SB - 721 INSPECTION REPORT

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CSLB #1118042

Date: October 30th, 2025

Inspection Location: 451 S. Breed St. Los Angeles, CA 90033

Inventory of Elevated Exterior Elements EEE's Inspected: 2

Walkways # 1 Balconies # 0 Staircases # 0 Landings # 1

Dear LRS Realty,

SCDI has thoroughly assessed and examined all elevated exterior elements EEE's, testing for structural integrity and evaluating the current conditions of associated waterproofing elements. The comprehensive findings are outlined in the attached Deck Inspection Report. In summary, the EEE's inspected on the property demonstrate satisfactory conditions in their load-bearing components. Assessment and judgment are based solely on the observed integrity of these load-bearing components. However, it's important to note that any predictions regarding future effectiveness heavily rely on the upkeep of these components, as well as the maintenance of waterproofing and associated flashing elements. This Deck Inspection Report should be maintained for two inspection cycles, next Inspection for apartment buildings is required six years after January 1, 2025.

Should you have any questions or require further discussion regarding the report content, please do not hesitate to contact us. We appreciate your trust in entrusting us with this important inspection, and we eagerly anticipate the opportunity to collaborate on future projects.

Thank you,

LICENSED ARCHITECT
PETE VOLBEDA
LIC NO C13077
EXPIRES 3-27
STATE OF CALIFORNIA

South Coast Deck Inspections

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Location Units B-C

EEE's Description Walkway & Landing

Present State
- [x] Structurally Sound
- [ ] Needs Attention
- [ ] Hazardous / Failing

Service Life
- [ ] Satisfactory Service Life
- [x] Reduce Service Life
- [ ] End of Life

Railings
- [x] Structurally Sound
- [ ] Needs Attention
- [ ] Hazardous / Failing

RECOMMENDATIONS: Replace tile with proper water proof decking material. Tile retains moisture which can deteriorate the underlying material.

Location

EEE's Description

Present State
- [ ] Structurally Sound
- [ ] Needs Attention
- [ ] Hazardous / Failing

Service Life
- [ ] Satisfactory Service Life
- [ ] Reduce Service Life
- [ ] End of Life

Railings
- [ ] Structurally Sound
- [ ] Needs Attention
- [ ] Hazardous / Failing

RECOMMENDATIONS: