

SB 326/721 3708 Baldwin Ave

Inspection id:	0A5C-C424-4D35-40E8	Team name:	SB 721 Inspection
Template name:	SB 326/721	Project name:	
Created:	MD Mark Dias on Jan 27, 2026, 10:38:18 AM	Updated:	EY EY on Feb 16, 2026, 8:53:34 PM
Status:	Completed	Location:	

Flagged Items:

Inspection Data

Inspector	Hamid Esmaili
Date & Time	Jan 27 2026, 10:38 AM
Address	3708 Baldwin Ave, El Monte, CA 91731, USA
Overview	<p>SB 326 / 721 Exterior Elevated Element Report provided by American Retrofitters dba American Balconies CSLB 1020382.</p> <p>Balconies, walkways, and landings are restricted to approximately twenty (20) linear feet. Exterior elevated elements beyond that may be counted as more than one (1) element for the purposes of estimating.</p>

Exterior Elevated Element 1

Type	<input checked="" type="radio"/> Balcony <input type="radio"/> Landing/Walkway <input type="radio"/> Stairs <input type="radio"/> Other
Location	Balcony Apt 6
Findings	<p> <input type="radio"/> Dangerous (threat to health and safety) <input type="radio"/> Poor <input type="radio"/> Fair <input checked="" type="radio"/> Good </p> <p>Excellent</p> <p>" No signs of structural compromise or damage to loadbearing elements, but signs of underside cracking, stucco cracking, railing wear, and waterproofing damage; shortened lifespan. "</p>

Capture_1769539468.jpg



Railing/wall has got some wear and tear but still stable and secure

Capture_1769540594.jpg



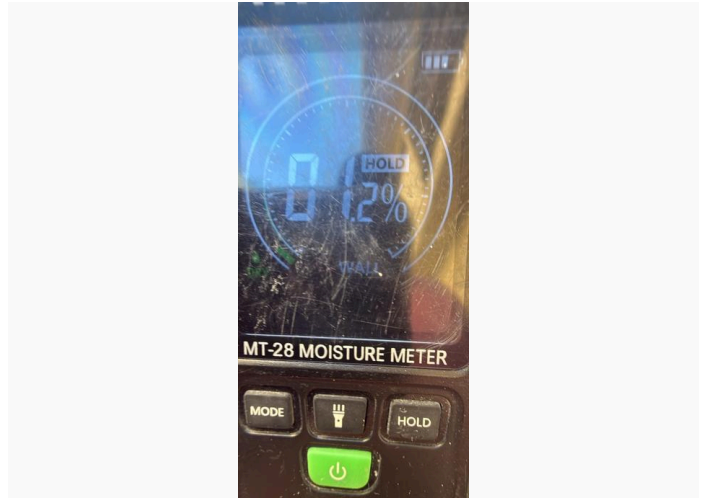
Structural integrity, good with no damage evident

Capture_1769540565.jpg



Interior dry with no signs of water intrusion and loadbearing elements are in good condition

