



2500 Red Hill Ave, Santa Ana, CA 92780

**Inspection Report of Exterior
Elevated Elements (EEE) According
to SB721**

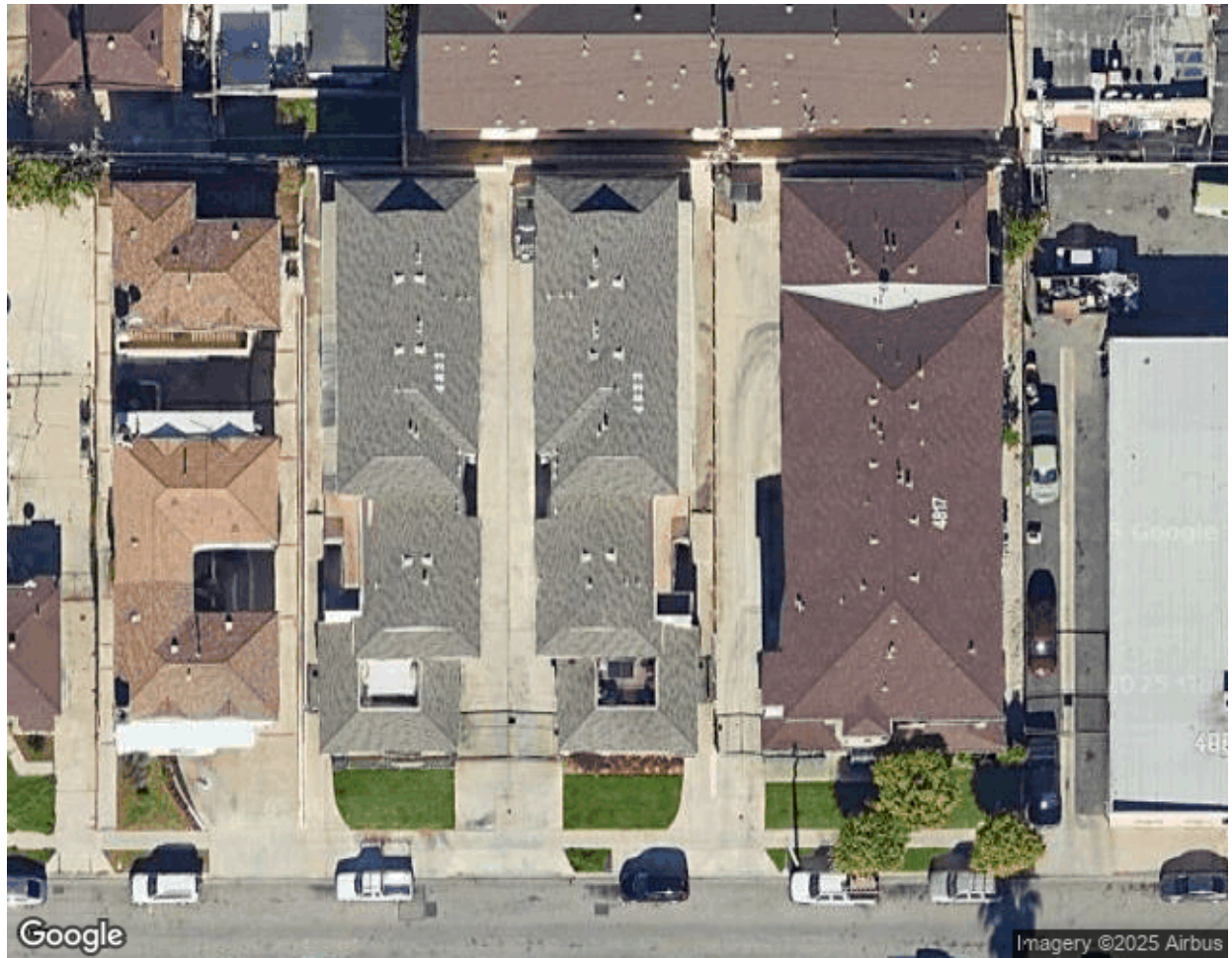


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This inspection report is prepared in compliance with California Senate Bill 721, which mandates an assessment of the exterior elevated elements and associated waterproofing elements for buildings with three or more multifamily dwelling units. The purpose of this assessment is to determine the safety and functionality of these elements. The report is structured according to the following SB721 categories:

1. Element Classification:

Classifying the type of each exterior elevated element(s) and associated waterproofing system.

2. Physical Condition Evaluation:

Investigating the current physical condition of the EEE(s) and the related waterproofing system. Utilizing allowed techniques for performance evaluation, such as visual inspection or comparable means.

3. Performance and Useful Life Assessment:

Determining the expected future performance and useful life of the load-bearing components and associated elements.

4. Repair and Replacement Recommendations:

Recommending any necessary repair or replacement of the identified components.



Introduction

Dear Owner,

We appreciate your request for our assistance in evaluating the Exterior Elevated Elements (EEEs) at the designated property . This report outlines the findings derived from the inspection carried out, focusing on the load-bearing components and related finishes.

It is important to note that the observations provided in this preliminary report are subject to modifications as additional information is obtained. This inspection aims to assist the client in completing the SB721 compliance process for the relevant property.

In response to a tragic incident in Berkeley where a wood-framed balcony collapsed, resulting in a fatality, the state introduced Senate Bill 721 (SB721). This legislation mandates a minimum of 15% sampling of each exterior elevated element for buildings comprising 3 or more multifamily dwelling units to undergo inspection before January 1, 2025. Additionally, it requires subsequent inspections to be conducted every 6 years.

Load-bearing components, which include decks, balconies, stairways, walkways, and their railings, are the focus of these mandatory inspections. These components protrude beyond the building's exterior walls and have a walking surface higher than six feet above the ground level. They are designed for human occupancy or use and are constructed using wood or wood-based materials.

Inspection Methodology

To comprehensively assess the Exterior Elevated Elements (EEE) at the designated property, our inspection methodology involves a multi-faceted approach that includes visual inspection, woodframing structural bore scope inspection, and moisture metering. This comprehensive approach ensures a thorough evaluation of all aspects of the EEEs, including their structural integrity, condition, moisture content, and compliance with safety standards.

1. Visual Inspection: Our visual inspection process is a critical component of the assessment and includes the following objectives:

Evaluation of railing system: During our visual inspection of railings and guardrails as part of our comprehensive assessment process, we confirm compliance with California's safety codes in terms of openings and height. In addition to measurement, we meticulously examine these safety features for visible defects, such as corrosion, damage, or wear, documenting any findings. To ensure structural soundness, we also apply a limited load to assess their stability, aiming to identify any signs of instability or excessive movement under load. This multi-faceted approach ensures that the railings not only meet regulatory spacing standards but also function effectively to provide a secure environment for the occupants of the EEEs.

Identifying Visible Defects: This examination aims to detect visible surface cracks, defects, and structural irregularities that may impact the waterproofing features or indicate significant structural concerns. Our thorough evaluation includes identifying potential pathways for moisture infiltration, assessing the impact on waterproofing, and recognizing any signs of structural defects.

Evaluating Wood Framing and Decking: We assess the condition of the wood framing, decking, and any other structural components of the EEEs visually. This includes checking for signs of wood rot, termite damage, decay, or other structural issues.

Assessing Waterproofing and Finishes: We evaluate the condition of waterproofing materials and finishes to determine their effectiveness and whether they require maintenance or replacement.



2. Wood Framing Structural Bore Scope Inspection:

Our wood framing structural bore scope inspection focuses on the concealed areas beneath the EEEs, specifically targeting the wooden framework and other structural components. The key objectives remain as previously described.

Performance and Useful Life Assessment

Based on the findings from the inspection and considering the recommended repairs in the following section, the life expectancy of the inspected elements can be estimated to perform safely until the next inspection. However, it is important to note that this estimation is subject to certain conditions. The term "perform safely" in this context refers to the ability of the inspected elements to function properly and securely without posing a risk to occupants or the overall structural integrity of the building (Appendix 1). **Once the recommended repairs are completed and proper maintenance practices are followed,** the inspected elements are expected to have a reasonable life expectancy until the next inspection date under normal conditions. However, it is important to continuously monitor and maintain the elements to ensure their ongoing safety and longevity.

It is also worth noting that the life expectancy estimation provided is based on the current condition of the inspected elements and the assumption that the recommended repairs will be implemented. Any changes in usage, environmental conditions, or unforeseen factors may affect the actual life expectancy and performance of the elements.

We recommend that a licensed contractor assess the extent of the damage based on the specific conditions of the elements to provide a more accurate life expectancy estimation, considering factors such as materials, exposure, maintenance, and previous repairs.

Overall, the timely implementation of the recommended repairs and adherence to proper maintenance practices are essential for ensuring the longevity and safety of the inspected elements. Regular monitoring and periodic inspections will help identify any potential issues and allow for necessary interventions to maintain the desired performance and extend the useful life of the elements.

Summary of Assignment

On June 26, 2025, a screening assessment was conducted to comply with California Senate Bill 721 (SB721) requirements. The assessment focused on the Exterior Elevated Elements (EEE) within the referenced property.

The screening inspection process involved the identification, documentation, and classification of all potential EEEs. A proprietary checklist was utilized, and concealed areas beneath the EEEs were visually examined using a borescope to assess the wooden framework and other structural components. The assessment encompassed a comprehensive visual inspection of all observable surfaces of the inspected EEEs.

Data collection involved field notes, photographs, and borescope images, which were subsequently processed and evaluated. This report has been created to provide details on the EEEs that were inspected, including any identified concerns. An appendix containing illustrations and accompanying explanations of the concerns has been appended to this report.

Observations

The subject property comprises a 3-story apartment building. The structural system of the buildings is made of concrete and wood framing.

We identified the following type(s) and categories of EEEs subject to evaluation under SB721:

Table 1 Exterior Elevated Elements Types

EEE Types							
Identified EEE Categories	Type	Total QTY	Exempted QTY	Lowest Required Visual Inspection QTY	Visually Inspected QTY	Lowest Required Bore Scope Inspection QTY	Bore scope Inspected QTY
1	Walkway	3	2	50%	1	30%	1
2	Stairway	4	0	50%	2	30%	2
3	Balcony	1	1	50%	0	30%	0

Summary of Findings

Building 1:

Location/Unit	Type of EEE	Inspection Result	Repair Condition	Design Required	Defect(s)	Inspection method
All	Walkway	Exempted	-	-	-	-
4	Stairway	Passed	N.M	No	Railing - Surface - Waterproofing - Wood Frame	Visual, drilling
5-6-7	Walkway	Failed	N.E.R.R	Yes	Railing - Surface - Waterproofing - Wood Frame	Visual, drilling
1-4	Walkway	Exempted	-	-	-	-
1	Stairway	Failed	N.E.R.R	No	Railing - Surface - Waterproofing - Wood Frame	Visual, drilling
4823	Balcony	Exempted	-	-	-	-

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

Detailed Information Regarding Each Element

EEE Information	
Direction	South
Unit Number	4
EEE Type	Stairway
Framing Type	Enclosed Wood
Surface Type	Enclosed Wood
Railing Type	Metal
Railing Height	40 inches
Railing Opening	5 inches

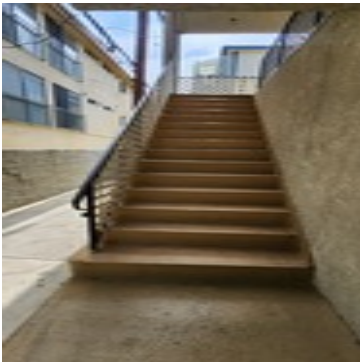
Defect List				
Code	Type	Issue	Severity	Pictures of Identified Defects
100	Railing	Corrosion of the metal railing	Low	Picture(s) 61,62
17	Surface	Cracks/ Gaps on the surface	Low	Picture(s) 26,27
59	Surface	Discoloration of Surface	Low	Picture(s) 28,29,30
133	Waterproofing	Stucco discoloration underneath the EEE	Low	Picture(s) 68,69
147	Woodframe	Wood frame damage	Low	Picture(s) 98,99

*A high-resolution, large-scale version of each Picture can be viewed in the section below by clicking the hyperlink beneath each photo thumbnail, labeled 'Link'

*Defect Codes are proprietary internal classifications used solely for DrBalcony's identification purposes and do not correspond to any external regulatory standards such as municipal building codes

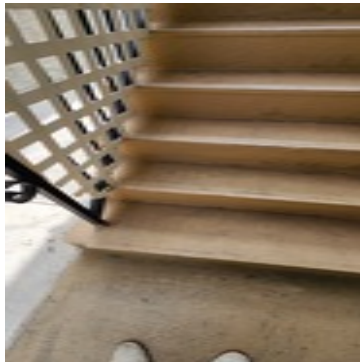
Inspection Result	
Result	Passed - Need Maintenance
Design Required?	Not Required
Score	

Surface Pictures



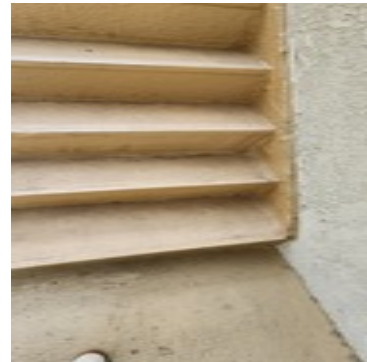
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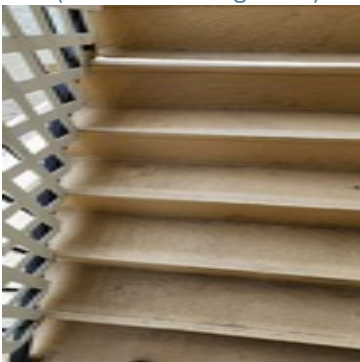
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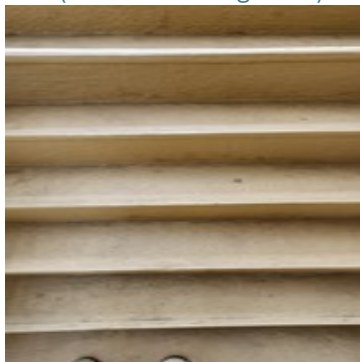
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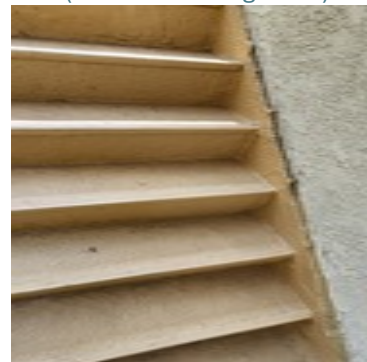
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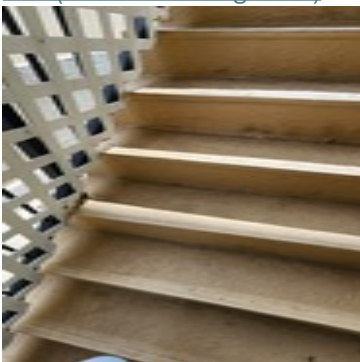
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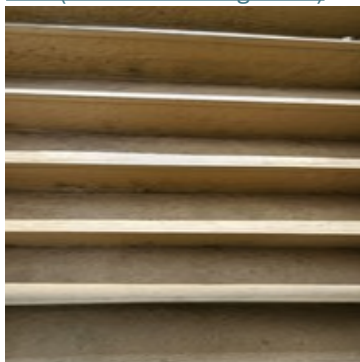
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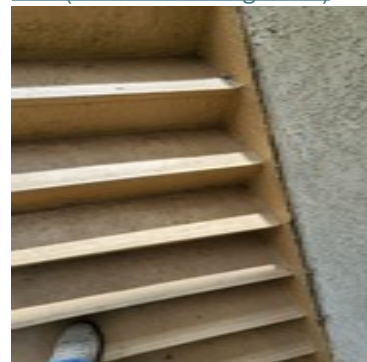
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Picture 8

