



Inspection of Exterior Elevated Elements (E3)

sample template

Property Address:

1234 sample
street
CA

San Diego Home Inspection, Inc.

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Date: 11/16/2025	Time:	Report ID:
Property: 1234 sample street CA	Customer: sample template	

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) elevated walkways II) private decks III) private balconies IV) stairs and V) stair landings.

The walkways have concealed framing with lightweight concrete topper walkway, wrapped at sides and underside with traditional three coat stucco. We randomly selected and viewed 2 of these to generate a representative sampling.

The walkways have concealed framing with fiberglass traffic coating (walking surface), wrapped at sides and underside with traditional three coat stucco. We randomly selected and viewed 2 of these to generate a representative sampling.

The stairs have exposed framing with lightweight concrete topper walkway, wrapped at sides and underside with traditional three coat stucco. We randomly selected and viewed 2 of these to generate a representative sampling.

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):	NUMBER OF BUILDING(S):	APPROXIMATE YEAR BUILT (BASED ON ONLINE LISTING/ MLS):
TYPES OF EXTERIOR ELEVATED ELEMENTS (E3):	NO. OF QUALIFYING WALKWAYS PRESENT:	NO. OF QUALIFYING WALKWAYS VIEWED:
SAMPLE SIZE OF WALKWAYS VIEWED:	LOCATIONS OF WALKWAYS VIEWED:	TRAFFIC COATING AT WALKWAYS:
NO. OF QUALIFYING BALCONIES PRESENT:	NO. OF QUALIFYING BALCONIES VIEWED:	SAMPLE SIZE OF PRIVATE BALCONIES VIEWED:
LOCATIONS OF PRIVATE BALCONIES VIEWED:	TRAFFIC COATING AT BALCONIES:	NO. OF QUALIFYING PRIVATE DECKS PRESENT:

NO. OF QUALIFYING PRIVATE DECKS VIEWED:	SAMPLE SIZE OF PRIVATE DECKS VIEWED:	LOCATIONS OF PRIVATE DECKS VIEWED:
TRAFFIC COATING AT PRIVATE DECKS:	NO. OF QUALIFYING LANDINGS PRESENT:	NO. OF QUALIFYING LANDINGS VIEWED:
SAMPLE SIZE OF LANDINGS VIEWED:	LOCATIONS OF LANDINGS VIEWED:	TRAFFIC COATING AT LANDINGS:
NO. OF QUALIFYING CONCEALED STAIRS PRESENT:	NO. OF QUALIFYING CONCEALED STAIRS VIEWED:	SAMPLE SIZE OF CONCEALED STAIRS VIEWED:
LOCATIONS OF CONCEALED STAIRS VIEWED:	TRAFFIC COATING AT CONCEALED STAIRS:	NO. OF QUALIFYING EXPOSED STAIRS PRESENT:
NO. OF QUALIFYING EXPOSED STAIRS VIEWED:	SAMPLE SIZE OF EXPOSED STAIRS VIEWED:	LOCATIONS OF EXPOSED STAIRS VIEWED:
TRAFFIC COATING AT EXPOSED STAIRS:	TRAFFIC COATING:	SAMPLE SIZE OF E3's VIEWED:
TYPE OF CLADDING (SIDING):	TYPE OF RAILINGS:	

1. Walkway serving units 4 thru 5

This sections provides maintenance and repair recommendations for one **ELEVATED WALKWAY**.

