

SB - 326 INSPECTION REPORT

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CSLB #1118042



Date : June 6, 2026

Inspection location : 1324 - 1328 Iris Avenue Imperial Beach, CA 91932

Number of units : 7

Number of units with EEE's Inspected : 6

Number of units impacted : 7

Number of units with EEE's : 7

Number of EEE's with Immediate Safety Threats : 0

Walkways : 4

Balconies : 7

Staircases : 3

Landings : 3

South Coast Deck Inspections hereby certifies that an inspection and evaluation of a statistically significant sample of Exterior Elevated Elements (EEEs) was performed at the property listed above in accordance with California SB 326 requirements. The inspection included observation of the load bearing structural components and the associated waterproofing systems where accessible at the time of inspection.



Dear Sea Breeze Gardens HOA,

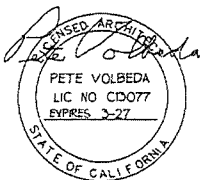
Based on the visual inspection and evaluation performed, SCDI has assessed the structural integrity of the Elevated Exterior Elements (EEE's) and evaluated the condition of the associated waterproofing and flashing components. The detailed findings are presented in the attached SB 326 Inspection Report.

At the time of inspection, the EEE's at the subject property were observed to be in satisfactory condition with respect to their load bearing elements. This professional assessment and opinion are based solely on the observable condition of accessible components and on non-invasive inspection methods. Please note that the continued performance and long-term reliability of these elements depend on the proper and ongoing maintenance of both the structural and waterproofing systems.

This SB 326 Deck Inspection Report shall be retained for two inspection cycles. In accordance with California State requirements, the next inspection deadlines for condominiums / HOA's SB 326, nine (9) years after January 1, 2025, or by January 1, 2034.

Should you have any questions or require further clarification regarding the report, please do not hesitate to contact us. We appreciate your trust in SCDI for this important inspection and look forward to the opportunity to work with you on future projects.

Thank you,



South Coast Deck Inspections

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Location 1324 - Unit 4

EEE's Description Balcony

Present State

- ☐ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

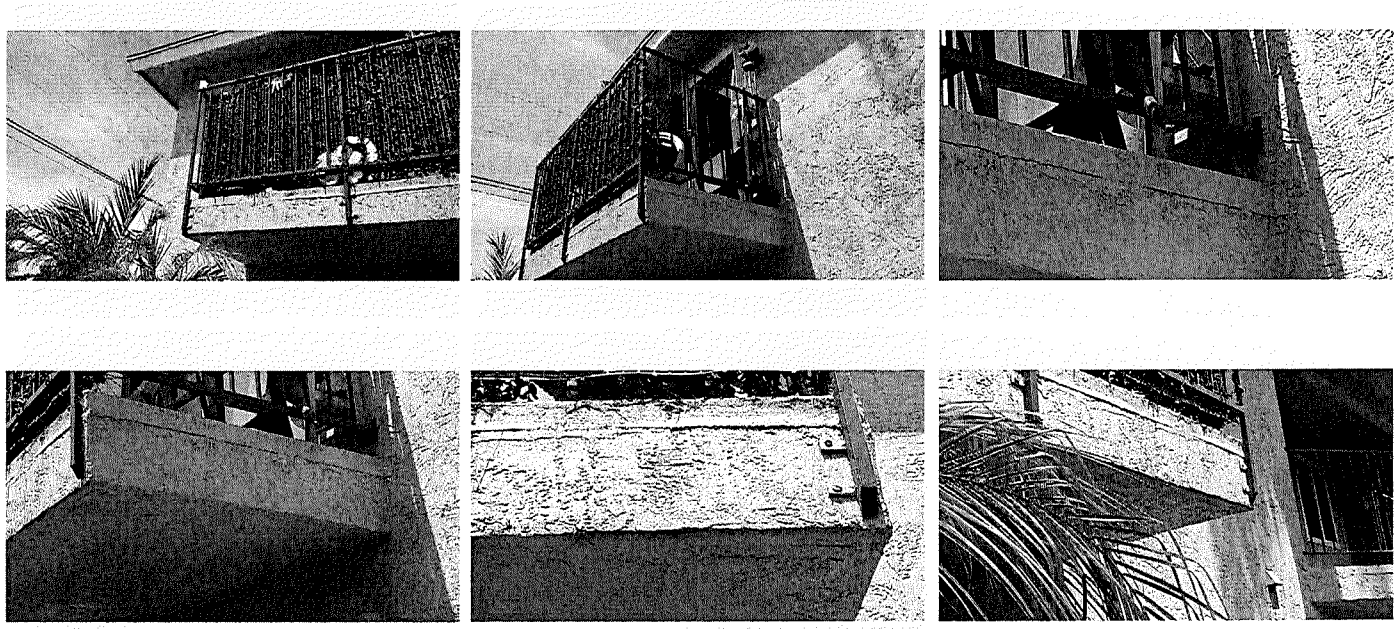
Service Life

- ☐ Satisfactory Service Life
- ☐ Reduce Service Life
- ☐ End of Life

Railings

- ☐ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

RECOMMENDATIONS: No Access.



Location 1324 - Unit 4

EEE's Description Staircase & Landing

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: Open deck at landing where cracks appear to inspect framing for dry rot. Replace affected framing as needed. Remove/replace all cracked pre-cast concrete treads.



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Location 1324 - Unit 4 - 5

EEE's Description Walkway

Present State

- ☒ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

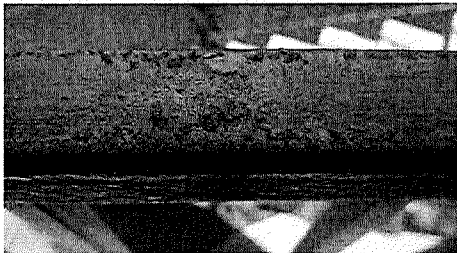
Service Life

- ☐ Satisfactory Service Life
- ☒ Reduce Service Life
- ☐ End of Life

Railings

- ☐ Structurally Sound
- ☒ Needs Attention
- ☐ Hazardous / Failing

RECOMMENDATIONS: Sand, primer & paint railings to inhibit rust and prevent further corrosion.



Location 1324 - Unit 5

EEE's Description Balcony

Present State

- ☒ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

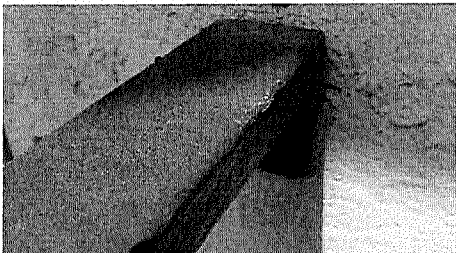
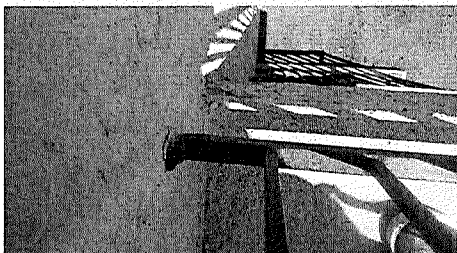
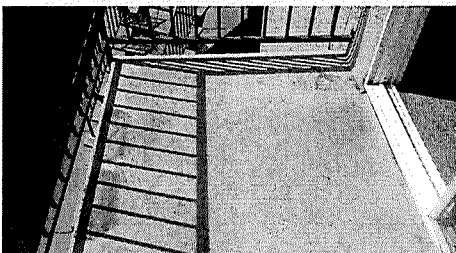
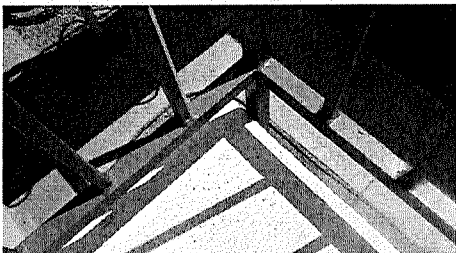
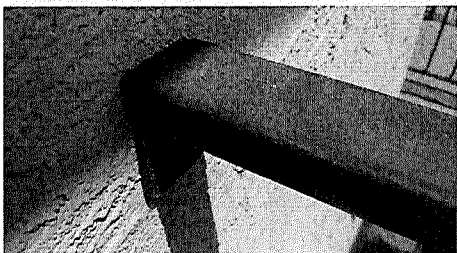
Service Life

- ☒ Satisfactory Service Life
- ☐ Reduce Service Life
- ☐ End of Life

Railings

- ☒ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

RECOMMENDATIONS: None.



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Location 1324 - Unit 6

EEE's Description Balcony

Present State

- ☒ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

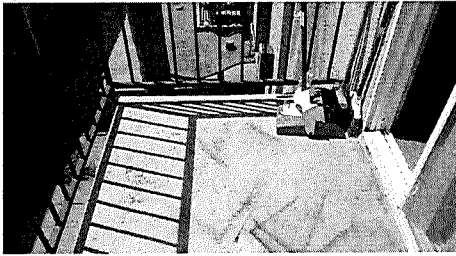
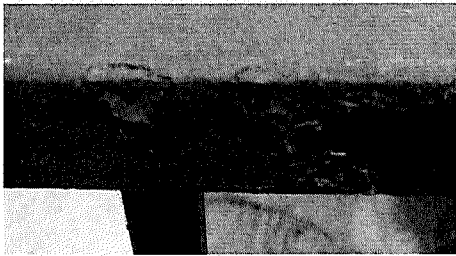
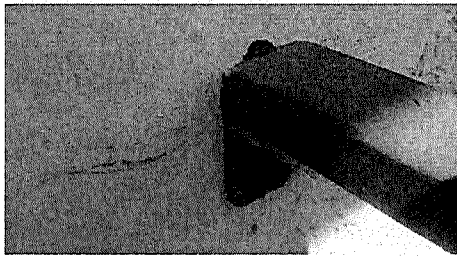
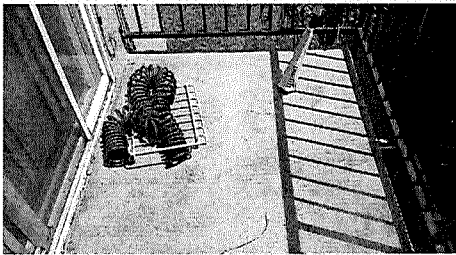
Service Life

- ☐ Satisfactory Service Life
- ☒ Reduce Service Life
- ☐ End of Life

Railings

- ☐ Structurally Sound
- ☒ Needs Attention
- ☐ Hazardous / Failing

RECOMMENDATIONS: Sand, primer & paint railings to inhibit rust and prevent further corrosion.