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Picture 9

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Picture 10

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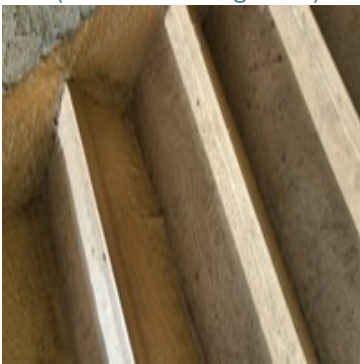
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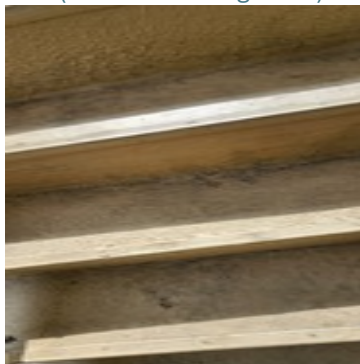
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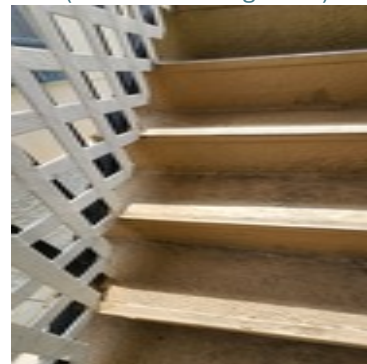
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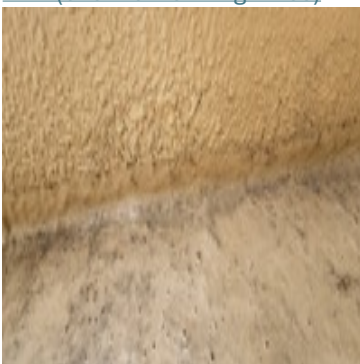
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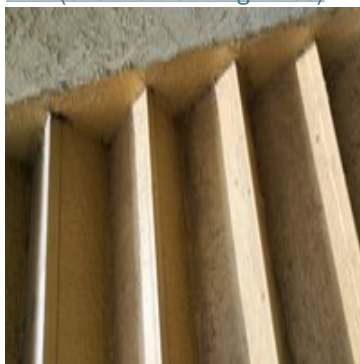
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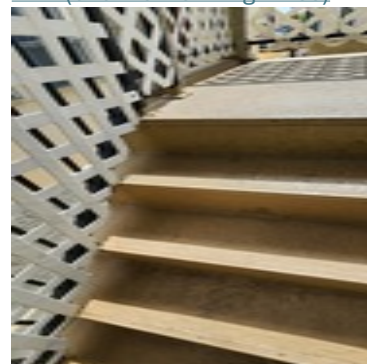
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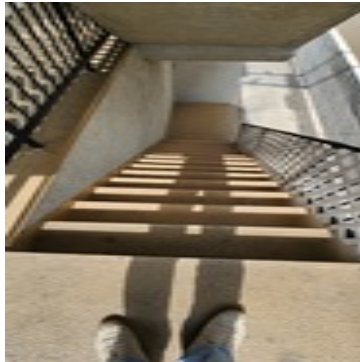


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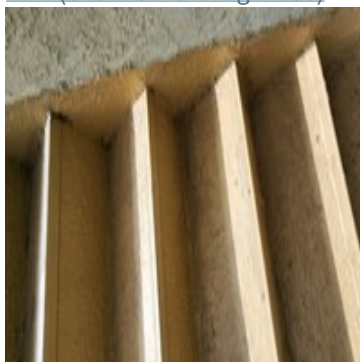
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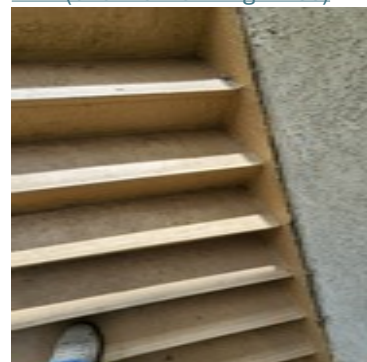
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Picture 25
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Picture 26 (**Defect Code: 17**)
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Picture 27 (**Defect Code: 17**)
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Picture 28 (**Defect Code: 59**)
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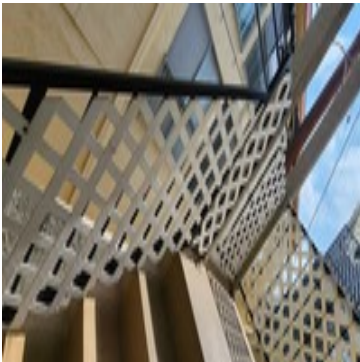


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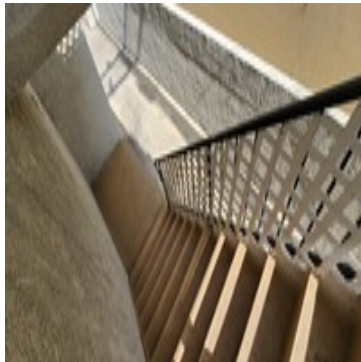
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Railing Pictures



Picture 31

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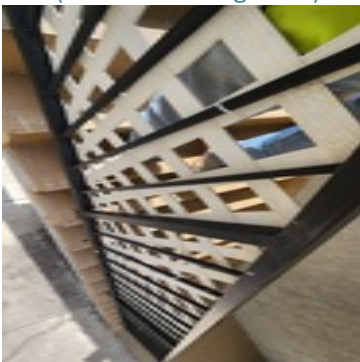
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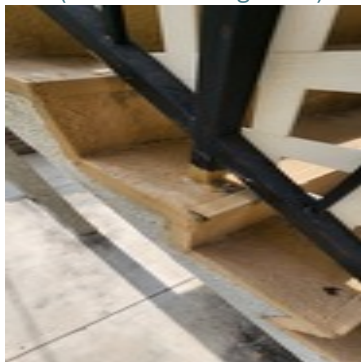
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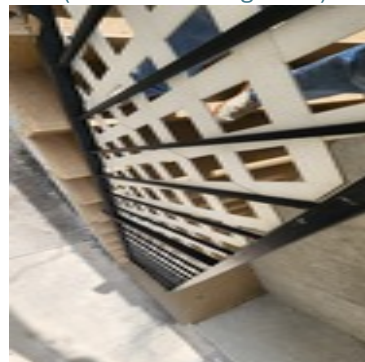
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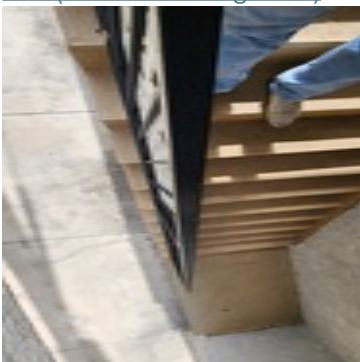
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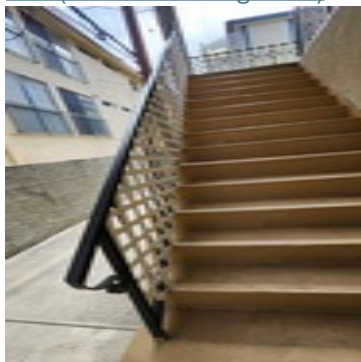
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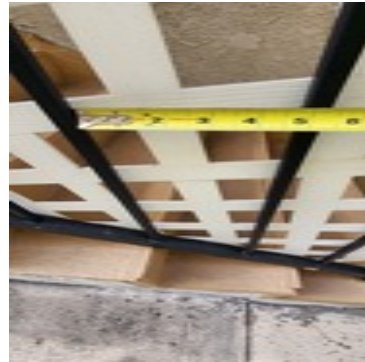
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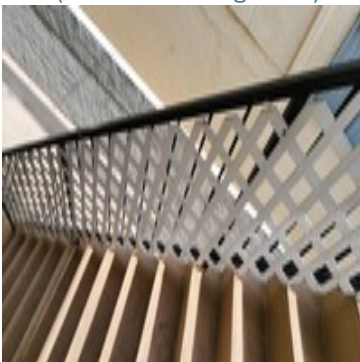
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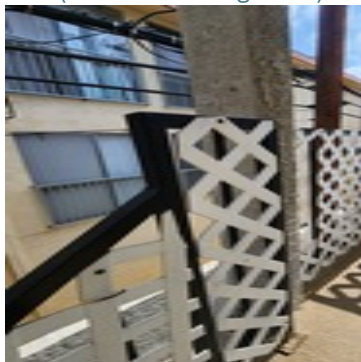
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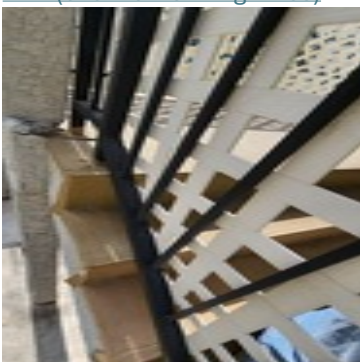
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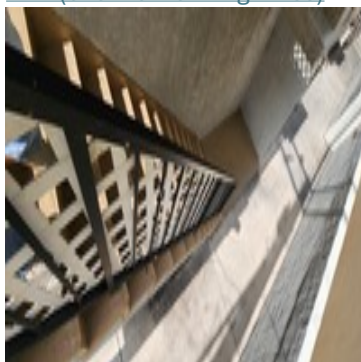
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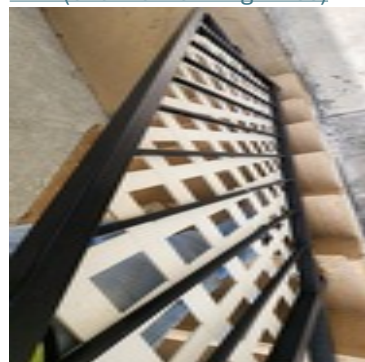
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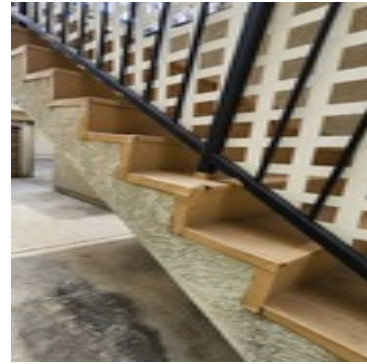
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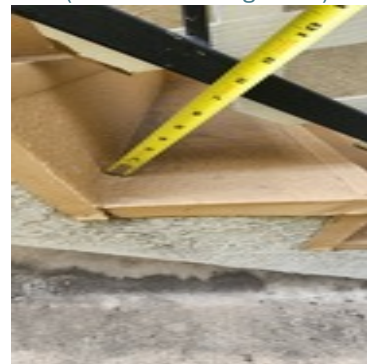
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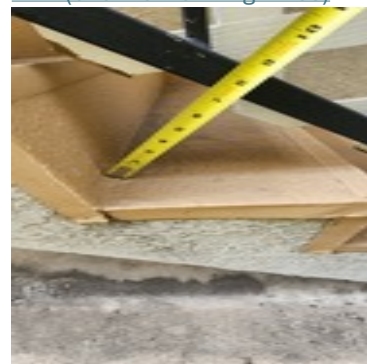
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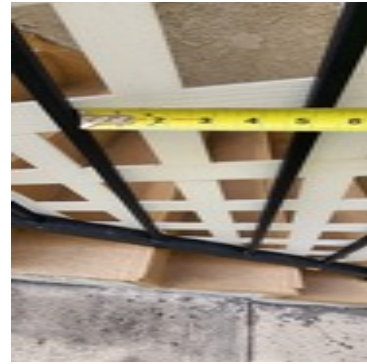
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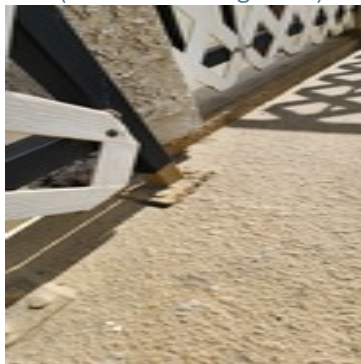
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Picture 61 (**Defect Code: 100**)

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Picture 62 (**Defect Code: 100**)

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Waterproofing Pictures



Picture 63

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Picture 64

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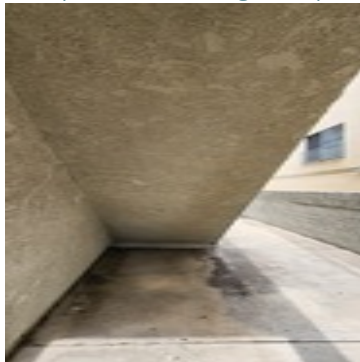
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Picture 66

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Picture 67

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Picture 68 (**Defect Code: 133**)

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Picture 69 (**Defect Code: 133**)

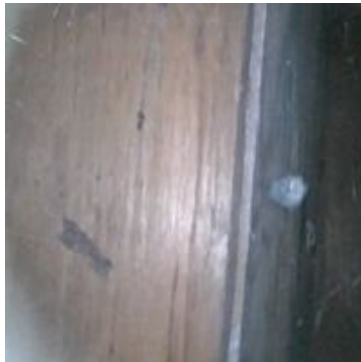
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Woodframe Pictures



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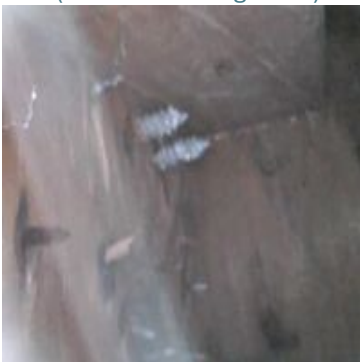
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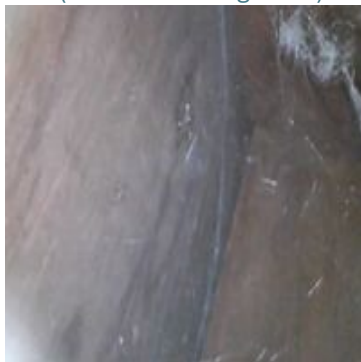
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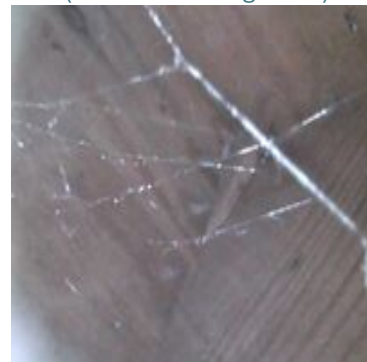
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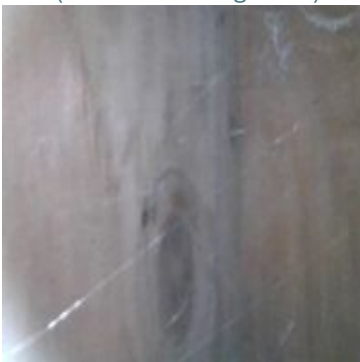
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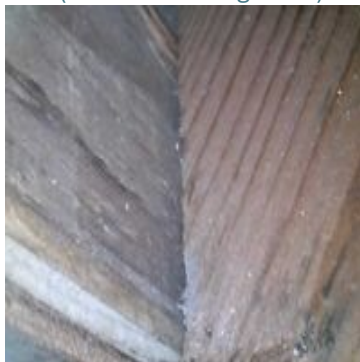
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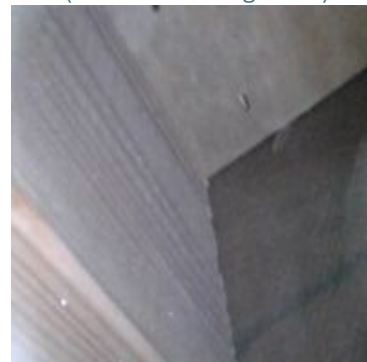
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Picture 83

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Picture 84

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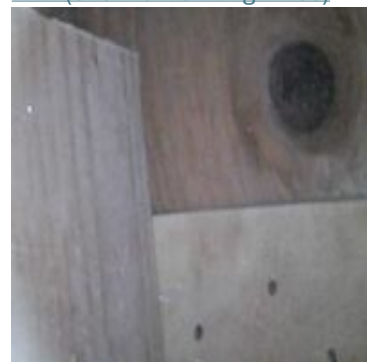
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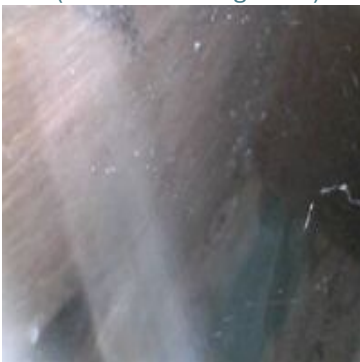
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Picture 90

