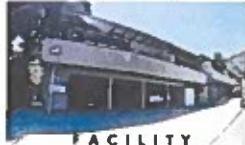


**SB 721 EXTERIOR EXPOSED ELEMENT (EEE) INSPECTION REPORT**

THIS REPORT IS AN INITIAL INSPECTION OWNER/AGENT PRESENT DURING INSPECTION
 THIS REPORT IS FOR A RE-INSPECTION AFTER REPAIR WORK OWNER/AGENT PRESENT DURING INSPECTION
 THIS REPORT IS FOR A REQUIRED SEXENNIAL INSPECTION OWNER/AGENT PRESENT DURING INSPECTION

SYMBOL KEY

ITEM/ELEMENT NOT PRESENT ITEM/ELEMENT PRESENT, STATUS NEEDS TO BE FOLLOWED FOR CORRECTION



FACILITY

FACILITY ADDRESS: 891-899 BELL DRIVE LAFAYETTE CA 94549

APN: 241-200-002

YEAR BUILT: 1959

OWNER: TOM PORTUE

PHONE: (925) 938-3900

EMAIL: TPORTEUE@YAHOO.COM BRIANPORTUE@GMAIL.COM

INSPECTION DATE: 08/28/2024 REPORT DATE: 08/28/2024

INSPECTED BY: LRC TEMP: 74 WEATHER: CLEAR

AHJ: CONTRA COSTA COUNTY BLDG DEPT

 45 DAY SUBMITTAL 15 DAY SUBMITTAL EMERGENCY CONDITIONSTYPE OF ELEMENT INSPECTED: BALCONY DECK PORCH WALKWAY STAIRS ENTRY STRUCTURE GREATER THAN 6-FT ABOVE GRADEEQUIPMENT AVAILABLE/UTILIZED: MOISTURE PROBE MILDEW PROBE DIGITAL MEASURING BORESCOPE CONTOUR GAUGE PHOTOS PUBLIC FUNDED (FHA / ADA REQUIREMENTS) FIRE SPRINKLES FIRE RATED CONSTRUCTION # UNITS: 5 LIVE LOAD: 60 PSFDECKING MATERIAL: WOOD-NON-PT PLANKS WOOD- PT PLANKS COMPOSITE PLANKS CONCRETE/TILE SURFACE SLOPED NONE %WATERPROOFING MATERIALS: MEMBRANE WOOD- PT GLULAM LUMBER METAL I-JOISTS LVL BEAMS BUTYL FLASHINGSTRUCTURAL MATERIAL: WOOD-NON-PT WOOD- PT GLULAM LUMBER METAL BEAMS, JOISTS, POSTS, DECKING I-JOISTS LVL JOISTS/BEAMS

Received 1 - 2 pages

Sign DATE

Sign DATE

▼ ELEMENTS ▼

| ELEMENT STATUS | | element is present | direct visual examination | two-way articulating borescope | moisture test results when performed (%) | safe condition | adequate working order, limited life | caused by fungus, deterioration | defective work - requires repairs | decayed members (requires repairs) | element poses immediate threat to safety | present occupant access | conduct emergency repairs | shoring necessary | deliver report to owner per SB 721 | projected service life (estimated months) | repair work completed (reinspected) | Photos of conditions (see separate sheet) |
|----------------|--|--------------------|---------------------------|--------------------------------|--|----------------|--------------------------------------|---------------------------------|-----------------------------------|------------------------------------|--|-------------------------|---------------------------|-------------------|------------------------------------|---|-------------------------------------|---|
| FINDINGS | | | | | | | | | | | | | | | | | | |

