Balcony Observation Report
Supplement to CA Civil Code 5551 Report
April 23, 2025
Revised April 23, 2025

Prepared for
Windsong Sonoma Association
8201 Camino Colegio
Rohnert Park, CA 94928

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SSW Project Number: 241-044

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Executive Summary

From our observations and based on our professional judgement, portions of the exterior elevated elements are recommended to be repaired or replaced. Rot on exterior lumber, including structural framing, was observed in some areas.

Of the (22) decks that were scored as Category 5 by the previous inspection company, only one was scored similarly by SSW (Unit 218). Although minor decay was present at many locations, the degree and extent of decay was not significant enough to warrant an immediate threat to the health and safety of occupants (except at Unit 218). Some of the previously scored Category 5 decks have been scored as Category 4 by SSW, and still warrant repairs in the near future.

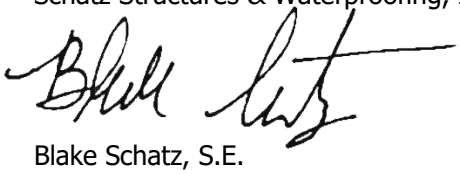
The following report provides a summary of information gathered at 8201 Camino Colegio in Rohnert Park, California. This evaluation has been provided by Schatz Structures & Waterproofing, Inc. (SSW), as requested by the Client, in their effort to comply with the reporting requirements of California Civil Code 5551.

Finally, it should be noted that the continued and ongoing maintenance and repair of the load-bearing components and associated waterproofing systems in a safe, functional, and sanitary condition is the responsibility of the association, as required by the association's governing documents.

To the best of our knowledge and ability, this report represents an accurate appraisal of the areas mentioned based upon careful evaluation of observed conditions, to the extent reasonably possible.

If you have any questions with respect to the scope of this report, or meaning of our statements or conclusions, please do not hesitate to contact our office.

Sincerely,
Schatz Structures & Waterproofing, Inc.



Blake Schatz, S.E.
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Principal

Background & Description

The purpose of this report is to provide supplemental information regarding the condition of some of the exterior elevated decks at Windsong Sonoma Condominium Association.

Windsong Sonoma Condominiums are located at 8201 Camino Colegio in Rohnert Park, California. It consists of (14) two-story buildings and includes a total of (224) dwelling units. The complex is situated on a generally level lot in a suburban neighborhood. Damage to portions of these buildings was initially identified in the Exterior Elevated Element Inspection Report (SB 326) produced by Balcony1 and dated September 19, 2023. However, the conditions observed at a preliminary site visit by SSW on October 30, 2024, indicated that some of the supposedly damaged EEEs may not need immediate repairs. As such, SSW was asked to provide a supplemental evaluation and report with additional guidance and information. SSW's scope generally includes a re-evaluation of some EEEs outlined in the original SB 326 report in addition to other EEEs that were not evaluated in the original report.

California Senate Bill 326, which codified Civil Code 5551, requires homeowner associations to hire a licensed architect or structural engineer to inspect a random and statistically significant sample of exterior elevated elements (EEE) every nine years. These provisions are intended to prevent premature collapse of structural elements that are particularly vulnerable to water, weather, and exterior conditions. Additionally, these provisions are intended to provide condominium associations with a snapshot record of their property, inform them about the basic structural and waterproofing functionality of their exterior spaces, and provide a reasonable estimate regarding the lifespan of these exterior elements.

The community includes (112) elevated private decks, (56) steel stairs, and (56) wood-framed landings. Because the steel stairs are substantially supported by the wood-framed landings, the quantities for these (56) EEEs have been consolidated. In order to comply with the sample size requirements of Civil Code 5551, (118) exterior elevated elements are required to be randomly observed out of a population of (168) EEEs.

General information regarding the buildings is summarized below. This evaluation excludes the following areas:

- All roof areas
- The pools, hot tubs, and surrounding areas
- The mechanical enclosures and auxiliary structures near the pools and hot tubs
- Carports
- Trash enclosures

The following table summarizes basic information about the building.

Name	Windsong Sonoma
Location	8201 Camino Colegio, Rohnert Park, CA 94928
Year Built (approx.)	1989
No. of Buildings	14
No. of Units	224
Stories above grade	2
Stories below grade	None
Roof Material	Steep Slope: Composite Asphalt Shingle
Façade Material	Cement board siding panels
Site Conditions	Suburban neighborhood; generally level lot; mature foliage

Terminology

Balcony: Synonymous with deck.

Cantilever: A cantilever is a structural element that extends horizontally and is free to deflect at one or both ends. It has at least two supports, at least one of which is located along the beam's length (not at a beam end). At a typical cantilever balcony, the cantilever extends outward from a wall with a backspan in-board of the wall line. Ideally, the backspan length is greater than the cantilever length in order to provide adequate resistance over the fulcrum, pivot point, or wall line. A teeter totter is an example of a cantilever with one support and two free ends.

Deck Board: The deck's walking surface. Generally, this includes 1x lumber (or other material), oriented horizontally, and perpendicular to deck joists.

Deck Joists: The primary structural component of the deck. Generally, this includes the 2x lumber, oriented vertically, and used to directly support deck loads.

Exterior Elevated Element (EEE): This term is defined by CA Civil Code as follows: "the load-bearing components together with their associated waterproofing system." Load-bearing components are structural elements designed for human occupancy, composed of wood-based materials, have a walking surface 6 feet or more above the ground surface, and extend beyond the exterior walls of the building. Additionally, waterproofing systems include flashings, membranes, coatings, and sealants that protect the load-bearing components from water.

Fascia: A long wooden board typically located along a perimeter or an edge. Fascia boards are used to aesthetically finish off a roof or deck edge. In some cases, fascia boards are used structurally to support pieces of the building's exterior.

Galvanized Sheet Metal (GSM): Sheet metal is a construction product composed of flat, thin pieces of metal. Galvanization is a process where a zinc coating is added to the metal to form a protective layer and mitigate the effects of corrosion.

Pressure Treated (PT): Pressure-treated, or preservative-treated, wood is treated with chemicals to help it resist damage from fungi, insects, microorganisms, and decay over time. Pressure treated wood is generally more durable and longer lasting than untreated lumber, particularly when subjected to weather, water, or soil. Visually, PT lumber is recognized by a dark green or brown color, and small (1/2" wide by 1/16" tall) checkered indentations where preservatives are injected.

Sheathing: Large, flat, thin pieces (typically 4 feet x 8 feet x ¾" thick) of manufactured lumber. This may include either plywood (thinner sheets laminated together) or oriented strand board (OSB; compressed layers of wood flakes).

Simply Supported: A simply supported structural element rests on two supports, each of which is located at either end of a beam. This structural system is allowed to deflect at its center and is considered one of the simplest forms of beam construction. By comparison, a cantilever is allowed to deflect at its end.

Sistered Joist: Joist sistering is adding an extra identical floor joist to a damaged or inadequate floor joist and connecting the two together with screws or nails. If done properly, it is a cost-effective method of adding the additional strength needed to support a sagging or damaged floor.

Soffit: Any finishing material that is installed to cover the underside of an overhang.

Document Review

The documents listed below were provided by the client and reviewed by SSW. A comparison of these documents with existing, as-built conditions was not the purpose of this evaluation.