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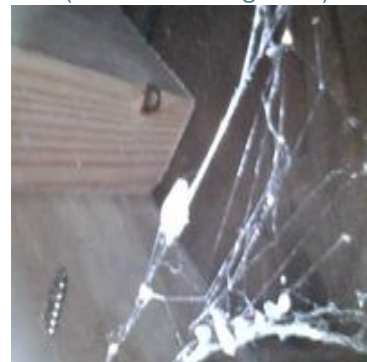
Picture 91

[Link \(click to view High-Res\)](#)



Picture 92

[Link \(click to view High-Res\)](#)



Picture 93

[Link \(click to view High-Res\)](#)



Picture 94

[Link \(click to view High-Res\)](#)



Picture 95

[Link \(click to view High-Res\)](#)



Picture 96

[Link \(click to view High-Res\)](#)



Picture 97

[Link \(click to view High-Res\)](#)



Picture 98 **(Defect Code: 147)**

[Link \(click to view High-Res\)](#)



Picture 99 **(Defect Code: 147)**

[Link \(click to view High-Res\)](#)

EEE Information	
Direction	West
Unit Number	5-6-7
EEE Type	Walkway
Framing Type	Enclosed Wood
Surface Type	Enclosed Wood
Railing Type	Metal
Railing Height	42 inches
Railing Opening	5.25 inches

Defect List				
Code	Type	Issue	Severity	Pictures of Identified Defects
122	Railing	Missing or Damaged Components of the railing	Moderate	Picture(s) 243,244
101	Railing	Corrosion of the metal railing	Moderate	Picture(s) 250,251,252,253,254,255
109	Railing	Bolt/Screw Connections of the Railing to the Wood Frame Require Repair or Retrofitting (Insufficient lateral stability)	Low	Picture(s) 247
113	Railing	Crack in Railing Post Connection to the Deck or Footing	Moderate	Picture(s) 248,249
19	Surface	Cracks/ Gaps on the surface	Moderate	Picture(s) 175,176,177
35	Surface	Surface Insufficient Slope	Moderate	Picture(s) 183
61	Surface	Discoloration of Surface	Moderate	Picture(s) 184,185,186,187,188
133	Waterproofing	Stucco discoloration underneath the EEE	Low	Picture(s) 271,272,273
137	Woodframe	Rotted/damaged decking or sheathing	Moderate	Picture(s) 357,358,359,360,361,362,363
202	Woodframe	Low level joist/rim joist/ beam/ ledger defect	Low	Picture(s) 364,365,366
240	Woodframe	Shiner Bolts from Railing to Wood Frame Not Connected Correctly	N/A	Picture(s) 367,368,369,370

*A high-resolution, large-scale version of each Picture can be viewed in the section below by clicking the hyperlink beneath each photo thumbnail, labeled 'Link'

*Defect Codes are proprietary internal classifications used solely for DrBalcony's identification purposes and do not correspond to any external regulatory standards such as municipal building codes

Inspection Result	
Result	Failed - Non-emergency Repair Required
Design Required?	Required : Crack in Railing Post Connection to the Deck or Footing Shiner Bolts from Railing to Wood Frame Not Connected Correctly
Score	

Surface Pictures



Picture 100

[Link \(click to view High-Res\)](#)



Picture 101

[Link \(click to view High-Res\)](#)



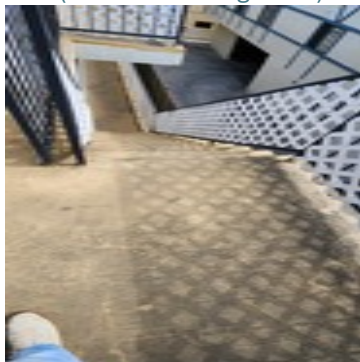
Picture 102

[Link \(click to view High-Res\)](#)



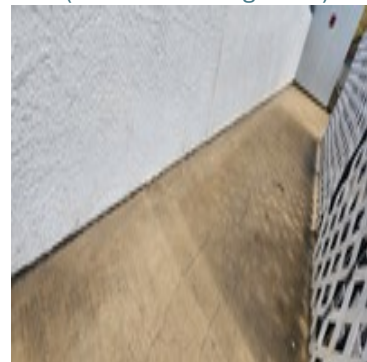
Picture 103

[Link \(click to view High-Res\)](#)



Picture 104

[Link \(click to view High-Res\)](#)



Picture 105

[Link \(click to view High-Res\)](#)



Picture 106

[Link \(click to view High-Res\)](#)



Picture 107

[Link \(click to view High-Res\)](#)



Picture 108

[Link \(click to view High-Res\)](#)



Picture 109

[Link \(click to view High-Res\)](#)



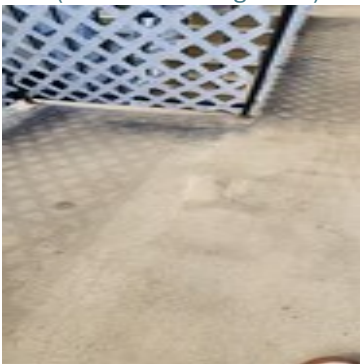
Picture 110

[Link \(click to view High-Res\)](#)



Picture 111

[Link \(click to view High-Res\)](#)



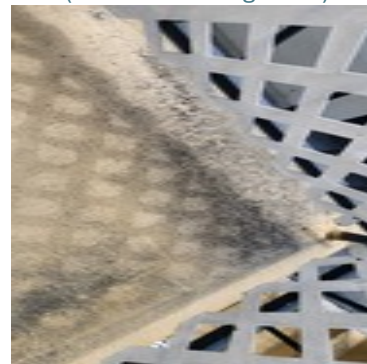
Picture 112

[Link \(click to view High-Res\)](#)



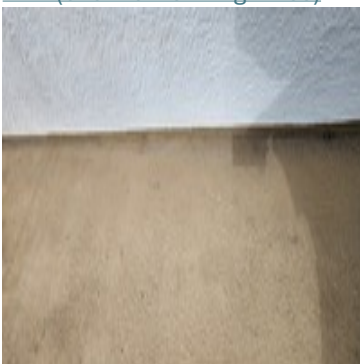
Picture 113

[Link \(click to view High-Res\)](#)



Picture 114

[Link \(click to view High-Res\)](#)



Picture 115

[Link \(click to view High-Res\)](#)



Picture 116

[Link \(click to view High-Res\)](#)



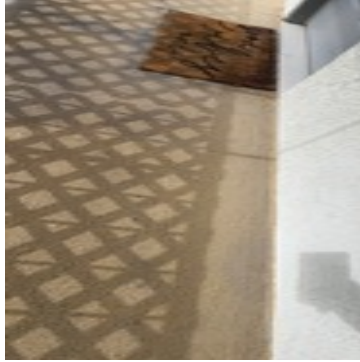
Picture 117

[Link \(click to view High-Res\)](#)



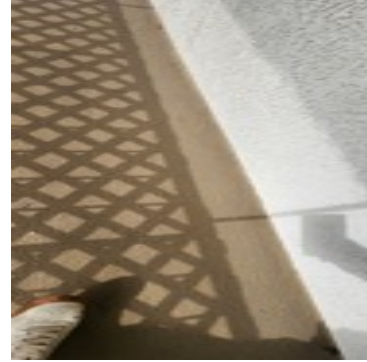
Picture 118

[Link \(click to view High-Res\)](#)



Picture 119

[Link \(click to view High-Res\)](#)



Picture 120

[Link \(click to view High-Res\)](#)



Picture 121

[Link \(click to view High-Res\)](#)



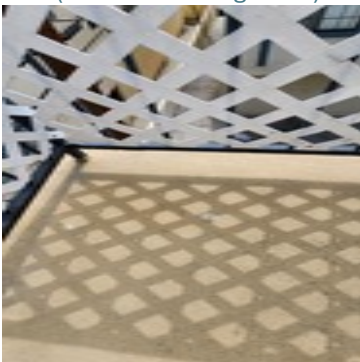
Picture 122

[Link \(click to view High-Res\)](#)



Picture 123

[Link \(click to view High-Res\)](#)



Picture 124

[Link \(click to view High-Res\)](#)



Picture 125

[Link \(click to view High-Res\)](#)



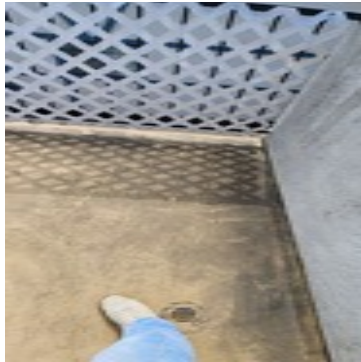
Picture 126

[Link \(click to view High-Res\)](#)



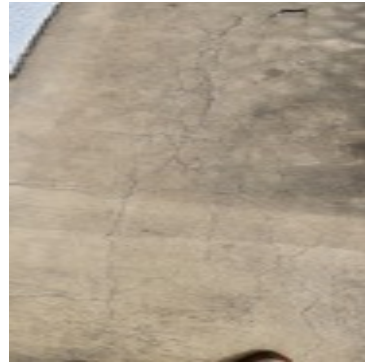
Picture 127

[Link \(click to view High-Res\)](#)



Picture 128

[Link \(click to view High-Res\)](#)



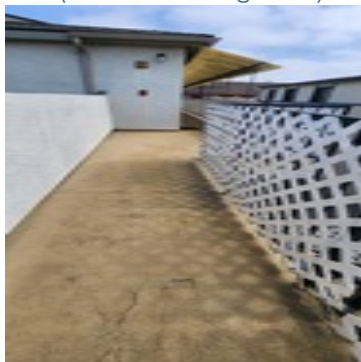
Picture 129

[Link \(click to view High-Res\)](#)



Picture 130

[Link \(click to view High-Res\)](#)



Picture 131

[Link \(click to view High-Res\)](#)



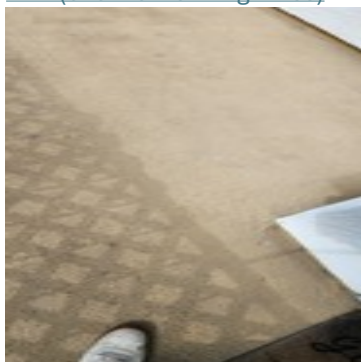
Picture 132

[Link \(click to view High-Res\)](#)



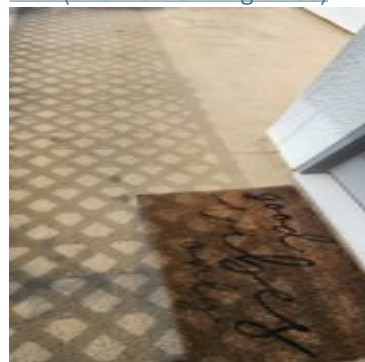
Picture 133

[Link \(click to view High-Res\)](#)



Picture 134

[Link \(click to view High-Res\)](#)



Picture 135

[Link \(click to view High-Res\)](#)



Picture 136

[Link \(click to view High-Res\)](#)



Picture 137

[Link \(click to view High-Res\)](#)



Picture 138

[Link \(click to view High-Res\)](#)



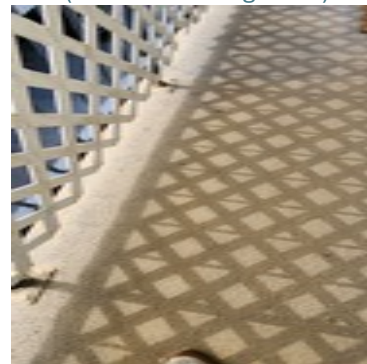
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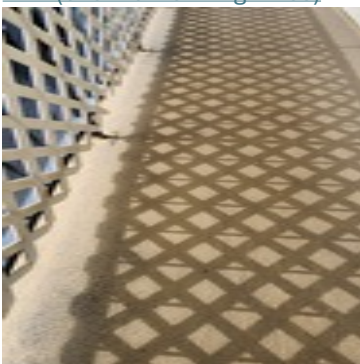
Picture 140

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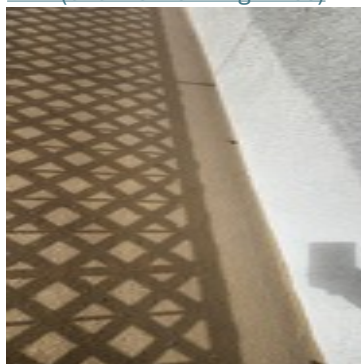
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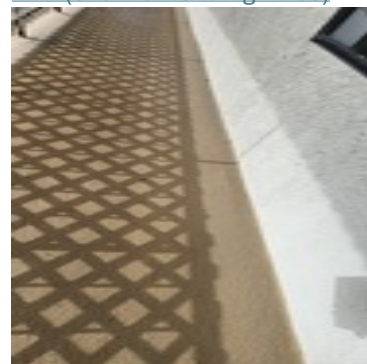
Picture 142

[Link \(click to view High-Res\)](#)



Picture 143

[Link \(click to view High-Res\)](#)



Picture 144

[Link \(click to view High-Res\)](#)



Picture 145

[Link \(click to view High-Res\)](#)



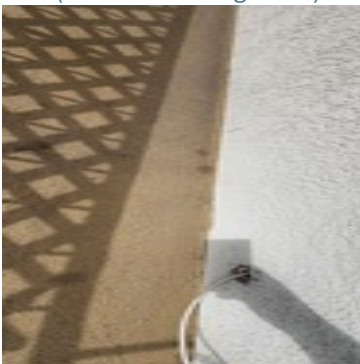
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Picture 147

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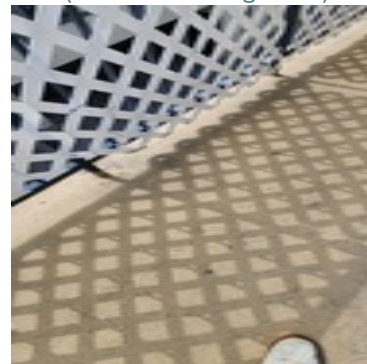
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[Link \(click to view High-Res\)](#)



Picture 149

[Link \(click to view High-Res\)](#)



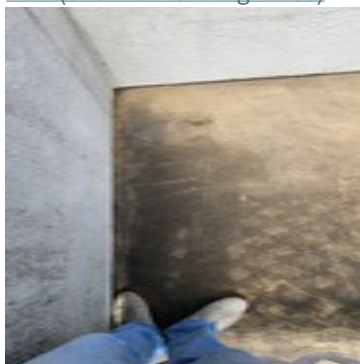
Picture 150

[Link \(click to view High-Res\)](#)



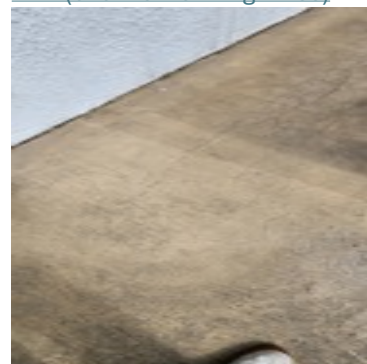
Picture 151

[Link \(click to view High-Res\)](#)



Picture 152

[Link \(click to view High-Res\)](#)



Picture 153

[Link \(click to view High-Res\)](#)



Picture 154

[Link \(click to view High-Res\)](#)



Picture 155

[Link \(click to view High-Res\)](#)



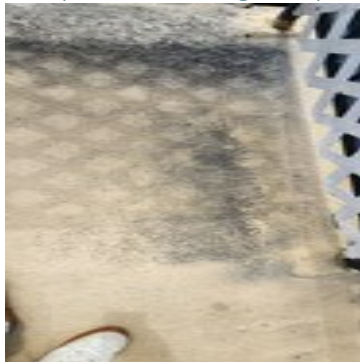
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Picture 157

[Link \(click to view High-Res\)](#)



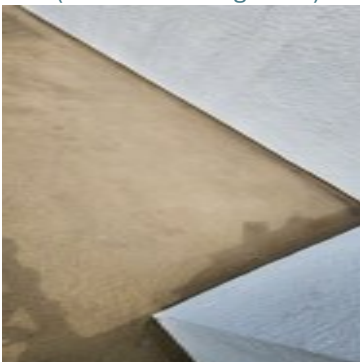
Picture 158

[Link \(click to view High-Res\)](#)



