



PATRICK'S PROPERTY MAINTENANCE SERVICE

619 818 3882

patrick@3einspect.com



SB-721 INSPECTION

1234 Main Street
Imperial Beach, CA 91932-1412

Buyer Name

01/11/2025 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	9
5: Exterior Elevated Elements	11
6: Outside the Scope of SB-721	22

SUMMARY



PASS

- 🔧 5.2.1 Exterior Elevated Elements - South Stairway: Corrosion
- 🔧 5.2.2 Exterior Elevated Elements - South Stairway: Unsealed Connection(s)
- 🔧 5.3.1 Exterior Elevated Elements - Walkway: Damaged Stucco
- 🔧 5.3.2 Exterior Elevated Elements - Walkway: Unsealed Connection(s)
- 🔧 5.3.3 Exterior Elevated Elements - Walkway: Termite/Wood Rot Damage
- 🔧 5.4.1 Exterior Elevated Elements - North Stairway: Corrosion
- 🔧 5.4.2 Exterior Elevated Elements - North Stairway: Unsealed Connection(s)
- 🔧 6.1.1 Outside the Scope of SB-721 - : Termite damage
- 🔧 6.1.2 Outside the Scope of SB-721 - : Opening in Stucco

1: WHAT TO EXPECT

Information

Phase 3

Complete SB- 721 Inspection Service:

This service constitutes the final step in ensuring full compliance with SB-721 regulations. This comprehensive service encompasses:

- Thorough documentation of the current condition of all E3s, with extensive photographic evidence.
- Assessment of the expected future performance of E3s, identifying potential long-term issues.
- Completion of all necessary reports and submissions to the local building department, in accordance with SB-721 requirements.
- Retention of records for two inspection cycles, ensuring historical data is available for future reference.

2: LIMITATIONS

Information

Phase 3

Phase 3 - Complete SB-721 Inspection Service Limitations

Please note that this is a Phase 3 Complete SB-721 Inspection Service. It's important to understand that the Complete SB-721 Inspection Service, while comprehensive, has its limitations:

- This service represents the completion of the SB-721 inspection process but does not guarantee future performance or the absence of defects not visible during the inspection.
- The inspection focuses on current conditions and compliance with SB-721; it does not include an in-depth analysis of potential future issues or degradation.
- The inspection report provides a snapshot of the E3s at the time of inspection and does not cover conditions that may arise after the inspection date.
- The service does not encompass repairs or modifications; it is purely an inspection and reporting process.
- While the inspection includes necessary reporting to building departments, it does not assume responsibility for any post-inspection regulatory or legal requirements.
- The report is intended for the client and does not confer benefits or rights upon third parties. Patrick's Property Maintenance Service is not liable for decisions made or actions taken based on the report by anyone other than the client.
- Patrick's Property Maintenance Service assumes no liability beyond the cost of the service for any unreported, concealed, or future defects or damages.

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

West 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

The property is a two-story apartment building with 5 units built in 1973.

Weather Conditions

Clear

Exterior Images

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



North view



Northwest



2nd Street view



Southwest



South

5: EXTERIOR ELEVATED ELEMENTS

5.1	Overall Condition Evaluation
5.2	South Stairway
5.3	Walkway
5.4	North Stairway
5.5	Phase 3

Information

*Orientation Images

North Stairway, South Stairway, Walkway



Overall Condition Evaluation: Acceptable Condition

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. The overall condition is determined by the component in the worst condition.

South Stairway: Approximate Height
9 ft

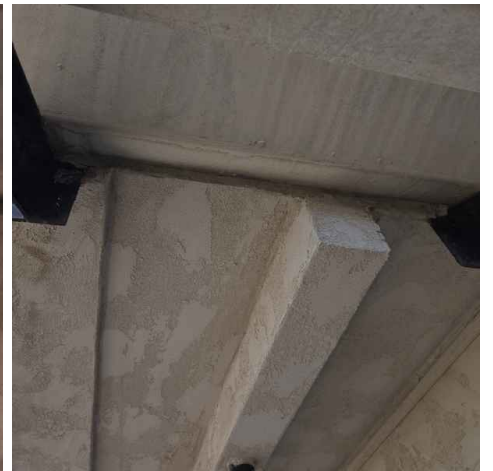
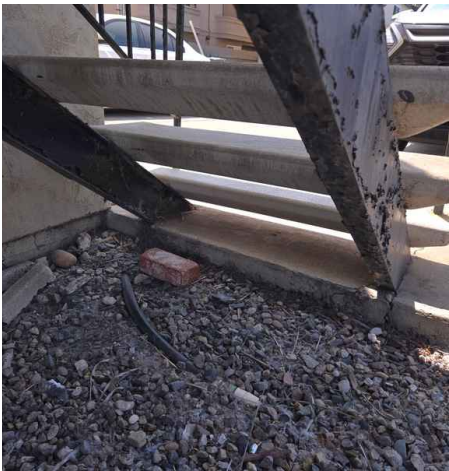
South Stairway: Number of Treads
13

South Stairway: Rail Material
Steel

South Stairway: Stringer Material
Steel

South Stairway: Tread material
Precast Concrete

South Stairway: *Stairway Inspection Image(s)



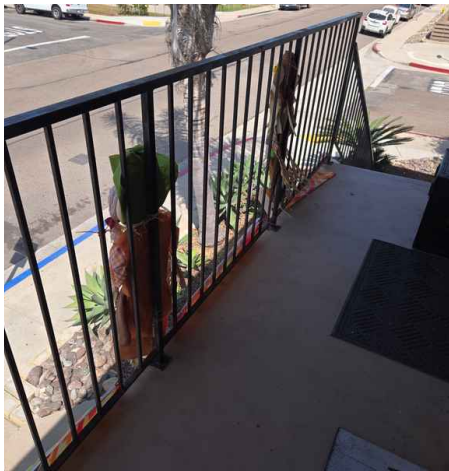
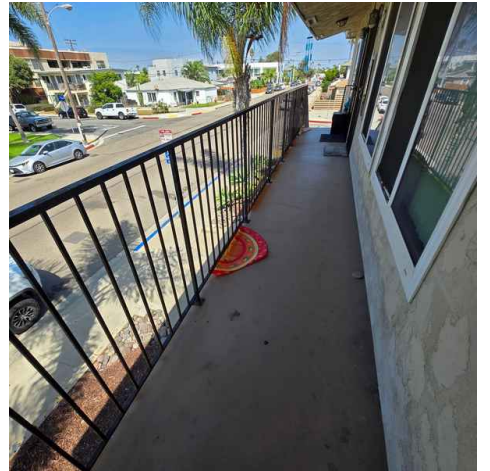
Walkway: Approximate Height
9 ft

Walkway: Walking Surface Material
Composite

Walkway: Rail Material
Steel

Walkway: Support Material
Wood

Walkway: *Walkway Inspection Image(s)



North Stairway: Approximate Height
9 ft

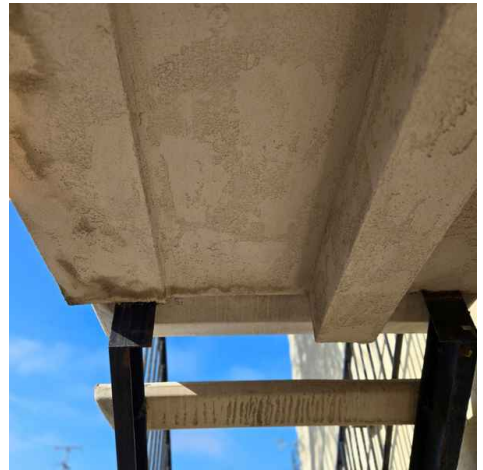
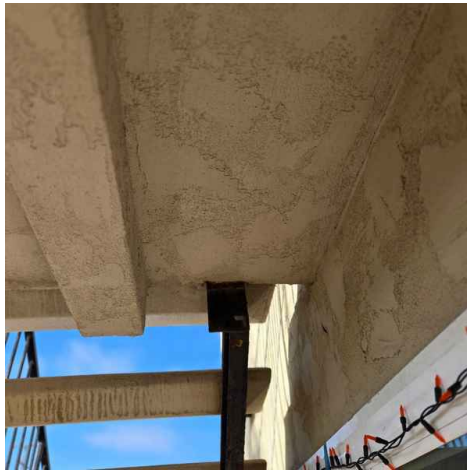
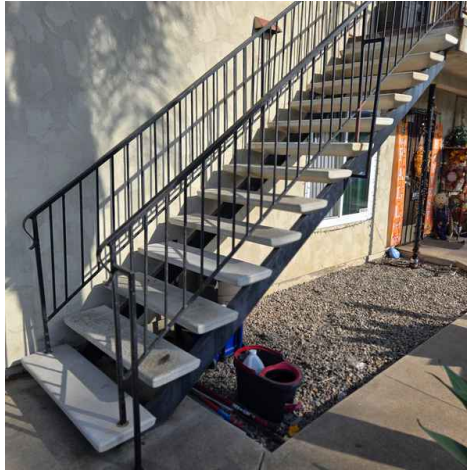
North Stairway: Number of Treads
13

