



PATRICK'S PROPERTY MAINTENANCE SERVICE

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PRE-721 EVALUATION

1234 Main Street
Imperial Beach, CA 91932-1412

Buyer Name
01/11/2025 9:00AM



Agent

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SUMMARY



ITEMS INSPECTED



RECOMMENDATION/NEEDS
ATTENTION

- ⊖ 2.1.1 Exterior - Walkway & Stairs: Decking Edge Metal
- ⊖ 2.1.2 Exterior - Walkway & Stairs: Deck - Cracked Concrete
- ⊖ 2.1.3 Exterior - Walkway & Stairs: Walkway
- ⊖ 2.1.4 Exterior - Walkway & Stairs: Deck - Water Sealant Required
- ⊖ 2.1.5 Exterior - Walkway & Stairs: Railing Flat Plate Connection

1: PROPERTY DESCRIPTION AND DETAILS

Information

4 Unit Apartment with E3s

The property being evaluated 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 is clad with stucco. The outside edge of the deck and the guardrail are almost entirely covered by bougainvillea vine.

Weather Conditions

Recent Rain

Year Constructed

1970

4 Unit Apartment with E3s

The property being evaluated 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. One side of the walkway is cantilevered, while the other side is supported by six 6x6 carved support posts on concrete footings. The underside of the walkway is clad with stucco. The outside edge of the deck and the guardrail are almost entirely covered by bougainvillea vine.



Satellite View



Street View



Street View 1



Stairway



Alley View

Limitations

General

OBSCURED VIEW

Bougainvillea vine growth surrounds most of the outer side of the elevated walkway from the bottom of the soffit up past the top of the railing blocking the view. (see photos). The vine growth limits the inspectors ability to look for signs of water intrusion.



2: EXTERIOR

		IN	NI	NP	D
2.1	Walkway & Stairs	X			X

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

Information

Phase 1 Pre-721 Evaluation Standards

Phase 1 - Pre-721 Evaluation includes the following:

- Identify and document (with Photos) all E3s to be inspected
- Identify and document (with Photos) areas of concern
- Recommend further evaluation
- Identify repairs needed before SB-712 inspection
- Recommend E3 maintenance items

Walkway & Stairs: Stairway

North Stairway

Stairs

Cracks and broken pieces in the stair treads of the stairway were readily visible. Looking closer I was able to identify 14 welded-on steps that need to be replaced. Recommend changing the square edge metal on the top step to aluminum bullnose (rounded edge metal).

Water intrusion in the following 3 locations:

1. The top of the edge metal is not sealed properly
2. Top Step is embedded into stucco
3. The left corner of the edge metal is not the proper length and should extend approximately 2" under the stucco





Walkway & Stairs: Bottom of Stairs, Doubler, and Wooden Support Post

North Stairway

Stairs

Stucco discoloration on the underside of the stair doubler. Suspect water intrusion. Recommend further investigation in Phase II.

The carved Support Post has termite damage on the top and bottom. Recommend replacement.



Walkway & Stairs: Material

Steel, Stucco

Limitations

General

PHASE ONE PRE-721 EVALUATION LIMITATIONS

Please note that a Phase One Pre-721 Evaluation (P1PE) 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.

Deficiencies

2.1.1 Walkway & Stairs

Recommendation/Needs Attention

DECKING EDGE METAL

Edge metal is separated from the concrete deck allowing water intrusion. Recommend borescope inspection or a larger investigative opening to determine structural integrity.



2.1.2 Walkway & Stairs

Recommendation/Needs Attention

DECK - CRACKED CONCRETE

A borescope inspection is recommended underneath all cracks in the concrete walkway to investigate the extent of damage to the support system.



2.1.3 Walkway & Stairs

Recommendation/Needs Attention

WALKWAY

SOUTH END

The south end of the walkway and other areas are covered by bougainvillea preventing a thorough inspection. Recommend removal of plant growth.



2.1.4 Walkway & Stairs

Recommendation/Needs Attention

DECK - WATER SEALANT REQUIRED

Sealant is required along the entire 41ft length of the walkway, where the stucco wall meets the concrete walkway.



2.1.5 Walkway & Stairs

RAILING FLAT PLATE CONNECTION

Recommendation/Needs Attention

Recommend sealant around mounting bolts to prevent water intrusion.



3: PROTECTING YOUR INVESTMENT

Information

Protect Your Investment

Protecting Your Investment

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

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

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

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

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

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

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

4: GLOSSARY OF TERMS

Information

Glossary of Terms

Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5: SERVICE FEES

Information

Services and fees

SB-721 Evaluation and Inspection Service Fees

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

Our services are often completed in three phases.

Phase 1 - Pre-721 Evaluation includes the following:

- Identify and document (with Photos) all E3s to be inspected
- Identify and document (with Photos) areas of concern
- Recommend further evaluation
- Identify repairs needed before SB-712 inspection
- Recommend E3 maintenance items

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

\$500.00

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

Phase 2-Pre-721 Evaluation includes the following:

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

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

\$500.00

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

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

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

\$900.00

Total: \$1900.00

Additional Services

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

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

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

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

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

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

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

6: SB-721 INSPECTION GUIDELINES

Information

SB-721 Standards

1.

