



PRE-721 EVALUATION - PHASE 1

1234 Main Street
Imperial Beach, CA 91932-1412

Buyer Name
05/02/2024 9:00AM



Inspector
Patrick Keith
Patrick Keith
GC Class B #331-525
619 818 3882
patrick@3einspect.com



Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

1: Property Details	4
2: EXTERIOR ELEVATED ELEMENTS (E3s)	7
3: Protect Your Investment	16
4: Glossary of Terms	17
5: Services and Fees	18
6: SB-721 Standards	19

SUMMARY



ITEMS INSPECTED



MAINTENANCE/MONITOR



RECOMMENDATION/NEEDS
ATTENTION



MAJOR SAFETY HAZARD



2.1.1 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 1 Exterior Elevated Element (E3) : Walkway - Sealant Required

⚠ 2.1.2 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 1 Exterior Elevated Element (E3) : Landing

⚠ 2.1.3 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 1 Exterior Elevated Element (E3) : Stairs - Deteriorated

⊖ 2.2.1 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 2 E3 : Walkway Water Sealant Required

⚠ 2.2.2 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 2 E3 : Stairs - Deteriorated

⊖ 2.3.1 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 3 E3: Stairs and Walkway

⊖ 2.3.2 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 3 E3: Stairs and Walkway Continued

⚠ 2.3.3 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 3 E3: Stairs - Deteriorated

⊖ 2.4.1 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 4 E3: Stairs and Walkway

⚠ 2.4.2 EXTERIOR ELEVATED ELEMENTS (E3s) - Group 4 E3: Stairs - Deteriorated

1: PROPERTY DETAILS

Information

Property Orientation Photos: Photos of Property

Views of property for identification and orientation



Satellite View



North View



West View

Exterior Elevated Element (E3) Group Identification Photos: Exterior Elevated Element (E3) Group Identification Photos

The First photo shows the locations of each of the E3 Groups

E3 Group 1 is composed of a stairway and an elevated walkway. The stairway has a landing and 13 treads.

E3 Group 2 is composed of a stairway and an elevated walkway. The stairway has 14 treads. The walkway is approximately 41ft long

E3 Group 3 is composed of two stairways and an elevated walkway. Each stairway has 14 treads. The walkway has a combined length of approximately 80ft.

E3 Group 4 is composed of a stairway and an elevated walkway. The stairway has 10 treads. The walkway is approximately 16ft long



Location of E3 Groups



E3 Group 1



E3 Group 2



E3 Group 2



E3 Group 3



E3 Group 4

What To Expect In this Report

Phase 1 Pre-721 Evaluation (P1PE) Service includes the following:

- Identify and document (with Photos) all E3s to be inspected
- Identify and document (with Photos) areas of concern
- Recommend further evaluation
- Identify repairs needed before SB-721 inspection
- Recommend E3 maintenance items

Limitations

Inspector Summary

PHASE 1 PRE-721 EVALUATION (P1PE) LIMITATIONS

A Phase One Pre-721 Evaluation (P1PE) is not a complete SB-721 inspection.

A P1PE has none of the requirements of an SB-721 inspection or the associated time frames or deadlines to complete emergency or non-emergency repairs.

A P1PE does not include borescope inspection or expectations of future performance.

It is not an exhaustive inspection of every single detail of each element according to manufacturer specifications or construction codes, past and present.

This evaluation is essentially visual not technically exhaustive and does not imply that every defect will be discovered.

The P1PE report is based on conditions that exist at the time of the inspection

The P1PE excludes and does not intend to cover any component items and conditions that by the nature of their location are concealed or otherwise difficult to inspect.

There will be no dismantling, destructive analysis, or technical testing of any component. Excluded from the evaluation are all cosmetic conditions. Elements are evaluated for function and safety, not Code Compliance.

This P1PE will not include analysis or testing for concealed wood Decay, or for insects and vermin.

The P1PE and P1PE Report is not a guarantee or warranty expressed or implied of this building or any of its components. The P1PE and P1PE Report are furnished on an opinion-only basis. The company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no liability for the cost of repairing or replacing any unreported defects or conditions.

The report is for the sole use of our client and no third-party liability is assumed.

