

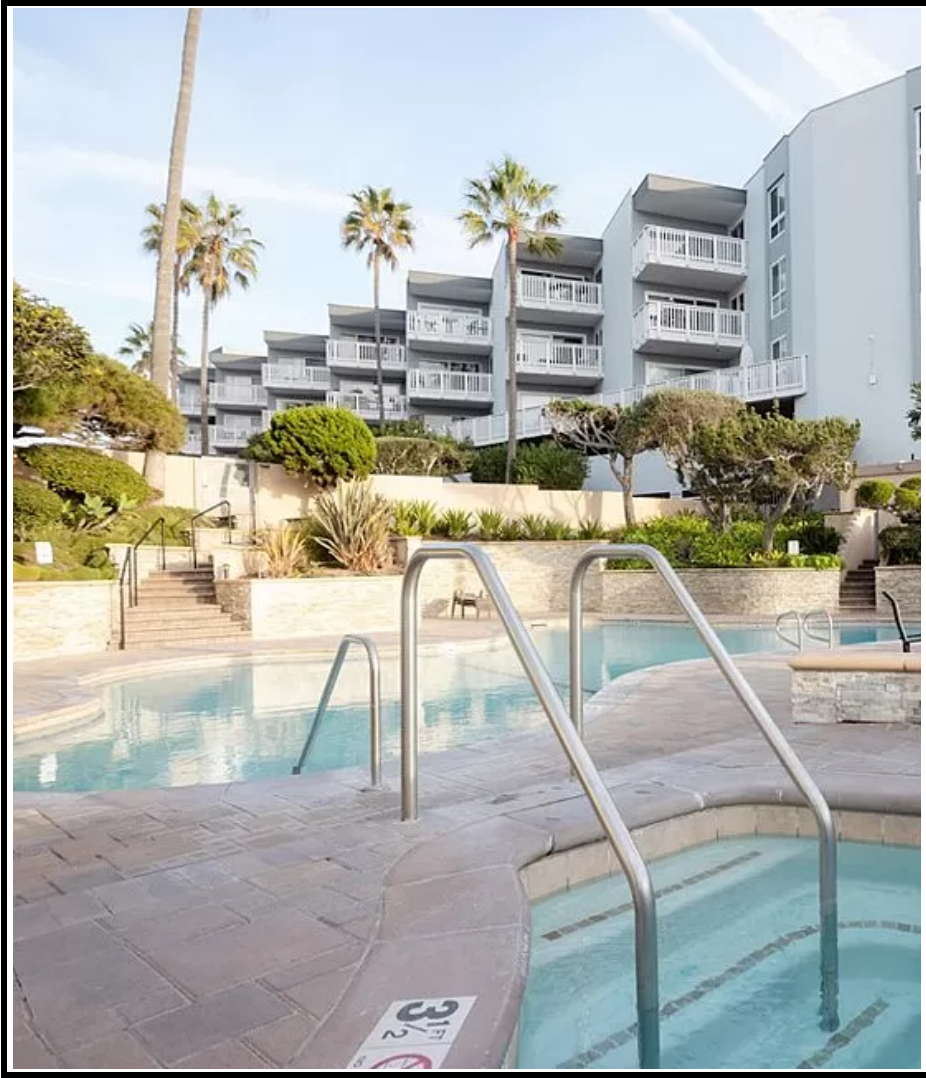
# SB 326 INSPECTION REPORT

PREPARED FOR:

