

**TO CLIENT:**Cimarron Oaks IV HOA Board of Directors –AND-  
Tammy Hernandez  
Lordon Management Company  
626-967-7921  
tammy@mylordon.com**FOR PROJECT:**Cimarron Oaks IV – SB 326 Balcony Inspections  
1213 S Palmetto Ave, Ontario, CA 91762**DESCRIPTION**

Inspection and report of Exterior Elevated Elements (EEEs) at the condominium property at this address by Finngineering, as required per California State Bill 326 (CA SB-326, CA Civil Code §5551), and as approved by contract with Owner.

**BUILDING INFORMATION**

- Multi-Family Twenty-Building Condominium Residence Property in Ontario, California.
- Two Story, Wood Framed, Original Construction Year 1981 Per City Records.
- No existing construction drawings or documents available at time of on-site inspections or report creation.

**FINDINGS OF STRUCTURAL INSPECTIONS**

- As per the contracted scope of work, Finngineering has completed visual inspections on all exterior elevated elements located at this property, in compliance with the specifications of CA SB-326.
- Inspections were performed on the following dates: 11/30/23, 12/1/23, 12/5/23, 12/7/23, 12/8/23, 2/15/23 (additional make-up day requested by client), 2/16/23 (additional make-up day requested by client)
- Total Exterior Elevated Elements: 78 quantity
- Inspected Exterior Elevated Element Types, and the Identification of their respective building-components comprising load-bearing components:
  - Unit G Balcony: 19 quantity
    - Plywood decking over wood joists cantilevering out of the main building structure, spanning over traditionally wood-framed walls covered in plaster stucco.
  - Unit G Courtyard Balcony: 19 quantity
    - Plywood decking over wood joists that are part of the garage roof framing. Wood joists span to a traditionally wood-framed walls, and to a center girder beam in the middle of the garage, which is supported on wood posts in the wall.
  - Unit F Balcony: 20 quantity
    - Plywood decking over wood joists, spanning between traditionally framed wall of main building structure on side, and to a girder/header beneath the joists at the free end. Girder/header beam is supported at each end by 4x4 wood posts of varying heights, which are set on top of concrete pedestal footers.
  - Unit E Balcony: 20 quantity
    - Plywood decking over wood joists, spanning between traditionally framed wall of main building structure on side, and to a girder/header beneath the joists at the free end. Girder/header beam is supported at each end by 4x4 wood posts of varying heights, which are set on top of concrete pedestal footers.
  - Low-Height Parapet Walls and Railings at all units: Low height walls are made of wood paneling spanning to 2x wood studs which span vertically, between wood top rail and bottom rail which span horizontally, between 4x wood posts @ 4'-0" to 6'-0" spacing (varies) that cantilever vertically off the side of the balcony framing, attached over top of wood 2x end trimmer member. Along the outer side of the walls, the paneling is covered along the edges/ends of the balconies by 2x wood fascia members. Atop the low-height walls there is a large 2x6 or 2x8 flat railing member nailed down to the top of the wall.
  - Please note: Due to denied access or large obstructions that were not removed, Finngineering was unable to perform visual inspections on the top of 12 of the elements, which have each been noted in the Inspection Summary Chart. We still performed visual inspection on the underside of the balcony, if accessible. Please see Inspection Summary Chart for list of all denied-access elements.

- Please note: At some elements, visual inspection was performed but was limited by large obstructions not moved prior to inspection. Each location with such obstructions has been noted on the Inspection Summary Chart. All effort was made to still provide a meaningful inspection, but sometimes the obstructions made that impossible.
- Identification of the waterproofing system:
  - TOP OF FLOORING: Primarily the floor has a liquid applied deck coating and membrane, with flashing, caulking, and other chemical-based waterproofing details at framing intersections. Occasionally there were other surfaces such as tile or concrete placed on the floor.
  - SIDES AND BENEATH: Typical walls use a wood or composite wood siding, with metal flashing details along the bottom.
- Components Inspected for Each Element:
  - Flooring: Visual inspection performed for any cracks, damage or evidence of ponding to the waterproofing surface of the floor. Stomp/bounce performed using the inspector's bodyweight and feet to test for load-bearing integrity. Floor slopes measured using digital level to verify adequate drainage. Identification of deck drain holes and gutters, and any ventilation that exists for the framing cavity.
  - Perimeter Waterproofing: Visual inspection performed for any cracks or damage affecting waterproofing.
  - Parapet Wall: Visual inspection performed for any cracks or damage to the surface of the wall. Push test using inspector's hands vigorously pushing/pulling horizontally on the wall/railing members was performed to test for stability and lateral live load bearing capacity per code requirements.
  - Stucco Ceiling Beneath Element: Visual inspection was performed for any cracks, damage, water effluence, sagging or deflection. Prodding test was performed over a grid pattern using a pointed metal prod stick to check for any softness.
  - Supporting Beams: Visual inspection was performed on any large supporting beams beneath EEEs, to look for signs of structural distress, excessive deflection, twisting, warping, stability, softness, or connection issues. Push or poke test performed to assess for softness and stability.
  - Supporting Columns and Walls: Visual inspection was performed on any isolated columns, posts, or short isolated walls that are load-bearing supports for EEEs. Push and poke test performed to assess for softness and stability.
- Current Physical Condition of the load-bearing components and associated waterproofing:
  - See Inspection Summary chart of inspection results, showing condition of each element per inspection, including any damage. Also see Photos section, with photographs of all areas with observed significant damage.
- Expected Future Performance and Remaining Useful Life of load bearing components and associated waterproofing system:
  - For all areas that are not listed within the chart as having significant damage, expected future performance is satisfactory for all applicable structural standards, and building code design requirements and design events. For these areas, if standard building maintenance protocols are followed, remaining useful life is estimated at approximately 10-20 years.
  - Areas that have been recently repaired or replaced prior to inspection likely have remaining useful life estimated at 15-25 years, depending on quality of construction and materials.
  - For all areas that are listed with any cracking (from "minimal to significant"), if cracks are not repaired, filled, or sealed, this would allow water and pest intrusion, which can reduce the expected performance and remaining useful life, depending on the size of the cracks.
  - For all areas that are listed as having significant cracking or waterproofing damage, whether to the flooring, the plaster/stucco walls or ceiling, perimeter flashing, or other, these areas have reduced waterproofing performance, and have a remaining useful life estimated at approximately between 1-5 years. If repaired, these areas have remaining useful life of between 10-20 years depending on manufacturers' specifications.
  - For all areas that are listed as having significant damage to structural members, these areas have reduced structural performance, and have a remaining useful life estimated at approximately 1 year or less. If repaired, these areas have remaining useful life of between 10-20 years depending on engineering details, specifications, and construction quality.
  - All areas that are listed as "Life-Safety Hazard" have no further useful life expectancy, and must be repaired immediately.

