Feasibility Study-Exterior Elevated Elements (E3)

Hoban Property Management

Property Address:
1096 N Mollison Ave
COLONIAL GARDENS APARTMENTS
El Cajon CA 92021

San Diego Home Inspection, Inc.

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Table of Contents

Date: 9/29/2025	**Time:** 02:15 PM	**Report ID:** 20251007-1096-N-Mollison-Ave
Property: 1096 N Mollison Ave COLONIAL GARDENS APARTMENTS El Cajon CA 92021	**Customer:** Hoban Property Management	

Feasibility Study of Exterior Elevated Elements (E3)

This is not a balcony inspection report to fulfill requirements of California Health & Safety Code §17973

The purpose of this feasibility study conducted by San Diego Home Inspection, Inc (SDHI) is to as best as possible:

1. Identify and count each type of Exterior Elevated Elements (E3) on the Property.

2. Determine the proper methodology/ equipment needed for conducting the actual/ future balcony inspection.

3. Determine the cost for SDHI to conduct the actual/ future balcony inspection.

4. Provide Owner with SDHI's initial opinion as to whether the present state of the Property appears likely to comply with the Balcony Inspection Law or whether repairs are likely to be required.

5. Advise the owner or property manager on what to expect when the actual balcony inspection work is performed. The three main things we focus on relating to E3's are wood framing, waterproofing (that protects the wood framing) and sturdiness of railings.

Property Overview

This apartment building has exterior elevated elements (E3) in the form of: I) private balconies and II) one stair landing.

Comment Key

The following comment keys as used herein shall have the definitions set forth below. All comments by the inspector herein should be considered by the Owner.

Adequate (A) = The element appeared to be functioning as intended allowing for normal wear and tear.

Maintenance (M)= Deferred maintenance of the element is observed. However, the element can be returned to satisfactory condition without replacement.

Repair (R) = The element is not functioning as intended, needs repair by a qualified contractor.

Hazard (H) = The element poses an immediate threat to the safety of the occupants. Preventing occupant access or emergency repairs, including shoring, or both, are necessary.

(IO) = Information only

Definitions

"Associated waterproofing elements" include flashings, membranes, coatings, and sealants that protect the load-bearing components of exterior elevated elements from exposure to water and the elements.

"Load-bearing components" are those components that extend beyond the exterior walls of the building to deliver structural loads from the exterior elevated element to the building.

"Exterior elevated element (E3)" means the following types of structures, including their supports and railings: balconies, decks, porches, stairways, walkways, and entry structures that extend beyond exterior walls of the building and which have a walking surface that is elevated more than six feet above ground level, are designed for human occupancy or use, and rely in whole or in substantial part on wood or wood-based products for structural support or stability of the exterior elevated element.

Relevant Information

TYPE OF BUILDING(S):
APARTMENT BUILDING COMPLEX

TYPES OF EXTERIOR ELEVATED ELEMENTS (E3):
STAIR LANDING, PRIVATE BALCONY

NO. OF QUALIFYING BALCONIES PRESENT:
THIRTEEN

NO. OF QUALIFYING BALCONIES VIEWED:
TWO

LOCATIONS OF PRIVATE BALCONIES VIEWED:
Units 28 & 32

TRAFFIC COATING AT BALCONIES:
FIBERGLASS OR SIMILAR TRAFFIC COATING

NO. OF QUALIFYING LANDINGS PRESENT:
ONE

LOCATIONS OF LANDINGS VIEWED:
Unit 32

TRAFFIC COATING AT LANDINGS:
CONCRETE OR LIGHTWEIGHT CONCRETE

TYPE OF CLADDING (SIDING):
TRADITIONAL STUCCO

TYPE OF RAILINGS:
STEEL BALLUSTER

1. Landing serving/ closest to unit 32

This sections provides maintenance and repair recommendations for one STAIR LANDING.

A= Adequate, M= Maintenance, R= Repair, H= Hazard, IO= Information Only

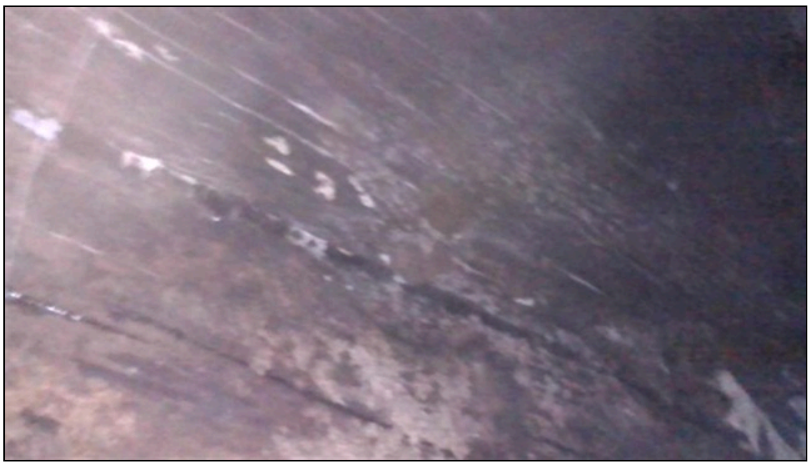
A M R H IO

☐☐☑☐☐ **1.0 Wood framing**

What appears to be hidden and moisture-damaged wood framing was observed. This condition suggests that the original waterproofing membrane was either never installed or has failed. The apparent damage seems mostly to affect the plywood or decking located beneath the finished walking surface, though we cannot rule out additional compromised components such as joists or blocking. We discovered the damage by drilling small holes at the soffit in areas selected for further evaluation. Once the holes were drilled, we probed the wood using a long screwdriver-like tool and noted that the material felt soft and deteriorated. Additionally, stained and damaged wood was visually confirmed using a borescope (miniature camera analysis).

