



PATRICK'S PROPERTY MAINTENANCE SERVICE

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PHASE 1 PRE-721 EVALUATION BUILDING 3 UNITS 51 - 56

1234 Main Street
Imperial Beach, CA 91932-1412

Buyer Name
01/11/2025 9:00AM



Agent

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SUMMARY



PASS



NON-EMERGENCY REPAIRS
REQUIRED

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1: WHAT TO EXPECT

Information

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 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. Patrick's Property Maintenance Service is not liable for undetected or unreported issues or for any costs arising from such issues.
- Patrick's Property Maintenance Service 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

For information about our services and pricing, please visit the following hyperlink: [Services and Pricing](#)

For information about our standards of practice, please visit the following hyperlink: [SOP](#)

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. With the component condition determined by the component's most severe defect. 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.

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 SB-721 Inspection, a copy of the report 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 SB-721 Inspection, a copy of 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

Southwest 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 SB-721

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.

Property Description

This property is a apartment complex with 3 buildings built in the 1970's. The buildings will be referred to as B1 for units 1 through 6, B2 for units 7 through 50, and B3 for units 51 through 56.

Map of Property



Exterior Images

These images show the exterior of the building or buildings, helping the viewer understand the property's layout.



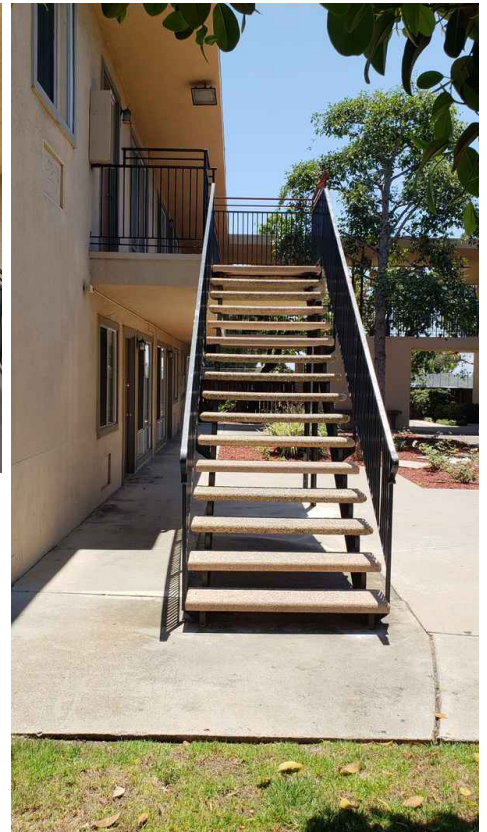
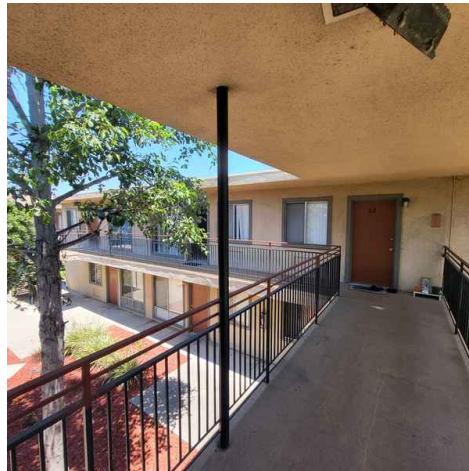
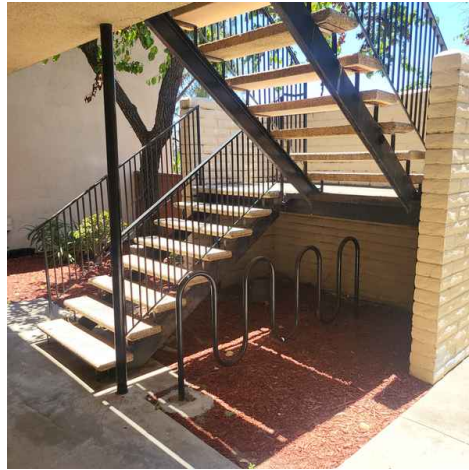
5: BUILDING 3: EXTERIOR ELEVATED ELEMENT (E3) GROUP 1

