



Inspection Report

Property Address:
123 Sample Street
San Francisco CA 94123



PCA Inspections

Bob Emmett
2453 Franklin Street
San Francisco, CA 94123
(415) 771-8877
www.pcainspect.com
pca@pcainspect.com

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Date: 6/10/2019	Time:	Report ID: XXXXX
Property: 123 Sample Street San Francisco CA 94123	Customer:	Real Estate Professional:

Introduction

This is a Balcony and Deck Inspection Report and cites the conditions of the balcony and deck systems as it relates to the Balcony Inspection Law (Senate Bill #721 (Chapter 445)).

This inspection requires the inspection of the exterior elevated elements and associated waterproofing elements of decks and balconies for buildings with 3 or more multifamily dwellings units. The purpose of the inspection is to determine that exterior elevated elements and their associated waterproofing elements are in a generally safe condition, in adequate working order, and free from any hazardous condition caused by fungus, deterioration, decay, or improper alteration to the extent that the life, limb, health, property, safety, or welfare of the public or the occupants is not endangered.

Definitions

Exterior elevated elements are defined as structures, including their supports and railings, balconies, decks, porches, stairways, walkways, and entry structures that extend beyond the exterior walls of the building and which have a walking surface that is elevated more than 6' feet above ground level, are designed for human occupancy or use, and rely in whole or substantially in part on wood or wood based products for structural support or stability of the exterior elevated element.

Associated waterproofing includes flashing, membranes, coating, and sealants that protect the load-bearing components of exterior elevated elements from exposure to water and the elements.

Scope of Report and Inspection

This is a non-invasive inspection and the only method used for evaluating the performance of the exterior elevated elements and associated water proofing performance is by direct visual examination or comparable means of evaluation of their performance. No calculations or special testing were used during this inspection

This report shall include relevant photographs and a narrative description to establish a baseline of the condition of the components inspected so that it can be compared to results of subsequent inspections. Additional digital photos taken during the inspection can be obtained at no charge by contacting PCA Inspections. This report shall advise which, if any, exterior elevated elements poses an immediate threat to the safety of the occupants and whether preventing occupancy access or conducting emergency repairs, including shoring, are necessary.

In this report, there may be specific references to areas and items that were inaccessible. The inspector can make no representations regarding conditions that may be present but were concealed or inaccessible for review. It is required that at least 15% of each type of exterior elevated element must be inspected. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

Further Inspections

If a recommendation of any further inspection is made in this report, and if subsequent inspections are performed by PCA Inspections, an additional re-inspection fee will be assessed to the owner and a revised report will be produced indicating that the required repairs have been completed.

Repairs and Corrective Actions

Inspected (IN) = The inspector visually observed the component and if no other comments were made then it appeared to be functioning as intended.

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Not Inspected (NI) = The inspector did not inspect this item or component and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting. At least 15% of each type of exterior elevated element must be inspected.

Not Present (NP) = This item or component was not in the system.

Repair & Replace (RR) = The inspector recommends corrective work to an exterior elevated element that does not pose an immediate threat to the safety of the occupants. Owner shall apply for a permit within 120 days of receipt of the inspection report.

Immediate Repair (IR) = The inspector recommends immediate repairs and advises that a specific building assembly poses an immediate threat to the safety of the occupants, and that preventing occupant access or conducting emergency repairs, including shoring, are necessary. The report will be delivered to the owner of the building and to the local enforcement agency within 15 days of the completion of this report. The condition shall be considered an emergency condition and the owner of the building shall perform required preventive measures immediately.

Required Record Keeping

Please note that this type of inspection is required every 6 years, at a minimum. Copies of this report should be maintained in the building owner's records for at least 2 inspection cycles and shall be disclosed and delivered to the buyer at the time of any subsequent sale of the building.