## RECOMMENDATIONS FOR REPAIR OR REPLACEMENT

1. In the Inspection Summary Chart, **the last column titled "Further Action"** notes any location-specific further recommended or required actions for repairs, replacements, and inspections for items considered to be moderate or significant damage. The inspection chart is color coded with respect to severity and strength of recommendations:
  - a. **Recommend Repair (Yellow):** This indicates minimal or minor items of note that do affect the building but not significantly, and we recommend the property address these items but with no timeline.
  - b. **Strongly Recommend Repair/Investigation (Orange):** This indicates moderate damage to noted items that could pose a deleterious effect on building integrity in the future, either waterproofing or structural. We strongly recommend the property address these items, but with no timeline.
  - c. **Requires Repair/Investigation (Red):** This indicates significant damage to noted items that are currently or will very soon pose a threat to building integrity, either waterproofing or structural. We require that these items be addressed by the property in a timely manner.
  - d. **Life Safety Hazard – Repair Immediately (Purple):** This indicates conditions that pose an immediate threat to life-safety, and should have access restricted to these areas, and repairs executed immediately. Please see "Requirements of SB-326" section for additional information about Life-Safety Hazard reporting requirements, and "Special Conditions" section for disclaimers of liability if urgent action is not taken.
2. It is recommended that a complete pass across the entire property be performed to:
  - a. **Repair all stucco cracking that exists:** At the least, filling, patching, and painting to re-establish the enclosed building waterproofing envelope. Stucco crack repair should be revisited and repaired every 5-7 years to maintain the building waterproofing envelope.
  - b. **Repair all flooring cracking that exists:** Patch and paint with waterproofing flooring surface coating to re-establish the enclosed building waterproofing envelope. Flooring crack repair should be revisited and repaired every 5-7 years to maintain the building waterproofing envelope.
  - c. **Repair perimeter waterproofing flashing at floor-wall interface:** Any locations in Inspection Summary shown as "moderate" or "significant" damage to perimeter waterproofing are recommended to be repaired. This could be patching, or removal and replacement.
  - d. **Paint all metal railing:** A waterproofing paint coating over all metal railing is required to prevent rust due to moisture exposure, which rust causes reduction of structural capacity. Where rust occurs, first remove rust, then prime, then paint. There are some locations where the rust has already compromised the structural integrity of the metal railing to varying degrees, which can lead to falling hazards. Metal railing paint should be revisited and repaired every 5-7 years to maintain proper protection. Where rust is severe (deterioration of metal or swelling occurs), that section of metal should be completely removed and replaced first, then protective paint coating applied.
  - e. **Coat all exterior exposed wood:** All exterior exposed wood members should be pressure treated, or treated with a water-protective coating (e.g., stain, primer, paint, treatment, etc). Exterior exposed wood should also be treated against pests such as termite and wood-cutting ants. Coating should be revisited and repaired every 5-7 years to maintain protection of the existing wood from moisture and pests.
  - f. **Clean gutters:** Gutters should be cleaned and leak-checked on a regular interval, based on seasonality of local foliage or debris, and physical proximity of various units to foliage. Most units have no trees around them and so gutters were clear. Other units have many trees nearby and gutters were not clear. Clogged or leaking gutters can lead to collection of water, which can cause damage to structural members below. If no gutters currently exist at a unit, to drain water away from the edges of the structure and avoid drip edge deterioration and soil and footing erosion, it is recommended that gutters be installed with drains located away from any footings.
  - g. **Clean pet waste:** Pet waste should be cleared regularly. Pet waste contains acidic or caustic chemicals that can rapidly deteriorate flooring and waterproofing materials, which can then allow for penetration of water into the subfloor and framing members.
  - h. **Maintain window & door weather proofing:** Weatherproofing around doors and windows should be verified on a regular interval every 5-7 years. While our visual observations showed no significant defects in the perimeter weatherproofing of windows and doors at the balconies, there were some verbal complaints by tenants of

weatherproofing issues around the doors. Sometimes this can affect the wood door-frame itself, which can then allow water to saturate into the structural flooring below, causing damage to structural members.

- i. **Waterproof lighting penetrations in stucco:** Waterproofing caulking or other details around lighting that is penetrating the stucco layer should be maintained and repaired every 5-7 years. Holes around lighting can allow humidity and moisture from water events to saturate up into the structural system.
  - j. **Waterproof other penetrations through the stucco:** Waterproofing caulking, silicone, or other viscous sealant materials should be provided at any penetrations through the stucco such as screws (e.g., eye-bolts, hook-screws), nails or other attachments. It was observed that many of such penetrations were installed at various elevated elements into the stucco or wood siding in order to hang things from the walls, ceiling, or low-height parapet walls. These penetrations can cause water to seep into the stucco framing cavity, which can cause humidity and saturation of the structural framing members.
  - k. **Post Bases/Pedestals:** The bottom of support posts that are exposed wood should be protected from landscaping moisture, or from standing water at the ground where it rests. If pedestals are used, the top of the pedestal should be sufficiently above the top of the dirt/landscaping that water cannot saturate it, or does not get consistently sprayed on it from irrigation. Many pedestals were encountered that were either right at ground level, or even submerged below ground dirt level. These should be repaired/replaced. If pedestals are not used, the bottom of the post should be shielded from ground water from rain, and irrigation water ponding. All exposed wood posts should be pressure treated, or treated with a water-protective coating (e.g., stain, primer, paint, treatment, etc).
  - l. **Provide regular Pest Control:** The property should be regularly monitored for pest infestations, especially termites. Termite inspections should be performed at regular intervals according to industry standard practice, but also additional inspections should be provided based on tenant reports of sightings. At some areas of the property, there was evidence of past or current infestations of termites, which can damage door frames, doors themselves, and more importantly the structural framing members. Additionally tenants verbally told us of previous significant termite infestations and damage that was repaired in recent years, including replacement of entire balcony framing systems from such heavy damage.
  - m. **Repair Building G Courtyard Balcony Configuration:** There appears to be a construction or design defect in the courtyard balcony that is over top of the garage structures. The slopes of these units are negative, meaning water drains toward the sliding doorframe wall. This wall is directly above a large beam that is in the 2<sup>nd</sup> floor framing above the garage. Multiple residents of Unit G configuration noted that they have seen heavy leaking through their garage ceiling, and some have seen deflection of the beam and surrounding structure. As a note, it is our understanding that there are other Cimarron Oaks numbered properties (this is Cimarron Oaks IV) that use the same building design, and a similar construction defect has been noted at those courtyard balconies, resulting in repairs to the 2<sup>nd</sup> floor framing above the garage, and resulting in repairs to the balcony surface to provide adequate drainage and waterproofing systems to prevent leaking and ponding. It has also been reported that some of the leaking may also be coming from the roof system, and flowing through the wall above the balcony as well. All such damage has been specifically noted on the Inspection Summary chart, but **we recommend that ALL Building G Courtyard Balconies be either repaired** by a qualified contractor, or further investigation be provided by a licensed engineer or architect.
3. Slopes of all EEs have been measured at this property using a digital level, and are shown in the Inspection Summary Chart. It is recommended that **where any slopes are less than 2% (1.15 degrees, ¼ inch per foot) AWAY FROM THE STRUCTURE in both directions, slopes be corrected or additional sloping be added,** to ensure proper drainage of water during wet events such as rain or washing. Without proper drainage, water can saturate the flooring material, including the plywood, and structural wood members below it. Especially when there is no ventilation installed in the structural framing cavity, this humidity can cause continued deterioration of the structural load-bearing system, including by fungus (wood rot) or pest damage (e.g., termites).
    - a. As a specific note: Many of the balconies appeared to have a negative slope, meaning the water drains toward the structure, collecting and pooling adjacent to the structure. Visual signs of water ponding (dried sediment in ponding shapes) were noted throughout the entire property, as well as verbal reports of ponding water by residents that they have to manually sweep away after a rain event. Ponding water itself is not a problem, but as

