



SUBJECT: BALCONY INSPECTION

ADDRESS: 4301 FULTON AVENUE

SHERMAN OAKS, CA 91423

DATE: JUNE 9, 2023

SHEET #: FORWARD 1 OF 36

OVERVIEW:

THIS REPORT IS WRITTEN TO SATISFY THE REQUIREMENTS OF SENATE BILL #326 CHAPTER 207.

A VISUAL INSPECTION OF THE LOAD BEARING ELEMENTS AND ASSOCIATED WATERPROOFING OF THE BALCONIES, WAS CONDUCTED TO DETERMINE IF ANY OF THE WATERPROOFING COMPONENTS IS IN NEED OF REPAIR, OR IF THERE IS A DANGER OF STRUCTURAL FAILURE.

PROPERTY DESCRIPTION

4301 FULTON AVENUE IS A 21 UNIT CONDOMINIUM BUILDING BUILT IN 1987 (36 YEARS AGO). ALTHOUGH THE BUILDING IS BUILT ON A RELATIVELY FLAT LOT, IT IS LOCATED IN AN EARTHQUAKE INDUCED LIQUEFACTION AREA AND 3.5 MILES AWAY FROM AN EARTHQUAKE FAULT LINE. THE SOIL STRUCTURE IS NOT IDEAL, AND THE DISTANCE TO A FAULT LINE IS THE AVERAGE DISTANCE, RELATIVE TO OTHER LOTS IN SOUTHERN CALIFORNIA.

THERE WAS VISIBLE DAMAGE DUE TO MOVEMENT IN THE BUILDING, TYPICAL OF BUILDINGS LOCATED IN CALIFORNIA.

TYPE OF INSPECTION:

THIS REPORT IS OF A VISUAL INSPECTION. THERE WERE NO SPECIFIC TOOLS INVOLVED, SUCH AS A MOISTURE METER, A BORE SCOPE, OR INFRARED TECHNOLOGY. IN GENERAL, THERE WAS NO DESTRUCTION (WITH TOOLS)/ UNCOVERING OF THE HIDDEN STRUCTURE INVOLVED. THE INSPECTION WAS INTENDED TO DISCOVER VISUAL EVIDENCE OF STRUCTURAL OR WATERPROOFING FLAWS/ DEGENERATION, THAT MAY RENDER THE BALCONIES UNSAFE.

SHOULD DEFICIENCIES BE DISCOVERED DURING THIS INSPECTION, WE INTEND TO DESCRIBE THE EVIDENT FLAWS THAT WERE DISCOVERED, AND WHAT STEPS MIGHT BE TAKEN TO CORRECT THE DISCOVERED ISSUES. THIS INSPECTION IS NOT INTENDED TO BE A BLUEPRINT FOR THE POTENTIAL NECESSARY REPAIR WORK.

THE INSPECTION WAS DONE TO THE BALCONIES AS THEY WERE PRESENT AT THE TIME OF INSPECTION. NO FURNITURE, PLANTS, OR OTHER VISUAL BARRIERS WERE MOVED/REMOVED, TO EXPOSE THE SURFACE OF THE BALCONIES. SHOULD A "COVERED" BALCONY DISPLAY EVIDENCE OF DAMAGE, AND ITEMS IN THE PATH OF THE INSPECTION CAN NOT EASILY BE MOVED OUT OF THE WAY, THE REPORT WOULD MAKE A NOTE OF THAT ISSUE, AND A SUBSEQUENT INSPECTION SHALL BE PERFORMED.

ITEMS TO BE OBSERVED:

STUCCO DISCOLORATION, FLASHING, MEMBRANE, COATING AND SEALANT WILL BE RATED. BALCONIES WILL BE OBSERVED TO DETERMINE IF THERE IS A SIGNIFICANT DEFLECTION OF THE FLOORS, AND WHETHER THERE ARE BARRIERS IN THE PATH OF THE DESIGNED WATER DRAINAGE. THE CONDITION OF THE RAILING WILL BE OBSERVED AND HAND TESTED, TO MEASURE ITS CONDITION FOR SAFETY.



SUBJECT: BALCONY INSPECTION

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SHERMAN OAKS, CA 91423

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COMMON CONDITIONS FOUND:

THIS BUILDING IS 36 YEARS OLD, AND THE TYPICAL BALCONIES' WATERPROOFING LIFE SPAN IS 10 YEARS. WE HAVE EXPERIENCED YEARS OF DROUGHT IN SOUTHERN CALIFORNIA, SO IT IS POSSIBLE THAT THE WATERPROOFING HAD FAILED AND LEFT UNNOTICED FOR YEARS, AS THERE WAS NOT MUCH RAINFALL TO TEST IT. MANY IF NOT ALL OF THE BALCONIES WERE RESURFACED AT ONE POINT OR ANOTHER, BY DIFFERENT PROFESSIONALS, TO VARYING DEGREES OF SUCCESS.

THE EAST SIDE OF THE BUILDING IS IN THE WORST SHAPE AND THE BALCONIES OF UNIT 301 ARE THE WORST OF THE WORST. THE BALCONIES OF UNIT 301 ARE CLEARLY SLOPING FURTHER THAN THEY INITIALLY DID, AND THERE ARE CRACKS IN THE STUCCO AT ALL THE TYPICAL LOCATIONS.

THE RAILING OF ALL THE BALCONIES ARE SOLID WALLS COVERED WITH STUCCO, TOPPED WITH A METAL RAIL. THE STRENGTH OF THE RAILING IS SUFFICIENT EVERYWHERE. THERE IS A GAP LARGER THAN 4" BETWEEN THE STEEL RAIL AND THE STUCCO WALL BELOW, WHICH WAS OK WITH THE CODES AT THE TIME THE RAILINGS WERE DESIGNED. THE METAL PORTION OF THE RAILING IN ALL THE BALCONIES, CAN USE A NEW PROTECTIVE COAT OF PAINT. AT SOME BALCONIES, THE RAILING PAINT IS BADLY PEELING.

A FEW BALCONIES HAVE A CARPET (OR FAKE GRASS) ON THE FLOORS. IN THE RAINY SEASON, CARPETS STALL THE DRAINAGE OF THE RAIN WATER. KEEPING THE TOP OF THE BALCONY WET OR DAMP FOR AN EXTENDED AMOUNT OF TIME IS NOT IDEAL. SITTING WATER FIND A WAY INTO THE STRUCTURE, IF YOU GIVE IT TIME. THE BALCONIES SHOULD HAVE A NON ABSORBING FINISH, AND THE PATH TO THE DRAIN SHOULD BE CLEAR OF DEBRIS/ HURDLES.

SOME BALCONIES ALSO HAVE A GUTTER AT THE CANTILEVERED END. THE GUTTERS SHOULD BE CLEARED OF DEBRIS DURING THE WET SEASON.

A FEW BALCONIES HAD A TILE FINISH. IF THERE IS A GAP BETWEEN THE TILE AND THE THRESHOLD OF THE DOOR LEADING TO THE BALCONY, I CAN GUARANTEE THAT THERE IS WATER DAMAGE TO THE WALL DIRECTLY BELOW THAT DOOR.

