



PHASE 1 SB-721 EVALUATION

1234 Main Street
Imperial Beach, CA 91932-1412

Buyer Name
05/02/2024 9:00AM



Agent
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PASS



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1: WHAT TO EXPECT

Information

Phase 1

Phase 1 Pre-721 Evaluation (P1PE) Service:

This service is designed to provide a comprehensive initial assessment of Exterior Elevated Elements (E3s) in multi-unit properties. This service includes:

- Identification and photographic documentation of all E3s to be inspected.
- Highlighting and documentation of areas of potential concern that may require further evaluation.
- Recommendations for additional detailed assessments to ensure compliance with SB-721 regulations.
- Early identification of necessary repairs prior to the SB-721 inspection.
- Advising on routine maintenance items to prolong the lifespan and safety of E3s.

2: LIMITATIONS

Information

Phase 1

Phase 1 Pre-721 Evaluation (P1PE) Limitations

Please be aware that the Phase 1 Pre-721 Evaluation (P1PE) is the initial step in the SB-721 compliance process and is **NOT a complete SB-721 inspection**. The limitations of the P1PE include:

- The P1PE is primarily a visual inspection and does not encompass a detailed analysis as required by SB-721. It focuses on basic function and safety rather than detailed Code Compliance.
- This evaluation does not involve borescope inspection or projections about future performance. It is not designed to cover every detail according to manufacturer specifications or current and past construction codes.
- The P1PE report is based on observable conditions at the time of the evaluation and does not include the inspection of concealed or difficult-to-inspect components. Cosmetic conditions are also excluded.
- This evaluation does not include detailed testing for hidden wood decay or for the presence of insects and vermin.
- The P1PE report is an advisory document and should not be regarded as a warranty or guarantee of the property's condition. The company is not liable for undetected or unreported issues or for any costs arising from such issues.
- The company assumes no liability beyond the cost of the report for mistakes, omissions, or errors in judgment. We are not liable for the cost of repairing or replacing any unreported defects or conditions.
- The report and findings are prepared exclusively for the client's use. Liability for decisions or actions taken based on the report does not extend to third parties.

3: REFERENCE INFORMATION

Information

Glossary of Terms

"Exterior Elevated Element (E3)" refers to balconies, decks, porches, stairways, walkways, and entry structures extending beyond a building's exterior walls. These structures have a walking surface elevated more than six feet above ground level, are designed for human occupancy or use, and rely significantly on wood or wood-based products for structural support or stability.

"Associated Waterproofing Elements" include flashings, membranes, coatings, and sealants that protect the load-bearing components of elevated exterior structures from water and elemental exposure.

"Load-Bearing Components" are elements extending beyond the building's exterior walls, transferring structural loads from the elevated exterior structure to the building.

"Borescope" refers to an optical tool used for inspecting inaccessible areas. It consists of a tube, either rigid or flexible, with a display and camera connected by an optical or electrical system, facilitating visual examination of narrow spaces.

"Cantilever Beams" are rigid structural element that extends horizontally and are unsupported at one end. Typically, they extend from flat vertical surfaces such as a wall, to which they must be firmly attached. A cantilever can be formed as a beam, plate, truss, or slab. When subjected to a structural load at the unsupported end, the cantilever carries the load to the support creating shear stress and a bending moment.

"Cladding" involves applying one material over another to create a protective or insulating layer. In construction, it is used for thermal insulation and weather resistance.

"Doubler" designates the junction point where stringers are attached.

"Deck Metal" is a type of metal flashing used around the perimeter of decks to prevent water infiltration.

"Joist hanger" refers to metal brackets that connect and support joists, beams, or rafters in framing systems. These hangers, typically made of aluminum, steel, or galvanized steel, anchor the ceilings, floors, and decks to the framing structure by fastening the joists or beams to the rim joists and ledger boards.

"Ledger" denotes a horizontal support structure affixed to a building or wall, providing support to various construction elements.

"Standoff" is a metal connector that elevates a wooden support beam, allowing for water drainage.

"Stair Stringer" is a structural component that underpins the treads and risers of a staircase. This inclined member, running along the staircase sides, acts as the staircase's backbone, bearing the weight and ensuring stability.

"Toe Trip" refers to a raised edge on a walking surface, usually caused by cracking or sagging of the support system, posing a trip hazard.

"Weep Screed" is a specific type of metal flashing located at the bottom of walls. It functions to expel moisture and establishes stucco depth and acts as a control joint in stucco walls.

Exterior Elevated Element (E3) Group Condition Evaluations

Each E3 Group undergoes a Condition Evaluation, considering the state of each component comprising the E3 assembly. The overall condition is determined by the component in the worst condition. The Overall Condition Evaluation determines the necessary follow-up actions for the property owner.

Acceptable Condition - Pass: E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years.

Marginal Condition - Non-Emergency Repairs Required: One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed.

Poor Condition - Immediate Threat to Safety: One or more components of this E3 group rated as Poor, are deemed as structurally compromised, posing an immediate safety threat. Access to the E3 group should be restricted to prevent harm during the repair or rebuilding process. Re-inspection is required after repair completion.

Component Condition Evaluations

The primary components of each E3 receive a Component Condition Evaluation to assist property owners in identifying areas needing service or repairs.