Picture 159

[Link \(click to view High-Res\)](#)



Picture 160

[Link \(click to view High-Res\)](#)



Picture 161

[Link \(click to view High-Res\)](#)



Picture 162

[Link \(click to view High-Res\)](#)



Picture 163

[Link \(click to view High-Res\)](#)



Picture 164

[Link \(click to view High-Res\)](#)



Picture 165

[Link \(click to view High-Res\)](#)



Picture 166

[Link \(click to view High-Res\)](#)



Picture 167

[Link \(click to view High-Res\)](#)



Picture 168

[Link \(click to view High-Res\)](#)



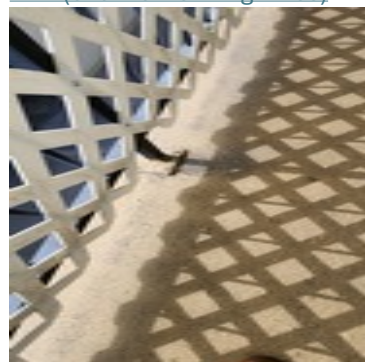
Picture 169

[Link \(click to view High-Res\)](#)



Picture 170

[Link \(click to view High-Res\)](#)



Picture 171

[Link \(click to view High-Res\)](#)



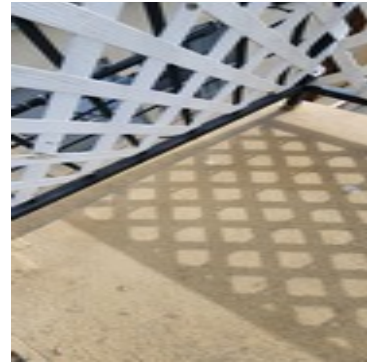
Picture 172

[Link \(click to view High-Res\)](#)



Picture 173

[Link \(click to view High-Res\)](#)



Picture 174

[Link \(click to view High-Res\)](#)



Picture 175 (**Defect Code: 19**)

[Link \(click to view High-Res\)](#)



Picture 176 (**Defect Code: 19**)

[Link \(click to view High-Res\)](#)



Picture 177 (**Defect Code: 19**)

[Link \(click to view High-Res\)](#)



Picture 178

[Link \(click to view High-Res\)](#)



Picture 179

[Link \(click to view High-Res\)](#)



Picture 180

[Link \(click to view High-Res\)](#)



Picture 181

[Link \(click to view High-Res\)](#)



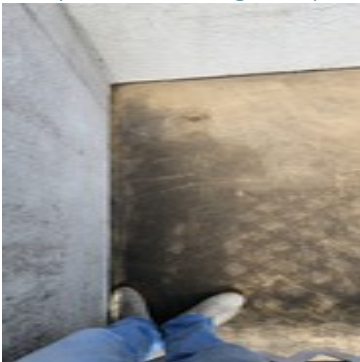
Picture 182

[Link \(click to view High-Res\)](#)



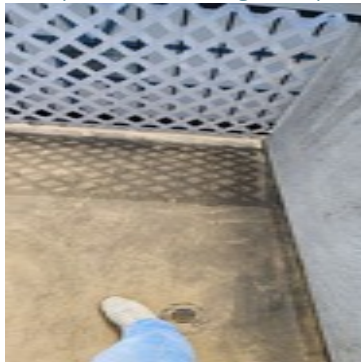
Picture 183 (**Defect Code: 35**)

[Link \(click to view High-Res\)](#)



Picture 184 (**Defect Code: 61**)

[Link \(click to view High-Res\)](#)



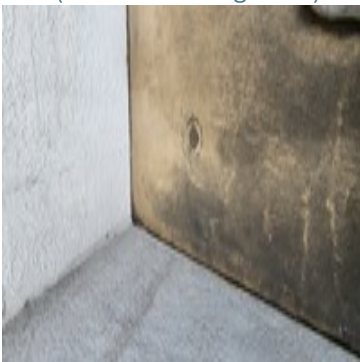
Picture 185 (**Defect Code: 61**)

[Link \(click to view High-Res\)](#)



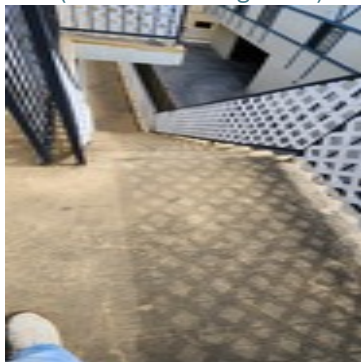
Picture 186 (**Defect Code: 61**)

[Link \(click to view High-Res\)](#)



Picture 187 (**Defect Code: 61**)

[Link \(click to view High-Res\)](#)



Picture 188 (**Defect Code: 61**)

[Link \(click to view High-Res\)](#)

Railing Pictures



Picture 189

[Link \(click to view High-Res\)](#)



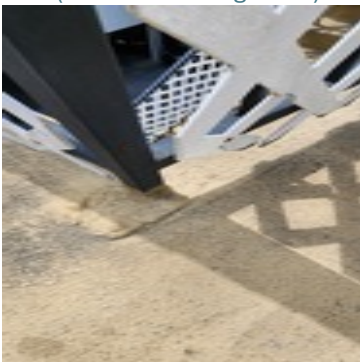
Picture 190

[Link \(click to view High-Res\)](#)



Picture 191

[Link \(click to view High-Res\)](#)



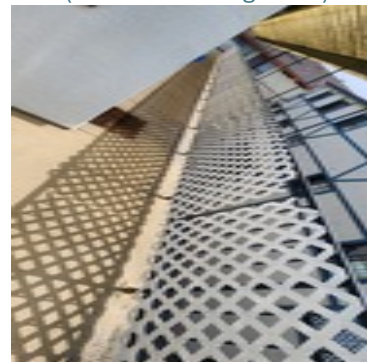
Picture 192

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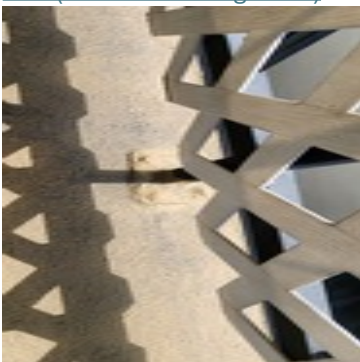
Picture 193

[Link \(click to view High-Res\)](#)



Picture 194

[Link \(click to view High-Res\)](#)



Picture 195

[Link \(click to view High-Res\)](#)



Picture 196

[Link \(click to view High-Res\)](#)



Picture 197

[Link \(click to view High-Res\)](#)



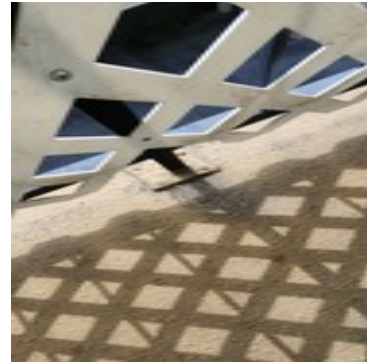
Picture 198

[Link \(click to view High-Res\)](#)



Picture 199

[Link \(click to view High-Res\)](#)



Picture 200

[Link \(click to view High-Res\)](#)



Picture 201

[Link \(click to view High-Res\)](#)



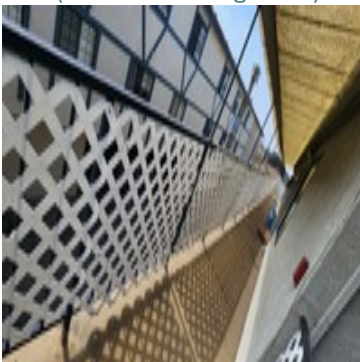
Picture 202

[Link \(click to view High-Res\)](#)



Picture 203

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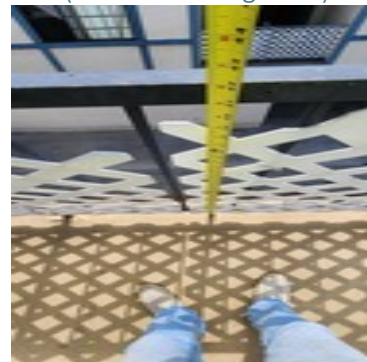
Picture 204

[Link \(click to view High-Res\)](#)



Picture 205

[Link \(click to view High-Res\)](#)



Picture 206

[Link \(click to view High-Res\)](#)



Picture 207

[Link \(click to view High-Res\)](#)



Picture 208

[Link \(click to view High-Res\)](#)



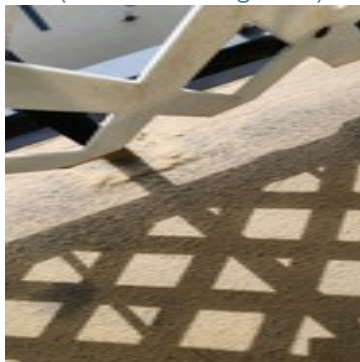
Picture 209

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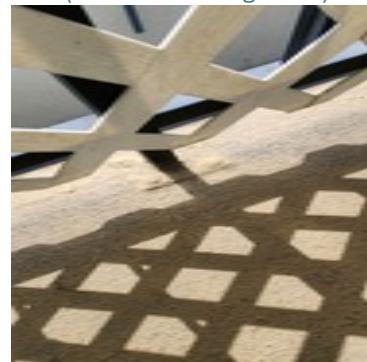
Picture 210

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Picture 211

[Link \(click to view High-Res\)](#)



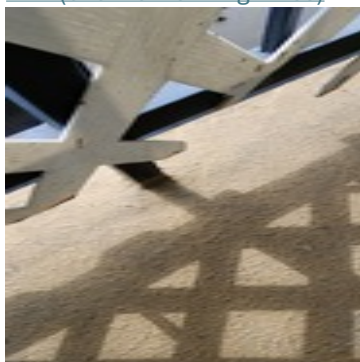
Picture 212

[Link \(click to view High-Res\)](#)



Picture 213

[Link \(click to view High-Res\)](#)



Picture 214

[Link \(click to view High-Res\)](#)



Picture 215

[Link \(click to view High-Res\)](#)



Picture 216

[Link \(click to view High-Res\)](#)



Picture 217

[Link \(click to view High-Res\)](#)



Picture 218

[Link \(click to view High-Res\)](#)



Picture 219

[Link \(click to view High-Res\)](#)



Picture 220

[Link \(click to view High-Res\)](#)



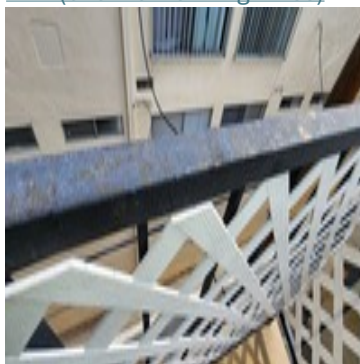
Picture 221

[Link \(click to view High-Res\)](#)



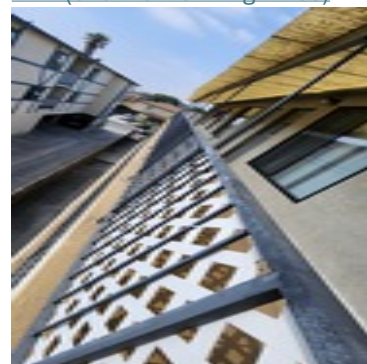
Picture 222

[Link \(click to view High-Res\)](#)



Picture 223

[Link \(click to view High-Res\)](#)



Picture 224

[Link \(click to view High-Res\)](#)



Picture 225

[Link \(click to view High-Res\)](#)



Picture 226

[Link \(click to view High-Res\)](#)



Picture 227

[Link \(click to view High-Res\)](#)



Picture 228

[Link \(click to view High-Res\)](#)



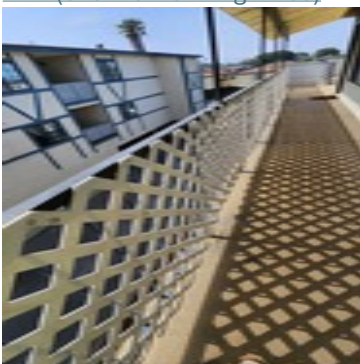
Picture 229

[Link \(click to view High-Res\)](#)



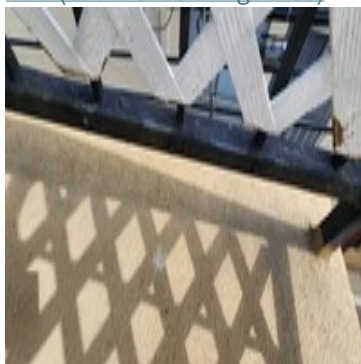
Picture 230

[Link \(click to view High-Res\)](#)



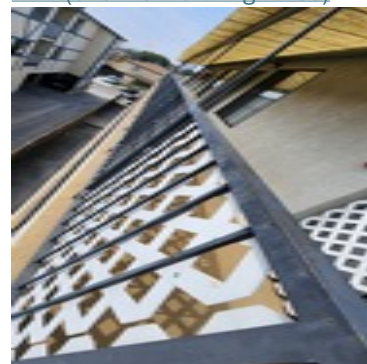
Picture 231

[Link \(click to view High-Res\)](#)



Picture 232

[Link \(click to view High-Res\)](#)



Picture 233

[Link \(click to view High-Res\)](#)



Picture 234

[Link \(click to view High-Res\)](#)



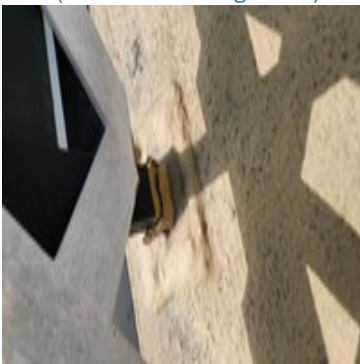
Picture 235

[Link \(click to view High-Res\)](#)



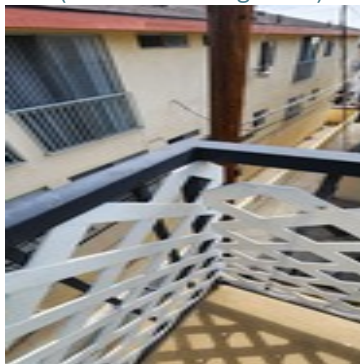
Picture 236

[Link \(click to view High-Res\)](#)



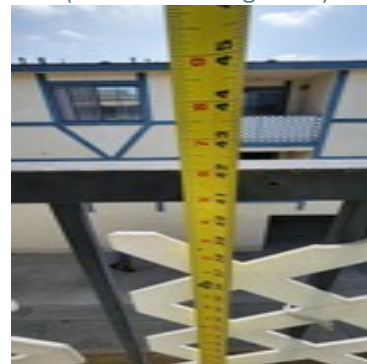
Picture 237

[Link \(click to view High-Res\)](#)



Picture 238

[Link \(click to view High-Res\)](#)



Picture 239

[Link \(click to view High-Res\)](#)



Picture 240

[Link \(click to view High-Res\)](#)



Picture 241

[Link \(click to view High-Res\)](#)

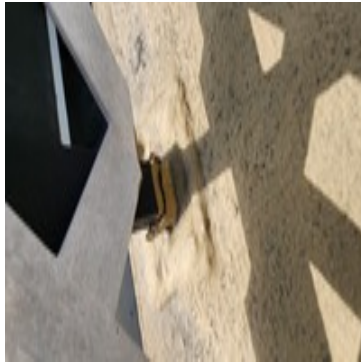


Picture 242

[Link \(click to view High-Res\)](#)



Picture 243 (**Defect Code: 122**)
[Link \(click to view High-Res\)](#)



Picture 244 (**Defect Code: 122**)
[Link \(click to view High-Res\)](#)



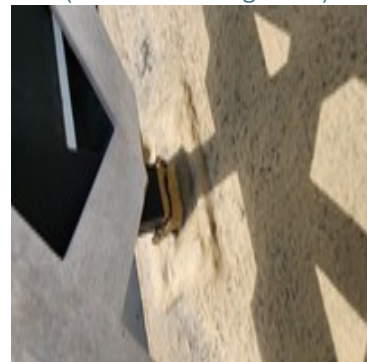
Picture 245
[Link \(click to view High-Res\)](#)