THERE ARE PLANTERS IN THE COMMON BALCONIES NEAR THE ELEVATOR. I SAW EXPOSED ROTTED WOOD AT THE TOP, AN ACCESS POINT FOR WATER TO ENTER THE BUILDING ENVELOPE, ESPECIALLY IF FACING EAST.

THERE WERE MANY LOCATIONS WHERE THERE WAS BUBBLING IN THE STUCCO. THAT IS CAUSED BY WATER PENETRATING THE STUCCO AND BEING TRAPPED IN THE STUCCO BETWEEN THE BUILDING PAPER (DESIGNED TO KEEP THE STRUCTURE DRY) AND BY THE PAINT FINISH. THE PAINT KEEPS A LOT OF THE MOISTURE FROM ENTERING THE STUCCO, BUT ONCE IT ENTERS THE STUCCO, THE MOISTURE IS TRAPPED. THE DAMAGE FROM THE MOISTURE IS NOT ALARMING YET, BUT THERE ARE MANY LOCATIONS WHERE THERE ARE HOLES IN THE STUCCO WHICH SHOULD BE REPAIRED, TO KEEP NEW MOISTURE FROM EASILY ENTERING THE STUCCO.



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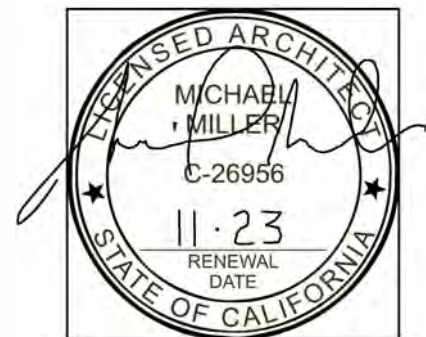
THERE IS AN AREA IN THE CENTER ATRIUM OF THE BUILDING, WHERE THE TILE FLOOR IS RISING AND CREATING A MOUND. THIS IS ANOTHER EXAMPLE OF MOISTURE BEING TRAPPED BETWEEN 2 ELEMENTS THAT ARE NOT ALLOWING MOISTURE TO ESCAPE- CONCRETE AND SEALED TILE. IF IT IS DETERMINED TO BE A TRIPPING HAZARD, THIS SHOULD BE FIXED.

THERE WAS A WATER PIPE LEAK IN ONE OF THE ROOFS. PIPE LEAKS, EVEN IF THEY SEEM SLOW, KEEP A SPECIFIC AREA CONSTANTLY WET, AND THE WATER WOULD FIND ITS WAY INTO THE STRUCTURE.

THE BOTTOM OF A TYPICAL STUCCO WALL HAS A WEEP SCREED. THIS IS A METAL CHANNEL WITH MANY HOLES, WHICH ALLOWS MOISTURE TO ESCAPE THE STUCCO. IN MANY INSTANCES, THE FLOOR FINISH CAME UP TO THE WEEP SCREED, OR THE SPACE BETWEEN THE WEEP SCREED AND THE FLOOR WAS SEALED, NOT ALLOWING THE WEEP SCREED TO DO ITS JOB.

THERE WERE A FEW BALCONIES WHERE THE FINISHED MEMBRANE WAS TORN OR HAD A LARGE HOLE, USUALLY FROM FURNITURE. IF THE MEMBRANE IS NOT INTACT, AND WATER CAN PENETRATE THE STRUCTURE, THE STRUCTURE WOULD FAIL AT SOME POINT. I DID NOT FEEL ANYTHING ALARMING WHEN WALKING OVER THE BALCONIES, BUT ALL OF THE ITEMS MENTIONED IN THIS REPORT SHOULD BE OBSERVED AS A WAY TO KEEP THE HEALTH OF THE BUILDING FROM QUICKLY DETERIORATING.

IN GENERAL, THE BUILDING IS IN GOOD SHAPE. THE EAST SIDE HAS MANY WATER RELATED ISSUES THAT NEED ADDRESSING, BUT WE ARE NOT AT A POINT CLOSE TO A STRUCTURAL FAILURE. THE BUILDING WOULD DETERIORATE FROM THE TOP DOWN. IF YOU LOOK AT UNIT #301 AND THE UNITS BELOW IT, THIS WOULD BECOME CLEAR.



UNIT # 101

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5

FLASHING:

1	2	3	4	5

N/A

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MEMBRANE:

1	2	3	4	5

N/A

--

RAILING:

1	2	3	4	5

N/A

--

SEALANT:

1	2	3	4	5

N/A

--



EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE

LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

LIVING ROOM BACONY HAS A BIG TEAR AT THE FLOOR. THE FLOOR FELT GOOD WHEN I WALKED ON IT.

THERE ARE WATER MARKS ON THE CEILING. THE MASTER BEDROOM BALCONY- THERE ARE WATER MARKS ON THE CEILING. THE FLOOR IS DIRTY- SHOULD BE CLEAN DURING THE RAINY SEASON, TO LET THE RAIN DRAIN PROPERLY, NOT SIT AROUND.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE

LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

THE LIVING ROOM BALCONY NEEDS A NEW WATERPROOFING MEMBRANE (BEFORE THE NEXT RAINY SEASON).



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UNIT # 101





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 ADDRESS: 4301 FULTON AVENUE
SHERMAN OAKS, CA 91423

DATE: JUNE 5, 2023
 SHEET #: 6 OF: 36

UNIT # 102

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5

FLASHING:

1	2	3	4	5

N/A

MEMBRANE:

1	2	3	4	5

N/A

RAILING:

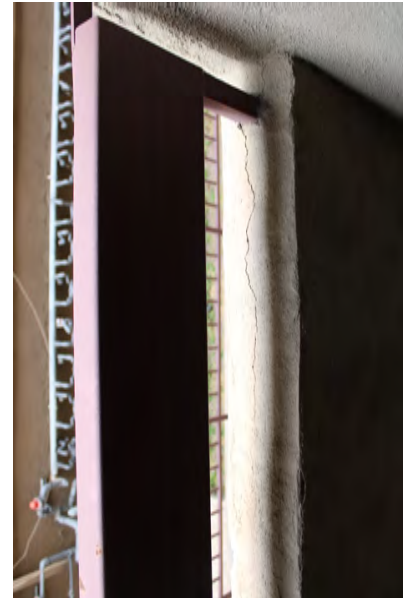
1	2	3	4	5

N/A

SEALANT:

1	2	3	4	5

N/A



EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE

LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

EAST FACING BALCONY HAS A BIG CRACK IN THE CEILING, AND THE STUCCO IS WEARING OUT AT THE EXTERIOR TRIM THE FLOOR FEELS LIKE IT IS BUBBLING. SOUTH FACING BALCONY- THERE IS A CRACK AT THE TOP OF THE RAIL WALL AND MINOR BUBBLING IN THE STUCCO.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE

LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

THE EAST SIDE IS THE SIDE THAT TAKES THE BRUNT OF THE RAIN EXPOSURE, AND IT IS WORN OUT THE MOST. IT IS IMPORTANT TO REPAIR THE ACCESS POINTS, WHERE WATER FINDS ITS WAY INTO THE STRUCTURE, AND KEEP THE BUILDING'S SKIN INTACT.



