



Feasibility Study of Exterior Elevated Elements (E3)

sample for riley

Property Address:

123 sample street
San Diego CA 92115



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Date: 11/16/2025	Time:	Report ID:
Property: 123 sample street San Diego CA 92115	Customer: sample for riley	

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.

(I) = 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

A M R H IO

□□□□□ 1.0 Railings

□□□□□ 1.1 Walking surfaces & waterproofing

□□□□□ 1.2 Wall cladding

□□□□□ 1.3 Wood framing

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 ELEVATED WALKWAY.

2. Landing serving/ closest to unit 6

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

2.0 Railings

2.1 Walking surfaces & waterproofing

2.2 Wood framing

2.3 Condition of wall cladding

2.4 Additional comments

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 the STAIR LANDING(S).

3. Stairs serving/ closest to unit 3587

This sections provides maintenance and repair recommendations for one set of STAIRS.

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

A M R H IO

□□□□□ 3.0 Railings

□□□□□ 3.1 Walking surfaces & waterproofing

□□□□□ 3.2 Wood framing

□□□□□ 3.3 Condition of wall cladding

□□□□□ 3.4 Additional comments

□□□□□ 3.5 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 set of STAIRS.

4. Large deck serving unit 16

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

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

A M R H IO

□□□□□ 4.0 Railings

□□□□□ 4.1 Walking surfaces & waterproofing

□□□□□ 4.2 Wood framing

□□□□□ 4.3 Condition of wall cladding

□□□□□ 4.4 Additional comments

□□□□□ 4.5 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 DECK.

5. Private deck serving UNIT 44

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

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

A M R H IO

□□□□□ 5.0 Railings

□□□□□ 5.1 Walking surfaces & waterproofing

□□□□□ 5.2 Wood framing

□□□□□ 5.3 Condition of wall cladding

□□□□□ 5.4 Additional comments

□□□□□ 5.5 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 DECK.

6. Private deck serving UNIT 42

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

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

A M R H IO

□□□□□ 6.0 Railings

□□□□□ 6.1 Walking surfaces & waterproofing

□□□□□ 6.2 Wood framing

□□□□□ 6.3 Condition of wall cladding

□□□□□ 6.4 Additional comments

□□□□□ 6.5 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 DECK.

7. Private deck serving UNIT 40

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

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

A M R H IO

□□□□□ 7.0 Railings

□□□□□ 7.1 Walking surfaces & waterproofing

□□□□□ 7.2 Wood framing

□□□□□ 7.3 Condition of wall cladding

□□□□□ 7.4 Additional comments

□□□□□ 7.5 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 DECK.

8. Landing serving/ closest to UNIT 43

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

8.0 Railings

8.1 Walking surfaces & waterproofing

8.2 Wood framing

8.3 Condition of wall cladding

8.4 Additional comments

8.5 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 the STAIR LANDING(S).

9. LARGE PRIVATE DECK @ #21

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

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

A M R H IO

□□□□□ 9.0 Railings

□□□□□ 9.1 Walking surfaces & waterproofing

□□□□□ 9.2 Wood framing

□□□□□ 9.3 Condition of wall cladding

□□□□□ 9.4 Additional comments

□□□□□ 9.5 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 DECK.

10. LARGE PRIVATE DECK @ #21

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

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

A M R H IO

□□□□□ 10.0 Railings

□□□□□ 10.1 Walking surfaces & waterproofing

□□□□□ 10.2 Wood framing

□□□□□ 10.3 Condition of wall cladding

□□□□□ 10.4 Additional comments

□□□□□ 10.5 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 DECK.

11. Walkway serving UNITS 14 thru 16

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

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

A M R H IO

□□□□□ 11.0 Railings

□□□□□ 11.1 Walking surfaces & waterproofing

□□□□□ 11.2 Wall cladding

□□□□□ 11.3 Wood framing

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 ELEVATED WALKWAY.