Capture_1769540545.jpg



Moisture level good

Capture_1769540126.jpg



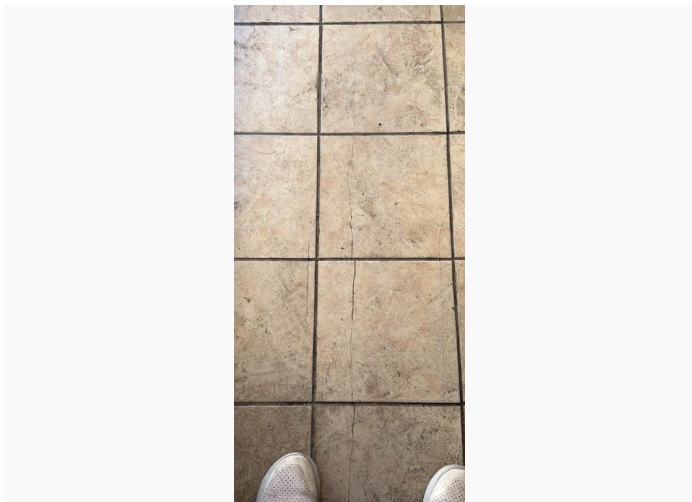
Minor cracking on under side of Balcony

Capture_1769540096.jpg



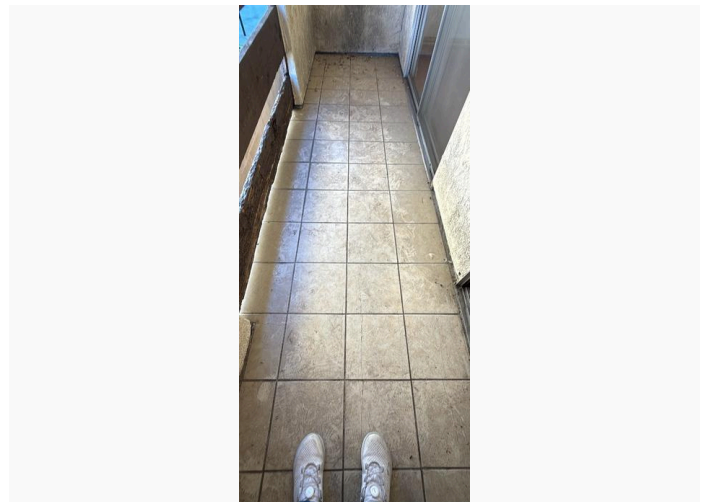
Exterior view shows minor, cracking, in Stucco

Capture_1769539492.jpg



Close-up shows some minor cracking wood reseat with clearcoat or waterproofing recommended

Capture_1769539446.jpg



Tile in generally good condition, but some minor cracks

Recommendations

None Repairs recommended Repairs required

" No internal damage present, but recommending preventative maintenance to waterproof and seal the deck to prevent damage to structural elements and extend lifespan of balcony. "

Exterior Elevated Element 2

Type Balcony Landing/Walkway Stairs Other

Location Balcony Apt 8

Findings Dangerous (threat to health and safety) Poor Fair Good

Excellent

" No signs of structural compromise, damage, cracks, excessive wear, or water intrusion; normal lifespan. "

Capture_1769539870.jpg

Capture_1769539811.jpg

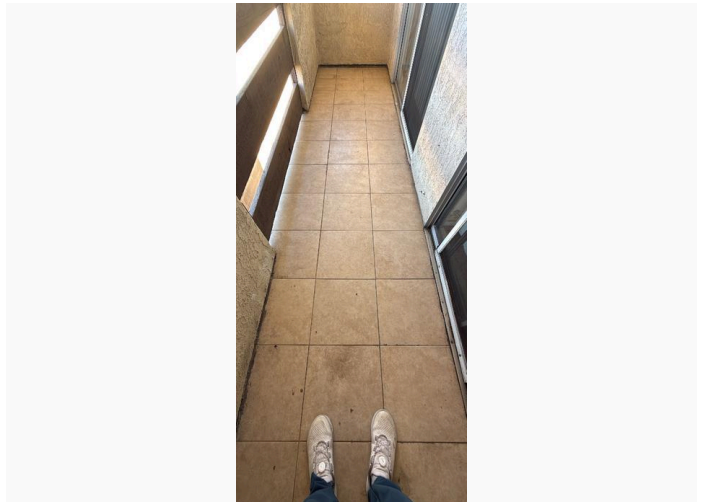
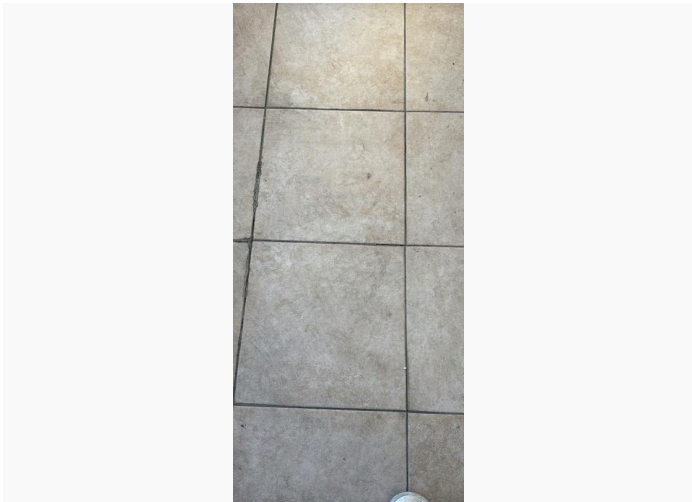