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UNIT # 103

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
				☒

FLASHING:

1	2	3	4	5
				☒

N/A

☐

MEMBRANE:

1	2	3	4	5
				☒

N/A

☐

RAILING:

1	2	3	4	5
				☒

N/A

☐

SEALANT:

1	2	3	4	5
				☒

N/A

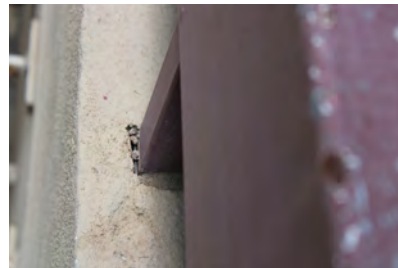
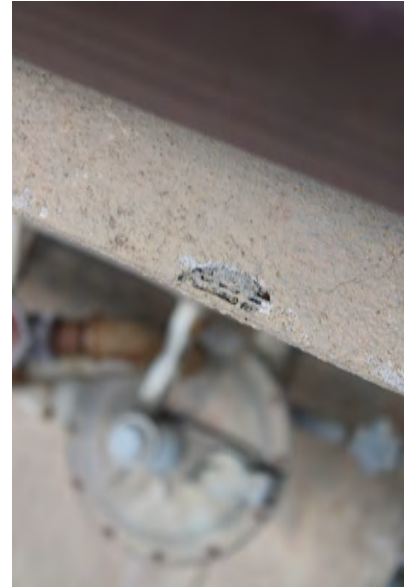
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EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

THE BALCONY @ THIS UNIT IS IN GRAT SHAPE. THERE ARE STUCCO CRACKS IN THE TYPICAL PLACES.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

THE STUCCO SHOULD BE REPAIRED TO CURB FUTURE DETERIORATION.





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UNIT # 104

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒



CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒



CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
				☒

FLASHING:

1	2	3	4	5
				☒

N/A

☐

MEMBRANE:

1	2	3	4	5
				☒

N/A

☐

RAILING:

1	2	3	4	5
				☒

N/A

☐

SEALANT:

1	2	3	4	5
				☒

N/A

☐


EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

LIVING ROOM BALCONY- THE BEST ONE I HAVE SEEN TO THIS POINT. MASTER BEDROOM BALCONY- THERE ARE SOME STUCCO CRACKS IN THE CEILING, SOME AT THE EDGE OF THE BALCONY ABOVE. THEY ARE CAUSED BY WATER EXITING THE STRUCTURE. EXPECT THIS DAMAGE TO GET WORSE WITH TIME- KEEP AN EYE ON IT.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:



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UNIT # 105

OVERALL CONDITION OF BALCONY:

POOR				EXCELLENT
1	2	3	4	5
☐	☐	☐	☐	☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
☐	☐	☐	☐	☒

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
☐	☐	☐	☐	☒

FLASHING:

1	2	3	4	5
☐	☐	☐	☐	☒

N/A
☐

MEMBRANE:

1	2	3	4	5
☐	☐	☐	☐	☒

N/A
☐

RAILING:

1	2	3	4	5
☐	☐	☐	☐	☒

N/A
☐

SEALANT:

1	2	3	4	5
☐	☐	☐	☐	☒

N/A
☐

EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

BOTH BALCONIES FOR THIS UNIT ARE IN GREAT SHAPE. THERE ARE CRACKS AT THE CEILING AT THE ABOVE BALCONY'S EDGE- NEED TO KEEP AN EYE ON IT, IF NOT REPAIR.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:





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UNIT # 106

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
				☒

FLASHING:

1	2	3	4	5
				☒

N/A

☐

MEMBRANE:

1	2	3	4	5
				☒

N/A

☐

RAILING:

1	2	3	4	5
				☒

N/A

☐

SEALANT:

1	2	3	4	5
				☒

N/A

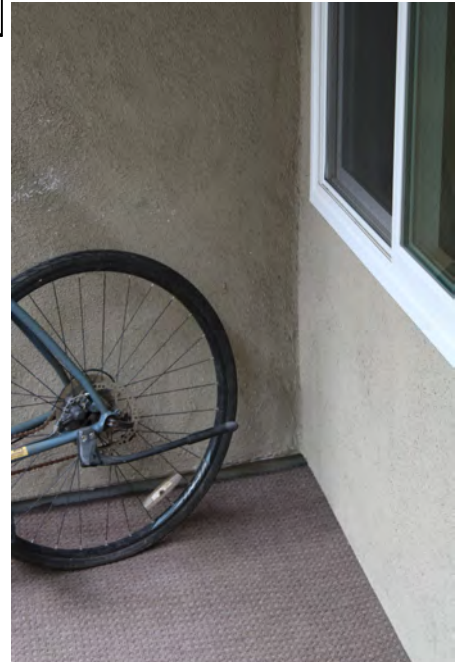
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EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

THIS IS ONE OF THE FEW BALCONIES WHERE THERE ARE A LOT OF FLIES IN THE AIR. THE FLOOR IS COVERED WITH A CARPET. CARPETS HOLD ON TO MOISTURE WHEN IT RAINS, AND DO NOT ALLOW FOR THE BALCONY TO DRAIN/ DRY PROPERLY. THIS IS A FIRST FLOOR BALCONY, AND IN A GENERALLY GREAT SHAPE.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

CARPETS DO NOT ALLOW THE BALCONIES DRY/ DRAIN PROPERLY. THE FLOOR FINISH SHOULD BE SMOOTH AND OF A WATER RESISTING MATERIAL.



UNIT # 107

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
		☒		

FLASHING:

1	2	3	4	5
				☒

N/A

☐

MEMBRANE:

1	2	3	4	5
			☒	

N/A

☐

RAILING:

1	2	3	4	5
				☒

N/A

☐

SEALANT:

1	2	3	4	5
		☒		

N/A

☐

EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

LIVING ROOM BALCONY- CARPET @ FLOOR, IN GREAT SHAPE, THE GUTTER SHOULD BE KEPT CLEAR OF DEBRIS. MASTER BEDROOM BALCONY- ALSO CARPET ON THE FLOOR. THIS CARPET HAS DARK WATER STAIN, AND THERE'S EVIDENCE OF WATER INTRUSION INTO THE WALL BELOW THIS BALCONY. ALSO, IN BOTH BALCONIES, THE FLOOR IS RAISED TOO CLOSE TO THE WEEP SCREDS.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

CARPETS DO NOT ALLOW THE BALCONIES DRY/ DRAIN PROPERLY. THE FLOOR FINISH SHOULD BE SMOOTH AND OF A WATER RESISTING MATERIAL.



