

Balcony Inspection Report

Table 2 Summary of Findings

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Building	Location/Unit	Type of EEE	Inspection Result	Repair Condition	Defect(s)	Inspection method	Pictures
	1	Stairway	Failed	N.E.R.R	Railing - Surface - Waterproofing - Wood Frame	Visual, drilling	1-251
	2_3_4	Stairway	Passed	N.M	Railing - Surface - Waterproofing	Visual, drilling	252-388
	2_3_4	Walkway	Failed	N.E.R.R	Surface - Waterproofing - Wood Frame	Visual, drilling	389-550

- N.M. = Need Maintenance
- N.E.R.R. = Non-emergency repair required
- E.R.R. = Emergency repair require



Picture 91: Surface of stairway

<https://drby.me/2Awek13J>



Picture 92: Surface of stairway

<https://drby.me/L4kpRiMr>



Picture 93: Surface of stairway

<https://drby.me/t7TLgHAV>

Identified defect (1): Surface114

Issue: Open Stairway Rise Non-Compliance with Latest Code - Grandfathering Consideration

Characteristics: The stairway rise of the existing structure features an open design, which does not meet the requirements of the latest building code. This open design might refer to an absence of risers or other features that provide a continuous enclosure for each step. However, the structure may have been built before the latest code went into effect and could be considered under grandfathering provisions.



Picture 94: Surface of stairway

<https://drby.me/NL54w6gK>

Identified defect (2): Surface1

Characteristics: Small, superficial cracks on the wood surface.

Impact: Primarily cosmetic; does not affect structural integrity.

Recommendation: Fill cracks with wood putty or filler, sand, and refinish if desired.



Picture 95: Surface of stairway

<https://drby.me/5pRXztaQ>



Picture 96: Surface of stairway

<https://drby.me/z8gtvyAl>



Picture 97: Surface of stairway

<https://drby.me/6s57civW>



Picture 98: Surface of stairway

<https://drby.me/CXfMiyNr>



Picture 99: Surface of stairway

<https://drby.me/lbtMyY8r>



Picture 100: Surface of stairway

<https://drby.me/iXq5ueZ>



Picture 101: Surface of stairway

<https://drby.me/Sa3grN9x>



Picture 102: Surface of stairway

<https://drby.me/YTFGtxCd>

Identified defect (3):

Surface3 Issue: Peeling Paint
or Finish

Characteristics: delamination or detachment of paint or finish.

Impact: Exposes wood to the elements, potentially leading to deterioration.

Recommendation: Remove loose paint or finish, sand, and reapply a suitable coating for protection.



Picture 103: Surface of stairway

<https://drby.me/qm89xj5i>



Picture 104: Surface of stairway

<https://drby.me/pJ2nR4AM>



Picture 105: Surface of stairway

<https://drby.me/Uimy3fZS>



Picture 106: Surface of stairway

<https://drby.me/6jKnAV87>

Pictures of Waterproofing

system General Images:



Picture 236: Wood Frame of stairway

<https://drby.me/qhpuUQdW>



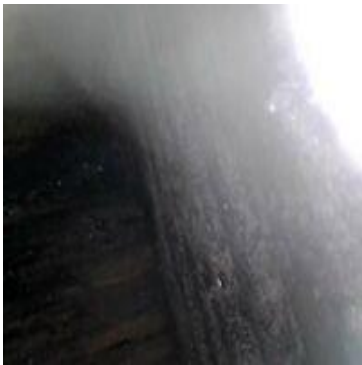
Picture 237: Wood Frame of stairway

<https://drby.me/7KZMRkA1>



Picture 238: Wood Frame of stairway

<https://drby.me/befnyLzW>



Picture 239: Wood Frame of stairway

<https://drby.me/sj2U7Y8Q>

Identified defect (1): Wood

Frame74 Issue: Wood frame damage

Characteristics: Our assessment has revealed moderate damage to the wood frame components, specifically the stringer/tread/riser. This includes visible cracks, potential signs of rot, and slight structural compromise. In some instances, these components might exhibit sagging or warping.

Impact: While the overall integrity of the structure is not severely compromised,

addressing these issues is vital to maintain long-term stability.

Recommendation:1. Professional Assessment: Engage a general contractor and a professional engineer for a comprehensive assessment. Determine whether repairs can be executed or if replacement is necessary.

2. Permit and Engineering: For medium-level damage, obtain the necessary permits from local authorities and involve a professional engineer for design validation.

3. Structural Reinforcement: Implement any required reinforcing measures based on engineering recommendations. This could include the use of metal brackets, additional support or joist

sistering.



Picture 240: Wood Frame of stairway

<https://drby.me/mCGhjSTJ>



Picture 241: Wood Frame of stairway

<https://drby.me/4Yyk6Vfu>



Picture 242: Wood Frame of stairway

<https://drby.me/PtTMzKDR>



Picture 243: Wood Frame of stairway

<https://drby.me/iykRuzlp>



Picture 244: Wood Frame of stairway

<https://drby.me/3rP9N5xt>



Picture 245: Wood Frame of stairway

<https://drby.me/UsxJP5t8>



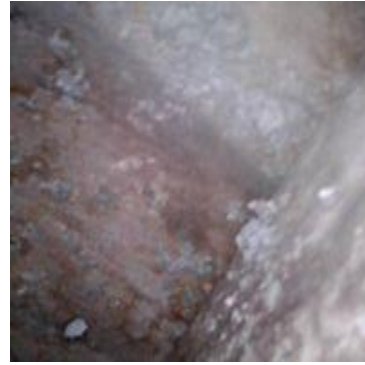
Picture 246: Wood Frame of stairway

<https://drby.me/mT5bQZki>



Picture 247: Wood Frame of stairway

<https://drby.me/CumEljaz>



Picture 248: Wood Frame of stairway

<https://drby.me/uiNzk37W>



Picture 279: Railing of stairway

<https://drby.me/vc1KPM54>



Picture 280: Railing of stairway

<https://drby.me/hW7u84GC>

Identified defect (1): Railing56

Issue: Corrosion of the metal railing

Characteristics: Minimal corrosion and rust in isolated areas of the railing.

Impact: Limited impact on safety and aesthetics.

Recommendation: Remove visible rust, clean, and apply an anti-corrosion treatment to affected areas. Follow up with rust-resistant primer and touch-up paint.



Picture 281: Railing of stairway

<https://drby.me/nDRKqwr5>