Dated	Prepared by	Sheet Size	No. of Pages	Description
9/19/2023	Balcony1	8½ x 11	4,788	Exterior Elevated Element Inspection Report [SB-326]
2/22/2001	Richard Avelar and Associates	30 x 42	9	Reconstruction drawings for private decks
2/24/1988	A/E Design Service	24 x 36	2	Building B Second Floor Framing Plan and Typical Stair Drawing from original construction set

Observations & Identification of Load-Bearing Components

Observations were performed in the mornings and afternoons of February 26 and March 6 of 2025. The weather during these observations was cool and clear, warming into the afternoon. Rain reportedly occurred at the site on February 19, 2025. During our observations, Schatz Structures & Waterproofing, Inc. utilized a screwdriver to probe exposed wood surfaces and a flashlight to illuminate shaded areas. The load-bearing components were observed to be generally consistent throughout the complex.

The elevated private decks were typically composed of treated and untreated simply-supported deck joists spanning transverse across the deck width. A small (< 18") cantilever was supported by girders at the sides of the private decks. Like the deck joists, some of these girders were treated while others were not; all observed girders were dimensional lumber (non-engineered lumber). The deck surfaces included 2x board or planks laid flat. Some deck boards appeared to have been painted, stained, or sealed. Typically, the outer-most deck joists were treated, while the deck joists closer to the exterior wall and sliding door were untreated. Rot was occasionally observed on deck joists and girders, but in general the complex appeared in fair condition. Cobwebs, minor staining, dirt, and dust were often observed. Planters and pots were also often observed to be supported by the elevated deck structures. Because of this, some of the deck boards (planks) appeared with moderate levels of rot. Due to the lack of hardware and attachment of the guard walls to the deck structure, it appeared that the guard walls were spanning horizontally between side walls to support the code-required guard loadings. Guard walls were enclosed with siding and had open soffits to allow any water intrusion to drain out.

The structural framing at stairs and landings was less consistent than the private decks. They often included untreated dimensional lumber (solid sawn) framing spanning the long direction of the landing. Treated structural framing was occasionally observed. The outer-most joist(s) were supporting the stair stringers via steel plate and lags. These landings often had open soffits, but some locations had a sheet metal shroud installed below the structural framing to capture and direct any water that dripped through the surface. A few landings were observed with large (2"x4") notches installed through structural framing so that blocking and nailers could be installed. At these locations, it appeared that the landing waterproofing was remediated, sheathing replaced, and blocking & notches installed to support the edges of the new sheathing. Furthermore, the steel stairs were substantially supported by wood framing at their upper threshold and should be included as EEEs defined by CA Civil Code 5551. The exterior stairs had open risers and concrete treads bolted to stringer brackets. Minor to moderate rusting was observed at many locations, and paint was often observed peeling off the stringers and steel guardrail.

Private Decks & Balconies

Deck Boards	2x untreated, solid sawn lumber; laid flat; sometimes stained or painted
Deck Joists	2x10 treated and untreated solid sawn joists; simply supported
Girders	4x or 6x treated and untreated solid sawn lumber; cantilevered
Posts	N/A
Guard Wall	2x guard wall studs spanning horizontally between sidewalls; concealed by siding

Stairs & Landings

Landing Deck	Plywood sheathing
Landing Joists	2x10 treated and untreated solid sawn joists; simply supported
Girders	None
Stringer(s)	Double steel stringers
Stringer Attachments	Bolted and/or lagged to landing framing
Posts	No intermediate posts
Guardrail	Steel railing top-mounted (thru-bolted) to concrete treads
Treads	Pre-cast concrete

Observations & Identification of Waterproofing Systems

The waterproofing systems at Windsong Sonoma varied significantly considering that many of the buildings are very similar. However, all private decks that were observed included a drip-thru waterproofing strategy. Some of these areas appeared to have a stain or sealer applied, and a patina was observed. Despite the lack of a waterproofing membrane, a sheet metal transition was observed between the deck's edge and the building's exterior walls. The water-resistive barrier (WRB) at the deck guard walls was not directly observed, but given the existence of siding, railing cap, and generally good appearance, SSW expects that a mechanically attached WRB is present under the siding. These guard walls also had open soffits, allowing any water intrusion to drain out of the guard wall cavity.

Stairs were consistently observed with no directed water drainage strategy due to their open risers, concrete treads, and steel stringers; these materials and conditions typically do not require a waterproofing membrane or water management strategy. However, stair landings were observed with drip-thru conditions, protected membrane systems, and exposed membrane systems. At all observed locations, landings had open soffits (albeit sheet metal shrouds were observed at some locations). Similar to the private decks, some landings had open plank designs that allowed water to drip between the boards at the walking surface. Some landings were observed with a concrete topping, edge metal with weeps, and a protected membrane. Few locations appeared to have a cementitious (exposed) waterproofing coating applied to the surface. Based on all the conditions observed and the numerous areas indicating remediation, it was unclear what the waterproofing strategy was for the landings when these landings were initially constructed.

Private Decks & Balconies

Walking Surface	Wooden deck boards
Membrane[a]	None; drip-thru water management
Soffit Vents	N/A
Drainage	Between deck boards; no directed drainage outlets
At-Wall Transition	Sheet metal edge flashing observed at some locations
Protection	Good protection from weather via generous roof overhang above

Stairs & Landings

Waterproofing Components[b]	Landings most often included a concrete topping slab with plywood sheathing or a drip-thru management system. At a few locations, a cementitious concrete topping was observed.
Concealed Under-Stair Closet	N/A; open
Soffit Condition	Open
Drainage	Edge; no area drains
Weeps	Where concrete topping slabs with a protected membrane were observed, edge metal included weeps (which may be clogged)
Risers	Open
Treads	Concrete
Protection	Minimal weather protection offered by roof eaves, but some protection provided by walls on three sides of the landings

[a] Drip-through strategies do not rely on a waterproof membrane to direct drainage or resist water penetration. Instead, it relies on the natural durability of the wood elements to resist the effects of exposure and deterioration. Under these conditions, treated lumber is far superior to untreated lumber. Additionally, painted, stained, or topically treated lumber will typically outlast bare wood.
[b] Specific waterproofing manufacturers and products cannot be determined without proper documentation of the original installation.

Immediate Threats

The following provides a list of EEEs that have been deemed as immediate threats to the safety of occupants, as well as the reasoning for this determination. See Recommendations for Repairs & Maintenance for an explanation of Risk Category.

This assessment may change with time as deterioration, rot, and damage continues. That is, some conditions observed (specifically Risk Category B EEEs) may become a health and safety threat before the next state-mandated report is provided.

EEE ID	Bldg.	Unit	Risk Cat.	Reasoning for Determination
60	14	218	5	(2) joists are in need of replacement due to rot

Expected Future Performance & Remaining Useful Life

The estimated remaining useful life listed in Appendix A provides an approximate lifespan of each deck based on current conditions, observations, and our professional judgement. The actual lifespan of these elements may exceed the estimates with good maintenance and favorable ambient conditions.

Conversely, it should also be noted that the estimates provided in Appendix A are based on an adequate maintenance program and regular observations. Without a maintenance or observations program, exposed structural elements can be expected to deteriorate at a faster rate. Follow-up observations may identify environmental changes that have affected material conditions and performance. The estimates provided do not consider the effects of intentionally damaged or altered conditions, improper use, or neglect. Additionally, it is nearly impossible to accurately predict the lifespan of any given element beyond a ten-year time frame, particularly with a single point of reference (i.e. single observation in time) regarding that element's condition.

Over time, we expect untreated lumber to continue to rot. Rot may take the appearance of peeling paint, an infirm surface, organic or biologic growth (mushrooms, etc.) on the surface or at the intersection of wood members, or flaking wood. Typically, failures are precipitated by other warning signs such as separation or splitting of wood, excessive deflections, cracking or creaking sounds, or warped paint. However, if the load on structural members changes significantly (i.e., quickly adding many people onto a deck), then warning signs may not be as noticeable prior to failure.