UNIT # 201

OVERALL CONDITION OF BALCONY:

POOR					EXCELLENT	
1	2	3	4	5		
		X				

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
	X

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				X

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
		X		

FLASHING:

1	2	3	4	5
				X

N/A

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MEMBRANE:

1	2	3	4	5
		X		

N/A

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RAILING:

1	2	3	4	5
			X	

N/A

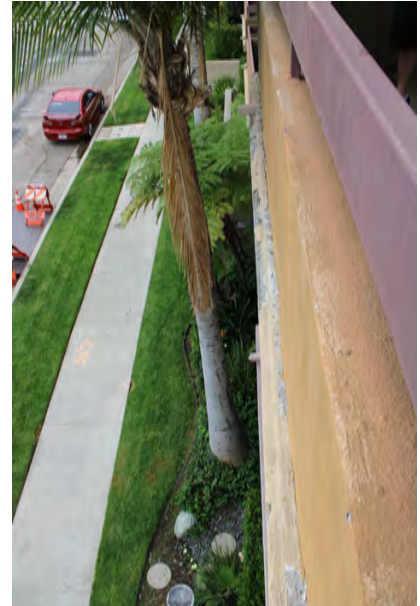
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SEALANT:

1	2	3	4	5
		X		

N/A

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EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

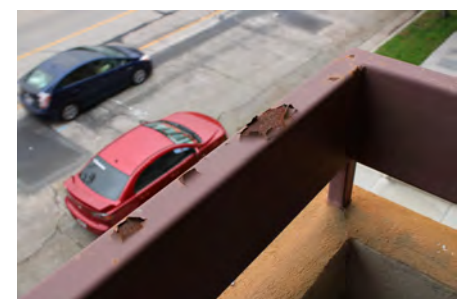
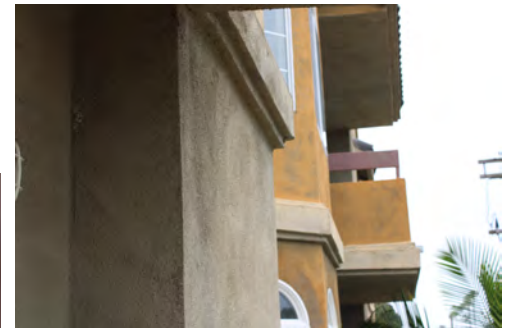
THIS UNIT IS FACING EAST AND THE BALCONIES ARE EXPOSED TO HEAVIER RAINS. THERE ARE WATER MARKS ON THE CEILING, DETERIORATION OF THE STUCCO IN ALL THE USUAL PLACES. THE BALCONIES ABOVE THIS UNIT SEEM TO BE SLOPING TOO MUCH, AWAY FROM THE BUILDING. THE FLOOR FELT GOOD WHEN I WALKED ON IT, BUT THERE IS AT LEAST ONE OPENING AT THE FLOOR MEMBRANE.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

REPAIR/ REPLACE THE FLOOR MEMBRANE, AND WHEN THE STRUCTURE IS EXPOSED FOR THE NEW MEMBRANE, EVALUATE THE STRUCTURE'S CONDITION.

ALSO, SEE RECOMMENDATIONS FOR UNIT 301

UNIT # 201



UNIT # 202

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5

FLASHING:

1	2	3	4	5

N/A

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MEMBRANE:

1	2	3	4	5

N/A

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RAILING:

1	2	3	4	5

N/A

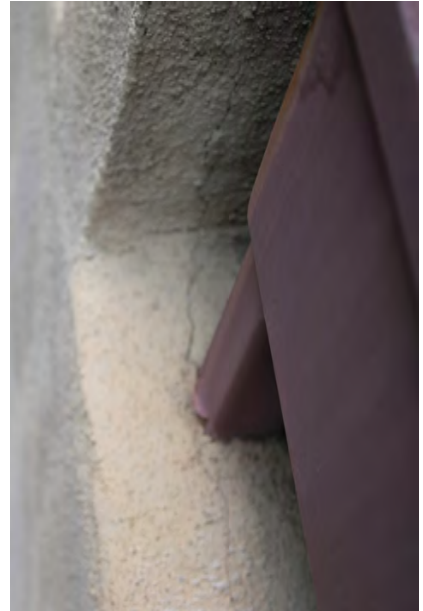
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SEALANT:

1	2	3	4	5

N/A

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EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

DINING ROOM BALCONY- THERE IS A HOLE IN THE STUCCO @ THE ACCESS PANEL. LIVING ROOM BALCONY- CRACKS AND HOLES @ RAILING CONNECTION TO WALL, THE FLOOR MEMBRANE IS IN BAD SHAPE. MASTER BEDROOM BALCONY- CRACKS AT STUCCO, BIG CRACK AT THE EXTERIOR TRIM AT THE EDGE OF THE BALCONY.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

ANY OPENING AT THE BUILDING'S SKIN (BALCONY FLOOR MEMBRANE, STUCCO) SHOULD BE SEALED/ REPAIRED TO REDUCE POTENTIAL BIGGER ISSUES.



SUBJECT: BALCONY INSPECTION

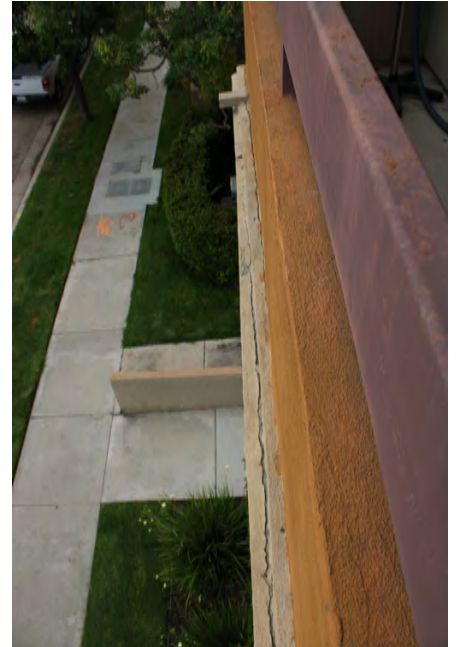
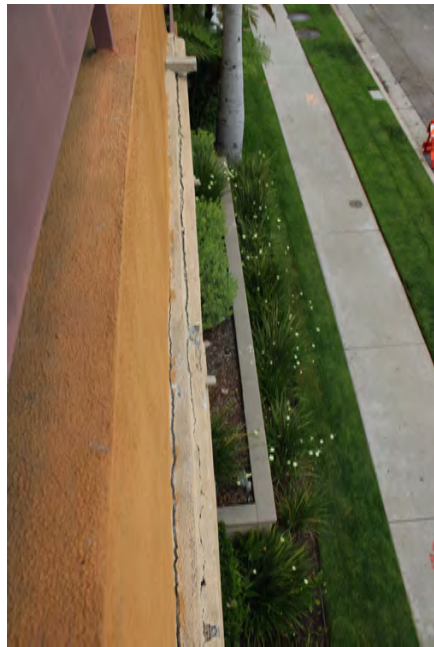
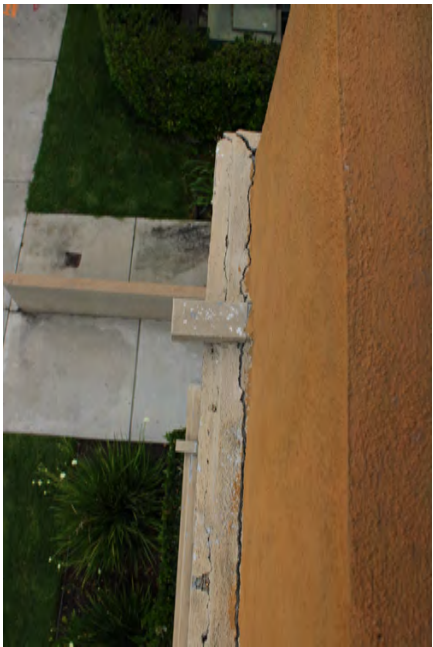
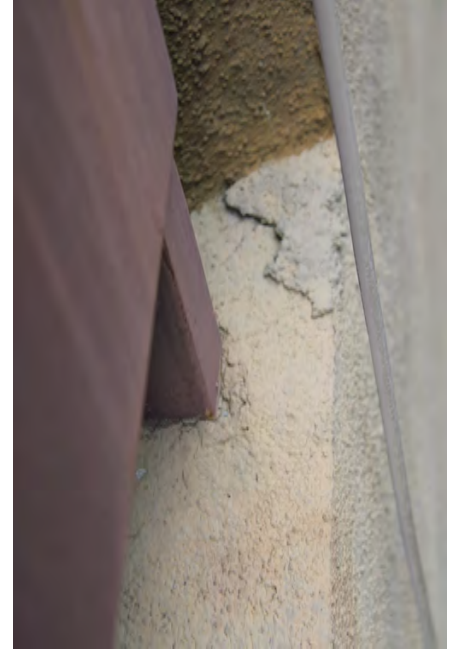
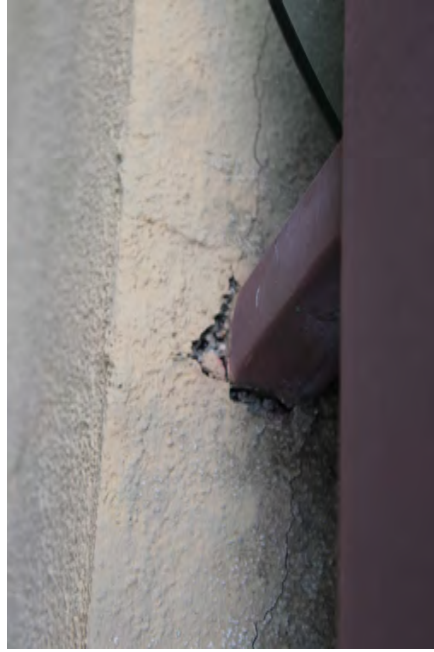
ADDRESS: 4301 FULTON AVENUE