Exterior view shows no significant damage or problems

Railing and wall solid with minor weather damage

Capture_1769539788.jpg

Capture_1769539774.jpg



Tile floor in good condition

Deck surface has no significant damage or issues

Recommendations None Repairs recommended Repairs required

" None "

Exterior Elevated Element 3

Type	<input checked="" type="radio"/> Balcony	Landing/Walkway	Stairs	Other
Location	Balcony Apt 1			
Findings	<input type="radio"/> Dangerous (threat to health and safety)	<input type="radio"/> Poor	<input type="radio"/> Fair	<input checked="" type="radio"/> Good
	Excellent			
	" No signs of structural compromise, damage, cracks, excessive wear, or water intrusion; normal lifespan. "			

Capture_1769541839.jpg



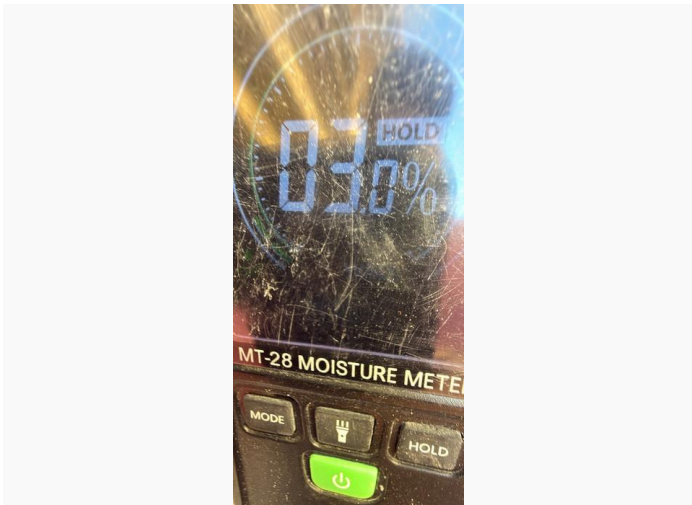
No signs of damage or excessive wear. Structural integrity is good.

Capture_1769541823.jpg



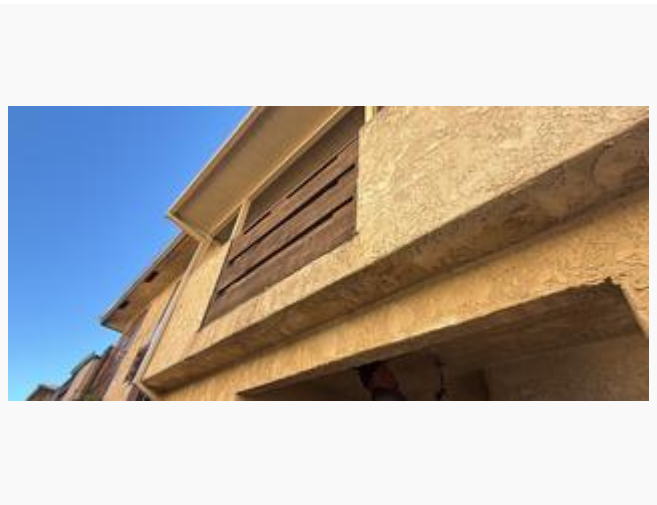
No signs of water intrusion, loadbearing elements, excellent