North Stairway: Rail Material
Steel

North Stairway: Stringer Material
Steel

North Stairway: Tread material
Precast Concrete

North Stairway: *Stairway Inspection Image(s)



Phase 3: SB-721 Full Inspection Certification

At the time of my inspection all elevated wood-framed and steel-framed decks / balconies / landings / stairway systems / walkways / terraces / guardrails / handrails / or any parts thereof in weather-exposed areas at the subject building did not exhibit signs of deterioration / decay / corrosion or similar damage that could pose a safety concern and there was no evidence of active water intrusion in concealed spaces of the inspected elements.

Briefly describe work and locations if applicable: N/A

Phase 3: Assessment of Future Performance

If recommended maintenance is followed the E3(s) should remain in acceptable condition until the next inspection in six years. Without any recommendations the E3(s) are expected to remain in acceptable condition through the same period.

Phase 3: Signature of Licensed Professional

General Contractor: Class B License# 331-525



Condition evaluation

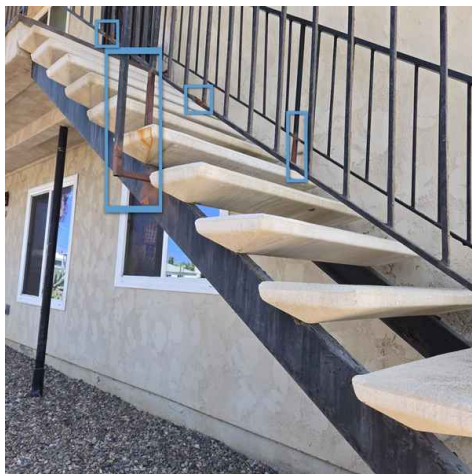
5.2.1 South Stairway

CORROSION

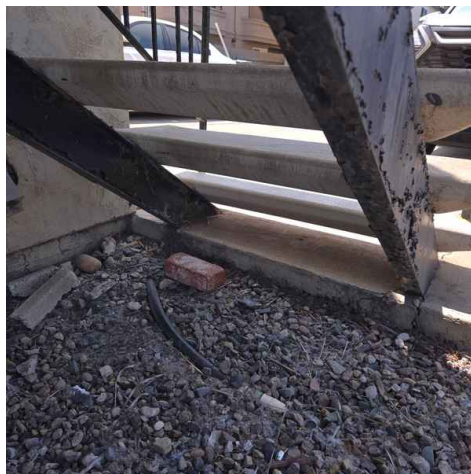
Minor - There is surface corrosion. The affected area(s) should be treated.

Recommendation

Contact a qualified professional.