SHERMAN OAKS, CA 91423

DATE: JUNE 5, 2023

SHEET #: 15 OF: 36

UNIT # 202



UNIT # 203

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒



CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒



CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
				☒

FLASHING:

1	2	3	4	5
				☒

N/A

☐


MEMBRANE:

1	2	3	4	5
				☒

N/A

☐

RAILING:

1	2	3	4	5
				☒

N/A

☐

SEALANT:

1	2	3	4	5
				☒

N/A

☐


EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

LIVING ROOM BALCONY- WATER MARKS IN THE CEILING, STUCCO DETERIORATION @ RAIL CONNECTION.
MASTER BEDROOM BALCONY- THE TILE IS VERY CLOSE TO THE WEEP SCREED. THERE IS EVIDENCE OF WATER INTRUSION @ THE BALCONY DOOR'S HADDER, FROM THE BALCONY ABOVE.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

THERE IS WATER INTRUSION FROM THE BALCONY ABOVE. THAT OPENING NEEDS TO BE PROPERLY SEALED.

UNIT # 204

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5

FLASHING:

1	2	3	4	5

N/A

MEMBRANE:

1	2	3	4	5

N/A

RAILING:

1	2	3	4	5

N/A

SEALANT:

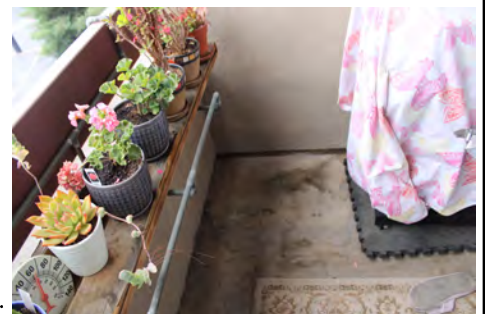
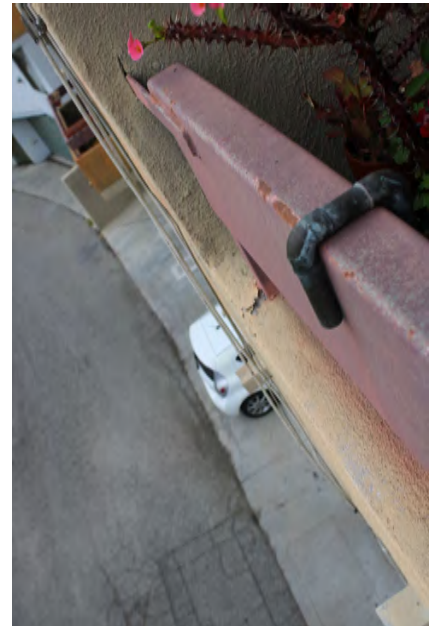
1	2	3	4	5

N/A

EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

CRACKS @ STUCCO AT THE USUAL LOCATIONS. THE BALCONIES IN THIS UNIT ARE IN GREAT SHAPE, IN GENERAL.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

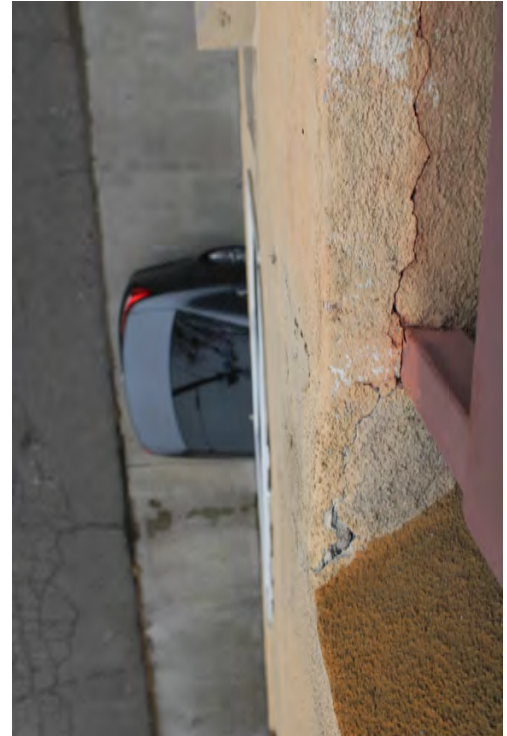




SUBJECT: BALCONY INSPECTION
ADDRESS: 4301 FULTON AVENUE
SHERMAN OAKS, CA 91423

DATE: JUNE 5, 2023
SHEET #: 18 OF: 36

UNIT # 204



UNIT # 205

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5

FLASHING:

1	2	3	4	5

N/A

--

MEMBRANE:

1	2	3	4	5

N/A

--

RAILING:

1	2	3	4	5

N/A

--

SEALANT:

1	2	3	4	5

N/A

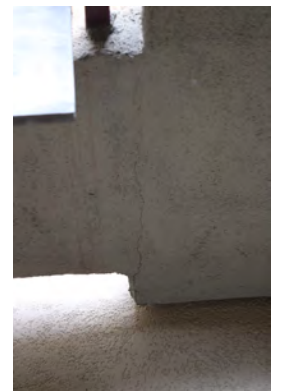
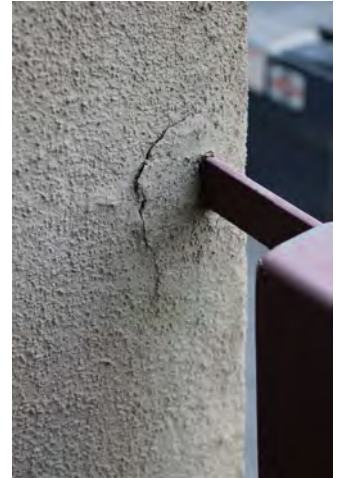
--

EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

LIVING ROOM BALCONY- THE STUCCO HAS MINOR CRACKS. THE FLOOR IS BUBBLING, THE FLOOR FINISH AT SOME AREAS IS TOO CLOSE TO THE WEEP SCREED. MASTER BEDROOM BALCONY- THE FLOOR IS A LITTLE SOFT. THERE ARE STUCCO GAPS BETWEEN THE WALL AND RAIL @ CONNECTION.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

THIS UNIT'S BALCONIES SHOULD BE OBSERVED FOR FURTHER DETERIORATION OF THE FLOOR WATERPROOFING MEMBRANE.