Capture_1769541803.jpg



Moisture level good

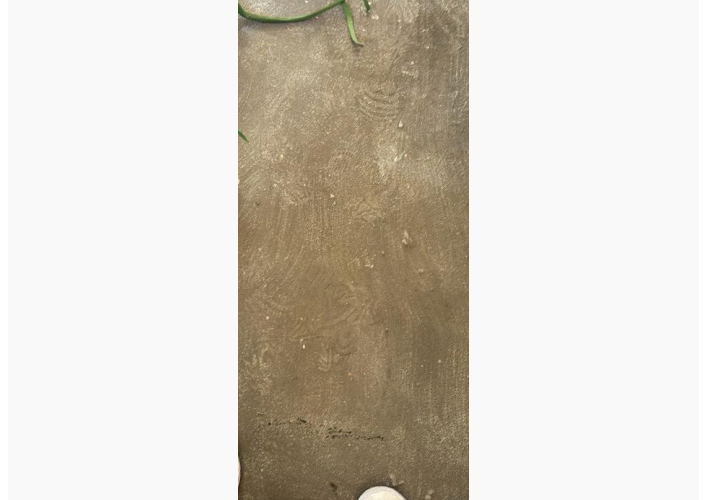
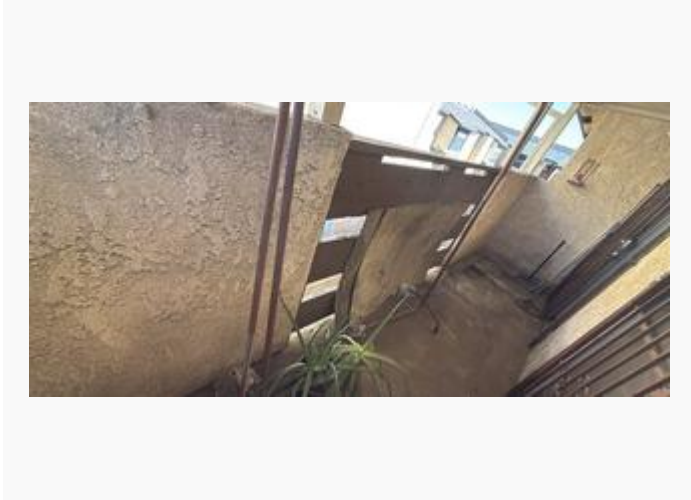
Capture_1769541519.jpg



Exterior view shows no significant damage

Capture_1769541322.jpg

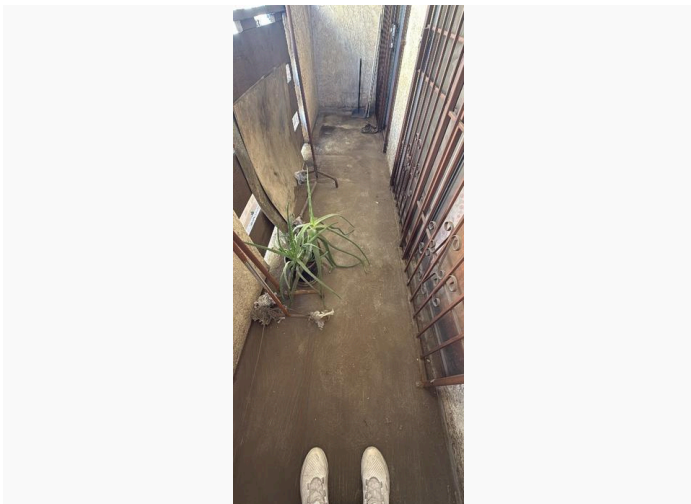
Capture_1769541298.jpg



Railing and wall are stable and secure

No waterproofing present but structurally sound

Capture_1769541279.jpg



Deck floor has no significant damage or cracks

Recommendations

None Repairs recommended Repairs required

" No internal damage present, but recommending preventative maintenance to waterproof with clear coat and seal the deck to extend lifespan of balcony. "

Exterior Elevated Element 4

Type Balcony Landing/Walkway Stairs Other

Location Balcony Apt 5

Findings

Dangerous (threat to health and safety)

Poor

Fair

Good

Excellent

" No signs of structural compromise or damage to loadbearing elements, but signs of water intrusion, minor cracking, and waterproofing damage; shortened lifespan. "

Capture_1769542751.jpg



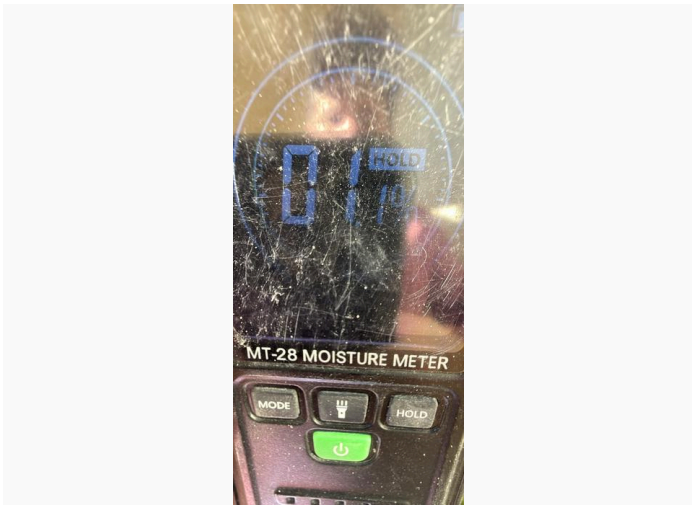
Minor signs of water intrusion, but no significant loadbearing damage

