

# Balcony & Deck ADVISORS

Inspections and Repairs

CSLB #1061967

C-23963

# REPORT

## SB 326: EXTERIOR ELEVATED ELEMENTS



Inspection Date: April 2<sup>nd</sup>, 2024.

**Next Inspection Date: April 2<sup>nd</sup>, 2033**

**Client:**

Joe Stilman  
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323-496-2300

**Address:**

**10417 Louisiana Ave  
Los Angeles, CA 90025**

**Prepared by:**

Balcony and Deck Advisors  
Jack Whisnant  
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**Scope of Work:**

Evaluation of qualified Elevated Exterior Elements as per Senate Bill  
SB326

## SUMMARY

Mr. Stilman

Balcony and Deck Advisors is pleased to present a detailed report on the current conditions and remaining lifespan of the eligible load-bearing components and waterproofing systems associated with your building's elevated exterior elements, EEEs.

Our team at Balcony and Deck Advisors has conducted a thorough visual inspection to ensure that the exterior elevated elements in question are safe and sound and show no signs of deferred maintenance or weakness, in order to comply with the standards and guidelines as outlined in California Senate Bill 326.

If any signs of unintended water entry are discovered during the inspection, indicating potential unseen weakening to load-bearing components, we will have carried out a more in-depth assessment using appropriate state of the art equipment. The scope and focus of further investigation is based on your building's unique physical circumstances and our professional discretion and experience.

We are however pleased to report that there are *no immediate safety concerns* with any of the exterior elevated elements at your property. Nevertheless, we do recommend reading the full report for any additional forward-thinking suggestions and/or necessary repairs.

# DEFICIENCY SUMMARY CHART

UNITS #	DEFICIENCY	DAYS TO ADDRESS
PH 3 Balcony 2	Recommend trimming back palm trees so they don't affect the structure of the balcony.	N/A
<i>All remaining units are in good condition with no visual deficiencies.</i>		N/A

Our findings are derived from a comprehensive examination of the outdoor elevated parts of individual units and shared spaces. This is in line with the Balcony Bill (Senate Bill 326). Our goal was to carefully check all eligible elements, create the report and give suggestions to keep them safe.

Following our thorough inspection, we have determined that the outdoor elevated components we examined are generally safe for use as long as the recommendations outlined in this report are followed. These recommendations can play a crucial role in preventing potential damage or mitigating its severity.

Keep in mind that while these actions are not obligatory, they hold significance in preserving the overall condition of your property. As mentioned, presently, the areas we assessed do not pose an immediate threat to individuals. However, taking a proactive approach is recommended. If any of these outdoor components exhibit altered behavior, deteriorate, or undergo adverse changes within the next nine years, please do not hesitate to contact us. We will promptly revisit the site to assess the situation and carry out any necessary repairs.

Thanks for letting us do this important work. Please review the entire report to understand our findings better. We're here to help with any questions about this report or anything else you need.

