



PHASE 1 PRE-SB721 EVALUATION (P1PE)

1234 Main Street  
Imperial Beach, CA 91932-1412

Buyer Name  
05/02/2024 9:00AM



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

# TABLE OF CONTENTS

1: What to Expect	4
2: Limitations	5
3: Reference Information	6
4: Property Overview	8
5: Building 1: Exterior Elevated Element (E3) Group 1	10
6: Building 1: Exterior Elevated Element (E3) Group 2	20
7: Building 1: Exterior Elevated Element (E3) Group 3	28
8: SB-721 Standards	35
9: Inspection and Service Fees	38

# SUMMARY

---



PASS



NON-EMERGENCY REPAIRS  
REQUIRED



IMMEDIATE THREAT TO  
SAFETY

---

- ⊖ 5.1.1 Building 1: Exterior Elevated Element (E3) Group 1 - Overall Condition Evaluation: Marginal Condition
- 🔧 5.2.1 Building 1: Exterior Elevated Element (E3) Group 1 - Stairway: Cracking Stair Treads (Minority)
- ⊖ 5.3.1 Building 1: Exterior Elevated Element (E3) Group 1 - Landing: Deck - Water Sealant Required
- ⊖ 5.3.2 Building 1: Exterior Elevated Element (E3) Group 1 - Landing: Flashing/Trim not Installed
- ⊖ 5.3.3 Building 1: Exterior Elevated Element (E3) Group 1 - Landing: Unsealed Deck Penetrations
- ⊖ 5.4.1 Building 1: Exterior Elevated Element (E3) Group 1 - Walkway: Deteriorating Waterproofing
- ⊖ 5.4.2 Building 1: Exterior Elevated Element (E3) Group 1 - Walkway: Crack(s) in Waterproofing
- ⚠️ 6.1.1 Building 1: Exterior Elevated Element (E3) Group 2 - Overall Condition Evaluation: Poor Condition
- ⊖ 6.2.1 Building 1: Exterior Elevated Element (E3) Group 2 - Balcony: Damaged Soffit Stucco
- ⚠️ 6.2.2 Building 1: Exterior Elevated Element (E3) Group 2 - Balcony: Improper Support Construction (Unstable)
- ⊖ 6.2.3 Building 1: Exterior Elevated Element (E3) Group 2 - Balcony: Termite Damage
- ⚠️ 6.2.4 Building 1: Exterior Elevated Element (E3) Group 2 - Balcony: Deck - Unstable Support
- ⚠️ 6.2.5 Building 1: Exterior Elevated Element (E3) Group 2 - Balcony: Evidence of Water Intrusion
- ⊖ 7.1.1 Building 1: Exterior Elevated Element (E3) Group 3 - Overall Condition Evaluation: Acceptable Condition
- 🔧 7.2.1 Building 1: Exterior Elevated Element (E3) Group 3 - Stairway: Cracking Treads (Minority)
- 🔧 7.3.1 Building 1: Exterior Elevated Element (E3) Group 3 - Landing: Deck - Loose Anchors
- 🔧 7.3.2 Building 1: Exterior Elevated Element (E3) Group 3 - Landing: Improperly Sealed Railing Connections
- 🔧 7.3.3 Building 1: Exterior Elevated Element (E3) Group 3 - Landing: Cracking in Underside of Deck
- ⊖ 7.3.4 Building 1: Exterior Elevated Element (E3) Group 3 - Landing: Termite Damage

# 1: WHAT TO EXPECT

## Information

---

### Phase 1

#### **This is a 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

##### **Pre-721 Evaluation (P1PE) Limitations**

Please note that this is a Phase 1 Pre-721 Evaluation (P1PE). This is **NOT** a complete SB-721 inspection. It does not include all the requirements of an SB-721 inspection, nor does it have any associated time frames or deadlines to complete emergency or non-emergency repairs.

A P1PE is not a detailed inspection and does not involve borescope inspection or expectations of future performance. It is a visual inspection that does not cover every single detail of each element according to manufacturer specifications or construction codes, past and present. It is not exhaustive and may not identify every defect.

The P1PE report is based on conditions that exist at the time of inspection and does not intend to cover any component items and conditions that are concealed or difficult to inspect. It also excludes cosmetic conditions. The evaluation is based on function and safety, rather than Code Compliance.

Please note that the P1PE does not include analysis or testing for concealed wood decay or for insects and vermin. The P1PE report is not a guarantee or warranty, expressed or implied, for the building or its components. It is based on an opinion-only basis and the company assumes no liability beyond the cost of the report. We are not liable for any mistakes, omissions, or errors in judgment beyond the cost of the report, and 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.

# 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 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:** E3 groups and their components rated as Marginal are identified as damaged and in need of non-structural repairs to prevent further structural deterioration that could evolve into a hazardous condition if unaddressed.

**Poor Condition - Immediate Threat to Safety:** E3 groups and their components rated as Poor are seen 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

South Facing

The following image is a view of the property from the street. Understanding the orientation of the property assists in accurately referencing positions of the defect callouts mentioned in the following report.



### Applicability of SB721

Applicable

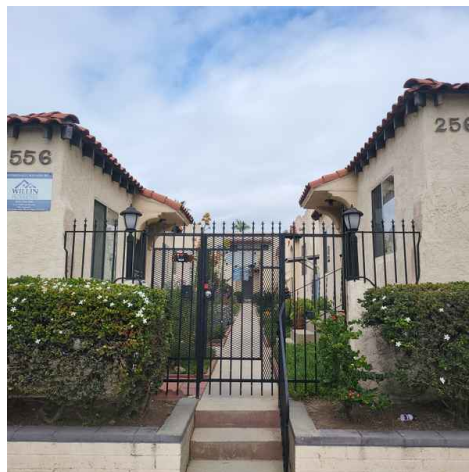
The property contains at least a single building with three or more multifamily dwelling units with exterior elevated elements at least 6 feet off of the ground. These elements utilize load bearing components based on wood or wood-based products.

### Exterior Images

The images below show the building(s) exterior, offering a better understanding of the property's layout.



Satellite View



Street Entrance







Alley View

# 5: BUILDING 1: EXTERIOR ELEVATED ELEMENT (E3) GROUP 1

5.1	Overall Condition Evaluation
5.2	Stairway
5.3	Landing
5.4	Walkway

## Information

### \*Orientation Images

Stairway, Walkway, Landing



**Stairway: Good Condition**



**Stairway: Approximate Height**  
10 ft

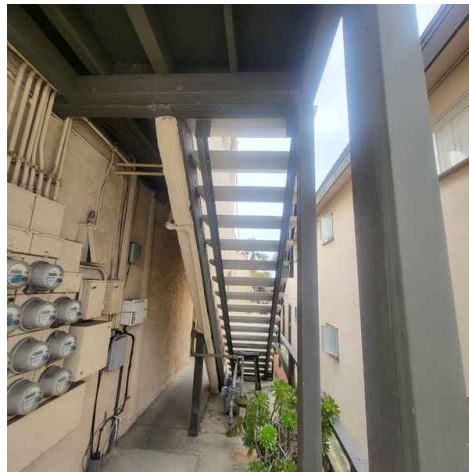
**Stairway: Number of Treads**  
17

**Stairway: Rail Material**  
Steel

**Stairway: Stringer Material**  
Steel

**Stairway: Tread material**  
Precast Concrete

**Stairway: \*Stairway Inspection Image(s)**



**Landing: Acceptable Condition**

**Landing: Approximate Height**  
10 ft

**Landing: Walking Surface Material**  
Painted Marine Plywood

**Landing: Rail Material**  
Steel

**Landing: Support Material**  
Pressure Treated Wood, Wood



**Landing: \*Walkway Inspection Image(s)**





Landing



Underside of Landing



Underside of Landing

**Walkway: Marginal Condition**

➔ Non-Emergency Repairs Required

**Walkway: Approximate Height**  
10 ft

**Walkway: Support Material**  
Wood

**Walkway: Walking Surface Material**  
Plywood

**Walkway: \*Walkway Inspection Image(s)**

## Limitations

Walkway

Some personal items were stored on the walkway, obstructing the view and preventing a thorough visual inspection.



## Condition evaluation

## 5.1.1 Overall Condition Evaluation



Non-Emergency Repairs Required

**MARGINAL CONDITION****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 Note:** The landing and walkway deck surface is painted plywood. The landing and walkway should have a waterproof deck coating and the proper flashing and trim installed by a licensed professional prior to the SB-721 Inspection.

## Recommendation

Contact a qualified professional.

---

5.2.1 Stairway



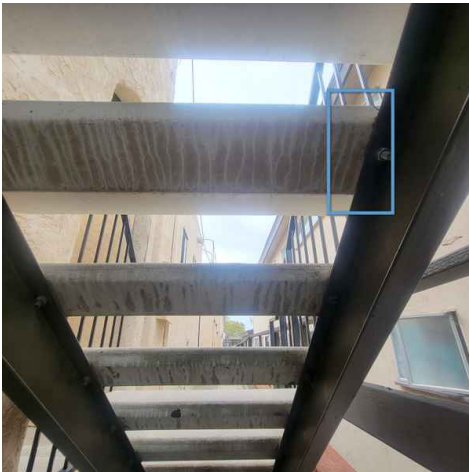
**CRACKING STAIR TREADS (MINORITY)**

11 out of 17 treads have been replaced. The remaining 6 appear to be the same age. 2 treads have cracks.