Local Enforcement Agency Penalties and Fees

Be aware that the local enforcement agencies are able to charge the owner of the building if they do not comply with the repair requirements within 180 days, the inspector shall notify the local enforcement agency and the owner of the building. If within 30 days of the date of the notice the repairs are not completed, the owner of the building shall be assessed a civil penalty based on the fee schedule set by the local authority of not less than one hundred dollars (\$100) nor more than five hundred dollars (\$500) per day until the repairs are completed, unless an extension of time is granted by the local enforcement agency. Please note it is the responsibility of the local enforcement agency and not PCA Inspection to follow up or ensure any repairs or recommendations are carried out by the owner of the building.

Additional Information:

Additional information about the Balcony Inspection Law (Senate Bill #721 (Chapter 445)) at www.pcainspect.com.

In Attendance:

Customer

Property Type:

Single Family (2 story)

Weather:

Clear

1. Stairs

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IM= Immediate Repair

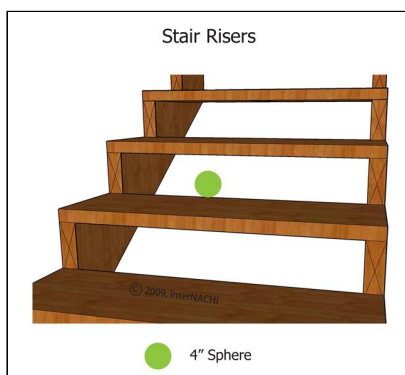
IN NI NP RR IM Items

1.0 Stairway Design

- Stairway Width:** <36"
- Riser Height:** 7-1/2"
- Tread Depth:** 10"
- Step Riser Opening Less than 4":** No

Comments:

Safety Recommendation: The step risers to the back deck were open and larger than 4" inches. This is a safety hazard for small children who may be able to crawl through the open riser and fall. Current safety standards do not allow for risers with openings larger than 4". For optimum safety, we recommend making these upgrades to conform to modern safety standards.



1.0 Item 1(Picture)

1.1 Stringers

- Stringer Type:** Solid
- Stringer Cracks or Decay or Over Notching:** No
- Span between Stringers:** 10'
- Stringer to Deck Connection:** Hardware

1.2 Guard and Handrails

- Stairway Guards and Handrails:** No
- Handrail Height 34" - 38":** No
- Handrail Graspable:** No
- Opening between Balusters Less than 4-3/8":** No
- Handrail Return:** No
- Handrail Properly Supported:** No

Comments:

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IN NI NP RR IM Items

The back deck stairs did not have a handrail. This is consider a life safety hazard and requires immediate repair. Recommend blocking these steps off from occupant access until a handrail can be installed and inspected.



1.2 Item 1(Picture)

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1.3 Artificial Illumination

Artificial Lighting of Stairs: Yes

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1.4 Stairway Hardware

Visible Signs of Red Rust on Hardware: No

All Hardware Holes Filled: Yes

IN NI NP RR IM Items

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2. Footing/Decking Supports and Posts/Columns

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IM= Immediate Repair

IN NI NP RR IM Items

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2.0 Footing/Deck Support Design

Footing/Deck Support Type: Unable to Determine

Post Size: 6" x 6"

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2.1 Post/Columns Design

Post Height: > 14' feet

Comments:

(1) Two of the support posts were composed of multiple pieces of lumber to create a larger member. It was not possible to determine if the connected between these pieces of lumber were correct.

(2) Please note the support posts are higher than 14'. Any deck structure with posts higher than 14' feet requires a structural engineer to design the deck. Recommend confirming the deck structure has been designed or evaluated by a structural engineer.

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2.2 Footing to Post Connection

Footing to Post Connection: Unable to Determine

IN NI NP RR IM Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IM= Immediate Repair

3. Beams and Joists

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IM= Immediate Repair

IN NI NP RR IM Items

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3.0 Beam Design

Multiple Lumber Members Fastened Together: Yes

Fastener Type: Nails

Comments:

Dry rot was noted in multiple locations of the support beam's top edge. Dry rot can affect the structural integrity of the deck and can become a life safety hazard if not corrected. Recommend this be immediately corrected and blocking access to the deck structure until this condition has been repaired and inspected.