mentioned above, if there is any damage in the waterproofing, the water can saturate and damage the underlying structural members.

4. Care should be taken by HOA to **ensure that balconies are not overloaded with too many heavy items** that could overload the structural supports. We observed some balconies that have significant weight stored on them that could impact short or long term performance of the building structure. Such items include but are not limited to: storage racks containing books, construction materials, tools, or other heavy items; weightlifting or heavy exercise equipment; large pots filled with dirt which was also saturated with water; large and heavy furniture items.
5. All structural repairs that require framing re-construction should be performed based **on structural construction drawings that have been prepared by a licensed civil or structural engineer**, in accordance with all applicable building codes (including latest adopted edition of the California Building Code [CBC]), **and have been approved by the building department** of the local authority having jurisdiction. Finngineering is happy to provide such engineering drawings and consulting services for any locations that require structural repair.
6. During the course of repairs performed on these elements as noted in this report, if any other aspects of damage are encountered, or the extent of damage continues further into the existing structural members than was originally determined, then further investigation should be performed by either an engineer or contractor to verify the full extent of damage, and all such damage should be repaired properly to provide waterproofing integrity and structural integrity to the elevated elements per code requirements.
7. All repairs should be executed by a qualified and licensed contractor with experience and specialization in the type of construction noted.

#### PHOTOS

- Please see attached photos at end of this report with header descriptions. Photos show damaged locations only. We are happy to provide a digital USB-flash with the complete set of photos for this project, upon request within 30 days of issuance of this report, showing each unit inspected with or without any damage. Statements in this report govern over any statements or elements of photos or videos taken during inspection.

#### REQUIREMENTS OF SB-326

- Direct visual examination of exterior elevated elements, per the requirements of CA SB 326 CA Civil Code §5551.
  - SB 326 requires “visual inspection to be conducted by a licensed structural engineer of a random and statistically significant sample of exterior elevated elements for which the association has maintenance or repair responsibility.”
  - Examples of EEEs are “decks, balconies, stairways, walkways, and their railings that have a walking surface elevated more than six feet above ground, are designed for human occupancy or use, and that are supported in substantial part by wood or wood-based products.”
  - “Visual Inspection means inspection through the least intrusive method necessary to inspect load bearing components, including visual observation ONLY, or visual observation in conjunction with moisture meters, borescopes, or infrared technology.”
  - “The inspection shall determine whether the exterior elevated elements are in generally safe condition and performing in accordance with applicable standards.”
  - “Load bearing components means those components that extend beyond the exterior walls of the building to deliver structural loads to the building from” EEEs.
- This contract was for non-destructive visual inspection only, which did not include borescopic investigation. Additional inspections may be required by this report based on what was found during the initial visual inspection, in compliance with Section 5551 (d).
- Per SB 326, “If, after inspection of any exterior elevated element, the inspector advises that the exterior elevated element poses an immediate threat to the safety of the occupants, the inspector shall provide a copy of the inspection report to the association immediately upon completion of the report, and to the local code enforcement agency within 15 days of completion of the report. Upon receiving the report, the association shall take preventative measures immediately, including preventing occupant access to the exterior elevated element until repairs have been inspected and approved by the local enforcement agency.” If required, all coordination effort as part of this AHJ engagement will be billed as additional services.

- Issue a written report stamped and signed by licensed Architect or Structural Engineer (SE) containing the following information, per SB 326:
  - (1) The identification of the building components comprising the load-bearing components and associated waterproofing system.
  - (2) 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.
  - (3) The expected future performance and remaining useful life of the load-bearing components and associated waterproofing system.
  - (4) Recommendations for necessary repair or replacement of the load-bearing components and associated waterproofing system.

