

LV2 Levenson Palm Villa II
4585 Felton St., San Diego, CA 92116

SB721 Inspection Report

Care of:

Jon Silva, Torrey Pines Property Management
September 12th, 2024



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1. INTRODUCTION

Discusses the basics of the SB721 law and State requirements.

2. COMMUNITY INFORMATION

Includes the property location, number of buildings and units, and any other site-specific information. This section also includes the identification of the building components comprising the loadbearing components and associated waterproofing system for the Exterior Elevated Elements.

3. ISSUES/OBSERVATIONS

Discusses the current physical condition of the load-bearing components and associated waterproofing system, including whether the condition presents an immediate threat to the health and safety of the residents.

4. SUMMARY OF FINDINGS

Includes information related to the expected future performance and remaining useful life of the load-bearing components and associated waterproofing system. This section also includes recommendations for any necessary repair or replacement of the load-bearing components and associated waterproofing system.

5. ARCHITECT'S SUBMISSION

6. EXHIBIT A

A detailed listing of all structures recognized as Exterior Elevated Elements identifying issues/observations for each unit within the complex.

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Southern Cross Property Consultants

1 - INTRODUCTION

California Senate Bill No. 721 (SB 721) was approved on September 27, 2018. This law requires an inspection of exterior elevated elements and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units by a licensed architect, licensed civil or structural engineer, a building contractor holding specified licenses, or an individual certified as a building inspector or building official, as specified. The law requires the inspections, including any necessary testing, to be completed by January 1, 2026, with certain exceptions, and would require subsequent inspections every 6 years, except as specified.

The law requires the inspection report to contain specified items and would require that a copy of the inspection report be presented to the owner of the building within 45 days of the completion of the inspection and would require copies of the reports to be maintained in the building owner's records for 2 inspection cycles, as specified.

The law requires that if the inspection reveals conditions that pose an immediate hazard to the safety of the occupants, the inspection report be delivered to the owner of the building within 15 days and emergency repairs be undertaken, as specified, with notice given to the local enforcement agency. The nonemergency repairs made under these provisions would be required to be completed within 120 days unless an extension is granted by the local authorities. The bill would authorize local enforcement agencies to recover enforcement costs associated with these requirements. The law requires the local enforcement agency to send a 30-day corrective notice to the owner of the building if repairs are not completed on time and would provide for specified civil penalties and liens against the property for the owner of the building who fails to comply with these provisions.

Exterior Elevated Elements are defined as the load bearing components and associated waterproofing systems. Load bearing components are defined as components that extend beyond the exterior walls of the building to deliver structural loads to the building from decks, balconies, stairways, and their railings, that have walking surface elevated more than six feet above ground level, that are designed for human occupancy or use, and that are supported in whole or in substantial part by wood or wood-based products. Associated waterproofing systems include flashings, membranes, coatings, and sealants that protect the load bearing components of exterior elevated elements from exposure to water.

2 - COMPLEX INFORMATION

1. The complex is located at 4855 70th St., San Diego, CA 92115. The complex features 3 stairs/landings and 2 walkways.
2. The load-bearing building components for the Exterior Elevated Elements consist of 2x multi-directional joist framing with plywood sheathing.
3. The waterproofing/traffic topping systems consist of a built-up cementitious coating over plywood sheathing.
4. Guardrails consist of steel rails and pickets that are mounted directly onto the deck surface and walls.

INSPECTION METHODOLOGY

Southern Cross Property Consultants utilized a combination of visual inspections of the top deck surface, the stucco soffit on the underside of the Exterior Elevated Element, and the guardrails. We then made access holes in the soffit that allowed us to utilize a borescope to observe the condition of the concealed joist spaces. Pictures were captured where appropriate to document our findings.

The following pages include descriptions and photographic representation of issues and observations by Southern Cross Property Consultants during the recent inspections.

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3 - ISSUES/OBSERVATIONS

WATERPROOFING/ TRAFFIC TOPPING SYSTEM

The waterproofing/traffic topping systems consist of a cementitious coating waterproofing system. These systems require periodic maintenance including cleaning and resealing of the surface to maintain their durability and effectiveness. This maintenance should be done as per the manufacturer's specifications and at least every five (5) years.

- Southern Cross Property Consultants did not observe issues with the waterproofing/traffic topping layer at the time of inspection.
- The residents should be aware of potential water damage to deck surfaces caused by planters without collections trays and any other instance of prolonged water logging.



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SUBSTRATE DETERIORATION

Over time, water leaks or excessive moisture within a balcony assembly will lead to deterioration of wood sheathing and/or framing components. When structural plywood sheathing deteriorates, it becomes soft and flexible and over time will degrade, rot, and fail completely. Though this condition may not cause an immediate and urgent life-safety concern, residents should be notified to proceed with caution where there are “soft spots” on balcony surfaces, and repairs should be implemented as soon as possible.

- Southern Cross Property Consultants observed water damage, rust, bio-growth, within the landing structures.

