



PATRICK'S PROPERTY MAINTENANCE SERVICE

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SB-721 INSPECTION

1234 Main Street
Imperial Beach, CA 91932-1412

Buyer Name

10/18/2025 9:00AM



Agent

Agent Name

555-555-5555

agent@spectora.com

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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.

Inspection Images Description

The inspection photographs in each of the following E3 group sections 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.

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.

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

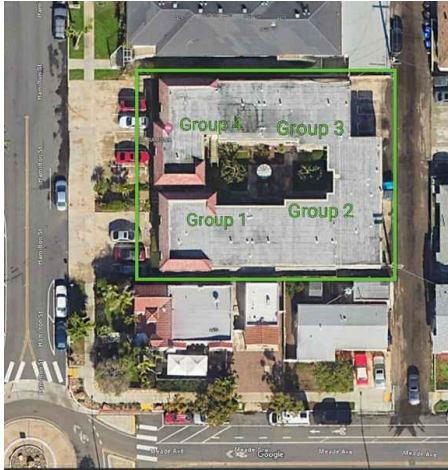
The property is a two-story apartment complex with 20 units, built in 1968. There are four Exterior Elevated Element (E3) groups in the complex. Each E3 Group includes a stairway and a walkway. The E3 group associated with units 10 and 11 will be referred to as Group 1, units 12 -14, Group 2, units 15 - 17, Group 3, and units 18-20, Group 4. See the Satellite photo for Group locations.

Weather Conditions

Clear

Exterior Images

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



Phase 3 Pass or Fail: Pass

THIS IS A PASSING SB-721 INSPECTION

All of the assessed elements are in passing condition. No further action is necessary on the part of the client or owner.

Phase 3 Pass or Fail: Signature of Licensed Professional

General Contractor: Class B
License# 331-525

December 12, 2024

5: EXTERIOR ELEVATED ELEMENT (E3) GROUP 1

		IN	NI	NP	C
5.1	Stairway	X			
5.2	Landing	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Condition Evaluation

Information

*Orientation Images

Stairway, Landing



Inspection Images Description

Reference [Inspection Images Description](#) subsection under [What To Expect](#)

Stairway: Tread material

Precast Concrete

Stairway: Approximate Height

10 ft

Stairway: Rail Material

Steel

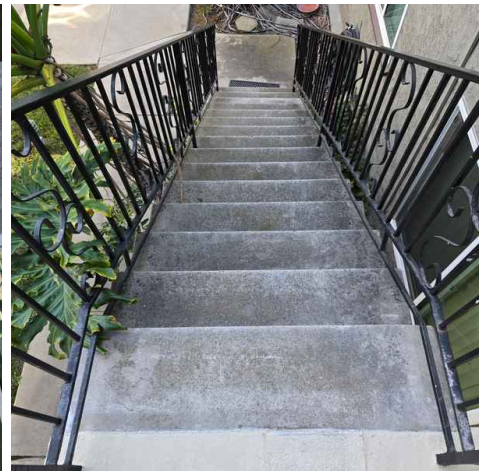
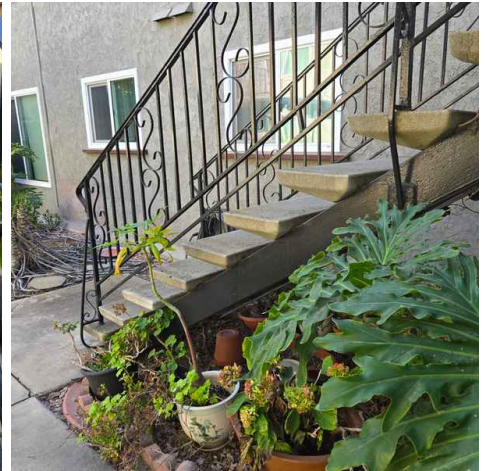
Stairway: Number of Treads

15

Stairway: Support Material

Steel, Wood

Stairway: *Stairway Inspection Image(s)



