

1034-1040 47th St., Emeryville, CA

Housing Conditions



No shear walls



Exposed insulation; knob and tube wiring



Unreinforced fireplace and hearth



No seismic bracing/lateral ties



Unreinforced footings; failing footings



Unreinforced footings; failing footings



Knob and tube wiring; fuses, no circuit breakers



Dry rot



Missing windows due to repeated break-ins (side yard)



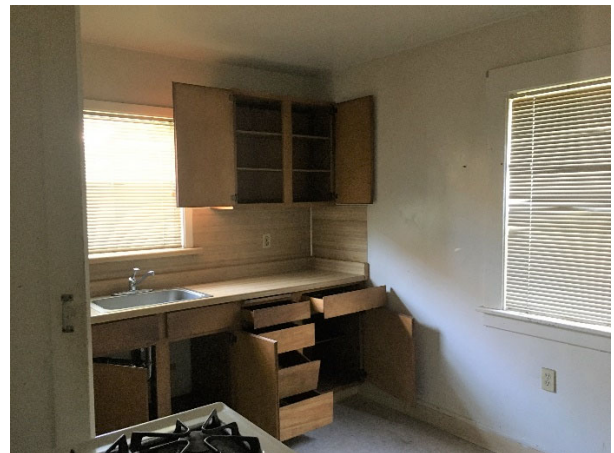
Separation between gutter and eave; roof rot



Foundation concrete leaching



Foundation concrete leaching



Whereas the units have out of date utility systems and structural issues, unit interiors are older, but generally acceptable