SUBJECT: BALCONY INSPECTION

ADDRESS: 4301 FULTON AVENUE

SHERMAN OAKS, CA 91423

DATE: JUNE 5, 2023

SHEET #: 20 OF: 36

UNIT # 206

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
				☒

FLASHING:

1	2	3	4	5
				☒

N/A

☐

MEMBRANE:

1	2	3	4	5
				☒

N/A

☐

RAILING:

1	2	3	4	5
				☒

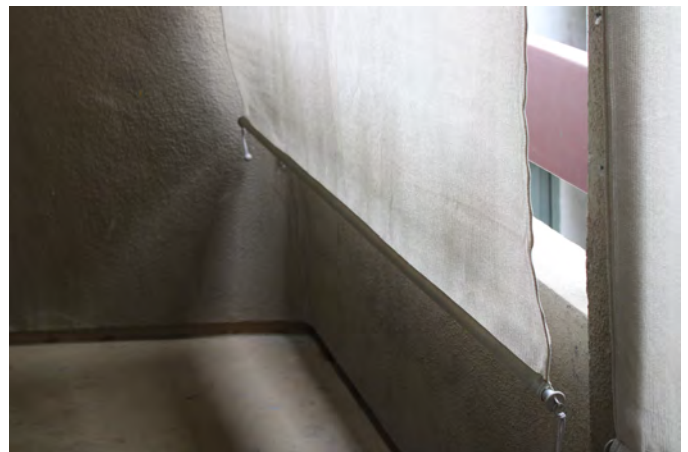
N/A

☐

SEALANT:

1	2	3	4	5
				☒

N/A

☐


EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:
 THE BALCONY @ THIS UNIT IS IN GREAT SHAPE. THERE IS A SHADE, PROTECTING IT.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

UNIT # 207

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
			☒	

FLASHING:

1	2	3	4	5
				☒

N/A

☐

MEMBRANE:

1	2	3	4	5
			☒	

N/A

☐

RAILING:

1	2	3	4	5
				☒

N/A

☐

SEALANT:

1	2	3	4	5
				☒

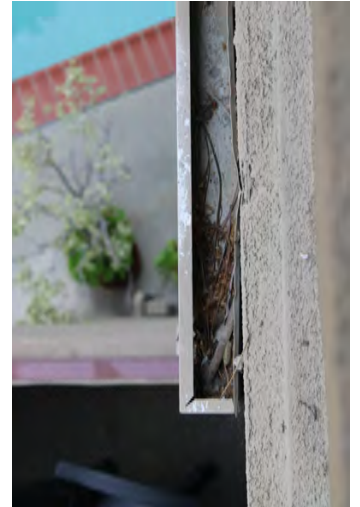
N/A

☐

EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

LIVING ROOM BALCONY- THERE IS A HOLE IN THE PAINT COVERING THE FLOOR MEMBRANE, OR THE MEMBRANE ITSELF. THERE ARE CRACKS IN THE STUCCO TRIM, AT THE EEND OF THE BALCONY. MASTER BEDROOM BALCONY- THE GUTTER SHOULD B KEPT CLEAR OF DEBRIS.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:





SUBJECT: BALCONY INSPECTION
 ADDRESS: 4301 FULTON AVENUE
SHERMAN OAKS, CA 91423

DATE: JUNE 5, 2023
 SHEET #: 22 OF: 36

UNIT # 301

OVERALL CONDITION OF BALCONY:

POOR				EXCELLENT
1	2	3	4	5
☐	☐	☒	☐	☐

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
☐	☐	☐	☒	☐

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
☐	☐	☒	☐	☐

FLASHING:

1	2	3	4	5
☐	☐	☐	☒	☐

N/A

☐

MEMBRANE:

1	2	3	4	5
☐	☐	☐	☐	☐

N/A

☐

RAILING:

1	2	3	4	5
☐	☐	☐	☒	☐

N/A

☐

SEALANT:

1	2	3	4	5
☐	☐	☒	☐	☐

N/A

☐


EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

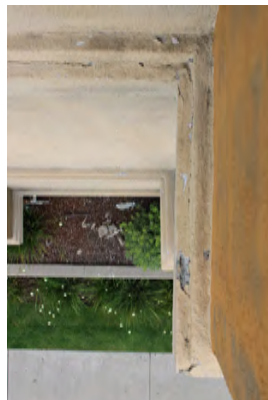
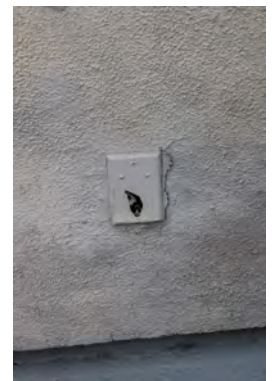
THIS UNIT HAS THE WORST BALCONIES. THEY FEEL SOLID, BUT THEY ARE CLEARLY LEANING HEAVILY TOWARDS THE ENDS. THERE ARE CRACKS EVERYWHERE.

THE ROOF TOP HAS A BROKEN ELECTRIC COVER THAT NEEDS REPLACING, BUBBLING IN THE STUCCO, AND A CLEAR PATCH JOB @ THE ROOF WALL CONNECTION.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

THE MASTER BEDROOM BALCONY FLOOR MEMBRANE SHOULD BE REDONE. WHEN THE CURRENT TOP IS STRIPPED, CHECK THE STRUCTURE, TO SEE WHY THE FLOOR IS SLOPING MORE THAN IT USED TO. FINDING OUT WHAT HAPPENED TO THIS BALCONY, MIGHT LEAD TO STRIPPING THE LIVING ROOM BALCONY TOO.