Picture 246
[Link \(click to view High-Res\)](#)



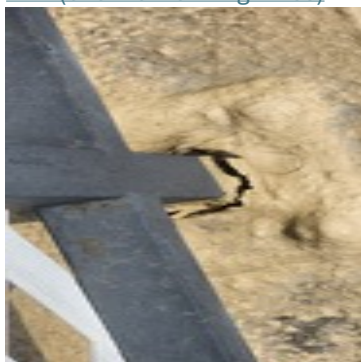
Picture 247 (**Defect Code: 109**)
[Link \(click to view High-Res\)](#)



Picture 248 (**Defect Code: 113**)
[Link \(click to view High-Res\)](#)



Picture 249 (**Defect Code: 113**)
[Link \(click to view High-Res\)](#)



Picture 250 (**Defect Code: 101**)
[Link \(click to view High-Res\)](#)



Picture 251 (**Defect Code: 101**)
[Link \(click to view High-Res\)](#)



Picture 252 (**Defect Code: 101**)
[Link \(click to view High-Res\)](#)



Picture 253 (**Defect Code: 101**)
[Link \(click to view High-Res\)](#)



Picture 254 (**Defect Code: 101**)
[Link \(click to view High-Res\)](#)



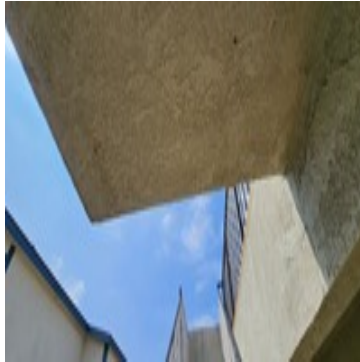
Picture 255 (**Defect Code: 101**)
[Link \(click to view High-Res\)](#)

Waterproofing Pictures



Picture 256

[Link \(click to view High-Res\)](#)



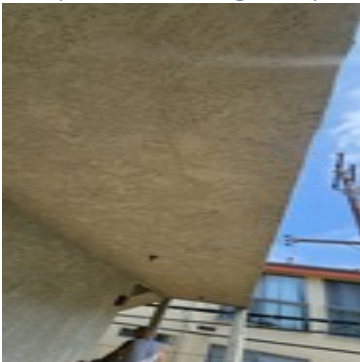
Picture 257

[Link \(click to view High-Res\)](#)



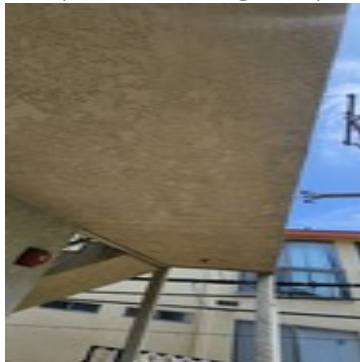
Picture 258

[Link \(click to view High-Res\)](#)



Picture 259

[Link \(click to view High-Res\)](#)



Picture 260

[Link \(click to view High-Res\)](#)



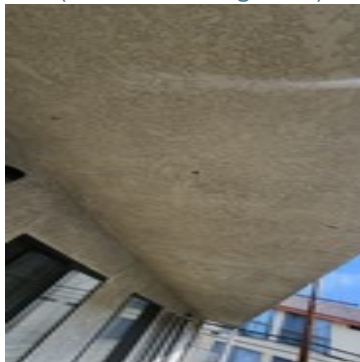
Picture 261

[Link \(click to view High-Res\)](#)



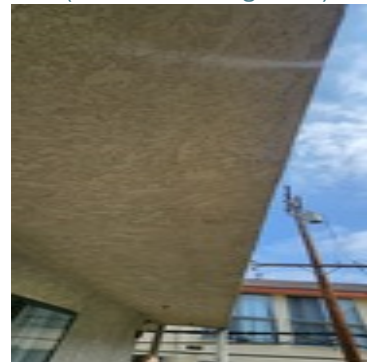
Picture 262

[Link \(click to view High-Res\)](#)



Picture 263

[Link \(click to view High-Res\)](#)



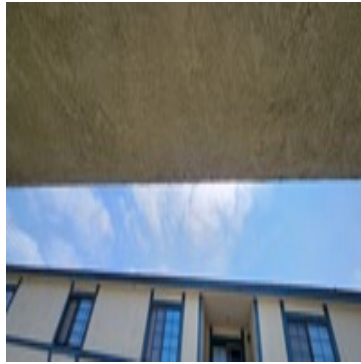
Picture 264

[Link \(click to view High-Res\)](#)



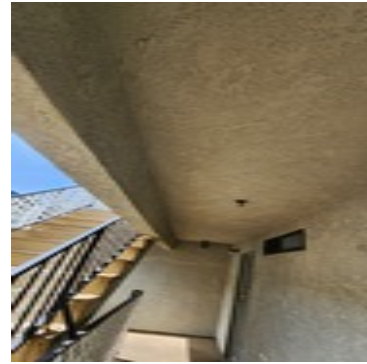
Picture 265

[Link \(click to view High-Res\)](#)



Picture 266

[Link \(click to view High-Res\)](#)



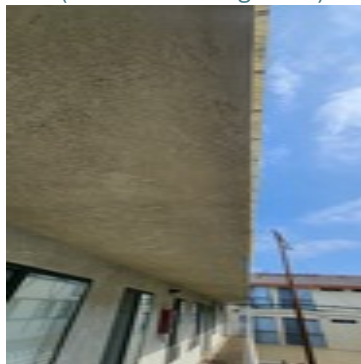
Picture 267

[Link \(click to view High-Res\)](#)



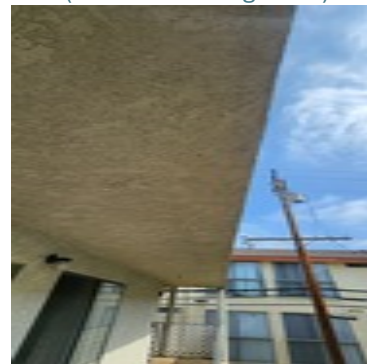
Picture 268

[Link \(click to view High-Res\)](#)



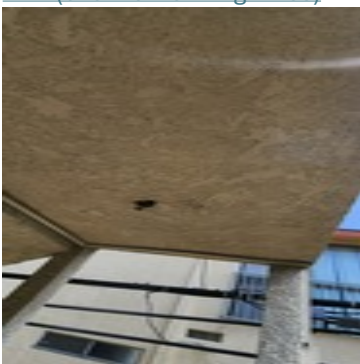
Picture 269

[Link \(click to view High-Res\)](#)



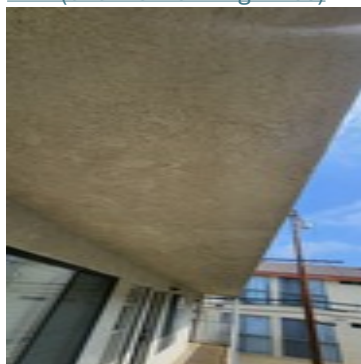
Picture 270

[Link \(click to view High-Res\)](#)



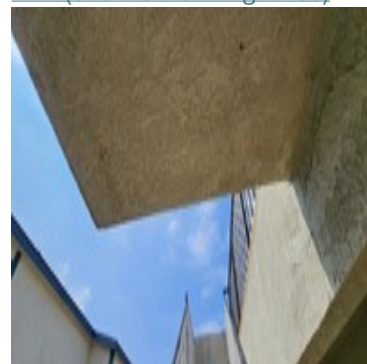
Picture 271 (**Defect Code: 133**)

[Link \(click to view High-Res\)](#)



Picture 272 (**Defect Code: 133**)

[Link \(click to view High-Res\)](#)



Picture 273 (**Defect Code: 133**)

[Link \(click to view High-Res\)](#)

Woodframe Pictures



Picture 274

[Link \(click to view High-Res\)](#)



Picture 275

[Link \(click to view High-Res\)](#)



Picture 276

[Link \(click to view High-Res\)](#)



Picture 277

[Link \(click to view High-Res\)](#)



Picture 278

[Link \(click to view High-Res\)](#)



Picture 279

[Link \(click to view High-Res\)](#)



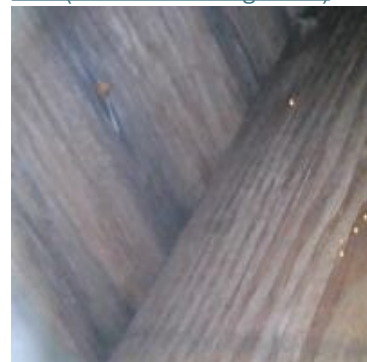
Picture 280

[Link \(click to view High-Res\)](#)



Picture 281

[Link \(click to view High-Res\)](#)



Picture 282

[Link \(click to view High-Res\)](#)



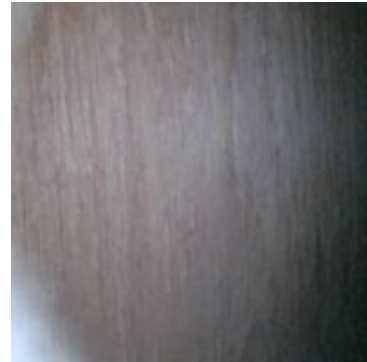
Picture 283

[Link \(click to view High-Res\)](#)



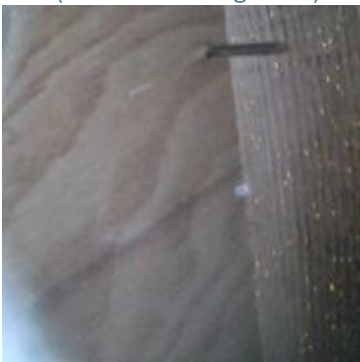
Picture 284

[Link \(click to view High-Res\)](#)



Picture 285

[Link \(click to view High-Res\)](#)



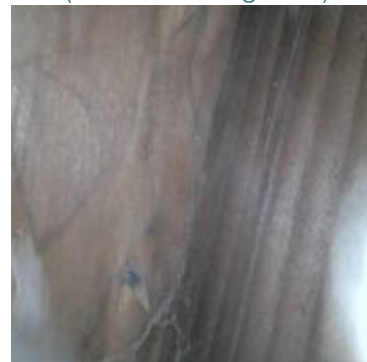
Picture 286

[Link \(click to view High-Res\)](#)



Picture 287

[Link \(click to view High-Res\)](#)



Picture 288

[Link \(click to view High-Res\)](#)



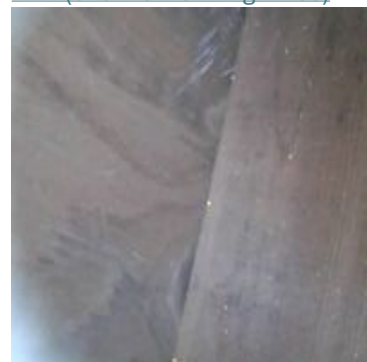
Picture 289

[Link \(click to view High-Res\)](#)



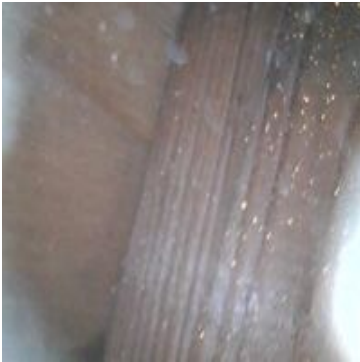
Picture 290

[Link \(click to view High-Res\)](#)



Picture 291

[Link \(click to view High-Res\)](#)



Picture 292

[Link \(click to view High-Res\)](#)



Picture 293

[Link \(click to view High-Res\)](#)



Picture 294

[Link \(click to view High-Res\)](#)



Picture 295

[Link \(click to view High-Res\)](#)



Picture 296

[Link \(click to view High-Res\)](#)



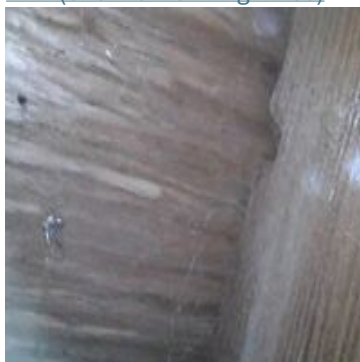
Picture 297

[Link \(click to view High-Res\)](#)



Picture 298

[Link \(click to view High-Res\)](#)



Picture 299

[Link \(click to view High-Res\)](#)



Picture 300

[Link \(click to view High-Res\)](#)



Picture 301

[Link \(click to view High-Res\)](#)



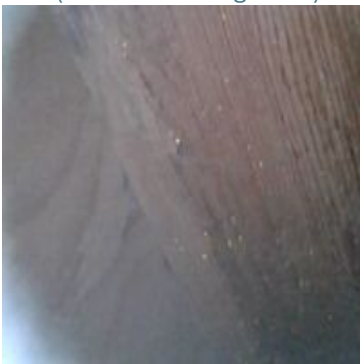
Picture 302

[Link \(click to view High-Res\)](#)



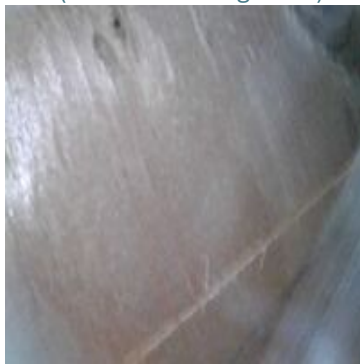
Picture 303

[Link \(click to view High-Res\)](#)



Picture 304

[Link \(click to view High-Res\)](#)



Picture 305

[Link \(click to view High-Res\)](#)



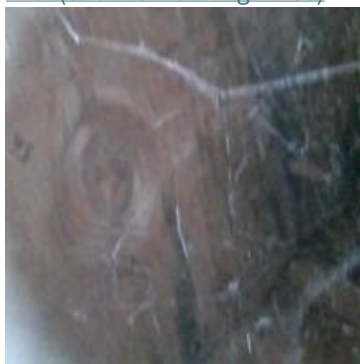
Picture 306

[Link \(click to view High-Res\)](#)



Picture 307

[Link \(click to view High-Res\)](#)



Picture 308

[Link \(click to view High-Res\)](#)



Picture 309

[Link \(click to view High-Res\)](#)



Picture 310

[Link \(click to view High-Res\)](#)



Picture 311

[Link \(click to view High-Res\)](#)



Picture 312

[Link \(click to view High-Res\)](#)



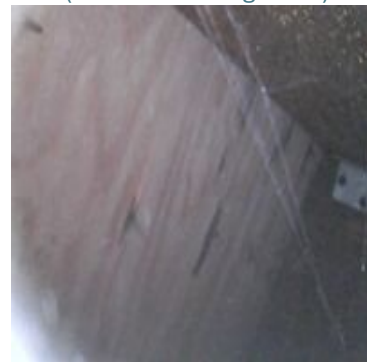
Picture 313

[Link \(click to view High-Res\)](#)



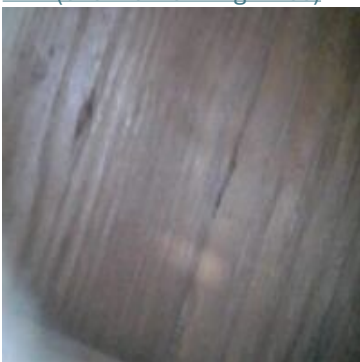
Picture 314

[Link \(click to view High-Res\)](#)



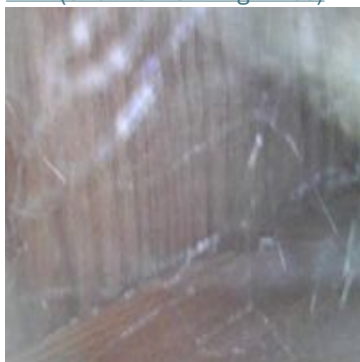
Picture 315

[Link \(click to view High-Res\)](#)



Picture 316

[Link \(click to view High-Res\)](#)



Picture 317

[Link \(click to view High-Res\)](#)



Picture 318

[Link \(click to view High-Res\)](#)



