

SENATE BILL NO.721

BALCONY INSPECTION REPORT

ADDRESS OF INSPECTED PROPERTY:

11481 Victory Blvd

INSPECTION DATE:

7/29/2024

INSPECTION COMPANY:

CAL-QUAKE CONSTRUCTION

STATE LICENSE:

7598817

CAL-QUAKE CONSTRUCTION
636 NORTH FORMOSA AVENUE
LOS ANGELES, CA 90036
800.351.2969

CAL-QUAKE
SEISMIC CONSTRUCTION & ENGINEERING
LIC #759817

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1. INTRODUCTION

In accordance with Senate Bill No. 721, which mandates the periodic inspection of associated waterproofing elements, exterior elevated elements & load bearing components on certain buildings to ensure structural safety, this report presents a comprehensive examination of the balcony located at the above listed address. The primary objective of this inspection is to evaluate the balcony's compliance with the regulations set forth in Senate Bill No. 721 and to identify any potential safety concerns or structural deficiencies.

This report provides an overview of the EEE's condition, incorporating visual inspections and assessments of critical components such as flooring, railing, support structures, waterproofing systems, and drainage mechanisms. The observations herein are aligned with the standards and criteria outlined in Senate Bill No. 721, with a focus on identifying potential hazards or areas of non-compliance.

2. BUILDING INFO & CHECK POINT LOCATION

Building Information

BUILDING TYPE	APARTMENT
BUILDING STORY	2
TOTAL BALCONY NUMBER:	1
TOAL WALKWAY LENGTH:	APPROX. 50ft

Site Map



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Front View



Elevation View



Check Point

Visual inspection for all EEE's.

At least 15 percent of each type of exterior elevated element is inspected.

(Including decking, drainage, railing & waterproofing)

Exposed area:

Drilled a total of 2 holes from the underside of the EEE's.

The EEE's are rated as follows

1. **No Action Required**
2. **Recommendations Given**
3. **Non Critical Repairs Required**
4. **Critical Repairs Required**

Inspection Results:

Guardrails:

Rating: 1

Recommendation: All appears in good condition.

Decking

Rating: 1

Recommendation: There is some minor cracking to the decking.

Framing

Rating: 1

Recommendation: All appears in good condition.

Other:

Moisture Level: 0

Slope: ¼

See Appendix A for all check point photos.

3. OBSERVATION

Bore Hole Number:



Picture



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Bore Hole Number:



Picture



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