Treated lumber can last significantly longer than untreated lumber under similar exposure conditions. Manufacturers typically provide up to a 20-year warranty against material defects in treated lumber products. SSW has observed treated lumber with significant rot; this condition is generally rare but can occur in fully exposed framing after a significant time of fully-exposed conditions. Also, plywood sheathing generally performs significantly better than OSB sheathing when exposed to water. OSB tends to crumble and disintegrate easily even after drying out. Plywood, however, tends to maintain its strength and stiffness even after multiple wetting and drying cycles.

The deterioration of untreated lumber can vary significantly depending on its exposure and ambient humidity conditions. Lumber that is fully enclosed with no ventilation and subject to consistently high humidity will decay at a much higher rate than lumber with relatively low humidity levels. Additionally, lumber that is fully exposed to the sun, rain, and weather, will generally decay faster than protected and ventilated lumber. Solid sawn lumber decay generally occurs in the following stages.

1) Stained lumber often indicates that the lumber has absorbed moisture in the past and that excess moisture has evaporated to a point where the lumber has once again reached ambient conditions. Staining generally does not affect structural strength or stiffness but indicates incipient decay. Staining can occur during construction and remain on the lumber for its service life; staining can also occur if active water intrusion is present. Stained wood is still firm and useful, despite some discoloration.
2) Minor rot begins to develop in untreated (and sporadically in treated) lumber after regular and repeated water exposure. Minor rot generally includes surficial damage to wood fibers, creating an infirm surface and the beginning of actual structural damage. Rot can occur in both wet and dry conditions. Wet rot is generally due to higher levels of moisture that have degraded the condition and firmness of the wood. Dry rot is an organic growth that naturally occurs in lumber products but is typically mitigated with preservative treatments. Minor rot is generally limited in its extent (not expansive) across the wood and may include some areas with surficial infirmness.
3) Minor rot, if left unabated, can expand to moderate and severe levels of rot. The degree and extent of rot can grow to a point where there is significant structural damage to the lumber. Larger levels of damage can precipitate a loss in structural stiffness (excessive deflections or bowing) and a loss in structural strength (unable to support loads). Similar to minor rot, advanced and severe rot can occur under both wet and dry conditions. However, wet conditions typically promote organic growth and can exacerbate

and accelerate decay. This level of rot significantly impacts the structural capacity of the wood and should be replaced promptly.

In terms of sheathing, plywood generally outlasts oriented strand board (OSB) when subjected to occasional wetting. If water intrusion is regular and consistent, then OSB has a tendency for organic growth.

Additionally, we expect exposed steel elements to continue their decay over time. Unprotected steel will begin to rust as paint continues to flake off. Rust generally progresses in stages:

1) Surface rusting that can be ground off or removed with light abrasion. This generally represents a superficial problem and primarily affects the aesthetics of the steel.
2) Deeper, pitted rusting represents the first real degradation to the metal, as scale begins to form with the first layers of metals. This scale begins the process of pitting or etching that starts to weaken the material.
3) The entire steel surface exhibits some form or rusting, and all surface molecules are in a powdered or granular state. Paint has mostly been removed by surface rusting.
4) Steel flaking represents that last stage of rust before portions of the steel section are lost to degradation and cannot be repaired. Discrete steel flakes can be observed to separate from the primary structural elements and significant loss of strength can be expected.

The deterioration of structural steel elements can occur not only to fully exposed steel, but also to steel that is concealed without adequate protection from water and weather. Additionally, steel (and wood) elements that are concealed by a soffit but are not adequately protected by a membrane are subject to substantial degradation and reduced lifespan. Because of these conditions, we expect these structural elements will degrade and deteriorate at a faster rate than if they were satisfactorily protected from the elements.

Recommendations for Repairs & Maintenance

The following recommendations are made based on the conditions observed, the age of the buildings, and our professional judgement. Appendix A below provides additional recommendations specific to each EEE. It should be noted that exact joist locations recommended for repair have not been noted. The recommended repairs are general in nature to each specific balcony; they do not include a valid repair design and are not considered adequate for the purposes of reconstruction.

Additionally, each balcony has been categorized into one of the five Risk Categories listed below. These categories are provided as a method to ascertain the condition of each balcony and the urgency for their repair.

Risk Categories

Category 5:	Unsafe condition — a condition identified at the time of the report regarding a component or system that presents an imminent threat of harm, injury, damage, or loss to persons or property. **These EEEs should be repaired, or occupant access restricted, immediately. Immediate action is required.**
Category 4:	Requires repair — a condition identified at the time of inspection that shall be repaired or stabilized in order to prevent progression into an "unsafe condition" prior to the next scheduled inspection. Severe deficiencies were observed at these locations. **If the HOA does not voluntarily repair these EEEs, then we recommend that access to these EEEs be restricted starting 3 years after the date of this report.** Additionally, we recommend that these EEEs support no more than three human occupants at any given time until they are satisfactorily repaired.
Category 3:	Repair recommended — a condition identified at the time of the inspection that does not constitute a repair required prior to the next scheduled inspection. Instead, moderate deficiencies were observed and should be monitored to ensure these conditions do not progress into unsafe conditions.
Category 2:	Minor Repairs & Ordinary Maintenance — a condition identified at the time of inspection that requires regular and frequent observations as part of an ongoing maintenance program. This category may also include minor repairs that were identified during the evaluation.
Category 1:	No attention needed at Category 1 items. Ordinary maintenance is still recommended.

Distribution of Risk Categories & Physical Conditions Listed in Appendix A

Category 5:	2%	(1)	Very Poor:	2%	(1)
Category 4:	9%	(6)	Poor:	8%	(5)
Category 3:	35%	(22)	Fair:	84%	(53)
Category 2:	54%	(34)	Good:	6%	(4)
Category 1:	0%	(0)			

Exterior Elevated Elements – General

As a general rule, exterior areas should be cleaned of organic debris, (including twigs, leaves, dirt, and branches,) regularly both before and after winter storms. This debris tends to harbor water and can exacerbate deterioration. This recommendation applies to both live and dead plants. Regular observations, even by lay people, can be beneficial to monitor, identify, report, and correct unsatisfactory conditions. These conditions may include poor drainage, water intrusion, loose guardrails, or other preliminary indications of wood rot.

Generally, SSW recommends using treated lumber for structural framing under any exposed areas (excluding roofs). This includes fully exposed structural framing in drip-thru decks, and structural framing under protected and trafficable membrane systems. For membrane systems, the minimum recommended APA sheathing grade for

coated decks is (untreated) A-C Exterior. Additionally, to maintain the longevity of repairs, SSW recommends using plywood instead of OSB for deck sheathing.

Protected Membrane Systems
Protected membrane systems include a waterproofing membrane (coating or adhered sheet) applied to a substrate (wood sheathing) and buried or concealed by a concrete topping slab. The walking surface is not waterproof for these systems, and cracks in concrete topping do not necessarily indicate that water intrusion has occurred or will occur. The protection layer is designed to resist traffic wear and environmental degradation. Both the protection layer and the waterproofing membrane layer should be sloped to a point of water outlet. As noted above, some of the stair landings have protected membrane systems.

Maintenance for these systems typically includes removing debris from their surfaces (or moss that may develop) and ensuring proper drainage through their service life; regular recoating is not necessary. Because these membranes are protected, they typically last longer than other systems, assuming the initial installation is properly accomplished. Oftentimes, these systems can last upwards of 30 years with minimal maintenance. However, repairs can be costly due to the need to remove and replace the concrete topping slab.

These systems can last longer if they are detailed with a drainage layer between the membrane and protective surface (concrete topping). Due to the small size of the landings, edge drainage for these areas is most appropriate; water should be allowed to drain off the edge of the landings both at the walking surface and at the membrane surface (below the concrete topping slab).

