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☎ (925) 435-1465

SB 326

EXTERIOR ELEVATED ELEMENTS INSPECTION REPORT



Examination Date	November 3, 2023	Order: 01606
Property Owner	The Regency at Veteran HOA	
Requested by	c/o Pacific Edge Management	
Address	303 N. Glenoaks Blvd. Suite 200 Burbank CA 91502	
Site Name	The Regency at Veteran HOA	
Site Address	1861 Veteran Ave., Los Angeles, CA, 90025	

Purpose:

This report is prepared in accordance with the above-referenced statute regarding Exterior Elevated Elements (EEE). An EEE is an attached structure exterior to living space that is more than 6 feet above ground, relies substantially on wood for support, and is intended to be stood upon. Compliance reports are required for all EEE's at residential properties with 3 or more units. The purpose of this report is to evaluate and assess the current condition, estimate the expectations of future performance and projected service life, and make recommendations regarding repairs and future inspections of EEEs. In compliance with the statute, at least the allowable minimum random sampling of the EEE's were inspected. The attached Detailed Inspection Report lists the specific EEE locations inspected, with comments and photo references.



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Immediate Threat to Safety of Occupants: Yes No

Site information

Units 12 Buildings 1 Stories 4
 Type of Construction Wood Frame Cladding Stucco

Inventory & Condition Summary of Elevated Structures

Deck	Total	17	Non EEEs	0	EEEs	17	Inspected	17
Type:	Waterproof surface				Deck Coating System			
Condition:	Sound:	100%	Possibly Impaired:	0%	Definitely Impaired:	0%		
Service Life:	Normal:	100%	Diminished:	0%	Exhausted:	0%		
Landing	Total	0	Non EEEs	0	EEEs	0	Inspected	0
Type:								
Condition:	Sound:	N/A	Possibly Impaired:	N/A	Definitely Impaired:	N/A		
Service Life:	Normal:	N/A	Diminished:	N/A	Exhausted:	N/A		
Walkway	Total	0	Non EEEs	0	EEEs	0	Inspected	0
Type:								
Condition:	Sound:	N/A	Possibly Impaired:	N/A	Definitely Impaired:	N/A		
Service Life:	Normal:	N/A	Diminished:	N/A	Exhausted:	N/A		
Stairs	Total	0	Non EEEs	0	EEEs	0	Inspected	0
Type:								
Condition:	Sound:	N/A	Possibly Impaired:	N/A	Definitely Impaired:	N/A		
Service Life:	Normal:	N/A	Diminished:	N/A	Exhausted:	N/A		



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General Discussion & Findings

This property consists of a four-story building totaling 12 units.

The balcony decks are cantilevered with tile surfaces and have slope to drain to scuppers in the rail wall.

The staining surrounding the scuppers on several of the units suggest that the scuppers are not long enough. Scuppers should be modified or replace to prevent eventual water penetration. The staining in the soffit on the second deck at unit 303 suggests that water has penetrated the deck surface.

See the following Detailed Inspection Report and photos.

The assessment of condition is based upon the structural load bearing components and is not influenced by cosmetics, cleanliness, or nonstructural maintenance issues. The assessment of future performance and anticipated service life is assessed relative to typical asset reserve studies. The statute requires the Owner to maintain and repair the load-bearing components and associated waterproofing systems in a safe, functional and sanitary condition.


Re-Inspection


Nine years from the date of this report.

I attest that the opinions and findings in this report present a reasonably accurate description of the observations of the EEE made on 11/3/2023.

Signed:

CALIFORNIA DECK INSPECTION

By  James Schlagel
President
11/16/2023


Pete Volbeda
Architect





Detailed Inspection Report

Structural Condition: ■ Sound Condition. ■ Possible structural impairment. ■ Definite structural compromise requiring repair.
 Service Life: ● Typical & normal. ● Conditions indicated diminished life. ● Service life is exhausted.