2: EXTERIOR ELEVATED ELEMENTS (E3S)

		IN	NI	NP	D
2.1	Group 1 Exterior Elevated Element (E3)	X			X
2.2	Group 2 E3	X			X
2.3	Group 3 E3	X			X
2.4	Group 4 E3	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Group 1 Exterior Elevated Element (E3) : Material

Concrete, Stucco, Wood, Steel, Metal Edge

Group 2 E3 : Material

Wood, Concrete, Steel, Edge Metal, Stucco

Group 3 E3: Material

Stucco, Edge Metal, Steel, Concrete, Wood

Group 4 E3: Material

Steel, Metal Edge, Stucco, Concrete, Wood

Deficiencies

2.1.1 Group 1 Exterior Elevated Element (E3)

WALKWAY - SEALANT REQUIRED

UNIT #20 WALKWAY

Concrete walkway is showing signs of weathering and/or water intrusion. There are cracks in the concrete deck and gaps where the deck meets the stucco. New water sealant/weatherproofing is recommended.

 Maintenance/Monitor



Group 1 E3



Group 1 walkway



Group 1 walkway



Group 1 walkway



Group 1 walkway



Group 1 walkway

2.1.2 Group 1 Exterior Elevated Element (E3)

 Major Safety Hazard

LANDING

UNIT #20 LANDING

The concrete landing has significant deterioration. Edge metal and metal baseplate have extensive corrosion. New edge metal and baseplate are recommended. The concrete deck needs replacement. These deficiencies must be addressed before SB-721 Inspection.



Group 1 Stairway landing



Stairway landing



Underside of Pan



Landing edge metal

2.1.3 Group 1 Exterior Elevated Element (E3)

 Major Safety Hazard

STAIRS - DETERIORATED

STAIRS TO UNIT #20

One or more sections of the exterior stairs are deteriorated. Right bottom stringer rusted through. The left bottom stringer is uplifted by a large tree root. These areas need attention.

Several of the concrete stair treads are cracked or crumbling and must be replaced.



Group 1 E3



Bottom of stringer



Bottom of stringer

2.2.1 Group 2 E3

 Recommendation/Needs Attention

WALKWAY WATER SEALANT REQUIRED

UNIT #21 AND 22

The concrete walkway is showing signs of weathering and water intrusion. There are cracks in the concrete deck and gaps where the deck meets the stucco and around where the stringers attach. New water sealant/weatherproofing is recommended. Further investigation into what caused the cracks in the walkway is recommended. The plywood and support framing may have termite damage.

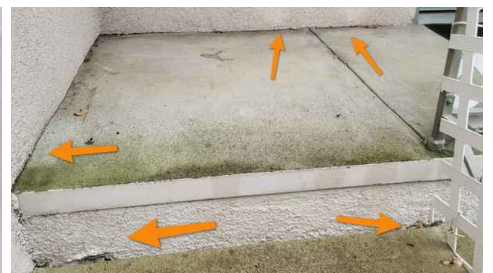
A borescope inspection is recommended under the stair stringer, the cracks in concrete, and along the edge metal.



Group 2 Stairway



Group 2 Walkway



Group 2 Above Stringer Attachment



Group 2 Walkway



Group 2 Edge Metal N End of Walkway



Group 2 Edge Metal N End of Walkway



Group 2 Right Stringer



Group 2 Above Left Stringer

2.2.2 Group 2 E3

STAIRS - DETERIORATED

 Major Safety Hazard

Several of the concrete stair treads are cracked or crumbling and must be replaced.

2.3.1 Group 3 E3

STAIRS AND WALKWAY

 Recommendation/Needs Attention

UNIT #14 AND 15

The concrete walkway is showing signs of weathering and water intrusion.

The deck edge metal has been repaired in the last few years. This repair has failed. Demo and replacement of 40ft section of edge metal is recommended.

A Borescope inspection is needed under the stair stringer and along the rim board. Larger investigative openings may be necessary near one or more of these areas.

New sealant where stucco meets the concrete walkway is recommended.

Bottom of stair stringers severely rusted and need to be stripped and evaluated.