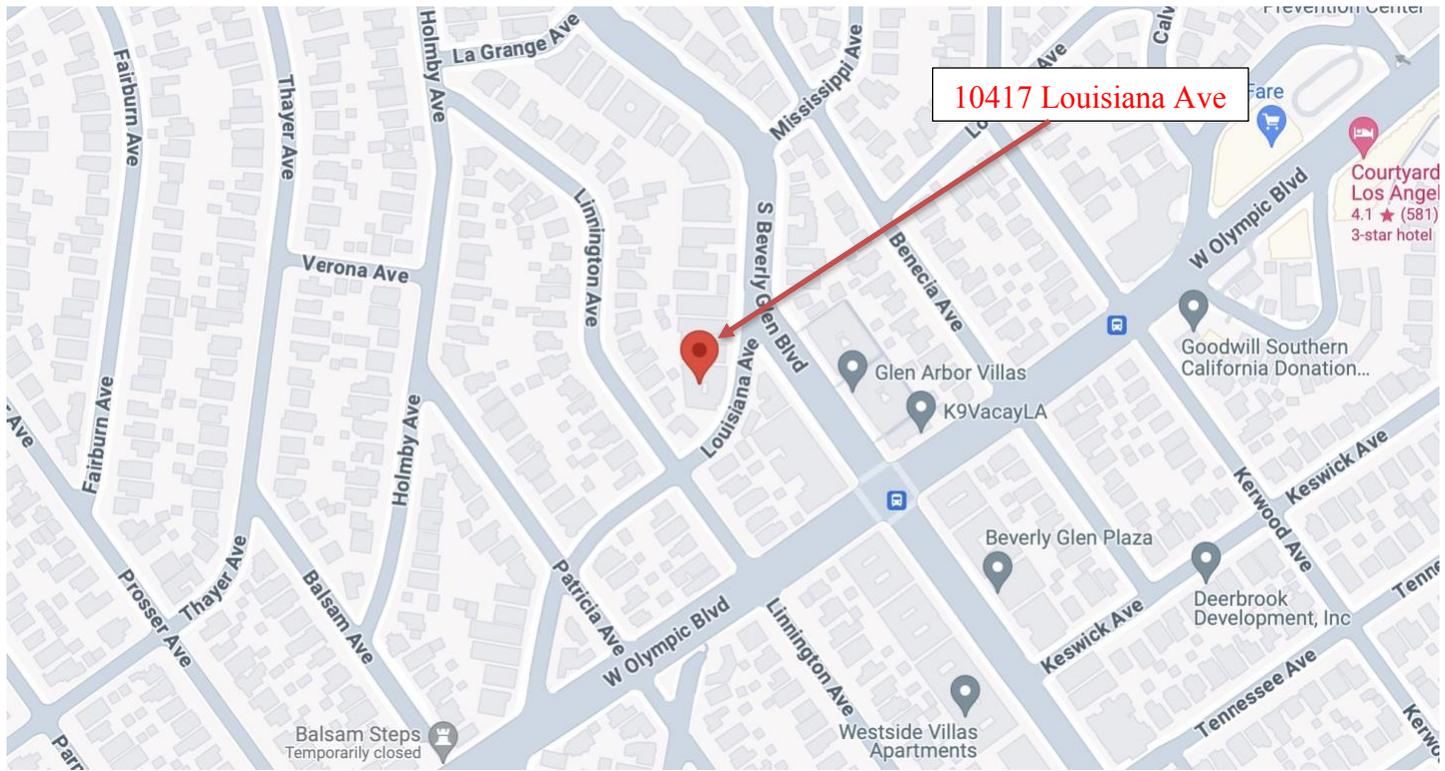


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Below is a map of where the building is located. There are qualifying EEE's on all sides of this building.



(1)



Title: PH 1

Created: Wed 03 Apr 10:44 2024

Waterproofing is in good condition. No recommendations at this time.

(2)

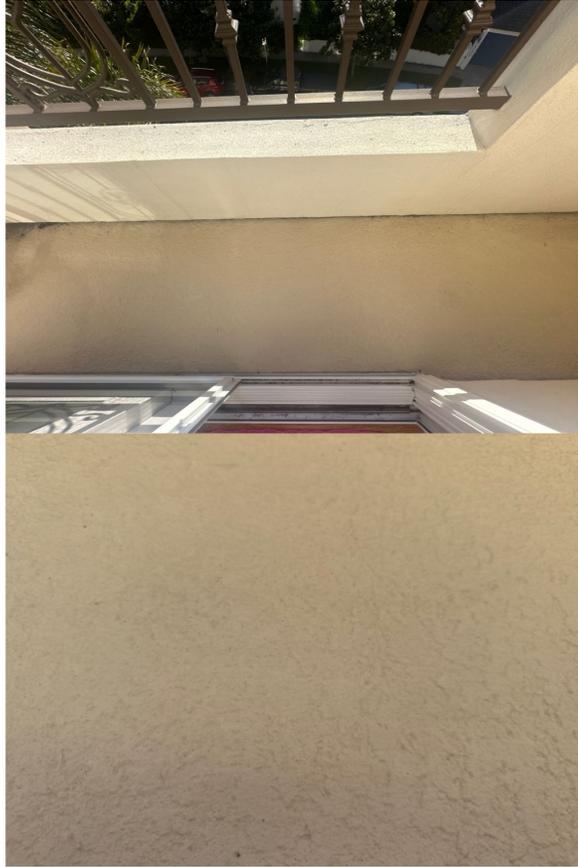


Title: PH 2 Balcony 1

Created: Wed 03 Apr 10:34 2024

Waterproofing is in good condition. No recommendations at this time.

