



**YEAR BUILT:** 1959

BRIANPORTUE@GMAIL.COM

WEATHER: CLEAR

### EMERGENCY CONDITIONS

TYPE OF ELEMENT INSPECTED: ☒ BALCONY ☒ DECK ☐ PORCH ☐ WALKWAY ☐ STAIRS ☐ ENTRY STRUCTURE ☐ GREATER THAN 6-FT ABOVE GRADE

EQUIPMENT 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 PSF

DECKING 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 FLASHING

STRUCTURAL 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

**▼ ELEMENT STATUS ▼**

- element is present
- direct visual examination
- two-way articulating borescope
- moisture test results within performed (%)
- safe condition
- adequate working order, limited life caused by fungus, deterioration or improper alteration
- defective work - requires repairs
- decayed members (requires repairs)
- element poses immediate threat to safety
- prevent occupant access
- conduct emergency repairs
- thorough necessary
- deliver report to owner per SB 721
- further inspection required
- projected service life (estimated months)
- repair work completed (reinspected)
- photos of conditions (see separate sheet)

▼ NOTES ▼  
(SEE NARRATIVE)

## ASSOCIATED WATERPROOFING ELEMENTS

MARK ☐ ALL THAT ARE PRESENT OR APPLY

[illegible]

**EXTERIOR EXPOSED ELEMENTS (LOAD BEARING)**

MARK ■ ALL THAT ARE PRESENT OR APPLY

[illegible]

**NARRATIVE:**

☐ EMERGENCY CONDITIONS EXIST REQUIRING PREVENTATIVE MEASURES IMMEDIATELY FOR LIFE SAFETY

- ① **PRIMARY PATH OF EGRESS** ALL BALCONIES AND DECKS OF THIS MULTI-FAMILY FACILITY ARE PRIMARY PATH OF EGRESS AND THUS REQUIRE EXTRA DILIGENCE TO ASSURE A SAFE AND SOUND STRUCTURE. VISUAL NON-DESTRUCTIVE INSPECTION OF BALCONIES (RANTALEVER) AND DECKS (BUDGER/SAMPLE SUPPORTED) DECKS DO NOT EXHIBIT DANGEROUS CONDITIONS OF STRUCTURAL FAILURE EXCEPT AS NOTED IN NOTE ①. HOWEVER, DUE TO LACK OF PROPER FLASHING AND WEATHERPROOFING. SEE PHOTOS 1 2 3 6 9 10.
- ① **DIRECT VISUAL EXAMINATION** INSPECTION OF EXISTING STRUCTURE AND FLASHING INVESTIGATING WITH OWNER - PROVIDED MAINTENANCE REPAIR HISTORY. DEC JOISTS HEIGHT PRECLUDED DIRECT TESTING FROM BELOW.
- ① **REPAIR/REPLACE FLASHING EXISTING** FLASHING AT BUILDING NOT VISIBLE AT LEDGER - INSTALL NEW FLASHING COORDINATED WITH WALL MEMBRANE. SEE PHOTO 3.
- ① **DEFECTIVE WORK** RANDOM DECKING PLANKS REPLACE WITH NO VISIBLE FLASHING FOR DEC JOISTS, SOME DEC JOIST SHOWING SOME DEGRADATION.
- ① **REPLACEMENT COMMENDATION** REPLACE DEC PLANKING, VERIFY CONDITION OF EXISTING CANTILEVER JOISTS FOR BALCONY - SISTERING JOISTS AS NEEDED WITH PT - SEE PHOTOS 1 2 11 12.
- ① **DEFECTIVE CONSTRUCTION REPAIR WORK** REPAIR WORK, DEFECTIVE, NON STRUCTURAL. BR3 & BR45 EXITS HAVE CEILING HEIGHT UNDER 6'-6" (DOWN TO ONLY A 6 FOOT HEAD HEIGHT) RECOMMENDATIONS TO REMOVE SUCH LOW STRUCTURAL MEMBERS TO PROVIDE LEGAL CODE MINIMUM HEAD HEIGHT (UNT 095) SEE 1 2 6 1 10 11.
- ① **NO PROTECTION VISIBLE** SEALANTS, COATINGS, OR OTHER WEATHER PROOFING MATERIALS WERE NEITHER VISIBLE NOR COMMENTED AS BEING INSTALLED - SEE 10 11 12.
- ① **RECOMMENDATION** PROTECT ALL NEW REPLACEMENT MEMBERS WITH SEALANTS, FLASHING, AND OTHER WEATHER PROTECTING SYSTEMS AS REQUIRED FOR A SAFE AND STABLE STRUCTURE.
- ① **UNAPPROVED REPAIRS** VERIFY AND REPLACE BROKEN JOIST FOR UNIT #97 AS EMERGENCY WORK UNDER SB 271 (WORK MAY COMMENCE PRIOR TO PERMIT ISSUED) SEE PHOTO 11.