▼ NOTES ▼
(SEE NARRATIVE)**ASSOCIATED WATERPROOFING ELEMENTS**

| | Flashing | Membranes | Coatings | sealants | Adhesion of Waterproofing Materials | Deck Waterproofing Membrane | Deck Traffic Coating | Deck Traffic Sealant | Flashing | Membranes | Coatings | sealants | Adhesion of Waterproofing Materials | Deck Waterproofing Membrane | Deck Traffic Coating | Deck Traffic Sealant | MARK <input checked="" type="checkbox"/> ALL THAT ARE PRESENT OR APPLY |
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| EXTERIOR EXPOSED ELEMENTS (LOAD BEARING) | | | | | | | | | | | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| | Surface Decking | Joists | Beams | Posts | Guardrails | Handrails | Surface Decking | Joists | Beams | Posts | Guardrails | Handrails | Surface Decking | Joists | Beams | Posts | MARK <input checked="" type="checkbox"/> ALL THAT ARE PRESENT OR APPLY |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> ③ ④ ⑤ ⑥ ⑦ |
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NARRATIVE: EMERGENCY CONDITIONS EXIST REQUIRING PREVENTATIVE MEASURES IMMEDIATELY FOR LIFE SAFETY

① **PRIMARY PATH OF EXGRESS** ALL BALCONIES AND DECKS OF THIS MULTI-FAMILY FACILITY ARE PRIMARY PATH OF EXGRESS AND THUS REQUIRE EXTRA DILIGENCE TO ASSURE A SAFE AND SOUND STRUCTURE. VISUAL NON-DESTRUCTIVE INSPECTION OF BALCONIES (CAN'T EVER FIND DECKS/LEDGER/R/SIMPLY SUPPORTED) DECKS DO NOT EXHIBIT DANGEROUS CONDITIONS OF STRUCTURAL FAILURE EXCEPT AS NOTED IN NOTE ⑩ - HOWEVER, DUE TO LACK OF PROPER FLASHING AND WEATHERPROOFING SEE PHOTOS 1 2 3 6 9 10

② **DIRECT VISUAL EXAMINATION** INSPECTION OF EXISTING STRUCTURE AND FLASHING INVESTIGATING WITH OWNER - PROVIDED MAINTENANCE REPAIR HISTORY. DEC JOISTS HEIGHT PRECLUDED DIRECT TESTING FROM BELOW

③ **REPAIR/REPLACE FLASHING** EXISTING FLASHING AT BUILDING NOT VISIBLE AT LEDGER - INSTALL NEW FLASHING COORDINATED WITH WALL MEMBRANE SEE PHOTO 3

④ **DEFECTIVE WORK** AND/OR DECKING PLATES REPLACE WITH NO VISIBLE FLASHING FOR DECK JOISTS, SOME DECK JOIST SHOWING SOME DETERIORATION

⑤ **REPLACEMENT RECOMMENDATION** REPLACE DECK PLANKING, VERIFY CONDITION OF EXISTING CANTILEVER JOISTS FOR BALCONY - SISTERING JOISTS AS NEEDED WITH PT - SEE PHOTOS 1 2 11 12

⑥ **DEFECTIVE CONSTRUCTION REPAIR WORK** REPAIR WORK, DEFECTIVE, NON STRUCTURAL 893 & 8945 (ITS HAVE CEILING HEIGHT UNDER 6'8" DOWN TO ONLY A 6 FOOT HEAD HEIGHT) RECOMMENDATIONS TO REMOVE SUCH LOW STRUCTURAL MEMBERS TO PROVIDE LEGAL CODE MINIMUM HEAD HEIGHT (UNIT 895) SEE 1 2 5 1 10 11

⑦ **NO PROTECTION** VISIBLE SEALANTS, COATINGS, OR OTHER WEATHER PROOFING MATERIALS WERE NEITHER VISIBLE NOR CONFIRMED AS BEING INSTALLED - SEE 10 11 12

⑧ **RECOMMENDATION** PROTECT ALL NEW REPAIR MEMBERS WITH SEALANTS, FLASHING, AND OTHER WEATHER PROTECTING SYSTEMS AS REQUIRED FOR A SAFE AND STABLE STRUCTURE

⑨ **EMERGENCY REPAIRS** - VERIFY AND REPLACE BROKEN JOIST FOR UNIT 897 AS EMERGENCY WORK UNDER SB 721 (WORK MAY COMMENCE PRIOR TO PERMIT ISSUED) SEE PHOTO 11