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

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1.0 Railings

- The railing is loose. The railing or connection points should be repaired by a qualified contractor.
- The railing is loose and there have been prior repairs attempts which are now failing. The railing and/ or connection points should be repaired by a qualified contractor.
- Wood damage in the form of termites and/ or fungus was noted at the railing cap. All damaged wood should be treated, repaired or replaced, as necessary.
- The wood at the railings (overall) appeared dry/ starting to develop small cracks. These small cracks will allow for moisture penetration and further deterioration. The wood should be sanded/ sealed to prevent moisture intrusion passing towards the wood framed structural components below.
- The railing at ____ is borderline loose. Most likely the base of the railings are rusted out and struts have been added to reinforce this. The struts run up to the fascia and do help secure the railings. San Diego Home Inspection probably wouldn't "fail" this property on an actual E# inspection due to this, but it's advisable to secure the base/ attachment point of these railing posts. The best time to do this would be now, as the traffic coating is already known to be in need of repair.
- There are portions of the steel railings that are rusting. Although the rusting is not severe, it should be corrected to preserve the condition and proper functionality. Wire brush, prime and re-paint is likely all that is needed to resolve this concern.
- The base of the railings is heavily rusted. This should be corrected to preserve the condition and proper functionality.
- There are missing connector hardware at the railings. These connection point should be repaired by a qualified contractor.
- The railing is loose and noticeably out of plumb. The railing or connection points should be repaired by a qualified contractor.
- Wood damage in the form of termites and/ or fungus was noted at the railing cap. All damaged wood should be treated, repaired or replaced, as necessary.
- The railing cap is damaged. The railing cap should be repaired or replaced by a qualified contractor.

The railings are loose, though borderline loose. Movement is noticeable at the top, and upon closer inspection, the base of the railings also exhibits slight

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movement. This base movement has begun to stress and crack the surrounding fiberglass traffic coating, though cracking is minimal at this time. These early cracks can compromise the waterproofing membrane and allow moisture intrusion into the deck system. Moisture entering through these cracks can lead to rusting of the railing's base supports, further weakening the connections and worsening the movement over time. The railing or its connection points should be evaluated and repaired by a qualified contractor to prevent progressive damage.

1.1 Walking surfaces & waterproofing

Damage in the form of cracks is present at the concrete walking surface. All cracks (including relatively small ones) are a moisture intrusion concern that can cause future damage to the wood framed structure beneath. All cracks should be repaired/ sealed by a qualified contractor.

Damage in the form of numerous visible cracks is present at the concrete walking surface, along with hidden cracking within the control joint(s). While cracks within control joints may not typically be viewed as damage, in this application they still pose a risk of moisture intrusion to the wood-framed structure beneath. Even relatively small cracks can lead to long-term deterioration. All cracks should be properly repaired and sealed by a qualified contractor to prevent future damage.

Damage in the form of hidden cracks is present at the control joint(s) at the concrete walking surface. Most people would not consider cracks within a control joint as actual "damage". However, in this application cracks can allow moisture to reach the wood framed structure beneath. All cracks should be repaired/ sealed by a qualified contractor.

Damage in the form of cracks is present at the concrete walking surfaces. This is especially important at the areas that are beneath the wall air conditioning units. When the air conditioners operate, condensate (water) drips out of the units, directly on to the walkway surface. As such, the cracks are a moisture intrusion concern that can cause future damage to the wood framed structure beneath. All cracks should be repaired by a qualified contractor.

Damage in the form of cracks is present at the concrete walking surface, including hidden cracks within control joints. While cracks at control joints are often overlooked, they can still allow moisture to reach the wood-framed structure beneath. All cracks"regardless of size or location"represent a moisture intrusion concern and should be repaired/sealed by a qualified contractor.

Damage in the form of several cracks of varying size/ width are present at the concrete walking. There are also several cracks that were repaired with sealant but have opened up once again. Sometimes small cracks must be opened up in width first, in order to achieve a proper repair. In any event, all of these cracks are a moisture intrusion concern that can cause future damage to the wood framed structure beneath. All cracks should be repaired/ sealed by a qualified contractor.

Damage in the form of cracks is present. The cracks are a moisture intrusion concern that can cause the railings posts to rust and loosen. The cracks are also a moisture intrusion concern that can cause the future damage to the wood framed structure beneath. All cracks should be repaired/ sealed by a qualified contractor. A possible/ better alternative would be to completely renew the top coating with fiberglass traffic

coating or similar product.