5.1	Overall Condition Evaluation
5.2	Main Stairway West
5.3	Walkway
5.4	Stairway North

Information

*Orientation Images

Stairway, Walkway, Landing



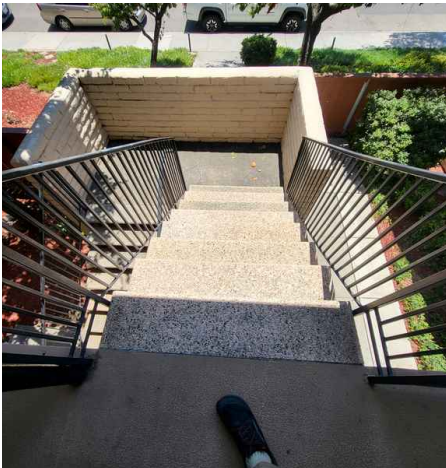
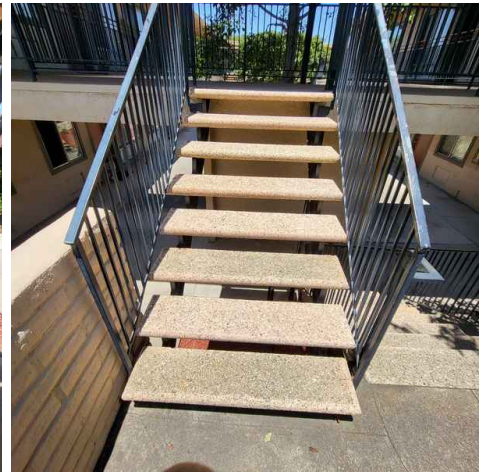
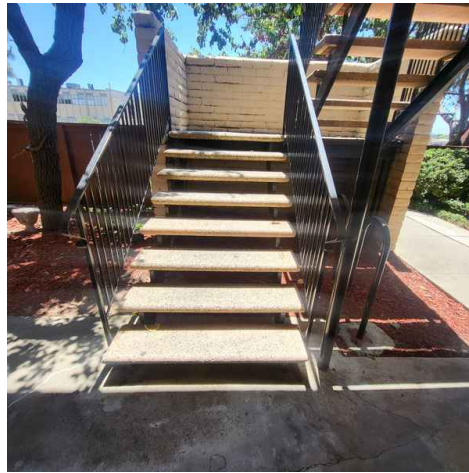
Main Stairway West:
Approximate Height
10 ft

Main Stairway West: Number of Treads
15

Main Stairway West: Rail Material
Steel
Main Stairway West: Stringer Material
Steel

Main Stairway West: Tread material
Precast Concrete

Main Stairway West: *Stairway Inspection Image(s)



Walkway: Approximate Height
10 ft

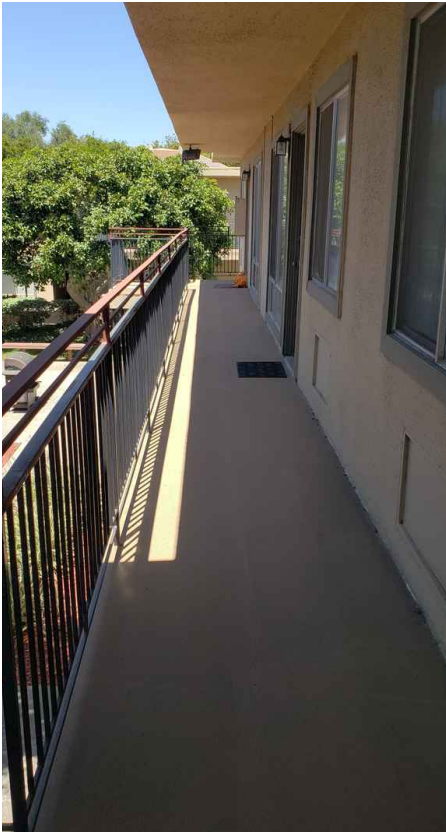
Walkway: Walking Surface Material
Composite

Walkway: Rail Material
Steel

Walkway: Support Material
Wood

Walkway: *Walkway Inspection Image(s)





Stairway North: Approximate Height
10 ft

Stairway North: Number of Treads
16

Stairway North: Rail Material
Steel

Stairway North: Stringer Material
Steel

Stairway North: Tread material
Precast Concrete

Stairway North: *Stairway Inspection Image(s)



Condition evaluation

5.2.1 Main Stairway West



DAMAGED PRECAST TREAD(S)

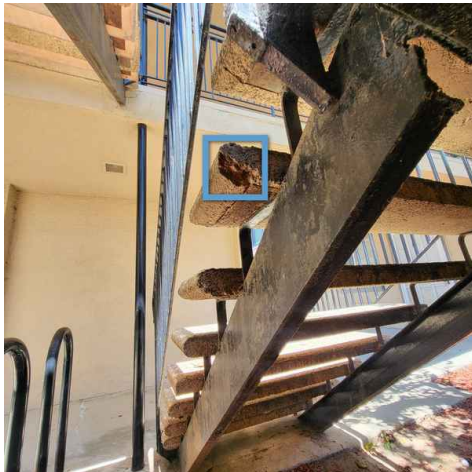
Minor - Approximately 5 of 15 treads are cracked, broken or show severe aging. The affected stair treads appear to be the same age and are approaching the end of their service life, at a minimum the effected treads should be replaced, if not replaced a reinspection is recommended in two years.

