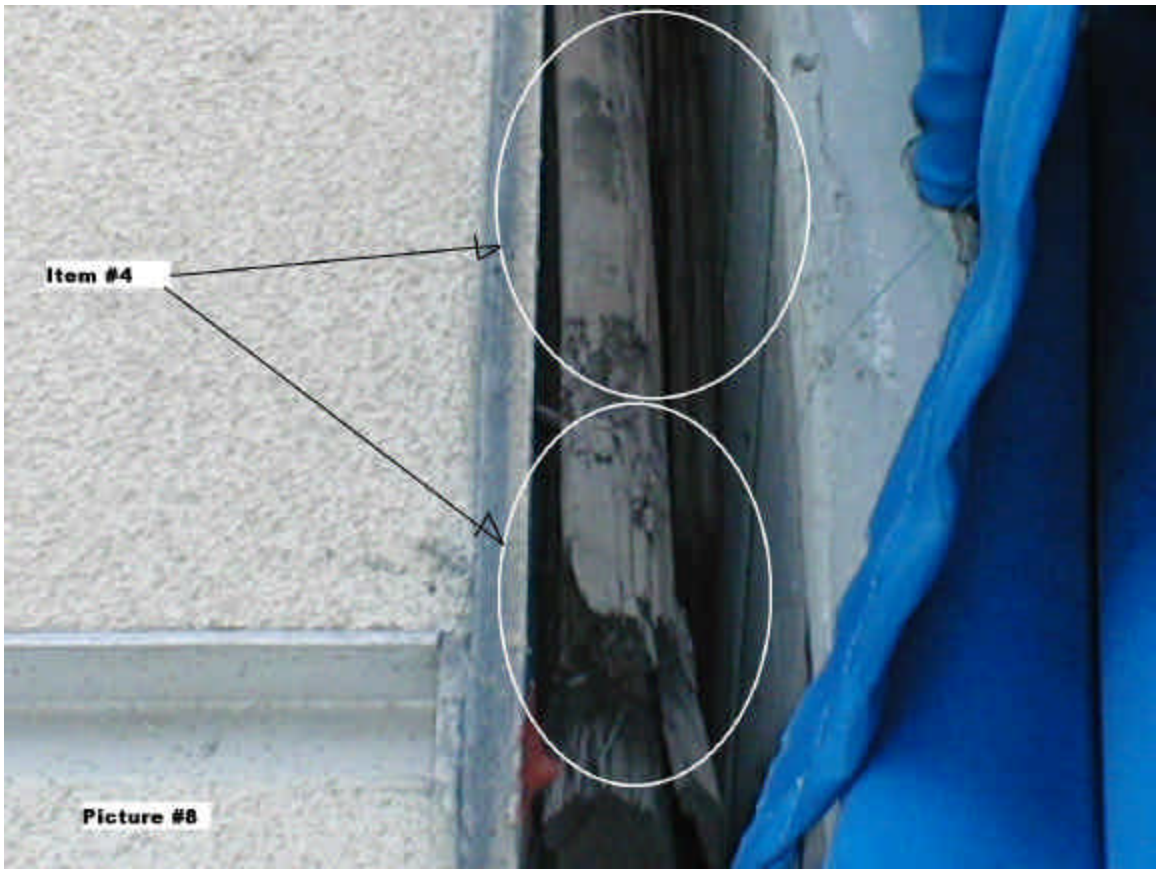
2. **TRIPPING HAZARD (Picture #4):** Picture #4 raises concern for the safety of the residents, and reflects the quality of the work of the contractors. This discrepancy creates a major tripping hazard in front of the main entrance of the building. The skimmed concrete layer that was installed on top of the original sidewalk is deteriorating and falling apart, creating the hazard.