We recommend that a larger area of finished surfaces be removed and inspected to verify the full extent of the damage. The source of moisture intrusion should be identified and eliminated. All damaged wood should be repaired or replaced as necessary. Once structural repairs are complete, a proper waterproofing barrier and exterior-rated traffic coating should be installed.

Note: We marked the areas of more severe damage with black PVC plastic caps at the underside to assist contractors in locating the concern. Readers of this report should understand that our borescope inspection method only allows viewing of the bottom surface of the plywood or decking. The top surface is likely in worse condition than what was observed, as it receives more direct exposure to moisture.

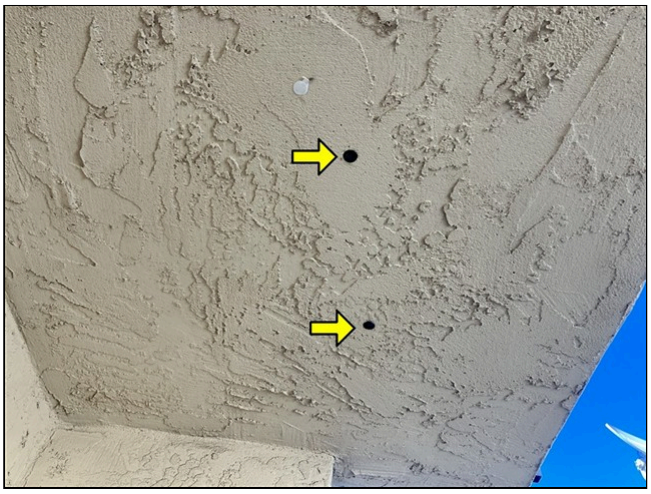


1.0 Concealed, Moisture damaged wood framing; viewed from borescope camera

A M R H IO

A= Adequate, M= Maintenance, R= Repair, H= Hazard, IO= Information Only

1.0 Concealed, non-moisture damaged wood framing, shown for comparison purposes; viewed from borescope camera. This is what we should see when there's no damage.



1.0 Areas below the hidden/ damaged wood marked out with black PVC plugs

A M R H IO

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This concludes the maintenance and repair recommendations for the STAIR LANDING(S).

2. Private balcony serving unit 28

This sections provides maintenance and repair recommendations for one PRIVATE BALCONY.

A= Adequate, M= Maintenance, R= Repair, H= Hazard, IO= Information Only

A M R H IO

☐☐☑☐☐ **2.0 Walking surfaces & waterproofing**

The traffic coating has small cracks that are borderline in severity-under different conditions, they might not warrant immediate repair. However, given the proximity of a wall-mounted air conditioning unit, it's likely that condensate water will regularly drip onto the walking surface. This introduces a consistent moisture source that could exploit even minor coating failures. As a precaution, we recommend sealing these cracks thoroughly to prevent future intrusion and protect the underlying structure.

2.0 Cracks at fiberglass traffic coating

A M R H IO

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This concludes the maintenance and repair recommendations for one PRIVATE BALCONY.

3. Report Conclusion

It is widely agreed that the original intent of the so called "balcony inspection laws" is to prevent collapse and safeguard human life. The subject property does have one or more Exterior Elevated Elements (E3) and is not exempt from the inspection requirements. As described in the prior sections of this report, San Diego Home Inspection's opinion is that the E3's need some repairs to the structure and/ or associated waterproofing membranes*.

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A M R H IO

☐☐☐☐☑ **3.0 Comments**

The concrete walking surface at the landing will likely need to be removed to allow for wood repairs beneath, after which a fiberglass-based traffic coating system should be installed in its place.

Once the repairs are completed, we believe the property should meet the Exterior Elevated Elements (E3) inspection requirement.

Please note: in most cases an actual collapse of an E3 is very unlikely. But nonetheless, we can not "sign off" on any property with termite or fungus damage due to the following language included in the statute:

***California health and safety code §17973 states the purpose of the inspection is to determine that exterior elevated elements and their associated waterproofing elements are in generally safe condition, in adequate working order and free from any hazardous condition caused by fungus, deterioration, decay or improper alteration.**

A M R H IO

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This concludes the feasibility study of E3's for this apartment complex. It is important to remember we only viewed a representative sample of the E3's present and some limitations (such as concealed framing) were encountered.

Inspection of Exterior Elevated Elements should be completed before January 1, 2026 - this consultation does not override that requirement. The owner and/ or property manager should apply lessons learned from the viewed areas to the non-sampled areas, as well.

The views expressed in this document are the opinions of Joseph Romeo and San Diego Home Inspection, Inc. and only reflect the conditions observed on the day(s) the property was visited. It is possible that other professionals could arrive at different conclusions.

The original deadline was January 1, 2025 but the deadline was recently extended for one additional year.