

PRE-721 EVALUATION PHASE 2

1234 Main Street
Imperial Beach, CA 91932-1412

Buyer Name
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1: PROPERTY DETAILS

Information

General: Property and E3 Descriptions

The property is a two-story apartment building consisting of four units. It is located on the south side of the lot adjacent to the alley. The exterior of the building has two elevated elements: a stairway and a walkway with a handrail. The stairway is constructed with concrete treads mounted on U-channel steel stringers. The walkway has a wood frame support structure and a concrete deck surface that is approximately 2 inches thick. A steel guardrail is bolted to the concrete deck and the stucco wall. The underside of the walkway(soffit) is clad with stucco. The outside edge of the deck and the guardrail are almost entirely covered by bougainvillea vine.

A Phase 1 Pre-721 Evaluation (P1PE) of this property has been completed

General: Photos of Property

The photos below are different views of the property for identification and orientation purposes.



Satellite view



North view



North view



South view



View of stairs and walkway E3s

2: BORESCOPE INSPECTION OF WALKWAY

		IN	NI	NP	D
2.1	Elevated Walkway	X			X

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

Information

Repairs completed Prior to P2PE

A corrective repair was completed before the P2PE. Based on P1PE recommendations 14 faulty stair treads were replaced with new ones.

Phase 2 Pre-721 Evaluation Standards

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

Borescope Investigation Based on P1PE

Based on P1PE recommendations holes were made in the stucco soffit under the walkway for borescope investigation in the following locations near structural connections and potential water entry points.

1. Near a crack in the elevated walkway concrete on the north end.
2. Near the right stair stringer connection.
3. Near the left stair stringer connection.
4. Near failing edge metal.
5. At the south end of the walkway.
6. Near a crack in the elevated walkway on the south end.
7. Two feet away from Hole 6 along the same crack in the elevated walkway on the south end.

See photos and observations for the above investigative openings in the P2PE

Elevated Walkway : E3 Identification Photos

Elevated Walkway



Stairs to walkway



Underside of walkway N view



Underside of walkway S view

Elevated Walkway : Borescope Hole Location 1:

Borescope Inspection

2nd photo shows 1st borescope inspection hole.

The visual inspection in the P1PE noted cracks in the stucco running parallel to the walkway. See 1st photo.

The 1st Borescope investigative opening revealed no issues.

At the time of the borescope inspection, no damage to the load-bearing components was observed



Cracks in stucco soffit



1st borescope inspection





Elevated Walkway : Borescope Hole Location 2

Borescope Inspection

See 1st photo for 2nd borescope location

The visual inspection in P1PE noted openings in the stucco around the right stair stringer. These are likely areas for water intrusion. Stucco soffit is discolored in this area.

The 2nd Borescope investigative opening revealed no issues.

At the time of the borescope inspection, no damage to the load-bearing components was observed.



near right stringer attachment



Elevated Walkway : Borescope Hole Location 3

Borescope Inspection

See 1st photo for 3rd borescope location

The visual inspection in P1PE noted openings in the stucco around the left stair stringer. These are likely areas for water intrusion. Stucco is discolored in this area.

The 3rd Borescope investigative opening revealed no issues

At the time of the borescope inspection no damage to the load-bearing components was observed



Elevated Walkway : Borescope Hole Location 4

Borescope Inspection

See the 1st photo for 4th borescope location

The visual inspection in P1PE noted opening along edge metal. Stucco is falling off the edge metal. See 2nd photo. This is a likely location for water intrusion.

There is evidence of minor water intrusion such as a small amount of mold is present. See 3rd photo stucco overspray has fallen off the deck plywood. See 4th photo.

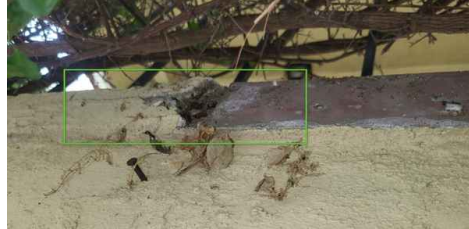
The 4th Borescope investigative opening revealed minor issues.