Good Condition - No Maintenance Necessary: Components rated as Good are well-maintained and functioning as expected. Regular maintenance is recommended to ensure continued performance until the next inspection cycle or 6 years.

Acceptable Condition - Minor Maintenance Advised: Components rated as Acceptable are in good, serviceable condition but could benefit from regular maintenance or minor repairs to maintain functionality.

Marginal Condition - Non-Emergency Repairs Required: Components rated as Marginal are damaged and require moderate, non-emergency repairs to prevent or correct structural deterioration.

Poor Condition - Immediate Threat to Safety: Components rated as Poor are significantly damaged and need replacement. The damaged component is causing additional structural damage and could compromise occupant safety if not addressed immediately.

Notification and Follow-up

Poor Condition - Immediate Threat to Safety: The inspector will immediately notify the property owner or agent, advising them to restrict access and/or secure temporary shoring. If this rating is given during a phase 3 evaluation, a report copy must be delivered to the property owner and local building department/code enforcement within 15 days of the inspection. Enforcement of corrective action will be by local code enforcement agencies.

Marginal Condition - Non-Emergency Repairs Required: Delivery of phase 1 pre-inspection will serve as notification from the inspector and will contain maintenance advice for items requiring non-emergency repairs. If this rating is given during a phase 3 evaluation, the report must be delivered to the owner or agent within 45 days of the inspection. The property owner must obtain necessary permits for repairs within 120 days of receiving the report and complete the repairs within 120 days of receiving their permit. If compliance is not met within 180 days, the inspector shall notify the local enforcement agency and the building owner. A civil penalty may be assessed if repairs are not completed within 30 days of notice.

Acceptable Condition - Pass: No action is required of the property owner on receiving this rating, regardless of inspection phase. Inspector must deliver the report to the owner or agent within 45 days of the inspection. No corrective repairs are required, but regular observation and maintenance of the E3 is advised. The property owner must keep a copy of the completed SB721 Inspection report (Phase 3) for 2 inspection cycles (12 years).

4: PROPERTY OVERVIEW

Information

Front of Property

East Facing

The aim of this image is to inform the viewer of this report the closest direction the front of the property faces. Understanding the orientation of the property assists in accurately referencing positions of the defect callouts mentioned in the following report.



Applicability of SB721

Applicable

The property contains at least a single building with three or more multifamily dwelling units with exterior elevated elements at least 6 feet off of the ground. These elements utilize load bearing components based on wood or wood-based products.

Map of Property



Exterior Images

These images depict the exterior of the building or buildings, aiding the report viewer in gaining a clearer understanding of the property's layout.



Google Earth Satellite View

5: BUILDINGS

5.1	Building 1
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Information

Building 1: Exterior Images

These images depict the exterior of the building, aiding the report viewer in gaining a clearer understanding of the property's layout.



Google Earth South View



South View



North View



East View



Google Earth West View



Google SE View

Building 1: Applicability of SB721

Applicable

The building contains three or more multifamily dwelling units with exterior elevated elements at least 6 feet off of the ground. These elements utilize load bearing components based on wood or wood-based products.

Building 1: Date and Time of Inspection

2024-03-07 9AM

Building 1: Weather Conditions

Recent Rain, Cloudy

6: BUILDING 1: EXTERIOR ELEVATED ELEMENT (E3) GROUP 1

6.1	Overall Condition Evaluation
6.2	Stairway
6.3	Walkway
6.4	Landing

Information

Orientation Images

Stairway, Walkway, Landing



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Stairway: Marginal Condition

Non-Emergency Repairs Required

Stairway: Approximate Height

>6 ft

Stairway: Number of Treads

14

Stairway: Handrail Material

Steel

Stairway: Stringer Material

Steel

Stairway: Stair Tread Material

Concrete

Stairway: Stairway Inspection Images



Walkway: Marginal Condition

Non-Emergency Repairs Required

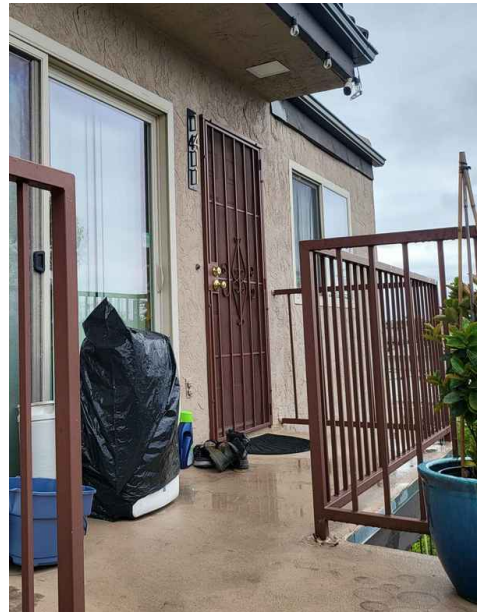
Walkway: Approximate Height
>6 ft

Walkway: Rail Material
Steel

Walkway: Walking Surface Material
Composite

Walkway: Support Material
Wood

Walkway: Walkway Inspection Images





Landing: Marginal Condition

 Non-Emergency Repairs Required

Landing: Approximate Height
>6 ft

Landing: Rail Material
Steel

Landing: Walking Surface Material
Composite

Landing: Support Material
Wood

Landing: *Landing Inspection Image(s)

Condition evaluation

6.1.1 Overall Condition Evaluation

MARGINAL CONDITION

Marginal Condition - Non-Emergency Repairs Required:

One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed. The overall condition is determined by the component in the worst condition.