Group 4 walkway



Group 4 walkway



Group 4 walkway



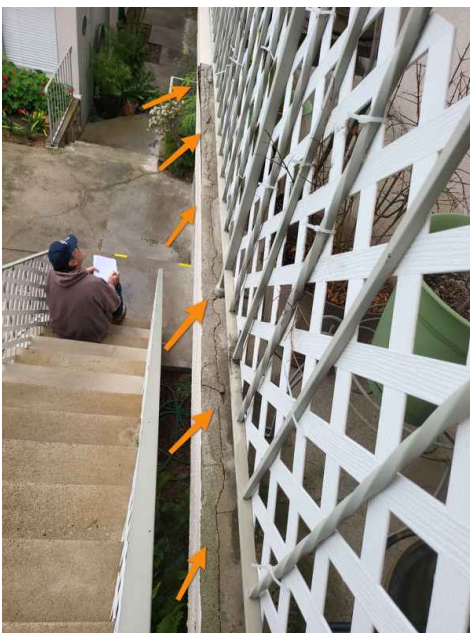
Group 4 walkway



Group 4 walkway edge metal



Group 4 walkway edge metal



Group 4 walkway edge metal



Group 4 top of stringer



Group 4 bottom of stringer



Group 4 bottom of stringer

2.3.2 Group 3 E3

STAIRS AND WALKWAY CONTINUED

UNIT 11, 12 AND 13

 Recommendation/Needs Attention

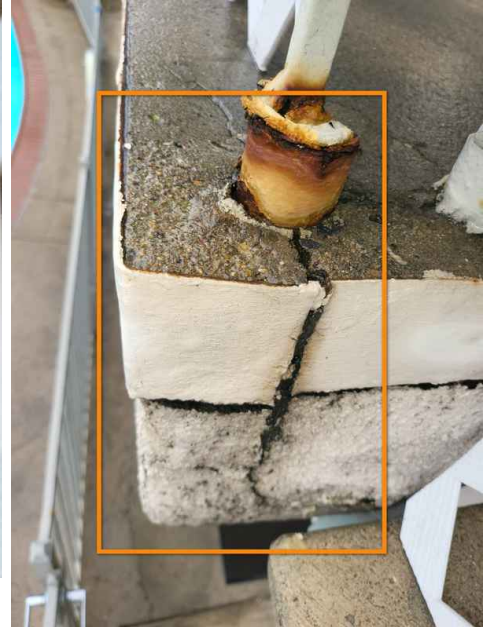
The concrete walkway is showing signs of weathering and water intrusion. New Caulking around the 30 ft perimeter of the walkway deck is recommended. Cracks along 52ft length of walkway must be resealed with flexible sealant. Borescope Inspections are recommended underneath both stair stringers on the East and West ends. Deck edge metal needs new sealant along the entire 52ft length. The edge metal is corroded and needs to be replaced.



Group 3 under W stairway



Group 3 railing connection



Group 3 railing connection



Group 3 E stairway



Group 3 walkway



Group 3 walkway



Group 3 walkway



Group 3 E stairway

2.3.3 Group 3 E3

STAIRS - DETERIORATED

 Major Safety Hazard

Several of the concrete stair treads are cracked or crumbling and must be replaced.



Group 3 W stair treads



Group 3 W stair treads



Group 3 W stair treads



Group 3 W stair treads



Group 3 W stair treads

2.4.1 Group 4 E3

Recommendation/Needs Attention

STAIRS AND WALKWAY

Walkway is showing signs of weathering and water intrusion. Outside corner of the edge metal is rusted apart. Metal railing needs repair.

A Borescope Inspection is needed underneath the stair stringer, the corner railing attachment where outside metal is rusted, and where walkway is cracked.

Larger investigative openings may be necessary near one or more of these areas.



Group 4 walkway edge metal



Group 4 walkway stair treads



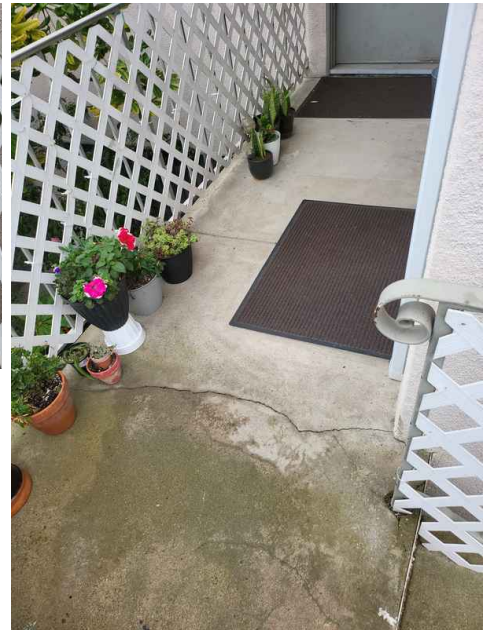
Group 4 walkway edge metal



Group 4 walkway edge metal



Group 4 walkway



Group 4 walkway



Group 4 walkway edge metal

Group 4 walkway edge metal

2.4.2 Group 4 E3

STAIRS - DETERIORATED

 Major Safety Hazard

Several of the concrete stair treads are cracked or crumbling and must be replaced.



Group 4 walkway stair tread



Group 4 walkway stair tread



Group 4 walkway stair tread



Group 4 walkway stair tread

3: PROTECT YOUR INVESTMENT

Information

General: Protect Your Investment

Protecting Your Investment

What are some the benefits of inspecting the exterior elevated elements (E3s)? Firstly, it ensures safe access to the property for children, renters, and visitors. Secondly, it limits your liability as the property owner by identifying any unsafe steps, handrails, toe trips, and other issues. Thirdly, it helps maintain your investment in the property by identifying short-term and long-term maintenance difficulties and solutions. SB 721 is a significant step forward in ensuring the structural integrity and safety of exterior elevated elements in multifamily buildings throughout California.

It's important to ensure safe access to your property by conducting a thorough inspection. This can involve walking up steps and listening for creaking or movement, as well as looking for visible signs of deterioration. Knowing the current condition of your property is essential because as an owner, you are liable for any accidents that occur on your property. By scheduling inspections early and budgeting for necessary repairs, you can limit your liability and avoid potential accidents. For example, I once evaluated a property where an elderly woman fell down the stairs due to crumbling steps. Upon inspection, I found severe visible cracks and crumbling edges on 60 of the 98 steps across all seven staircases. If the steps had been inspected regularly, this accident could have been prevented.

Maintaining your investment requires action, attention, and commitment. When you hire an inspection team, do you want them to just take a quick look and tell you what you want to hear? Or do you want them to thoroughly inspect and identify the root cause of any issues? For example, if you see a crack in your deck, do you want to know what is causing it? Why are the railing connection points into the concrete cracked and the railing system wiggly instead of solid? How long is the lifespan of a railing system? If the connection points are not maintained and water intrudes, how long before the metal rusts, the cement cracks, and the wood that the railing system bolts into fails? This can cause lateral cracks to form, and the edges of the deck to crumble. As a result, replacement costs can soar as the railing system becomes severely compromised.

It is important to consider the long-term investment in your property when you opt for an inspection. If any issues are found, you should aim for a comprehensive inspection and a competent long-term solution that can help prevent future costly repairs. When you visit a doctor, you would want a complete physical check-up rather than a quick check of your height and weight. California's SB 721, which is commonly referred to as the Balcony & Deck inspection law, has brought significant changes to the field of multi-family investments, property maintenance, and safety.

The cost of an inspection is determined by a few factors such as the age of the property, the square footage of the deck, the number of railing connection points, the length of the railing system, the connection points of stairs to landing or walkways, support posts, ledgers, and careful examination of stucco soffits. The latter often reveals watermarks from previous water intrusions. It is important to check if there is a good watertight sealant visible where the stucco meets the decks. Edge metals on the deck are meant to stop water intrusion but after 20 to 30 years, the metal gets decayed and water enters, rotting the supporting wood inside.

Please keep in mind that you have the option to choose whether or not to have your property inspected according to the mandatory 15% requirement of SB 721 law. Alternatively, you may wish to have a more thorough inspection of the current condition of areas that are cladded. To help with this, I would like to introduce you to borescope technology. A borescope is an optical instrument that is specially designed to assist with the visual inspection of narrow and hard-to-reach cavities. By drilling a small access hole into the stucco or wood-cladded soffit from below, it becomes easier to get a good visual image of the structure inside a deck. Borescope photos can also document the condition of vital connections, such as the stringer to stair doubler, and help identify mold and termite problems. This allows you to make informed decisions based on insights, judgment, and reasoning.

To summarize, it's up to you to decide on the best way to become SB 721 compliant. Going through the inspection process will help you understand the significance of maintaining your property's E3s properly to increase their longevity. Switching from costly reactive repairs to preventive maintenance is in the best interests of the property owner.

4: GLOSSARY OF TERMS

Information

General: Glossary of Terms

Glossary of Terms

Associated Waterproofing Elements: Associated waterproofing elements include flashings, membranes, coatings, and sealants that protect the load-bearing components of exterior elevated elements from exposure to water and the elements.

Borescope: A borescope is an optical instrument designed to assist visual inspection of narrow, difficult-to-reach cavities. This instrument consists of a rigid or flexible tube with a display on one end and a camera on the other, linked together by an optical or electrical system in between.

Bullnose: Bullnose trim is a superior material compared to deck metal at the transition from stairs to deck which gets a lot of traffic.

Cantilever Beams: A cantilever is a rigid structural element that extends horizontally and is unsupported at one end. Typically, it extends from a flat vertical surface such as a wall, to which it must be firmly attached. Like other structural elements, a cantilever can be formed as a beam, plate, truss, or slab. When subjected to a structural load at its far, unsupported end, the cantilever carries the load to the support where it applies a shear stress and a bending moment.

Cladding: Cladding is the application of one material over another to provide a skin or layer. In construction cladding is used to provide a degree of thermal insulation and weather resistance.

Doubler: A doubler is the connection point for stringer attachment.

Deck metal: Deck metal is metal flashing around the perimeter of decking that keeps water from entering the deck.

Elevated Exterior Elements (EEE): Exterior elevated elements include the following types of structures, including their supports and railings: balconies, decks, porches, stairways, walkways, and entry structures that extend beyond exterior walls of the building and which have a walking surface that is elevated more than six feet above ground level, are designed for human occupancy or use, and rely in whole or in substantial part on wood or wood-based products for structural support or stability of the exterior elevated element.

Joist hanger: Joist hangers are metal brackets designed to connect and support the weight of the joists, wooden beams, or rafters surrounding the framing systems. They're commonly made of aluminum, steel, or galvanized steel to anchor the ceilings, floors, and decks to the framing system by fastening the joists or beams to the rim joists and ledger boards.

Ledger: A ledger refers to a horizontal support structure attached to a building or a wall to provide support for other construction elements.

Load-bearing components: Load-bearing components are those components that extend beyond the exterior walls of the building to deliver structural loads from the exterior elevated element to the building.

Standoff: A Standoff is a metal connection that raises the wooden support beam allowing water to drain away from the beam.

Stair Stringer: A stair stringer is a structural component that supports the treads and risers of a staircase. It is the inclined member running diagonally along the sides of the stairs, providing stability and load-bearing capacity. The stringer serves as the backbone of the staircase, transferring the weight of those using the stairs to the supporting structure below.

Toe Trip: A raised edge on a walking surface often due to cracking or sagging of the support system. This unevenness can be a trip hazard.

Weep Screed: Weep screed is a special piece of metal flashing that runs along the bottom of walls that wicks moisture out of holes that are located at the bottom of the flashing. It also acts as a ground that helps establish the stucco depth of the wall and serves as a control joint that runs along the bottom of the stucco walls.

5: SERVICES AND FEES

Information

General: SB-721 Standards

General: Services and Fees

SB-721 Evaluation and Inspection Service Fees

Patrick's Property Maintenance Service

Service Fees are based on the number of Exterior Elevated Elements (E3s) evaluated. The number E3s often varies from property to property. The following fee structure is based on both the number of apartments and the number of E3s.

Our services are often completed in three phases.

Phase 1 - Pre-721 Evaluation includes the following:

- Identify and document (with Photos) all E3s to be inspected
- Identify and document (with Photos) areas of concern
- Recommend further evaluation
- Identify repairs needed before SB-712 inspection
- Recommend EEE maintenance items

The Phase 1 - Pre-721 Evaluation fee for a 3 - 10 unit is: \$500.00

Phase 2: The focus of Phase 2 is to better understand and investigate the failures and concerns identified in Phase 1 of the Pre-721 Evaluation. With this understanding, a repair plan can be developed to become SB-721 compliant.

Phase 2-Pre-721 Evaluation includes the following:

- Further investigation using a borescope (quantity 1-10)*
- Document the current condition (with Photos)
- Identify structural deficiencies, for example, termites and wood rot
- Create a repair plan

The Phase 2 - Pre-721 Evaluation fee for a 3 - 10 unit is: \$500.00

Phase 3 - Complete SB- 721 Inspection includes the following:

- Document the current condition (with Photos)
- Expectations of future performance
- Required reporting to the building department
- Retain records for two cycles

Phase 3 - Complete SB- 721 Inspection fee for 3 - 10 units is \$900.00

Total: \$1900.00

Additional Services

- * Borescope service \$35.00 per additional borescope hole.
- Plans and permits
- Documentation of repair work by other contractors.