(3)



Title: PH 2 Balcony 2

Created: Wed 03 Apr 10:35 2024

Waterproofing is in good condition. No recommendations at this time.

(4)



Title: PH 2 Balcony 3

Created: Wed 03 Apr 10:36 2024

Waterproofing is in good condition. No recommendations at this time.

(5)

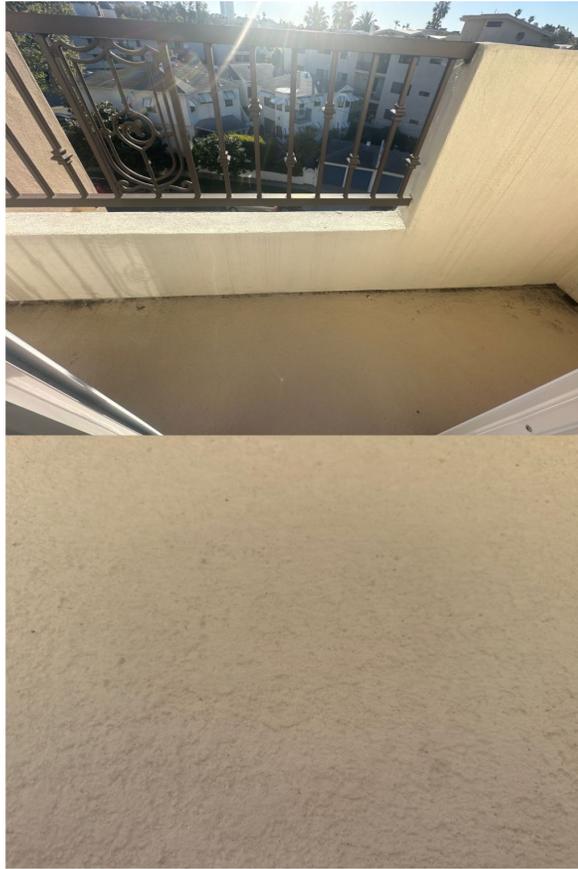


Title: PH 2 Balcony 4

Created: Wed 03 Apr 10:38 2024

Waterproofing is in good condition. No recommendations at this time.

(6)



Title: PH 2 Balcony 5

Created: Wed 03 Apr 10:39 2024

Waterproofing is in good condition. No recommendations at this time.

(7)

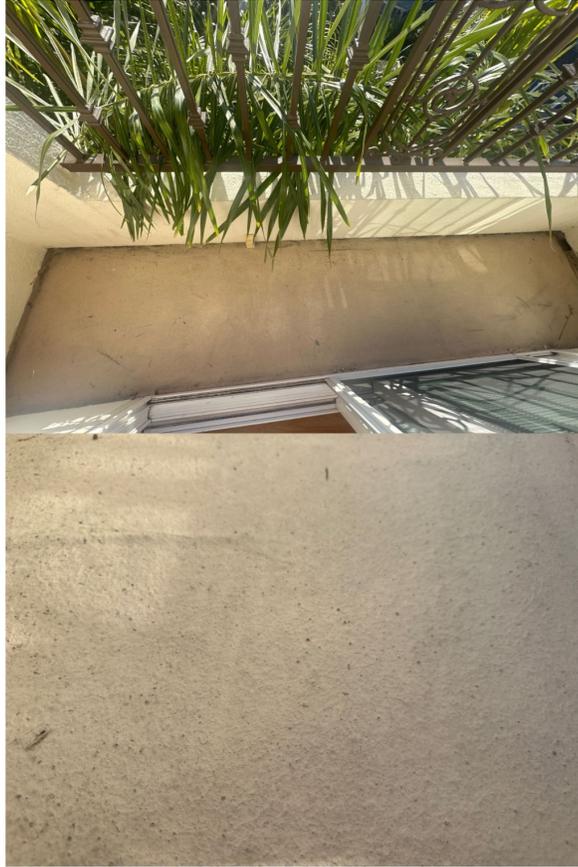


Title: PH 2 Balcony 6

Created: Wed 03 Apr 10:41 2024

Waterproofing is in good condition. No recommendations at this time.