Drip-Thru Deck Systems
Drip-thru systems are fully exposed to rain, weather, and UV damage. They rely on the durability of structural components and regular drying to resist degradation. Because of this full exposure, they often need to be replaced in-full every 10 to 15 years. Due to the moderate amount of protection provided by roof overhangs and eaves above the private decks, the lifespan of the structural framing at this community may exceed 20 years with good maintenance. Additionally, wood treated with preservatives is recommended for any repairs; treated structural lumber will be more durable and have a longer lifespan when subjected to harsh environmental conditions. Regular maintenance may include painting with permeable or non-elastomeric paint; this will provide further protection from UV but not necessarily water damage. Untreated lumber is subject to significant levels of rot and degradation, even if allowed to occasionally dry. Further, the soffits of these deck systems should never be covered, as this will only trap water within the structural cavity.

Additional Notes
Below is a brief, non-comprehensive list of exterior components that should be considered for repair by the association. This list is intended to assist the association in prioritizing improvements around the buildings. To be clear, we are not recommending that all of these items be replaced in-full, (unless stated otherwise under Appendix A), but rather these items will require replacement at some point in the future. The association should plan for these replacements:

- EEEs tabulated under Appendix A
- Carport enclosures
- Pool, hot tub, surrounding fences, mechanical rooms, and auxiliary structures
- Trash enclosures

Maintenance
Observing and maintaining structural components is critical to the strength and long-term health of the buildings. Regular observations, even by laypersons, can help to identify problems at early stages. A maintenance program that notes the physical condition of each EEE can suffice. This maintenance program may also include removal of organic debris before and after winter storms, bi-annual observations and probing (with a screwdriver) of wood materials, or observations regarding site drainage or general site conditions. The association should work with their management company, contractor, and residents to provide a comprehensive plan that can be easily

performed, recorded, and accessed for future use. We recommend the association refer to industry-standard technical guidelines to prepare and enact their plan. These guidelines include:

- National Roof Contractors Association Manual of Roof Maintenance & Repair
- Factory Mutual Data Sheet 1-32: Inspection and Maintenance of Roof Assemblies
- ASTM E241: Standard Guide for Limiting Water-Induced Damage to Buildings
- ASTM E2270: Standard Practice for Periodic Inspection of Building Facades for Unsafe Condition

These guides may not be specific to the elements present at this complex but may still provide valuable information regarding what to look for and how to enact a maintenance program.

Report Limitations

The opinions and recommendations contained in this report are based on limited observations. There is no claim, either stated or implied that all conditions were observed or analytically evaluated. This report does not provide any guarantee, either expressed or implied, for any portion of the building. This report contains time-sensitive information and was prepared subject to the scope limitations, budgetary and time constraints, and business objectives of the Client. Conversations held with personnel on the site do not constitute agreements by SSW unless confirmed in writing or in other documents signed by a representative of SSW. Except as subsequently agreed in writing, this report is intended solely for the information and use by Consultant's Client and shall not be used or relied on by any other person or entity in any way without Consultant's written consent. It is limited for the purposes intended by Consultant and is effective only as of the date set forth and not for any future purpose, condition, or change.

Additionally, this report is intended to provide an assessment for structural and waterproofing elements regarding damage and decay from prolonged exposure. This report and our assessment does not evaluate structural conditions for any other environmental hazards, including earthquakes, wind, snow, floods, tsunamis, hail, or other similar events. This report does not guarantee or claim that any portion of the building or the elements observed, evaluated, or noted comply with current building codes. In fact, it is likely that many portions of the buildings do not comply.

The recommendations in this report are preliminary in nature. Any remedial construction that is performed based on these recommendations should be accompanied by a design prepared by a qualified individual. Schatz Structures & Waterproofing, Inc. disclaims all liability associated with remedial work that is based on these recommendations and performed without our active involvement in its design.

Appendix A. Notes on Individual EEEs

For additional information regarding guardrail recommendations, please see Recommendations for Repairs & Maintenance.

'--' indicates that the exterior elevated element was not inspected by Balcony1 during their investigation.

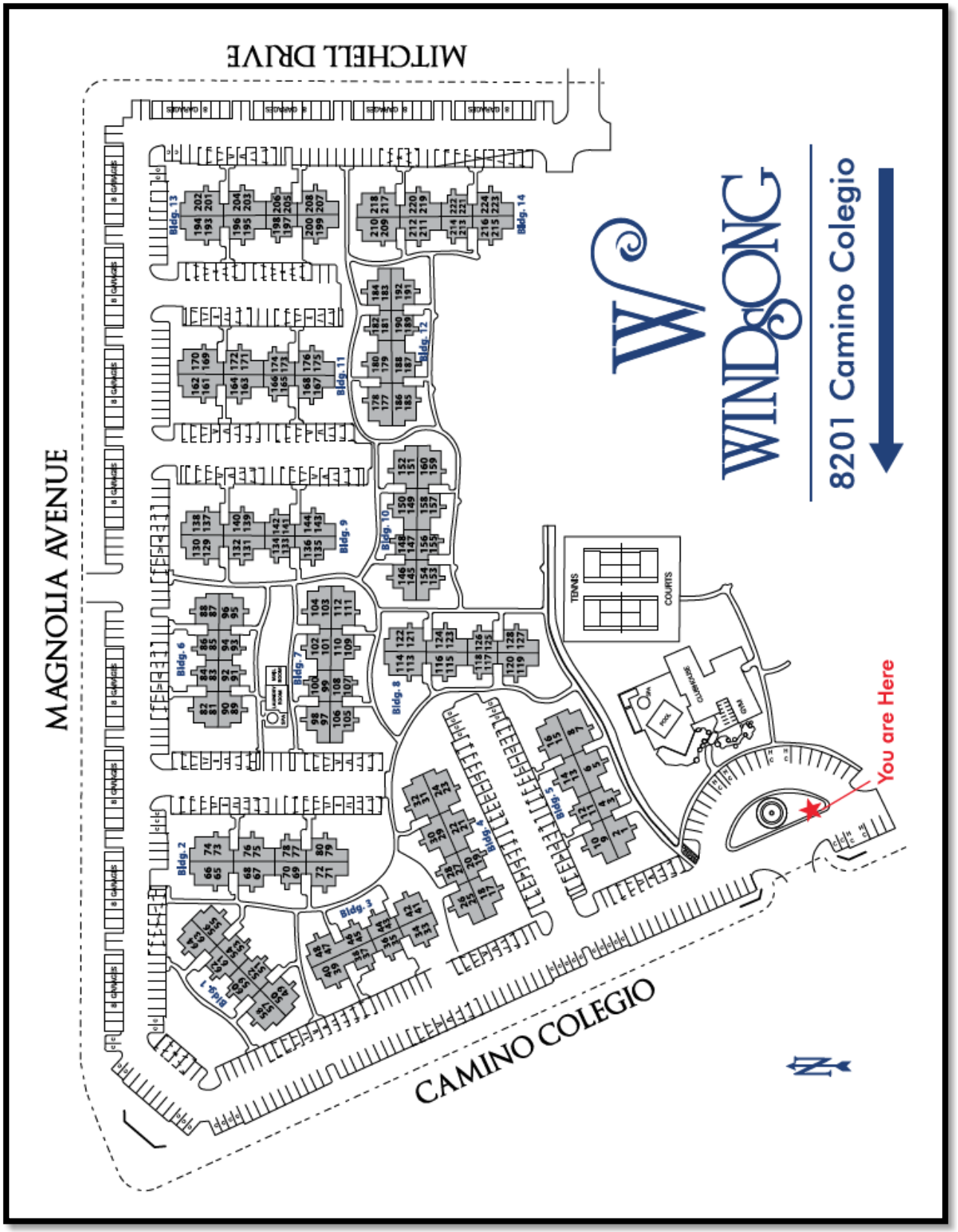
EEE ID	Bldg.	Unit	Deck Type	Description	Balcony1 Score	SSW Score	SSW Current Phys. Cond.	Recommended Repairs
1	1	52	Drip-Thru Deck	Balcony	--	2	Fair	Repair trim Replace hanger Remove debris
2	1	54	Drip-Thru Deck	Balcony	--	3	Fair	Replace joist (1) & girder (1)
3	1	58	Drip-Thru Deck	Balcony	5	2	Fair	None
4	1	62 & 64	Membrane Deck	Stairway & Landing	--	2	Good	Paint guardrail
5	2	74	Drip-Thru Deck	Balcony	--	4	Fair	Replace girder (1) Remove debris
6	3	34	Drip-Thru Deck	Balcony	--	4	Fair	Replace joist (1) & girder (1) Replace deck boards
7	3	36	Drip-Thru Deck	Balcony	--	4	Fair	Replace girder (1) Remove debris
8	3	42 & 44	Drip-Thru Deck	Stairway & Landing	--	2	Poor	Repaint guardrails
9	3	46	Drip-Thru Deck	Balcony	5	4	Fair	Replace joists (2) & girder (1)
10	3	48	Drip-Thru Deck	Balcony	--	2	Fair	Clear debris
11	4	18 & 20	Membrane Deck	Stairway & Landing	--	3	Fair	Paint guardrail
12	4	26	Drip-Thru Deck	Balcony	--	2	Fair	Remove debris
13	4	26 & 28	Membrane Deck	Stairway & Landing	--	2	Fair	None
14	4	32	Drip-Thru Deck	Balcony	5	3	Fair	Replace joist (1) Replace deck boards Remove debris
15	5	8	Drip-Thru Deck	Balcony	5	2	Fair	None
16	5	10	Drip-Thru Deck	Balcony	5	4	Fair	Replace joist (1)