All cracked stair treads should be replaced.

Recommendation

Contact a qualified professional.





5.3.1 Landing

Non-Emergency Repairs Required

**DECK - WATER SEALANT REQUIRED**

Deck is showing signs of weathering and/or water damage. There is no waterproof finish on the deck. The deck surface consists of marine plywood with a painted finish. There are openings along plywood joints. The paint is wearing thin and cracking. A waterproof deck coating should be applied.

Recommendation

Contact a qualified professional.





5.3.2 Landing

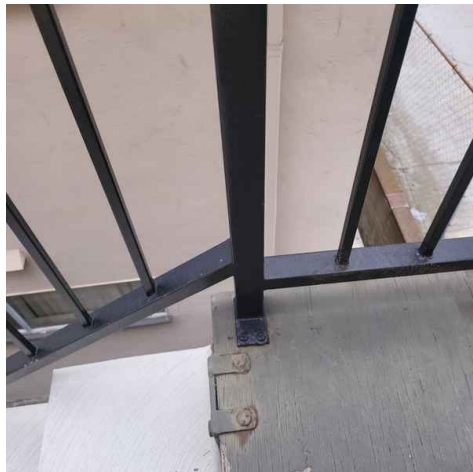
Non-Emergency Repairs Required

**FLASHING/TRIM NOT INSTALLED**

The edge of the deck was not finished with the appropriate edge metal. There is no drip edge for the water to drain properly off the deck. Without a drip edge, water will roll under the plywood and seep into the fascia, soffit, or deck, causing rotting, mold growth, and structural damage over time. Stair nosing is missing at the top of the stairs and the plywood edge is damaged. There is evidence of water intrusion and dry rot in the doubler. The appropriate flashing and trim pieces should be installed and a waterproof deck coating should be applied.

Recommendation

Contact a qualified professional.



5.3.3 Landing

Non-Emergency Repairs Required

**UNSEALED DECK PENETRATIONS**

There are nails penetrating the plywood deck and bolts through the stringer connections that are not sealed. Water intrusion is likely at these penetrations. It is recommended that all deck surface penetrations be sealed.

Recommendation

Contact a qualified professional.