Site Name: The Regency at Veteran HOA		Examination Date: 11/3/2023		Site Overview Photos: 1 - 6	
Location	Description	Immediate Hazard Yes No	Recommendations /Comments	<input type="checkbox"/> Structural Condition <input type="checkbox"/> Service	Photo #s
PH-1	Balcony Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	■ <input type="checkbox"/> <input type="checkbox"/> ● <input type="checkbox"/> <input type="checkbox"/>	7 - 16
PH2	Balcony Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	■ <input type="checkbox"/> <input type="checkbox"/> ● <input type="checkbox"/> <input type="checkbox"/>	17 - 21
PH2	Balcony Deck 2nd Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	■ <input type="checkbox"/> <input type="checkbox"/> ● <input type="checkbox"/> <input type="checkbox"/>	22 - 28
PH3	Balcony Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	■ <input type="checkbox"/> <input type="checkbox"/> ● <input type="checkbox"/> <input type="checkbox"/>	29 - 38
PH3	Balcony Deck 2nd Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	■ <input type="checkbox"/> <input type="checkbox"/> ● <input type="checkbox"/> <input type="checkbox"/>	39 - 52
PH3	Balcony Deck 3rd Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	■ <input type="checkbox"/> <input type="checkbox"/> ● <input type="checkbox"/> <input type="checkbox"/>	53 - 60
301	Balcony Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	■ <input type="checkbox"/> <input type="checkbox"/> ● <input type="checkbox"/> <input type="checkbox"/>	61 - 73
302	Balcony Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	■ <input type="checkbox"/> <input type="checkbox"/> ● <input type="checkbox"/> <input type="checkbox"/>	74 - 84



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Location	Description	Immediate Hazard Yes No	Recommendations /Comments	<input type="checkbox"/> Structural Condition <input type="checkbox"/> Service	Photo #s
302	Balcony Deck 2nd Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	<div style="display: flex; justify-content: space-around;"> ■ <input type="checkbox"/> <input type="checkbox"/></div> <div style="display: flex; justify-content: space-around;"> ● <input type="checkbox"/> <input type="checkbox"/> </div>	85 - 99
303	Balcony Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Suggested Maintenance: Repair or replace scupper	<div style="display: flex; justify-content: space-around;"> ■ <input type="checkbox"/> <input type="checkbox"/></div> <div style="display: flex; justify-content: space-around;"> ● <input type="checkbox"/> <input type="checkbox"/> </div>	100 - 115
303	Balcony Deck 2nd Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Suggested Maintenance: See General Discussion for more information; Repair or replace scupper	<div style="display: flex; justify-content: space-around;"> ■ <input type="checkbox"/> <input type="checkbox"/></div> <div style="display: flex; justify-content: space-around;"> ● <input type="checkbox"/> <input type="checkbox"/> </div>	116 - 126
303	Balcony Deck 3rd Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Suggested Maintenance: Repair or replace scupper	<div style="display: flex; justify-content: space-around;"> ■ <input type="checkbox"/> <input type="checkbox"/></div> <div style="display: flex; justify-content: space-around;"> ● <input type="checkbox"/> <input type="checkbox"/> </div>	127 - 139
201	Balcony Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	<div style="display: flex; justify-content: space-around;"> ■ <input type="checkbox"/> <input type="checkbox"/></div> <div style="display: flex; justify-content: space-around;"> ● <input type="checkbox"/> <input type="checkbox"/> </div>	140 - 152
202	Balcony Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	<div style="display: flex; justify-content: space-around;"> ■ <input type="checkbox"/> <input type="checkbox"/></div> <div style="display: flex; justify-content: space-around;"> ● <input type="checkbox"/> <input type="checkbox"/> </div>	153 - 165
203	Balcony Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	<div style="display: flex; justify-content: space-around;"> ■ <input type="checkbox"/> <input type="checkbox"/></div> <div style="display: flex; justify-content: space-around;"> ● <input type="checkbox"/> <input type="checkbox"/> </div>	166 - 175
203	Balcony Deck 2nd Deck	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	<div style="display: flex; justify-content: space-around;"> ■ <input type="checkbox"/> <input type="checkbox"/></div> <div style="display: flex; justify-content: space-around;"> ● <input type="checkbox"/> <input type="checkbox"/> </div>	176 - 182



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Location	Description	Immediate Hazard Yes No		Recommendations /Comments	<input type="checkbox"/> Structural Condition <input type="checkbox"/> Service Photo #s	
203	Balcony Deck 3rd Deck	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	183 - 193
Soffits	Soffits	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	194 - 213



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1606 - 003.JPG



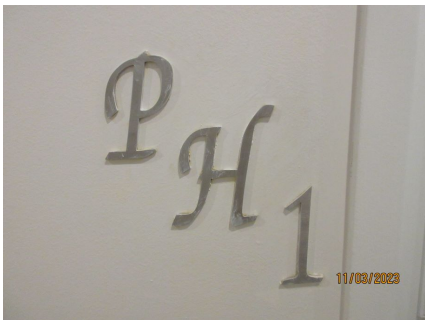
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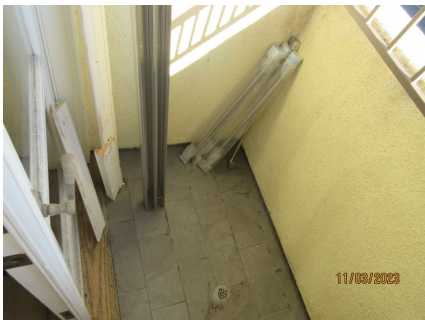
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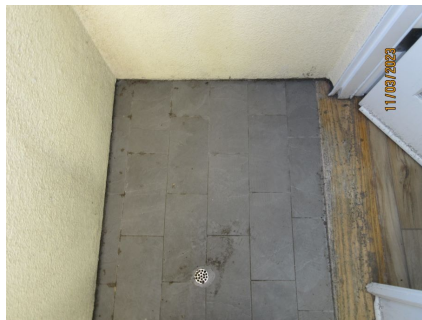
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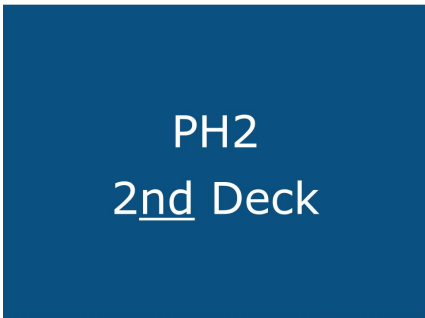
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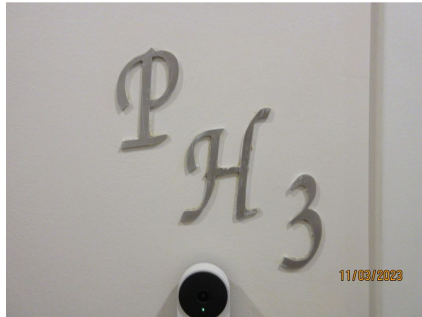
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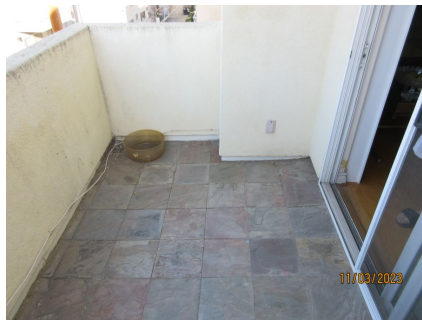
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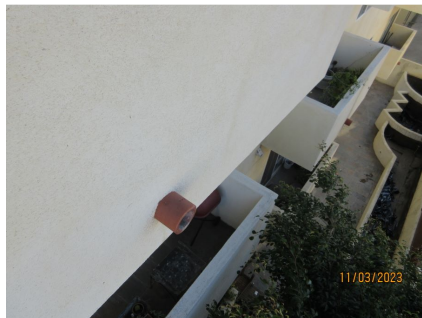
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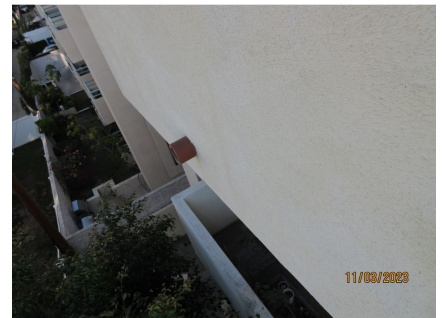
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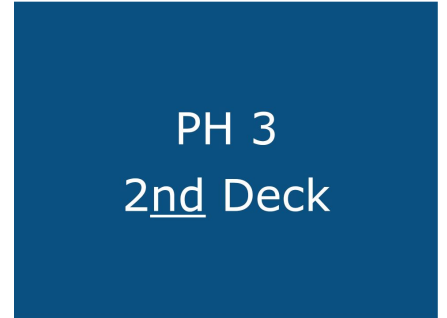
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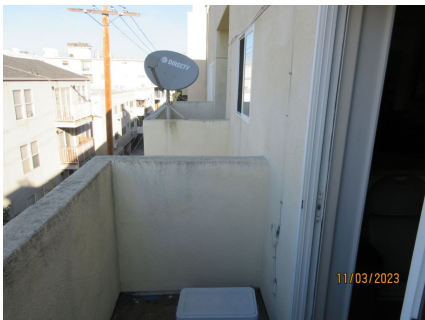
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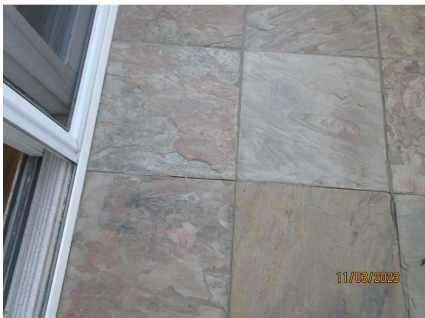
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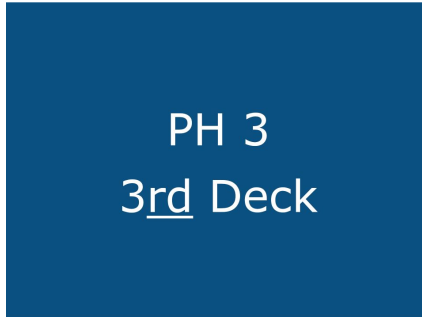
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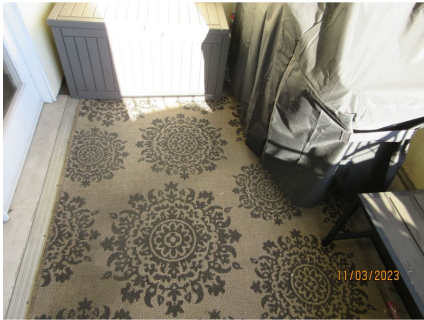
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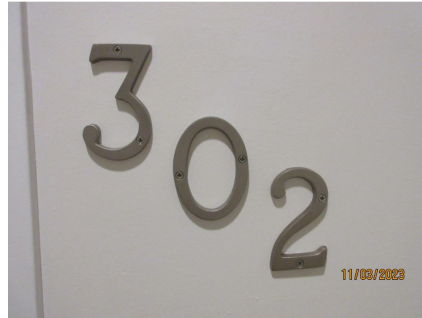
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302
2nd Deck

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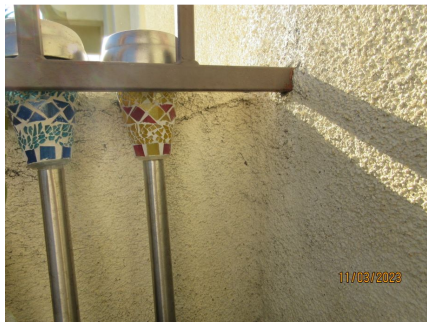
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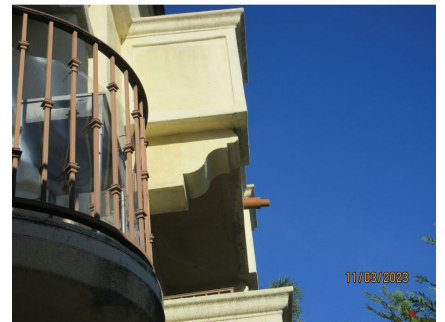
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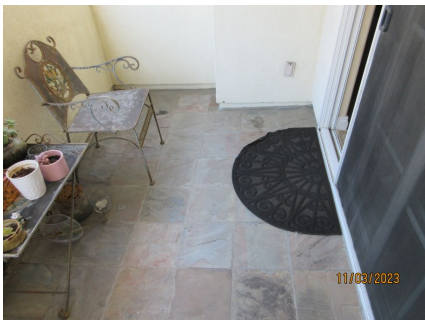
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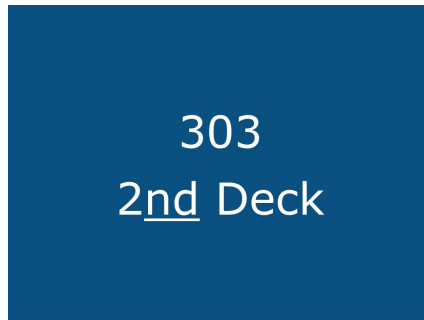
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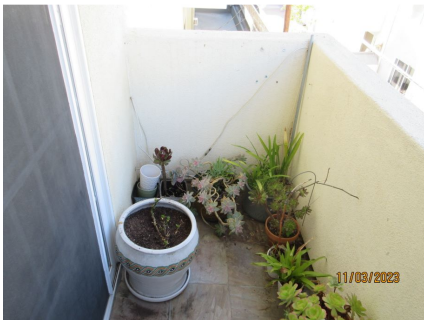
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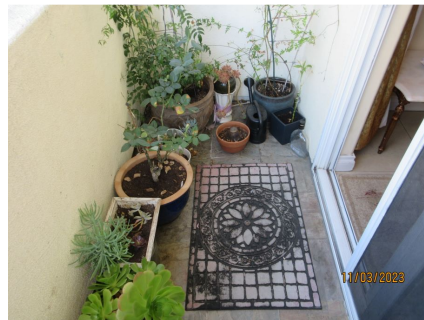
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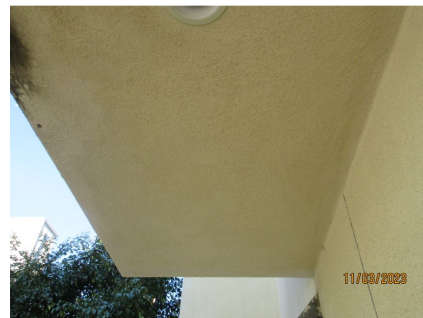
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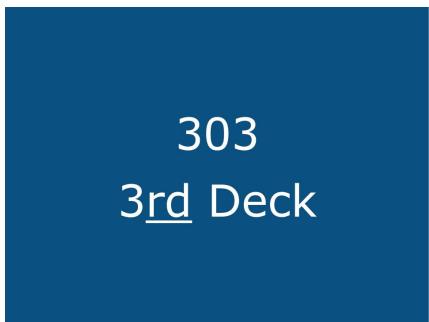
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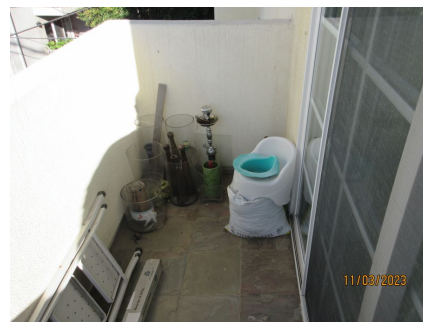
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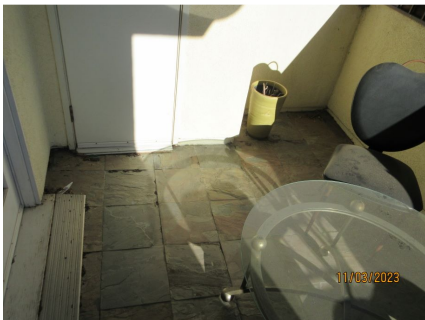
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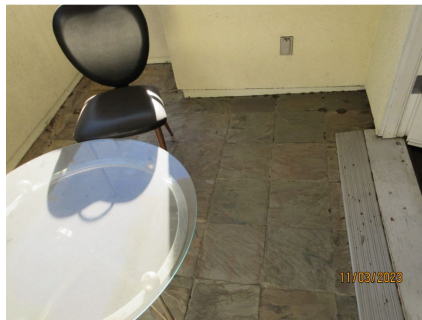
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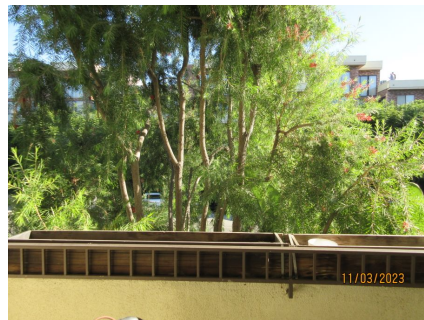
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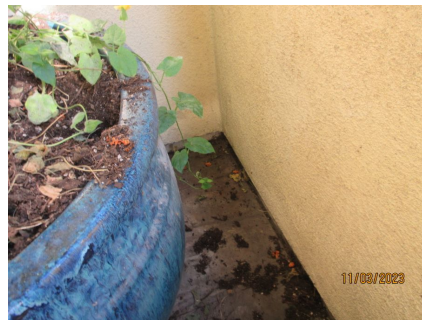
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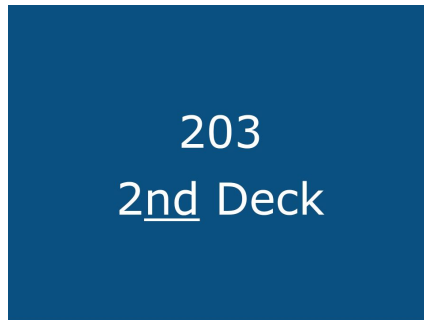
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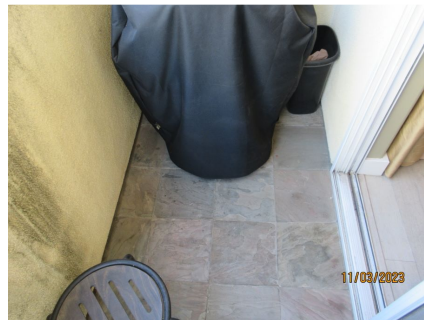
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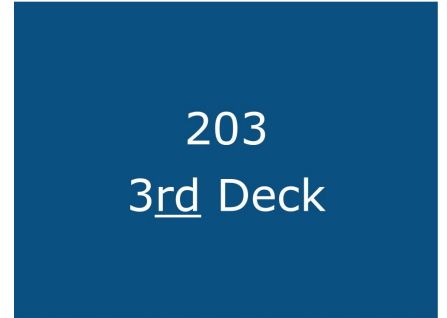
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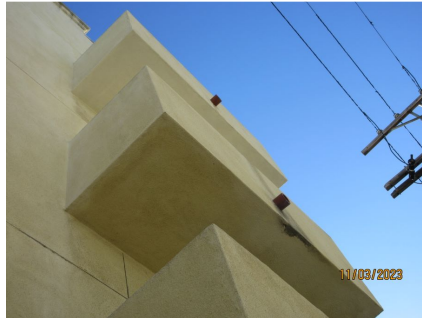
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1606 - 206.JPG



1606 - 207.JPG



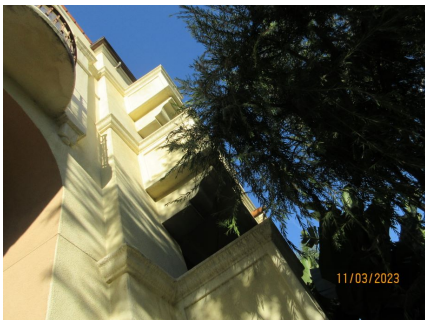
1606 - 208.JPG



1606 - 209.JPG



1606 - 210.JPG



1606 - 211.JPG



1606 - 212.JPG



1606 - 213.JPG