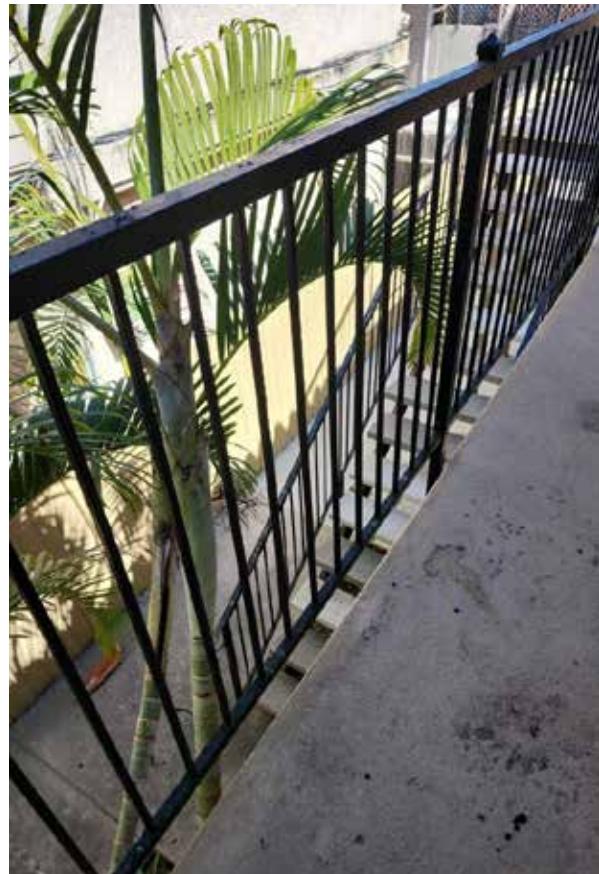


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GUARDRAILS

Guardrails are required by code where there is a drop of 30 inches or more. Current California Building codes require that the top rail be no less than 42" from the floor surface and that no opening in the guard be of a size such that a 4" sphere may pass through the opening.

- The guardrails were observed to follow current code requirements.



SURFACE SLOPE

Exterior horizontal walking surfaces must slope away from the exterior walls to direct water into drainage systems. Standing water “ponding” on a surface may lead to premature deterioration of the weatherproofing system and allow water intrusion.

- Southern Cross Property Consultants observed adequate slope allowing excess moisture to flow off traffic surfaces.



TERMITES

Termites can cause significant damage to homes and other wooden structures as they begin to nest and infest inside the wood structures leaving it compromised and weak. The complex should have an inspection performed by a state licensed pest control contractor and proceed with any recommended treatments to eradicate termites every 18-24 months.

- Southern Cross Property Consultants observed termite droppings in the soffit of the landing to Unit 5. Any severely damaged wood components identified by the pest control contractor should be replaced.