EEE ID	Bldg.	Unit	Deck Type	Description	Balcony1 Score	SSW Score	SSW Current Phys. Cond.	Recommended Repairs
17	5	14	Drip-Thru Deck	Balcony	--	2	Fair	None
18	6	84	Drip-Thru Deck	Balcony	--	2	Good	None
19	6	96	Drip-Thru Deck	Balcony	--	3	Fair	Replace joist (1) Replace deck boards
20	7	98	Drip-Thru Deck	Balcony	--	3	Fair	Replace girder (1)
21	7	104	Drip-Thru Deck	Balcony	--	2	Fair	None
22	7	110 & 112	Membrane Deck	Stairway & Landing	--	3	Fair	Repair loose tread (#4) Replace rusted edge metal
23	7	110	Drip-Thru Deck	Balcony	--	3	Poor	Remove debris
24	8	114	Drip-Thru Deck	Balcony	--	2	Fair	Remove debris
25	8	116	Drip-Thru Deck	Balcony	5	2	Fair	None
26	8	118	Drip-Thru Deck	Balcony	--	2	Fair	Remove debris
27	8	120	Drip-Thru Deck	Balcony	5	2	Fair	Replace deck boards Remove debris
28	8	126	Drip-Thru Deck	Balcony	--	2	Good	Remove debris
29	8	128	Drip-Thru Deck	Balcony	--	3	Fair	Replace joist (1)
30	9	130	Drip-Thru Deck	Balcony	5	3	Fair	Replace joist (1) Replace deck boards
31	9	132	Drip-Thru Deck	Balcony	5	3	Poor	Replace joist (1)
32	9	134	Drip-Thru Deck	Balcony	--	2	Fair	None
33	9	136	Drip-Thru Deck	Balcony	5	2	Fair	None
34	9	138	Drip-Thru Deck	Balcony	5	2	Fair	Remove debris
35	9	144	Drip-Thru Deck	Balcony	--	2	Fair	None

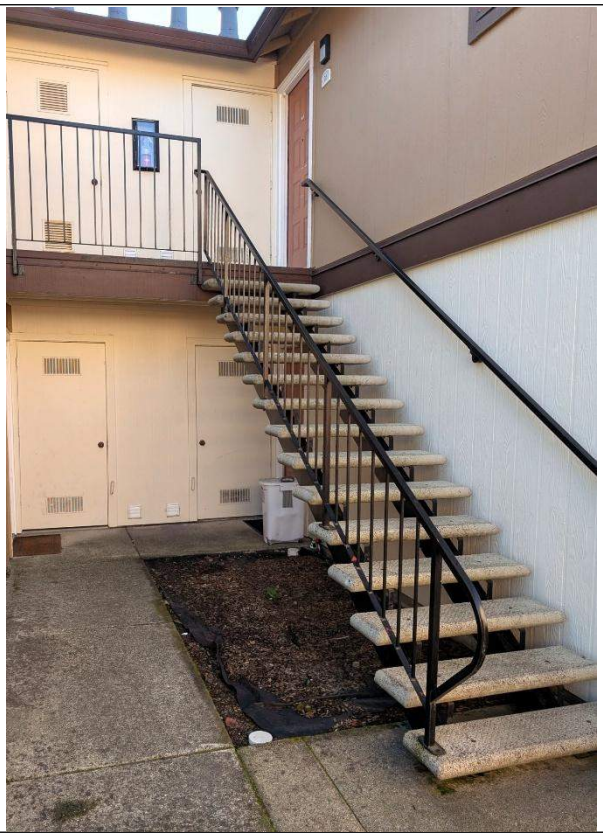
EEE ID	Bldg.	Unit	Deck Type	Description	Balcony1 Score	SSW Score	SSW Current Phys. Cond.	Recommended Repairs
36	10	150	Drip-Thru Deck	Balcony	5	3	Fair	Replace joist (1) Replace deck boards
37	10	152	Drip-Thru Deck	Balcony	--	2	Fair	Replace deck boards
38	10	160	Drip-Thru Deck	Balcony	--	2	Fair	Replace missing trim
39	11	162	Drip-Thru Deck	Balcony	--	2	Fair	None
40	11	164	Drip-Thru Deck	Balcony	5	3	Poor	Replace joist (1) Replace deck boards
41	11	166 & 168	Drip-Thru Deck	Stairway & Landing	5	2	Fair	Replace non-structural fascia Clean and paint
42	11	168	Drip-Thru Deck	Balcony	5	3	Fair	Replace joist (1) Replace deck boards
43	11	170	Drip-Thru Deck	Balcony	--	2	Fair	None
44	11	170 & 172	Membrane Deck	Stairway & Landing	--	2	Fair	Paint guardrails
45	11	174 & 176	Membrane Deck	Stairway & Landing	--	2	Fair	None
46	12	178	Drip-Thru Deck	Balcony	--	2	Fair	None
47	12	180	Drip-Thru Deck	Balcony	5	4	Poor	Replace joist (1) & girder (1) Replace deck boards
48	12	182	Drip-Thru Deck	Balcony	5	3	Fair	None
49	12	184	Drip-Thru Deck	Balcony	--	2	Fair	Replace joist (1) Replace deck boards
50	12	190	Drip-Thru Deck	Balcony	--	3	Fair	Replace girder (1) Repair hanger
51	13	198	Drip-Thru Deck	Balcony	--	2	Fair	None
52	13	198 & 200	Drip-Thru Deck	Stairway & Landing	5	2	Good	None
53	13	202	Drip-Thru Deck	Balcony	--	3	Fair	None