**SPECIAL CONDITIONS**

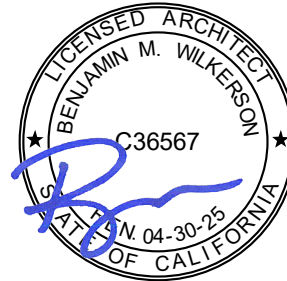
- No express or implied warranties or guarantees are given on any inspected components. The inspection report is limited to visual observations at the day and time of inspection, and Finngineering cannot be liable for future malfunctions of any components.
- This inspection may not reveal all deficiencies that exist if not readily visible or accessible, but is intended to help reduce some of the risk involved with existing EEs. It is not possible to detect every concern or deficiency during a visual inspection, or even utilizing minimally invasive tools. Finngineering accepts no responsibility or liability for any omission in its inspection or the report related to defects or irregularities which are not reasonably visible at the time of the inspection, which are below ground or concealed behind finished surfaces, which require the moving of anything that impedes access or limits visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris, or other obstruction). Finngineering does not move owner/occupied items for the purposes of this inspection, but requests owners/tenants to have all items cleared and moved prior to inspection so we may provide as accurate and thorough inspection as possible. Finngineering cannot be liable for future malfunctions of any components.
- Client and all associated parties (including but not limited to: resident, tenant, owner, HOA, property management company) does not hold Finngineering or its individual inspection staff liable for future malfunctions or replacements needed of structural systems or components of the property inspected. Finngineering and its associates were not the designer, builder, or engineer of record of the original building, nor were they responsible for maintenance or other conditions that led to current conditions. Entities who were in responsible charge of those constituents of construction bear all responsibility and liability for current conditions, identified or not by Finngineering, as Finngineering has simply provided a visual inspection in compliance with SB 326, to assist in reducing risk at the property.
- While Finngineering may identify termite or other pest damage as impacts structural integrity, Finngineering is not a pest-control company. Any pest-control items (such as mitigation, removal, future prevention, etc) should be consulted with a qualified pest-control company.
- If any recommendations found in inspection report are not followed, this constitutes a breach of the SB 326 and Civil Code 5551, and therefore Finngineering shall bear no responsibility or liability for noncompliance of Client, and any and all relevant damages that occur, legally, financially, or physically, to property, residents, owners, clients, or other.
- If 100% of EEs are not inspected, as allowed per SB 326 language regarding a "random list" of a "statistically significant sample" (number is calculated and presented in scope of work above), Finngineering shall not be responsible or liable in any way for individual EEs not randomly selected or inspected that may individually not be in generally safe condition or have damage to their load bearing components or waterproofing systems. Such unselected EEs lie within the margin of error of  $\pm 5\%$  allowed per SB326 and Civil Code 5551, and outside the scope of requested services by the Client.
- No other areas of the building, construction, or design documents, other than those listed in Findings above, will be under the responsibility of the architectural/engineering stamp. Inspections are limited to the Findings per above and per SB 326 and do not include other architectural, HVAC/mechanical, electrical, civil, landscape, or any elements from any other discipline.
- Remaining useful life estimates are only estimates based on industry experience and expertise. These are only rough estimates, as there are many construction factors that affect remaining useful life that may not be visible or known during inspection. As estimates, these numbers are not to be taken as exact life spans or expectancies.
- This report does not contain any design, detailing, drawings, or calculations for temporary shoring or for new or existing construction.
- See original signed proposal for any additional special conditions, as well as Terms and Conditions for contracts with Finngineering.

Finngineering has been pleased to provide this report for the abovementioned project, and would be happy to provide supplemental information, recommendations, structural design calculations and drawings, city approvals, or any other structural consulting necessary for the successful accomplishment of this project.

Sincerely,



Project Inspector  
Caleb Finn, P.E.  
Principal, Finngineering Structural Services



Licensed Architect  
Ben Wilkerson, AIA

## SITE MAP



**Cimarron Oaks Inspection Summary**

Color Legend:		Recommend Repair/Investigation	Strongly Recommend Repair/Investigation	Require Repair/Investigation	Life Safety Hazard			
Units	Flooring	Perimeter	Slopes	Railing/Wall	Chilling Beams/ath	Beam	Posts	Action Required
Building 1205 Unit E	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage None	Cross: 0.2 deg Front: 2.3 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting None	Distortion Cracking/Damage Base Elevation No Issue	Right support post requires repair due to apparent termite damage
Building 1205 Unit F	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 deg Front: 0.5 to 0.8 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting None	Distortion Cracking/Damage Base Elevation No Issue	Railing and balcony require repair / replacement and further investigation due to combination of racking movement, floor stresses, improper stalling, and moisture rot. Verify safety hazard due to present life safety hazard due to moisture rot, distortion, and rusted connections, and must be replaced.
Building 1205 Unit G	Observations None	No Access Granted		Exterior Access Only Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None		N/A	Railing wall requires repair due to damaged vertical 4x4 posts.
Building 1205 Unit G - Courtyard	Observations None	No Access Granted		No Access Granted				See general report notes on Building G courtyard balconies.
Building 1206 Unit E	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 deg Front: 1 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting None	Distortion Cracking/Damage Base Elevation Significant Improper	Railing posts and ledger board require repair due to wood rot and deterioration. Both support posts require repair due to moisture damage and deterioration.
Building 1206 Unit F	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 deg Front: 0.4 to 0.6 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting None	Distortion Cracking/Damage Base Elevation No Issue	Railing and posts requires repair due to connection instability gap between post and ledger, and moisture rot. Fascia members require repair due to heavy termite damage (due to distortion) and concrete pedestal damage. Recommend engineering calculations for support posts at the height, appears to be too tall for an unbraced 4x4 member.
Building 1206 Unit G	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 deg Front: 0.4 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Cracking/Damage None	Distortion Cracking/Damage Base Elevation No Issue	Railing board requires repair due to burn and wood rot. Outer fascia board and railing require repair due to apparent termite damage or rot.
Building 1206 Unit G - Courtyard	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage Minimal	Cross: -1.1 to 0 deg Front: 0.1 to 1 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Inaccessible		N/A	Interior-side railing presents a life safety hazard due to disconnection from building structure. Street-side railing board requires repair due to pest damage. Railing posts require repair due to termite and exterior railing posts require repair. Recommend engineering calculations to verify that balcony structure can support large planer box full of air conditioning gear. See general report notes on Building G Courtyard balconies.
Building 1208 Unit E	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage Minimal	Cross: 0.2 deg Front: 2.1 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting None	Distortion Cracking/Damage Base Elevation No Issue	Railing requires repair due to unstable end connections and apparent termite damage. Repair due to heavy pest damage and active pest colony. Right support post requires replacement due to termite damage at the base.
Building 1208 Unit F	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage Moderate	Cross: 0.6 deg Front: 0.4 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting Significant	Distortion Cracking/Damage Base Elevation No Issue	Railing posts and ledger board require repair/replacement due to heavy apparent underneath requires replacement due to significant twisting and cracking of the beam.
Building 1208 Unit G	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage Minimal	Cross: 0.6 deg Front: -0.3 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None		N/A	Railing posts and ledger board require repair due to significant moisture rot.
Building 1208 Unit G - Courtyard	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage None	Cross: 0.5 deg Front: 0.4 to 1.4 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Inaccessible		N/A	Railing posts and top railing require repair due to significant moisture rot. See general report notes on Building G Courtyard balconies.
Building 1209 Unit E	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage Moderate	Cross: 0 deg Front: 0.3 to 0.9 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting None	Distortion Cracking/Damage Base Elevation No Issue	Owner reported termites, no significant damage to structural members noted.
Building 1209 Unit F	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 deg Front: 0.8 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting None	Distortion Cracking/Damage Base Elevation No Issue	Both support posts require replacement due to water damage, rusted base connections, and bowing.
Building 1209 Unit G	Softness Cracking/Damage Evidence of Ponding None	Cracking/Damage None	Cross: 0 deg Front: -0.5 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness Deflection Cracking/Damage None		N/A	Railing siding, fascia, and railing posts require repair due to apparent termite damage. Recommend further investigation into minor soft spot in center of floor.