Location 1328 - Unit 4

EEE's Description Balcony

Present State

- ☒ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

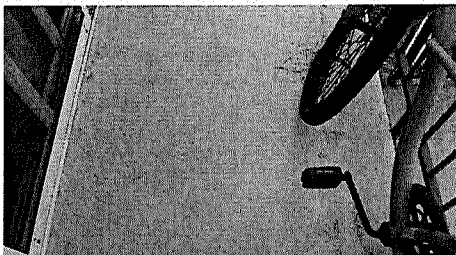
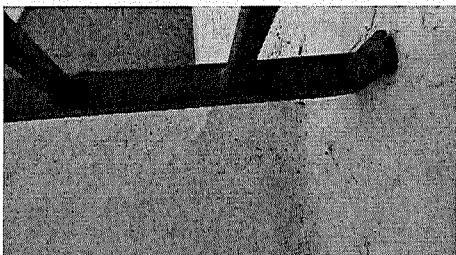
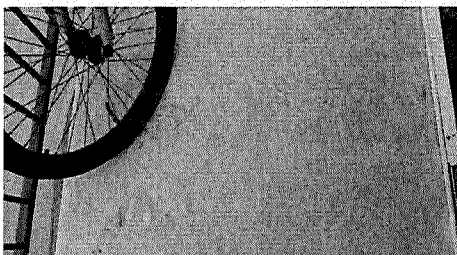
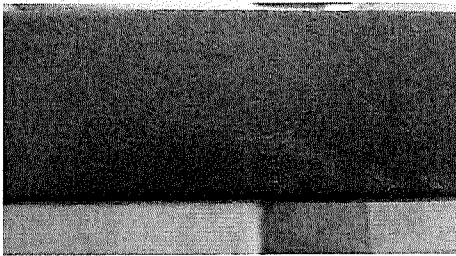
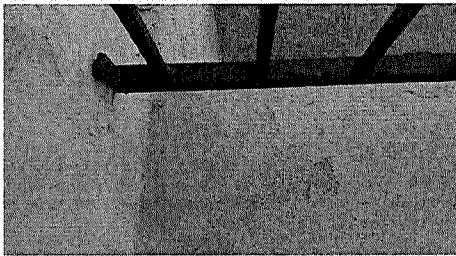
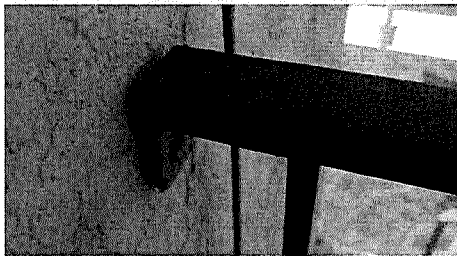
Service Life

- ☒ Satisfactory Service Life
- ☐ Reduce Service Life
- ☐ End of Life

Railings

- ☒ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

RECOMMENDATIONS: None.



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Location 1328 - Unit 4

EEE's Description Staircase & Landing

Present State

- ☐ Structurally Sound
- ☒ Needs Attention
- ☐ Hazardous / Failing

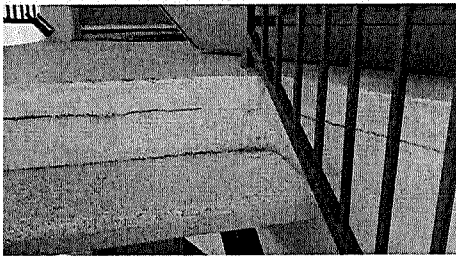
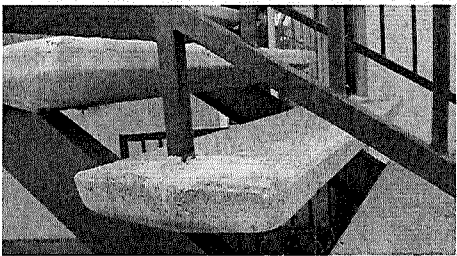
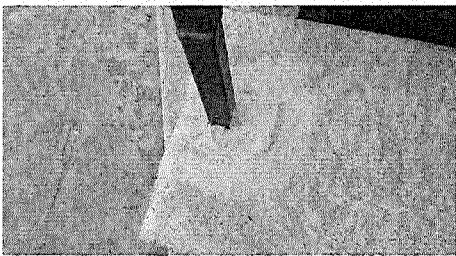
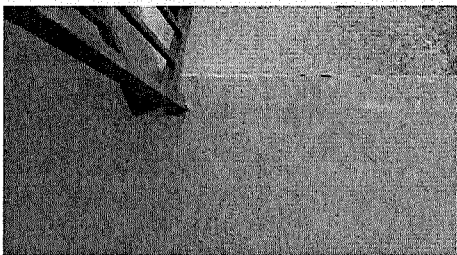
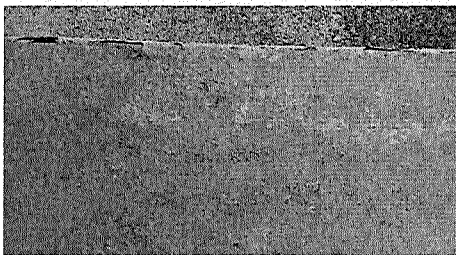
Service Life