EEE ID	Bldg.	Unit	Deck Type	Description	Balcony1 Score	SSW Score	SSW Current Phys. Cond.	Recommended Repairs
54	13	206	Drip-Thru Deck	Balcony	--	3	Fair	Replace joist (1)
55	13	208	Drip-Thru Deck	Balcony	5	3	Fair	Replace joist (1)
56	14	210	Drip-Thru Deck	Balcony	5	3	Fair	Replace joist (1) Replace deck boards
57	14	212	Drip-Thru Deck	Balcony	--	2	Fair	Clear out bird's nest
58	14	214	Drip-Thru Deck	Balcony	5	2	Fair	Replace joist (1)
59	14	214 & 216	Drip-Thru Deck	Stairway & Landing	--	3	Fair	Paint guardrails Re-level stringers Add blocks at stringer
60	14	218	Drip-Thru Deck	Balcony	5	5	Very Poor	Replace joists (2)
61	14	220	Drip-Thru Deck	Balcony	--	3	Fair	Replace girder (1)
62	14	222	Drip-Thru Deck	Balcony	--	3	Fair	Replace joist (1)
63	14	224	Drip-Thru Deck	Balcony	--	2	Fair	None

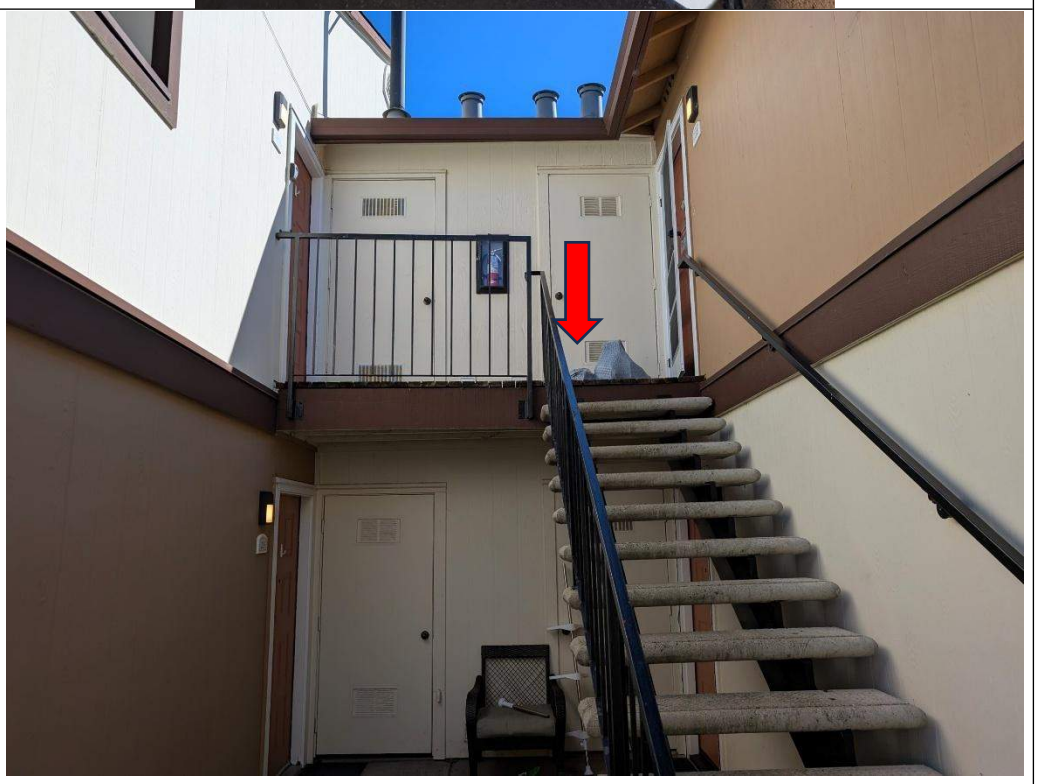
Appendix B. Site Plans

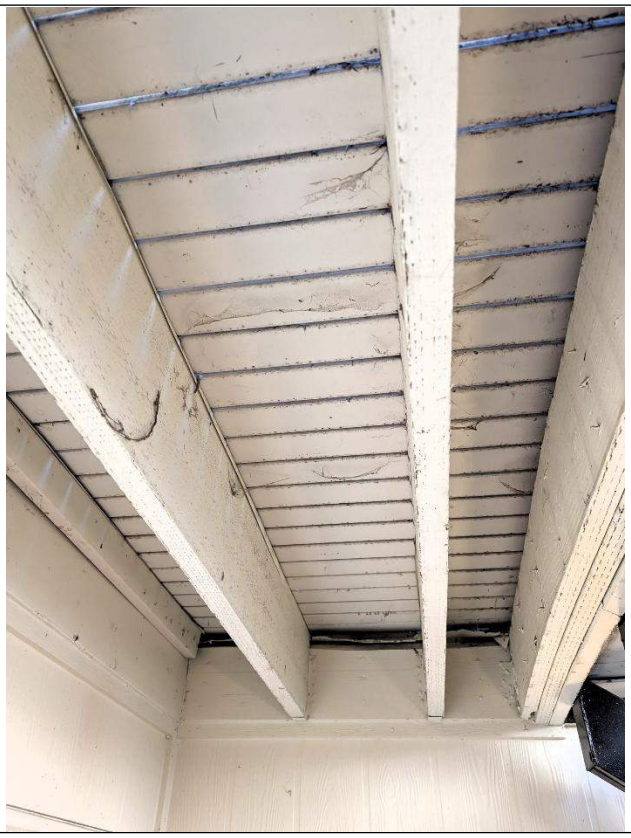


Appendix C. Selected Photos

1. Typical balcony with parapet guard walls. The primary joists are simply-supported and the framing is visible underneath (no soffit). The balconies have a drip-thru style water management strategy (no membrane). Girders on either side of the balcony have a short (< 18") cantilever. Guard wall hardware was generally not observed and it appears the guard walls were designed to span horizontally from sidewall to sidewall. The private balconies are well-protected by the generous overhang above. (Balcony at Unit 14)	
2. Typical stair and landing serving (2) second-floor units. Both elements are uncovered. The stairs do not include any intermediate support and rely substantially on the wood framing for support. The water management strategy for landings varied significantly and included drip-thru at some areas, a polymer modified cementitious coating at a few areas, and a protected membrane with edge metal and weeps at some areas. (Stairway & Landing for Units 26 & 28)	

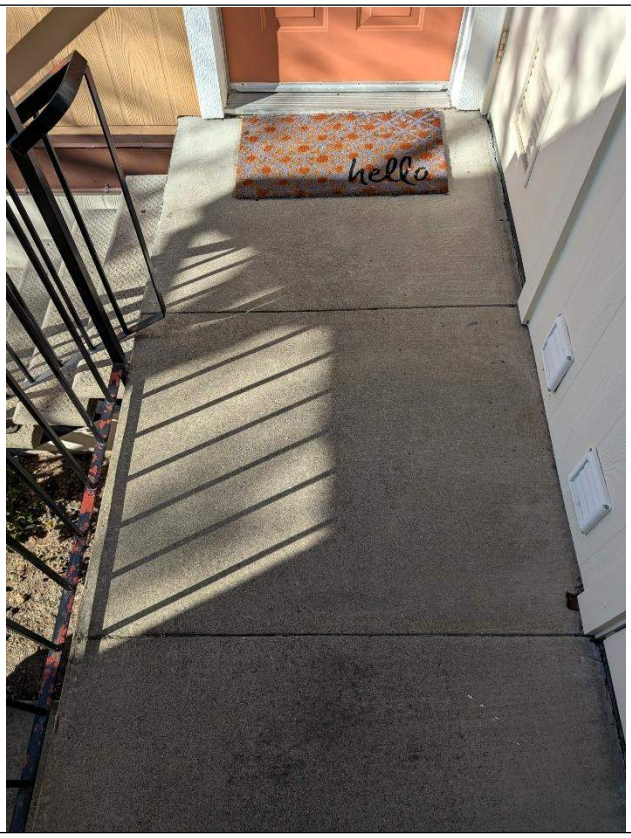
3. The stairs have open risers and pre-cast concrete treads attached to steel HSS double stringers. The metal guardrails are top-mounted. Guardrails with flaking paint should be repainted to avoid rusting. Some treads were also observed with spalled concrete. (Stairway for Units 26 & 28)	
4. Stair baluster spacings exceed the code maximum of 4”. This condition appears to be legal, non-conforming. (Stairway for Units 18 & 20)	