Item #3
Picture #5

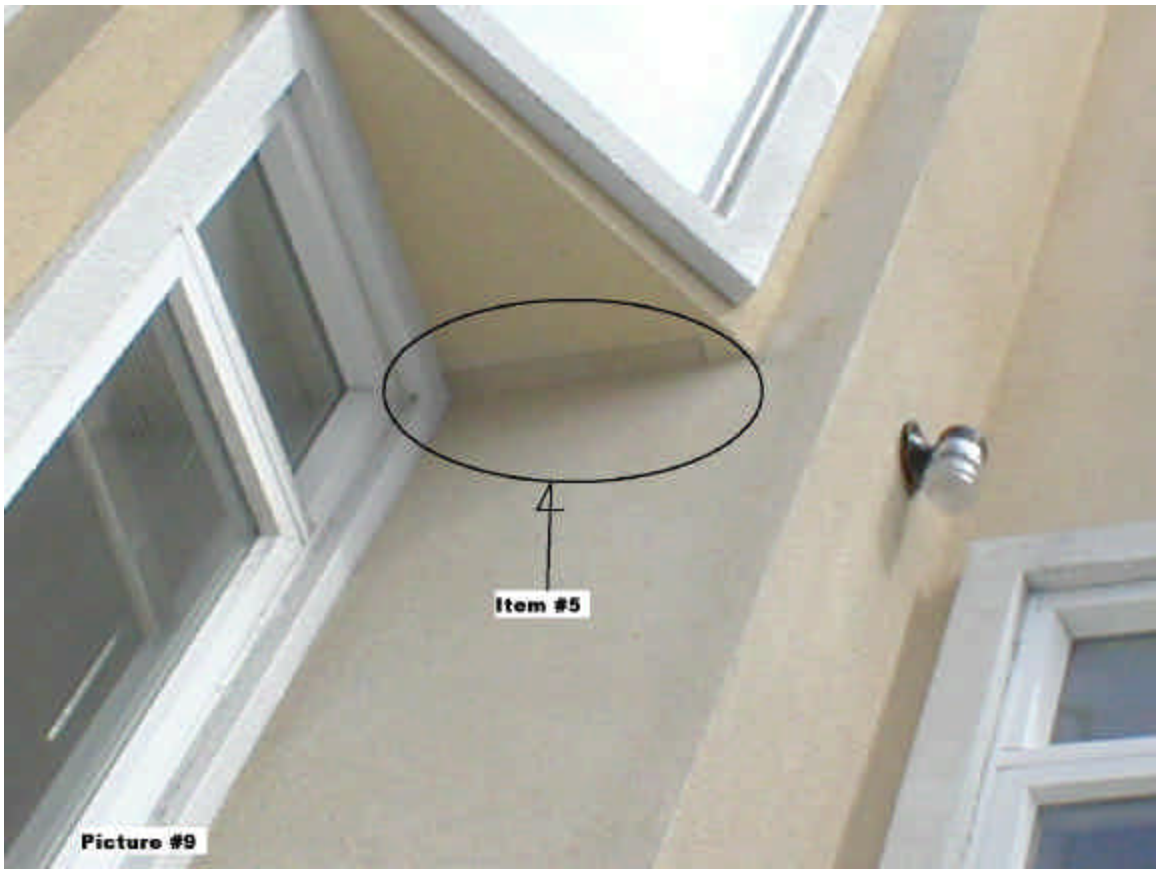


3. **STUCCO CRACKS IN A CONTINUOUS LINE (Pictures #5-#6):** The cracking in pictures #5 & #6 may indicate that the building has potential structural defects. When stucco cracks in a continuous line, it suggests that two structural members may be acting against each other. The structural members should be mechanically connected using various methods that would be detailed on the project plans. The locations and patterns of stucco cracking raise questions. These conditions need further investigation.


Item #4
Picture #7



4. **POSSIBLE FIRE HAZARD (Pictures #7 & #8):** Pictures #7 & #8 show the fire wall/expansion area between the building and the structure along side. This area is to be clear and free of combustible materials. The contractor has left masonry/concrete forming materials between the buildings, which could provide an ignition point for fire. Additionally, the expansion area is provided so the two structures can act independently. This material creates a rigid condition and the two structures could suffer damage, especially during seismic activity.


Item #5
Picture #9

5. **BLOCKED AIR VENTS (Pictures #9 & #10):** Pictures #9 & #10 are examples of the attention to detail with which the building was constructed. The vents are almost completely blocked by over-spray. These vents are traditionally installed to allow the structure to breath. Air flow is normally provided into areas of the structure where wood is encapsulated, preventing dry rot.

This list is not complete; a more thorough investigation is in order.

We believe the above flaws could have been avoided by the use of standardized construction techniques. The building is a classic example of the need for trained craftsmen, qualified supervisors, and proper inspections.