Damage in the form of large cracks and/ or missing chunks of concrete is present along the edge of the walkway. The cracks and/ or missing chunks of concrete are a moisture intrusion concern to the wood framed structure beneath and allow the railings to loosen and rust. All damaged concrete should be repaired or replaced by a qualified contractor.

Damage in the form of cracks is present along the edge of the walking surface and where the railings attach. The cracks are a moisture intrusion concern that can cause the railings posts to rust and loosen. The cracks are also a moisture intrusion concern that can cause the future damage to the wood framed structure beneath. These damaged areas should be repaired/ sealed by a qualified contractor.

The concrete walkway surface at _____ appears slightly worn or dry (but not damaged). It is also noted to be fully exposed to the weather. We would not demand any repair be needed to "pass" a future E3 inspection. However, it would be a good idea to have the concrete sealed for protection and extended service life. The concrete surface itself is the primary barrier against moisture intrusion passing towards the wood framed structural components.

The concrete walking surface appears worn (but not damaged). This is evidenced by exposed aggregate at the surface instead of smooth finish layer. This is commonly referred to as spalling concrete; probably caused by age as this walkway is directly exposed to the weather. We would not demand any repair be needed to "pass" a future E3 inspection. However, it would be a good idea to have the concrete sealed for protection and extended service life. The concrete surface itself is the primary barrier against moisture intrusion passing towards the wood framed structural components.

The current walkway surface is carpet over the original concrete topper. In our opinion turf is a poor surface choice as it tends to trap moisture on the walking surface, rather than allowing it to flow off, as designed. Also, the turf blocks viewing of the condition of the concrete topper. The condition of the concrete topper walkway surface is unknown due to the carpet installation. We might not "fail" an E3 inspection solely due to carpet such as this, but it would be preferable to see a properly functioning exterior walking surface/ waterproofing system in place.

Carpet is installed over the original lightweight concrete walking surfaces. Carpet traps moisture and makes it difficult for us to assess the actual condition of the concrete walking surface beneath. We would recommend the carpet be removed so that we can verify the condition of the concrete walking surface. The concrete walking surface itself is a major component of the waterproofing system that needs to be verified for E3 compliance. We would like to return to the property on a later date and see concrete or other approved coating in good condition.

Rubber mat is installed over the concrete walking surfaces. This makes it difficult to assess the actual condition of these walkways. This probably is not a big issue as the walkways have generous roof overhang protection and will not be exposed to moisture from rain. However, there is one wall A/C unit at the exterior side of unit E which will dump condensate on to the walking surface. This area should be closely monitored in the future as the water from the A/C unit will likely stay trapped on the walking surface. We have seen other properties that have a dedicated drain (installed) beneath these wall A/C units to combat the issue described above. We would not be requiring a drain be installed to pass an E3 inspection but this information is relayed as a recommendation.

The fiberglass traffic coating is cracked in some areas. The coating is the primary barrier

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against moisture intrusion passing towards the wood framed structural components. The traffic coating should be repaired or replaced.

The traffic coating is cracked at multiple areas. This is especially important at the areas that are beneath the wall air conditioning units. When the air conditioners operate, condensate (water) drips out of the units, directly on to the walking surface. As such, the cracks are a moisture intrusion concern that can cause future damage to the wood framed structure beneath. The coating is the primary barrier against moisture intrusion passing towards the wood framed structural components. The traffic coating should be repaired or replaced.

The fiberglass traffic coating is worn out, as evidenced by the base layer being visible. Typically the base layer is completely hidden from view. The traffic coating is the primary barrier against moisture intrusion passing towards the wood framed structural components. The traffic coating should be repaired or replaced.

The fiberglass traffic coating is cracked, approximately along the (hidden) edge metal. The coating is the primary barrier against moisture intrusion passing towards the wood framed structural components. The traffic coating should be repaired or replaced.