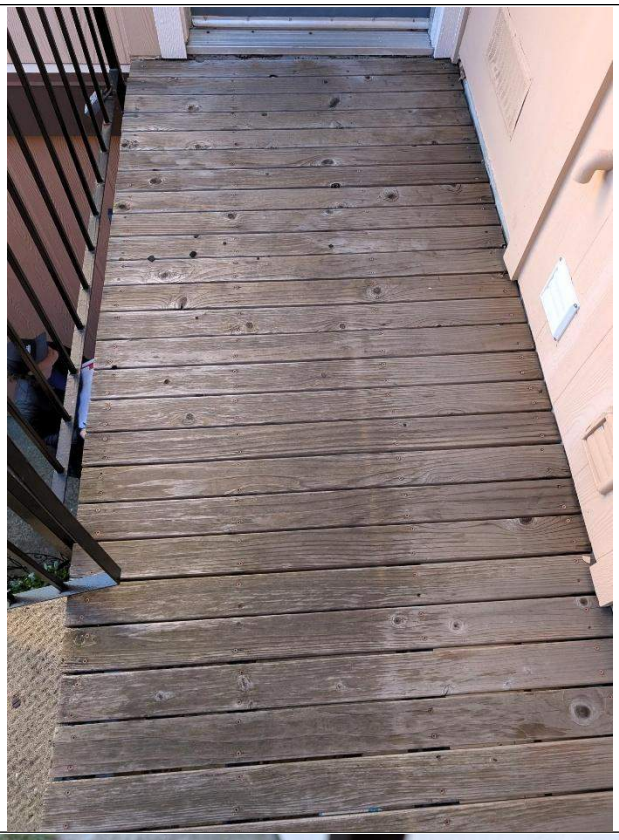
5. Some hardware, including the bolts shown, are beginning to rust and should be monitored. Here we can also see some exposed rebar on the underside of the tread. (Stairway for Units 26 & 28)	
6. Despite the apparent sagging occurring at this stairway and landing, it is still considered to be in fair condition. We recommend re-leveling the stair stringers. (Stairway & Landing for Units 214 & 216)	

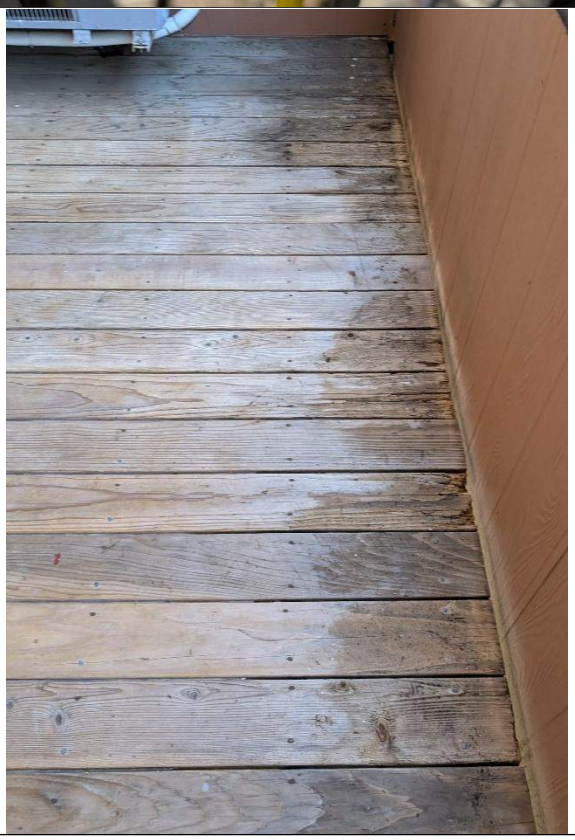
7. Currently, there is a discrepancy in the slope of the landing in comparison to the slope of the stairway. (Stairway & Landing for Units 214 & 216)	 
8. In addition, blocks should be installed behind these stair stringers to prevent further bowing of the joists. (Landing for Units 214 & 216)	

9. A soffit has been installed above the entry way to Unit 43. (Landing for Units 42 & 44)	
10. A view from within the cavity of the soffit built below the drip-thru boards. Debris is beginning to accumulate inside. (Cavity of Landing for Units 42 & 44)	

11. The blocking has been notched to accommodate the existing nailers (for sheathing installation). (Landing for Units 110 & 112)	
12. Although bolt holes were drilled, the double stringers of this stairway are attached via lags. (Stairway & Landing for Units 42 & 44)	