- ☐ Satisfactory Service Life
- ☒ Reduce Service Life
- ☐ End of Life

Railings

- ☒ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

RECOMMENDATIONS: Open deck at landing where cracks appear to inspect framing for dry rot.
Replace affected framing as needed.



Location 1328 - Unit 4 - 5

EEE's Description Walkway

Present State

- ☒ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

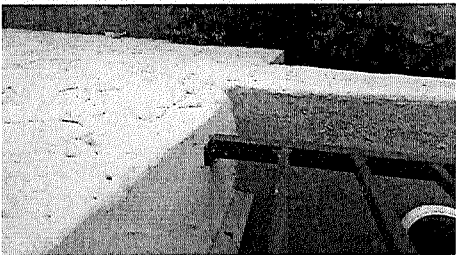
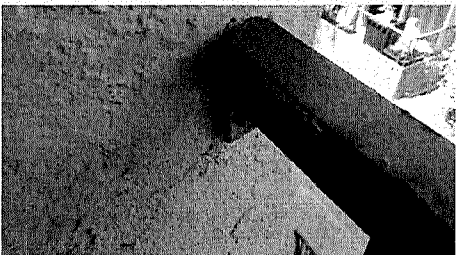
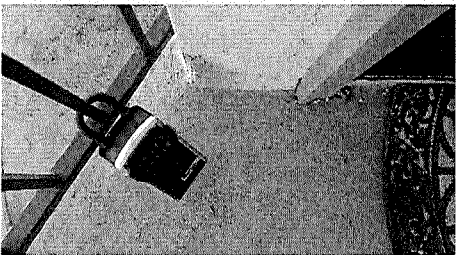
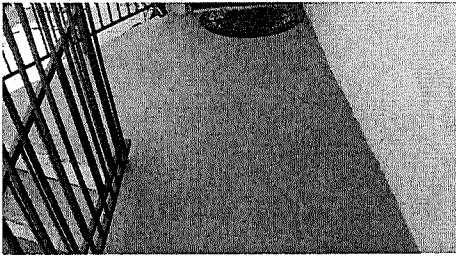
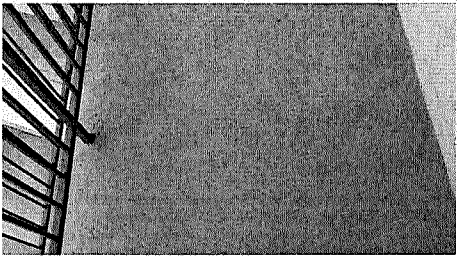
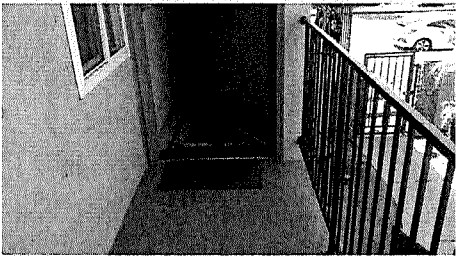
Service Life

- ☒ Satisfactory Service Life
- ☐ Reduce Service Life
- ☐ End of Life

Railings

- ☒ Structurally Sound
- ☐ Needs Attention
- ☐ Hazardous / Failing

RECOMMENDATIONS: None.