**Cimarron Oaks Inspection Summary**

Color Legend:		Recommend Repair/Investigation	Strongly Recommend Repair/Investigation	Require Repair/Investigation	Life Safety Hazard			
Units	Flooring	Perimeter	Slopes	Railing/Wall	Ceiling/Beneath	Beam	Posts	Action Required
Building 1209 Unit G - Courtyard	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.4 to -1.7 deg Towards building Front: 0.6 to 0.3 deg back up to 1.6 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Inaccessible		N/A	Top fascia and railing boards require replacement due to apparent termite damage and weathering. See general report notes on Building G Courtyard balconies.
Building 1210 Unit E	Softness None Cracking/Damage Moderate Evidence of Ponding None	Cracking/Damage Significant	Cross: 0 deg Front: 1.8 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage Significant	Softness None Deflection None Cracking/Damage Moderate	Softness None Deflection None Warping/Twisting Significant	Distortion Cracking/Damage Base Elevation Improper	Railing posts require a repair due to damage. Support beams require repair/replacement due to twisting and cracking. Right support post presents a life safety hazard due to moisture and damage at the base, and must be replaced.
Building 1210 Unit F	Observations None	No Access Granted		Exterior Access Only Exterior Cracking/Damage Ledge Board/Post Damage None	Softness None Deflection None Cracking/Damage Minimal	Softness None Deflection None Warping/Twisting Minimal	Distortion Cracking/Damage Base Elevation No Issue	Left post presents a life safety hazard due to significant wood rot and active pest colony. / requires replacement.
Building 1210 Unit G	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 deg Front: 0.1 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness None Deflection None Cracking/Damage Moderate		N/A	Railing boards, posts, and exterior require repair due to apparent termite or rot damage.
Building 1210 Unit G - Courtyard	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage Minimal	Cross: 0.4 to 1.4 deg back to 0.4 deg Front: 0.7 to 1.1 deg Towards building	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage Significant	Softness None Deflection None Cracking/Damage Significant	Softness None Deflection None Cracking/Damage Significant	N/A	Street-side low-height wall fascia and railing posts requires repair due to apparent termite damage. Interior-side wall requires repair due to significant apparent termite damage. See general report notes on Building G Courtyard balconies.
Building 1211 Unit E	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 deg Front: 1.7 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage Significant	Softness None Deflection None Cracking/Damage None	Softness None Deflection None Warping/Twisting None	Distortion Cracking/Damage Base Elevation No Issue	Ledge board and railing posts require repair due to active apparent termite infestation. Right support post presents a life safety hazard due to near complete deterioration from wood rot or insect damage. Requires further investigation into the balcony framing to determine if there is any other termite or rot damage.
Building 1211 Unit F	Observations None	No Access Granted		Exterior Access Only Exterior Cracking/Damage Ledge Board/Post Damage Moderate	Softness None Deflection None Cracking/Damage None	Softness None Deflection None Warping/Twisting Yes	Distortion Cracking/Damage Base Elevation Improper	Left post presents a life safety hazard due to leaning and significant deterioration due to rust, rot, apparent termite damage, and active pest colony with correct construction including the base connection and footing.
Building 1211 Unit G	Softness None Cracking/Damage Minimal Evidence of Ponding None	Cracking/Damage Significant	Cross: 0.4 deg Front: 0 to 0.7 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage Significant	Softness None Deflection None Cracking/Damage None	Softness None Deflection None Warping/Twisting Yes	N/A	Requires repair and further investigation into the exterior wall and railing posts due to apparent termite. Requires replacement of railing posts due to apparent termite damage.
Building 1211 Unit G - Courtyard	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage Minimal	Cross: 0.4 to -0.5 deg Towards door Front: 0.4 to 0.9 deg back to 0.4 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Inaccessible		N/A	See general report notes on Building G Courtyard balconies.
Building 1212 Unit E	Observations None	No Access Granted		Exterior Access Only Exterior Cracking/Damage Ledge Board/Post Damage None	Softness None Deflection None Cracking/Damage Moderate	Softness None Deflection None Warping/Twisting Yes	Distortion Cracking/Damage Base Elevation No Issue	Flooring surface and perimeter waterproofing require repair due to water pooling and peeling. Support beam deterioration presents a life safety hazard due to significant stress fracture and wood rot.
Building 1212 Unit F	Softness None Cracking/Damage Significant Evidence of Ponding None	Cracking/Damage Significant	Cross: 0.2 deg Front: 1.3 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage None	Softness None Deflection None Cracking/Damage None	Softness None Deflection None Warping/Twisting None	Distortion Cracking/Damage Base Elevation No Issue	Recommend additional investigation into this unit since it was inaccessible but shows damage on the exterior. The exterior railing wall fascia, ledger, and posts have significant apparent termite damage and requires repair.
Building 1212 Unit G	Observations None	No Access Granted		Exterior Access Only Exterior Cracking/Damage Ledge Board/Post Damage Significant	Softness None Deflection None Cracking/Damage None		N/A	Recommend additional investigation into this unit since it was inaccessible but shows damage on the exterior. The exterior railing wall fascia, ledger, and posts have significant apparent termite damage and requires repair.
Building 1212 Unit G - Courtyard	Observations None	No Access Granted		No Access Granted				Recommend additional investigation into this unit since it was inaccessible but shows damage on the exterior. The exterior railing wall fascia, ledger, and posts have significant apparent termite damage and requires repair.
Building 1213 Unit E	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.3 deg Front: 1.9 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage Moderate	Softness None Deflection None Cracking/Damage None	Softness None Deflection None Warping/Twisting Minimal	Distortion Cracking/Damage Base Elevation No Issue	Railing requires repair due to rotability. Railing requires repair due to excessive damage and signs of termite. Railing wall posts have significant apparent termite damage and require repair. See general report notes on Building G Courtyard balconies.
Building 1213 Unit F	Softness None Cracking/Damage Minimal Evidence of Ponding Minimal	Cracking/Damage None	Cross: 0.2 deg Front: 0 to 1.1 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledge Board/Post Damage Significant	Softness None Deflection None Cracking/Damage None	Softness None Deflection None Warping/Twisting Moderate	Distortion Cracking/Damage Base Elevation No Issue	Railing requires repair due to excessive movement and railing post heavy apparent investigation due to there also being softness and ponding in the floor.