THE VILLAGE TOWNHOMES & CONDOMINIUMS

610-696 THE VILLAGE

REDONDO BEACH, CA 90277



## PREPARED BY:

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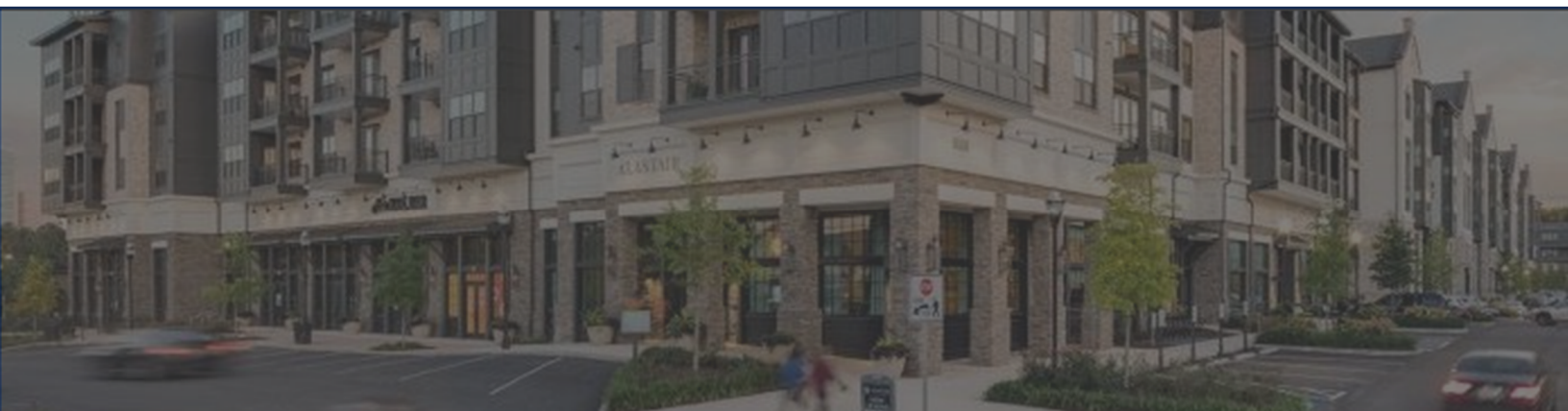
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## ON SITE DATE:

11/08/2023, 11/14/2023, & 12/05/2023

## PROFESSIONAL SEAL:



SB 326 STRUCTURAL INSPECTION

THE VILLAGE TOWNHOMES & CONDOMINIUMS  
610-696 THE VILLAGE  
REDONDO BEACH, CA 90277



SEG PROJECT NO.: AOD2309001

December 19, 2023

The Village Townhomes & Condominiums  
610-696 The Village  
Redondo Beach, CA 90277

Re Senate Bill 326 – Structural Inspection Report  
610-696 The Village  
Redondo Beach, CA 90277

The Village Townhomes & Condominiums:

In accordance with the request made by The Village Townhomes & Condominiums, Art of Design, Inc. (AOD) conducted a Senate Bill 326 (SB 326) Inspection of the townhomes and condominiums situated in Redondo Beach, California on November 8<sup>th</sup>, 14<sup>th</sup>, and December 5<sup>th</sup> of 2023. This inspection was conducted in general compliance with the requirements delineated in California Civil Code §5551 of the Davis-Stirling Common Interest Development Act, as well as the mutually executed agreement between the involved parties. The inspection encompassed a minimally invasive, diligent visual examination of a statistically significant random sample of the exterior elevated elements, and an exhaustive review of all documents provided. Detailed findings stemming from this inspection can be found in the attached SB 326 Inspection Report.

The primary objective of this inspection and the ensuing report is to provide a comprehensive and constrained physical assessment, aiming to assist The Village Townhomes & Condominiums in determining whether the exterior elevated elements (EEE) are in a generally safe condition and in compliance with relevant standards.

The SB 326 Inspection Report has been prepared specifically for and is intended solely for the use and reliance of The Village Townhomes & Condominiums. AOD has not authored this report for the benefit of any third parties. Therefore, any utilization or reliance on AOD’s report, as well as any opinions expressed therein, by any third party is neither authorized nor endorsed. Any reliance by such third parties is exclusively at their own risk.

Should you require any further clarification or have inquiries concerning this report, please do not hesitate to contact the undersigned at (323) 400-0749 or via email at [triaz@aodengr.com](mailto:triaz@aodengr.com).

12.19.2023

12.19.2023

Signature

Fereidoon Angoory, P.E.

Printed Name

Structural Engineer

Signature

Tahir Riaz, P.E.