Landing: Approximate Height
10 ft

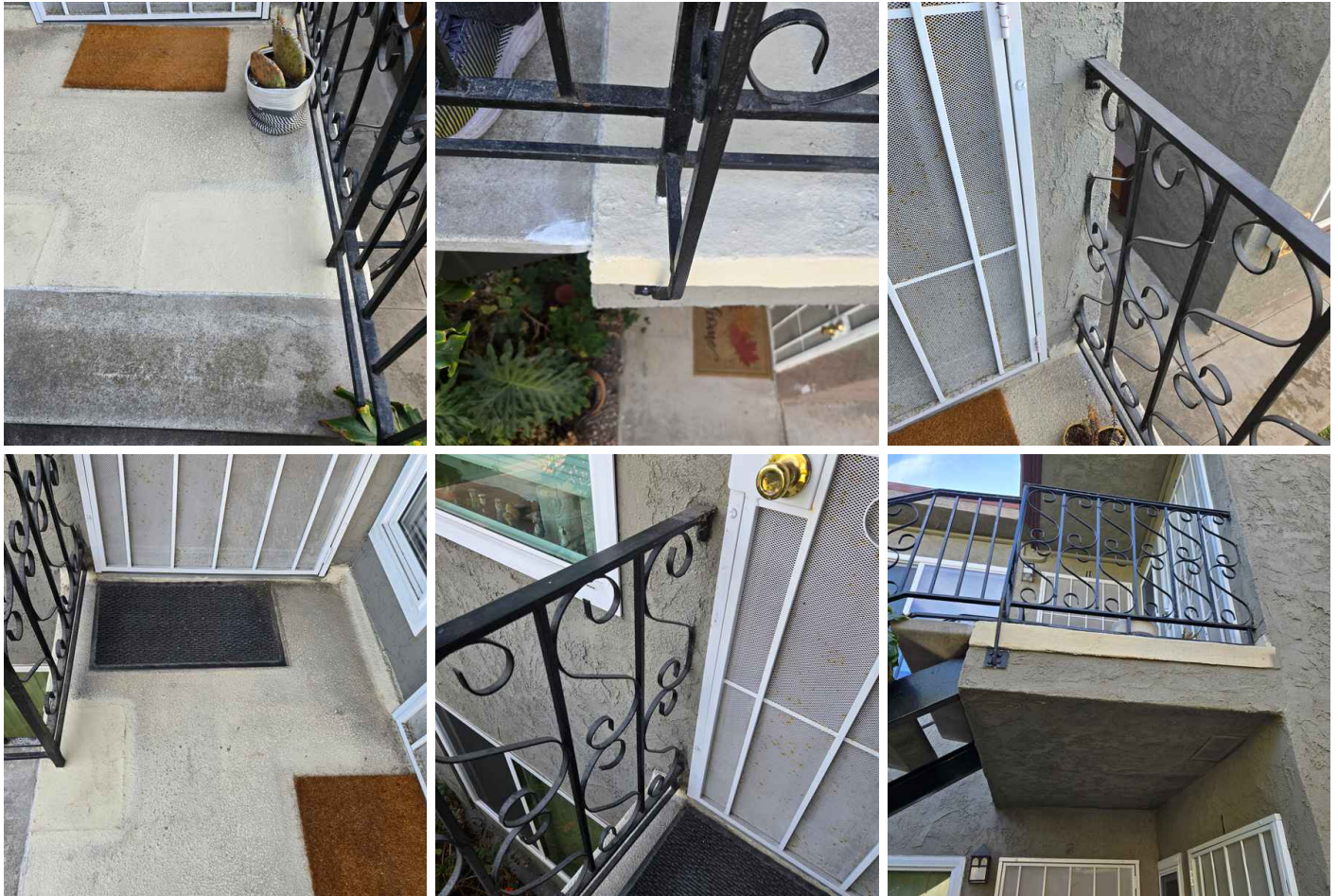
Landing: Walking Surface Material
Composite

Landing: Rail Material
Steel

Landing: Support Material
Wood

Landing: *Landing Inspection Image(s)

This E3 was repaired recently.



6: E3 GROUP 2

		IN	NI	NP	C
6.1	Stairway	X			
6.2	Walkway	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Condition Evaluation

Information

*Orientation Images

Stairway, Walkway



Inspection Images Description

Reference [Inspection Images Description](#) subsection under [What To Expect](#)