(8)



Title: PH 3 Balcony 1

Created: Wed 03 Apr 10:29 2024

Waterproofing is in good condition. No recommendations at this time.

(9)



Title: PH 3 Balcony 2

Created: Wed 03 Apr 10:30 2024

Waterproofing is in good condition. Recommend trimming back palm trees in front.

(10)



Title: Unit 303 Balcony 1

Created: Wed 03 Apr 10:51 2024

Waterproofing is in good condition. No recommendations at this time.

(11)

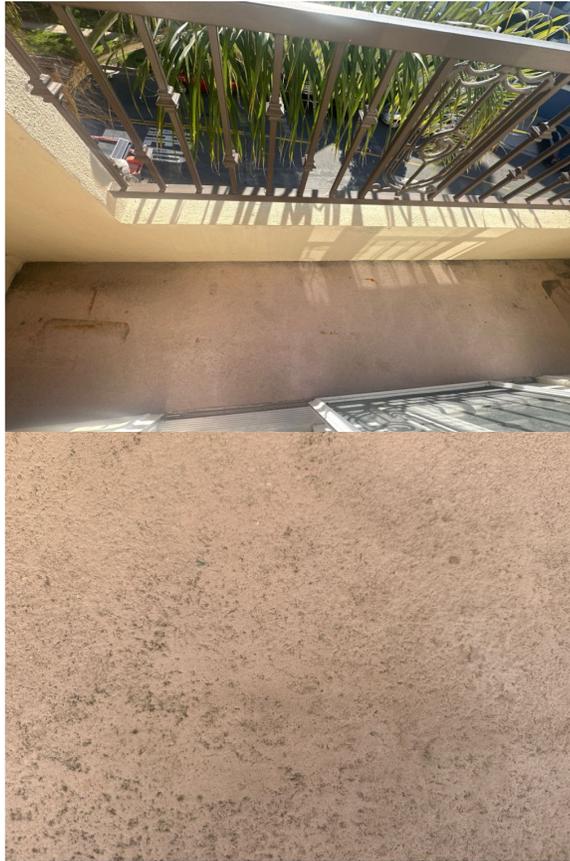


Title: Unit 303 Balcony 2

Created: Wed 03 Apr 10:53 2024

Waterproofing is in good condition. No recommendations at this time.

(12)



Title: Unit 302 Balcony 1

Created: Wed 03 Apr 10:55 2024

Waterproofing is in good condition. No recommendations at this time.

(13)



Title: Unit 302 Balcony 2

Created: Wed 03 Apr 10:57 2024

Waterproofing is in good condition. No recommendations at this time.

(14)



Title: Unit 302 Balcony 3

Created: Wed 03 Apr 10:58 2024

Waterproofing is in good condition. No recommendations at this time.

(15)



Title: Unit 302 Balcony 4

Created: Wed 03 Apr 10:59 2024

Waterproofing is in good condition. No recommendations at this time.

(16)



Title: Unit 302 Balcony 5

Created: Wed 03 Apr 11:01 2024

Waterproofing is in good condition. No recommendations at this time.



(17)



Title: Unit 302 Balcony 6

Created: Wed 03 Apr 11:02 2024

Waterproofing is in good condition. Recommend trimming palm tree back away from balcony.

(18)