**Cimarron Oaks Inspection Summary**

Color Legend:		Recommend Repair/Investigation	Strongly Recommend Repair/Investigation	Require Repair/Investigation	Life Safety Hazard			
Units	Flooring	Perimeter	Slopes	Railing/Wall	Ceiling/Beneath	Beam	Posts	Action Required
Building 1213 Unit G	Softness None Cracking/Damage Minimal Evidence of Ponding Minimal	Cracking/Damage None	Cross: 0.1 deg Front: 0.1 deg	Movement Cracking/Damage None Exterior Cracking/Damage None	Softness Yes Deflection None Cracking/Damage Minimal		N/A	Top railing board and railing posts requires repair due to heavy weathering and apparent termite damage. Recommend additional investigation penetration through the studs and cracks in the flooring.
Building 1213 Unit G - Courtyard	Softness None Cracking/Damage None Evidence of Ponding Moderate Heavy Vibrations	Cracking/Damage None	Cross: 0.2 to 1.1 deg back to 0 deg Front: 0.8 deg Towards building	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage Significant Moderate		N/A	Based on the combination of all inspection items on this deck, especially the softness that is not load bearing, heavy deflection of header above garage door, and report of prior heavy leaking and water damage, we recommend further investigation into the framing below. See general report notes on Building G Courtyard balconies.
Building 1214 Unit E	Softness None Cracking/Damage Significant Evidence of Ponding None	Cracking/Damage None	Cross: 0.4 deg Front: 2.1 deg	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage Moderate		Distortion Cracking/Damage Significant Base Elevation No Issue	Flooring surface requires repair due to heavy cracking. Top railing board and railing wall fascia require repair due to apparent termite damage and water rot. Left support and warping and deteriorated metal connector plates.
Building 1214 Unit F	Softness None Cracking/Damage Minimal Evidence of Ponding Minimal	Cracking/Damage None	Cross: 0.3 deg Front: 1.1 to 1.5 deg	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage None		Distortion Cracking/Damage Minimal Base Elevation Improper	Recommend lifting post bases higher off ground to avoid landscaping water saturation
Building 1214 Unit G	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.4 deg Front: 0.1 deg	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage None		N/A	Railing posts and top railing require repair due to apparent heavy termite damage.
Building 1214 Unit G - Courtyard	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 to 0.3 deg Front: 0.9 deg Towards building	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Inaccessible - Homeowner noted leaking in garage		N/A	Railing post requires repair due to heavy apparent termite damage. Owner reports repaired. See general report notes on Building G Courtyard balconies.
Building 1215 Unit E	Softness None Cracking/Damage Minimal Evidence of Ponding None	Cracking/Damage Significant	Cross: 0.1 deg Front: 1.1 to 1.6 deg	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage None		Distortion Cracking/Damage None Base Elevation No Issue	Perimeter waterproofing requires repair due to apparent termite damage to exterior siding of the building wall adjacent to the balcony. Ceiling staining, mold, and possible water damage.
Building 1215 Unit F	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 deg Front: 0.9 deg	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage None		Distortion Cracking/Damage Minimal Base Elevation Improper	Recommend lifting support post pedestals off the ground to avoid landscaping water saturation
Building 1215 Unit G	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage Significant	Cross: 0.1 to 0.6 deg Front: 0.4 to 1.4 deg Towards building	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage None		N/A	Exterior building siding requires repair due to wood rot causing crumbling of material. Owner reports flooding into home due to improper drainage.
Building 1215 Unit G - Courtyard	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.1 to 1.3 deg back to 0.2 deg Front: 0.1 to 1.7 deg Towards building	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Inaccessible		N/A	Recommend repair to top rail board, inner-side railing wall due to water damage at the bottom edge and corner. See general report notes on Building G Courtyard balconies.
Building 1216 Unit E	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.3 deg	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage Moderate		Distortion Cracking/Damage Significant	Left post requires repair due to significant parallel fiber delamination and continuous cracking along full length of post. Support beam above should be repaired. Falls around exterior railing wall requires repair due to apparent termite and burn damage. Recommend further investigation of unit since it was not accessible but damage was observed from below.
Building 1216 Unit F	Softness None Cracking/Damage Minimal Evidence of Ponding None	Cracking/Damage None	Cross: 0.3 deg Front: 0.9 to 1.4 deg	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage Minimal		Distortion Cracking/Damage None Base Elevation Improper	Railing top board requires repair due to staining and water damage. Deck requires repair due to heavy rot with apparent termite damage. Left support post presents a life safety hazard due to heavy deterioration at the base. Right support post requires repair due to water damage to avoid landscaping moisture saturation.
Building 1216 Unit G	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage None	Cross: 0.3 deg Front: 0.9 to 1.4 deg	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage None		N/A	Railing top board requires repair due to staining and water damage. Deck requires repair due to heavy rot with apparent termite damage. Left support post presents a life safety hazard due to heavy deterioration at the base. Right support post requires repair due to water damage to avoid landscaping moisture saturation.
Building 1216 Unit G - Courtyard	Softness None Cracking/Damage None Evidence of Ponding None	Cracking/Damage Minimal	Cross: 0.3 deg Front: 1.9 to 2.1 deg	Movement Cracking/Damage None Exterior Cracking/Damage None Ledger Board/Post Damage None	Softness None Deflection None Cracking/Damage Minimal		Distortion Cracking/Damage Minimal Base Elevation No Issue	Railing requires repair due to instability attachments and connectors. Recommend water intrusion in zinc roof of framing above garage and over roof of flooding and leaking into the structural wall below the balcony.