Stairway: Support Material

Wood, Steel

Stairway: Approximate Height

10

Stairway: Rail Material

Steel

Stairway: Tread material

Precast Concrete

Stairway: Number of Treads

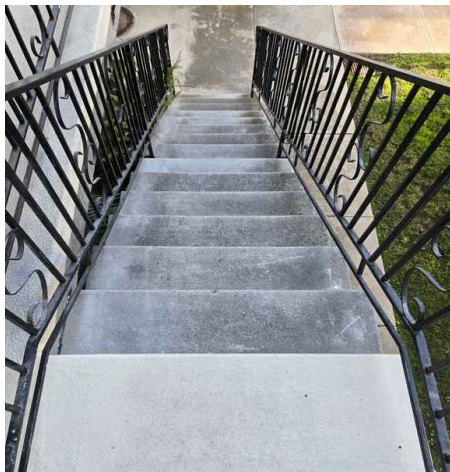
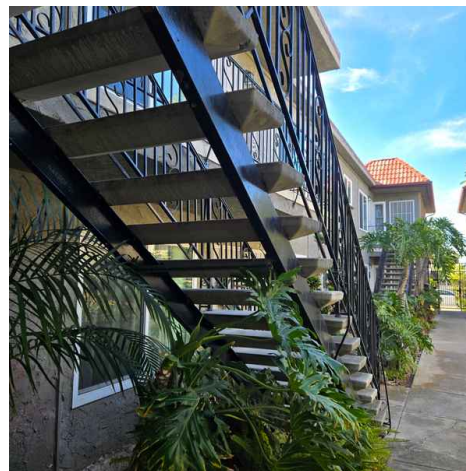
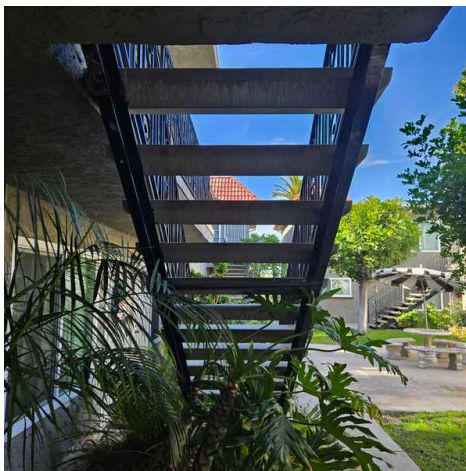
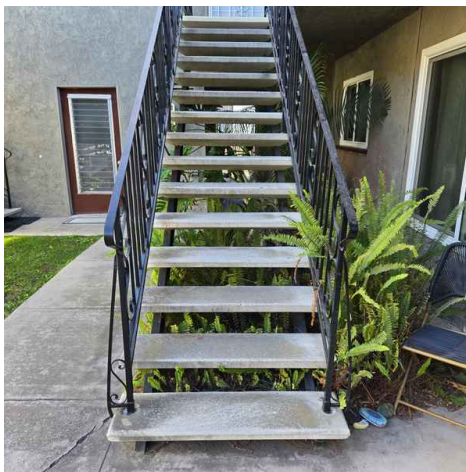
15

Stairway: Stringer Material

Steel

Stairway: *Stairway Inspection Image(s)

This E3 was repaired recently.



Walkway: Approximate Height

10

Walkway: Walking Surface

Material
Composite

Walkway: Rail Material

Steel

Walkway: Support Material

Wood

Walkway: *Walkway Inspection Image(s)

This E3 was repaired recently.



7: E3 GROUP 3

		IN	NI	NP	C
7.1	Stairway	X			
7.2	Walkway	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Condition Evaluation

Information

*Orientation Images

Stairway, Walkway



Inspection Images Description

Reference [Inspection Images Description](#) subsection under [What To Expect](#)