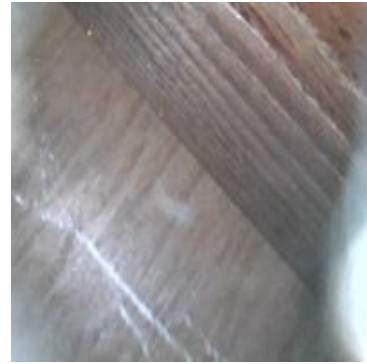
Picture 319

[Link \(click to view High-Res\)](#)



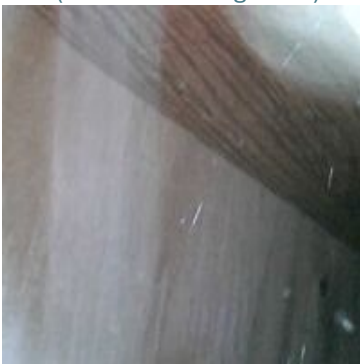
Picture 320

[Link \(click to view High-Res\)](#)



Picture 321

[Link \(click to view High-Res\)](#)



Picture 322

[Link \(click to view High-Res\)](#)



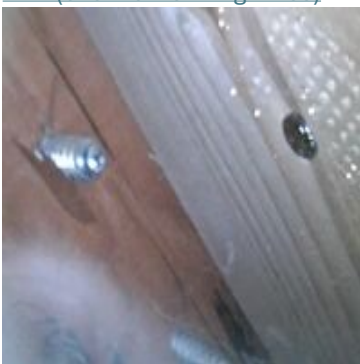
Picture 323

[Link \(click to view High-Res\)](#)



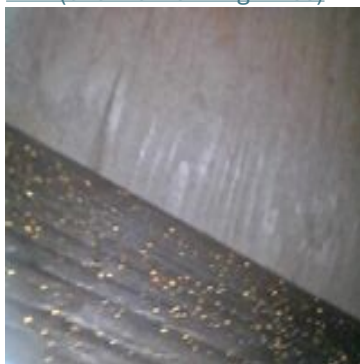
Picture 324

[Link \(click to view High-Res\)](#)



Picture 325

[Link \(click to view High-Res\)](#)



Picture 326

[Link \(click to view High-Res\)](#)



Picture 327

[Link \(click to view High-Res\)](#)



Picture 328

[Link \(click to view High-Res\)](#)



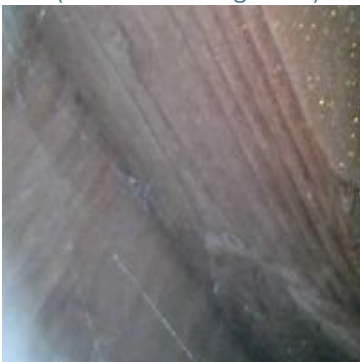
Picture 329

[Link \(click to view High-Res\)](#)



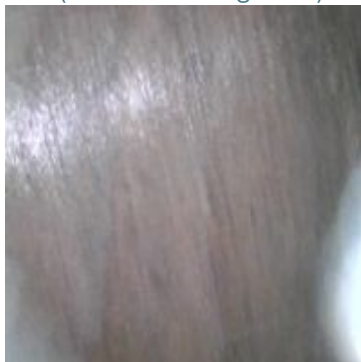
Picture 330

[Link \(click to view High-Res\)](#)



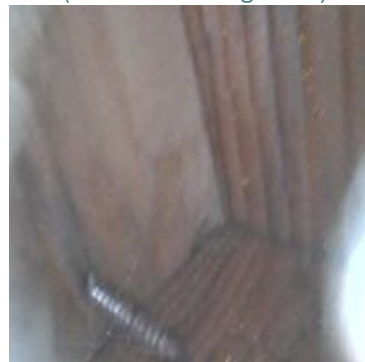
Picture 331

[Link \(click to view High-Res\)](#)



Picture 332

[Link \(click to view High-Res\)](#)



Picture 333

[Link \(click to view High-Res\)](#)



Picture 334

[Link \(click to view High-Res\)](#)



Picture 335

[Link \(click to view High-Res\)](#)



Picture 336

[Link \(click to view High-Res\)](#)



Picture 337

[Link \(click to view High-Res\)](#)



Picture 338

[Link \(click to view High-Res\)](#)



Picture 339

[Link \(click to view High-Res\)](#)



Picture 340

[Link \(click to view High-Res\)](#)



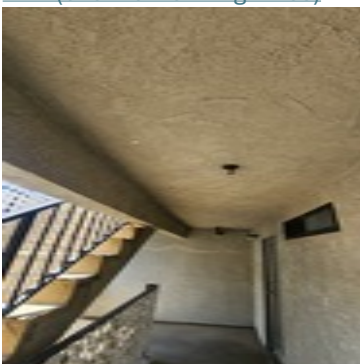
Picture 341

[Link \(click to view High-Res\)](#)



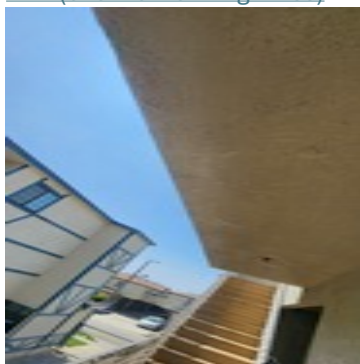
Picture 342

[Link \(click to view High-Res\)](#)



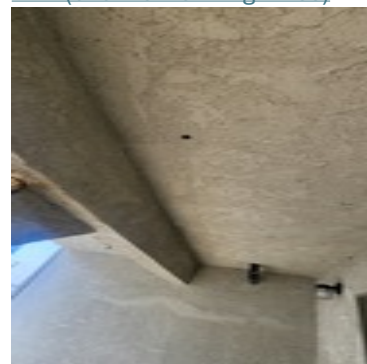
Picture 343

[Link \(click to view High-Res\)](#)



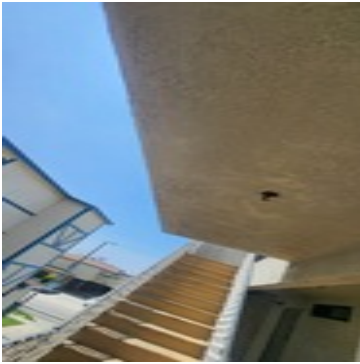
Picture 344

[Link \(click to view High-Res\)](#)



Picture 345

[Link \(click to view High-Res\)](#)



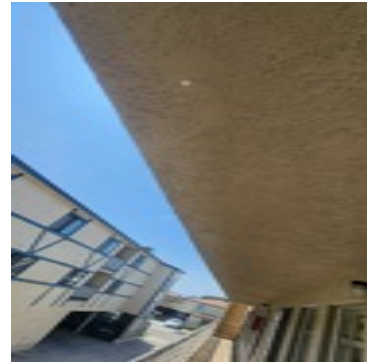
Picture 346

[Link \(click to view High-Res\)](#)



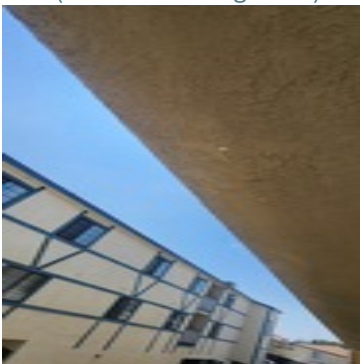
Picture 347

[Link \(click to view High-Res\)](#)



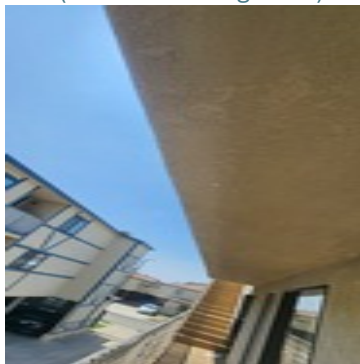
Picture 348

[Link \(click to view High-Res\)](#)



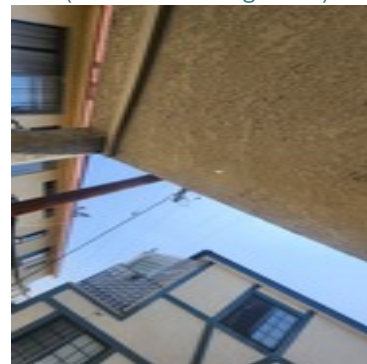
Picture 349

[Link \(click to view High-Res\)](#)



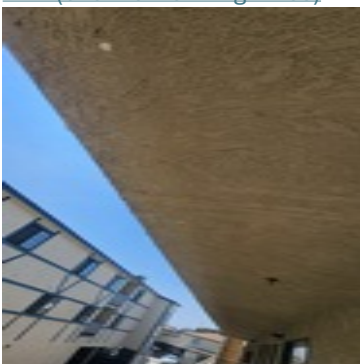
Picture 350

[Link \(click to view High-Res\)](#)



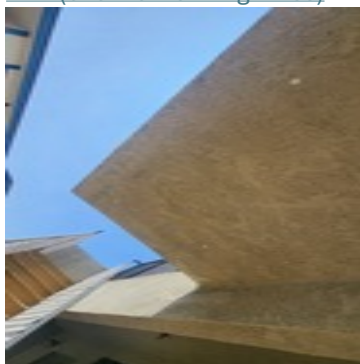
Picture 351

[Link \(click to view High-Res\)](#)



Picture 352

[Link \(click to view High-Res\)](#)



Picture 353

[Link \(click to view High-Res\)](#)



Picture 354

[Link \(click to view High-Res\)](#)



Picture 355

[Link \(click to view High-Res\)](#)



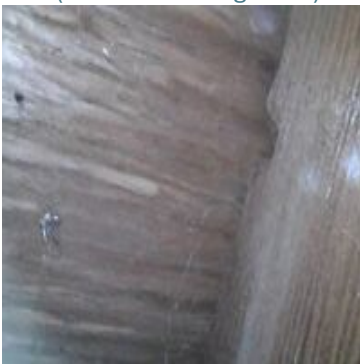
Picture 356

[Link \(click to view High-Res\)](#)



Picture 357 (**Defect Code: 137**)

[Link \(click to view High-Res\)](#)



Picture 358 (**Defect Code: 137**)

[Link \(click to view High-Res\)](#)



Picture 359 (**Defect Code: 137**)

[Link \(click to view High-Res\)](#)



Picture 360 (**Defect Code: 137**)

[Link \(click to view High-Res\)](#)



Picture 361 (**Defect Code: 137**)

[Link \(click to view High-Res\)](#)



Picture 362 (**Defect Code: 137**)

[Link \(click to view High-Res\)](#)



Picture 363 (**Defect Code: 137**)

[Link \(click to view High-Res\)](#)



Picture 364 (**Defect Code: 202**)
[Link \(click to view High-Res\)](#)



Picture 365 (**Defect Code: 202**)
[Link \(click to view High-Res\)](#)



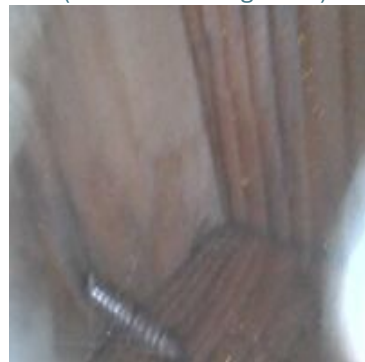
Picture 366 (**Defect Code: 202**)
[Link \(click to view High-Res\)](#)



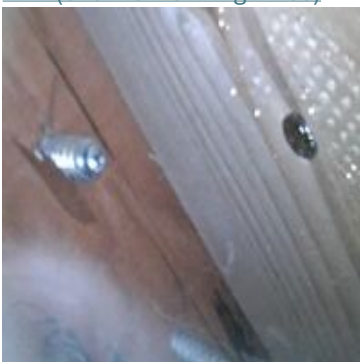
Picture 367 (**Defect Code: 240**)
[Link \(click to view High-Res\)](#)



Picture 368 (**Defect Code: 240**)
[Link \(click to view High-Res\)](#)



Picture 369 (**Defect Code: 240**)
[Link \(click to view High-Res\)](#)



Picture 370 (**Defect Code: 240**)
[Link \(click to view High-Res\)](#)

EEE Information	
Direction	West
Unit Number	1
EEE Type	Stairway
Framing Type	Enclosed Wood
Surface Type	Enclosed Wood
Railing Type	Metal
Railing Height	39 inches
Railing Opening	3 inches

Defect List				
Code	Type	Issue	Severity	Pictures of Identified Defects
101	Railing	Corrosion of the metal railing	Moderate	Picture(s) 437,438
17	Surface	Cracks/ Gaps on the surface	Low	Picture(s) 403,404
59	Surface	Discoloration of Surface	Low	Picture(s) 406,407,408
133	Waterproofing	Stucco discoloration underneath the EEE	Low	Picture(s) 451,452
147	Woodframe	Wood frame damage	Low	Picture(s) 484,485,486

*A high-resolution, large-scale version of each Picture can be viewed in the section below by clicking the hyperlink beneath each photo thumbnail, labeled 'Link'

*Defect Codes are proprietary internal classifications used solely for DrBalcony's identification purposes and do not correspond to any external regulatory standards such as municipal building codes

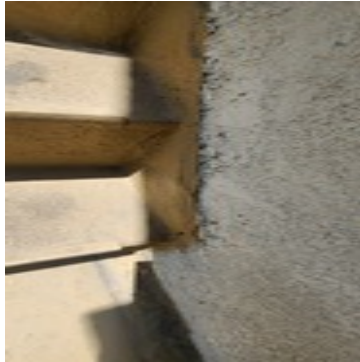
Inspection Result	
Result	Failed - Non-emergency Repair Required
Design Required?	Not Required
Score	

Surface Pictures



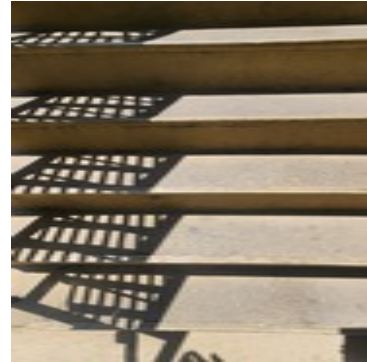
Picture 371

[Link \(click to view High-Res\)](#)



Picture 372

[Link \(click to view High-Res\)](#)



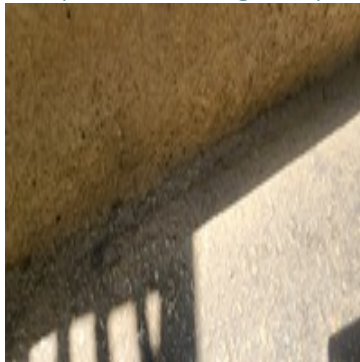
Picture 373

[Link \(click to view High-Res\)](#)



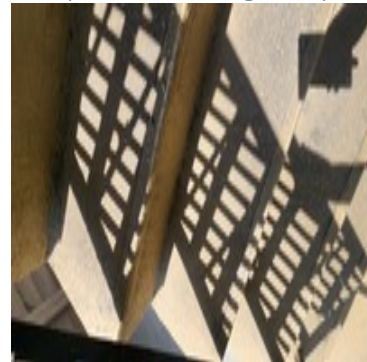
Picture 374

[Link \(click to view High-Res\)](#)



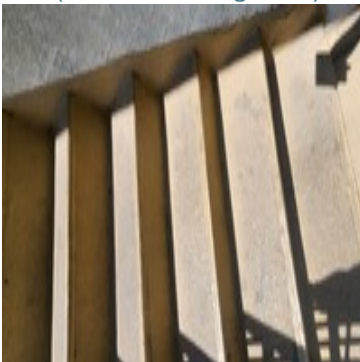
Picture 375

[Link \(click to view High-Res\)](#)



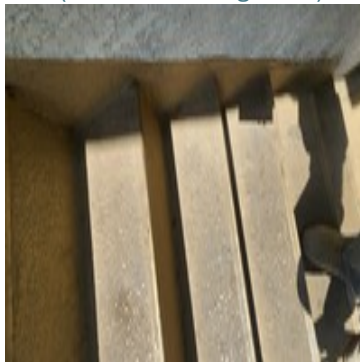
Picture 376

[Link \(click to view High-Res\)](#)