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Location 1328 - Unit 5

EEE's Description Balcony

Present State

- ☒ Structurally Sound
☐ Needs Attention
☐ Hazardous / Failing

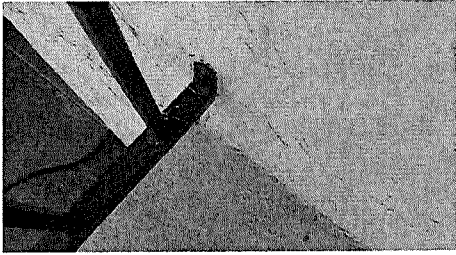
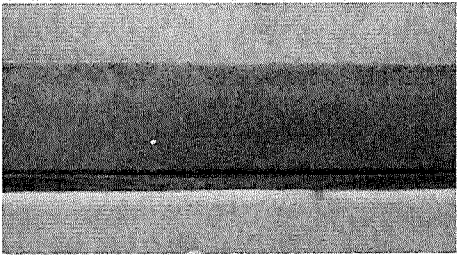
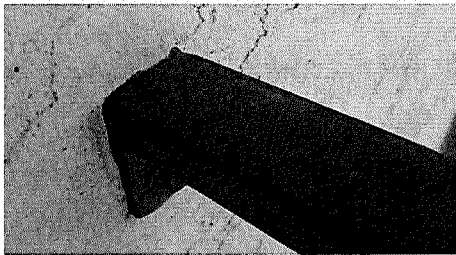
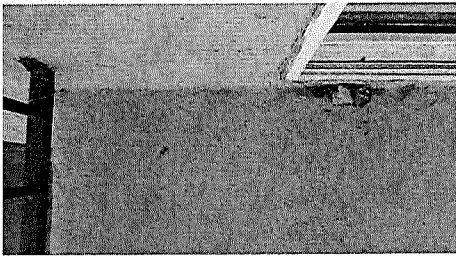
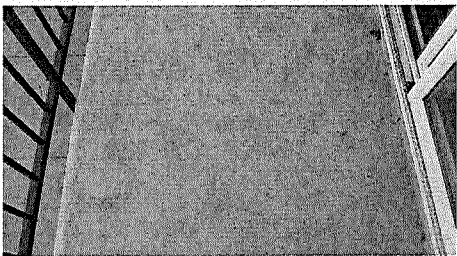
Service Life

- ☐ Satisfactory Service Life
☒ Reduce Service Life
☐ End of Life

Railings

- ☒ Structurally Sound
☒ Needs Attention
☐ Hazardous / Failing

RECOMMENDATIONS: Sand, primer & paint railings to inhibit rust and prevent further corrosion.



Location 1328 - Unit 6

EEE's Description Balcony

Present State

- ☒ Structurally Sound
☒ Needs Attention
☐ Hazardous / Failing

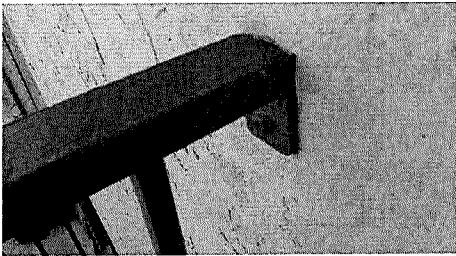
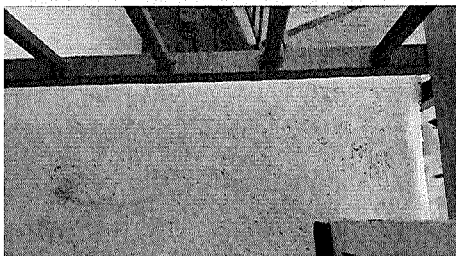
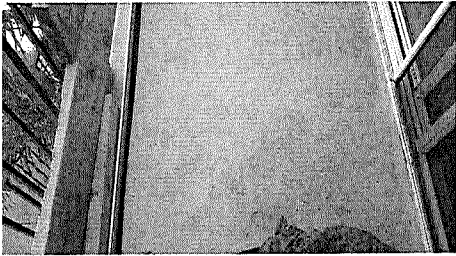
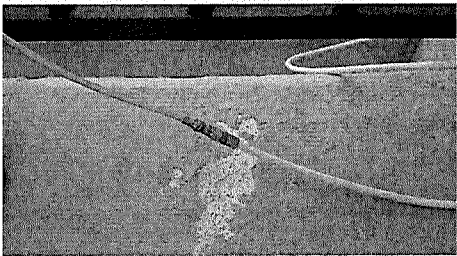
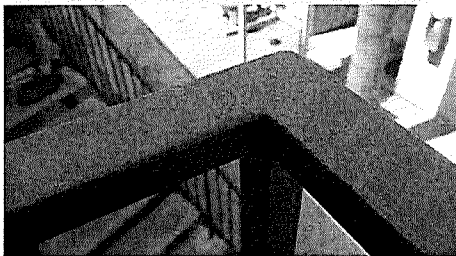
Service Life