Phase 1: Minimum Pre-721 Evaluation charge for an 11 - 20 unit apartment is \$900.00.

Phase 1: Minimum Pre-721 Evaluation charge for a 21 - 30 unit apartment is \$1300.00.

Phase 2: Minimum charge for an 11 - 20 unit apartment is \$1300.00.

Phase 2: Minimum charge for a 21 - 30 unit apartment is \$1700.00.

Phase 3: Minimum charge for an 11 - 20 unit apartment is \$1700.00.

Phase 3: Minimum charge for a 21 - 30 unit apartment is \$2500.00.

6: SB-721 STANDARDS

Information

SB-721 Standards

SB-721 Standards

1. Inspection Guidelines

These guidelines are for inspection and certification requirements for exterior elevated elements.

2. SB-721 Scope

California requires inspection of weather-exposed exterior elevated elements (E3s) of buildings every six years, and it applies to buildings containing R-1 and R-2 Occupancies, as defined by the California Building Code.

If building owners believe their building is exempt from the program, they must file the Exemption Declaration form to be removed from the program's inventory.

SB-721 applies to the following elements located more than 6 feet above adjacent grade, constructed of wood or steel, and accessible to occupants, known collectively in this document as exterior elevated elements (E3s):

- Balconies
- Exterior walkways
- Decks
- Exterior stairs and landings
- Guards and associated handrails serving any elements listed above

E3s whose structural system is constructed of reinforced concrete are exempt from the program. E3s featuring a concrete topping slab as a wearing surface are subject to the program if the topping slab is supported by wood or steel framing.

E3s located in areas accessible only to maintenance personnel, such as roofs, are not subject to the program.

Figure 1 on page 6 is a sample illustration of E3s..

3. SB-721 Purpose

The purpose of SB-721 is to safeguard public safety by maintaining the strength of structural components supporting E3s. Inspection objectives include the following:

- Identify wood-framed E3s exhibiting significant deterioration due to wood-destroying organisms (fungal decay or insect infestation).
- Identify steel framed E3s exhibiting significant section loss due to corrosion.
- Ascertain whether the extent of deterioration or corrosion poses a significant compromise to the load-carrying adequacy of structural components supporting E3s.
- Attempt to locate the water source if wood-destroying organism infestation or corrosion is observed in wood framing or steel framing respectively.
- Remediate deficient components.

Before assessing the building's E3s, confirm the applicability of the program to the building. If the building is not subject to the program, the building owner should file the Exemption Declaration form with the City. In this case, the city would not require assessment of the building's E3s.

The inspection and condition assessment process is comprised of a screening evaluation and remediation. An overview of the screening evaluation and remediation procedures is illustrated in Figure 2 on page 7.

4. Screening Procedure

The screening by a licensed professional is comprised of two components: condition assessment of E3s' structural components and condition assessment of the waterproofing system.

Structural Screening

The screening of structural components will most commonly entail the following:

- Visit the Site
- Visually review all E3s, and interior and exterior areas proximate thereto, as necessary.
- Develop an Investigative Program
- In the case of E3s with soffit finishes, selectively identify at least 15% of locations for investigative openings to reveal concealed structural components. Finish removal needs only be the minimum amount sufficient to ascertain whether or not wood structural components have suffered decay due to wood-destroying organisms or whether or not steel structural components have suffered corrosion. Inspections should be conducted at the most probable locations where water intrusion may occur, for example at the intersection of horizontal and vertical assemblies, guardrail penetrations of the element assembly, floor drains where present, or other similar locations.
- Create Investigative Openings
- Selectively create investigative openings to reveal at least 15% of concealed structural components and conditions. A building permit is not required for the selective removal of finishes associated with investigative work.
- Determine if Wood Destroying Pests, Organisms or Corrosion is Present
- If wood-destroying organisms are identified on wood components or corrosion is identified on steel structural components, initiate structural evaluation as recommended below.