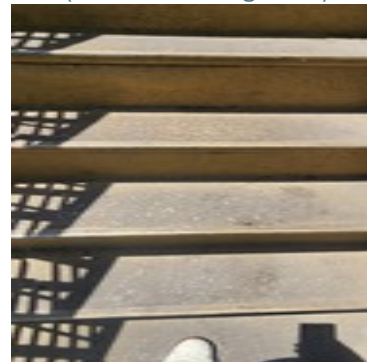
Picture 377

[Link \(click to view High-Res\)](#)



Picture 378

[Link \(click to view High-Res\)](#)



Picture 379

[Link \(click to view High-Res\)](#)



Picture 380

[Link \(click to view High-Res\)](#)



Picture 381

[Link \(click to view High-Res\)](#)



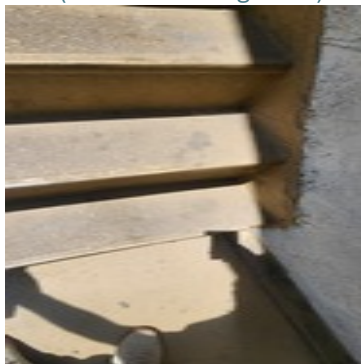
Picture 382

[Link \(click to view High-Res\)](#)



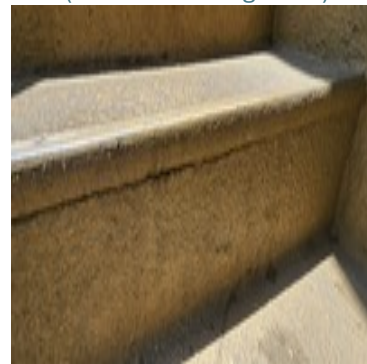
Picture 383

[Link \(click to view High-Res\)](#)



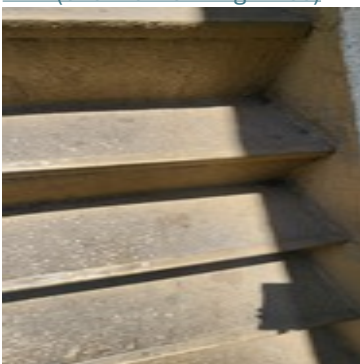
Picture 384

[Link \(click to view High-Res\)](#)



Picture 385

[Link \(click to view High-Res\)](#)



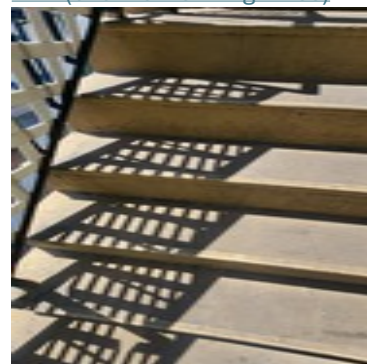
Picture 386

[Link \(click to view High-Res\)](#)



Picture 387

[Link \(click to view High-Res\)](#)



Picture 388

[Link \(click to view High-Res\)](#)



Picture 389

[Link \(click to view High-Res\)](#)



Picture 390

[Link \(click to view High-Res\)](#)



Picture 391

[Link \(click to view High-Res\)](#)



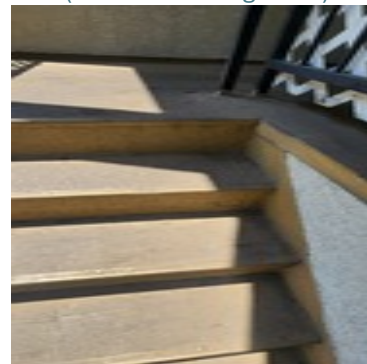
Picture 392

[Link \(click to view High-Res\)](#)



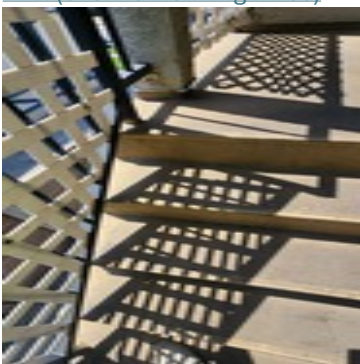
Picture 393

[Link \(click to view High-Res\)](#)



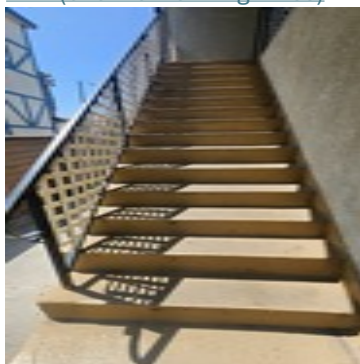
Picture 394

[Link \(click to view High-Res\)](#)



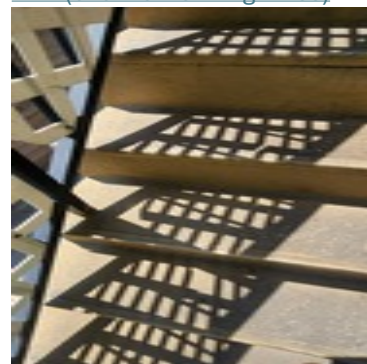
Picture 395

[Link \(click to view High-Res\)](#)



Picture 396

[Link \(click to view High-Res\)](#)



Picture 397

[Link \(click to view High-Res\)](#)



Picture 398

[Link \(click to view High-Res\)](#)



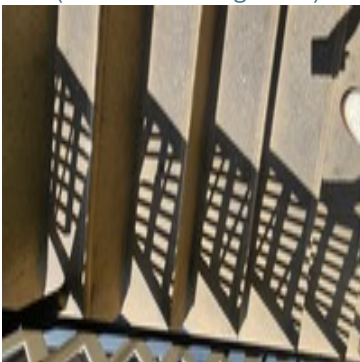
Picture 399

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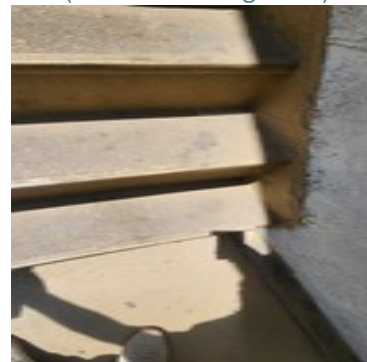
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Picture 403 **(Defect Code: 17)**

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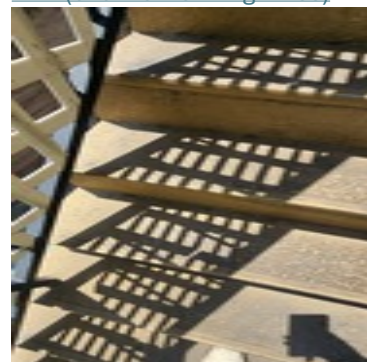
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Picture 405

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Picture 406 **(Defect Code: 59)**

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Picture 407 (**Defect Code: 59**)
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Picture 408 (**Defect Code: 59**)
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Railing Pictures



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Picture 410

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Picture 411

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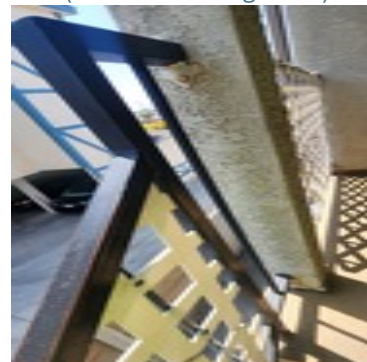
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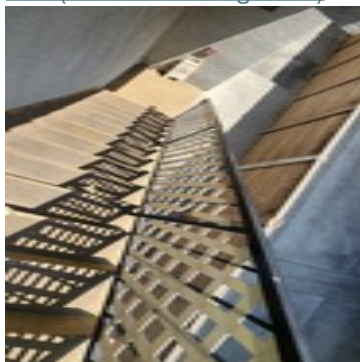
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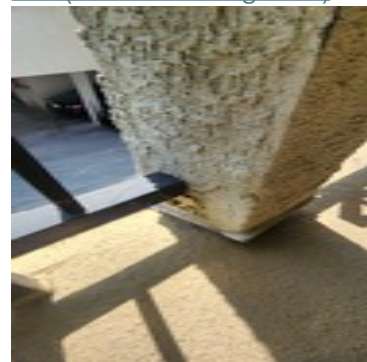
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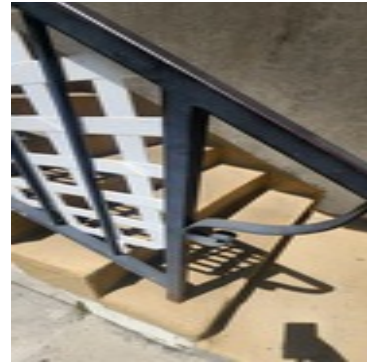
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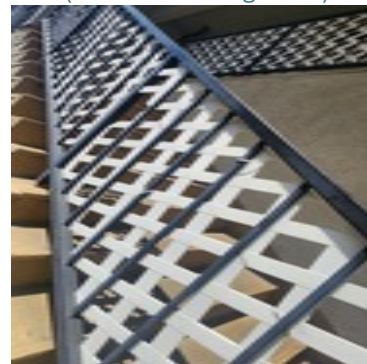
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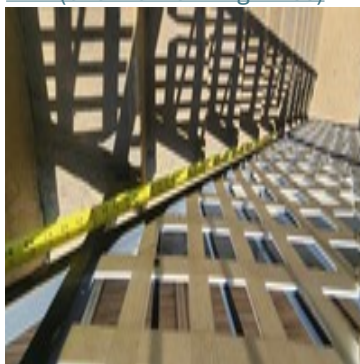
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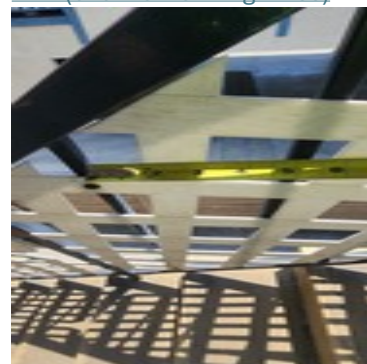
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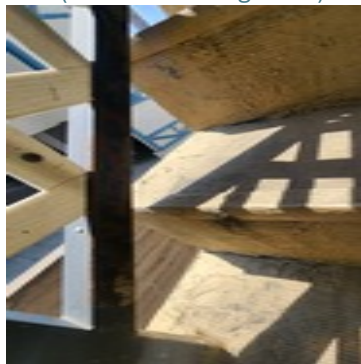
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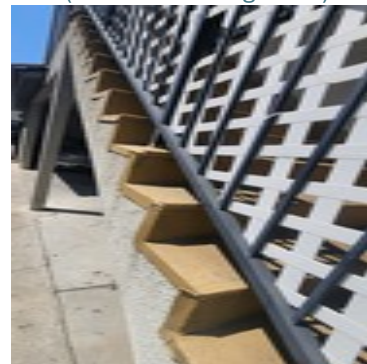
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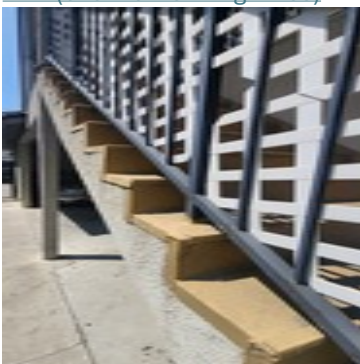
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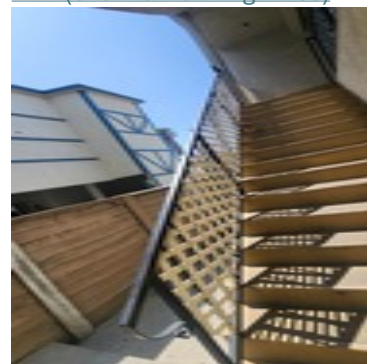
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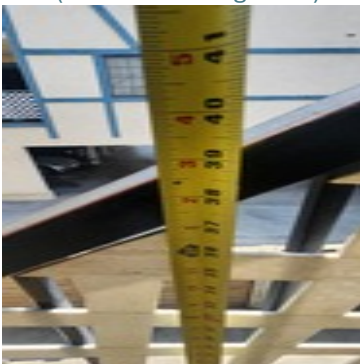
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Picture 438 **(Defect Code: 101)**

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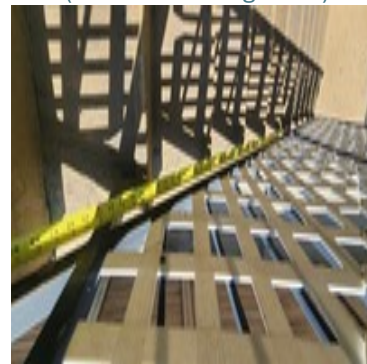
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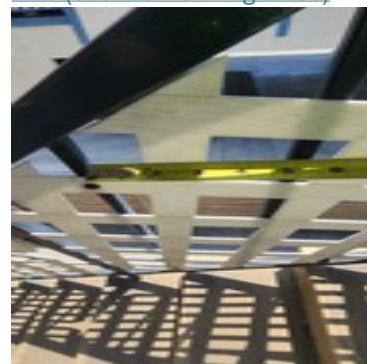
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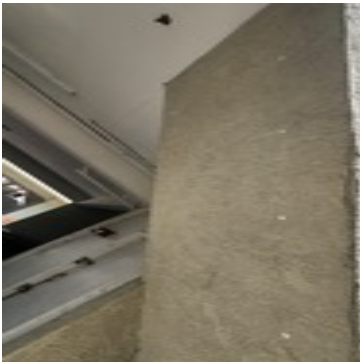
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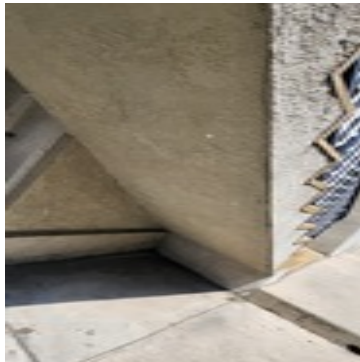
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Waterproofing Pictures



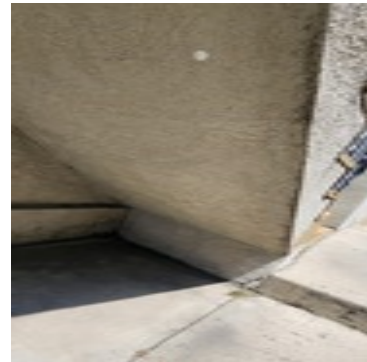
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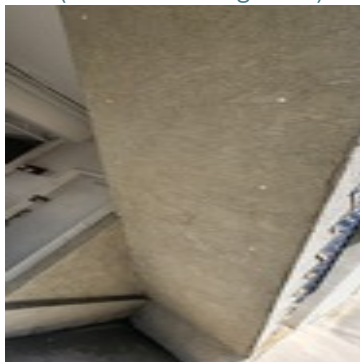
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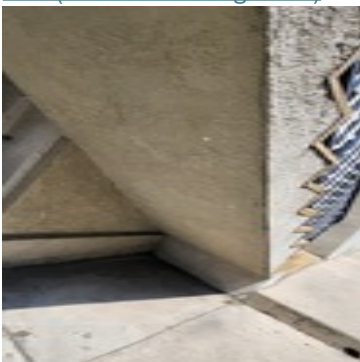
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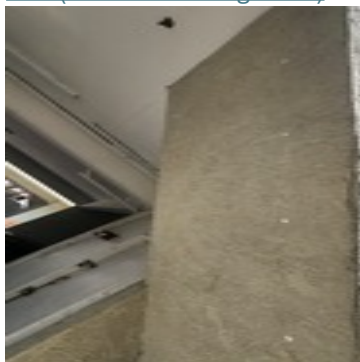
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Picture 451 (**Defect Code: 133**)

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Picture 452 (**Defect Code: 133**)

