MRM DEVELOPMENT INC.
PROFESSIONAL CONTRACTOR
SINCE 1979

SB-721 & SB-326 BALCONY INSPECTION CHECKLIST

Inspection Date: 11-28-2023	**Report ID:00151**
Inspection Time: 0930	**MRM Inspector: MICK**

Temperature: 72	**Ground/Soil**
Weather: SUNNY	**Surface Condition: DRY**

Property Address: 4143 HAMILTON ST.	**Governing City: SAN DIEGO**
Owner or OAR: CAL-PROP	**In Attendance: SHAY/ KERRY**

Type of Building: WOOD FRAME	**Number of Units: 7**
Style of Home: APARTMENTS	**Number of Levels: 2**
Approx. Building Age: 30+ YRS	**Building Faces: W**

Exterior Elevated Elements (EEE) 6' Above Ground Level

Number of Walkways: 2	**Number of Walkway Railings: 2**
Number of Elevated Decks: 2	**Number of Elevated Decks Railings: 2**
Number of Stairways: 2	**Number of Stairway Railings: 6**
Number of Stairsteps: 14	**Number of Balcony Deck Railings: NP**
Number of Stairway Landings: 3	
Number of Balconies: NP	

LEGEND

Inspected: INS

I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected: NI

I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present: NP

This item, component or unit is not in this home or building.

Intrusively Inspected: INT

An Intrusive inspection was completed by going into the structural members.

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The inspector will evaluate the condition, adequacy and performance of load-bearing components together with their associated waterproofing system. "Load-bearing components"

The inspector will evaluate the condition, adequacy and performance of the various items that that comprise elevated walkways, decks, balconies, landings or stairways, and railings with a focus on structural integrity, flashings, and waterproofing.

The inspectors will issue a report of their findings along with photos sufficient to document the conditions of the building elements as a baseline for future inspections and to create a historical record.

BALCONY INSPECTION CHECKLIST - EXTERIOR ELEVATED ELEMENTS

BALCONY STYLES & MATERIALS

Balcony Unit Number: NP
Walkway Dimensions: 4' x 16'
Test Method Used: VISUAL & LIVE LOAD
Observation Method Used: VISUAL
Railing Height: 42"
Railing Spacing: 4"
Floor Structure (Structural): WOOD FRAME & CONCRETE
Exterior Walls (Structural): WOOD FRAME
Walkway Ceiling (Structural): STUCCO OVER WOOD FRAME
Stair (Structural): STEEL AND CONCRETE
Waterproofing Deck Materials: CONCRETE
Stairway Posts (Structural): WOOD & STEEL

BALCONY LOAD BEARING COMPONENTS & ASSOCIATED WATERPROOFING SYSTEM

Item	Status (IN/NI/NP/UL/ RRIS/RRNI)	No. of Photos	Comments
Raised Walkways	RRNI UL <5YR		Minor cracking, decking needs some repairs
Landing Floor Structure	RRNI UL <5YR		Minor cracked some landing needs some repairs
Exterior Wall Structure	INS		Functioning as intended allowing for normal wear
Walkway Ceiling Structure	INS		Functioning as intended allowing for normal wear
Walkway Structure	RRNI UL <5YR		Functioning as intended allowing for normal wear
Walkway Railing	RRNI UL <5YR		Functioning as intended allowing for normal wear
Landing Railing	RRNI UL <5YR		Functioning as intended allowing for normal wear
Stair Handrail	RRNI UL<10YR		Functioning as intended
Adhesion of Waterproofing Materials	NP		
Deck Waterproofing Membrane	NP		
Deck Traffic Coating	RRNI		Recommend new coating be applied
Deck Traffic Sealant	RRNI		Recommend new coating be applied
Deck Metal Edges	INS		Functioning as intended allowing for normal wear

BALCONY LOAD BEARING COMPONENTS & ASSOCIATED WATERPROOFING SYSTEM			
Item	Status (IN/NI/NP/UL/ RRIS/RRNI)	No. of Photos	Comments
Deck Transition Flashing	INS		Functioning as intended allowing for normal wear
Deck Moisture Content	INS	15%	Normal wood moisture content is 7% to 19%
Balcony Roofing	NI		
Roof Flashing	NI		
Balcony Roof Drip Edge Metal	NI		
Balcony Roof Facia Board	NI		
Balcony Roof Apron For Gutters	NI		
Balcony Roof Gutter Hangers	NI		
Balcony Roof Rain Gutters	NI		

LEGEND

Useful Life: UL

The estimated useful life of the component.

Recommended Repairs Immediate-Safety: RRIS

The component needs immediate repair because it poses a potential safety issue or hazard.

Recommended Repairs Non-Immediate: RRNI

The component needs immediate repair but does not pose an immediate safety issue or hazard.