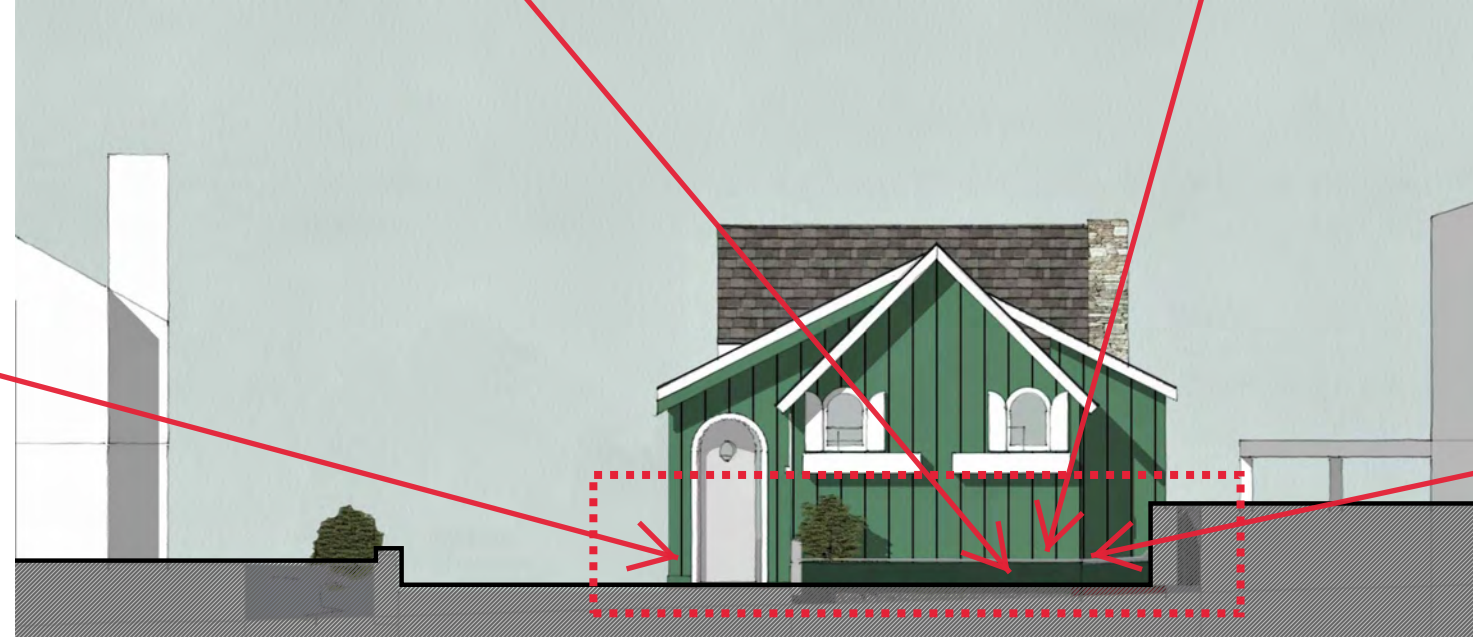


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EAST ELEVATION

SITE:
The flagstone stone patio surrounding the front portion of the building doesn't slope away from the foundations. Water has entered the building causing wood deterioration. This damp environment is destroying the floor framing and provide conditions for mold growth. water stains were observed in the interior of the living room.

To reduce the amount of "water and moisture intrusion" into the building, the exterior ground levels should be maintained below the bottom of the wood siding, and the top of the concrete foundation. the exterior of the building should be properly sealed and additional sub-floor vents will increase the crawl spaces ventilation and reduce moisture. At ground level, properly installed french drains along eaves will re-direct running water away from foundations.



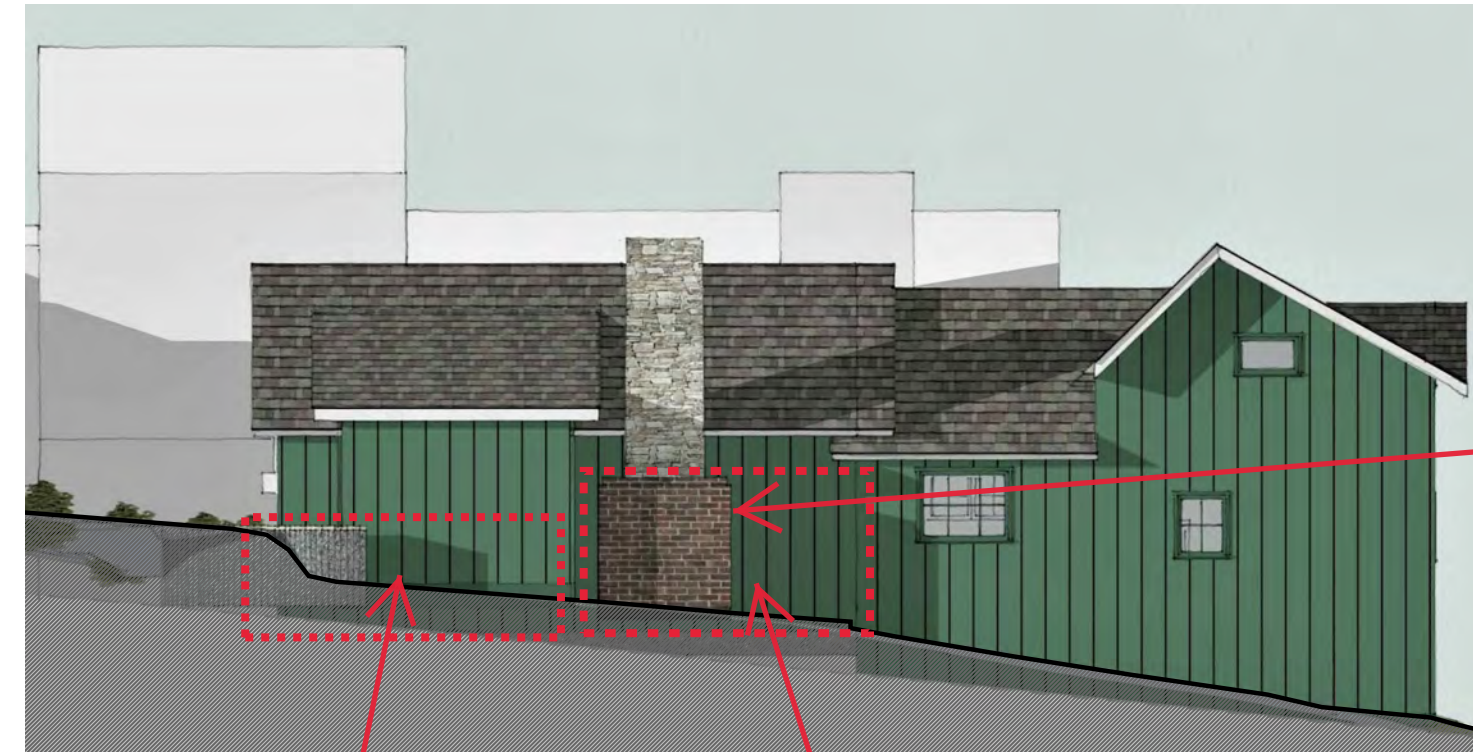
SOUTH ELEVATION



SCOPE OF INSPECTION: The limited, visual inspections, evaluations and reports for this building are intended for the exclusive use of the City of Carmel-by-the Sea / Historic resources Board only. The inspection is NOT an engineering evaluation of the property or structures.

Features of Single-Wall Construction

This type of construction is essentially a shell—just an outer wall around a floor built off the ground. The walls are typically made from thick 1" x 12" redwood planks featuring board and batten to fit them together. The walls are supported by a few 2" x 4" studs at window and door openings. The walls, typically around 8 feet tall, were capped by roofing rafters spaced 2 feet apart, tied together with flat 1" x 8" or 1"x6" decking supporting the asphalt shingles.



NORTH ELEVATION



CHIMNEY:
Not operable condition. Per Engineer's report.

EXTERIOR WALLS:

The structure shows some moderate to serious exterior wall maintenance deficiencies. Paint peeling and rotted wood can be found mostly in the lower portion of the walls due to splashing rain water and moisture absorption from siding in direct contact with the ground.

Rotted boards and trims will require to be replaced "like for like" using the same materials and installation methods. The vertical joints of the board and batten wall should be completely sealed and caulked, with the caulk being pliable without gaps or voids. A good weather protective paint or varnish finish should be maintained on exterior wood.

Much of the decorative exterior wood trim is not treated wood, and should be repaired, sealed, caulked, with the caulk being pliable without gaps or voids. If replacement of the trim becomes necessary, paint the backside and ends of the wood before installing.

In addition, it is recommended that the property owner have an independent inspection for wood destroying insects and other organism.