- Patch Investigative Openings
- If no significant presence of wood-destroying organisms or corrosion is identified, patch the openings to match the existing surface. The owner may wish to install vents and/or access openings to provide easy access for future inspections. Be mindful that the affected areas may be components of a fire-rated assembly when located close to side or rear property lines and therefore subject to certain building code requirements.
- Note: A building permit is not required for patching of selectively removed finishes in-kind.
- Note: A building permit is required for the installation of vents and/or access openings.
- Waterproofing System Screening
 - Practically assessing the adequacy of the waterproofing system is difficult in many instances. The waterproofing barrier is often concealed by a wearing surface topping, in the case of balconies and walkways, or wall finish. At a minimum, the screening of the waterproofing system ought to include a visual review of readily observable exposed surface areas, including topping membrane if surface-applied, and flashings for signs of active water intrusion. It is not necessary to replace the waterproofing system if it is performing adequately.
 - If minor waterproofing defects are observed, but have not caused water intrusion or triggered an Evaluation and Remediation, these defects should be reported to the building owner with recommended maintenance measures.
 - File Certification Form
 - If no significant presence of wood-destroying organisms, corrosion or water intrusion is identified and after investigative openings are patched, file the Certification form with the City's Housing Code Enforcement office.

5. Evaluation and Remediation Procedure

Methods of Evaluation and Remediation

When the screening determines that wood-destroying organisms, corrosion or water intrusion are present, further evaluation and/or remediation are required. This process may consist of the replacement of damaged components in-kind, an engineering analysis assessing whether or not the damaged components are structurally adequate, modification of the existing components to repair the damage, or any combination thereof. Analysis of, and modifications to, existing structural components requires a licensed structural or civil engineer or architect.

Search for Documents

Consider searching for the original building design drawings. Inquire about availability with the building owner and/or the City of Berkeley.

Evaluation and Remediation

- Structural Evaluation and Remediation
 - Evaluate the original element design and extent of damage to determine the most practical and economic means of remediation. In some cases, it would be advantageous to have a licensed engineer or architect perform a structural evaluation of the damaged components to determine their adequacy. In some circumstances, for example, when the damage is significant or easily observable, the complete removal and replacement of damaged components can be a possible solution. The following types of remediation require a licensed engineer or architect:
 - Modifications to existing structural systems, for example, alterations to cantilever framing members that are not a complete replacement in-kind.
 - Complete removal and replacement of E3s.
 - Complete removal of E3s with the associated restoration of the building facade. Note: Replacement or retention of original materials and the use of original methods
 - of construction is permitted provided such materials or methods complied with the building code provisions in effect at the time of original construction. Complete replacements will require conformance to current code requirements.
 - Waterproofing Remediation
 - If water damage or signs of active water intrusion are observed, the licensed professional will make a reasonable attempt to locate the source(s) of water and remediate it before completion of the Certification Form. The exact method of determining leakage is up to the licensed professional; it may or may not include the following:
 - Review of available original and prior modification construction documents.
 - Review slope to drain at surface and membrane levels.

- - Review drain/gutter/downspout function.
- - Review conditions at penetrations, fenestrations, changes in plane, etc. (e.g., door threshold, deck-to-wall flashing).
- - Review the function of existing concealed space ventilation if present.
- - Perform water testing, thermal imaging, and/or electronic leak detection (as appropriate for the existing building conditions).
- - Determine the moisture content of materials.
- - Perform invasive testing to observe the condition of the concealed membrane system. Invasive testing may include isolated borescope openings or selective demolition of larger areas.

Prepare Remedial Design

Develop the remediation design, prepare construction drawings, and file a building permit application. Some forms of maintenance-based remediation, for example, application of preservatives or sealants, may not require a building permit.

Execute Remediation Work

Perform the remedial work, restore building finishes, and final building permits, as applicable.

File Certification Form

After the remedial work is completed, file the Certification form with the City Code Enforcement office. One certification form must be filed for each separate building and a single professional must be responsible for certification of all E3s on the building.

Written report

The documentation of the current condition shall include photographs, any test results, and a narrative sufficient to establish a baseline. The condition of the components inspected can be compared to the results of subsequent repairs and inspections. In addition to the evaluation required by this section, the report shall advise which, if any, exterior elevated element poses an immediate threat to the safety of the occupants. The written report will include expectations of future performance. It is not necessary to submit this report to the city unless requested to do so. The California Health and Safety Code Section 17973 requires inspectors to provide a written report of the evaluation stamped or signed by the inspector to the owner of the building or the owner's designated agent within 45 days of completion of the inspection. Records of the SB-721 Inspection report will be retained for two cycles of six each.