Printed Name

CEO

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**Appendices**

Appendix A – Maps and Figures

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# 1 PROPERTY OVERVIEW AND SUMMARY

Property Name	The Village Townhomes & Condominiums	Number of Buildings	9
Property Address	610-696 The Village Redondo Beach, CA 90277	Number of Stories	3
		Number of Units	324
Reported Age	1973	Number of EEE	204
SB 326 Inspections Performed By	Brandon Humeston, P.E. Tahir Riaz, P.E.	Number of EEE Inspected	134
SB 326 Report Approved By	Fereidoon Angoory, P.E.	Inspection Date(s)	November 8 <sup>th</sup> , 14 <sup>th</sup> & December 5 <sup>th</sup> of 2023

Categories	Descriptions of Exterior Elevated Elements	Conditions				Life
		G	F	P	NA	Safety
<b>Balcony/Decks</b>						
Walking Surface	Waterproofing System over ply-Deck; few cracks; positive slope		●			
Deck to Wall Flashing	No rust visible	●				
Edge Metal	Minimal rust; no separation from deck surface, some paint deterioration	●				
Railing Connection	Wood handrail/guardrail posts; attachment thru face of deck		●			
Drainage	Most positive slope; minor ponding; no separation from deck surface	●				
Exterior Face	Stucco; no cracks	●				
Soffit	Stucco; minimal HL cracks; no discoloration	●				
Framing	Plywood sheathing over 2x framing	●				
<b>Exterior Elevated Walkways (Not Applicable for this Site)</b>						
Walking Surface	N/A				●	
Deck to Wall Flashing	N/A				●	
Edge Metal	N/A				●	
Railing Connection	N/A				●	
Drainage	N/A				●	
Exterior Face	N/A				●	
Soffit	N/A				●	
Framing	N/A				●	
<b>Exterior Stairways (Not Applicable for this Site)</b>						
Walking surface	N/A				●	
Step to Wall Flashing	N/A				●	
Edge Metal	N/A				●	
Railing Connection	N/A				●	
Risers	N/A				●	
Connection to Walkway	N/A				●	
Soffit	N/A				●	
Framing	N/A				●	

Conditions: G = Good F = Fair P = Poor NA = Not Applicable

**Recommended Investigations** Management should assess the railing posts and connections for rot or deterioration every five years.

## 2 EXECUTIVE SUMMARY

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### Section 2.1 – General Description

On November 8<sup>th</sup>, 14<sup>th</sup> and December 5<sup>th</sup> of 2023, Art of Design, Inc. (AOD) performed a SB 326 Inspection of The Village Townhomes & Condominiums, a community located at 610-696 The Village in Redondo Beach, California, herein referred to as the "Subject Property".

The Subject Property was reportedly constructed in 1973 and consists of three (3) three-story townhomes structures, each containing various units with elevated private balconies along with, six (6) six-story condominium structures containing various units with elevated private balconies.

The observed balconies can be categorized into two distinct configurations. The first configuration consists of cantilevered balconies, which extend outward without visible underlying support. These balconies rely on floor joists that extend back into the primary building structure to distribute loads effectively.

The second configuration includes cantilevered balconies, which are held up by a wood post and beam system, and sheathing panels along their exterior edges. These balconies exhibit different framing and layout conditions, with one to two exterior faces supported by columns or stud wall framing, offering flexibility in meeting architectural requirements while maintaining structural integrity.

All cantilevered elevated private balconies were inspected.

### Section 2.2 – General Physical Condition

Based on observation of the building exteriors and exterior elevated elements, in general, the Subject Property is considered to be in **good condition overall** and exhibited wear and tear normal for its age and usage. The condition of some individual components and systems might differ from the overall condition, as described in Sections 3 through 5 of this report.

The Subject Property appeared to have been adequately maintained over the years. Items of deferred maintenance were observed. Refer to individual sections of this report for information regarding observed items of concern.

The buildings and their exterior elevated elements appear to be structurally adequate with no obvious evidence of major structural failures.

### Section 2.3 – Life/Safety Issues

No immediate life/safety issues affecting persons occupying, visiting, or performing services at the Subject Property, were observed.

### Section 2.4 – Capital Improvements

Management did not indicate any applicable capital improvements related to exterior elevated elements were recently completed.

### Section 2.5 – Recommended Additional Investigations

No additional investigations appear to be warranted at this time.

### Section 2.6 – Sources of Information and Document Review

No additional people were interviewed by AOD during the site visit and/or report preparation.

No construction documents were available at the Subject Property. Comments regarding concealed building components are assumptions based on standard construction practices and limited observations.

### 3 PURPOSE AND SCOPE

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AOD was authorized by The Village Townhomes & Condominiums to conduct a SB 326 Inspection of the units, a property located in Redondo Beach, California.

#### Section 3.1 – Purpose

This SB 326 Inspection Report was prepared at the request of Client. Its purpose is to provide a general and limited physical assessment for assisting Client in evaluating the Subject.

