THOMPSON HOME INSPECTION, INC.
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SB-721 INSPECTION

[redacted]

01/08/2026

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Introduction

This report adheres to the requirements set forth by Senate Bill No. 721, which mandates periodic inspections of exterior elevated elements (EEEs) and associated waterproofing elements in certain buildings to ensure their safety and structural integrity. The following outlines the criteria and processes as required by SB 721, focusing on maintaining high safety standards and compliance with the law.

SB 721 Definition of Terms

Exterior Elevated Element (EEE): Refers to balconies, decks, porches, stairways, walkways, and entry structures that extend beyond exterior walls, elevated more than six feet above ground, designed for human use, and rely on wood or wood-based products for support. This definition clarifies the scope of structures subject to inspection under SB 721. (SB 721, Section 17973(b)(2)).

Each EEE will be inspected and receive a comprehensive assessment based on the condition of its components, as required by the law. The following components will be assessed:

- **General Elements:** Includes assessment for defects impacting an EEEs integrity and safety, including water stains, damage, organic growth, loose or damaged guardrails, inadequate ventilation, and/or direct soil contact.
- **Associated Waterproofing Elements:** Includes flashings, membranes, coatings, and sealants that protect load-bearing EEE components from water. These elements are crucial for preventing moisture-related damage and ensuring the longevity of EEEs. (SB 721, Section 17973(b)(1))
- **Load-bearing Components:** Includes components that deliver structural loads from the EEE to the building and ground. The integrity of these components is vital for the safety and stability of EEEs. (SB 721, Section 17973(b)(3))

SB 721 EEE Assessment Conditions

Each EEE undergoes a comprehensive overall condition assessment based on the condition of its components, as required by the law. This assessment informs property owners of necessary follow-up actions.

- **Acceptable Condition - Pass:** EEEs in Acceptable Condition are performing adequately, possibly requiring minor maintenance to ensure continued functionality until the next inspection cycle. (SB 721, Section 17973)
- **Marginal Condition - Non-Emergency Repairs Needed:** EEEs assessed in Marginal Condition show signs of damage needing non-structural repairs to prevent further deterioration that could lead to hazardous conditions. (SB 721, Section 17973(h)(2))
- **Poor Condition - Emergency Repairs Required:** EEEs in Poor Condition are structurally compromised, posing an immediate safety risk. Access to these EEEs should

be restricted until repairs are completed, with a re-inspection required afterward. (SB 721, Section 17973(h)(1))

SB 721 EEE Condition Follow-up Requirements

- **Acceptable Condition - Pass:** Buildings that pass the inspection are deemed to be in acceptable condition, indicating that they require only regular maintenance to uphold their integrity until the next inspection cycle. Despite the lack of immediate repair needs, SB 721 underscores the importance of diligent record-keeping. Inspection reports play a vital role in long-term building maintenance and safety documentation. These reports, essential for maintaining a historical record of the building's condition, must be preserved for two inspection cycles, equating to 12 years. (SB 721, Section 17973(d))
- **Marginal Condition - Non-Emergency Repairs:** In instances where EEEs are found to be in marginal condition, necessitating non-emergency repairs, the building owner is provided with a report detailing the required actions to address damage that could evolve into hazardous conditions if neglected. It is the responsibility of the building owner to ascertain if the required repairs necessitate a permit in accordance with city ordinances and to secure such a permit themselves. Repairs must be completed within 120 days of receiving the inspection report. However, if the repairs necessitate a permit, the building owner is afforded an initial 120 days to secure the permit, followed by an additional 120 days to complete the repairs. This approach accommodates the procedural requirements for permit acquisition while ensuring timely remediation of identified issues to uphold safety and compliance. Should repairs be undertaken without a permit, verification of completed repairs should be documented. Section 17973(h)(2)
- **Poor Condition - Emergency Repairs:** When EEEs are determined to be in poor condition, indicating an immediate threat to safety, the inspector is required to take prompt action to ensure the safety of all occupants. The building owner must be immediately notified of the condition, and emergency repairs should be initiated without delay, as mandated by SB 721. The building owner is responsible for determining if these emergency repairs require a permit and must obtain one if necessary. The law requires that a copy of the inspection report be provided to the building owner and the local enforcement agency within 15 days of the inspection's completion, as stated in SB 721, Sections 17973(d) and 17973(h)(1). To prevent potential injuries or worse, access to the compromised EEEs must be restricted until emergency repairs are satisfactorily completed. These emergency repairs must comply with structural safety standards as outlined in the general intent and provisions of SB 721, and upon completion, the repairs must be inspected by an inspector and duly reported to the local enforcement agency.