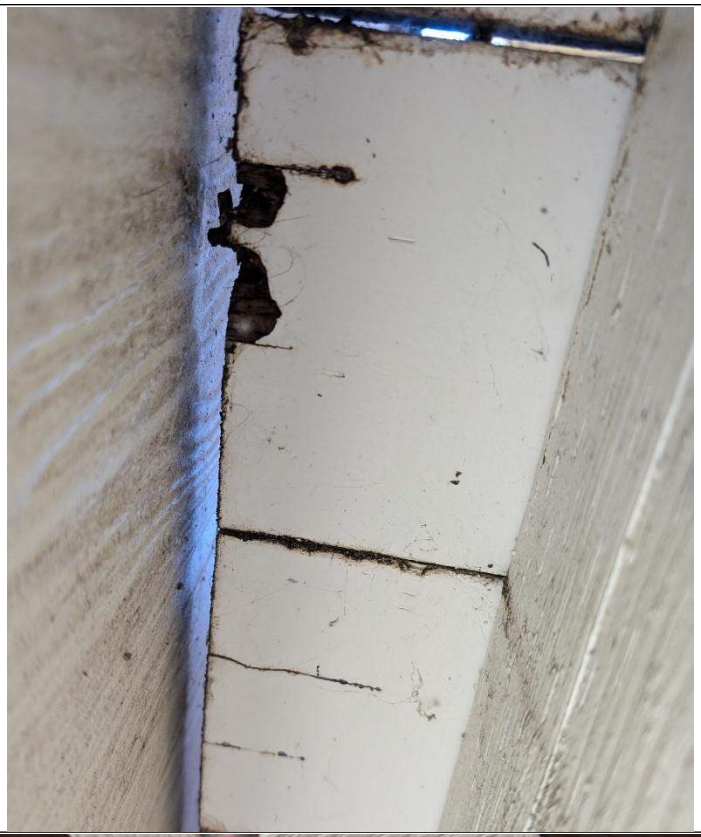
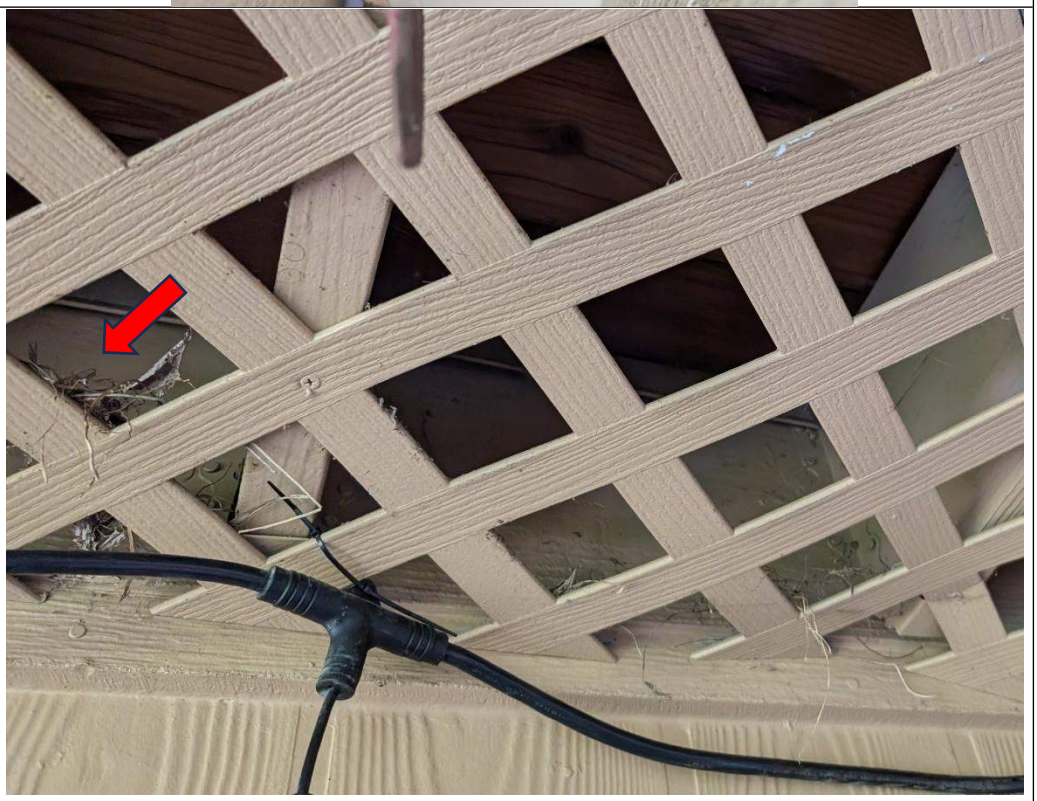
13. The cementitious coating on this landing has been painted over, but rust is still visible at the edge flashing. This type of exposed membrane system often requires recoating every 5 to 7 years, according to industry standard recommendations. (Stairway & Landing for Units 110 & 112)	
14. Most landings at this complex have concrete toppings and utilize a 2-piece drip edge. In case of rain, we suspect that water would be unable to drain out because the weep holes are easily clogged. (Landing for Units 18 & 20)	

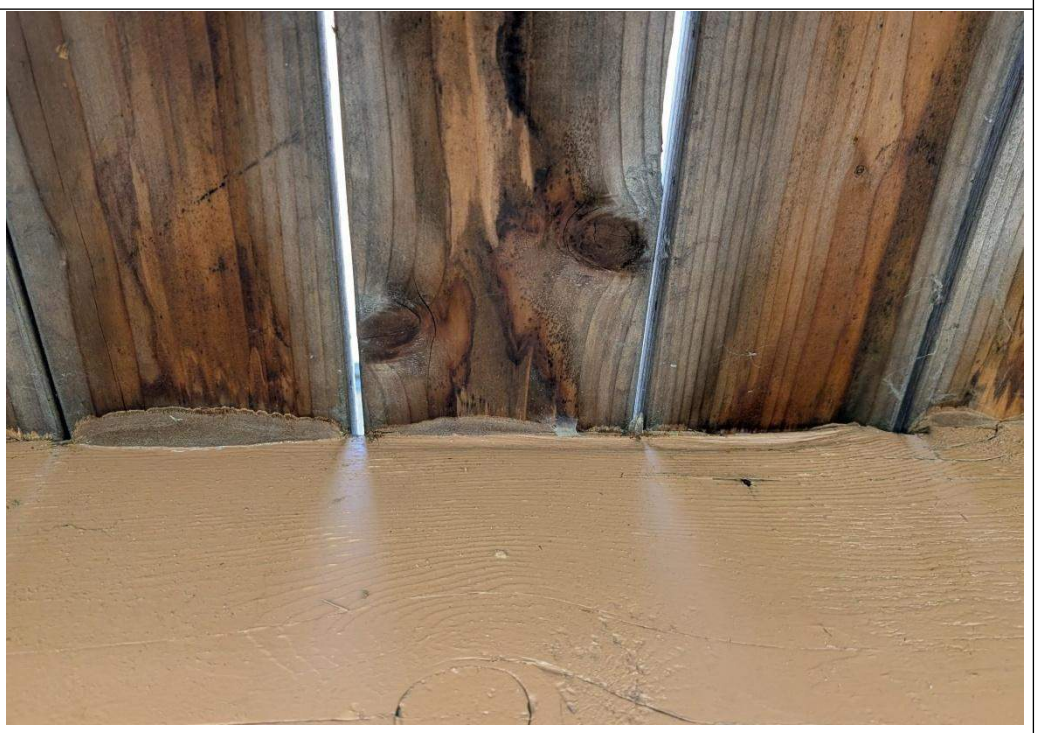
15. There are some landings with a drip-thru deck. The wear on this surface is minor. (Landing for Units 198 & 200)	
16. The guardrails at this landing should be cleaned and painted to prevent further rust from occurring. (Landing at Units 166 & 168)	

17. The steel guardrails at landings appear to have sufficient height to meet current building codes. (Landing at Units 18 & 20)	
18. In addition to the replacement of a joist and girder below, several deck boards need replacing. This balcony is considered to be in poor condition (based on framing observed below). (Balcony at Unit 180)	

19. Balconies were constructed using a combination of treated and untreated wood. Although there were many different ways in which treated wood was incorporated (or not), the two joists closest to the edge of the balcony were typically treated. Note the short cantilever of the edge girder. (Framing of Balcony at Unit 202)	
20. Deck boards with moderate staining and minor rot. (Framing of Balcony at Unit 214)	

21. Severe staining on deck boards and some joists, most likely due to overwatering plants. We recommend clearing debris from the deck surface. (Framing of Balcony at Unit 26)	
22. Several balconies with painted deck boards displayed peculiar patterns of staining, almost like a patina. It is possible that this may be the result of a chemical reaction between already stained deck boards and the paint applied to them. (Framing of Balcony at Unit 118)	

23. The end of the deck board is rotting out and will need to be replaced. (Framing of Balcony at Unit 150)	
24. A lattice soffit has been installed below the drip-thru balcony. Bird nests should be cleared. (Framing of Balcony at Unit 212)	

25. Despite being pressure treated, this joist has begun to rot and will require replacement. (Framing of Balcony at Unit 128)	
26. Growth has begun to form between the deck boards and the adjoining joist. (Framing of Balcony at Unit 206)	

27. Rot has caused the wooden joist to become soft and lose structural integrity. (Framing of Balcony at Unit 130)	
28. At several balconies, joists were notched in various ways to fit the accompanying hardware. (Above: Framing of Balcony at Unit 118) (Below: Framing of Balcony at Unit 198)	 

29. The hanger holding this joist has not been secured properly to the girder. Nails should be installed to secure its placement. (Framing of Balcony at Unit 190)	
30. The hanger holding the joist is rusted and damaged. It should be replaced. (Framing of Balcony at Unit 52)	

31. The girder is rotted and will need to be replaced. (Framing of Balcony at Unit 190)	
32. Bubbling paint can be another sign of rot damage, such as with this girder. (Framing of Balcony at Unit 74)