Handrail corrosion



Stringer corrosion



Stringer corrosion



Stringer corrosion



Stringer corrosion



Stringer corrosion

5.2.2 South Stairway

 Pass

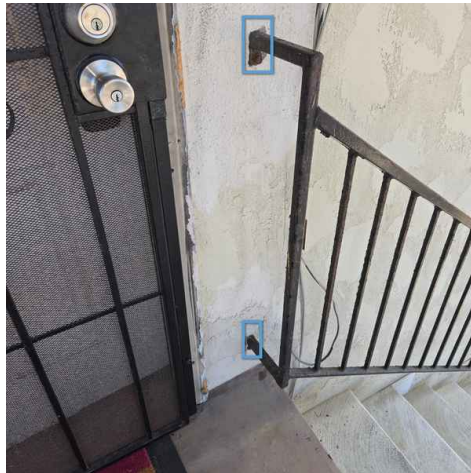
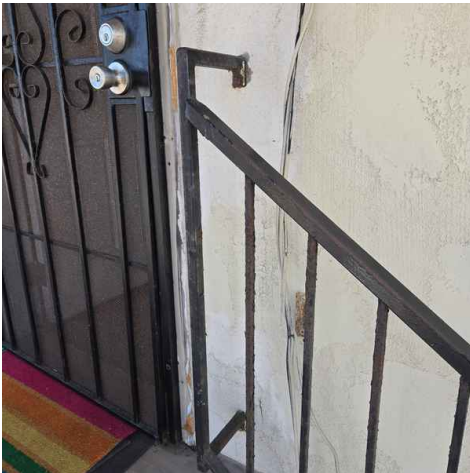
UNSEALED CONNECTION(S)

STAIR RAILING TO STUCCO

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.



5.3.1 Walkway

 Pass

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



UNSEALED CONNECTION(S)

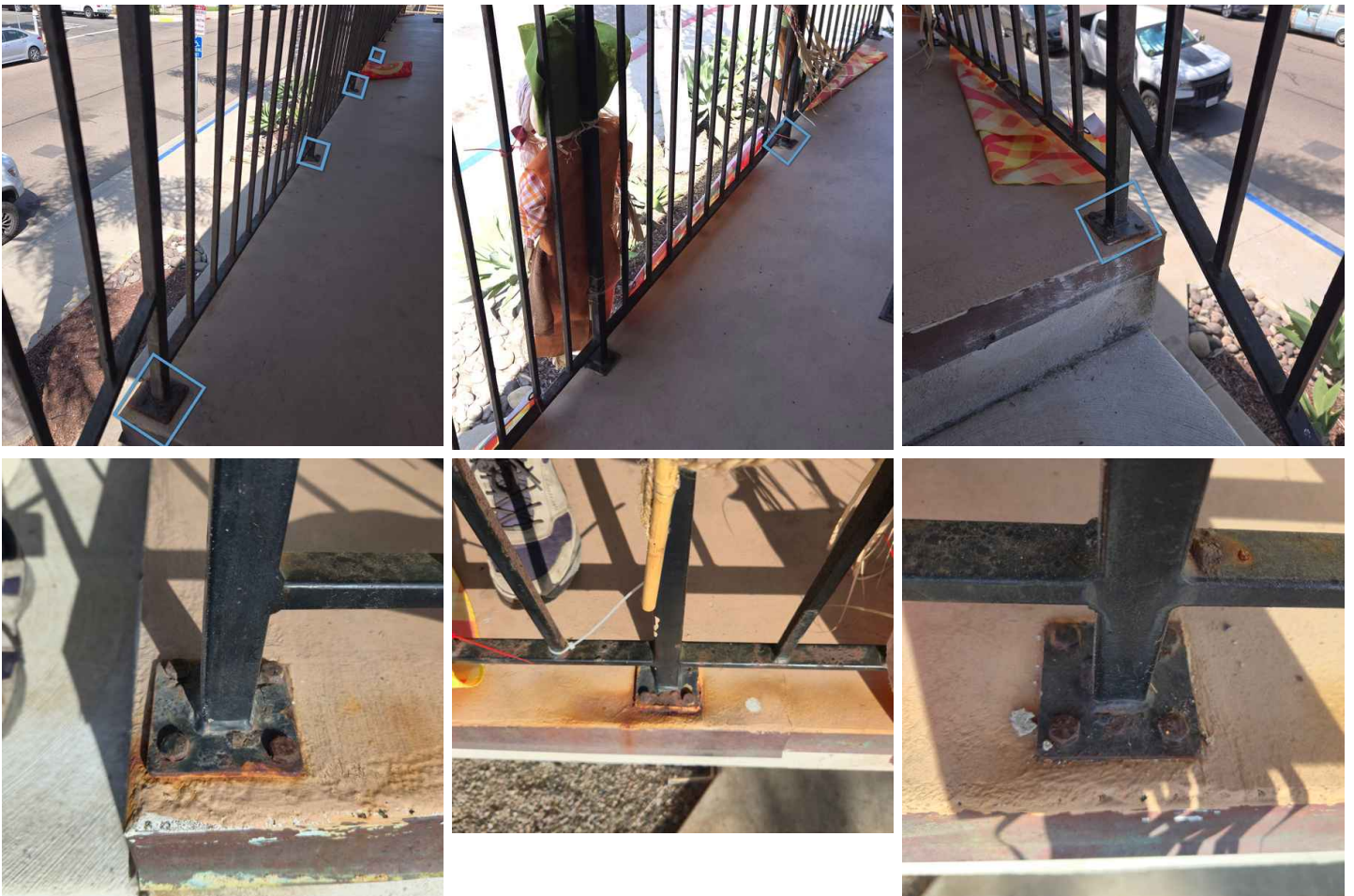
WHERE.