Capture_1769542733.jpg



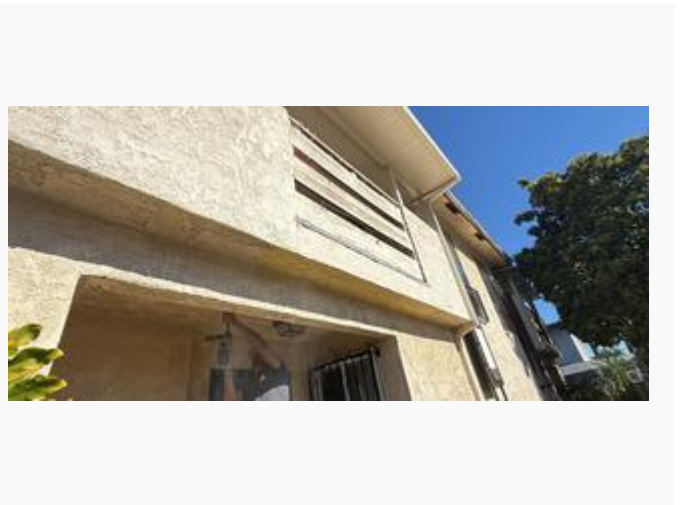
Some signs of water intrusion

Capture_1769542620.jpg



Moisture level good

Capture_1769542191.jpg



Exterior view shows no issues or damage

Capture_1769542140.jpg

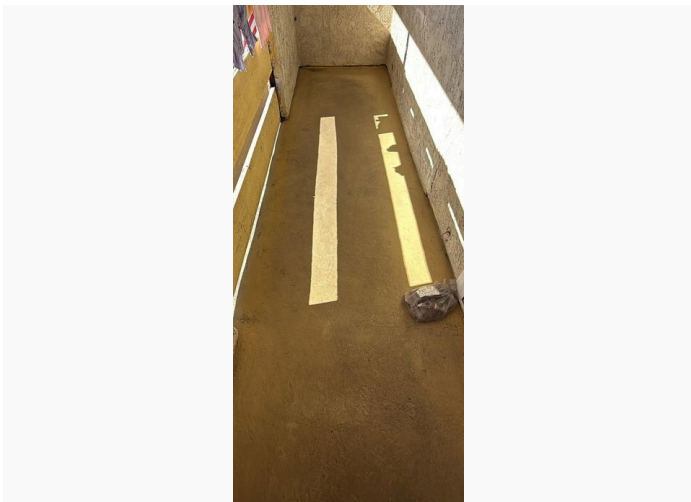
Capture_1769542104.jpg



Wall/railing in good condition with no significant damage

Close-up show some minor cracking

Capture_1769542085.jpg



Deck surface in generally good condition with minor wear and tear

Recommendations

None Repairs recommended Repairs required

" Resealing and waterproofing recommended to extend deck lifespan. "

Exterior Elevated Element 5

Type Balcony Landing/Walkway Stairs Other

Location Balcony Apt 10

Findings

Dangerous (threat to health and safety)

Poor

Fair

Good

Excellent

" No signs of structural compromise, damage, cracks, excessive wear, or water intrusion; normal lifespan. "

Capture_1769542353.jpg



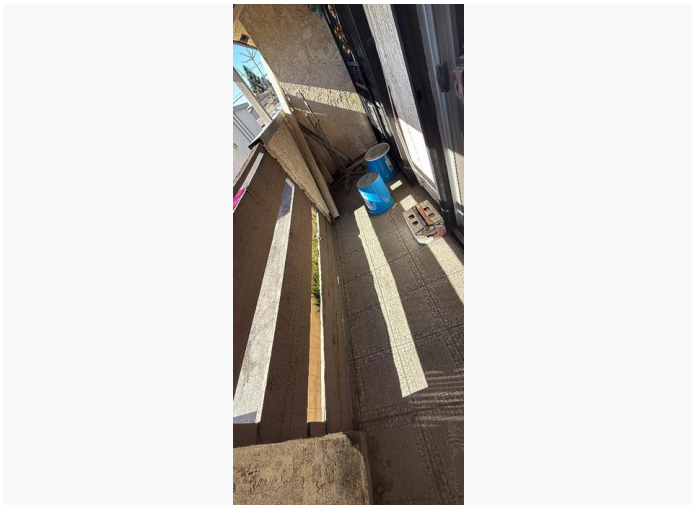
Deck needs some general maintenance, but structurally sound