UNIT # 301



UNIT # 302

OVERALL CONDITION OF BALCONY:

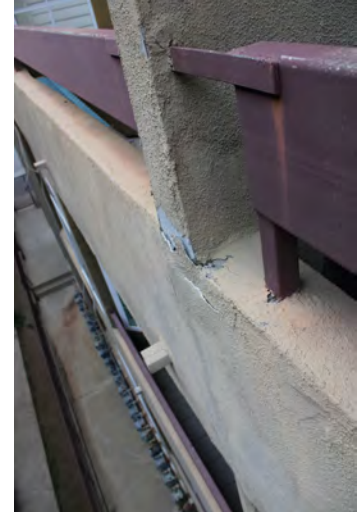
POOR	1	2	3	4	EXCELLENT

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5



CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5

FLASHING:

1	2	3	4	5

N/A

MEMBRANE:

1	2	3	4	5

N/A

RAILING:

1	2	3	4	5

N/A

SEALANT:

1	2	3	4	5

N/A



EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE

LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

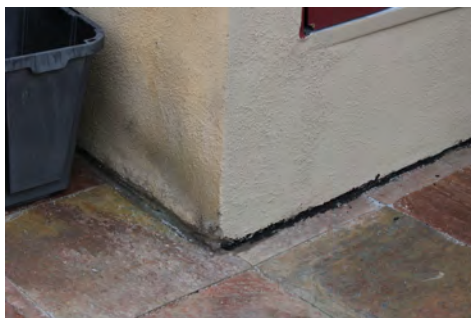
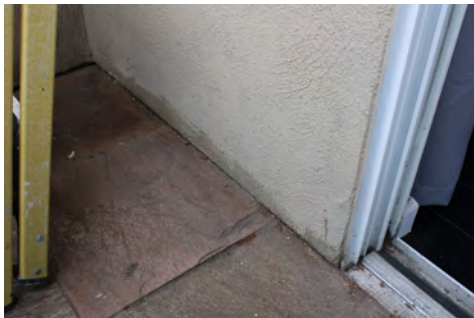
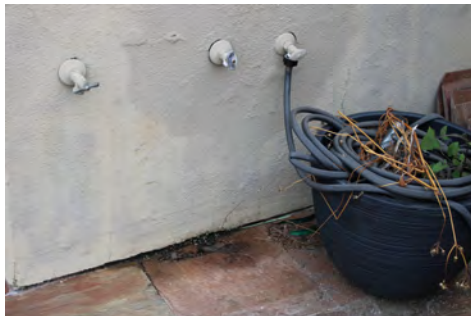
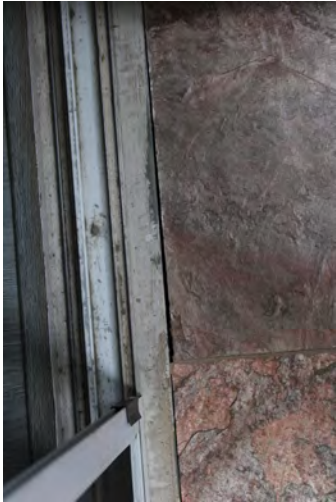
SOUTH BALCONY- COVERED BUT HIGH ROOF. THERE IS A BIG CRACK AT THE RAIL/WALL CONNECTION ON THE RIGHT SIDE. THERE IS A GAP BETWEEN THE TILE AND DOOR THRESHOLD IN 2 OF THE BALCONIES- IDEAL LOCATION FOR WATER TO ENTER THE STRUCTURE. THE TILE FINISH IS TOO CLOSE TO TH WEEP SCREEDS IN SOME AREAS. AT THE ROOF, THERE IS AN AREA WHERE THE WEEP SCREED WAS SEALED. THERE IS A WATER LEAK FROM ONE OF THE WATER STOPS

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE

LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

CHECK @ THE UNIT BELOW THIS ONE, FOR WATER DAMAGE. FIX/STOP ANY WATER LEAKS.

UNIT # 302



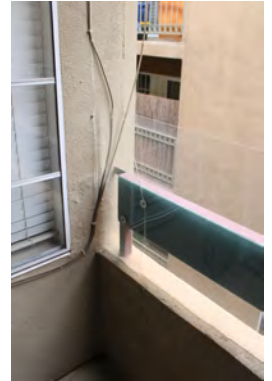
UNIT # 303

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					X

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
	X



CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				X



CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
				X

FLASHING:

1	2	3	4	5
				X

N/A

--

MEMBRANE:

1	2	3	4	5
				X

N/A

--

RAILING:

1	2	3	4	5
			X	

N/A

--

SEALANT:

1	2	3	4	5
				X

N/A

--



EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

STUCCO ISSUES AT ALL THE TYPICAL PLACES. THERE IS A GAP BETWEEN THE TILE AND THE DOOR THRESHOLD. IT SEEMS LIKE THERE WAS WATER DAMAGE @ THE MASTER BEDROOM BALCONY, AND THE LOWER 1' OF STUCCO WAS REDONE. THE WEEP SCREED IS TOO CLOSE TO THE TILE.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

SEAL THE HOLES IN THE STUCCO TO PREVENT FURTHER DETERIORATION. SEAL THE GAP BETWEEN THE TILE AND THRESHOLD.

UNIT # 304

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
				☒

FLASHING:

1	2	3	4	5
				☒

N/A

☐

MEMBRANE:

1	2	3	4	5
				☒

N/A

☐

RAILING:

1	2	3	4	5
				☒

N/A

☐

SEALANT:

1	2	3	4	5
				☒

N/A

☐


EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

LIVING ROOM BALCONY- THE MEMBRANE MADE NOISE OF AIR BUBBLES WHEN WALKED ON IT. MASTER BEDROOM BALCONY- IN GREAT SHAPE. THERE IS A SPOT OF PAINT, PEELING NEAR THE DOOR JAMB, FROM WHEN THE DOOR WAS REPLACED. ROOF DECK- IN GREAT SHAPE. THERE ARE HOLES IN THE STUCCO, REMNANTS FROM SOMETHING THAT WAS REMOVED. THEY SHOULD BE SEALED.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

KEEP AN EYE ON THE LIVING ROOM BALCONY FLOOR, FOR FURTHER DETERIORATION.
SEAL HOLES @ WALL AT ROOF LEVEL.

UNIT # 304





SUBJECT: BALCONY INSPECTION
 ADDRESS: 4301 FULTON AVENUE
SHERMAN OAKS, CA 91423

DATE: JUNE 5, 2023
 SHEET #: 29 OF: 36

UNIT # 305

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5

FLASHING:

1	2	3	4	5

N/A

--

MEMBRANE:

1	2	3	4	5

N/A

--

RAILING:

1	2	3	4	5

N/A

--

SEALANT:

1	2	3	4	5

N/A

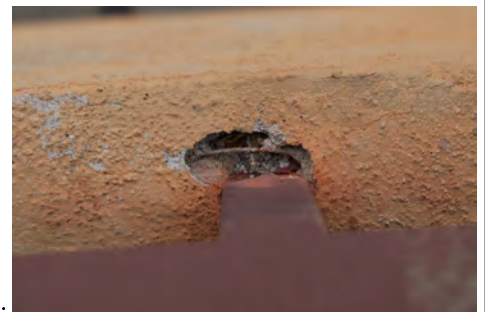
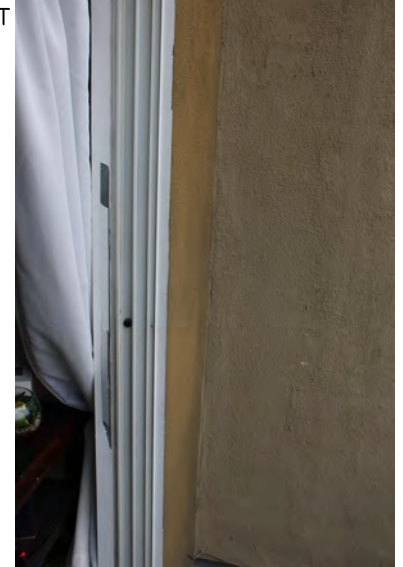
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EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