Stairway: Support Material

Wood, Steel

Stairway: Approximate Height

10 ft

Stairway: Rail Material

Steel

Stairway: Tread material

Precast Concrete

Stairway: Number of Treads

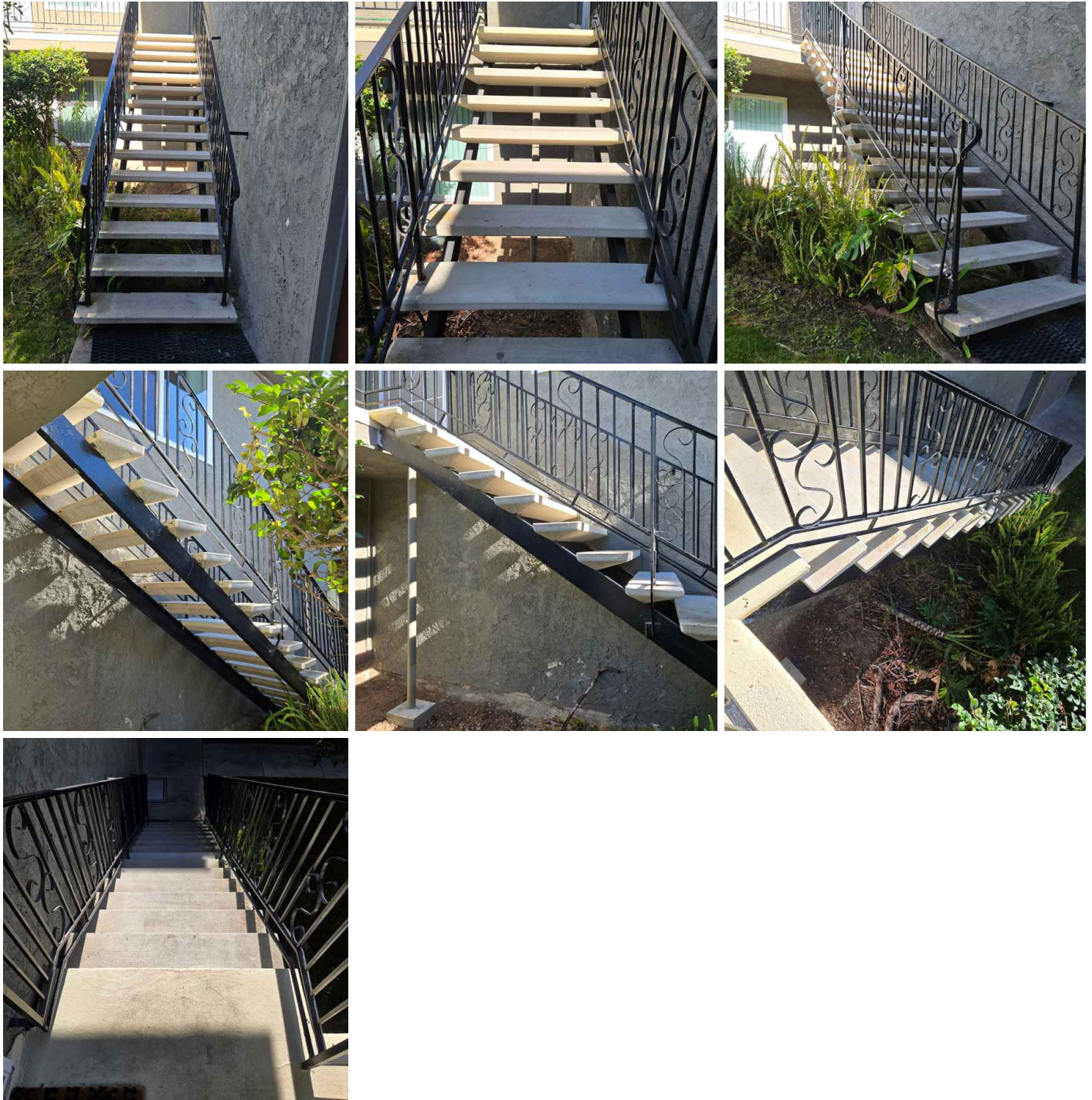
15

Stairway: Stringer Material

Steel

Stairway: *Stairway Inspection Image(s)

This E3 was recently repaired.



Walkway: Approximate Height
10 ft

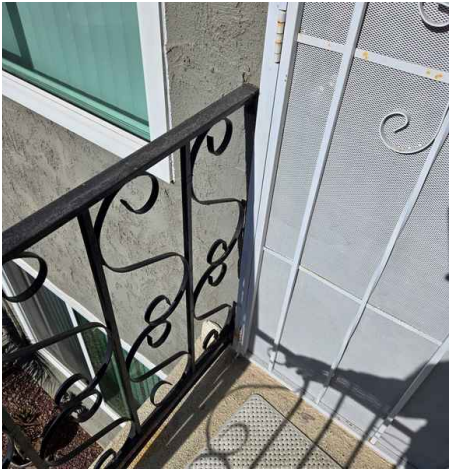
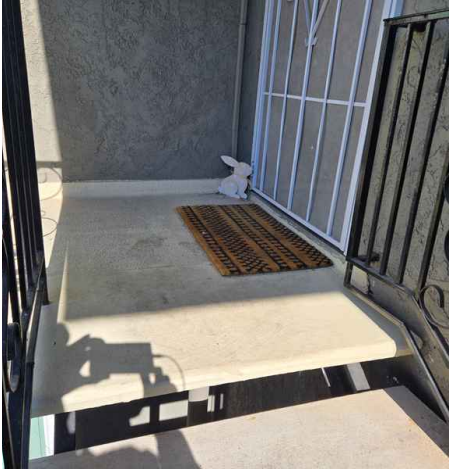
Walkway: Walking Surface Material
Composite

Walkway: Rail Material
Steel

Walkway: Support Material
Wood, Steel

Walkway: *Walkway Inspection Image(s)

This E3 was repaired recently.