Specifically, the Report:

- Evaluates the physical condition of the load-bearing components and associated waterproofing systems of the exterior elevated elements and determines if the exterior elevated elements are in a generally safe condition and performing in compliance with applicable standards
- Identifies current deficiencies that might require remedial work and areas not in compliance with applicable codes or regulations.
- Recommends further in-depth studies, probing and testing, as necessary.
- Exhibits photographic illustrations of exterior elevated elements composition, conditions, and deficiencies.

#### Section 3.2 – Scope

This SB 326 Inspection was conducted in accordance with the requirements set forth in California Civil Code §5551 of the Davis-Stirling Common Interest Development Act and the executed agreement between the parties, and may include, but was not necessarily limited to, the following:

- Requests for documentation pertaining to Subject maintenance and repair history, effected, on-going or planned significant capital improvements, deficiencies known to management, budget projections, prior condition assessments, recent building/system evaluations such as annual deck inspections or contractor's proposals, warranties in effect, surveys and construction documents such as site plans and typical floor plans.
- Visual inspections of a statistically significant sampling of the exterior elevated elements.
- On-site property management interviews regarding maintenance, repair and improvement history as well as known defects and pending repairs.
- Photography of representative building systems and significant deficiencies to document existing conditions.
- Interviews with maintenance personnel and/or service contractors used by Subject's management regarding repair and improvement history, known defects and pending repairs.
- Evaluation of the collected information and the preparation of the SB 326 Inspection Report.

The site was visited by Brandon Humeston, P.E. and Tahir Riaz, P.E. on November 8<sup>th</sup> and 14<sup>th</sup> of 2023, and visited by Brandon Humeston, P.E. and Fereidoon Angoory, P.E. on December 5<sup>th</sup> of 2023. The site visit consisted of a non-intrusive, visual inspection of a randomly selected statistically significant sample of the exterior elevated elements, and interviews with site personnel and/or owners. Moisture readers, infrared cameras, and/or borescopes were used, if necessary, to determine component/system condition or compliance.

The inspection protocol consisted of the following:

- Visual inspection of the balcony soffit, face, and surface
- Visual inspection of the handrail/guardrail system and connections
- Several 1/2-inch diameter holes drilled through the underside of the balconies and walkways to allow the insertion of a borescope camera to visually inspect the deck framing.

This study does not include in-depth evaluations of as-built drawings, system/component adequacy, code compliance, and does not include the preparation of engineering calculations related to the building(s) and systems to determine adequacy, compliance of the improvements with any drawings that might have been submitted or compliance with commonly accepted design or construction practice. Not all exterior elevated elements will necessarily be inspected, a randomly selected representative sampling of exterior elevated elements will be included in the inspection.

AOD's observations and report do not warrant or guarantee the performance of any building components or systems. The information contained in this report received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the limited visual and related investigations performed and the interpretation of such data based on experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

In addition, access was requested to a statistically significant sampling of exterior elevated elements to assess general composition and typical patterns of physical conditions of structural components. Access to the requested sampling was provided.

### **Section 3.3 – Evaluation Terminology**

The Inspection is designed to assess the general condition of the exterior elevated elements and determine whether the exterior elevated elements are in a generally safe condition and performing in accordance with applicable standards and make the client aware of conditions which might have an adverse impact upon the load-bearing components of the exterior elevated elements.

Terms used in the SB 326 Inspection Report to describe the condition of observable components and systems are defined in ASTM E2018-15 (Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process), and further refined by AOD as stated below. It should be noted that a term applied to an overall system does not preclude that a part or section of the system or component might be in a different condition, which might be reflected in the SB 326 Inspection Report as a range or combination of conditions.

- Good** The component or system is “in working condition and does not require immediate or short-term repairs above an agreed threshold.” Furthermore, while the component or system appears operational and performing its intended function, it might show signs of wear and tear consistent with its age and might require routine maintenance and/or minor repair work.
- Fair** The component or system is “in working condition but may require immediate or short-term repairs above an agreed threshold.” Furthermore, while the component or system appears to function adequately, it might exhibit deferred maintenance, indications of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete and/or approaching the end of its typical expected useful life. Either repair or near future replacement is required to prevent premature failure, or accelerated deterioration, or to extend its expected useful life.
- Poor** The component or system is “not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.” Furthermore, the component or system is not operational, failed, or cannot be relied upon to continue performing its expected function due to excessive deferred maintenance, inherent design or workmanship deficiency and/or could cause or accelerate deterioration of other related components or systems. Immediate or short-term major repair or replacement is required.