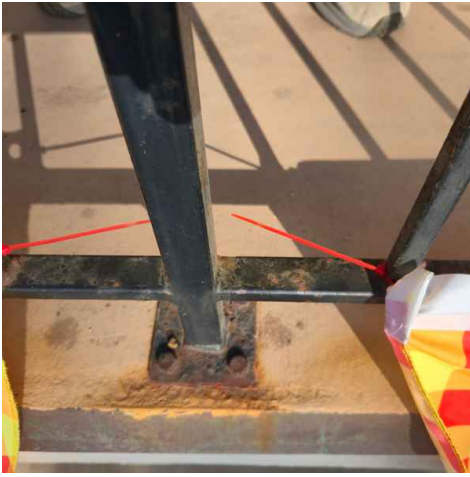
There are unsealed connections. The lack of a proper sealing at these junctions raises potential water intrusion concerns. These connections should be sealed.

Note: There are openings between the handrail mounting hardware, the base plate and the walkway surface.

Recommendation

Contact a qualified professional.





5.3.3 Walkway



TERMITE/WOOD ROT DAMAGE

Minor - There is minor evidence of wood boring insect intrusion and/or wood rot which may include bore-holes or tunnels, pellets and droppings, weakness, softness, live insects, discoloration, crumbling texture, or fungal growth. These condition(s) are minor, the affected components should be treated or replaced.

Recommendation

Contact a qualified professional.



5.4.1 North Stairway



CORROSION

Minor - There is surface corrosion. The affected area(s) should be treated.

Recommendation

Contact a qualified professional.



Stringer corrosion



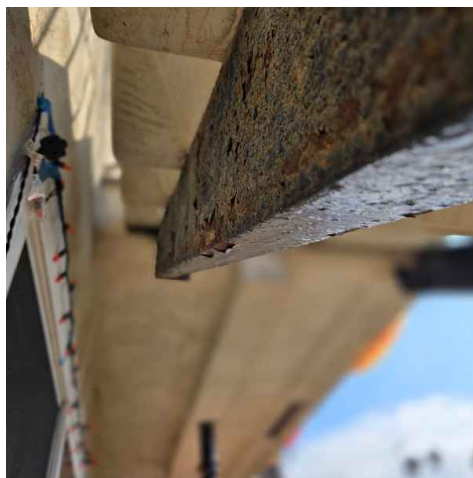
Stringer corrosion



Stringer corrosion



Stringer corrosion



Stringer corrosion



Stringer corrosion



Handrail corrosion

5.4.2 North Stairway



UNSEALED CONNECTION(S)

WHERE THE RAILING ATTACHES TO THE STUCCO

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.



6: OUTSIDE THE SCOPE OF SB-721

6.1	
-----	--

Condition evaluation

6.1.1

TERMITE DAMAGE



Several sections of fascia have termite damage.



6.1.2

OPENING IN STUCCO