Recommendation

Contact a qualified professional.

 Non-Emergency Repairs Required

6.2.1 Stairway

Non-Emergency Repairs Required

DAMAGED STAIR TREADS (MINORITY)

1 of 14 treads are cracked or broken. It is advised that only the affected treads be replaced.

Recommendation

Contact a qualified professional.



Damaged Stair Tread

6.2.2 Stairway

Non-Emergency Repairs Required

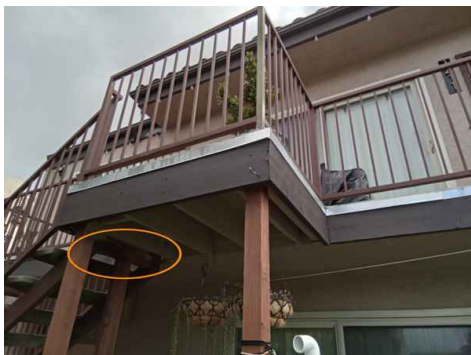
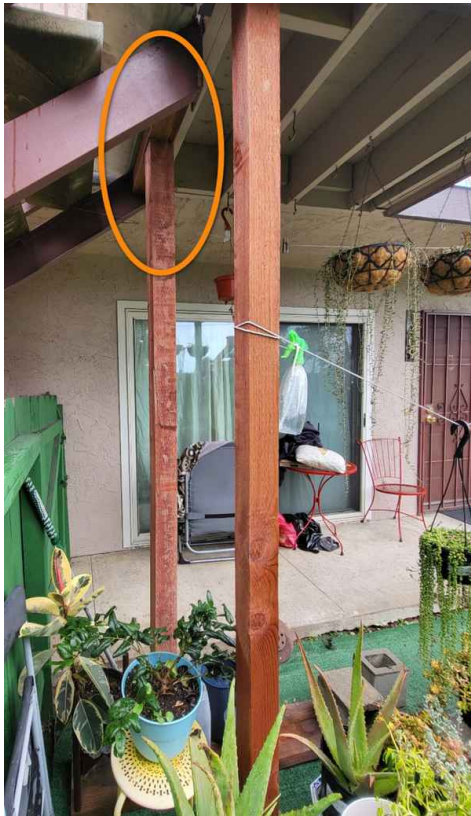
IMPROPER SUPPORT CONSTRUCTION (STABLE)

The inspection revealed evidence of minor to moderate instability in the support structure, possibly due to inadequate or improper construction methods. While currently stable, this condition suggests that the support may not have been built by a licensed contractor and building codes not utilized, potentially leading to long-term issues. Consultation with a licensed contractor is recommended to assess the need for reinforcement or corrective measures.

Inspector notes: The 4X4 beam under the stair stringers resting on a temporary base provides temporary support at best and is not to code. Joist hangers attach to the fascia of the cantilevered walkway supporting one side of the landing. The landing must be freestanding.

Recommendation

Contact a qualified professional.



6.3.1 Walkway

Non-Emergency Repairs Required

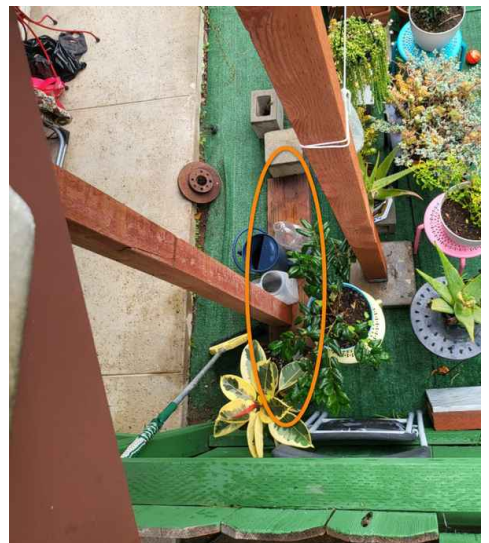
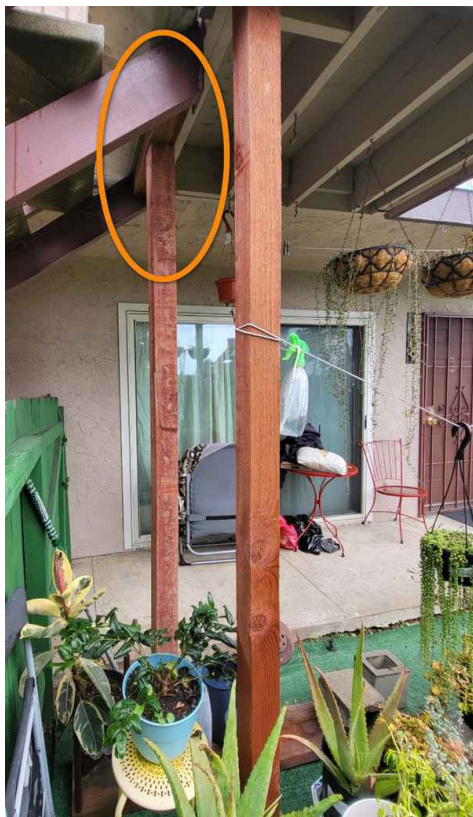
IMPROPER SUPPORT CONSTRUCTION (STABLE)

At the time of the inspection, it was found that the walkway was not properly supported. While currently stable, this condition suggests that the support was not built to code by a licensed contractor, potentially leading to long-term issues. Consultation with a licensed contractor is recommended to assess the need for adequate support and corrective measures.