Capture_1769542547.jpg



Exterior view shows no significant damage or problems

Capture_1769542443.jpg



Structurally sound just in need of cleaning and waterproofing

Capture_1769542415.jpg



Railing/wall is stable and secure

Capture_1769542389.jpg



Tile floor in generally good condition, but could use a waterproofing, clearcoat and maintenance

Recommendations

None Repairs recommended Repairs required

" No internal damage present, but recommending preventative maintenance to waterproof with clear coat and seal the deck to extend lifespan of balcony. "

Exterior Elevated Element 6

Type

Balcony Landing/Walkway Stairs Other

Location

Balcony Apt 16

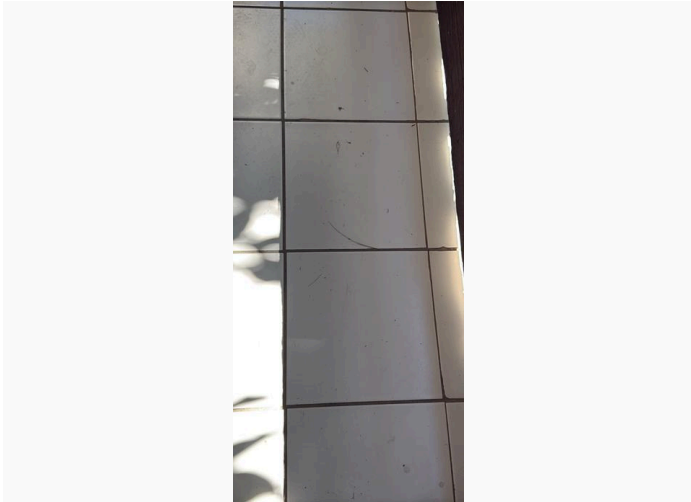
Findings

Dangerous (threat to health and safety) Poor Fair Good

Excellent

" No signs of structural compromise or damage to loadbearing elements, with signs of recent repairs but top railing has rusty nails and sharp hazards; normal lifespan. "

Capture_1769542843.jpg



lacks waterproofing, but deck is in generally good condition

Capture_1769543280.jpg



Stucco has been repaired recently

Capture_1769543261.jpg



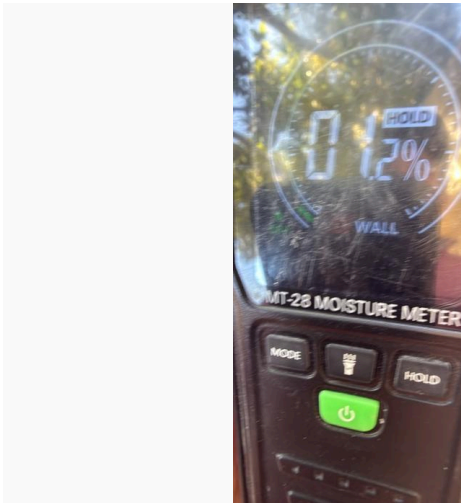
Structural integrity, good with no signs of water or damage

Capture_1769543240.jpg



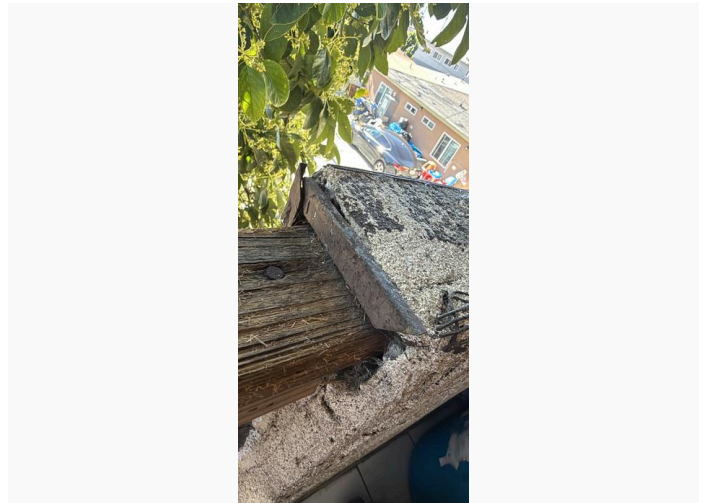
Interior shows no signs of water intrusion and loadbearing elements are good