Building Owner Responsibilities and Compliance Enforcement

- **Owner's Responsibility for Compliance:** The building owner is tasked with adhering to all requirements set forth in SB 721 for the maintenance, inspection, and repair of EEEs. This includes ensuring that all necessary repairs identified during inspections are completed in a timely and compliant manner.
- **Notification and Penalty for Non-Compliance:** Should the building owner fail to complete the required repairs within 180 days, the building owner may incur a civil penalty. This penalty is imposed by the local authority and ranges from a minimum of one hundred dollars ($100) to a maximum of five hundred dollars ($500) per day until the necessary repairs are completed. The imposition of such penalties serves as a

financial incentive for building owners to comply with repair requirements promptly. Local enforcement agencies are granted the authority to extend the repair timeline if deemed appropriate.

- **Building Safety Lien:** In situations where a civil penalty is assessed due to non-compliance, a building safety lien may be placed on the property. This lien is recorded by the local jurisdiction in the county recorder's office for the county where the property is located. From the moment of its recording, the lien carries the force, effect, and priority of a judgment lien, underscoring the seriousness with which SB 721 treats the maintenance of building safety standards. The lien ensures that the local jurisdiction can recover the assessed penalties, further emphasizing the importance of compliance with the law's requirements.

Report Requirements

Reports must be provided from the EEE inspector to the client within 45 days of the inspection, including photographs and narrative to establish a condition baseline. Identifies any immediate threats and necessary emergency repairs or access restrictions. (SB 721, Section 17973(c)(4))

Disclaimer

This inspection report is not a code compliance assessment and does not constitute a city or general code compliance report. The findings are based solely on the conditions observed at the time of the inspection and are not intended as a guarantee or warranty, expressed or implied, regarding the continued functionality of the systems or components inspected. The inspection strictly adheres to the requirements outlined in SB 721 and does not include a review of building permits or other agency records.

Link to SB 721 Bill: California Senate Bill 721

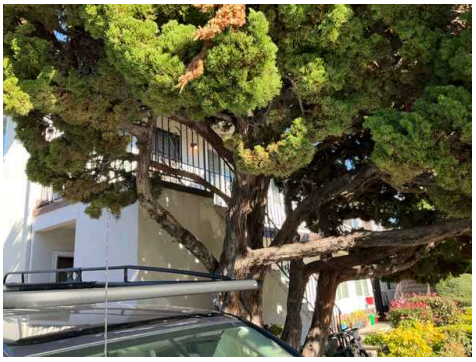
SUMMARY

1: PROPERTY INFORMATION

Information

Exterior Building Pictures

These pictures are to represent the exterior of the building or buildings and help the person viewing the report better understand the type and configuration of the building.


Further Examination of Exterior Elevated Elements Recommended

Based on the quantity of defects found within the initial sample set, we recommend a comprehensive evaluation of all remaining exterior elevated elements on the property to ensure tenant safety.

2: EEE IDENTIFICATION

Information

Stairway
Adj Unit D

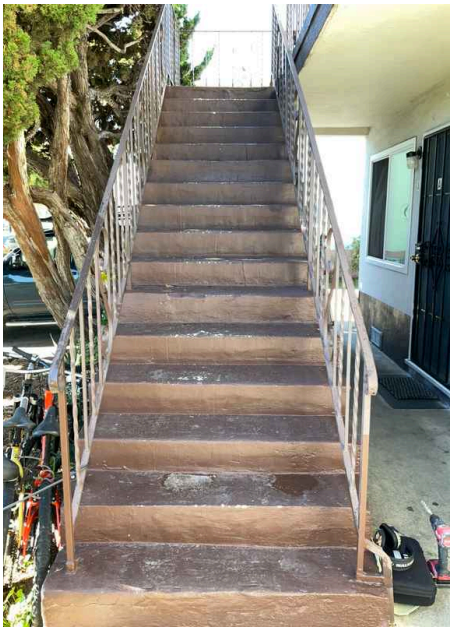
Elevated Walkway

3: STAIRWAY (ADJ UNIT D)

Information

General Elements: **Materials**
Wood, Membrane, Metal, Stucco

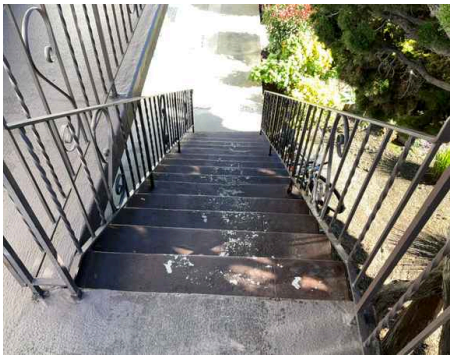
General Elements: EEE Identification Pictures