12. BLDG. 586 - Stairs serving/ closest to unit 310

This sections provides maintenance and repair recommendations for one set of **STAIRS.**

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

A M R H IO

□□□□□ 12.0 Railings

□□□□□ 12.1 Walking surfaces & waterproofing

□□□□□ 12.2 Wood framing

□□□□□ 12.3 Condition of wall cladding

□□□□□ 12.4 Additional comments

□□□□□ 12.5 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 set of **STAIRS.**

13. BLDG. 590 - Stairs serving/ closest to unit 219

This sections provides maintenance and repair recommendations for one set of **STAIRS.**

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

A M R H IO

□□□□□ 13.0 Railings

□□□□□ 13.1 Walking surfaces & waterproofing

□□□□□ 13.2 Wood framing

□□□□□ 13.3 Condition of wall cladding

□□□□□ 13.4 Additional comments

□□□□□ 13.5 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 set of **STAIRS.**

14. BLDG. 592 - Stairs serving/ closest to unit 225

This sections provides maintenance and repair recommendations for one set of **STAIRS.**

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

A M R H IO

□□□□□ 14.0 Railings

□□□□□ 14.1 Walking surfaces & waterproofing

□□□□□ 14.2 Wood framing

□□□□□ 14.3 Condition of wall cladding

□□□□□ 14.4 Additional comments

□□□□□ 14.5 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 set of **STAIRS.**

15. BLDG. 586 - Walkway serving/ closest to unit 313

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

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

A M R H IO

□□□□□ 15.0 Railings

□□□□□ 15.1 Walking surfaces & waterproofing

□□□□□ 15.2 Wall cladding

□□□□□ 15.3 Wood framing

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 ELEVATED WALKWAY.

16. BLDG. 592 - Walkway serving/ closest to unit 223

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

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

A M R H IO

□□□□□ 16.0 Railings

□□□□□ 16.1 Walking surfaces & waterproofing

□□□□□ 16.2 Wall cladding

□□□□□ 16.3 Wood framing

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 ELEVATED WALKWAY.

17. Large deck serving unit 10

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

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

A M R H IO

□□□□□ 17.0 Railings

□□□□□ 17.1 Walking surfaces & waterproofing

□□□□□ 17.2 Wood framing

□□□□□ 17.3 Condition of wall cladding

□□□□□ 17.4 Additional comments

□□□□□ 17.5 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 DECK.

18. Small deck serving unit 15

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

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

A M R H IO

□□□□□ 18.0 Railings

□□□□□ 18.1 Walking surfaces & waterproofing

□□□□□ 18.2 Wood framing

□□□□□ 18.3 Condition of wall cladding

□□□□□ 18.4 Additional comments

□□□□□ 18.5 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 DECK.

19. South stairs (above the laundry room)

This sections provides maintenance and repair recommendations for one set of **STAIRS.**

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

A M R H IO

□□□□□ 19.0 Railings

□□□□□ 19.1 Walking surfaces & waterproofing

□□□□□ 19.2 Wood framing

□□□□□ 19.3 Condition of wall cladding

□□□□□ 19.4 Additional comments

□□□□□ 19.5 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 set of **STAIRS.**

20. 1068 C/ front walkway (from stair landing to east railing)

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

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

A M R H IO

□□□□□ 20.0 Railings

□□□□□ 20.1 Walking surfaces & waterproofing

□□□□□ 20.2 Wood framing

□□□□□ 20.3 Wall cladding

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 ELEVATED WALKWAY.

21. UNIT R THRU UNIT Q

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

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

A M R H IO

□□□□□ 21.0 Railings

□□□□□ 21.1 Walking surfaces & waterproofing

□□□□□ 21.2 Wood framing

□□□□□ 21.3 Wall cladding

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 ELEVATED WALKWAY.

22. Right side deck serving UNITS #12 & #14

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

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

A M R H IO

□□□□□ 22.0 Railings

□□□□□ 22.1 Walking surfaces & waterproofing

□□□□□ 22.2 Wood framing

□□□□□ 22.3 Condition of wall cladding

□□□□□ 22.4 Additional comments

□□□□□ 22.5 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 DECK.

23. Stair landing serving UNIT #11

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

23.0 Railings

23.1 Walking surfaces & waterproofing

23.2 Wood framing

23.3 Condition of wall cladding

23.4 Additional comments

23.5 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 the STAIR LANDING(S).

24. 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*.

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

A M R H IO



24.0 Comments

A M R H IO

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

A M R H IO

Riley: I usually add some custom text here!!! Then below all stays the same

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.**



24.0

A M R H IO

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

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.