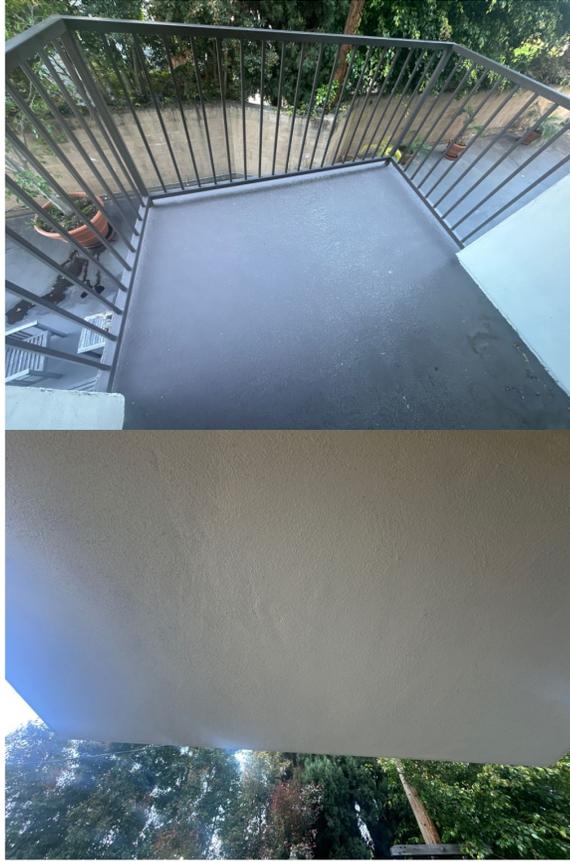


Title: Unit 301

Created: Wed 03 Apr 11:05 2024

Waterproofing is in good condition. No recommendations at this time. Ceiling above shows no cracks or discoloration.

(19)



Title: Unit 201

Created: Wed 03 Apr 11:09 2024

Waterproofing is in good condition. No recommendations at this time.

(20)



Title: Unit 202 Balcony 1

Created: Wed 03 Apr 11:12 2024

Waterproofing is in good condition. No recommendations at this time.

(21)



Title: Unit 202 Balcony 2

Created: Wed 03 Apr 11:14 2024

Waterproofing is in good condition. No recommendations at this time.

(22)



Title: Unit 202 Balcony 3

Created: Wed 03 Apr 11:15 2024

Waterproofing is in good condition. No recommendations at this time.

(23)



Title: Unit 202 Balcony 4

Created: Wed 03 Apr 11:17 2024

Waterproofing is in good condition. No recommendations at this time.

(24)



Title: Unit 202 Balcony 5

Created: Wed 03 Apr 11:18 2024

Waterproofing is in good condition. No recommendations at this time.

(25)



Title: Unit 202 Balcony 6

Created: Wed 03 Apr 11:20 2024

Waterproofing is in good condition. No recommendations at this time.

(26)



Title: Unit 201 Balcony 1

Created: Wed 03 Apr 11:23 2024

Waterproofing is in good condition. No recommendations at this time.

(27)



Title: Unit 201 Balcony 2

Created: Wed 03 Apr 11:25 2024

Waterproofing is in good condition. No recommendations at this time.

## LIMITATIONS

This detailed report provides a professional assessment of the key structural components essential for the strength and stability of outdoor elevated elements. We specifically examined the condition of the framing, railing, and waterproofing systems to ensure their integrity. Our comprehensive assessment covers various potential issues to guarantee a thorough examination but only as it pertains to the requirements of SB 326.

The evaluation encompasses an extensive range of criteria, including the detection of cracks within the exterior membrane, the examination of previously rigid connections for signs of loosening, scrutiny for deviations from prevailing standards, assessment of the health and attachment of gutters and flashings, identification of discoloration, and detection of evidence of pooling. Furthermore, a rigorous physical push/pull test is performed to gauge structural stability. Any compromise to the waterproofing layer, alongside other miscellaneous aspects that warrant attention are methodically examined.

To further enhance the assessment's thoroughness, we selectively performed excavations based on the infield conditions. This allowed us to expose existing framing and determine its overall condition and integrity. The results of these excavations are crucial for understanding the comprehensive health status of outdoor elevated elements.

It's important to note that concerns, not evident in the balcony inspection and excavation process may still exist. While the excavation process is effective in uncovering issues like dry rot, termite damage, or fungal growth, any specific concerns that do not compromise the overall safety of outdoor elevated elements *may* also be noted for your convenience. E.g. the spaces (4" max.) between spickets and the height of the railings (42") and/or any drainage issues.

We appreciate your choice of Balcony and Deck Advisors for your elevated exterior elements inspection. Senate Bill 326 requires inspections every 9 years, highlighting our commitment to safety and compliance. We are committed to servicing you in this regard to keep in compliance through the next inspection.

For future engineering, architectural, or construction projects, we encourage you to consider our support. Due to the gathering comprehensive information from these projects, we are confident that we can provide a variety of critical expedited services at reasonable rates.