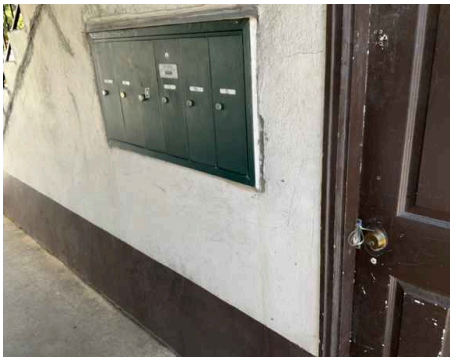
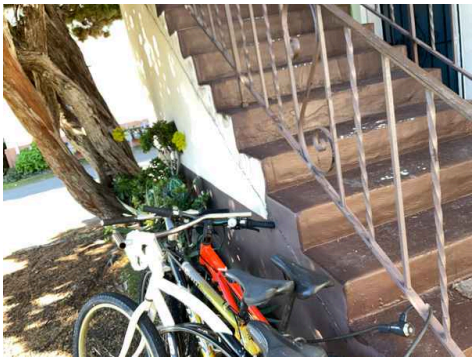




Load-Bearing Components: Framing Materials

Wood, Stucco

Associated Waterproof Elements: Waterproofed

The EEE is equipped with waterproofing features designed to mitigate moisture intrusion, as part of its construction and maintenance strategy.

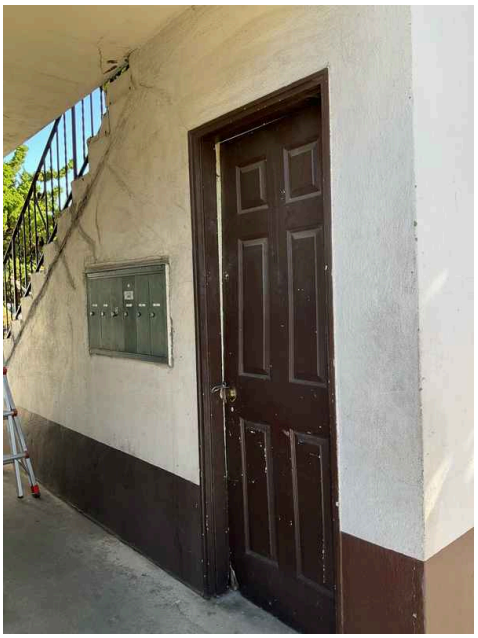
Note: Adequate waterproofing is essential to prevent moisture intrusion that can lead to structural damage, decay, and other moisture-related issues. This check determines if the EEE has a functional and intact waterproofing system in place.

Limitations

Load-Bearing Components

LOCKED DOOR

Locked access door underneath stairway preventing the inspection of the underside of the element.



Defects

3.1.1 General Elements

Acceptable Condition - Pass

ACCEPTABLE CONDITION - PASS

At the time of the inspection the general elements of the EEE appeared to be well maintained, in acceptable condition, and free from structural damage. The future performance of the EEE is expected to be satisfactory for the next six or more years without the need for significant repairs. Regular maintenance and annual visual inspections can help significantly extend the serviceable life of the EEE.

3.3.1 Associated Waterproof Elements

Non-Emergency

CRACKS IN MEMBRANE

Visible cracks in the waterproof membrane on decks, roofs, or balconies allow water penetration, risking damage to underlying structures. Remove the affected membrane sections and replace them with a new, high-quality waterproofing system. Ensure all edges and seams are properly sealed.

Recommendation

Contact a qualified professional.

3.3.2 Associated Waterproof Elements

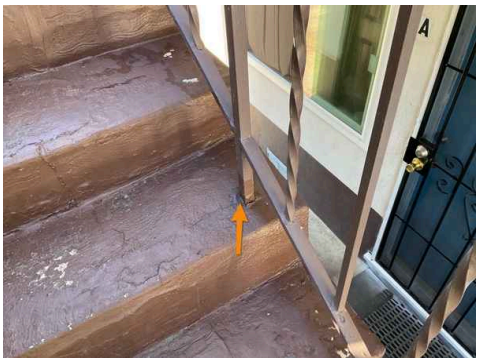
Non-Emergency

OPENING ON MEMBRANE

Separation between guardrail post and membrane that may allow water intrusion into the wooden interior. Recommendation patching with sealant to plug any open exposures.

Recommendation

Contact a qualified professional.