5.4.1 Walkway

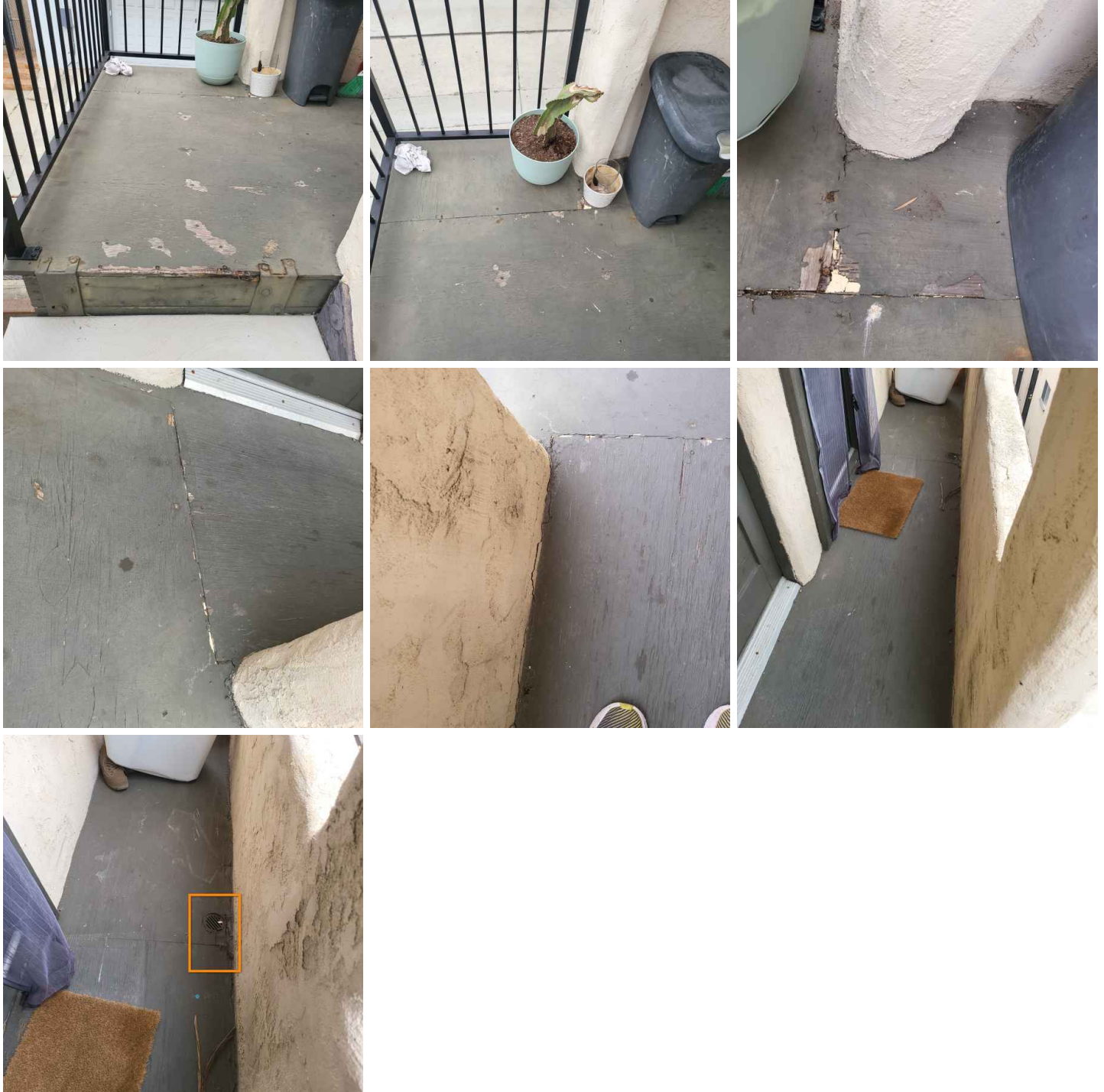
Non-Emergency Repairs Required

**DETERIORATING WATERPROOFING**

Deck is showing signs of weathering and/or water damage. There is no waterproof finish on the deck. The deck surface is painted plywood. There are openings along plywood joint seams. The paint is wearing thin and cracking. The plywood is rotting around the deck drain. It is recommended that the damaged plywood be replaced and a waterproof deck coating applied.

Recommendation

Contact a qualified professional.





5.4.2 Walkway

Non-Emergency Repairs Required

**CRACK(S) IN WATERPROOFING**

Multiple visible cracks were observed in the deck surface, raising concerns about water intrusion. These cracks can allow moisture to seep through, potentially leading to wood rot, structural weakness, and mold growth. A waterproof deck coating should be applied.

Recommendation

Contact a qualified professional.



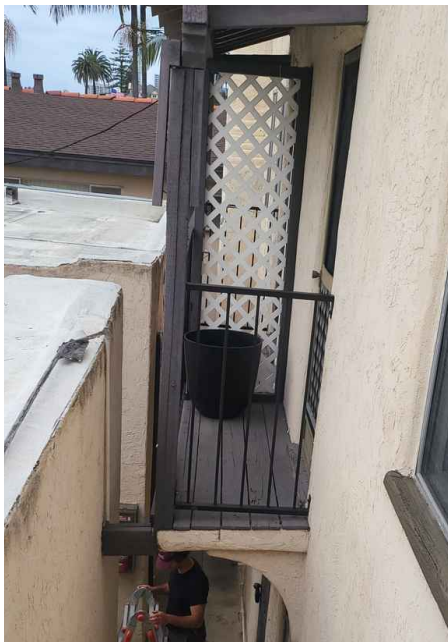
# 6: BUILDING 1: EXTERIOR ELEVATED ELEMENT (E3) GROUP 2

6.1	Overall Condition Evaluation
6.2	Balcony

## Information

### \*Orientation Images

Balcony



### 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.

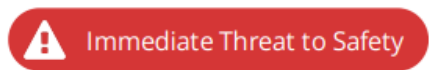




**Balcony: Poor Condition**

**Balcony: Approximate Height**  
9 ft

**Balcony: Walking Surface Material**  
Wood

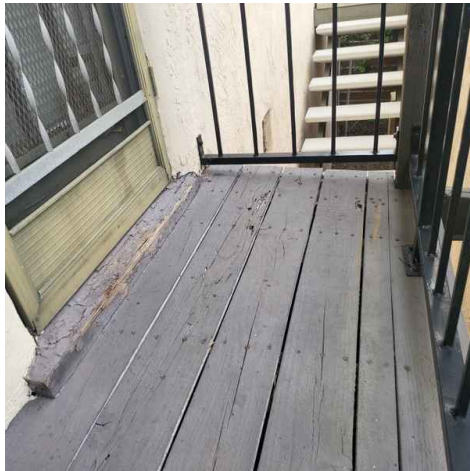
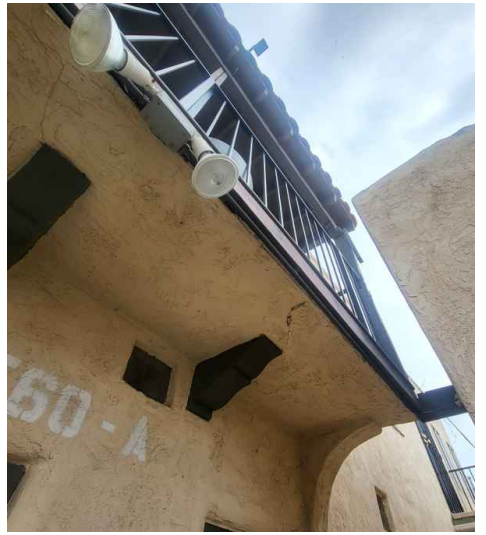