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3.1 Joist Design

Joist Size: 2" x 10"

Comments:

Dry rot was noted in multiple locations of the joist's top edge. Dry rot can affect the structural integrity of the deck and can become a life safety hazard if not corrected. Recommend this be immediately corrected and blocking access to the deck structure until this condition has been repaired and inspected.

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3.2 Beam to Post Connection

Beams Alongside Post: No

Diagonal Bracing on Corner Post and Beams: Yes

Hardware Connecters Properly Attached: No

Post to Beam Connection: Post Cap Hardware, Other

Comments:

Multiple beam to post connectors were missing fasteners. Recommend this be corrected.

Multiple beam to post connector bolt holes were too close to the lower beam edge. Current standards require at least 2-1/2" from bolt end to edge of lumber. Recommend this be corrected.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

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IN NI NP RR IM Items

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3.3 Beam Splices

Beam Splices: No

Beam Splices Over Supports: N/A

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3.4 Joist to Beam/Ledger Connection

Type of Joist Bearing: Joist Hangers

Joist Hangers been Bent or Modified: No

Hangers have Double-Shear Fastening: No

Double Shear Fasteners: N/A

Lateral Support for Deck Diaphragm: Lateral Load Hardware

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3.5 Beams and Joists Hardware

Visible Signs of Red Rust: Recently Painted

Any Decay of Wood: Yes

IN NI NP RR IM Items

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4. Ledger

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IM= Immediate Repair

IN NI NP RR IM Items

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4.0 Ledger Attachment

Material Attached and Supporting Ledger: Concrete

Ledger Attachment: Unable to Determine

Fastener Diameter: 1/2"

Staggered Fasteners: Yes

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4.1 Ledger Design

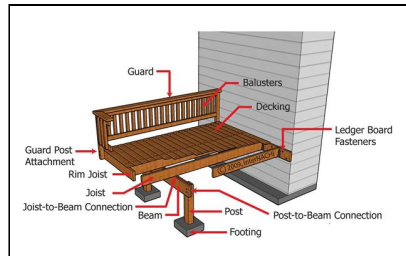
Wood Rim Joist Type: Pressure Treated Wood

Fastener Type: Lag Screws

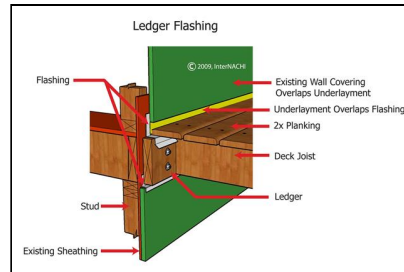
Flashing Installed Above Ledger: Not Visible

Comments:

No ledger flashing or waterproofing was visible during the inspection. The CA balcony Law requires the confirmation of flashing or waterproofing system has been installed. This system is critical to the deck structure and its safety. Recommend this be immediately corrected and blocking access to the deck structure until this condition has been repaired and inspected. The condition of the ledger board and its connectors should be inspected and confirmed after proper access has been given and before the installation of a flashing or waterproofing system are properly installed.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

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4.2 Ledger Attachment Hardware

Visible Signs of Red Rust: No

Ledger Decay: None Visible

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5. Deck Boards/Deck Surface

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IN NI NP RR IM Items

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5.0 Deck Material

Type of Decking: Wood
Deck Board Color: Light

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5.1 Deck Surface Condition

Visible Signs of Decay: Yes

Comments:

Dry rot was noted in multiple locations of the underside of the deck board. Dry rot can affect the structural integrity of the deck and can become a life safety hazard if not corrected. Recommend this be immediately corrected and blocking access to the deck structure until this condition has been repaired and inspected.