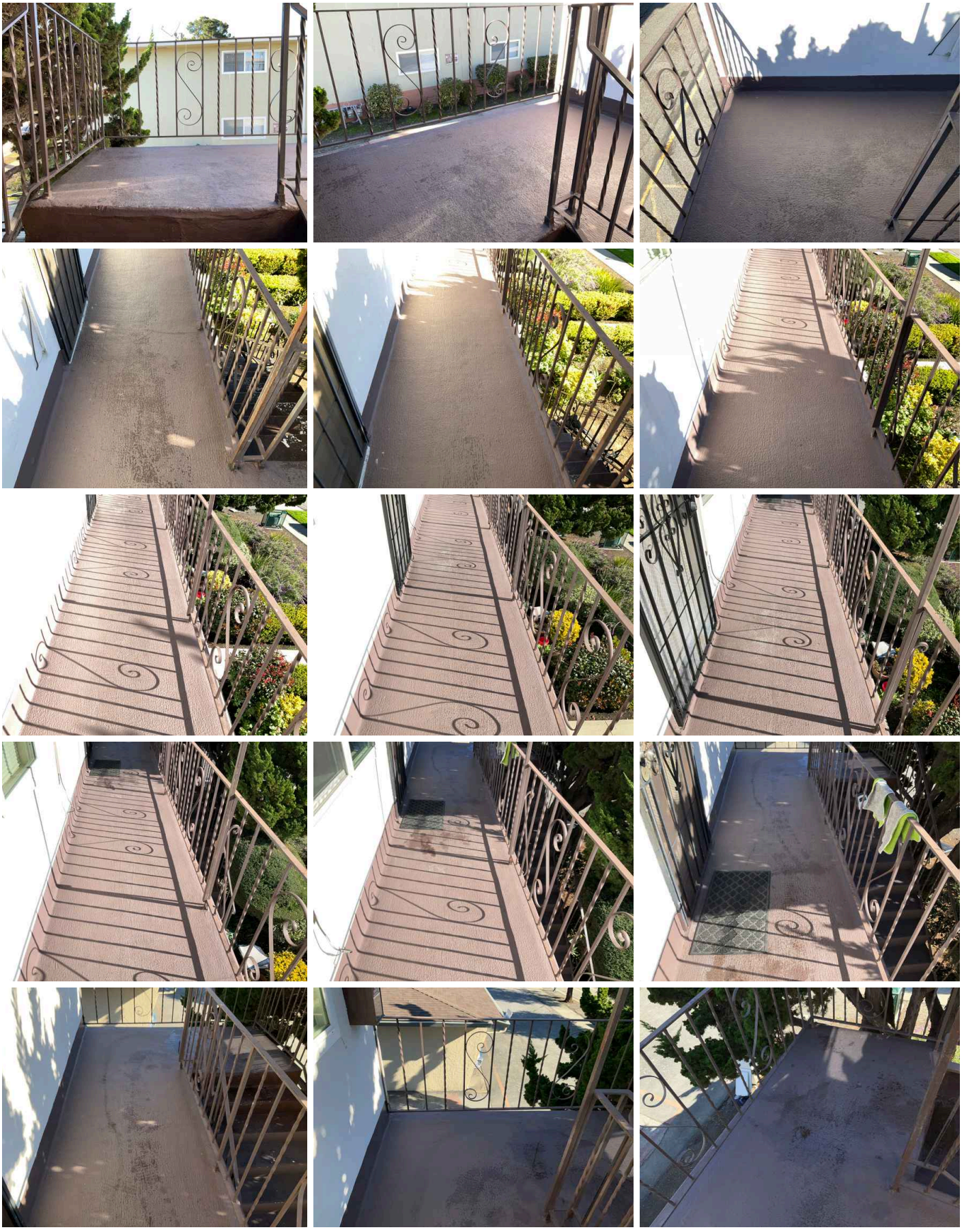


4: ELEVATED WALKWAY

Information

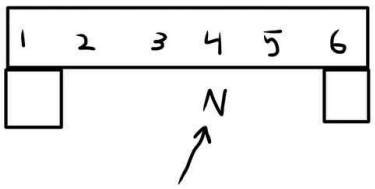
General Elements: **Materials**
Wood, Metal, Membrane, Stucco