Recommendation

Contact a qualified professional.



Thread shows severe aging



5.2.2 Main Stairway West



CORROSION

Marginal - There is significant corrosion that is affecting structural integrity. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to formulate a detailed repair plan. See Reference Information: Notification and Follow Up - Marginal.

Recommendation

Contact a qualified professional.



Support Post



Underneath Landing Walking Structure

5.3.1 Walkway



DAMAGED STUCCO

Minor - Stucco is cracking, stained, bulging, bubbling, blistering, efflorescing, soft, crumbling, discolored or showing signs of mold and mildew. These condition(s) are minor, and can be addressed as maintenance items.

Recommendation

Contact a qualified professional.





5.3.2 Walkway

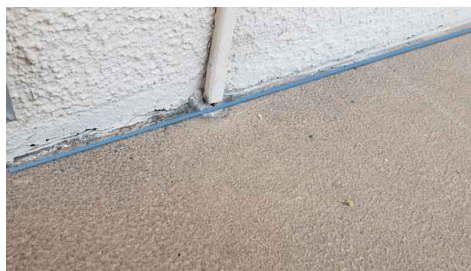


OPENINGS IN WATERPROOFING

Minor - There are cracks, openings, or penetrations in the waterproofing. The affected areas should be sealed.

Recommendation

Contact a qualified professional.





5.3.3 Walkway



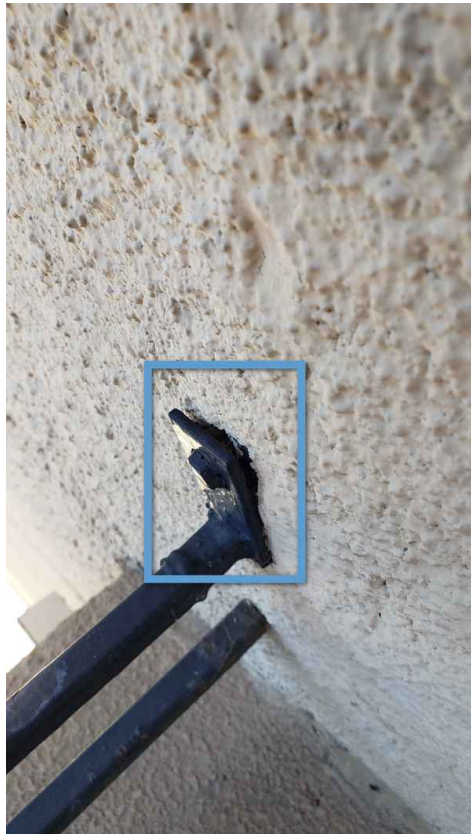
UNSEALED CONNECTION(S)

WHERE THE RAILING ATTACHES TO THE WALL.

There are unsealed connections. Lack of proper sealing at these junctions raises concerns about potential water intrusion. These connections should be sealed

Recommendation

Contact a qualified professional.



5.4.1 Stairway North



DAMAGED PRECAST TREAD(S)

Minor - Approximately 5 of 16 treads are cracked or broken. The affected stair treads appear to be the same age and are approaching the end of their service life, at a minimum the affected treads should be replaced, if not replaced a reinspection is recommended in two years.

Recommendation

Contact a qualified professional.



6: BUILDING 3: BALCONIES

6.1	Overall Condition Evaluation
6.2	Apt. 52 Balcony
6.3	Apt. 54 Balcony
6.4	Apt. 56 Balcony

Information

Apt. 52 Balcony: Approximate Height
9 ft

Apt. 52 Balcony: Walking Surface Material
Composite

Apt. 52 Balcony: Rail Material
Steel

Apt. 52 Balcony: Support Material
Wood

Apt. 52 Balcony: *Balcony Inspection Image(s)



Apt. 54 Balcony : Approximate Height
9 ft

Apt. 54 Balcony : Rail Material
Steel

Apt. 54 Balcony : Walking Surface Material
Composite

Apt. 54 Balcony : Support Material
Wood

Apt. 54 Balcony : *Balcony Inspection Image(s)



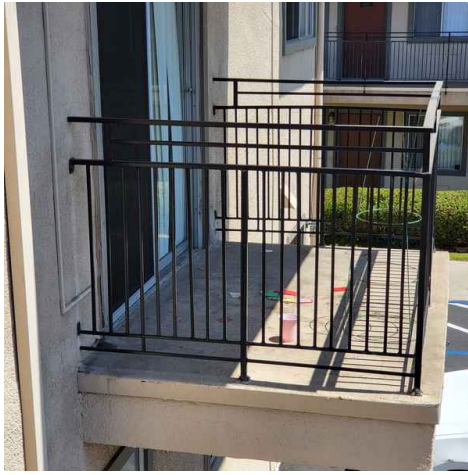
Apt. 56 Balcony : Approximate Height
9 ft