Capture_1769543092.jpg



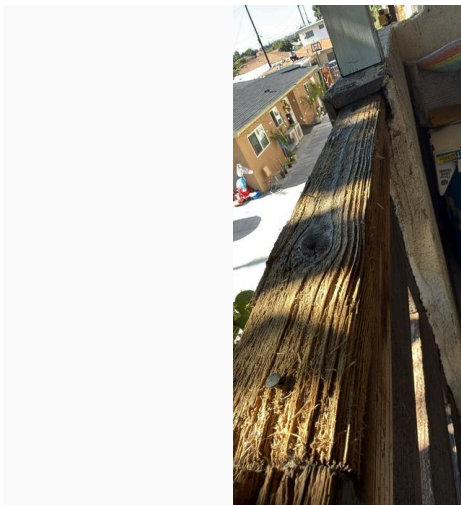
Moisture level good

Capture_1769542965.jpg



Sharp metal edges, potentially hazardous and needs to be fixed

Capture_1769542942.jpg



Exposed Rusty nails need to be addressed

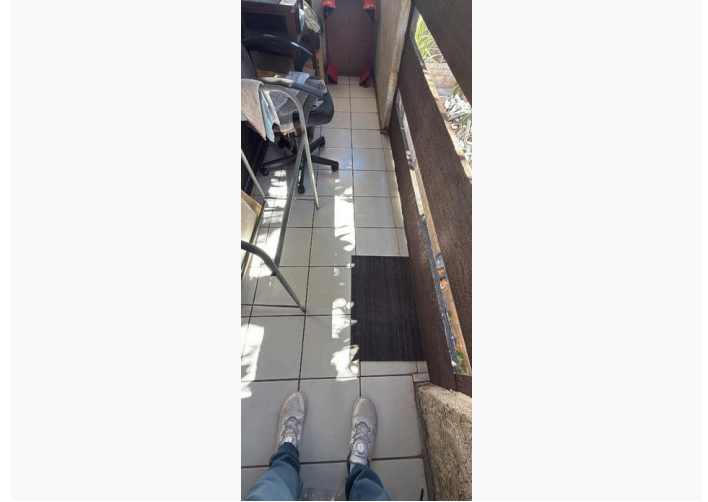
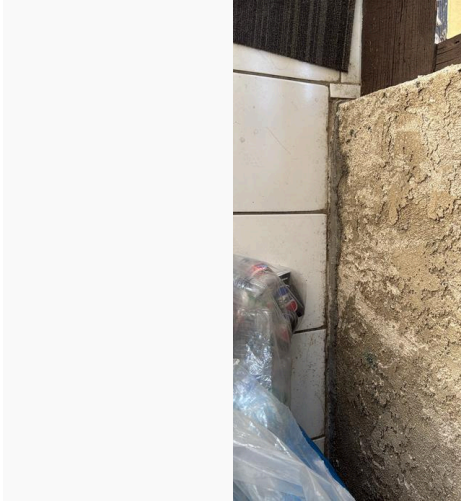
Capture_1769542908.jpg



Wall stable and secure, but top railing needs to be replaced is worn and potentially hazardous

Capture_1769542873.jpg

Capture_1769542823.jpg



Signs of repair at base of wall

Tile floor shows no significant damage

Recommendations

None Repairs recommended Repairs required

" Railing needs to be repaired where hazardous materials are present. "

General comments and recommendations

Structural integrity of inspected elements in good condition and would recommend waterproofing with a clear coat in areas of need as preventative maintenance to prevent future damage to loadbearing elements.

Limitations

The information and opinions provided herein are derived from a limited investigation and, as such, no guarantee can be made as to the structural performance of the building or any part thereof. All warranties are hereby disclaimed, including any implied warranty of merchantability or fitness for a particular purpose.

Signature

Signed by HE , Feb 16, 2026, 8:36:45 PM