- ☐ Satisfactory Service Life
☒ Reduce Service Life
☐ End of Life

Railings

- ☒ Structurally Sound
☐ Needs Attention
☐ Hazardous / Failing

RECOMMENDATIONS: Apply new waterproof deck coating as per manufacturer specifications.



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Location 1328 - Unit 6

EEE's Description Staircase & Landing

Present State

- ☐ Structurally Sound
☒ Needs Attention
☐ Hazardous / Failing

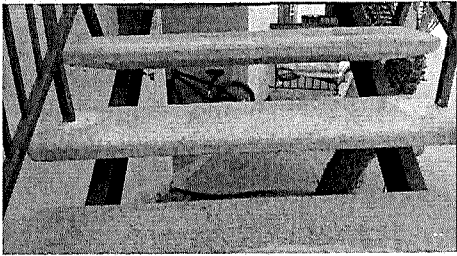
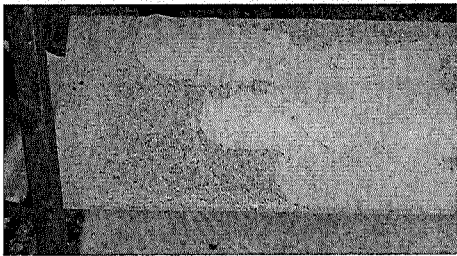
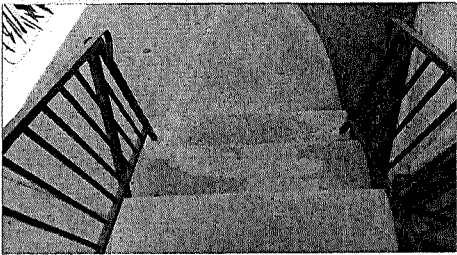
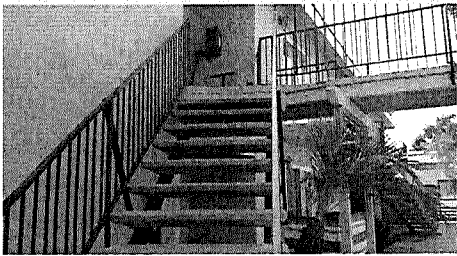
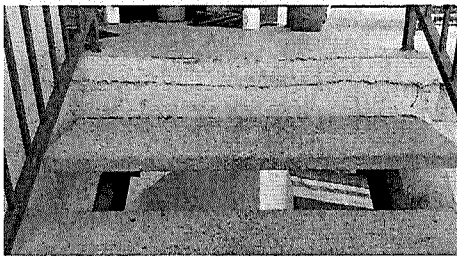
Service Life

- ☐ Satisfactory Service Life
☒ Reduce Service Life
☐ End of Life

Railings

- ☒ Structurally Sound
☐ Needs Attention
☐ Hazardous / Failing

RECOMMENDATIONS: Open deck at landing and where deck is bubbling to inspect framing for dry rot.
Replace affected framing as needed. Remove/ replace all cracked pre-cast concrete treads on staircase.



Location 1328 - Unit 7

EEE's Description Balcony

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: Apply new waterproof deck coating as per manufacturer specifications.