The fiberglass traffic coating has significant damage noted. The deck coating is the primary barrier against moisture intrusion passing towards the wood framed structural components. The deck coating should be repaired or replaced.

The fiberglass traffic coating appears worn/ dry (but not damaged). We would not demand any repair be needed to "pass" a future E3 inspection. However, normal maintenance requires coatings such as these to be "top coated" every 5 - 7 years. The deck coating is the primary barrier against moisture intrusion passing towards the wood framed structural components.

The walking surface was briefly water tested and ponding water was noted. A properly installed traffic coating should have the water easily shed (off of the walking surface). Where water collects, that area will usually fail prematurely. The traffic coating is the primary barrier against moisture intrusion passing towards the wood framed structural components. The traffic coating should be repaired or replaced as needed.

Damage in the form of cracked grout is present at various areas of the tiled walking surface. Cracked grout is a moisture intrusion concern that can cause damage to the wood framed structure beneath. All cracked/ loose grout should be repaired by a qualified contractor.

One or more of the walking tiles "flexed" when pressed on, suggesting a poor bond to the subsurface. Loose tiles are a moisture intrusion concern that can cause damage to the wood framed structure beneath. All loose tiles should be inspected further/ repaired by a qualified contractor.

The tiled walkway surface is in need of repair. While repairs can be made, serious thought should be given to replacing the tiled walkway surface with a more suitable product for outdoor use. Tile is not widely used in exposed/ outdoor settings as the grout tends to crack due to normal expansion and contraction of the structure. Once the grout cracks moisture will penetrate and cause problems. In other words, even if installed correctly tiled exterior walkways require more frequent maintenance and are still more likely to fail. Replacement of the tiled walkway is not required, but it is recommended for improved long term performance.

Gaps between building materials was noted at the edge metal. Gaps between materials

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are a moisture intrusion concern that can cause future damage to the wood framed structure beneath. All gaps at the edge metal intersection should be sealed or otherwise repaired by a qualified contractor.

Damage was noted at the edge metal that serves as a termination (and overlap) point for the walking surface. Damaged edge metal are a moisture intrusion concern that can cause future damage to the wood framed structure beneath. All damaged edge metal should be sealed or otherwise repaired by a qualified contractor.

The torch torch-down roofing/ coating is damaged in many areas. This top layer is the primary barrier against moisture intrusion passing towards the wood framed structural components. Note: torch down roofing is not designed for foot traffic such as this. This roofing material should be removed and then replaced with a material/ product designed for this application.

Damage in the form of cracks is present along many areas of the walking surface. All cracks are a moisture intrusion concern. There are additional shortcoming noted at these walkways such as exposed fasteners and the roll roofing application itself. Roll roofing is widely considered to be an inferior ROOFING product that may only last 5-7 years. Furthermore, roll roofing is not designed to be used as a traffic coating in this manner. At a minimum all damaged areas should be repaired/ sealed by a qualified contractor. A better long term solution would be to remove the roll roofing and have a proper traffic coating system (such as fiberglass) applied.

The fiberglass traffic coating has damage noted in the form of lost adhesion to the decking below. In other words, the traffic coating is no longer bonded to the plywood beneath it. There appears to be some repair attempts with silicone that have failed. The deck coating is the primary barrier against moisture intrusion passing towards the wood framed structural components. The deck coating should be repaired or replaced.

1.2 Wall cladding

There are some stucco cracks at the where the exterior wall and beam that supports the balcony intersect. Cracks such as these can allow moisture movement to reach the framing. The cracks should be repaired, sealed or painted.

There are some stucco cracks noted at the pony walls. Cracks such as these can allow moisture movement to reach the framing. The cracks should be repaired, sealed or painted.

There are some stucco cracks at the rim. This results in the wood framing members possibly being exposed to the weather which would allow deterioration of the wood. The cracked stucco should be repaired to protect wood framing from the elements.