Apt. 56 Balcony : Walking Surface Material
Composite

Apt. 56 Balcony : Rail Material
Steel

Apt. 56 Balcony : Support Material
Wood

Apt. 56 Balcony : *Balcony Inspection Image(s)



Condition evaluation

6.2.1 Apt. 52 Balcony

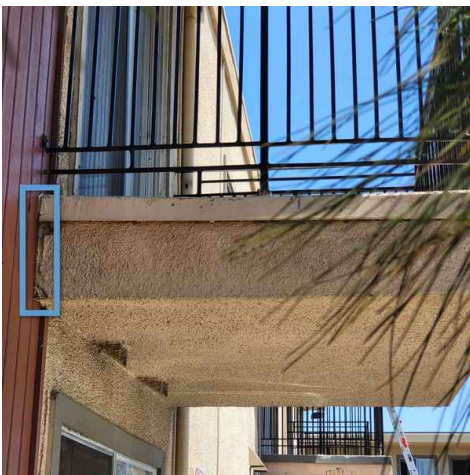
OPENINGS IN WATERPROOFING

 Pass

Minor - There are cracks, openings, or penetrations in the waterproofing. The affected areas should be sealed.

Recommendation

Contact a qualified professional.



6.2.2 Apt. 52 Balcony



SUPPORT CONSTRUCTION

BALCONY APPEARS TO SHOW EXCESIVE SLANT

The inspection revealed inadequate or improper construction, or evidence of instability in the support structure. This condition suggests that the support construction may not adhere to regulatory standards, potentially leading to long-term issues.

Recommendation

Contact a qualified professional.



6.3.1 Apt. 54 Balcony



OPENINGS IN WATERPROOFING

Minor - There are cracks, openings, or penetrations in the waterproofing. The affected areas should be sealed.

Recommendation

Contact a qualified professional.



6.4.1 Apt. 56 Balcony

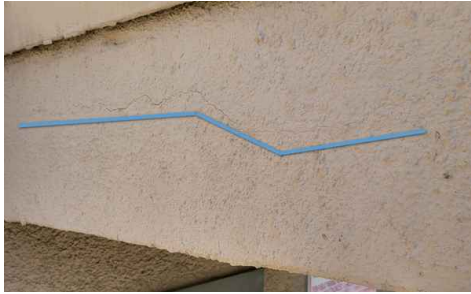


DAMAGED STUCCO

Minor - Stucco is cracking, stained, bulging, bubbling, blistering, efflorescing, soft, crumbling, discolored or showing signs of mold and mildew. These condition(s) are minor, and can be addressed as maintenance items.

Recommendation

Contact a qualified professional.



6.4.2 Apt. 56 Balcony

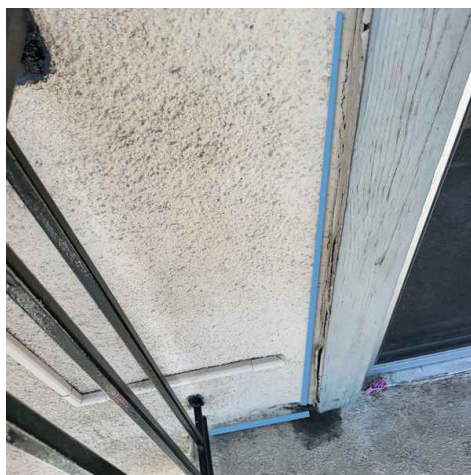
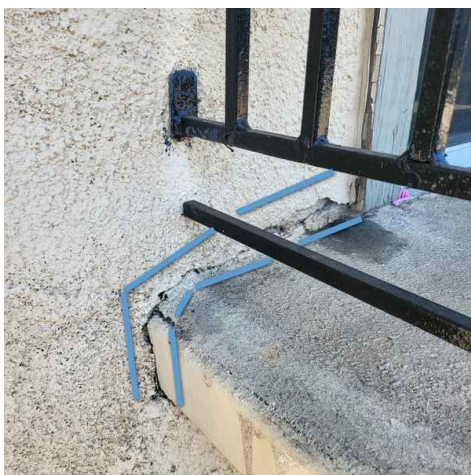


OPENINGS IN WATERPROOFING

Minor - There are cracks, openings, or penetrations in the waterproofing. The affected areas should be sealed.

Recommendation

Contact a qualified professional.



6.4.3 Apt. 56 Balcony



Non-Emergency Repairs Required

MISSING OR LOOSE FASTENER(S)

Hardware is loose or missing from railing connections. Appropriate hardware must be installed and loose hardware tightened prior to SB-721 Inspection.

Recommendation

Contact a qualified professional.