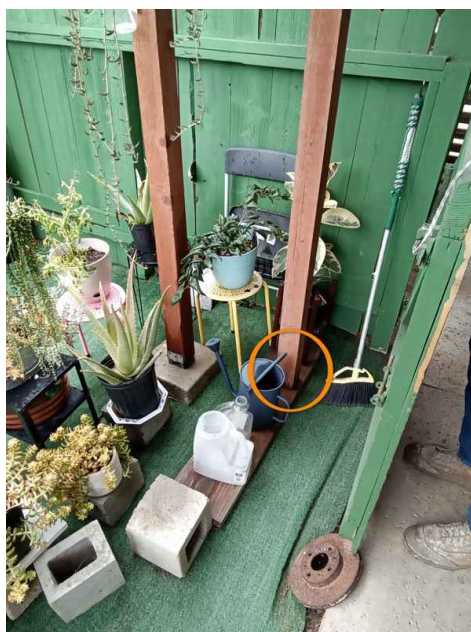
Inspector notes: The 4x4 beam under the stair stringers resting on a temporary base provides temporary support at best and is not to code. Joist hangers attach to the fascia of the cantilevered walkway supporting one side of the landing. The landing must be freestanding.

Recommendation

Contact a qualified professional.



Support Beam on Temp Base



6.3.2 Walkway



UNSEALED GUARDRAIL ATTACHMENT

At the time of the inspection, there were one or more areas of the guard railing that were not properly sealed at the attachment points. These areas can allow moisture to seep through, potentially leading to wood rot, structural weakness, and mold growth. Immediate steps should include a professional assessment, repair and sealing of the attachment points, and regular maintenance to prevent further damage and ensure the deck's longevity and safety.

Recommendation

Contact a qualified professional.



6.3.3 Walkway

Non-Emergency Repairs Required

FLASHING/TRIM IMPROPERLY INSTALLED

At the time of the inspection, there were one or more areas where the edge metal was not properly installed or sealed. These areas may allow water intrusion, potentially leading to wood rot, structural weakness, and mold growth. Immediate steps should include a professional assessment, repair and sealing of the openings, and regular maintenance to prevent further damage and ensure the deck's longevity and safety.

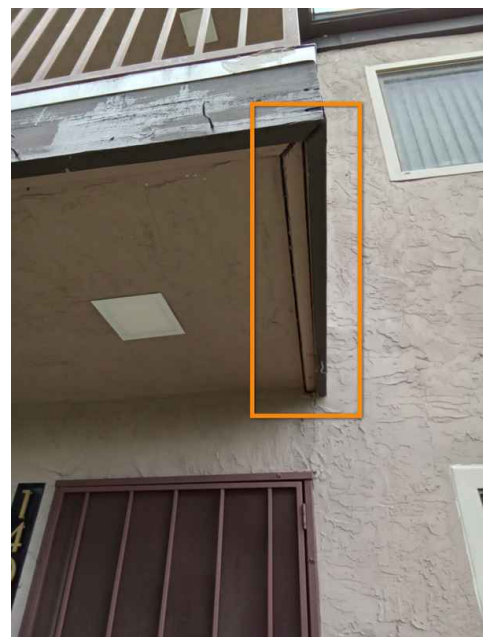


6.3.4 Walkway

Non-Emergency Repairs Required

RIM BOARD - LOOSE

One or more sections of the rim board and/or fascia have separated from the soffit. The resulting gaps are potential entry points for water intrusion, insect swarms including termites and bees.



6.3.5 Walkway

Non-Emergency Repairs Required

TERMITE/WOOD ROT DAMAGE

One or more sections of the rim joist and/or fascia have termite and/or dry rot damage. It is recommended that these sections be, treated or replaced.



6.4.1 Landing

Non-Emergency Repairs Required

IMPROPER SUPPORT CONSTRUCTION (STABLE)

The evaluation revealed minor to moderate instability in the support structure, possibly due to inadequate or improper construction methods. Although the structure is stable, the evaluation indicates that it may not have been repaired according to the local building code, which could result in long-term issues. We recommend regular monitoring and consultation with a licensed contractor to assess the need for reinforcement or corrective measures.

Inspector notes: The 4X4 beam under the stair stringers resting on a temporary base provides temporary support at best and is not to code. Joist hangers attach to the fascia of the cantilevered walkway supporting one side of the landing. The landing must be freestanding.

Recommendation

Contact a qualified professional.



Temporary Support Beam



Temporary Base



Landing Joist Hangers



Landing Joist Hanger

6.4.2 Landing



UNSEALED GUARDRAIL ATTACHMENT

At the time of the inspection, there were one or more areas of the guard railing that were not properly sealed at the attachment points. These openings can allow moisture to seep through, potentially leading to wood rot, structural weakness, and mold growth. Immediate steps should include a professional assessment, repair and sealing of the attachment points, and regular maintenance to prevent further damage and ensure the deck's longevity and safety.