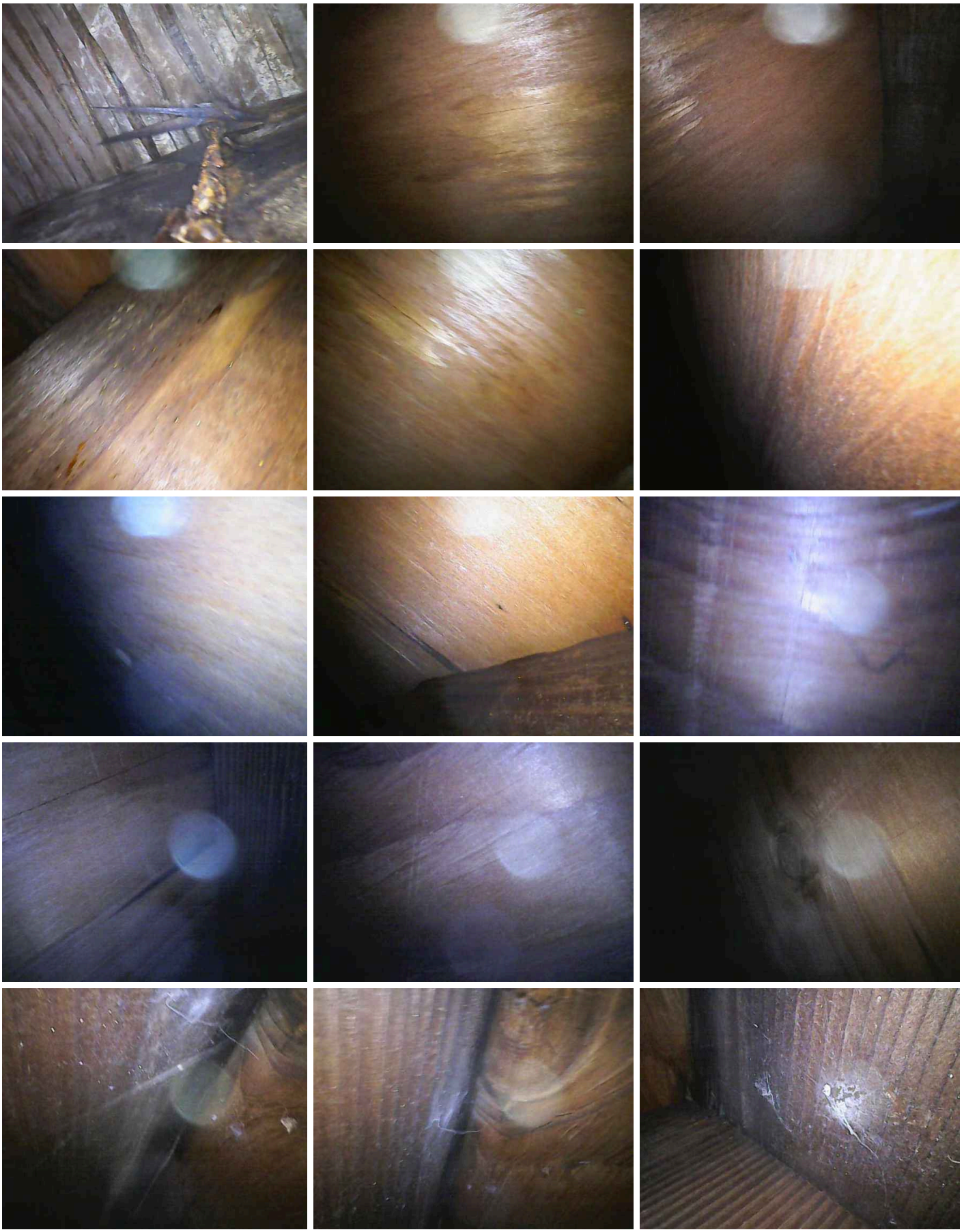
General Elements: EEE Identification Pictures

