



California Balcony Inspections

Association : Sunset Point HOA
Address : 640 W 4th st, Long Beach, CA-90802

Document Prep Date : 10-23-2023

Total addresses of units in association: total addresses is undetermined based on no plot map

Total identified EEE's ((Exterior Elevated Elements)) : (64)

Total identified balconies : (61)

Total identified catwalk's : approximately 198 lineal feet of walkway

Total identified landing's : (0)

Total identified staircases : (0)

Total number of EEE's requiring destructive testing : (27) these balconies were found to have wood rot conditions in the structural elements. Wood rot was detected by Borescoped imaging. We recommend coverings be removed, such as waterproofing elements and deck sheeting in order to further examine structural elements damaged.

Total number of recommended new waterproofing system : (3) level four balconies that require destructive testing. Will also require new Waterproofing systems after structural elements are replaced. Waterproofing elements have failed in these balconies and unintended water vapors are passing through waterproofing into structural members.

Total number of EEE's recommended maintenance : (28) minor repairs, and or maintenance coats are required on these Balcony's. Waterproofing manufactures recommend maintenance topcoats, every 2 to 5 years in order to protect Waterproofing elements and structural components.

Total number of balconies in good standing with little maintenance required : (1) this Balcony was found in perfect condition. Please see report specifics, and grading sheet to prioritize repairs.

All balconies have been inspected and certified per SB 326 California balcony law by California Balcony Inspections Inc. (CBI)

Please see detailed report for specifics and recommended actions to be taking on balconies



SUNSET POINTE HOA BALCONY INSPECTION GRADING SHEET

GRADING CRITERIA IS BASED ON 1-5 SCALE, 5 BEING IMMEDIATE ATTENTION

LEVEL 5) BALCONY IS IN UNSAFE CONDITION AND NEEDS IMMEDIATE SHORING

LEVEL 4) WOOD ROT WAS DETECTED/STRUCTURAL CORRECTIONS/WATERPROOFING ELEMENTS

LEVEL 3) WATERPROOFING ELEMENTS COMPROMISED

LEVEL 2) MINOR REPAIR AND OR MAINTENANCE TOP COAT IS RECOMMENDED

LEVEL 1) BALCONY IS IN PERFECT CONDITION. NO ACTION NEEDED

PLEASE NOTE : GRADING SHEET IS A RECOMMENDATION FOR REPAIRS ONLY.

THIS LIST IS DONE AS A COURTESY TO PRIORITIZE REPAIRS.

SCALE		1	2	3	4	5
UNIT #						
403					X	
407 East					X	
407 West					X	
4th floor walkway				X		
3rd floor walkway				X		
2nd floor walkway					X	
217					X	
3rd floor elevator lobby balcony					X	
313				X		
stairwell balcony						
413				X		
414					X	
416					X	
415				X		
412					X	
411 West						X
411 North					X	
410 North			X			
410 South			X			
405			X			
409 South					X	
409 North			X			
408 South			X			
408 North		X				
406 East			X			
406 West			X			
404					X	
402			X			
401 West					X	
401 East			X			
417					X	
310				X		
304					X	

SCALE	1	2	3	4	5
309				X	
316		X			
315		X			
314				X	
312				X	
308		X			
307		X			
306 East		X			
306 West		X			
305		X			
303				X	
302				X	
208		X			
216				X	
311 West		X			
311 North		X			
301		X			
317				X	
211				X	
213				X	
214				X	
209		X			
207				X	
215		X			
206		X			
205		X			
204		X			
210		X			
212					X
203				X	
202		X			
201		X			