As mentioned earlier in this report, there are some stucco cracks noted at the soffit area beneath the cracked grout. We recommend repairing these cracks. Once the cracks are repaired, the soffit area can be monitored for any future cracking.

There are cracks noted at the stucco soffit area beneath the walking surface. Many times, cracks such as this are an indication of moisture intrusion. The source of the moisture should be confirmed and remedied.

There is an area with missing stucco. This may allow water to reach the exposed wood framing. This area should have the stucco and water-proofing repaired or replaced.

There are some noticeable gaps/ missing stucco at the post to beam connection. This

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results in the wood framing members being exposed to the weather which will allow deterioration of the wood. Any exposed wood framing should be protected from the elements. The missing stucco and wood should be replaced.

There is an area with missing stucco at the railing to wall intersection. This may allow water to reach the exposed wood framing. This area should have the stucco and water-proofing repaired or replaced.

Efflorescence is noted at the stucco soffit area beneath the landing. This white mineral salt residue is indicative of moisture intrusion migrating from above. In this case, the stucco itself likely does not require repair. However, the efflorescence confirms a current or past moisture intrusion condition.

We performed a brief water testing of the walking surface. A few minutes later we drilled a small hole in the soffit (beneath the walking surface). At this point in time we observed water dripping out of the hole. This indicates the waterproofing membrane has failed and the wood framing is being exposed to moisture deterioration/ damage. We recommend additional destructive testing be performed to determine the extent of the damage. We recommend repairs by a qualified contractor.

The stucco has been repaired/ replaced in a substandard manner. The repaired/ replaced stucco is hollow/ not secured and has noticeable gaps present. The stucco in it's current condition is a path for moisture intrusion to reach the framing components. The poorly patched stucco should be removed and the wood framing behind it should be inspected for ant damage. Once the wood framing is deemed functional the stucco should be replaced with proper waterproofing behind it.

Termite damaged wood was noted at the "rim" that wraps the elevated walkway. The rim is an important structural component that locks all the joists together and provides an attachment point for the railings. The damaged wood should be treated and repaired/ replaced, as necessary.



1.3 Wood framing

Termite damaged wood was noted. The damaged wood should be treated and repaired/ replaced, as necessary.

Termite damaged wood was noted at the "rim" joist that wraps the elevated walkway. The rim is an important structural component that locks all the joists together and provides an attachment point for the railings. The damaged wood should be treated and repaired/ replaced, as necessary.

Termite damaged wood was noted at stair stringer. Most likely this is a repair and not a full replacement. The damaged wood should be treated and repaired/ replaced, as necessary.

A wood post with moisture/ fungus damage was noted. The post serves an important function as it supports the load from above. The post should be repaired or replaced.

Moisture damaged wood framing was observed at several wood posts. The posts are important structural members that support the load from above, to the ground. All damaged posts should be repaired or replaced. A qualified contractor should investigate further and make proper repairs.

What appears to be hidden/ moisture damaged wood framing was observed. The apparent damage seems mostly to be at the plywood/ decking that is beneath the

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finished walking surface but we can't 100% rule out other damaged components such as joists and blocking. We discovered the damage by drilling small holes at the soffit beneath the suspected areas of damage (in this case beneath cracks at the walking surface). Once the holes were drilled we probed the wood with a long screwdriver-like tool and noted that the wood we pressed against seemed soft. Additionally, **we visually observed stained and damaged wood via bore-scope (miniature camera analysis)**. We recommend that a larger area of finished surfaces be removed and this be inspected further to verify it's condition. The source of the moisture intrusion should be determined and eliminated. All damaged wood should be repaired or replaced, as necessary. After the wood is repaired a proper waterproofing barrier and exterior rated traffic coating should be installed.

Note: **We marked the areas of more severe damage with marker at the soffit so contractors investigating this can more easily locate the area of concern.** Readers of this report should also understand that our borescope camera inspection method only allows us to view the bottom surface of the plywood/ decking. The top surface is likely in worse condition than what we viewed, as it sees more direct contact with the moisture intrusion that has caused the damage.