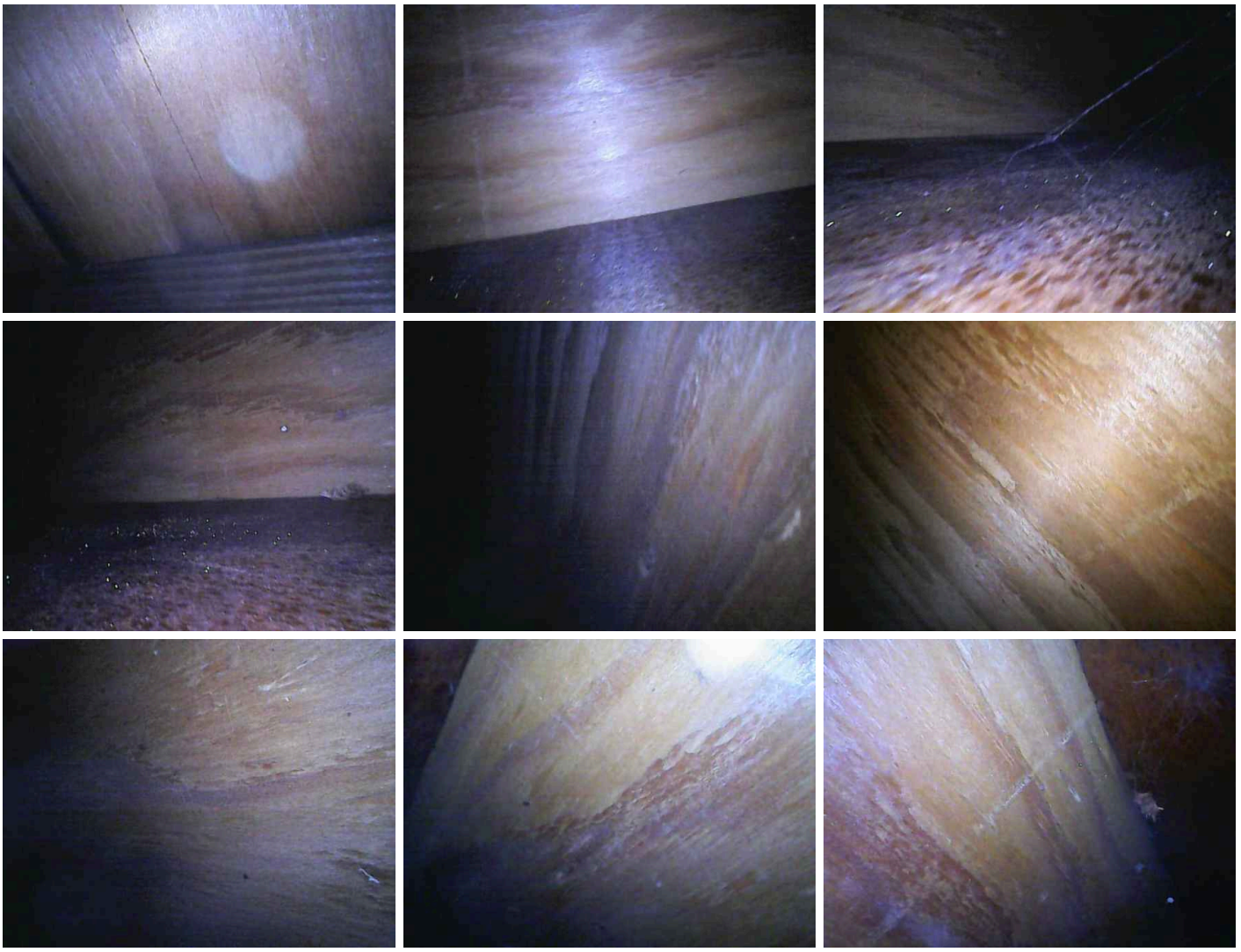


General Elements: Boroscope Samples

This section contains boroscope images of the EEE, providing an examination of internal conditions essential for detecting potential issues not otherwise visible.