PER CACC 1934 EMERGENCY REPAIRS TO BE COMPLETED IN 15 DAYS BY 01/02/2024 PER CACC 1934 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

PREPARED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

LEAL CHARONNAT, ARCHITECT

9/10/2024



PAGE 1 OF 2

IMPORTANT — RETAIN THIS REPORT IN BUILDING RECORDS FOR A MINIMUM OF TWO INSPECTION CYCLES FROM DATE OF INSPECTION PER CA CC § 1954

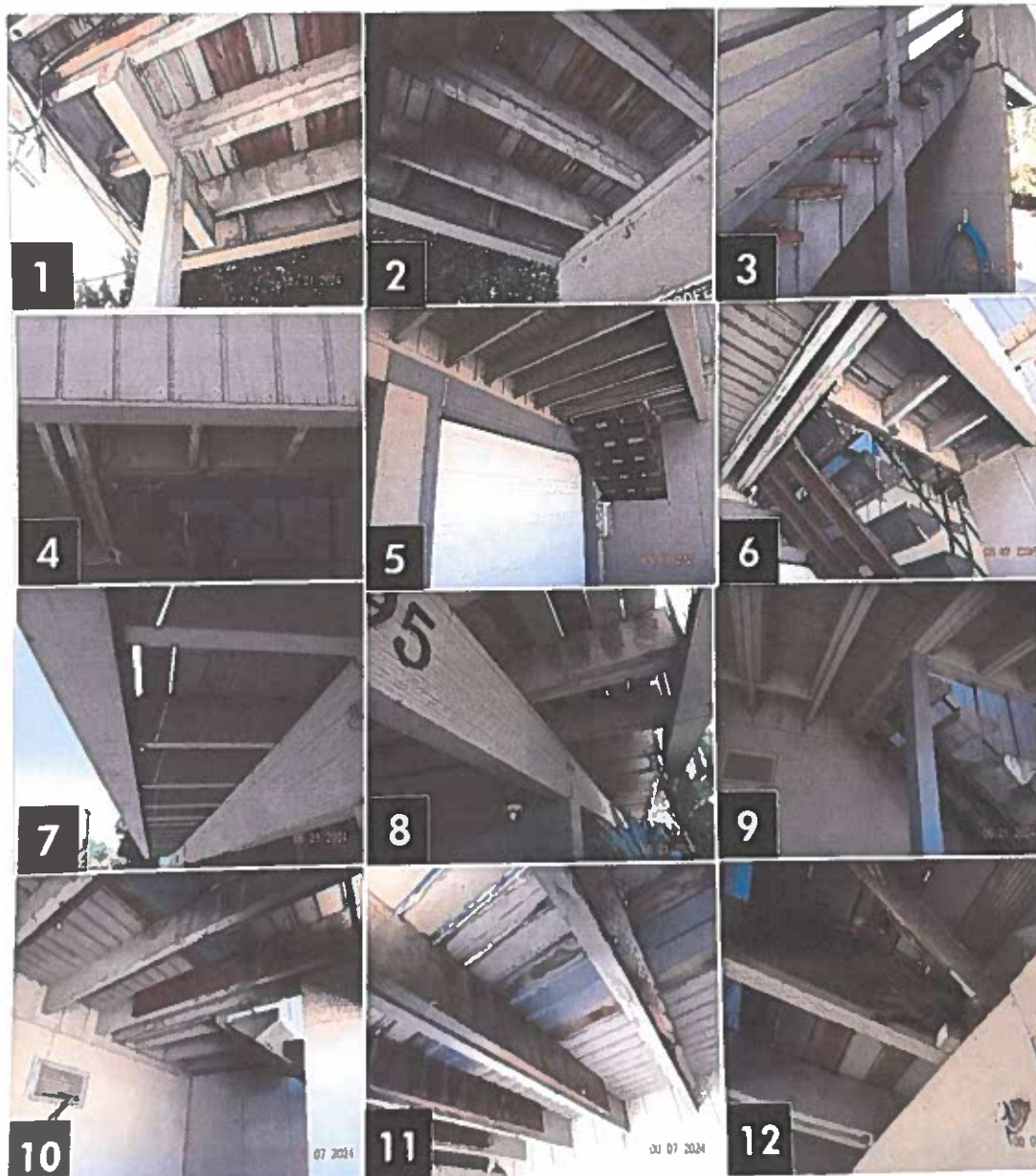
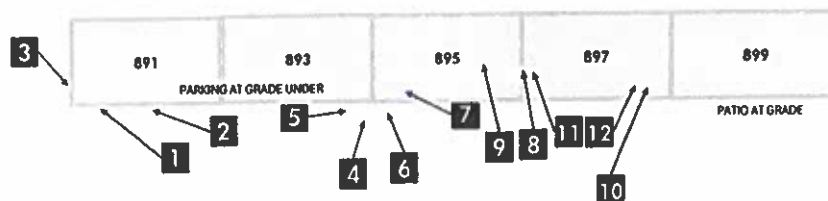
REPORT PREPARED BY LEAL CHARONNAT ARCHITECT+ENGINEERING 1-8TH AVENUE #14 8TH AVENUE MARINA OAKLAND CA 94638 (510) 436-3466 OFFICE@CHARONNATDESIGN.COM 2024