PER CA CC 1954 EMERGENCY REPAIRS TO BE COMPLETED IN 15 DAYS - BY 09/25/2024 PER CA CC 1954 NON EMERGENCY REPAIRS TO BE COMPLETED IN 120 DAYS - BY 01/13/2025

NOTE - THE FINDINGS IN THIS REPORT ARE ONLY VALID AS OF THE DATE OF INSPECTION - FURTHER INSPECTIONS MAY BE REQUIRED AS ADVISED OR NOTICED

PREPARED BY:

SIGNATURE

DATE



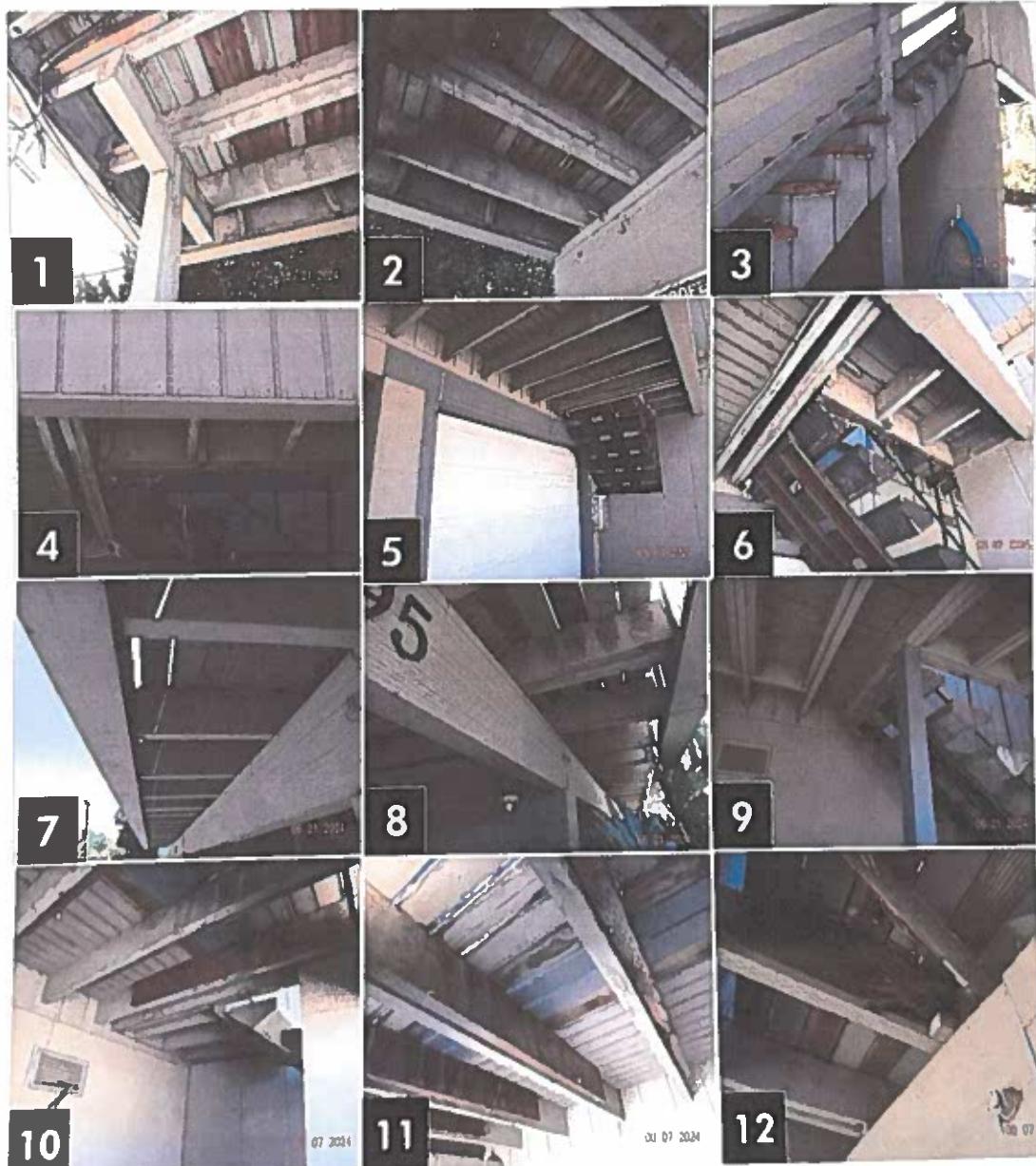
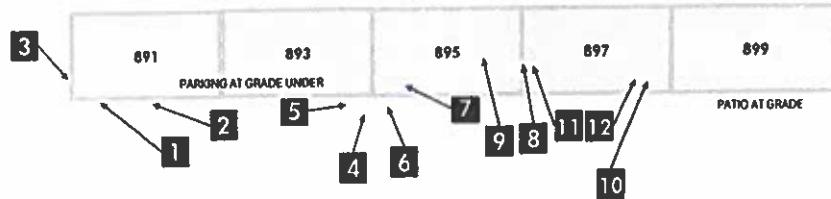
9/10/2024



SITE PHOTO DOCUMENTATION

EEE FACILITY ADDRESS: 891-899 BELL OR LAFAYETTE CA
SITE PLAN WITH PHOTO LOCATIONS

NO SCALE



- 1 ENTRY LANDING BLOWING RE-PLACED DECKING. POORLY SISTERED JOISTS (REPLACEMENT REQUIRED)
- 2 ENTRY LANDING WITH POORLY CONSTRUCTED SISTERED JOISTS (REPLACEMENT REQUIRED)
- 3 ACCESS STAIRS. NO HANDRAIL. TREADS DEGRADED (REPLACEMENT REQUIRED - COMPLIANT WITH FHA & ADA)
- 4 NO VISIBLE FLASHING FOR PARALLEL GUARD RAIL. BLOWING SIGNS OF WEATHERING (REPLACEMENT REQUIRED)
- 5 CANTILEVER JOISTS. MASONRY NEW SISTERED JOISTS AS NEEDED WITH JOIST TOPS OR END SHOW DETERIORATION (SISTERED JOISTS ADDED AS REQUIRED)
- 6 FRAMING COMBINATIONS DEGRADE (REPAIR WORK INSUFFICIENT) (REFRAME / REPLACE JOISTS AS REQUIRED)
- 7 CANTILEVER JOISTS. MASONRY NEW SISTERED JOISTS AS NEEDED WITH JOIST TOPS OR END SHOW DETERIORATION (SISTERED JOISTS ADDED AS REQUIRED)
- 8 REPAVED / SISTERED JOISTS. NO HANLDR. GEAR FLASHING VISIBLE (REPLACE JOISTS AS REQUIRED, REFLASH)
- 9 REPAVED / SISTERED JOISTS. VISIBLE MASONRY PROTECTIVE FLASHING VISIBLE (REFRAME AND REPLACE JOISTS AS REQUIRED)
- 10 DECK PLANKING BOARDS RE-PLACED. EXISTING JOISTS HAVE NO VISIBLE FLASHING (REFRAME / REPLACE FRAMING AS REQUIRED)
- 11 REPAVED / SISTERED JOISTS. NO STRUCTURAL DECK PLANKING SHOW DETERIORATION (REPLACEMENT REQUIRED)
- 12 DEGRADATED JOISTS. STRUCTURAL FAILURE. DECK PLANKING BOARDS WEAKED & JUST TIGHT FOR INVESTIGATION (REPLACEMENT REQUIRED ASAP) (DECK 6 FT ABOVE GRADE AT LOCATION)

IMPORTANT — BEFORE THIS REPORT IS PUBLISHED, REC'D FROM A INSPECTOR OR LIAISON, IT IS THE PROPERTY OF THE INSPECTOR AND IS NOT TO BE COPIED, REPRODUCED, OR OTHERWISE USED.

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