What appears to be hidden/ moisture damaged wood framing was observed. The apparent damage seems mostly to be at the plywood/ decking that is beneath the finished walking surface but we can't 100% rule out other damaged components such as joists and blocking. We discovered the damage by drilling small holes at the soffit beneath the suspected areas of damage (in this case beneath cracks within the control joints). Once the holes were drilled we probed the wood with a long screwdriver-like tool and noted that the wood we pressed against seemed soft. Additionally, **we visually observed stained and damaged wood via bore-scope (miniature camera analysis)**. We recommend that a larger area of finished surfaces be removed and this be inspected further to verify it's condition. The source of the moisture intrusion should be determined and eliminated. All damaged wood should be repaired or replaced, as necessary. After the wood is repaired a proper waterproofing barrier and exterior rated traffic coating should be installed.

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What appears to be hidden/ moisture damaged wood framing was observed. The apparent damage seems mostly to be at the plywood/ decking that is beneath the finished walking surface but we can't 100% rule out other damaged components such as joists and blocking. We discovered the damage by drilling small holes at the soffit beneath the suspected areas of damage (in this case areas of suspected ponding water). Once the holes were drilled we probed the wood with a long screwdriver-like tool and noted that the wood we pressed against seemed soft. Additionally, **we visually observed stained and damaged wood via bore-scope (miniature camera analysis)**. We recommend that a larger area of finished surfaces be removed and this be inspected further to verify it's condition. The source of the moisture intrusion should be determined and eliminated. All damaged wood should be repaired or replaced, as necessary. After the wood is repaired a proper waterproofing barrier and exterior

rated traffic coating should be installed.

Note: We marked the areas of more severe damage with marker at the soffit so contractors investigating this can more easily locate the area of concern. Readers of this report should also understand that our borescope camera inspection method only allows us to view the bottom surface of the plywood/ decking. The top surface is likely in worse condition than what we viewed, as it sees more direct contact with the moisture intrusion that has caused the damage.

What appears to be hidden/ moisture damaged wood framing was observed. The apparent damage seems mostly to be at the plywood/ decking that is beneath the finished walking surface but we can't 100% rule out other damaged components such as joists and blocking. We discovered the damage by drilling small holes at the soffit beneath the walking surfaces (in this case there was no obvious defects at the walking surface above). Once the holes were drilled we probed the wood with a long screwdriver-like tool and noted that the wood we pressed against seemed soft. Additionally, we visually observed stained and damaged wood via bore-scope (miniature camera analysis). We recommend that a larger area of finished surfaces be removed and this be inspected further to verify it's condition. The source of the moisture intrusion should be determined and eliminated. All damaged wood should be repaired or replaced, as necessary. After the wood is repaired a proper waterproofing barrier and exterior rated traffic coating should be installed.

Note: We marked the areas of more severe damage with marker at the soffit so contractors investigating this can more easily locate the area of concern. Readers of this report should also understand that our borescope camera inspection method only allows us to view the bottom surface of the plywood/ decking. The top surface is likely in worse condition than what we viewed, as it sees more direct contact with the moisture intrusion that has caused the damage.

Hidden/ moisture damaged wood framing was observed. A few holes were drilled for access and then the plywood was observed to be soft. Additionally, we observed an abnormally high moisture content via a moisture meter test which is indicative of fungus growth. We recommend that the stucco at the soffit be removed and the the wood be inspected further to verify it's condition. Thereafter, the damaged wood should be repaired/ replaced as necessary. The source of the moisture intrusion causing the damage should be eliminated. An alternative method would be to remove some of the concrete walkway at the suspected area, instead of removing stucco from the soffit.