## SITE PHOTO DOCUMENTATION

SEE FACILITY ADDRESS: 891-899 BELL DR LAFAYETTE CA  
SITE PLAN WITH PHOTO LOCATIONS

NO SCALE



- 1 EXTERIOR LIGHTING SIGNAGE HAS PLACED DECOR POOLY SISTER JOISTS (RE PLACEMENT REQUIRED)  
2 EXTERIOR LIGHTING WITH POOLY CONSTRUCTED SISTER JOISTS (RE PLACEMENT REQUIRED)  
3 ACCESS STAIRS NO HANDRAIL, TREADS OF GRATE (REPLACEMENT REQUIRED - COMPLIANT WITH FHA & ADA)  
4 NO VISIBLE FLASHING FOR PARALLEL CLIMB RAIL, BENCH OR WORKING SURF ON WALKWAY (REPLACEMENT REQUIRED)  
5 CANNOT SEE JOISTS THROUGH SISTERED JOISTS AS FLEET WHEN JOIST TOPS COULD SHOW DETERIORATION (SISTERED JOISTS ADDED AS REQUIRED)  
6 FRAMES CORRUPTED BY TERMITES IN BRUSH WORK INSIDE ELEMENT (REFRAME THE PLACEMENT REQUIRED)  
7 CANNOT SEE JOISTS THROUGH PARALLEL CLIMB RAILS AS THEY HIDE VISIBILITY TOPS COULD BE INFORMATION (SISTERED JOISTS ADDED AS REQUIRED)  
8 REPAIRED SISTERED JOISTS THROUGHOUT CLIMB FLASHING VISIBLE (REPLACE JOISTS AS REQUIRED), REFRAME  
9 REPAIRED / SISTERED JOISTS VISIBLE WITH NO PHOTO, CLIMB FLASHING VISIBLE (REFRAME AND REPAIR JOISTS AS REQUIRED)  
10 EACH PLATFORM BOARDING PLATFORM EXISTING JOISTS HAVE TWO VISIBLE FLASHINGS (REFRAME / REPLACE FRAMING AS REQUIRED)  
11 REPAIRED SISTERED JOISTS FROM STRUCTURAL DEFECT PLANING SHOW DETEIORATION (REPLACEMENT REQUIRED)  
12 GET REPAIRED JOISTS STRUCTURAL FAILURE EACH PLATFORM BOARDING PLATFORM EXISTING JOISTS HAVE TWO VISIBLE FLASHINGS (REFRAME AND REPAIR JOISTS AS REQUIRED) (ASAP) (DEC 6 6 FT ABOVE GRADE AT LOCATION)
- PAGE 3 OF 3