SB-721 Standards

1. Inspection Guidelines

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

2. SB-721 Scope

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

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

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

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

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

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

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

3. SB-721 Purpose

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

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

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

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

4. Screening Procedure

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

Structural Screening

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

- Visit the Site
- Visually review all E3s, and interior and exterior areas proximate thereto, as necessary.
- Develop an Investigative Program
- In the case of E3s with soffit finishes, selectively identify at least 15% of locations for investigative openings to reveal concealed structural components. Finish removal needs only be the minimum amount sufficient to ascertain whether or not wood structural components have suffered decay due to wood-destroying organisms or whether or not steel structural components have suffered corrosion. Inspections should be conducted at the most probable locations where water intrusion may occur, for example at the intersection of horizontal and vertical assemblies, guardrail penetrations of the element assembly, floor drains where present, or other similar locations.
- Create Investigative Openings
- Selectively create investigative openings to reveal at least 15% of concealed structural components and conditions. A building permit is not required for the selective removal of finishes associated with investigative work.
- Determine if Wood Destroying Pests, Organisms or Corrosion is Present
- If wood-destroying organisms are identified on wood components or corrosion is identified on steel structural components, initiate structural evaluation as recommended below.
- Patch Investigative Openings
- If no significant presence of wood-destroying organisms or corrosion is identified, patch the openings to match the existing surface. The owner may wish to install vents and/or access openings to provide easy access for future inspections. Be mindful that the affected areas may be components of a fire-rated assembly when located close to side or rear property lines and therefore subject to certain building code requirements.
- Note: A building permit is not required for patching of selectively removed finishes in-kind.
- Note: A building permit is required for the installation of vents and/or access openings.
- Waterproofing System Screening
 - Practically assessing the adequacy of the waterproofing system is difficult in many instances. The waterproofing barrier is often concealed by a wearing surface topping, in the case of balconies and walkways, or wall finish. At a minimum, the screening of the waterproofing system ought to include a visual review of readily observable exposed surface areas, including topping membrane if surface-applied, and flashings for signs of active water intrusion. It is not necessary to replace the waterproofing system if it is performing adequately.
 -
 - If minor waterproofing defects are observed, but have not caused water intrusion or triggered an Evaluation and Remediation, these defects should be reported to the building owner with recommended maintenance measures.
 -
 - File Certification Form
 - If no significant presence of wood-destroying organisms, corrosion or water intrusion is identified and after investigative openings are patched, file the Certification form with the City's Housing Code Enforcement office.
 -

5. Evaluation and Remediation Procedure

Methods of Evaluation and Remediation

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

Search for Documents

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

Evaluation and Remediation

- Structural Evaluation and Remediation
- Evaluate the original element design and extent of damage to determine the most practical and economic means of remediation. In some cases, it would be advantageous to have a licensed engineer or architect perform a structural evaluation of the damaged components to determine their adequacy. In some circumstances, for example, when the damage is significant or easily observable, the complete removal and replacement of damaged components can be a possible solution. The following types of remediation require a licensed engineer or architect:

- Modifications to existing structural systems, for example, alterations to cantilever framing members that are not a complete replacement in-kind.

- Complete removal and replacement of E3s.
- Complete removal of E3s with the associated restoration of the building facade. Note: Replacement or retention of original materials and the use of original methods of construction is permitted provided such materials or methods complied with the building code provisions in effect at the time of original construction. Complete replacements will require conformance to current code requirements.

• Waterproofing Remediation

- If water damage or signs of active water intrusion are observed, the licensed professional will make a reasonable attempt to locate the source(s) of water and remediate it before completion of the Certification Form. The exact method of determining leakage is up to the licensed professional; it may or may not include the following:

- Review of available original and prior modification construction documents.

- Review slope to drain at surface and membrane levels.

- Review drain/gutter/downspout function.

- Review conditions at penetrations, fenestrations, changes in plane, etc. (e.g., door threshold, deck-to-wall flashing).

- Review the function of existing concealed space ventilation if present.

- Perform water testing, thermal imaging, and/or electronic leak detection (as appropriate for the existing building conditions).

- Determine the moisture content of materials.

- Perform invasive testing to observe the condition of the concealed membrane system. Invasive testing may include isolated borescope openings or selective demolition of larger areas.

Prepare Remedial Design

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

Execute Remediation Work

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

File Certification Form

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

Written report

The documentation of the current condition shall include photographs, any test results, and a narrative sufficient to establish a baseline. The condition of the components inspected can

- methods of construction is permitted provided such materials or methods complied with the building code provisions in effect at the time of original construction. Complete replacements will require conformance to

current code requirements.

- - Waterproofing Remediation
 - If water damage or signs of active water intrusion are observed, the licensed professional will make a reasonable attempt to locate the source(s) of water and remediate it before completion of the Certification Form. The exact method of determining leakage is up to the licensed professional; it may or may not include the following:
 - Review of available original and prior modification construction documents.
 - Review slope to drain at surface and membrane levels.
 - Review drain/gutter/downspout function.
 - Review conditions at penetrations, fenestrations, changes in plane, etc. (e.g., door threshold, deck-to-wall flashing).
 - Review the function of existing concealed space ventilation if present.
 - Perform water testing, thermal imaging, and/or electronic leak detection (as appropriate for the existing building conditions).
 - Determine the moisture content of materials.
 - Perform invasive testing to observe the condition of the concealed membrane system. Invasive testing may include isolated borescope openings or selective demolition of larger areas.

Prepare Remedial Design

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

Execute Remediation Work

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

File Certification Form

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

Written report

The documentation of the current condition shall include photographs, any test results, and a narrative sufficient to establish a baseline. The condition of the components inspected can be compared to the results of subsequent repairs and inspections. In addition to the evaluation required by this section, the report shall advise which, if any, exterior elevated element poses an immediate threat to the safety of the occupants. The written report will include expectations of future performance.

It is not necessary to submit this report to the city unless requested to do so. The California Health and Safety Code Section 17973 requires inspectors to provide a written report of the evaluation stamped or signed by the inspector to the owner of the building or the owner's designated agent within 45 days of completion of the inspection. Records of the SB-721 Inspection report will be retained for two cycles of six each.