**Cimarron Oaks Inspection Summary**

Color Legend:		Recommend Repair/Investigation	Strongly Recommend Repair/Investigation	Require Repair/Investigation	Life Safety Hazard			
Units	Flooring	Perimeter	Slopes	Railing/Wall	Ceiling/Beneath	Beam	Posts	Action Required
Building 1217 Unit F	Softness None	Cracking/Damage None	Cross: 0 deg	Movement Cracking/Damage Significant	Softness None	Softness None	Distortion Cracking/Damage None	Railing entirely requires repair or replacement due to heavy movement and heavy apparent termite damage. Also will need to water decay. Recommend filling support post pedestals at least 4" to 6" above the ground to avoid landscaping water saturation.
	Evidence of Ponding None		Front: 0.7 to 1.2 deg	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation Improper	
Building 1217 Unit G	Softness Yes - Load Bearing	Cracking/Damage None	Wood Cross: 0.1 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Requires further investigation or repair of structural framing due to heavy movement of railing that causes movement of flooring, and areas of minor softness. Concrete coping slab may exceed design loads for railing bases. Recommend engineering calculations.
	Cracking/Damage Moderate		Wood Front: 0 deg	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1217 Unit G - Courtyard	Softness Yes - Load Bearing	Cracking/Damage None	Concrete Cross: 0.3 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Requires further investigation or repair of 2nd floor framing below deck due to significant movement of deck with standard live load stepping. See general report notes on Building G Courtyard balconies.
	Cracking/Damage Moderate		Cross: 0.0 to 1.1 deg	Ledger Board/Post Damage None	Inaccessible	Inaccessible	Base Elevation No Issue	
Building 1218 Unit E	Softness None	Cracking/Damage None	Cross: 0 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Railing ledger board requires replacement due to heavy water and apparent termite damage. Recommend replacing left support railing bases. Distortion to twisting and railing bases. Recommend engineering calculations.
	Cracking/Damage None		bowing in middle Front: 1.1 deg	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1218 Unit F	Softness Yes - Load Bearing	Cracking/Damage None	Cross: 0.1 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Recommended repair of both support posts and base connections.
	Cracking/Damage Moderate		Front: 0.4 to 0.9 deg	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1218 Unit G	Softness None	Cracking/Damage None	Cross: 0 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Railing posts and string require repair due to heavy water and apparent termite damage. Recommend engineering calculations.
	Cracking/Damage None		Front: -0.7 deg	Ledger Board/Post Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1218 Unit G - Courtyard	Softness None	Cracking/Damage None	Cross: -1.1 to 0 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Interior railing and posts require repair due to heavy water and apparent termite damage. Recommend engineering calculations.
	Cracking/Damage None		Towards building Front: 0.8 to 0.4 deg	Exterior Cracking/Damage None	Inaccessible	Inaccessible	Base Elevation No Issue	
Building 1220 Unit E	Softness Yes - Load Bearing	Cracking/Damage Moderate	Cross: 0.1 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Railing ledger board requires repair due to heavy water and apparent termite damage. Flooring requires repair due to cracking and damage.
	Cracking/Damage None		Front: 1.2 deg	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1220 Unit F	Softness Yes - Load Bearing	Cracking/Damage Moderate	Cross: 0 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Railing and posts require repair due to heavy water and apparent termite damage. Recommend engineering calculations.
	Cracking/Damage None		Cross: 0 deg	Ledger Board/Post Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1220 Unit G	Softness None	Cracking/Damage None	Cross: 0.1 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Railing posts require replacement from moisture rot damage.
	Cracking/Damage None		Front: 0.1 deg	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1220 Unit G - Courtyard	Softness None	Cracking/Damage Moderate	Cross: 0.4 to 1.2 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Structural beams in 2nd floor framing below deck, above garage, present a life safety hazard and require repair due to heavy damage from either termite or water rot. Parts of some beams and water damage are visible from the exterior. Recommend repair of support post pedestals at least 4" to 6" above the ground to avoid landscaping water saturation. See general report notes on Building G Courtyard balconies.
	Cracking/Damage None		back to 0.7	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1222 Unit E	Softness None	Cracking/Damage None	Cross: 0.3 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Recommended lifting support post pedestals off the ground to avoid landscaping water saturation. Recommend repair of support post pedestals at least 4" to 6" above the base connections.
	Cracking/Damage None		Front: 1.4 deg	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1222 Unit F	Softness None	Cracking/Damage None	Cross: 0.4 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Recommended lifting support post pedestals off the ground to avoid landscaping water saturation. Recommend repair of support post pedestals at least 4" to 6" above the base connections.
	Cracking/Damage None		Front: 1 deg	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation Improper	
Building 1222 Unit G	Softness None	Cracking/Damage None	Cross: 0.3 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Reinforce waterproofing requires repair due to cracking.
	Cracking/Damage None		Front: 0.2 to 0.6 deg	Exterior Cracking/Damage None	Deflection None	Deflection None	Base Elevation No Issue	
Building 1222 Unit G - Courtyard	Softness None	Cracking/Damage None	Cross: 0.5 to 1 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Building string requires repair due to structural framing. Inner side railing posts require repair due to significant apparent termite damage. Requires further investigation due to heavy vibrations from live loads. See general report notes on Building G Courtyard balconies.
	Cracking/Damage None		Front: -0.6 to 1.2 deg	Exterior Cracking/Damage None	Inaccessible	Inaccessible	Base Elevation No Issue	
Building 1222 Unit G - Courtyard	Softness None	Cracking/Damage None	Cross: 0.5 to 1 deg	Movement Cracking/Damage None	Softness None	Softness None	Distortion Cracking/Damage None	Building string requires repair due to structural framing. Inner side railing posts require repair due to significant apparent termite damage. Requires further investigation due to heavy vibrations from live loads. See general report notes on Building G Courtyard balconies.
	Cracking/Damage None		back to 0.4	Ledger Board/Post Damage None	Deflection None	Deflection None	Base Elevation No Issue	

**Cimarron Oaks Inspection Summary**

Color Legend:		Recommend Repair/Investigation	Strongly Recommend Repair/Investigation	Require Repair/Investigation	Life Safety Hazard			
Units	Flooring	Perimeter	Slopes	Railing/Wall	Chilling Beneath	Beam	Posts	Action Required
Building 1224 Unit E	Observations □ Softness Cracking/Damage Evidence of Ponding	No Access Granted	Cross: 0.3 deg Front: 0.7 to 0.9 deg	Exterior Access Only Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting Cracking/Damage None	Distortion Cracking/Damage Base Elevation No Issue	Railing posts and posts require repair due to significant wood rot. Right support post beneath requires repair due to large rot and degraded base connection.
Building 1224 Unit F	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage None	Cross: 0.3 deg Front: 0.7 to 0.9 deg	Exterior Cracking/Damage None	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting Cracking/Damage None	Distortion Cracking/Damage Base Elevation No Issue	Flooring requires repair due to degraded waterproofing and exposed plywood. The safety hazard due to sinking, degraded concrete footing, and both require replacement including pedestal footings.
Building 1226 Unit E	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage Moderate	Cross: 0.2 deg Front: 1.5 to 1.9 deg	Movement Cracking/Damage Exterior Cracking/Damage	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting None	Distortion Cracking/Damage Base Elevation No Issue	Flooring and perimeter waterproofing requires repair due to cracking and missing patches of waterproof coating. Recommend further investigation into support beam beneath due to warping and cracking in stucco.
Building 1226 Unit F	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage None	Cross: 0 deg Front: 1.1 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting Cracking/Damage None	Distortion Cracking/Damage Base Elevation No Issue	
Building 1226 Unit G	Observations ☑ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage None	Cross: 0 deg Front: -0.6 deg Towards building	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Cracking/Damage None	N/A	
Building 1226 Unit G - Courtyard	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage None	Cross: 0.6 to 0.9 deg Front: 0.4 to 0.9 deg Towards building	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Inaccessible		N/A	Recommend repair of railing posts due to termite damage. Recommend further investigation into 2nd floor framing below deck above garage due to heavy vibrations. Colored balconies.
Building 1228 Unit E	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage None	Cross: 0.2 deg Front: 1 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting Cracking/Damage None	Distortion Cracking/Damage Base Elevation No Issue	Stucco beneath balcony requires repair due to missing cement. Recommend repair of termite damage to heavy support post and base connections of support posts below due to rust.
Building 1228 Unit F	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage Moderate	Cross: 0.2 deg Front: 0.5 to 0.8 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting Cracking/Damage None	Distortion Cracking/Damage Base Elevation No Issue	Railing board requires repair due to active wood rot and fungus growth. Flooring requires repair due to chipping and cracking. Building siding requires repair due to wood rot and apparent, termite damage.
Building 1228 Unit G	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage None	Cross: 0.3 deg Front: -0.4 to -0.7 deg Towards building	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None		N/A	
Building 1228 Unit G - Courtyard	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage None	Cross: 0.1 to 1.4 deg Front: 0.6 to 1 deg Towards building	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Cracking/Damage None	N/A	Framing above front door below requires repair and further investigation due to severe rot that is wet and spongy. See general balconies on Building G Courtyard balconies.
Building 1230 Unit E	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage Minimal	Cross: not measured Front: not measured	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting Cracking/Damage None	Distortion Cracking/Damage Base Elevation No Issue	
Building 1230 Unit F	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage None	Cross: 0.1 to 0.6 deg Front: 0.3 to 0.9 deg	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Warping/Twisting Cracking/Damage None	Distortion Cracking/Damage Base Elevation No Issue	Railing posts and ledger board require repair due to significant apparent termite damage.
Building 1230 Unit G	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage None	Cross: 0.2 deg Front: -0.2 to -1 deg Towards building	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Cracking/Damage None	N/A	Railing requires repair due to heavy movement and water damage.
Building 1230 Unit G - Courtyard	Observations □ Softness Cracking/Damage Evidence of Ponding	Cracking/Damage Minimal	Cross: 0.2 to 1.3 deg Front: -0.3 to -1.4 deg Towards building	Movement Cracking/Damage Exterior Cracking/Damage Ledger Board/Post Damage	Softness Deflection Cracking/Damage None	Softness Deflection Cracking/Damage None	N/A	Railing posts and fascia require repair due to heavy moisture damage. Require further investigation into 2nd floor framing below deck and into the 2nd floor framing. See general report notes on Building G Courtyard balconies.