## 4 BALCONIES AND DECKS

Category	Description	Conditions				Life/ Safety
		G	F	P	NA	
Walking Surface	Cementitious deck coating over plywood sheathing.		●			
Deck to Wall Flashing	Galvanized metal with stucco stops located about 2-inches above walking surface. Coating extends up to bottom of stucco stop.	●				
Edge Metal	Galvanized metal drip, L-shaped, with drip edge, painted, over stucco face of deck. Deck coating extends over top of L-shaped metal to painted edge.	●				
Railing Connection	Wood handrail/guardrail extends on each side of the balcony. Wood studs are attached to deck with fasteners. The wood studs and connections were in fair condition. Evidence of rot or deterioration was observed at multiple units.		●			
Drainage	Water from the edge of the balcony flows directly through scuppers which is drained below to rain gutters.	●				
Exterior Face	Stucco over sheathing and structure beneath.	●				
Soffit	Stucco.	●				
Framing	Wood framing with dropped beam at edge.	●				

Conditions: G = Good F = Fair P = Poor NA = Not Applicable

## 5 LIMITING CONDITIONS

This report is subject to the provisions contained in the project agreement between The Village Townhomes & Condominiums and the consultant.

The observations and report by AOD do not warrant or guarantee the performance of any building components or systems or compliance with applicable codes. The information contained in the report will receive technical review and approval in accordance with the standard of care and in accordance with this agreement. The conclusions are opinions and will represent the professional judgment of AOD. The opinions contained in the report will be founded upon the investigations carried out and the interpretation of such data based on experience and expertise according to the applicable standard of care. No other warranty or limitation exists, either expressed or implied.

The scope of the assessment is limited to a least intrusive visual inspection of the exterior elevated elements. Conclusions and recommendations included in this report are based solely on the property conditions of representative samplings as observed at the time of the field visit, information supplied by client or at client's request, and other data publicly and readily available from local administrative entities.

Unless explicitly included in the scope of work section of the project agreement, the following items are not included in the scope of work and will not be provided as part of this assignment. If desired, these services can be provided for an additional fee.

- tests, exploratory probing, testing, dismantling, or operating of equipment, or the use of equipment such as scaffolding, metering/testing equipment, or devices of any kind.
- exhaustive studies such as in-depth review of construction documents or as-built drawings, system or component analyses, preparation of engineering calculations, code compliance studies
- a formal mold investigation or survey
- removal of building components or relocating materials, furniture, storage containers, personal effects, debris material or finishes to access items not normally visible
- pest control evaluation (any evaluation of building components or systems related to any pests including but not limited to termite, cockroach, mouse or rat or any other type of vermin is specifically excluded from the scope of this report. Additionally, any type of organism such as any fungus or mold that might cause dry rot or any other type of organism that can cause any type of physical damage to the structure or any of its components is also outside of the scope of this retention. Not only is commenting on this outside the scope of this agreement, but it is also outside the licensure of AOD in California).

No responsibility is assumed for the following matters:

- legal matters such as easements, encroachments, or zoning compliance.
- accuracy or completeness of information provided by building management, tenants, service firms, or governmental agencies.
- hidden or latent deficiencies, knowledge of which might have been withheld by owner or his agents, whether by non-disclosure, passive concealment or by fraud.

This assessment does not include in-depth evaluations of as-built drawings, system/component adequacy, code compliance, and does not include the preparation of engineering calculations related to the building(s) and systems to determine adequacy, compliance of the improvements with any drawings that might have been submitted or compliance with commonly accepted design or construction practice. Not all exterior elevated elements will likely be viewed, only a statistically significant representative sampling of the exterior elevated elements will be included in the site observations. Work completed as part of this analysis does not represent a design effort and does not require engineering education, training, and experience or the application of special knowledge of the mathematical, physical, and engineering sciences; therefore, the work product contained herein is not to be construed as the "practice of engineering" as generally understood or as defined by statute in California.

The parties agree that neither shall be liable to other or any third party for any incidental, indirect, consequential, exemplary, special or consequential damages, under any circumstances, including, but not limited to, lost profits, revenue or savings, loss of goodwill, or the loss of use of any property, even if either party had been advised of, knew, or should have known, of the possibility thereof.