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Woodframe Pictures



Picture 453

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Picture 454

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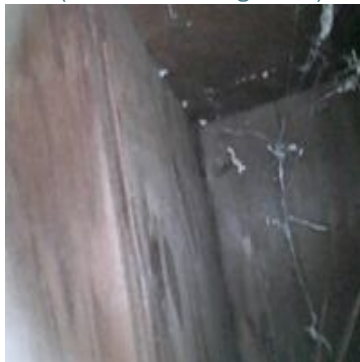
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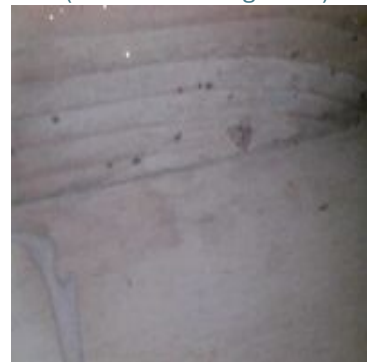
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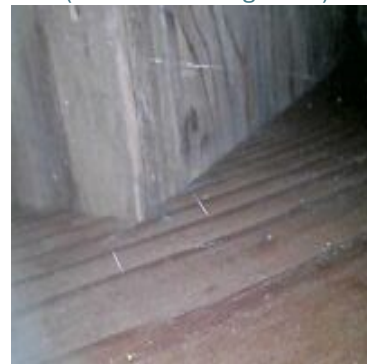
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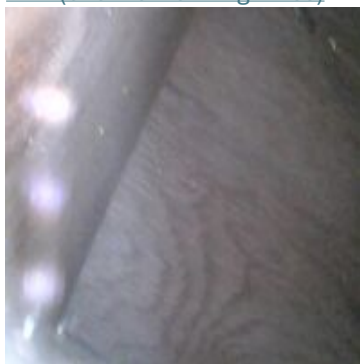
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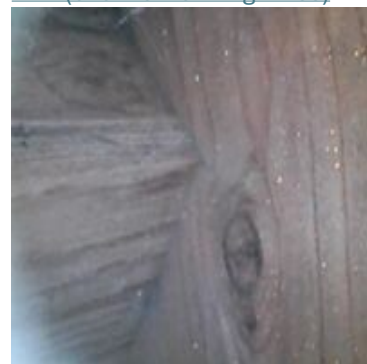
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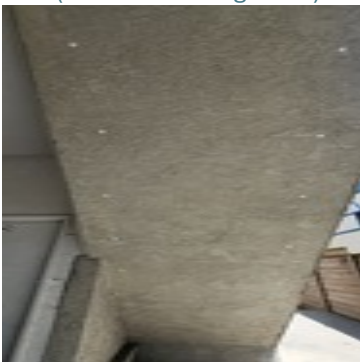
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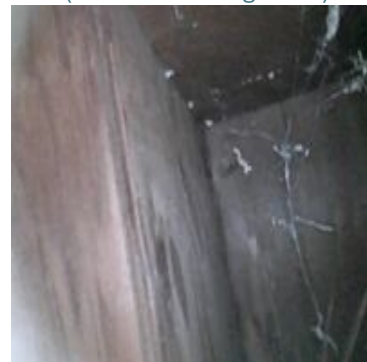
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Picture 484 (**Defect Code: 147**)

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Picture 485 (**Defect Code: 147**)

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Picture 486 (**Defect Code: 147**)

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Conclusion

After conducting the inspection and engineering assessment, this building does not meet the SB721 compliance standards, and therefore, it does not receive a Pass.

Repair Work Requirements

This report aims to outline the necessary steps and requirements for the building owner to comply with SB721 regulations and general contractor requirements. It emphasizes the building owner's responsibility to address any elevated external features in need of repair or replacement, ensuring compliance with local authorities' permits and regulations.

Scope and Responsibilities:

The building owner is responsible for promptly addressing any identified issues and coordinating the repair or replacement work with a qualified and licensed contractor.

Repair and Replacement Work:

All repair and replacement work on elevated external features shall be carried out by a qualified and licensed contractor. The following criteria must be adhered to during the repair and replacement process:

a. Recommendations of a Licensed Professional:

The contractor must follow the recommendations provided by a licensed professional, who has conducted an inspection and identified the repair needs. These recommendations serve as a guide for the contractor's repair and replacement activities.

b. Manufacturer's Specifications:

The contractor must comply with any applicable manufacturer's specifications provided by the original equipment manufacturer (OEM) for the specific features or components being repaired or replaced. These specifications ensure the proper installation and performance of the elevated external features.

c. California Building Standard Code:

All repair and replacement work must comply with the California Building Standard Code, specifically referring to subdivision (d) of section 17922 of the Health and Safety Code. This code sets forth the minimum standards for construction, ensuring the safety and integrity of the building's external features.

d. Local Jurisdictional Requirements:



The contractor must also adhere to all local jurisdictional requirements, which may include additional regulations or permits specific to the building's location. Compliance with these requirements ensures that the repair and replacement work meet the standards set by the local authorities.

Permit Acquisition:

The building owner must obtain all necessary permits from the local authorities before commencing any repair or replacement work on the elevated external features. These permits demonstrate compliance with local regulations and ensure that the work is performed in accordance with applicable building codes.

Railing/Guardrail/Stairs Disclaimer

The state of California's current building codes, as outlined in the California Building Code (CBC), specify the following requirements for deck railings, guardrails, and stairways on exterior elevated elements (balconies, walkways, stairways, etc.):

Railing Heights:

- **Deck and Balcony Guardrails:** Must have a minimum height of **42 inches** (CBC Section 1015.3).
- **Stairway Railings:** Must have a height between **34-38 inches**, measured from the nosing of the stair tread to the top of the guardrail (CBC Section 1014.2).

Older structures may have railings that were built in accordance with previous codes, which required:

- **36-inch guardrail height** for decks and balconies.
- **30-34 inches** for stairway railings.

Railing Openings:

- **Maximum Opening Size:** Current CBC requires that railing and guardrail openings do not allow the passage of a sphere greater than **4 inches** in diameter (CBC Section 1015.4). Older railings with openings up to **6 inches** wide may be **grandfathered** in under older codes.
- **Bottom Opening for Metal Railings:** For metal railings on exterior elevated elements, the bottom rail or opening between the bottom rail and the surface should not exceed **4 inches** in height, in compliance with CBC Section 1015.4.
- **Triangle Opening at Stairways:** The triangular opening formed by the bottom rail, stair tread, and riser must not allow the passage of a sphere larger than **6 inches** in diameter (CBC Section 1015.4, Exception 2).

Stairway Risers:

- **Open Riser Limitations:** As per CBC Section **11B-504.3**, **open risers are not permitted** in most applications. However, there are exceptions for **exterior stairways**:
 1. An opening of not more than $\frac{1}{2}$ inch is permitted between the base of the riser and the tread.

2. Risers constructed of **grating** with openings no larger than **½ inch** are also permitted for exterior stairways.
 - **Existing Open Risers:** Older stairways with open risers may be **grandfathered** in under previous codes. While not required to be updated, we **strongly recommend** modifying or replacing these risers to comply with the current code for enhanced safety, especially to prevent falls or accidents involving small children.

General Disclaimer:

This inspection report does not mandate that older railings and guardrails be updated to meet the latest CBC standards, as they may be **grandfathered** under previous codes. However, we **strongly recommend** upgrading older railings to comply with current standards for improved safety and code compliance. This includes reducing the size of openings, adjusting railing heights, and ensuring stairway risers and railings meet modern safety criteria.

For further guidance or structural concerns, consult a licensed contractor or engineer to evaluate and recommend updates based on current safety codes.

Limitation(s)

The information and opinions provided in this report are derived from a limited investigation as described earlier. **We do not express or imply any warranties regarding the existence of other unknown conditions that have not been specifically addressed in this report.**

Our work has been carried out in accordance with generally accepted engineering standards and should only be relied upon by the addressee. This report is not intended to be transferred or relied upon by individuals other than the addressee. **If additional information or conditions become known that differ from what has been discussed in this report, our opinion or conclusions may be altered accordingly.**

If you have any questions, or if we may be of future assistance, please do not hesitate to call us.

Sincerely,

Appendix 1: Defect Compendium

Code	Issue	Impact	Repair Recommendation
100	Corrosion of the metal railing	Limited impact on safety and aesthetics.	Remove visible rust, clean, and apply an anti-corrosion treatment to affected areas. Follow up with rust-resistant primer and touch-up paint.
17	Cracks/ Gaps on the surface	These imperfections may not pose an immediate threat to the deck's structural integrity or waterproofing.	Regular maintenance is advised. Fill small cracks and gaps with suitable sealants or fillers to prevent further deterioration. Annual inspections and maintenance should suffice
59	Discoloration of Surface	The damage is primarily cosmetic and does not affect the deck's performance.	Investigate and address the source of staining. Clean and treat the affected areas with appropriate products to restore the color. Implement regular cleaning and spot treatment as part of routine maintenance.
133	Stucco discoloration underneath the EEE	To ensure the prolonged and effective service life of the waterproofing system, it is essential to implement regular maintenance practices. The waterproofing system, which shields the deck structure from moisture and environmental elements, requires proactive care to prevent deterioration and potential structural damage. The following maintenance recommendations are crucial for maintaining the integrity of the	Regular Inspections: Conduct routine inspections of the waterproofing system to identify any signs of wear, tears, cracks, or bubbling. Pay close attention to areas prone to water pooling, such as low spots or near drains, to verify proper drainage. Timely Repairs: Address any detected issues promptly. Swiftly repair cracks, tears, or damaged areas in the waterproofing membrane to prevent water infiltration and avoid further damage. Surface Cleaning: Keep the deck surface clean and free from debris, dirt, and contaminants that could compromise the waterproofing system's effectiveness. Sealant Application: Periodically apply a fresh layer of sealant to protect the waterproofing membrane and enhance its resistance to water penetration. Flashings Maintenance: Regularly inspect and maintain flashings to ensure proper coverage and protection at joints and connections. Drainage Management: Ensure that deck drains and scuppers are clear and functioning correctly to prevent water

		waterproofing system and preserving the deck's safety and longevity.	<p>buildup on the deck surface. Recoating: Follow the manufacturer's recommendations for recoating the waterproofing system, if applicable. Recoating helps renew the protective layer and ensures its continued effectiveness. Avoid Mechanical Damage: Take precautions to avoid dragging heavy objects or using sharp tools that may puncture or damage the waterproofing membrane. Vegetation Control: Manage vegetation on or near the deck to prevent root intrusion into the waterproofing system. Inspect Seams and Transitions: Regularly inspect seams, transitions, and edge details to verify their integrity and prevent water intrusion at vulnerable points. Seasonal Attention: Be particularly vigilant during seasonal changes, as temperature fluctuations and weather conditions can impact the waterproofing system's performance. Maintain Comprehensive Records: Keep detailed records of all maintenance activities, inspections, and repairs performed on the waterproofing system.</p>
147	Wood frame damage	Fortunately, these issues are primarily cosmetic in nature and do not compromise the structural integrity of the wood.	<p>1. Visual Inspection: Thoroughly inspect the stringer/tread/riser for signs of wear, surface cracks, or discoloration. 2. Surface Treatment: Clean and lightly sand affected areas to remove surface imperfections. Apply a wood preservative or sealant to maintain the wood's integrity. 3. Regular Monitoring: Regularly monitor the condition of the stringer/tread/riser to ensure that minor damages do not escalate.</p>
122	Missing or Damaged Components of the railing	Moderate safety risk due to reduced structural integrity and compromised safety.	Conduct a comprehensive inspection to identify all missing or damaged components. replace them promptly with components that match the original design and safety specifications. Implement regular inspections and maintenance.
101	Corrosion of the metal railing	Moderate safety risk and diminished aesthetics.	Conduct a comprehensive cleaning and rust removal process for affected areas. Apply an anti-corrosion treatment, sand the railing, and

			recoat it with rust-resistant primer and paint. Consider reinforcing or replacing severely corroded sections.
109	Bolt/Screw Connections of the Railing to the Wood Frame Require Repair or Retrofitting (Insufficient lateral stability)	Minimal safety risk with instability in isolated areas.	Inspect and address unstable connections by tightening or replacing bolts/screws. Consider adding support brackets if needed. Implement routine inspections and maintenance.
113	Crack in Railing Post Connection to the Deck or Footing	Moderate safety risk due to reduced stability, with the potential for worsening over time.	Engineering Design: Develop engineering design plans and calculations based on the engineer's assessment to address the crack and ensure structural integrity. City Permit: Obtain the necessary permits from the city or local authorities for the repair or replacement of the railing post connection. Compliance with local building codes and safety regulations is essential. Certified General Contractor: Hire a certified general contractor with expertise in structural repairs and renovations to execute the engineering design plans and oversee the project. Comprehensive Repair or replacement: execute the recommended repairs, which may involve reinforcement or replacement of components, in line with the engineering design. Regular Inspections and Maintenance: Implement a regular inspection and maintenance schedule post-repair or replacement to ensure ongoing safety and compliance.
19	Cracks/ Gaps on the surface	There is a moderate risk of moisture damage to the deck's substrate if left unattended.	Address these cracks and gaps promptly with appropriate sealants or fillers to prevent moisture intrusion. Regular inspections and maintenance every 6-12 months are necessary to monitor and maintain the condition of the deck.
35	Surface Insufficient	The deck may experience water-	Rectify the slope issue comprehensively, possibly involving adjustments to the entire

	Slope	related issues, and there's a risk of localized damage or deterioration.	deck's surface to ensure proper drainage. Implement a maintenance plan that includes regular inspection and maintenance of drainage
61	Discoloration of Surface	The aesthetics of the deck are compromised, but there are no structural or safety issues.	Identify and resolve the source of staining. Consider recoating the entire deck with a stain-resistant or UV-resistant product to achieve a uniform and visually appealing appearance. Implement a maintenance plan that includes periodic cleaning and recoating of the deck to maintain its look.
137	Rotted/damaged decking or sheathing	The structural integrity of the decking/sheathing appears partially damaged, with noticeable softening or delamination.	1. Assessment by Professionals: Engage a general contractor and a professional engineer to assess the extent of damage. They will determine if the decking/sheathing requires replacement or repair. 2. Decking/sheathing replacement: If deemed necessary, replace damaged decking/sheathing sections with new material. Ensure proper waterproofing measures are applied to prevent future water intrusion. 3. Structural Reinforcement: Depending on the assessment, reinforce weakened areas with appropriately sized decking/sheathing patches or metal brackets. This will help restore structural integrity. 4. Waterproofing: Apply a waterproof membrane or coating to the decking/sheathing surfaces to prevent further water intrusion and protect against future damage.
202	Low level joist/rim joist/beam/ ledger defect		1. Visual Inspection: Thoroughly inspect joists and rim joists for signs of wear, surface cracks, or discoloration. 2. Surface Treatment: Clean and lightly sand affected areas to remove surface imperfections. Apply a wood preservative or sealant to maintain the wood's integrity. 3. Regular Monitoring: Regularly monitor the condition of joists and rim joists to ensure that minor damages do not escalate.
240	Shiner Bolts from Railing	Incorrectly connected shiner bolts can	1. Assessment and replacement: Engage a general contractor to thoroughly assess the

	to Wood Frame Not Connected Correctly	weaken the connections between the railing and the wood frame, potentially leading to Railing structure instability and safety hazards.	extent of improperly installed shiner bolts and promptly replace or correctly install these bolts to ensure secure connections between the railing and the wood frame. Ensure a detailed design plan is prepared for the replacement, and check local regulations to determine if city permits are required for the work. 2. Correct Installation: Use proper techniques and tools to install shiner bolts correctly, ensuring they are securely fastened to both the railing and the wood frame. Follow manufacturer guidelines and industry best practices for installation. 3. Proactive Maintenance: Implement a routine inspection schedule to identify any signs of improperly installed bolts early and make necessary adjustments to maintain the integrity of the connections between the railing and the wood frame. 4. Professional Input: Consult a professional engineer if the issue has affected critical connections or load-bearing elements to get recommendations on suitable methods to restore structural integrity. Ensure that any design changes comply with building codes, and secure necessary city permits for the repairs.
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Score Key

Result	Life Expectancy	Color
Pass	5 to 9 years	
Pass-Need Maintenance (3-6)	1 to 5 years	
Non-Emergency Repair Required (0-3)	1 to 12 months	
Emergency Repair Required (0-1)	0 to 60 days	

Disclaimer: Property information listed in this report (such as APN) is obtained from a public third-party data source. We do not verify the accuracy of this information and are not responsible for any inaccuracies.

***Note: The estimated life expectancy provided in this report applies only to the damaged structural components of the exterior elevated elements that were inspected. It does not**

represent the condition or remaining service life of the entire exterior elevated elements or any uninspected components.

Appendix 2: EEE Reference Drawings