**Balcony: Rail Material**  
Steel

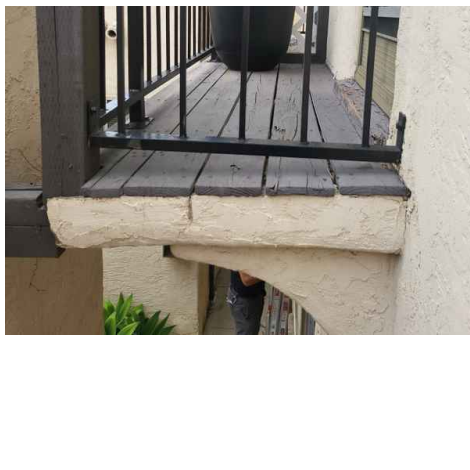
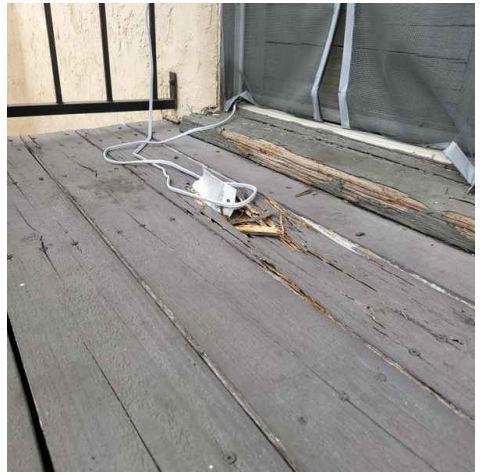
**Balcony: Support Material**  
Wood

**Balcony: \*Balcony Inspection Image(s)**









## Condition evaluation

6.1.1 Overall Condition Evaluation



**POOR CONDITION**

**Poor Condition - Immediate Threat to Safety:**

Upon inspection, the E3 group was found to be in poor condition, indicating immediate attention is required. The structure shows significant signs of critical damage, including severe structural compromise, extensive water intrusion, and advanced wood rot. These issues pose immediate safety risks and suggest a likelihood of continued rapid deterioration. The E3 group's current state compromises its integrity and functionality, predicting extremely unsatisfactory performance in the near future. Emergency repairs are imperative to address these serious concerns. A comprehensive plan for extensive repairs or potential reconstruction is strongly recommended, followed by a thorough inspection to verify the restoration of the structure's safety and stability.

Recommendation

Contact a qualified professional.

---



6.2.1 Balcony

Non-Emergency Repairs Required

**DAMAGED SOFFIT STUCCO**

There are cracks and opening in the stucco under the soffit. There are locations where water appears to be draining through. This condition raises concerns regarding advanced deterioration in the underlying support structure. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope investigation and to formulate a detailed repair plan.

Recommendation

Contact a qualified professional.



6.2.2 Balcony

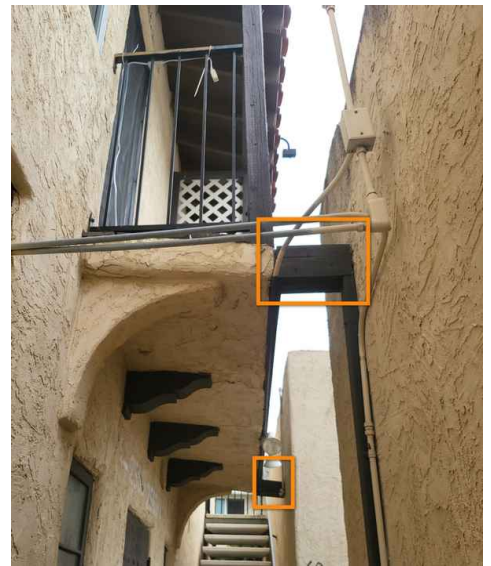
**⚠ Immediate Threat to Safety**

**IMPROPER SUPPORT CONSTRUCTION (UNSTABLE)**

A critical inspection finding highlights major instability in the support structure, indicative of improper construction techniques or material use. This presents a significant risk, as the unstable state could lead to structural failure or collapse. Immediate action is required. It is strongly recommended to engage a structural engineer to evaluate the extent of the issue and to undertake urgent remedial work to ensure the safety and integrity of the structure. The balcony is sagging under its weight and is braced against nearby structures. This bracing is inadequate and not to code.