At the time of the borescope inspection no damage to the load-bearing components was observed.

The edge metal should be repaired or replaced and the waterproofing system above resealed.



4th borescope hole



Opening near edgemetal



Mold



Moisture coming through





Elevated Walkway : Borescope Hole Location 5

Borescope Inspection

See 1st and second photos for 5th borescope location.

The visual inspection in P1PE at the south end of the walkway noted vine growth tight against the stucco. The stucco covering underneath is discolored.

The 5th Borescope investigative opening revealed evidence of termite activity along the rim board. Photos 8 and 10 show termite droppings. There are signs of minor water intrusion such as water stains along the rim board.

Prior to the SB-721 Inspection an area of vine growth should be cleared and a section of stucco removed to investigate the extent of termite damage to the rim board or wood support components.



Deck above 5th hole





Photo# 8 Termite droppings along rim board



Water stain



Photo# 10 Termite droppings along rim board

Elevated Walkway : Borescope Hole Location 6

Borescope Inspection

See 1st photo for 6th borescope location

The visual inspection in P1PE noted a crack in the concrete deck. See 2nd photo. This is a potential location for water intrusion.

The 6th Borescope investigative opening revealed no evidence of water intrusion.

The deck crack should be sealed.

The 6th Borescope investigative opening revealed no issues.

At the time of the borescope inspection no damage to the load-bearing components was observed.



6th borescope hole



Crack across concrete deck



Elevated Walkway : Borescope Hole Location 7

Borescope Inspection

See the 1st photo for 7th borescope location.

The visual inspection in P1PE noted a crack in the concrete deck. See 2nd photo. This is a potential location for water intrusion.

The 7th Borescope investigative opening revealed no evidence of water intrusion.

The 7th Borescope investigative opening revealed no issues.

At the time of the borescope inspection no damage to the load-bearing components was observed.



7th borescope hole



Crack across concrete deck



Elevated Walkway : Repair Plan

The following repairs are necessary before the SB721 Inspection:

Repair or replace the carved 6X6 support post on the north end of the walkway near the stairs.

Repair or replace the edge metal toward the south end of the walkway.

Reseal the walkway edge metal around the perimeter, the cracks in the concrete topping, where the concrete deck meets the stucco wall, at all railing connections and around the top stair tread and the stair stringer connections.

Once these repairs are completed you are ready for the third and final phase - Phase 3 SB-721 Inspection.

Elevated Walkway : Note To Owner

There are problem areas that are not within the scope of an SB-721 inspection but are noted below for the owner's information.

On the southwest corner of the walkway overhang, the roof fascia has severe termite damage and should be replaced.

A termite professional should be consulted to determine the full extent of termite infestation and damage.

Limitations

General

PHASE 2 PRE-721 EVALUATION LIMITATIONS

Please note that a Phase 2 Pre-721 Evaluation (P2PE) 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 P2PE is not a detailed inspection and does not include expectations of future performance. It is an evaluation 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 P2PE 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 P2PE does not include analysis or testing for concealed wood decay or for insects and vermin. The P2PE 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: 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.

4: SERVICES & FEES

Information

General: Services & Fees

SB-721 Evaluation and Inspection Service Fees
Patrick's Property Maintenance Service

Service Fees are based on the number of Exterior Elevated Elements (EEEs) evaluated. The number EEEs often varies from property to property. The following fee structure is based on both the number of apartments and the number of EEEs. Our services are often completed in three phases.

Phase 1 - Pre-721 Evaluation includes the following:

- Identify and document (with Photos) all EEEs 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 \$900.00.

Phase 2: Minimum charge for a 21 - 30 unit apartment is \$1300.00.

Phase 3: Minimum charge for an 11 - 20 unit apartment is \$1300.00.

Phase 3: Minimum charge for a 21 - 30 unit apartment is \$1700.00.