Moisture stained wood framing was observed via borescope camera observation. In this case it looks like moisture staining and not necessarily major damage. We recommend that additional stucco at the soffit be removed and the the wood be inspected further to verify it's condition. Thereafter, any damaged wood should be repaired/ replaced as necessary. The source of the moisture intrusion causing the damage should be eliminated*. An alternative method would be to remove some of the concrete walkway at the suspected area, instead of removing stucco from the soffit.

The exact source of the moisture intrusion is yet to be determined. Our best guess is the cracks in the walkway have allowed the moisture intrusion to penetrate beneath and reach the wood framing. A qualified contractor should investigate further and make proper repairs.

Moisture stained wood framing was observed via borescope camera observation, approximately beneath the walkway areas that have cracked tiles. In this case it looks like moisture staining and not significant wood damage. We recommend the following two options for dealing with this:

1.) Additional stucco at the soffit be removed and the the wood be inspected further to verify it's condition. Thereafter, any damaged wood should should be repaired/ replaced as necessary. The source of the moisture intrusion causing the damage should be eliminated*. An alternative method would be to remove some of the walking surface at the suspected areas, instead of removing stucco from the soffit.

2.) Seal/ repair the cracked tiles that we believe allowed for this moisture staining to occur. The wood staining will be left as-is and we will monitor these stains at the next required E3 inspection 6 years from now. E3 inspections are now required by law to be performed at (not to exceed) 6 year intervals. If the staining worsens and becomes damaged wood then option 1 should be undertaken.

There are some noticeable cracks or splits noted at the stair stringers. These are open areas are exposed to the weather and will allow moisture intrusion to damage/ cause fungus growth. In this case it looks like the stringer is still salvageable and does not need replacement. The wood should be repaired, sealed and painted as needed.

There are some large cracks or splits noted at the wood post. These are open areas that are exposed to the weather and will allow moisture intrusion to damage/ cause fungus growth. In this case it looks like the post is still salvageable and does not need replacement. The wood should be repaired with wood filler (or similar method), primed and painted as needed.

There was some softness noted at the rim next to/ surrounding the railing pickets. Probably this softness is some sort of wood filler that was used in a previous repair attempt. In San Diego Home Inspection, Inc.'s opinion, this seems like sloppy/ substandard workmanship as wood fillers are supposed to harden and can be sanded smooth. A qualified carpenter should be brought in to investigate this further and make any needed repairs.

Termite damaged wood was observed at two of the posts outside of units #23 & #24. These posts do not support the weight of the walkway but do serve as the attachment point for the railings. We located the damaged wood by probing (gently poking) with a screwdriver-like tool and found damaged wood with termite droppings falling out. We marked out as many of these locations as possible with chalk. We recommend having a qualified contractor with a strong carpentry background field verify the extent of the damage and come up with a specifications of repair.

Note: in some cases termite damaged wood can be left in place as long as it is "local treated" to eliminate the termite activity. These areas can then be reinforced or "sistered" for additional support. Thereafter, the damaged wood should should be repaired/ replaced as necessary.

There is missing stucco/ exposed wood framing observed. The framing lumber is exposed to the weather which will allow moisture intrusion to damage/ cause fungus growth. We recommend that the poor stucco patch job be removed and the the wood be inspected further to verify it's condition. Thereafter, the area should be have waterproofing and stucco applied in a proper manner.

Damaged wood was noted at two of the joists. In this case it's not clear what caused the damage. Our best guess is that the damage is mechanical damage (perhaps the joists were beaten too hard with a sledge hammer) and not termite or moisture related. In any event, The damaged wood should be repaired or reinforced, as necessary.

There are many heavily connection hardware/ fasteners. These are structural connectors that connect the railing to the deck, for example. All of the rusted connectors should be repaired or replaced, as needed.

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This concludes the maintenance and repair recommendations for one ELEVATED WALKWAY.

2. Private balcony serving unit 3

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	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.0 Railings
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1 Walking surfaces & waterproofing
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.2 Wood framing
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.3 Wall cladding
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.4 Additional comments
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.5 Picture labels

A M R H IO

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

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.0 Comments				
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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