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5.2 Deck Board Attachment

Fastener Type: Nails
Hidden Fasteners: Lateral Support: N/A
Any Nails or Screws Exposed or Breaking: No

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5.3 Deck Surface Hardware

Any Signs of Red Rust: No

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6. Handrail Assemblies and Guards

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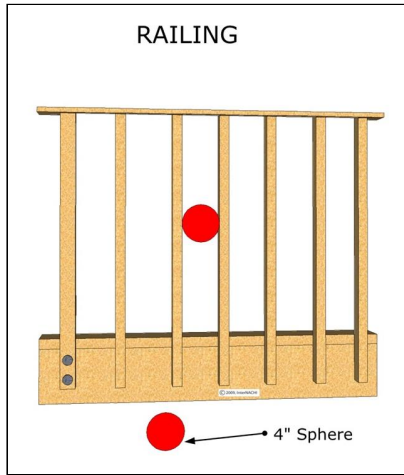
IN NI NP RR IM Items

6.0 Guardrail

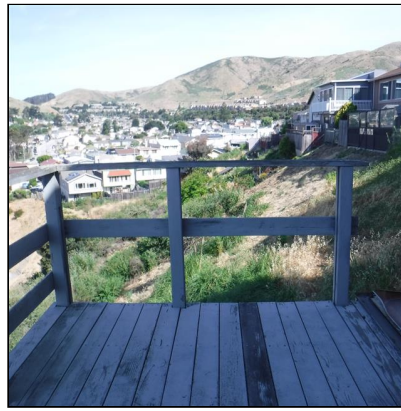
- Guardrail Height:**
- Top Rail to Guard Connection Type:**
- Baluster Opening:**
- Any Visible Sign of Decay:**

Comments:

(1) The balusters at the back of the building were larger than 4" apart and too large according to modern safety standards. For optimal safety, we recommended that a new baluster system be installed with gaps less than 4" inches.

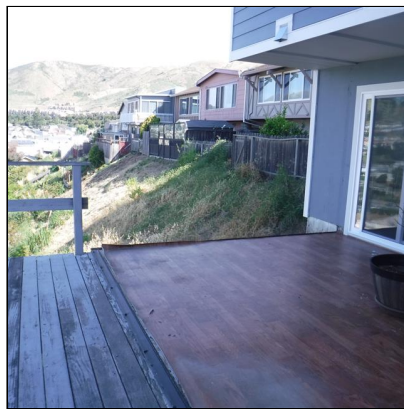


6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The guardrail was missing in multiple locations on the back deck. This is a life safety hazard. Recommend blocking off access to the deck from occupants and have a deck guardrail installed and inspected.



6.0 Item 3(Picture)

6.1 Guardrail Post

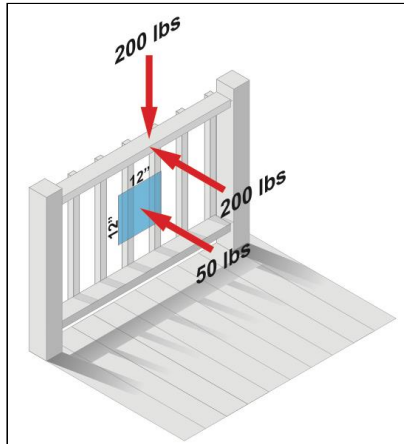
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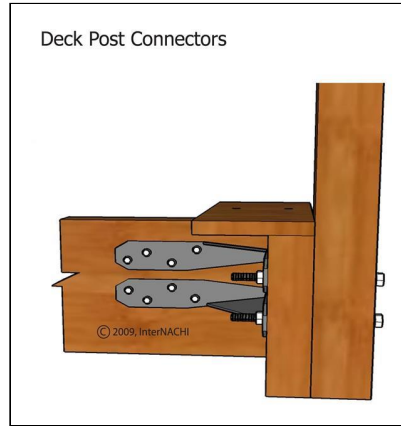
**Post to Frame Shear Connection:
Post to Frame Connection Type:**

Comments:

The guardrail around the back deck is loose and not properly secured in one or more locations. Modern standards require guardrails to be able to withstand a concentrated load of 200 lbs. per square foot in any direction. Recommend the guardrail be repaired by a qualified licensed contractor.



6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.2 Handrail Hardware

Any Visible Signs of Red Rust:

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7. Miscellaneous

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IN NI NP RR IM Items

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7.0 Lighting

Deck Floor Lighting: No

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7.1 Hot Tub Installed

Hot Tub Installed on Deck: No

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7.2 Deck Underside

Under Deck Finished/Sealed: No

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