



WOODEN BALCONIES AND STAIRS ADDENDUM

(C.A.R. Form WBSA, Revised 12/24)

This is an addendum to the Residential Purchase Agreement or Counter offer No. _____, or Other _____ ("Agreement"), dated _____, on property known as 580 Stoney Court, Gilroy, Ca 95020 ("Property"), between _____ ("Buyer"), and Manuel Quaresma Trustee, Mary Z. Quaresma Trustee ("Seller"). Buyer and Seller are referred to as "Parties."

1. BALCONIES, EXTERIOR STAIRWAYS AND OTHER ELEVATED ELEMENTS:

- A. If any building on the Property contains 3 or more units, and has balconies, decks, stairways or other structure extending beyond the exterior walls of the building, which are at least 6 feet above ground level, and supported in whole or in part by wood or wood-based products ("Elevated Elements"), Health and Safety Code § 17973 requires that an inspection of the Elevated Elements be completed by January 1, 2026 and at least every 6 years thereafter.
- B. If the inspection report indicates that the inspector advises there is an immediate threat to the safety of occupants or requires corrective work for non-immediate threats, then the owner must take the appropriate corrective measure required under Health and Safety Code § 17973.
- C. Health and Safety Code § 17973 obligates an owner to maintain copies of the inspection report for not less than two inspection cycles.

2. **REQUIREMENT TO DELIVER REPORT TO BUYERS:** Seller shall, within the time specified in **paragraph 3N(1)**, Deliver to Buyer an inspection report of the Elevated Elements prepared within the preceding 6 years pursuant to Health and Safety Code § 17973: (i) showing that the Elevated Elements are in proper working condition and do not pose a threat to health or safety; OR (ii) if the report shows that any portion of the Elevated Element are in need of repair, a copy of the report and evidence that the indicated Elevated Elements have been corrected in accordance with code and permit requirements; OR (iii) if the report shows that any portion of the Elevated Elements are in need of repair and such repairs have not been made, a statement that the repairs have not been made; OR (iv) up until January 1, 2026, disclose if no such report has been made.

3. **WHEN PROPERTY IS IN A CONDOMINIUM PROJECT:** The requirements under Health and Safety Code § 17973 do not apply to the owner of a property in a common interest development. However, beginning January 1, 2025, the home owner association in a condominium project will have similar obligations, but the inspection is required every 9 years. The report should be kept and incorporated into the association's reserve study.

4. **AUTHORIZED INSPECTORS:** For Condominium Projects: Licensed structural engineers, licensed architects, or licensed civil engineers. For Other Properties: A licensed architect; licensed civil or structural engineer; a building contractor holding any or all of the "A," "B," or "C-5" license classifications issued by the Contractors State License Board, with a minimum of five years' experience, as a holder of the aforementioned classifications or licenses, in constructing multistory wood frame buildings; or an individual certified as a building inspector or building official from a recognized state, national, or international association, as determined by the local jurisdiction. These individuals shall not be employed by the local jurisdiction while performing these inspections.

By signing below, Buyer and Seller acknowledge that each has read, understands, and received a copy of and agrees to the terms of this Wooden Balconies and Stairs Addendum.

Buyer _____ Date: _____
 Buyer _____ Date: _____
 Seller **X** _____ Manuel Quaresma Trustee Date: _____
 Seller **X** _____ Mary Z. Quaresma Trustee Date: _____

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