Recommendation

Contact a qualified professional.



6.2.3 Balcony

**➡ Non-Emergency Repairs Required**

**TERMITE DAMAGE**

One or more deck boards have termite damage and/or dry rot. This matter requires immediate attention and the necessary repairs should be carried out prior to the SB-721 Inspection.

Recommendation

Contact a qualified professional.





6.2.4 Balcony

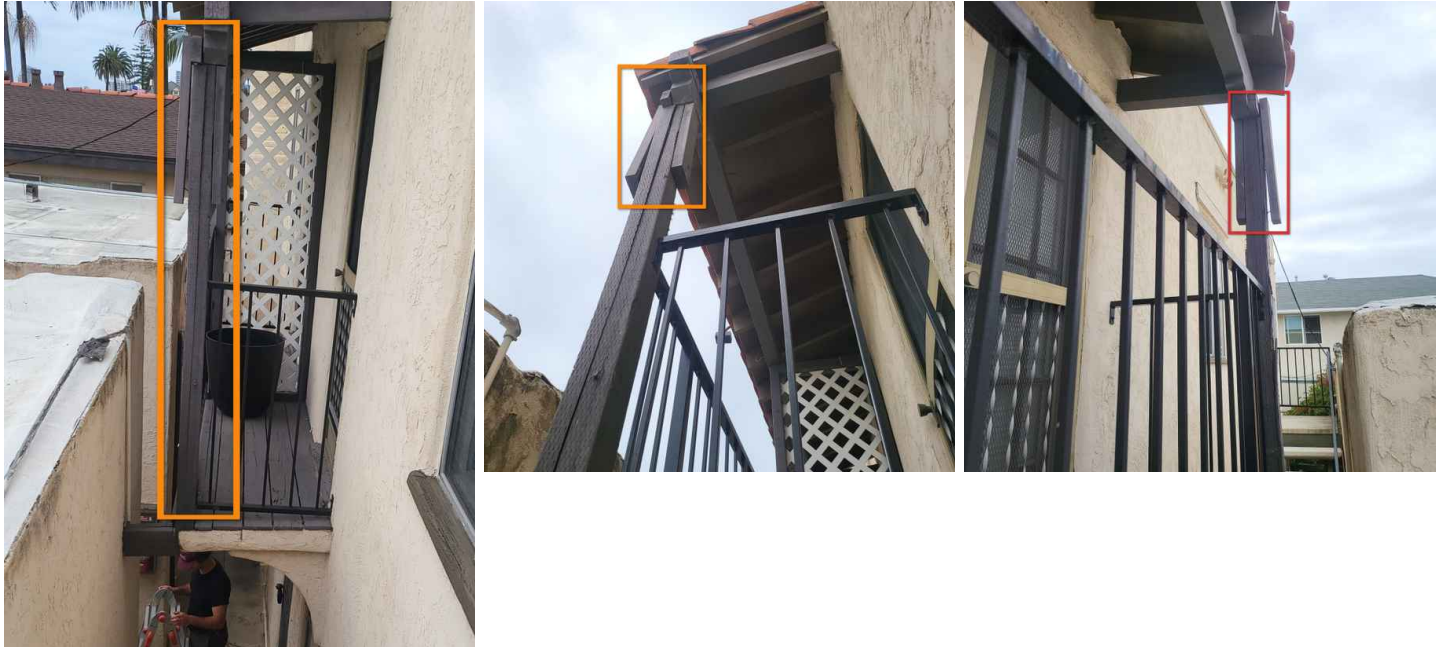
 Immediate Threat to Safety

**DECK - UNSTABLE SUPPORT**

The support beam from the deck to the overhang is inadequate and not properly attached. This is a safety hazard. This matter requires immediate attention and the necessary repairs should be carried out prior to the SB-721 Inspection.

Recommendation

Contact a qualified professional.



6.2.5 Balcony

 Immediate Threat to Safety

**EVIDENCE OF WATER INTRUSION**

The balcony deck was not designed to keep water out. There are gaps between the deck boards, and some of them have become rotten, allowing water to flow freely into the support framing. Unfortunately, there is no outlet for the water to drain out, so the stucco-clad soffit acts as a bathtub. The load-bearing components are exposed to high moisture levels over time and are significantly compromised.

Recommendation

Contact a qualified professional.