8: E3 GROUP 4

		IN	NI	NP	C
8.1	Stairway	X			
8.2	Landing	X			
8.3	Phase 3	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Condition Evaluation

Information

*Orientation Images

Stairway, Landing



Inspection Images Description

Reference [Inspection Images Description](#) subsection under [What To Expect](#)

Stairway: Support Material

Steel, Wood

Stairway: Approximate Height

10 ft

Stairway: Rail Material

Steel

Stairway: Tread material

Precast Concrete

Stairway: Number of Treads

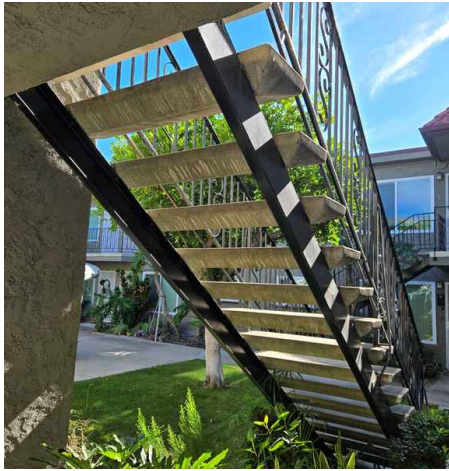
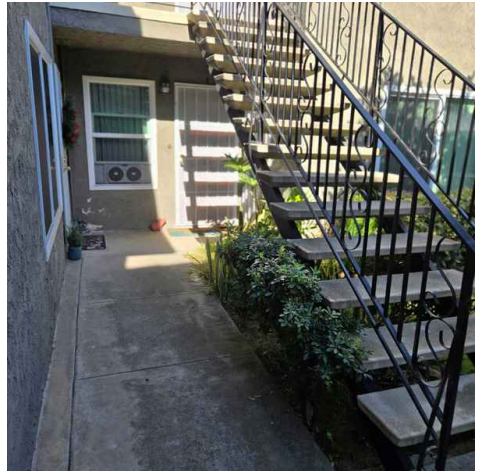
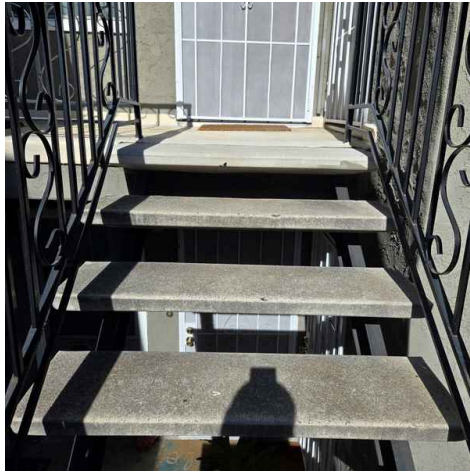
15

Stairway: Stringer Material

Steel

Stairway: *Stairway Inspection Image(s)

This E3 was recently repaired.



Landing: Approximate Height
10 ft

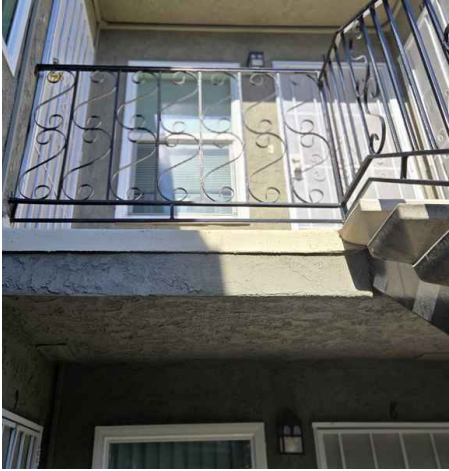
Landing: Walking Surface Material
Composite

Landing: Rail Material
Steel

Landing: Support Material
Wood

Landing: *Landing Inspection Image(s)

This E3 was recently repaired.



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: Signature of Licensed Professional

General Contractor: Class B
License# 331-525



December 12, 2024