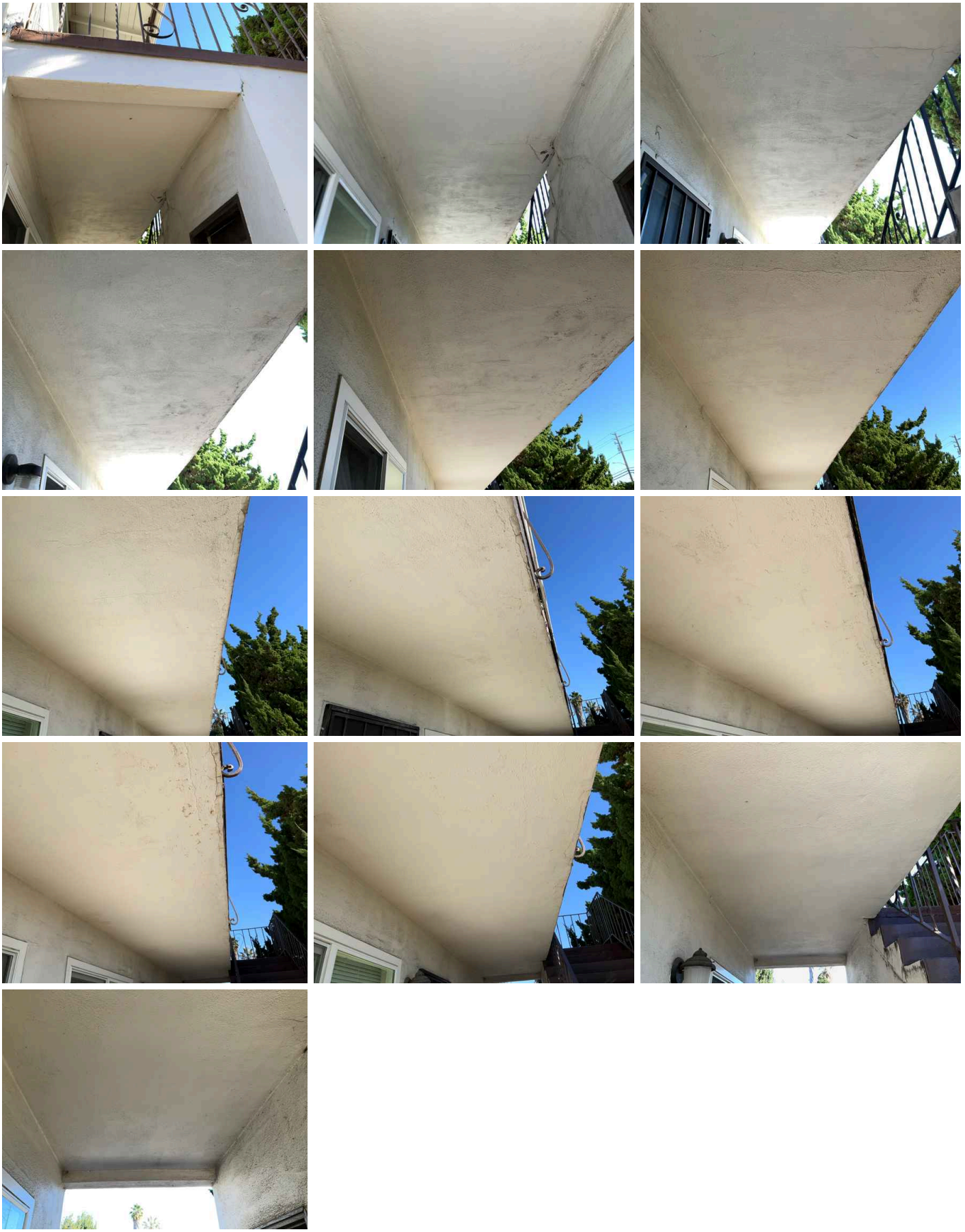






Load-Bearing Components: Framing Materials

Wood, Stucco



Associated Waterproof Elements: **Waterproofed**

The EEE is equipped with waterproofing features designed to mitigate moisture intrusion, as part of its construction and maintenance strategy.

Note: Adequate waterproofing is essential to prevent moisture intrusion that can lead to structural damage, decay, and other moisture-related issues. This check determines if the EEE has a functional and intact waterproofing system in place.

Defects

4.1.1 General Elements

WATER DAMAGE

Non-Emergency

Swelling, discoloration, and/or softness of wood indicates likely moisture damage. Soft or flaking wall surfaces and/or damaged wood members suggest water intrusion. Remove affected materials for a thorough inspection. Repair or replace damaged components and ensure proper waterproofing measures are in place

Recommendation

Contact a qualified professional.

Hole 4

Hole 4

Hole 4

Hole 4

4.1.2 General Elements

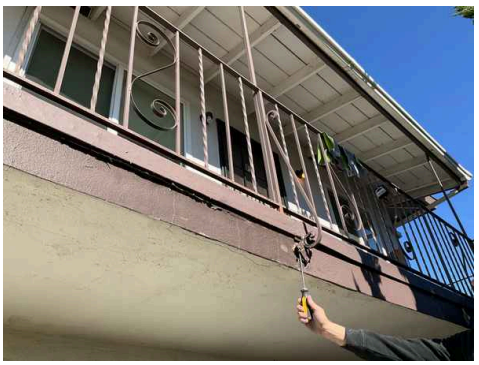
LOOSE GUARDRAIL

Non-Emergency

Guardrails on the element are loose, posing a safety risk. Securely fasten loose guardrails to the structure. Ensure all connections meet current safety standards and building codes.

Recommendation

Contact a qualified professional.



4.2.1 Load-Bearing Components

ACCEPTABLE CONDITION - PASS

Acceptable Condition - Pass

The load-bearing components of the EEE have been thoroughly inspected and found to be in a state of good repair, showing no signs of damage or distress. The materials, connections, and overall design appear to ensure structural integrity and conform to safety standards. With proper maintenance, these components are expected to support the EEE effectively for the foreseeable future, maintaining its structural reliability.

4.3.1 Associated Waterproof Elements

CRACKS IN MEMBRANE

Non-Emergency

Visible cracks in the waterproof membrane on decks, roofs, or balconies allow water penetration, risking damage to underlying structures. Remove the affected membrane sections and replace them with a new, high-quality waterproofing system. Ensure all edges and seams are properly sealed.

Recommendation

Contact a qualified professional.