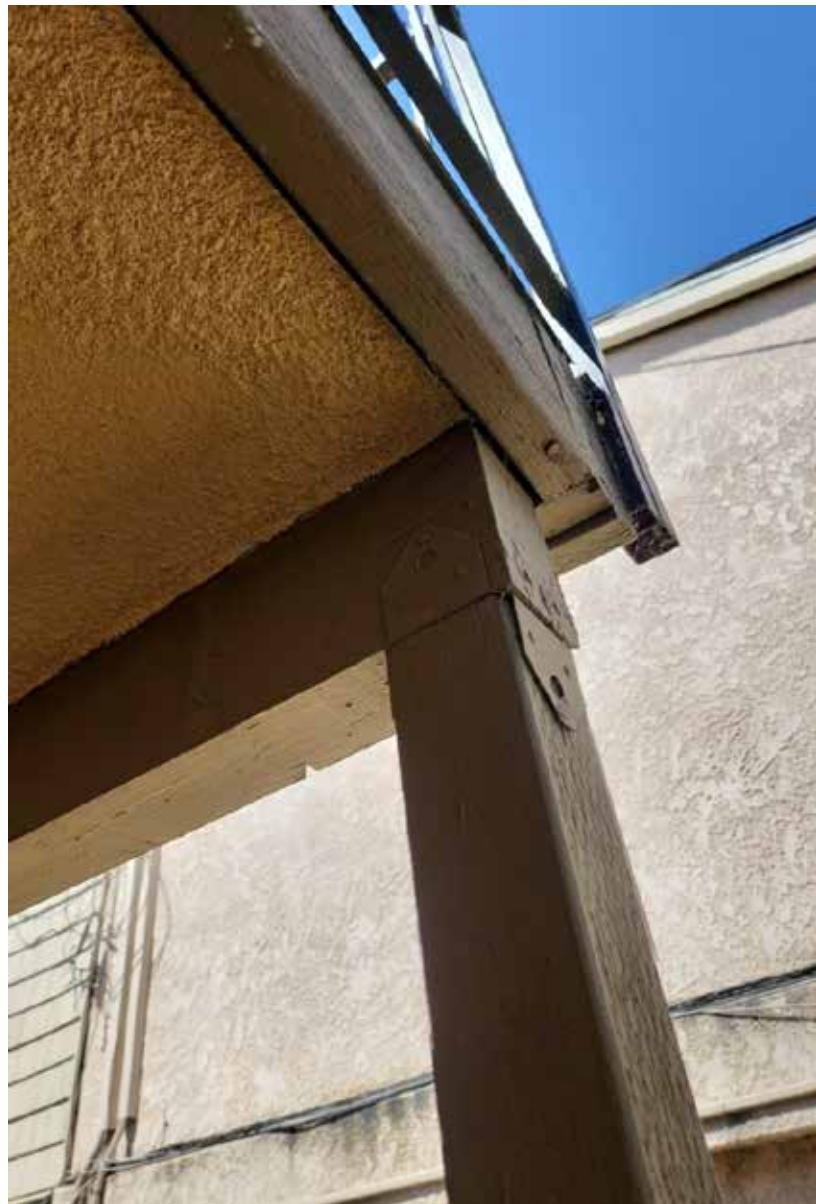


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DRY ROT

Dry rot is wood decay caused by a species of fungi that digest the portion of wood giving strength and stiffness. Dry rot quickly spreads into conjoined wood members and, with time, may cause failure of load-bearing wood members. It is imperative that all exposed wood be properly primed and painted on all sides (including cut ends) prior to installation to protect from premature deterioration.

- Southern Cross Property Consultants did not observe dry rot at the stair landings.



METAL FLASHING

Sheet metal flashings are typically the most vulnerable locations on a balcony system and are often the most common locations for leaks or failure. The condition of the flashings must be closely inspected when evaluating the existing balcony system.

- Southern Cross Property Consultants observed the edge flashings to be in good condition. No rust or corrosion were observed at the flashings at the time of inspection.



4 - SUMMARY OF FINDINGS:

Please note that SB721 requires inspection of a relatively small (15% minimum) sample size. It is incumbent on the user of this report to understand that our findings should be assumed to apply property wide. If you want additional inspections performed to validate these findings, please don't hesitate to contact us and we can provide a proposal for further inspections.

Any issue identified as an immediate threat to life-safety or as an unsafe condition must be addressed immediately with necessary preventative measures – these may include preventing occupant access until repairs have been made or installing emergency shoring for structural support. Southern Cross Property Consultants must be notified when action is taken to remedy urgent issues; under SB721, if no action is taken within 15 days receipt of this report, SCPC is obligated to notify the local building department of the existence of the unresolved issue(s).

The ownership and management should follow all other recommendations in the report within the timelines identified. By following these recommendations and with timely maintenance and upkeep, exterior elevated elements should be expected to last until the next SB721 inspection. It is the sole responsibility of the ownership and management to undertake all repairs and maintenance. SCPC is not liable for any failure to follow these recommendations.

Southern Cross Property Consultants recommends:

1. Because of the plywood deterioration within the Unit 5 landing waterproofing assembly, it is our recommendation to remove and replace the entire topping system to mitigate further damage and avoid a safety threat. Inspect the ledgers, joists, and framing members for any further rot/water damage and repair or replace as necessary. This should be done in the next 6 - 9 months.
2. Southern Cross Property Consultants recommends the ownership and management should have an inspection performed by a state licensed pest control contractor and proceed with any suggested treatments. This should take place within the next 3 – 6 months due to evidence of termites found at the time of inspection. Routine inspections should then follow every 18-24 months.
3. Continue regular maintenance of the waterproofing system at landings and walkways. An entire cleaning and resealing of the waterproof coating system should be completed in the next 6 – 9 months and then every five years and conducted as per the manufacturer's recommendations.
4. Continue regular maintenance at the railings – removing minor rust and repainting all guardrails. An entire repainting should be completed every five (5) years.

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5. Encourage residents to utilize collection trays under their potted plants to reduce the constant source of moisture on the decking surface; and prohibit the placement of rugs or carpeting on the deck surfaces.

Please note, though Southern Cross Property Consultants has not reviewed the original construction drawings or retained a structural engineer to perform a detailed analysis of the framing members, we did not observe any signs of structural distress related to the exterior elevated elements at this property.

5 – ARCHITECT'S SUBMISSION: LIMITATIONS

The opinions contained in this report are solely derived in accordance with current standards of professional practices in the community where the observations have been made. Except as otherwise described herein, our opinions are based solely on our evaluation of project files received to date. Client acknowledges that additional intrusive testing, and/or evaluation of other information could reveal additional unforeseen site conditions or issues.

This report has been prepared in accordance with the duty of care by architectural consultants as of the date on this report. We reserve the right to amend our opinions if additional information comes to our attention, but we assume no obligation to do so.

Respectfully submitted,



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Southern Cross Property Consultants
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6 - EXHIBIT A:

		Building		Unit		LV2 Levenson Palm Villa	
						4585 Felton St., San Diego, CA 92116	
Landing	5	x		compliant railing			
Landing	6	x	x	non compliant railing			
			x	borescope			
			x	waterproofing			
				covered surface			
				caulking separating			
				paint peeling			
				flashing damaged			
				rust at railing			
				loose railing			
				cracks or ruptures			
				dry rot			
				biogrowth			
				water stains in soffit			
				sub-deterioration			
				evidence of termites			
				planters NO tray			
				element at risk			
				threat to life safety			
				other repairs/ notes			

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