**Charron Oaks Inspection Summary**

Color Legend:		Recommend Repair/Investigation	Strongly Recommend Repair/Investigation	Require Repair/Investigation	Life Safety Hazard				
Units	Flooring	Perimeter	Slopes	Railing/Wall	Ceiling Beneath	Beam	Posts	Action Required	
Building 1232 Unit E	Obstructions <input type="checkbox"/>	Softness Cracking/Damage None	None	Cross: 0.4 deg Front: 1.2 to 1.5 deg	Movement Cracking/Damage None	Softness Deflection None	Distortion Cracking/Damage None	None Significant	Entire railing requires repair due to heavy movement, heavy apparent termite damage, loose connectors, and heavy weathering due to softness and peeling deckboards. require repair due to cracks, heavy deterioration of the wood at the base of the posts from moisture or termite damage, and concrete pedestal damage.
	Evidence of Ponding None	Evidence of Ponding None	None	None	Exterior Cracking/Damage Ledge Board/Post Damage	Cracking/Damage Significant	Warping/Twisting None	Base Elevation No Issue	
Building 1232 Unit F	Obstructions <input type="checkbox"/>	Softness Cracking/Damage None	None	Cross: 0.1 deg Front: -0.4 deg	Movement Cracking/Damage None	Softness Deflection None	Distortion Cracking/Damage None	None Life Safety	Railing posts require repair due to water saturation. Support posts present a life safety hazard due to heavy termite damage. New installation must be replaced. New installation should be raised above the surrounding grade to avoid landscape water saturation.
	Evidence of Ponding None	Evidence of Ponding None	None	None	Exterior Cracking/Damage Ledge Board/Post Damage	Cracking/Damage None	Warping/Twisting None	Base Elevation Improper	
Building 1232 Unit G	Obstructions <input type="checkbox"/>	Softness Cracking/Damage None	None	Cross: 0.1 deg Front: -1.7 deg	Movement Cracking/Damage None	Softness Deflection None	Distortion Cracking/Damage None	None Moderate	Railing posts require repair due to rot or apparent termite damage.
	Evidence of Ponding None	Evidence of Ponding None	None	None	Exterior Cracking/Damage Ledge Board/Post Damage	Cracking/Damage None	Warping/Twisting None	Base Elevation None	
Building 1232 Unit G - Courtyard	Obstructions <input type="checkbox"/>	Softness Cracking/Damage None	Yes - loose bearing	Cross: 0.4 to 0.7 deg back to -0.6 deg Front: -0.2 to 0.7 deg	Movement Cracking/Damage None	Inaccessible - Homeowner notes leak in garage	Distortion Cracking/Damage None	None Significant	Both railings present life safety hazards due to heavy movement and disconnection from building, as well as apparent termite damage. Requires repair of railing connections. Requires further investigation and repair into 2nd floor framing below deck and above garage due to floor softness and heavy vibration. See general report notes on Building G Courtyard balconies.
	Evidence of Ponding None	Evidence of Ponding None	Heavy Vibrations	back to -0.3 deg	Exterior Cracking/Damage Ledge Board/Post Damage	Cracking/Damage Moderate	Warping/Twisting None	Base Elevation None	N/A



Rapid Construction & Painting  
(909) 923-1700  
3635 Esperanza Dr.  
Chino, CA 91710

Prepared For  
Cimmaron oaks 4  
C/O CMS  
1209 S. Palmetto ave.  
Ontario, CA 91761

Proposal Date  
04/10/2026

Proposal Number  
0001603

Reference  
1205-F

## Cimarron Oaks IV – Wooden Balcony Repairs Status

To Whom It May Concern,

Rapid Construction & Painting has been contracted to perform repairs to select wooden balconies at the Cimarron Oaks IV Condominium Community. These repairs are being completed in response to identified safety-related conditions affecting certain units.

At this time, we are in the process of obtaining permits with the City. Drawings have been completed and submitted, and we are currently awaiting plan check review. It is typical for the City to request revisions during this process, and we will address any comments as they arise.

Upon issuance of permits, the repair work is anticipated to take approximately two (2) weeks to complete, subject to field conditions and final approved scope.

The project is being coordinated with the HOA and property management, with priority given to units identified as having safety concerns. Work will be completed in accordance with standard construction practices and applicable requirements.

If you have any questions or require additional information, please feel free to contact our office.

Sincerely,  
Elias Salloum

## Pricing

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Description	Rate	Qty	Line Total
		Subtotal	0.00
		Tax	0.00

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