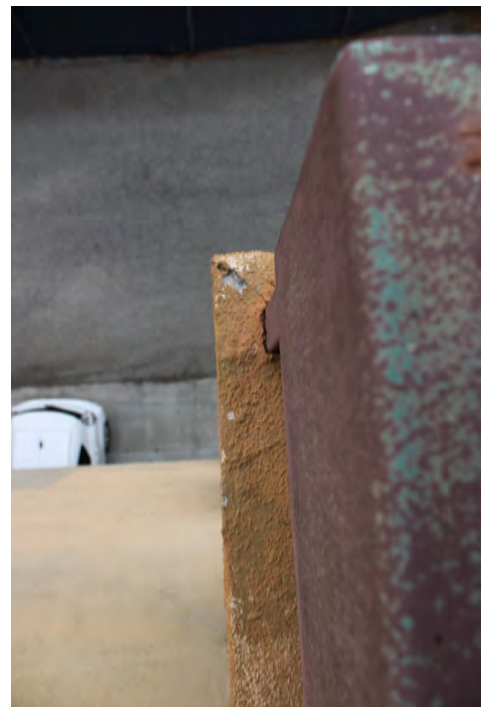
ALL BALCONIES AND ROOF DECK, MADE BUBBLING NOISE WHEN I WALKED ON THEM. THERE WERE STUCCO CRACKS IN ALL THE TYPICAL LOCATIONS. IT LOOKS LIKE THERE WAS WATER DAMAGE AT THE ROOF LEVEL AT SOME POINT, AND THE BOTTOM ONE FOOT OF STUCCO WAS REPLACED AS PART OF THAT PROCESS. THE DRYWALL @ THE LIVING ROOM DOOR JAMB IS DETRIORATINGG FROM THE DOOR HITTING THE JAMB (NOT WATER RELATED).

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

KEEP A CLOSE EYE ON THE FLOOR FINISH, IT WILL BE TIME TO REFINISH IT SOON.
 SEAL HOLES IN STUCCO.



UNIT # 305





SUBJECT: BALCONY INSPECTION
 ADDRESS: 4301 FULTON AVENUE
SHERMAN OAKS, CA 91423

DATE: JUNE 5, 2023
 SHEET #: 31 OF: 36

UNIT # 306

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
				☒

FLASHING:

1	2	3	4	5
				☒

N/A

☐

MEMBRANE:

1	2	3	4	5
				☒

N/A

☐

RAILING:

1	2	3	4	5
				☒

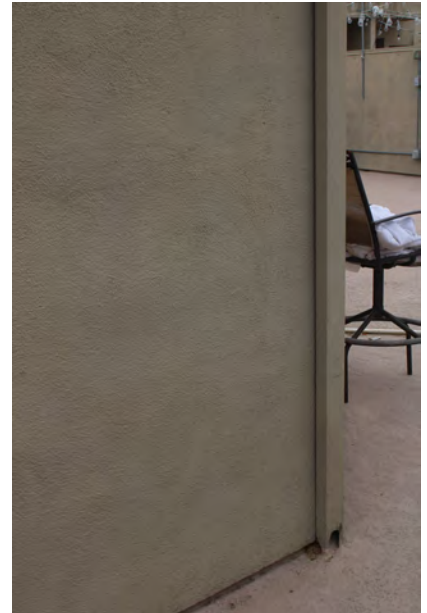
N/A

☐

SEALANT:

1	2	3	4	5
				☒

N/A

☐


EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE

LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

THERE IS ONLY ONE BALCONY IN THIS UNIT. IT IS IN GREAT SHAPE, JUST HAS A LOT OF FLIES, SIMILAR TO THE BALCONY @ UNIT 106, TWO FLOORS BELOW IT. IT MIGHT BE A TREE RELATED ISSUE- I DID NOT LOOK FOR THE SOURCE OF THE FLIES. THERE IS DETERIORATION IN THE STUCCO AT THE BOTTOM OF THE DOOR JAMB. ROOF DECK- THERE IS DEBRIS AT THE DRAIN OPENING, THE GUTTERS FROM THE ROOF ABOVE DRAIN DIRECTLY TO THE ROOF DECK FLOOR. STUCCO DETERIORATING 2 WEED SCREEN (TYPICAL)

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:



SUBJECT: BALCONY INSPECTION
ADDRESS: 4301 FULTON AVENUE
SHERMAN OAKS, CA 91423

DATE: JUNE 5, 2023
SHEET #: 32 OF: 36

UNIT # 306





SUBJECT: BALCONY INSPECTION
 ADDRESS: 4301 FULTON AVENUE
SHERMAN OAKS, CA 91423

DATE: JUNE 5, 2023
 SHEET #: 33 OF: 36

UNIT # 307

OVERALL CONDITION OF BALCONY:

POOR	1	2	3	4	EXCELLENT
					☒

DOES THE CONDITION PRESENT AN IMMEDIATE THREAT TO THE HEALTH AND SAFETY OF THE RESIDENTS?

Y	N
☐	☒

CONDITION OF LOAD-BEARING COMPONENTS:

1	2	3	4	5
				☒

CONDITION OF WATERPROOFING SYSTEMS:

1	2	3	4	5
				☒

FLASHING:

1	2	3	4	5
				☒

N/A

☐

MEMBRANE:

1	2	3	4	5
				☒

N/A

☐

RAILING:

1	2	3	4	5
				☒

N/A

☐

SEALANT:

1	2	3	4	5
				☒

N/A

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EXPECTED FUTURE PERFORMANCE AND REMAINING USEFUL LIFE OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATER PROOFING SYSTEMS:

LIVING ROOM BALCONY- THE BALCONY WAS COVERED WITH FAU GRASS. IF IT HOLDS WATERE, IT SHOULD BE REMOVED, LIKE A CARET SHOULD. BIG CRACK 2 STUCCO @ RAIL CONNECTION TO WALL. MASTER BEDROOM BALCONY- FLOOR BUBBLING AND RISING IN THE CENTER- MEMBRANE NEEDS TO BE REPLACED. ROOF TOP- SOME BUBBLING IN THE STUCCO.

RECOMMENDATIONS FOR ANY NECESSARY REPAIR OR REPLACEMENT OF THE LOAD-BEARING COMPONENTS AND ASSOCIATED WATERPROOFING SYSTEMS:

REPLACE MEMBRANE @ MASTER BEDROOM BALCONY. WHEN REMOVING EXISTING MEMBRANE, REPLACE ANY DAMAGED FRAMING.





Second floor common balcony



There is a loose electrical outlet, and the planter rail is rotting and letting water enter the structure.



Third floor common balcony



Center atrium

The stucco is generally in good shape, considering its age. there are some bubbling and deterioration, but it is not s threat to the structure.

The floor is rising in one area. Another example of moisture being trapped between two non permeable surfaces.



Cracks at the stucco at the first floor.



Common staircase

There is a long vertical crack in the stucco, and a deterioration at one of the railing.