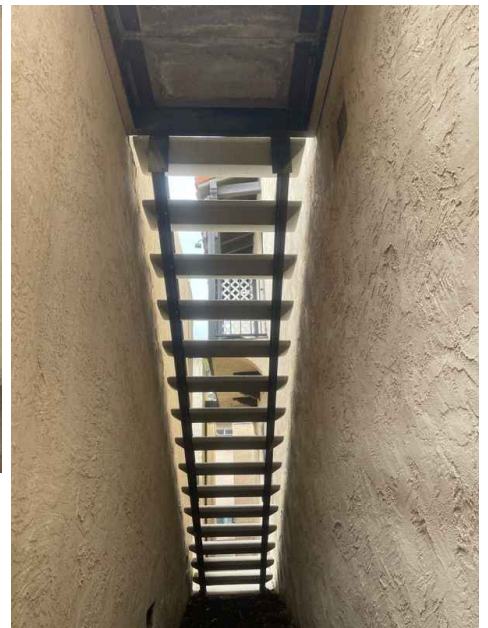
# 7: BUILDING 1: EXTERIOR ELEVATED ELEMENT (E3) GROUP 3

7.1	Overall Condition Evaluation
7.2	Stairway
7.3	Landing

## Information

### \*Orientation Images

Stairway, 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: Acceptable Condition**

**Stairway: Number of Treads**

**Stairway: Approximate Height**



15

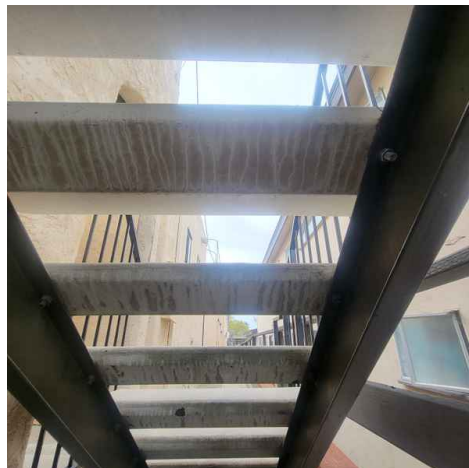
10 ft

**Stairway: Rail Material**  
Steel

**Stairway: Stringer Material**  
Steel

**Stairway: Tread material**  
Precast Concrete

**Stairway: \*Stairway Inspection Image(s)**



**Landing: Marginal Condition**

**Landing: Walking Surface Material**  
Concrete

**Landing: Rail Material**  
Steel



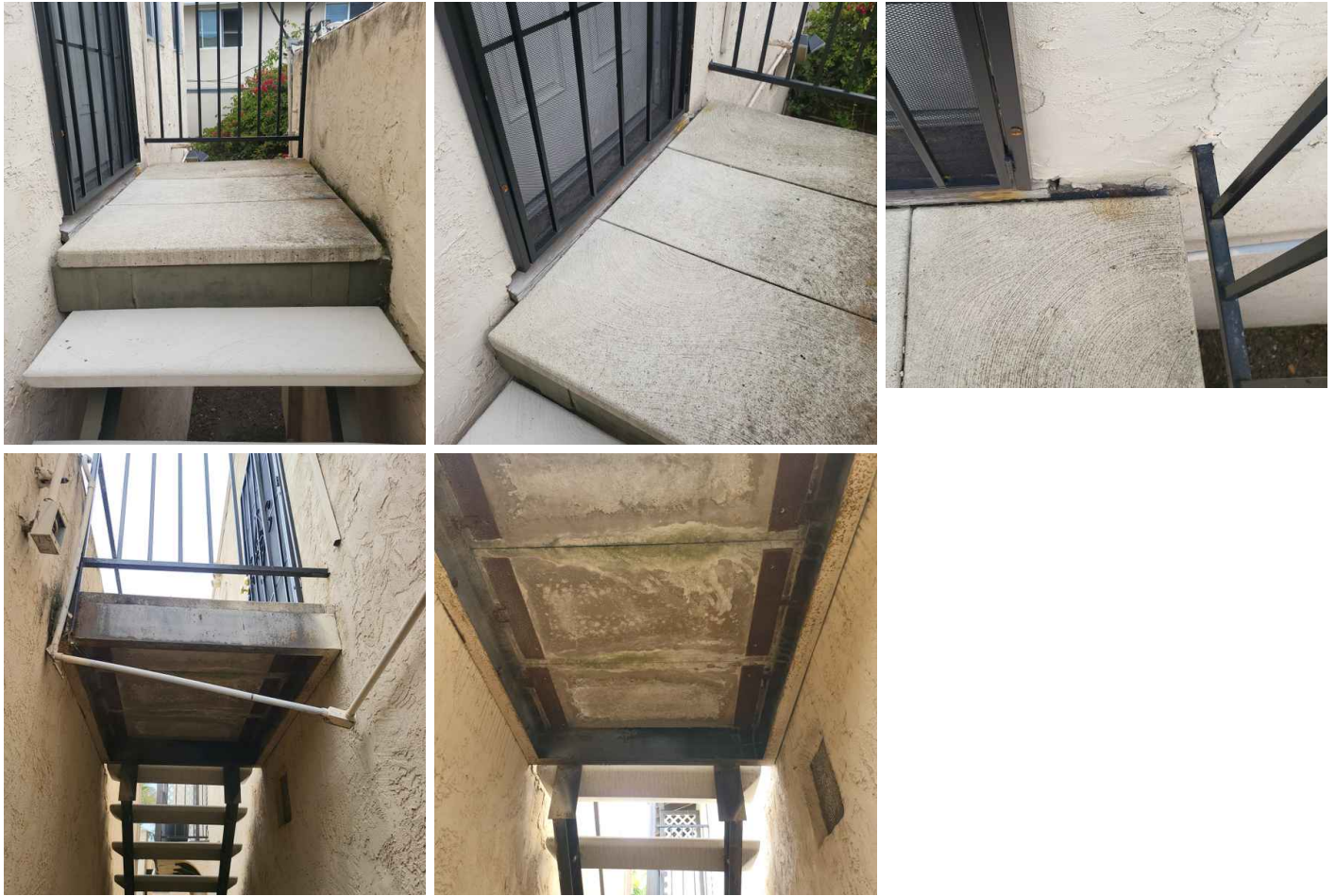
Non-Emergency Repairs Required

**Landing: Support Material**



Steel

**Landing: \*Landing Inspection Image(s)**



**Condition evaluation**

7.1.1 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.

 Non-Emergency Repairs Required

7.2.1 Stairway



**CRACKING TREADS (MINORITY)**

13 out of 15 treads have been replaced. The remaining 2 appear to be the same age. 1 tread has cracks.

All cracked stair treads should be replaced.

Recommendation

Contact a qualified professional.



7.3.1 Landing



**DECK - LOOSE ANCHORS**

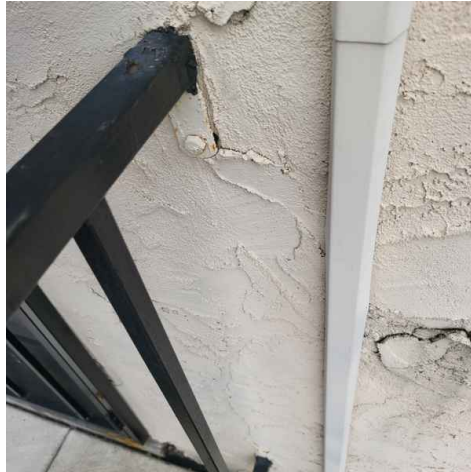
One or more bolts holding the steel support frame to the wall are loose. This could be due to a compromised underlying support material. It is highly recommended to retighten all anchor bolts to ensure proper stability.





### IMPROPERLY SEALED RAILING CONNECTIONS

There is an opening in the stucco at the top railing connection. Water intrusion is likely at this connection. The opening should be sealed.





7.3.3 Landing



**CRACKING IN UNDERSIDE OF DECK**

There are cracks on the underside of the concrete slabs that make up the walking surface of the landing. Although this is not an immediate issue, this condition lowers expectations for future performance and projected service life.

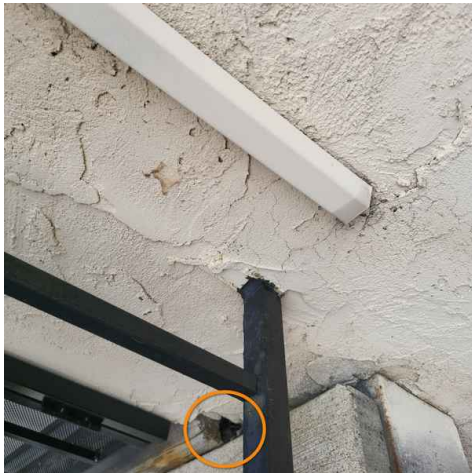


7.3.4 Landing

Non-Emergency Repairs Required

**TERMITE DAMAGE**

There is termite and/or dry rot damage to the threshold above the support frame for the landing. Part of the threshold on the right side has rotted away leaving a large opening in the stucco where water intrusion is likely. This condition raises concerns regarding advanced deterioration in the underlying support structure. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope investigation and to formulate a detailed repair plan.



# 8: 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

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.

# 9: 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**