DOORS & WINDOWS:

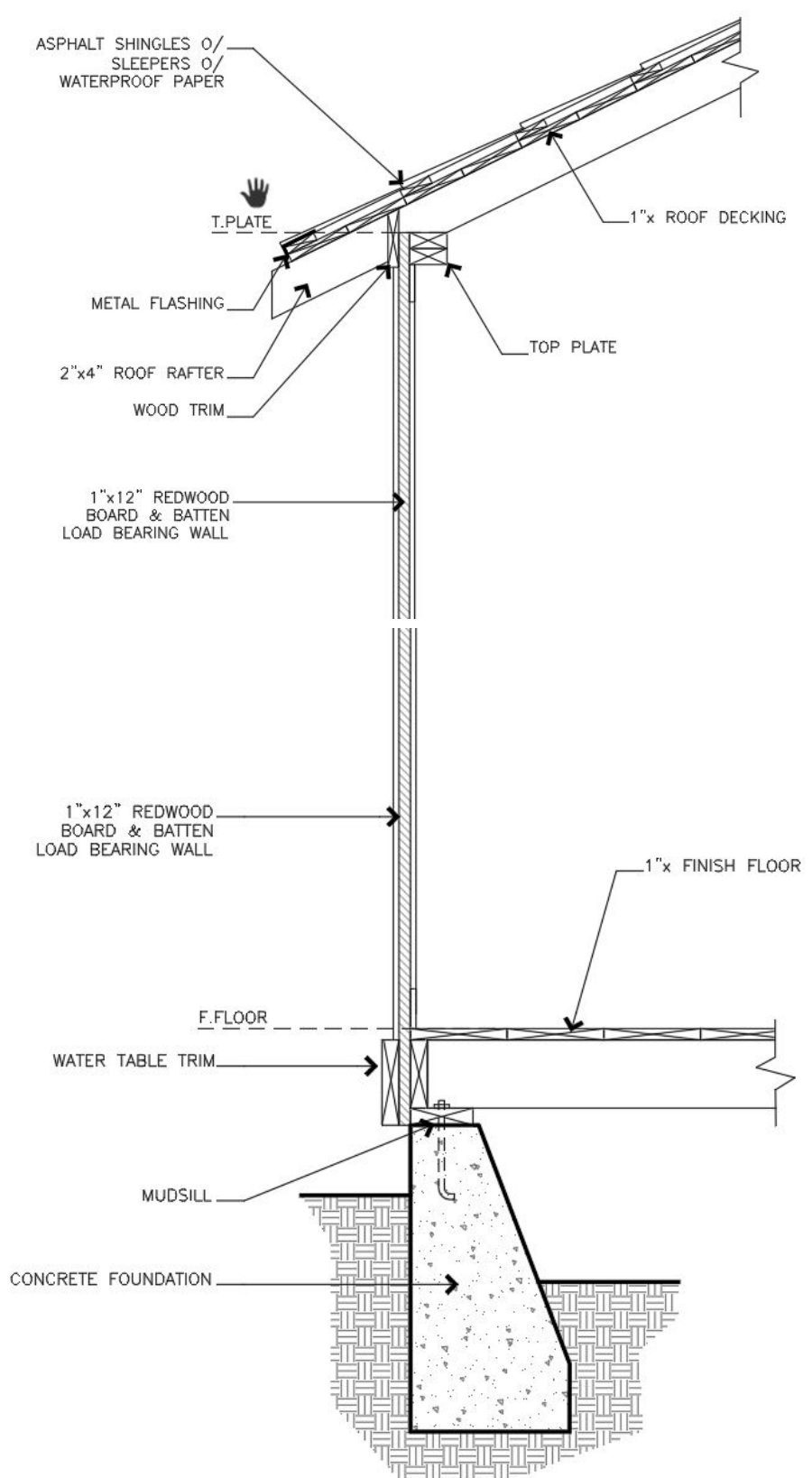
The wooden entry door was found to operate and serviceable. A new threshold, hardware and weather- stripping should be installed. The exterior door surfaces should be finished and sealed and door components maintained and/or repaired as part of regular maintenance.

Wooden windows with single pane glass have been used in this building and some of the operable windows are painted closed and do not open. Damaged materials should be removed and replaced as part of the window retrofit.

The windows in the main entry and living room area have the most serious moisture damage. Its recommended to replace the rotted window sills, trims or, in some cases, wooden frame including exterior casing. For window rehabilitation, the condition of the sashes is critical to the performance of the window.

If repair/rehabilitation to stop moisture and air infiltration is not possible, a complete window replacement "like for like" may be required.

The gaps and openings around the doors and windows should be completely sealed and caulked.



Existing Single-Wall Construction - Assembly Detail

DATE	REVISION



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CLAUSEN RESIDENCE
DOLORES ST. 5 NW SECOND AVE.
CARMEL-BY-THE-SEA, CALIFORNIA

Job Number	2020-06
Date	09-06-22
Revision	
Drawn By	FDS

Sheet Number

A-1.0.2

of: Sheets