Recommendation

Contact a qualified professional.



Rail Attachment

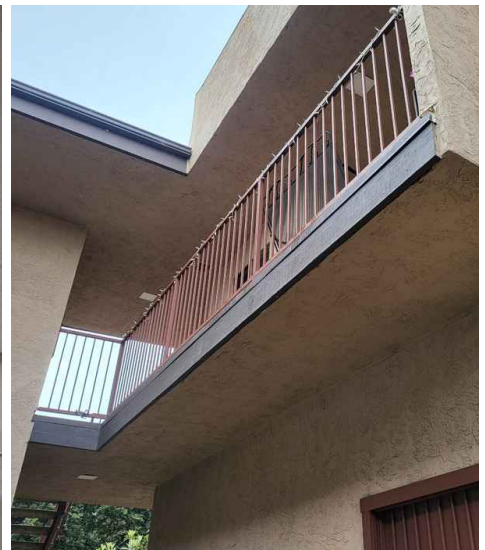
7: BUILDING 1: E3 GROUP 2

7.1	Overall Condition Evaluation
7.2	Stairway
7.3	Walkway

Information

Orientation Images

Stairway, Walkway



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Stairway : Marginal Condition

 Non-Emergency Repairs Required

Stairway : Approximate Height

>6 ft

Stairway : Number of Treads

17

Stairway : Rail Material

Steel

Stairway : Stringer Material

Steel

Stairway : Stair Tread Material

Concrete

Stairway : Stairway Inspection Images

Walkway: Acceptable Condition

 Pass

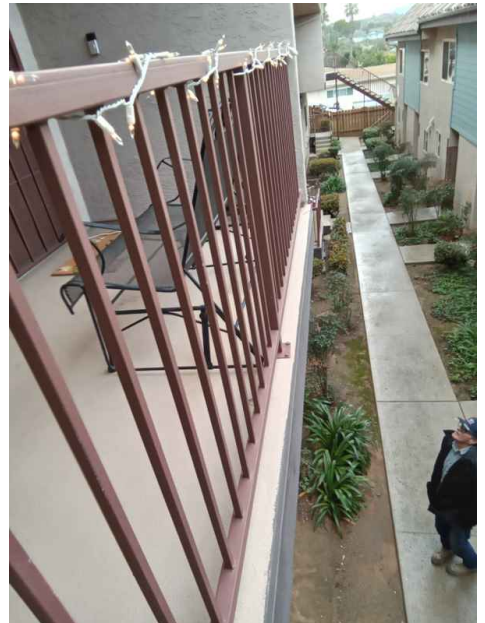
Walkway: Approximate Height
>6 ft

Walkway: Walking Surface Material
Composite

Walkway: Rail Material
Steel

Walkway: Support Material
Wood

Walkway: Walkway Inspection Images
Unit 1425 & 1427





Condition evaluation

7.1.1 Overall Condition Evaluation

MARGINAL CONDITION

 Non-Emergency Repairs Required

Marginal Condition - Non-Emergency Repairs Required:

During the inspection, it was observed that the E3 group exhibited signs of neglected maintenance and was in a state ranging from marginal to poor. This condition necessitates substantial non-emergency repairs to address existing damage and to prevent potential future deterioration. The E3 group is experiencing one or more issues, such as water intrusion, wood rot, structural impairment, or a high likelihood of future structural damage if left unaddressed. Without considerable repair work, the E3 group's performance over the next six years or more is anticipated to be unsatisfactory to poor. It is recommended to conduct a follow-up inspection after the completion of repairs to ensure that the repairs have been adequately executed.

Inspector's Notes:

Recommendation

Contact a qualified professional.

7.2.1 Stairway

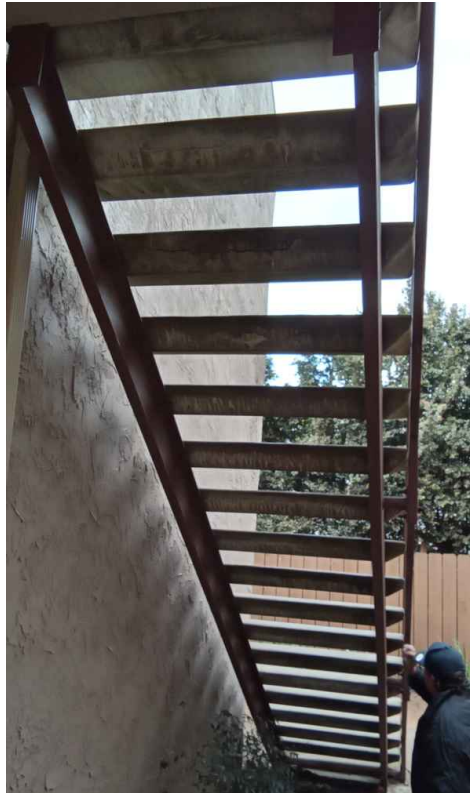
Non-Emergency Repairs Required

DAMAGED STAIR TREADS (MAJORITY)

More than half the treads are cracked or broken. It is advised that all damaged treads on this stairway be replaced, as this degree of cracking indicates that the treads have reached their end-of-life.

Recommendation

Contact a qualified professional.



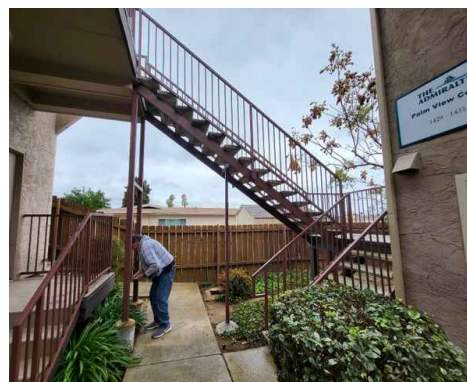
8: BUILDING 1: E3 GROUP 3

8.1	Overall Condition Evaluation
8.2	Stairway
8.3	Landing
8.4	Walkway

Information

Orientation Images

Stairway, Landing, Walkway



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor,

followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Stairway: Marginal Condition

Stairway: Approximate Height

Stairway: Number of Treads

>6 ft

21

Non-Emergency Repairs Required

Stairway: Stair Rail Material

Stairway: Stringer Material

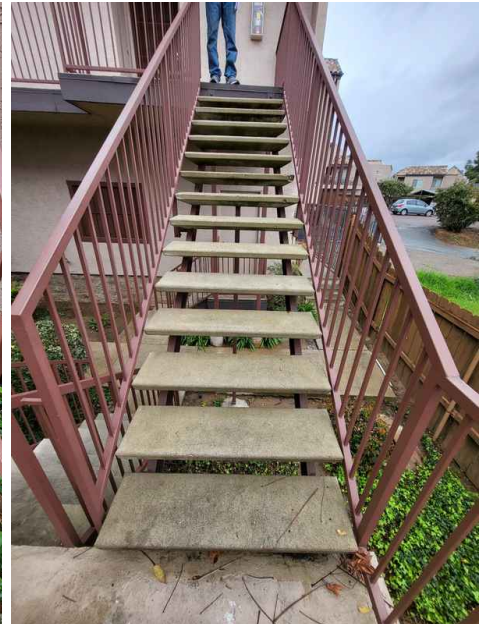
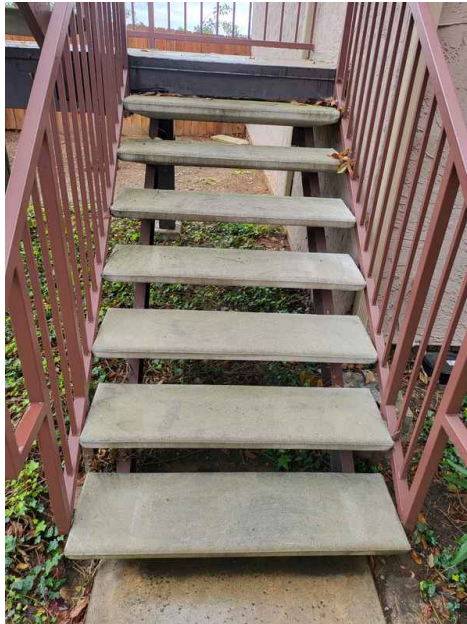
Steel

Steel

Stairway: Stair Tread Material

Concrete

Stairway: Stairway Inspection Images



Landing: Marginal Condition

Landing: Approximate Height

Landing: Walking Surface Material

<6 ft

Composite

Non-Emergency Repairs Required

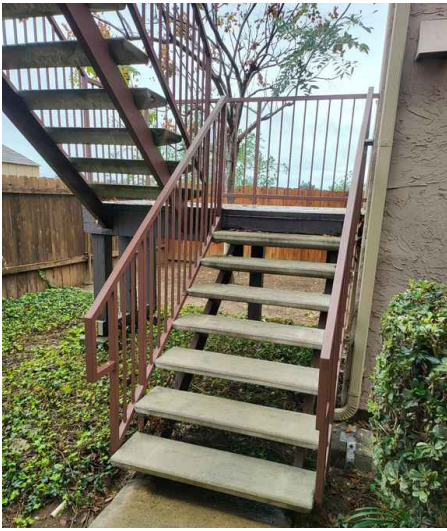
Landing: Rail Material

Landing: Support Material

Steel

Wood

Landing: Landing Inspection Images



Walkway: Acceptable Condition



Walkway: Approximate Height
>6 ft

Walkway: Rail Material
Steel

Walkway: Walking Surface Material
Composite

Walkway: Support Material
Wood, Steel

Walkway: Walkway Inspection Images



8.1.1 Overall Condition Evaluation

Non-Emergency Repairs Required

MARGINAL CONDITION

Marginal Condition - Non-Emergency Repairs Required:

One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed. The overall condition is determined by the component in the worst condition.

Recommendation

Contact a qualified professional.

8.2.1 Stairway

Non-Emergency Repairs Required

DAMAGED STAIR TREADS

6 or more treads contain cracks or breakages. These damaged stair treads must be replaced prior to SB-271 inspection.

Recommendation

Contact a qualified professional.



8.3.1 Landing

Non-Emergency Repairs Required

IMPROPER SUPPORT CONSTRUCTION (STABLE)

The inspection revealed evidence of minor to moderate instability in the support structure, possibly due to inadequate or improper construction methods. While currently stable, this condition suggests that the support may not have been built to optimal standards, potentially leading to long-term issues. Regular monitoring and consultation with a construction expert are recommended to assess the need for reinforcement or corrective measures.

Inspector Notes: The load from the upper and low stair stringers is supported by a doubler that has extensive termite damage.

Recommendation

Contact a qualified professional.



8.3.2 Landing

Non-Emergency Repairs Required

DETERIORATING WATERPROOFING

There are visible cracks in the decking surface and evidence of water intrusion. The decking material is lifted off the plywood in some areas. The plywood under the decking is likely damaged. The decking surface on the landing must be repaired or replaced prior to SB-721 Inspection.

Recommendation

Contact a qualified professional.



8.3.3 Landing

Non-Emergency Repairs Required

POOR DETAILING

Inspection has revealed that previous repair efforts on the structure are failing, indicating either inadequate repair methods were used or the underlying issues have not been fully addressed. This ranges from moderate to major concern, as the deteriorating condition of these repairs could lead to further damage or safety risks. It is essential to re-evaluate these areas with a qualified professional to determine the cause of failure and to implement more effective and lasting repair solutions. Immediate attention to these areas is advised to prevent the escalation of the defects.

Inspector notes: In previous repairs, a rim board that attaches to the doubler was notched out at the stringer connection. This area is not properly sealed. Water drains down the stringer and pools in these areas and has rotted the surrounding wood. There is a large gap above the top tread of the lower stairway that allows water to enter and get behind the stair tread. There is wood rot at this gap which may spread to the supporting doubler.

Recommendation

Contact a qualified professional.



8.3.4 Landing

Non-Emergency Repairs Required

TERMITE/WOOD ROT DAMAGE 2

One or more sections of the support framing have termite and/or dry rot damage. It is recommended that these sections be treated or replaced.

Doubler supporting the stair stringers has moderate to severe termite damage/wood rot. The added 6x6 support beam rests on a 6x6 cross beam that has moderate to severe termite damage/wood rot. See the last photo.



Doubler with Termite Damage



Doubler with Termite Damage



Dry Rot/ Termite Damage



Dry Rot/ Termite Damage



Rotted Cross Beam

8.4.1 Walkway

Non-Emergency Repairs Required

TERMITE/WOOD ROT DAMAGE

One or more sections of the rim joist and/or fascia have termite and/or dry rot damage. It is recommended that these sections be treated and sealed, or replaced.



9: BUILDING 1: E3 GROUP 4

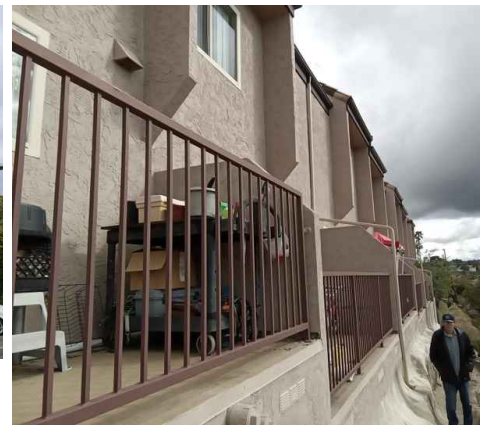
9.1	Overall Condition Evaluation
9.2	Porch

Information

Orientation Images

Porch

There are 6 porches on the south side of building 1. 3 of these are 6 feet or more above ground level. These will be referred to as Building 1 Group 4.



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Porch: Acceptable Condition



Porch: Porch Inspection Images



Condition evaluation

9.1.1 Overall Condition Evaluation



ACCEPTABLE CONDITION

Acceptable Condition - Pass:

The inspection revealed that the E3 group is in acceptable condition. While the structure may show signs of wear or slight water exposure, it generally maintains its integrity and functionality. With proper attention and regular upkeep, the E3 group is expected to perform satisfactorily over the next inspection cycle. It is advisable to monitor any minor issues closely and address them promptly to prevent future deterioration. A follow-up inspection in the standard cycle will help ensure ongoing maintenance is effective.

Inspector's Notes: Group 4 3Es have been renovated within the last 2 years. At the time of the inspection there were no issues or concerns.

10: BUILDING 1: E3 GROUP 5

10.1	Overall Condition Evaluation
10.2	Balcony 1
10.3	Balcony 2

Information

Orientation Images

Balcony

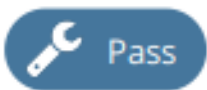
The 2 balconies on the north side of Building 1 will be grouped together and referred to as E3 Group 5.



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony 1: Acceptable Condition



Balcony 1: Approximate Height

>6 ft

Balcony 1: Rail Material

Steel

Balcony 1: Balcony Inspection Images

Balcony 1



Balcony 1: Walking Surface Material

Composite

Balcony 1: Support Material

Wood

Balcony 2: Acceptable Condition



Balcony 2: Approximate Height

>6 ft

Balcony 2: Walking Surface Material

Composite

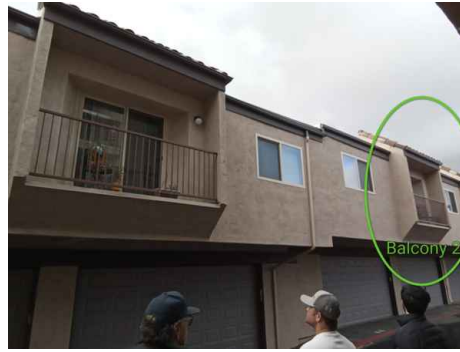
Balcony 2: Rail Material

Steel

Balcony 2: Support Material
Wood

Balcony 2: Balcony Inspection
Images

Balcony 2



Condition evaluation

10.1.1 Overall Condition Evaluation



ACCEPTABLE CONDITION

Acceptable Condition - Pass:

The inspection revealed that the E3 group is in acceptable condition. While the structure may show signs of wear or slight water exposure, it generally maintains its integrity and functionality. With proper attention and regular upkeep, the E3 group is expected to perform satisfactorily over the next inspection cycle. It is advisable to monitor any minor issues closely and address them promptly to prevent future deterioration. A follow-up inspection in the standard cycle will help ensure ongoing maintenance is effective.

10.2.1 Balcony 1



POOR DETAILING

There is a gap between the sliding door threshold and the deck. This gap should be properly sealed to prevent water intrusion.

Recommendation

Contact a qualified professional.



10.3.1 Balcony 2



POOR DETAILING

There is a gap between the sliding door threshold and the deck. This gap should be properly sealed to prevent water intrusion.

Recommendation

Contact a qualified professional.



Gap Under Threshold

11: SB-721 STANDARDS

Information

1. Inspection Guidelines

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

2. SB-721 Scope

A. 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.

B. 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.

C. 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):

- a.** Balconies
- b.** Exterior walkways
- c.** Decks
- d.** Exterior stairs and landings
- e.** Guards and associated handrails serving any elements listed above

D. 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.

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

3. SB-721 Purpose

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

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

B. 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.

C. 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
Patrick's Property Maintenance Service

of E3s' structural components and condition assessment of the waterproofing system.

A. Structural Screening

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

- a. Visit the site: visually review all E3s, and interior and exterior areas proximate thereto, as necessary.
- b. 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.
- c. 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.
- d. Determine if Wood Destroying Pests, Organisms or Corrosion are Present: If wood-destroying organisms are identified on wood components or corrosion is identified on steel structural components, initiate structural evaluation as recommended below.
- e. 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.

B. Waterproofing System Screening

a. 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.

b. 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.

C. 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

A. 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.

B. Search for Documents

Consider searching for the original building design drawings. Inquire about availability with the building owner and/or local municipality.

C. Evaluation and Remediation

a. 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:

1. Modifications to existing structural systems, for example, alterations to cantilever framing members that are not a complete replacement in-kind.
2. Complete removal and replacement of E3s.
3. Complete removal of E3s with the associated restoration of the building façade.

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.

b. 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:

1. Review of available original and prior modification construction documents.
2. Review slope to drain at surface and membrane levels.
3. Review drain/gutter/downspout function.
4. Review conditions at penetrations, fenestrations, changes in plane, etc. (e.g., door threshold, deck-to-wall flashing).
5. Review the function of existing concealed space ventilation if present.
6. Perform water testing, thermal imaging, and/or electronic leak detection (as appropriate for the existing building conditions).
7. Determine the moisture content of materials.
8. 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.

D. 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.

E. Execute Remediation Work

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

F. 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.

G. Written Report

a. 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.

b. 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.

12: INSPECTION AND SERVICE FEES

Information

SB-721 Evaluation and Inspection Service Fees

The following fee structure is based on the number of apartments evaluated. Our services are often completed in three phases.

Phase 1 Pre-721 Evaluation (P1PE) Service:

- 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.

P1PE Service Fee for 3 - 10 units: **\$500.00**

Phase 2 Pre-721 Evaluation (P2PE) Service:

The focus of a P2PE Service is to better investigate and understand the failures and concerns identified in P1PE. With this understanding, a repair plan can be developed to become SB-721 compliant. Phase 2 Pre-721 Evaluation (P2PE) Service 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.

P2PE Service Fee for 3 - 10 units: **\$500.00**

Phase 3 - Complete SB- 721 Inspection Service:

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

Complete SB-721 Inspection Service Fee for 3 - 10 units: **\$900.00**

Total: \$1900.00

Additional Services

- Borescope service \$35 per additional borescope hole
- Documentation of repair work by other contractors
- Plans and permits

Pricing Structure

Phase 1: P1PE Evaluation Minimum Charge

- 3-10 unit apartment: **\$500.00**
- 11-20 unit apartment: **\$900.00**

- 21-30 unit apartment: **\$1300.00**
- 31-40 unit apartment: **\$1700.00**
- 41-50 unit apartment: **\$2100.00**
- 51-60 unit apartment: **\$2500.00**

Phase 2: P2PE (with borescoping) Evaluation Minimum Charge

- 3-10 unit apartment: **\$500.00**
- 11-20 unit apartment: **\$900.00**
- 21-30 unit apartment: **\$1300.00**
- 31-40 unit apartment: **\$1700.00**
- 41-50 unit apartment: **\$2100.00**
- 51-60 unit apartment: **\$2500.00**

Phase 3: Official SB-721 Inspection Minimum Charge:

- 3-10 unit apartment: **\$900.00**
- 11-20 unit apartment: **\$1300.00**
- 21-30 unit apartment: **\$1700.00**
- 31-40 unit apartment: **\$2100.00**
- 41-50 unit apartment: **\$2500.00**
- 51-60 unit apartment: **\$2900.00**