4.3.2 Associated Waterproof Elements

OPENING ON MEMBRANE

Non-Emergency

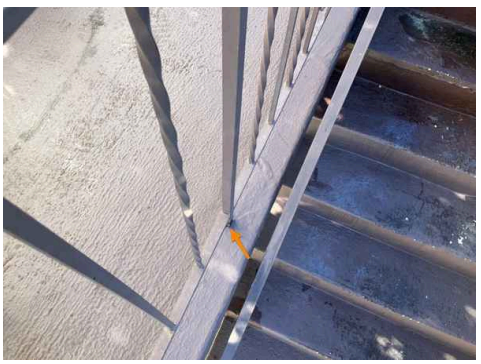
Separation between guardrail post and membrane that may allow water intrusion into the wooden interior. Recommendation patching with sealant to plug any open exposures.

Recommendation

Contact a qualified professional.







4.3.3 Associated Waterproof Elements

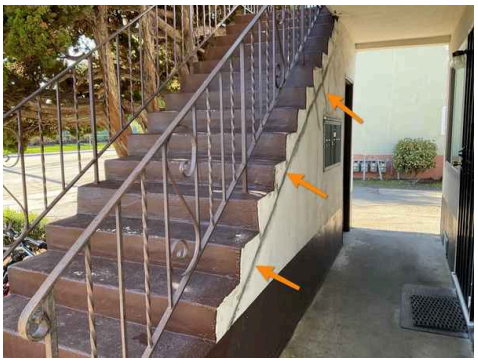
CRACKS IN STUCCO

Non-Emergency

Cracks in stucco may allow rainwater to enter and caused damage to the wood framing members. Recommend these cracks be properly sealed by a qualified contractor.

Recommendation

Contact a qualified professional.



5: DISCLAIMER

Information

Limit of Liability

This Inspection Report is prepared for Larry Pacheco, herein referred to as the "Client," in accordance with Senate Bill 721 (SB 721). SB 721 requires the inspection of exterior elevated elements in multi-family dwellings to identify safety hazards and recommend necessary repairs or replacements. This document outlines the inspection's scope, including the selective use of boroscope technology for a more detailed examination of certain elements, the limitations inherent to the inspection process, and the specific requirement that at least 15% of each type of exterior elevated element be visually inspected.

Scope of Inspection:

The inspection is conducted to comply with SB 721, focusing on a targeted, minimally invasive examination of no less than 15% of each type of exterior elevated element and associated waterproofing elements. This approach is designed to assess the condition of selected elements based on visible and accessible areas at the time of inspection. For a more thorough investigation of areas with limited access, a boroscope—a minimally invasive tool equipped with a camera—may be used. This method allows for the inspection of internal or concealed areas through small openings or crevices, providing valuable insights without the need for extensive invasive procedures.

Boroscope Inspection:

The boroscope inspection is conducted as a part of the overall assessment strategy, utilized in specific instances where enhanced visualization of concealed or hard-to-reach areas is necessary. This technique involves creating or utilizing existing small access points to examine the interior conditions of structural elements. While minimally invasive, this method provides a more detailed view of the inspected elements' condition, complementing the visual inspection to fulfill SB 721 requirements.

Limitations:

- The boroscope's use, while extending the inspection's reach, is conducted through existing or minimally invasive openings and does not guarantee the detection of all defects, particularly those beyond the scope of the tool or the selected inspection areas.
- The 15% visual inspection requirement and boroscope examination focus on targeted areas, which may not reveal all potential defects across the entirety of the property's exterior elevated elements.
- This report excludes the evaluation of internal structural integrity, mechanical systems, and environmental hazards beyond the inspected elements.

Accuracy and Liability:

The inspection endeavors to provide an accurate assessment of the condition of the elements within the scope of SB 721, utilizing both visual and minimally invasive boroscope examinations. However, limitations inherent to the inspection method mean that not all potential issues may be identified. Liability for any undetected conditions, errors, or omissions is limited to the inspection fee paid by the Client. This limitation of liability extends to all parties involved.

Recommendations:

Clients are advised to consult with licensed professionals for further evaluation and remediation of any identified issues. Consideration should be given to additional inspections or evaluations beyond the scope of this report for a comprehensive assessment of property safety.

Acknowledgment:

By accepting this report, the Client acknowledges understanding and agreement with the inspection's methodologies, including the use of boroscope technology for enhanced examination, and the specific limitations outlined herein.

STANDARDS OF PRACTICE

Stairway (Adj Unit D)
Please refer to the SB 721 bill for relevant standards: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB721

Elevated Walkway
Please refer to the SB 721 bill for relevant standards: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB721