



STRUCTURAL ENGINEERS - FORENSIC EXPERTS - PLAN REVIEWERS

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Famosa Terrace SB-326 Inspections

**2828 Famosa Blvd
San Diego, CA 92107**

Date: November 18, 2024

Prepared for:

Pacific Legacy Property Management

November 18, 2024

Via Electronic Mail:

Ms. Tonia Diaz-Lindsey
Pacific Legacy Property Management
148 E 30th Street, Suite 103
National City, CA 91950

hoamanager3@pacleg.com

RE: **Famosa Terrace (First Inspection Cycle)**
2828 Famosa Blvd, San Diego, CA 92107
SMR Project Number: LGL-24-045

Dear Tonia:

SMR Structural Engineers, Inc. (SMR), conducted a visual assessment of the balconies, walkways and stair framing at the **Famosa Terrace Condominiums** situated at 2828 Famosa Blvd, as mandated by California Senate Bill 326 (SB-326). Enclosed is a summary of the observations made during our on-site investigation.

SMR's scope of services included a site inspection visit (occurred on October 30, 2024) and professional opinions related to CA Bill 326. The services rendered are for the sole benefit of the client listed above. Use of this report by any individual other than the addressee requires prior approval by SMR in order to avoid any misinterpretation of the findings.

The report has been prepared in accordance with generally accepted engineering practices for structural engineering evaluations. SMR based its findings on the information provided and reserves the right to review new or additional information that may be discovered after the publication of this report for an opportunity to amend or revise its opinions but assumes no obligation to do so. This report does not reflect any changes that may have occurred to the structure since the time the information was first gathered. The summary findings presented in this report are not intended to indicate a comprehensive, total building analysis for the purpose of offering, implying, or guaranteeing future performance of the subject building and/or its components.

We appreciate the opportunity to be of service. Should there be any questions regarding this report, please do not hesitate to contact the undersigned.

Respectfully,

Mehdi Rashti, S.E.
SMR Structural Engineers, Inc.



CALIFORNIA SB-326

CA Senate Bill 326, also known as the California Balcony Bill, was introduced to address concerns regarding the safety of balconies and other elevated exterior elements (EEEs) of residential buildings. The bill requires inspection of these structures for safety hazards, particularly those related to water intrusion and structural deterioration, every nine years with the first inspection cycle completed by January 1, 2025. The bill mandates that inspections be conducted by qualified professionals and that any identified hazards be promptly addressed to ensure the safety of residents. It imposes new responsibilities on building owners and managers to prioritize the safety of these structures and take proactive measures to maintain their integrity. Under SB-326 95% of each type of EEE must be inspected.

PROPERTY DESCRIPTION

Key building details are summarized in the table below.

Building Construction Date: 1990 (from online records)			
Stories: 3			
Building Construction: Wood Framing			
EEE Type	Quantity at Property	Quantity Inspected	% Inspected
Balconies	6	6	100%
Elevated Walkways	6	6	100%
Stairs/Stair landings	4	4	100%

INSPECTION METHODS

The elevated exterior elements (EEEs) underwent a visual inspection, supplemented by awl probing and moisture meter assessments of the wood framing (where required). Due to the concealment of balconies and stair landings by a soffit, exploratory openings were created at each unit for inspection purposes. A borescope camera was utilized to assess framing condition and detect signs of damage, with these openings sealed by SMR personnel.

EVALUATION TERMINOLOGY

To aid in evaluating the condition of the exterior elevated elements, the following terminology is employed:

GOOD: Components or systems deemed 'good' are functioning as intended, requiring only routine maintenance or minor repairs despite exhibiting typical wear and tear consistent with their age.

FAIR: Components or systems classified as 'fair' are operational but may necessitate immediate or short-term repairs. Additionally, they may display signs of deferred maintenance, previous repairs, or nearing the end of their expected useful life.

POOR: 'Poor' rating signifies components or systems that are unsatisfactory, non-operational, or requiring extensive repairs due to deferred maintenance, design flaws, or workmanship issues, posing risks to other elements.

FAILED: An element is considered 'failed' when it no longer fulfills its function due to complete breakdown, presenting a hazardous condition and requiring immediate cessation of use.

The report aims to provide a comprehensive assessment of EEEs' condition, identifying any potential safety concerns or deviations from applicable standards.

FINDINGS AND RECOMMENDATIONS

This report comprises an executive summary outlining necessary corrective actions and Appendix A, which contains supporting documentation detailing identified conditions and locations requiring corrective work. Appendix A serves as a descriptive narrative for each inspected Exterior Elevated Element (EEE). For all identified non-immediate repairs and areas where maintenance is advised, inclusion in the subsequent SB-326 inspection cycle is suggested to monitor any changes in condition.

Executive Summary:

- **Evidence of Water Intrusion:** Water intrusion has been observed in the wood framing of the top and middle stair landings near units 201, 209, and 210, as well as along the third-floor walkway near units 201 and 203. The full extent of the damage is not yet determined. It is recommended to engage a qualified contractor to assess and replace the affected wood framing and to address any waterproofing deficiencies.
- **Stair Treads:** The top stair tread leading to unit 210 has a significant crack underneath, exposing the metal lath. It is advised to hire a qualified contractor to repair and reinforce the affected area.
- **Wood Posts:** Most of the wood posts supporting the stairs, walkways and balconies near units 201 and 209 were observed to have wood rot/damage and be deteriorating. It is advised to hire a qualified contractor to replace the affected wood and provide repair or replacement recommendations.
- **Guardrails:** Loose guardrail attachments were observed at units 201 (front balcony) and 209, incapable of safely supporting required loads. Residents are urged to avoid using these guardrails until necessary repairs are carried out.

GENERAL RECOMMENDATIONS

We make the following recommendations to help extend the useful service life of EEE:

OVERLOADING: Avoid overloading the balcony with too many potted plants. Furthermore, it is advisable to prevent the storage of heavy objects on the balcony.

POTTED PLANTS: All potted plants should be fitted with saucers.

GRILLS: It is generally not advisable to permit the use of grills on balconies due to the potential for grease splatter, which can damage certain waterproofing systems. If grills are permitted, we recommend using grill mats under the grill to contain any potentially damaging grease splatter. Grills may also pose a fire safety hazard.

RUGS: Rugs can track moisture between the rug and the deck, which could exacerbate decay deterioration. We recommend removing rugs if possible.

The future performance and projected service life of these inspected exterior elevated elements are deemed adequate until the next SB-326 inspection cycle (**ASSUMING REPAIRS AND MAINTENANCE ITEMS ARE COMPLETED**). However, should hazardous conditions be discovered between now and the next inspection cycle, the Owner is advised to consult with a licensed engineer.

The next inspection should be performed on or before October 30, 2033

PROFESSIONAL REGISTRATIONS

California Professional Engineer – Structural #2834

California Professional Engineer – Civil #33464

LIMITATIONS

We were contracted by the Client to conduct this assessment, with the scope, purpose, and contractual obligations outlined in the engagement agreement. The contents of this report are intended solely for the Client's use. Unauthorized third-party users accessing this report, or its information are not entitled to recourse or claims against SMR. Unauthorized users are responsible for safeguarding, indemnifying, and holding SMR harmless from any resulting claims, damages, losses, liabilities, expenses (including attorneys' fees), and costs. SMR assumes no responsibility for damage caused by a Contractor using the information contained in this report, as it is not a construction document.

The assessment was conducted using methods and procedures consistent with prevailing commercial practices and industry standards. The independent conclusions reflect SMR's best engineering judgment based on available information and data during the assignment. No warranty, expressed or implied, is provided

APPENDIX A: PHOTOS AND FIELD NOTES

BALCONIES

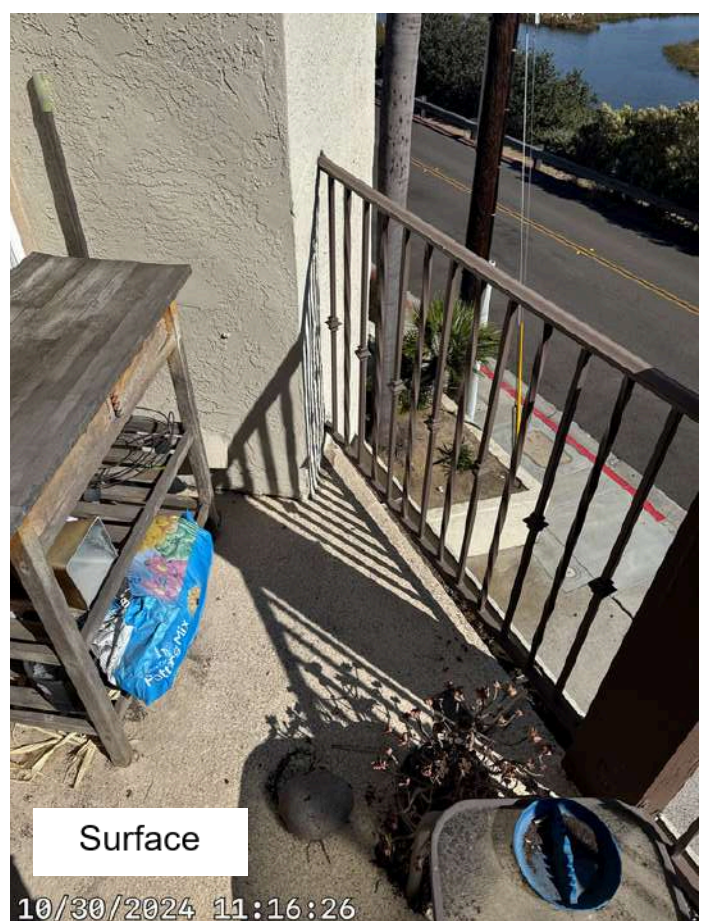
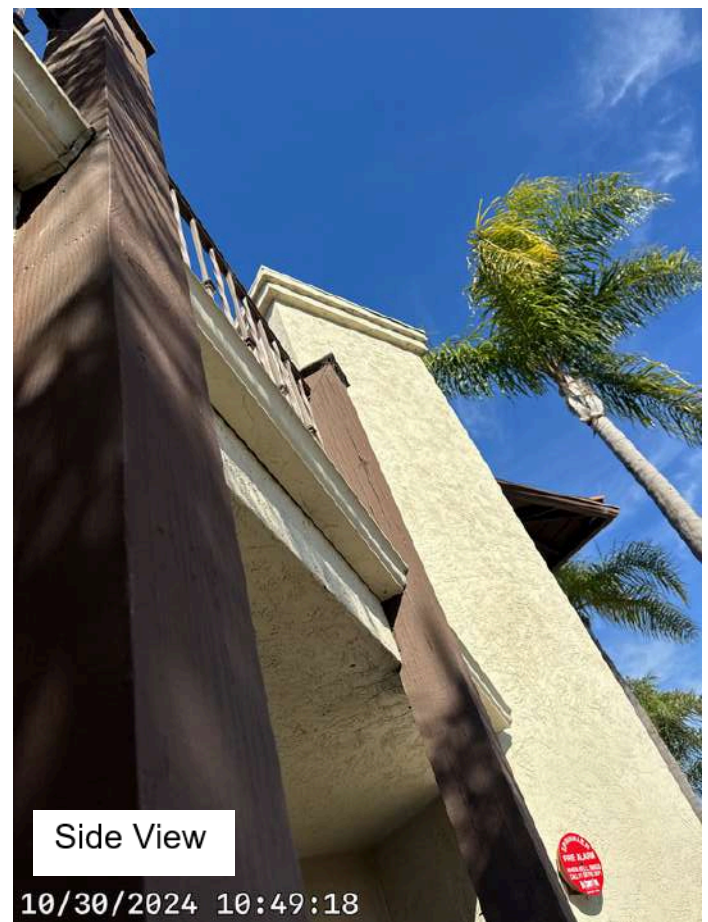
2828 Famosa Blvd Unit 201 - Front Balcony



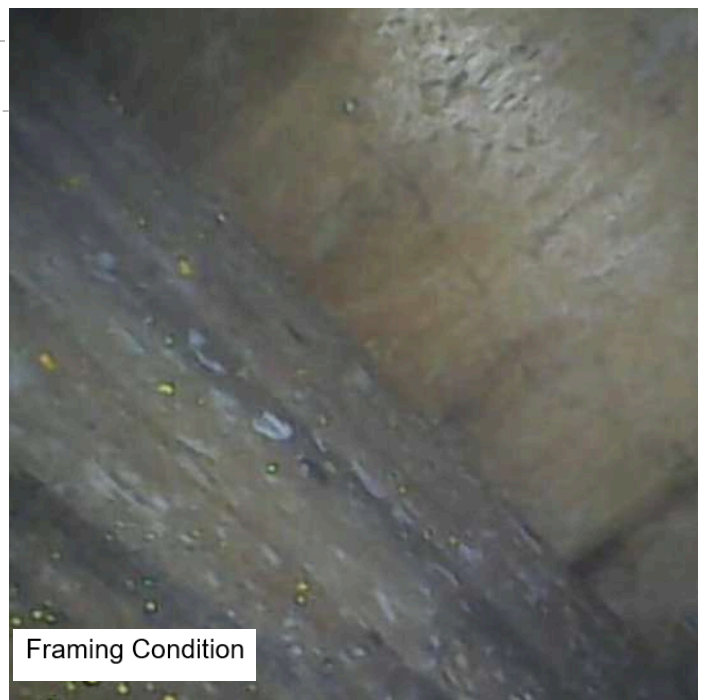
Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd 201 Front Balcony San Diego CA 92107
Unit No.	201 Front Balcony
EEE Type	Balcony
Framing Material	Wood
Framing Condition	Fair
Framing Remarks	Wood posts damaged at base
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Fair
Guardrail Remarks	Left attachment is loose.
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos

Front view





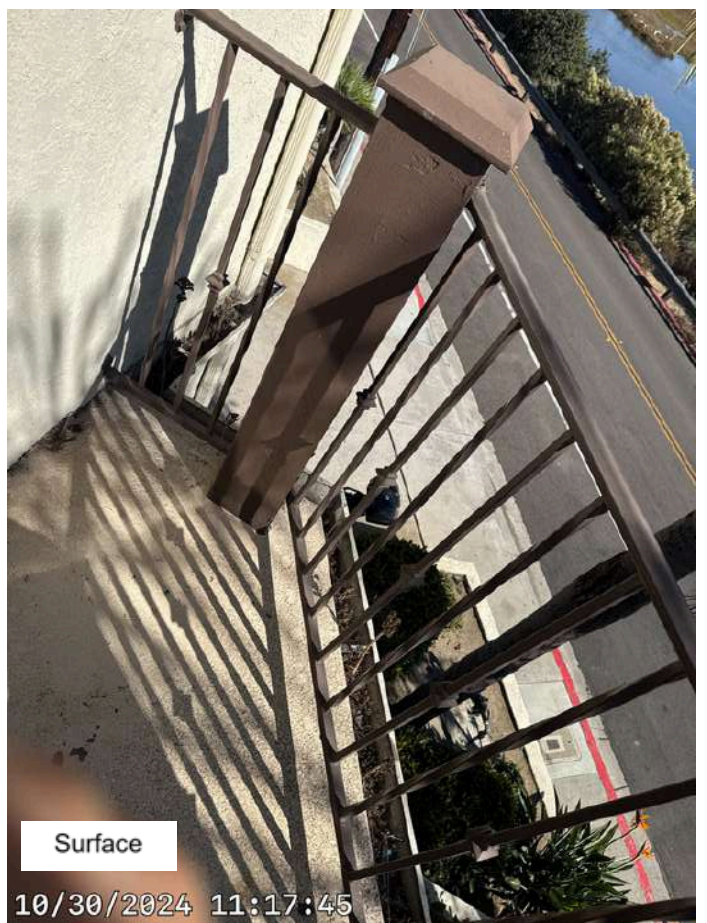
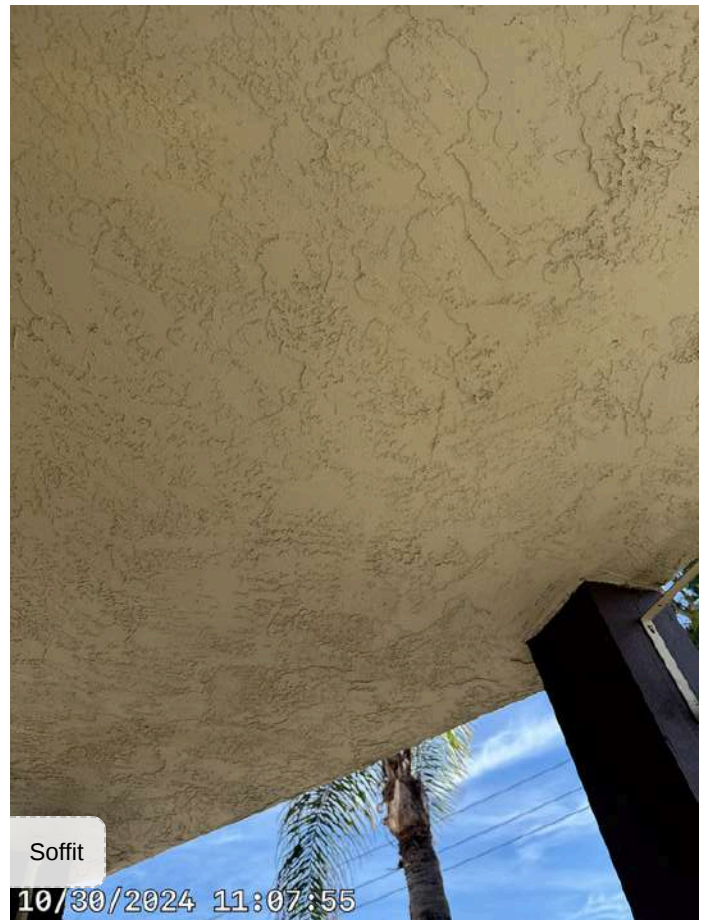


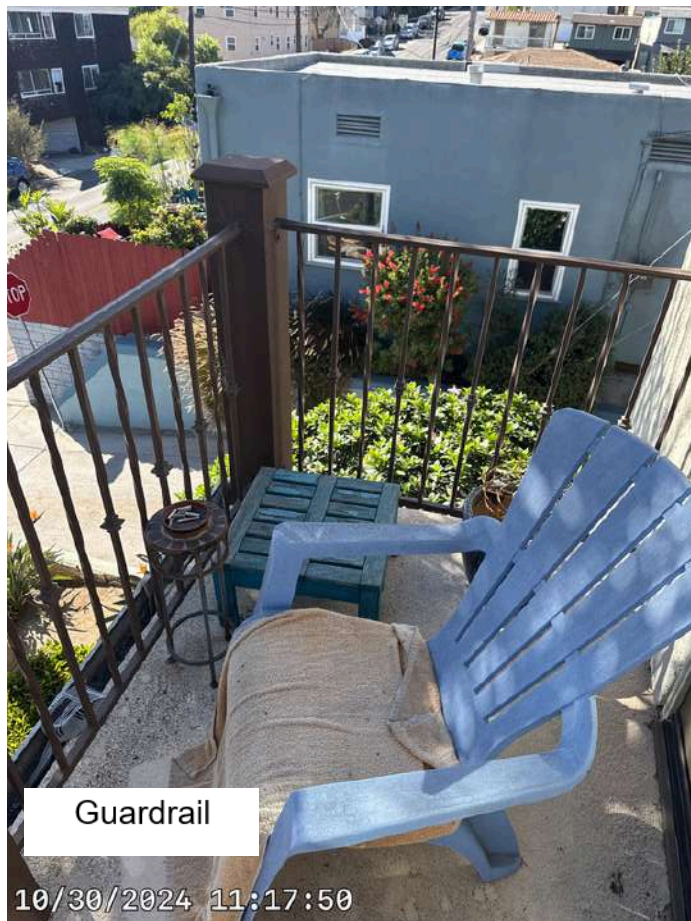
2828 Famosa Blvd Unit 201 - Side Balcony



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd 201 Side Balcony San Diego CA 92107
Unit No.	201 Side Balcony
EEE Type	Balcony
Framing Material	Wood
Framing Condition	Good
Framing Remarks	Damage to wood posts at balcony below
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos





Guardrail



Framing Condition



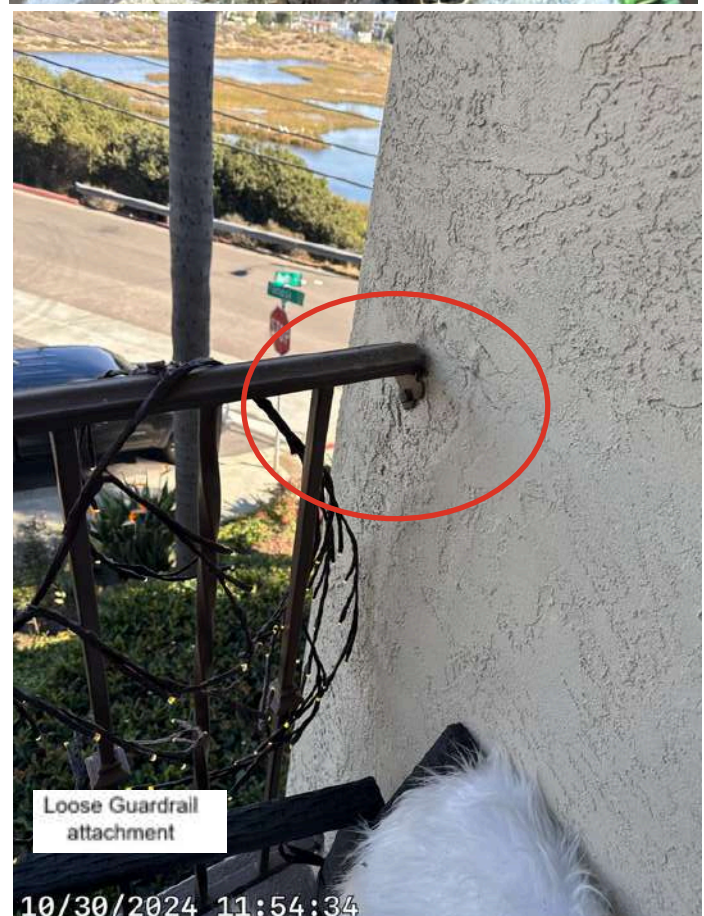
2828 Famosa Blvd Unit 209



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Unit 209 San Diego CA 92107
Unit No.	Unit 209
EEE Type	Balcony
Framing Material	Wood
Framing Condition	Good
Framing Remarks	Wood rot on patio below post
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	Right attachment is slightly loose
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos





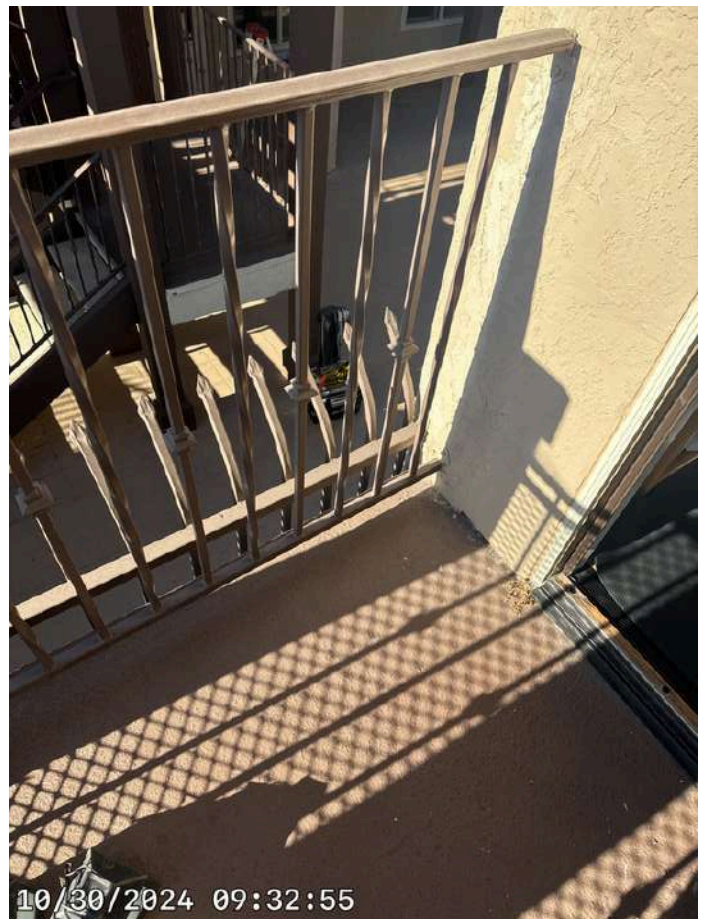
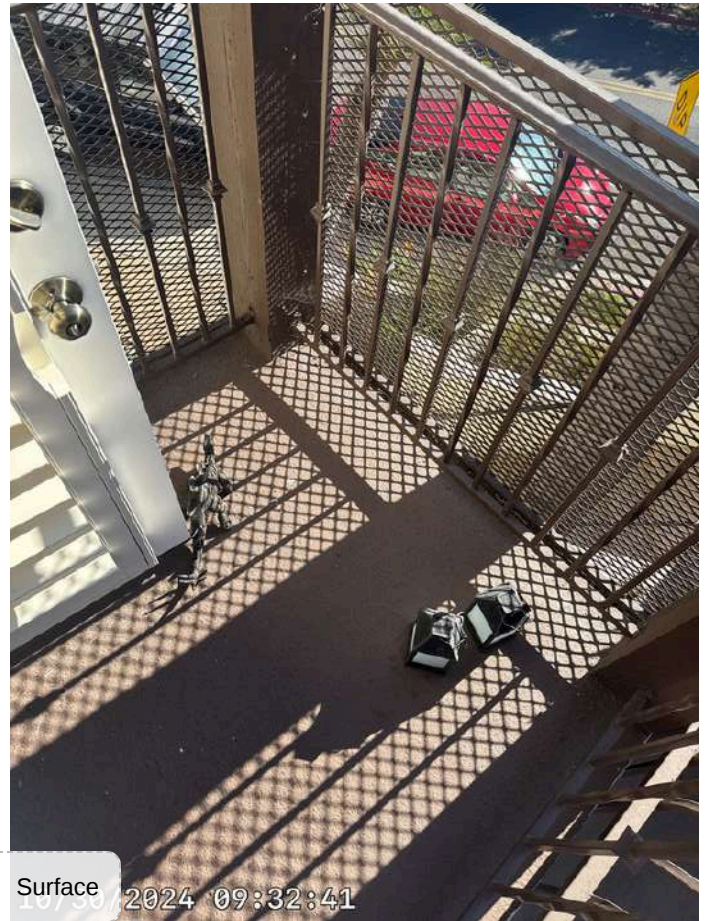
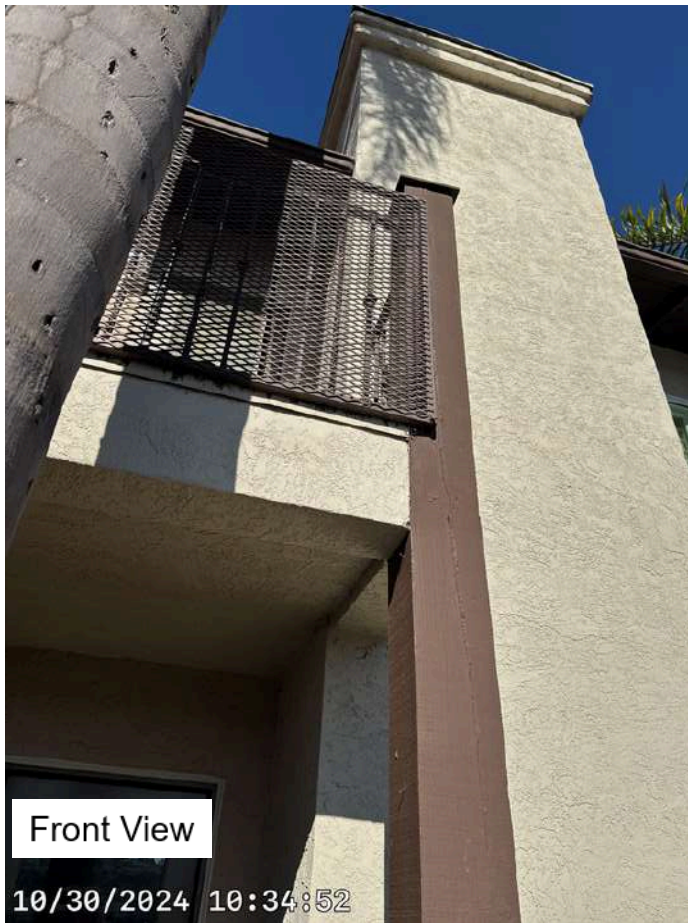


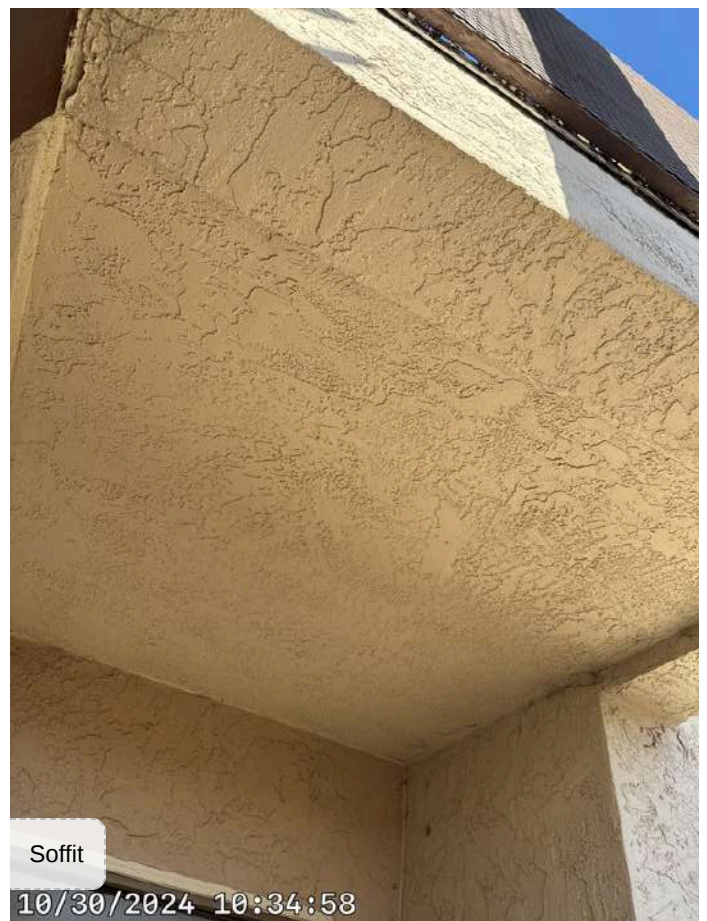
2828 Famosa Blvd Unit 210 - Front Balcony



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd 210 Front Balcony San Diego CA 92107
Unit No.	210 Front Balcony
EEE Type	Balcony
Framing Material	Wood
Framing Condition	Good
Framing Remarks	None
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos



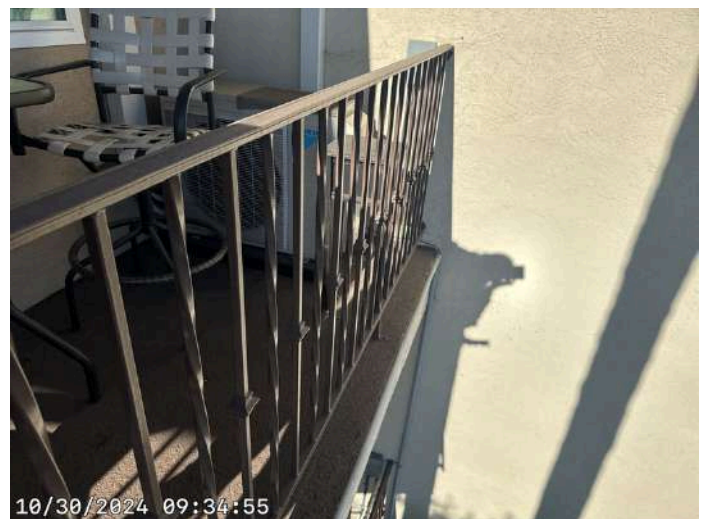
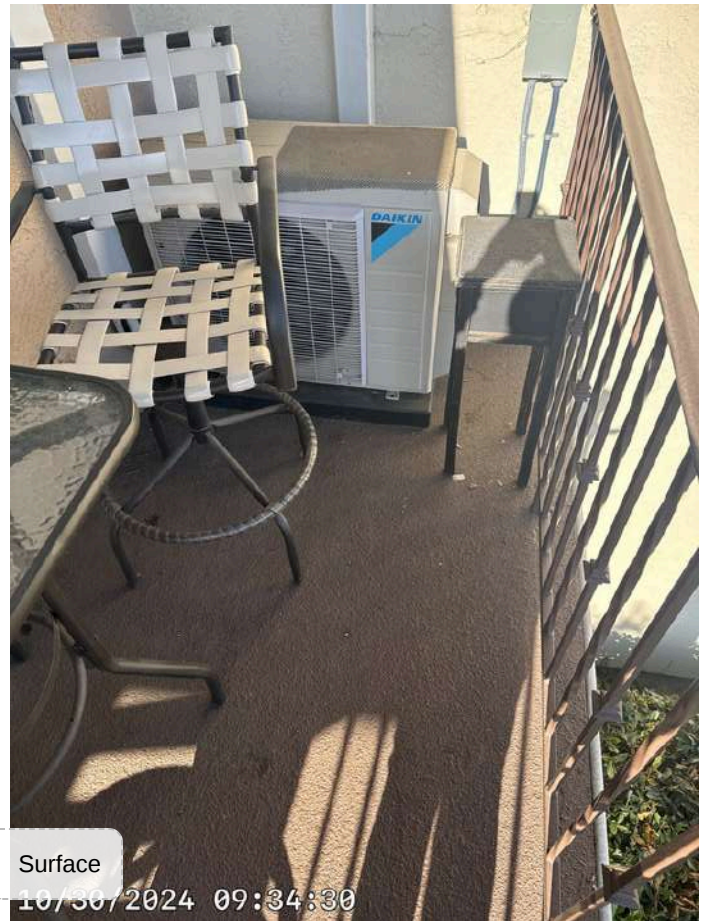


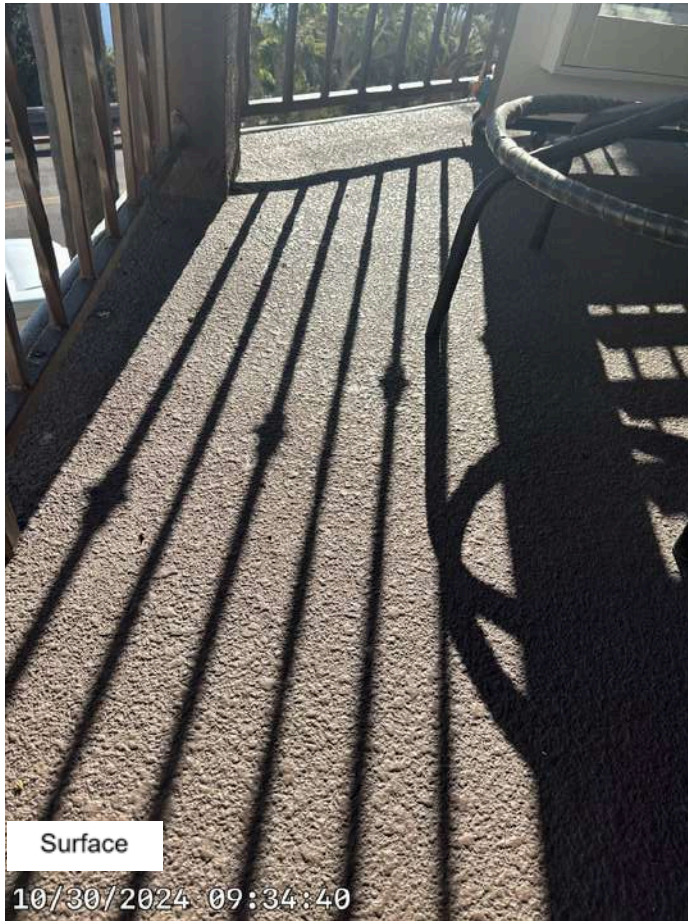
2828 Famosa Blvd Unit 210 - Side Balcony



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd 210 Side Balcony San Diego CA 92107
Unit No.	210 Side Balcony
EEE Type	Balcony
Framing Material	Wood
Framing Condition	Good
Framing Remarks	None
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos



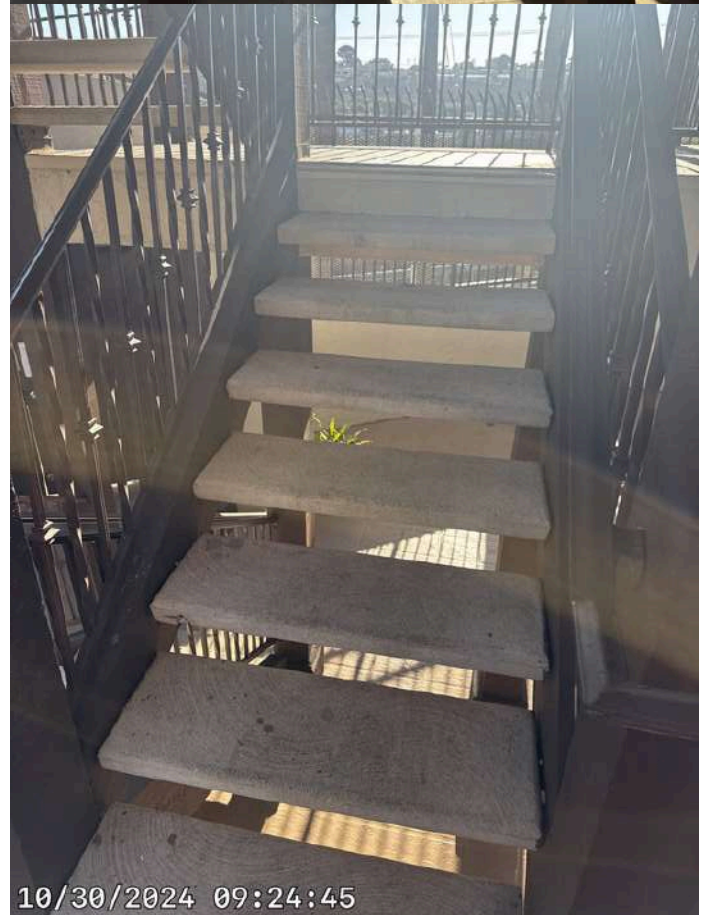
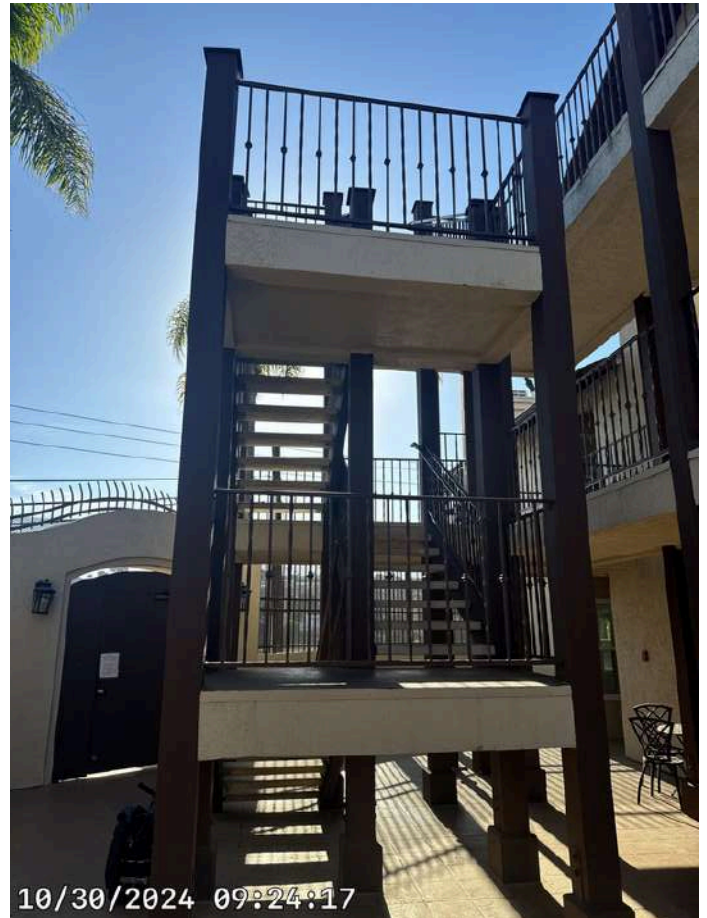


STAIRS

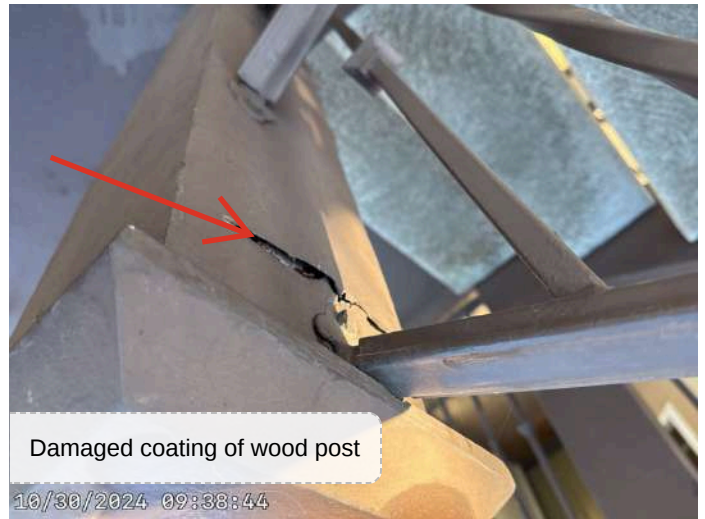
2828 Famosa Blvd - Front Stairs



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Stairs Closest to Famosa Blvd Entrance San Diego CA 92107
Unit No.	Stairs Closest to Famosa Blvd Entrance
EEE Type	Stair landing
Framing Material	Wood
Framing Condition	Poor
Framing Remarks	Water intrusion observed on second and third landing framing as well as wood rot/deterioration on almost all stair posts.
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good
Photos	









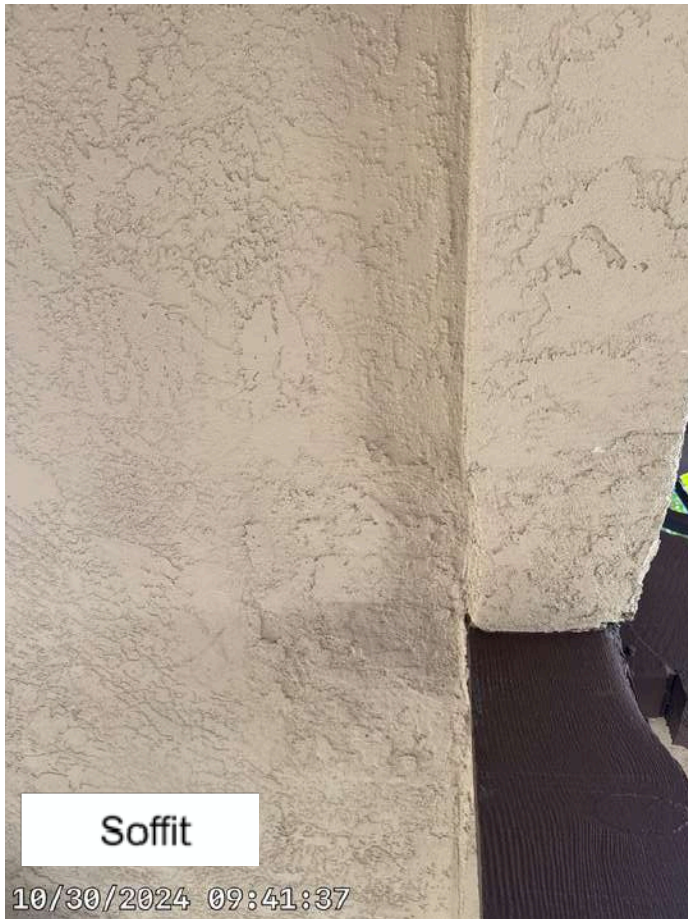
Damage to wood post



Damaged wood post



Damaged wood post/support





Evidence of Moisture



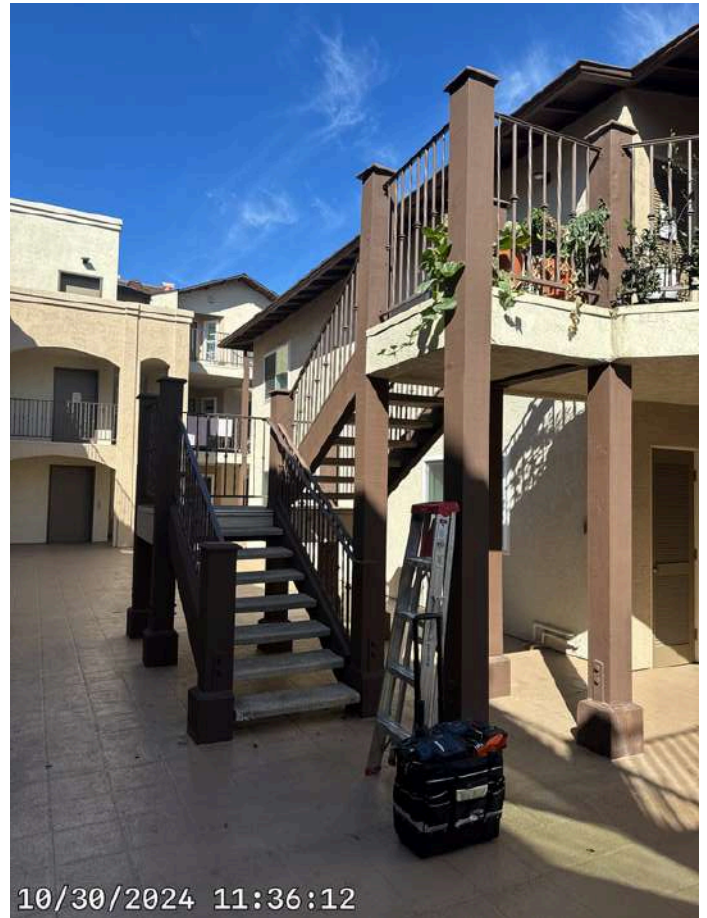
Wood Rot

2828 Famosa Blvd - Stairs to Unit 210

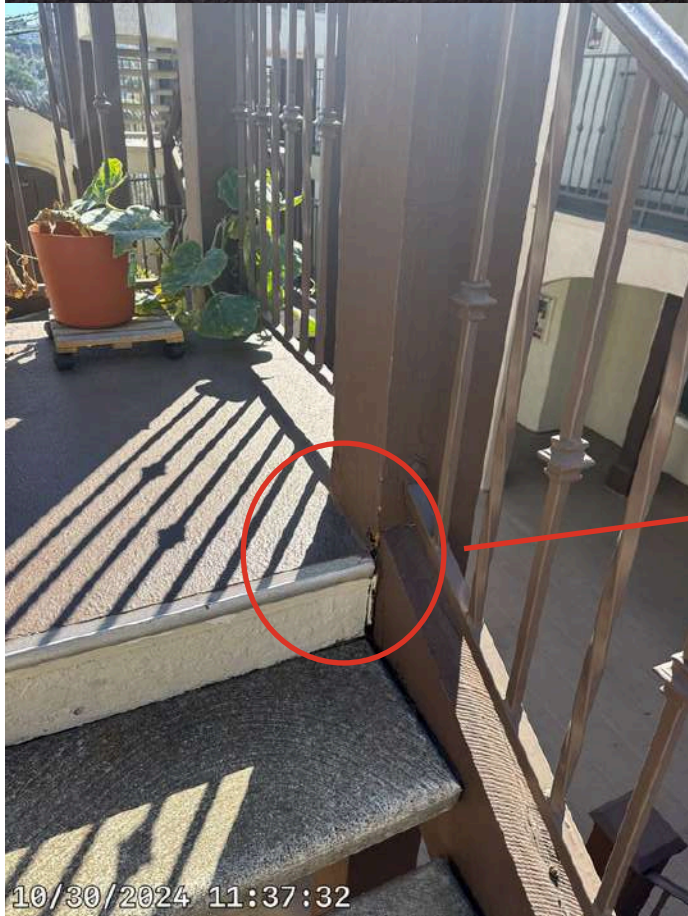
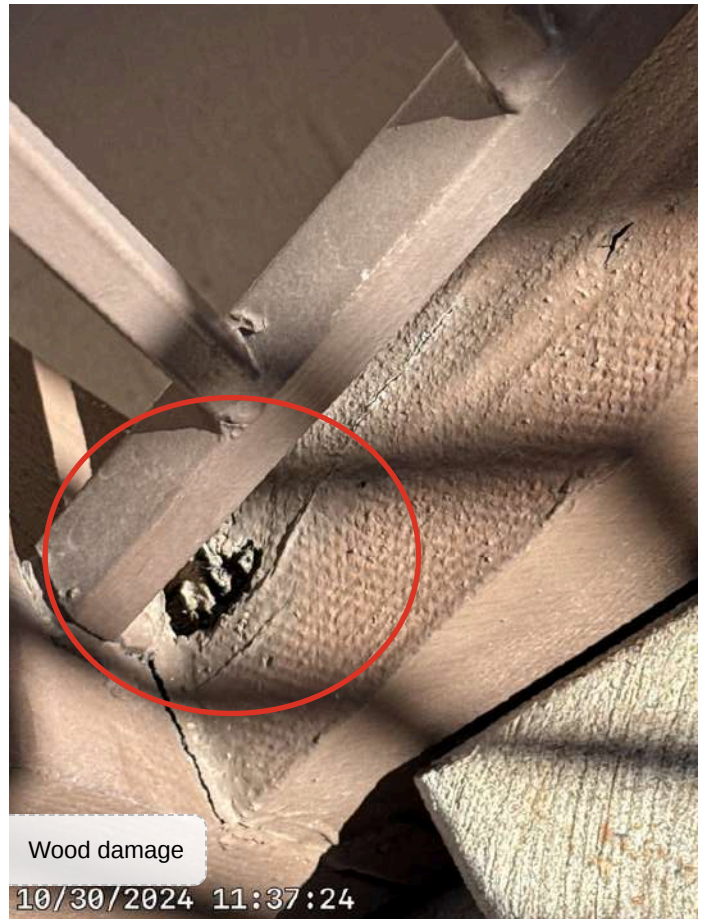


Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Stairs To Unit 210 San Diego CA 92107
Unit No.	Stairs To Unit 210
EEE Type	Stair landing
Framing Material	Wood
Framing Condition	Fair
Framing Remarks	Damaged wood posts
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Fair

Photos







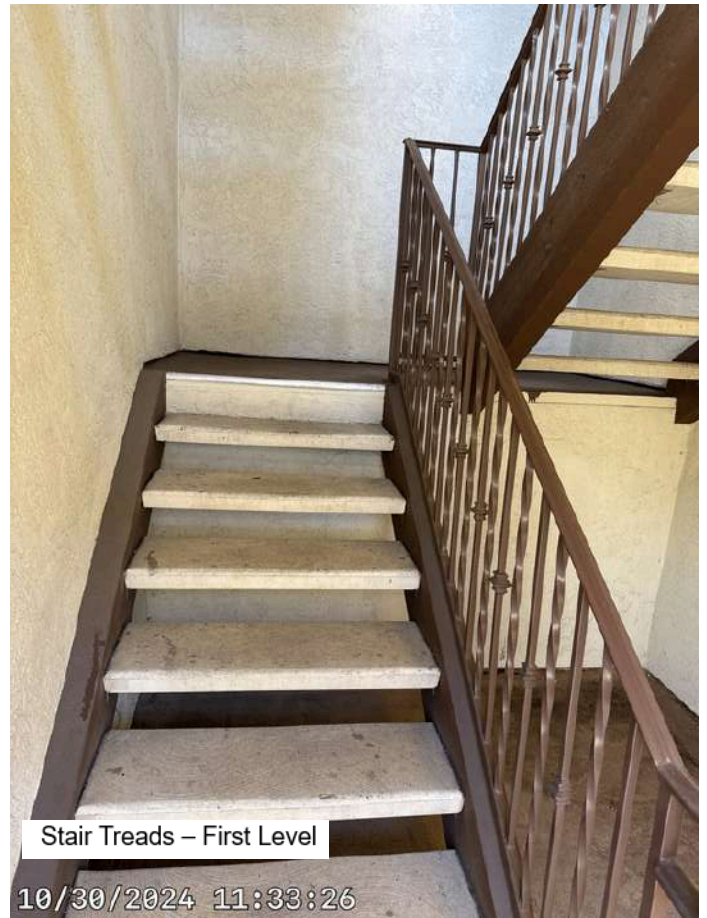


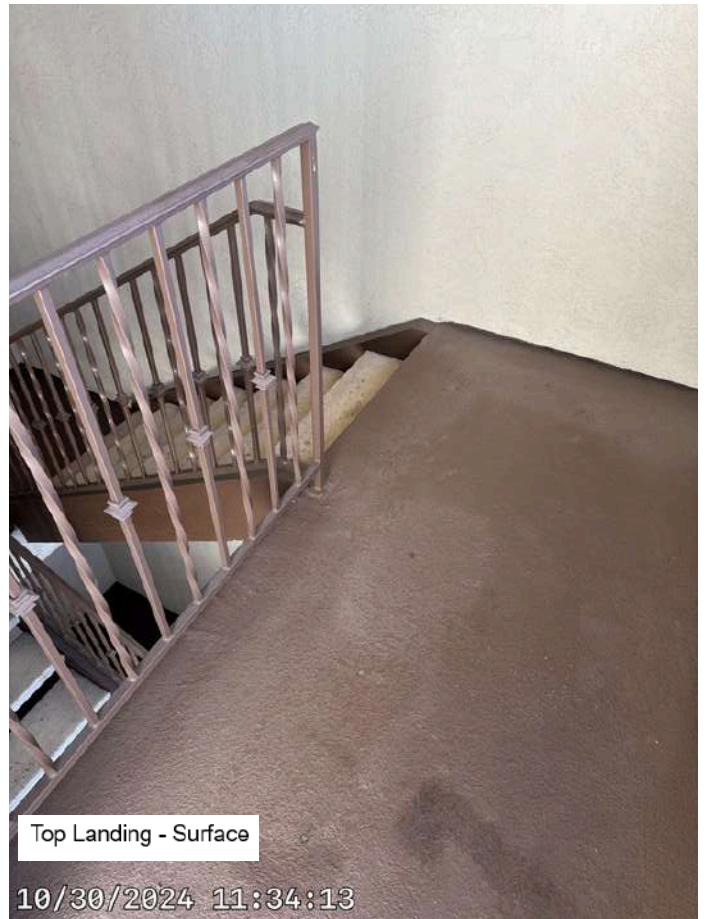
2828 Famosa Blvd - Enclosed Stairs



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Rear Enclosed Stairs San Diego CA 92107
Unit No.	Rear Enclosed Stairs
EEE Type	Stair landing
Framing Material	Wood
Framing Condition	Good
Framing Remarks	None
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos

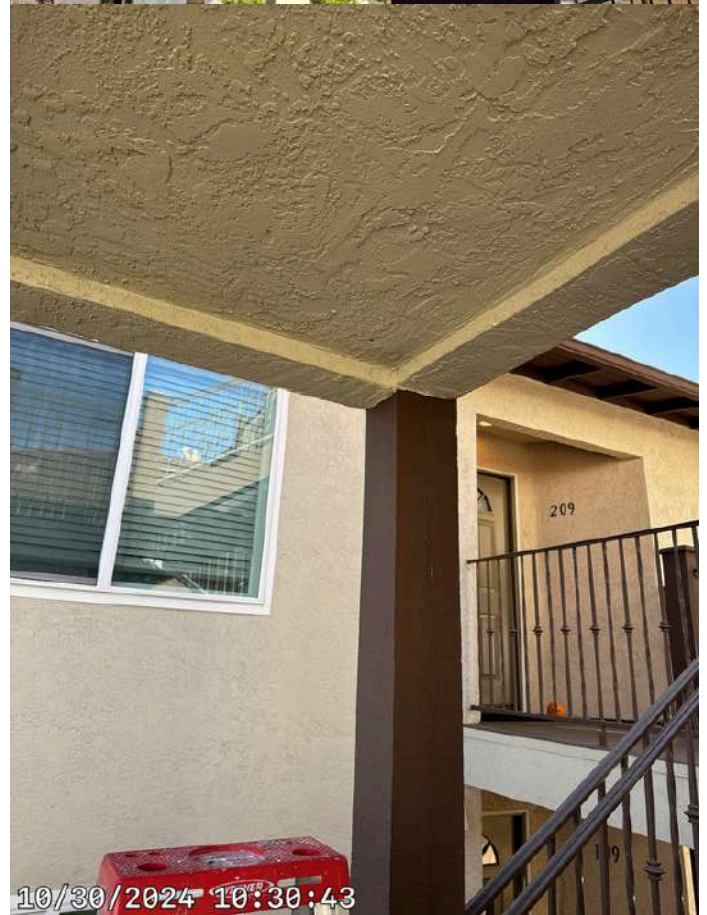




2828 Famosa Blvd - Rear Stairs Near Unit 209



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Rear Stairs Near Unit 209 San Diego CA 92107
Unit No.	Rear Stairs Near Unit 209
EEE Type	Stair landing
Framing Material	Wood
Framing Condition	Fair
Framing Remarks	Damaged wood posts
Deck Type	Wood
Deck Condition	Good
Deck Remarks	
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good
Photos	



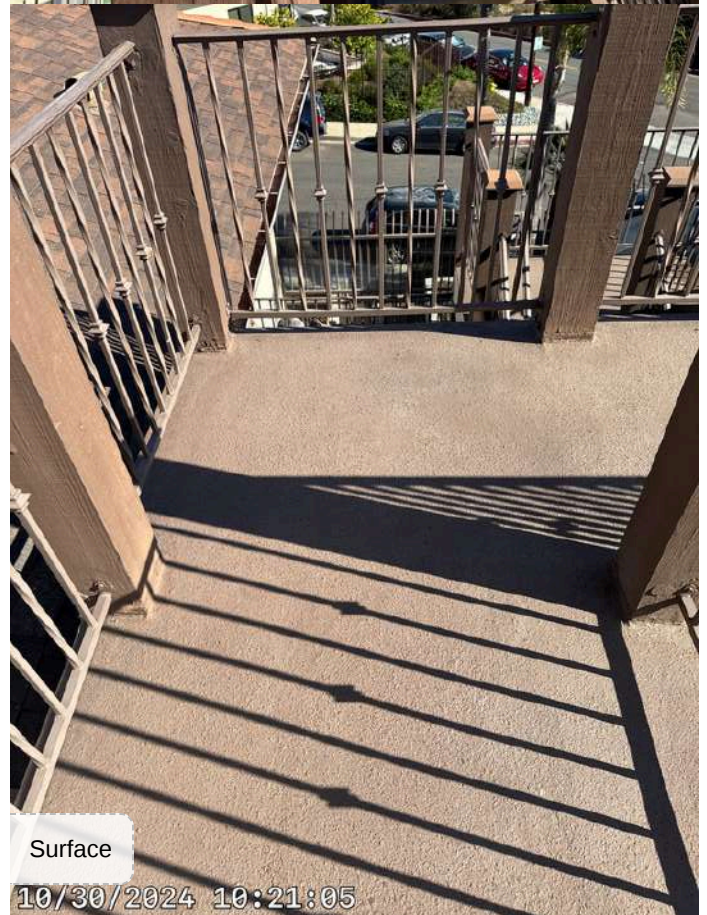
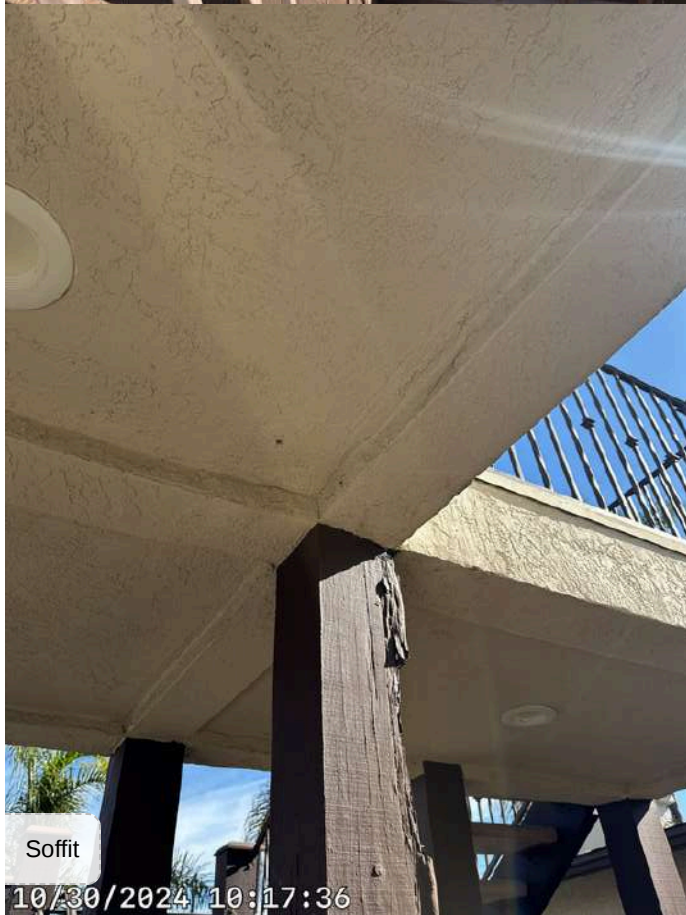
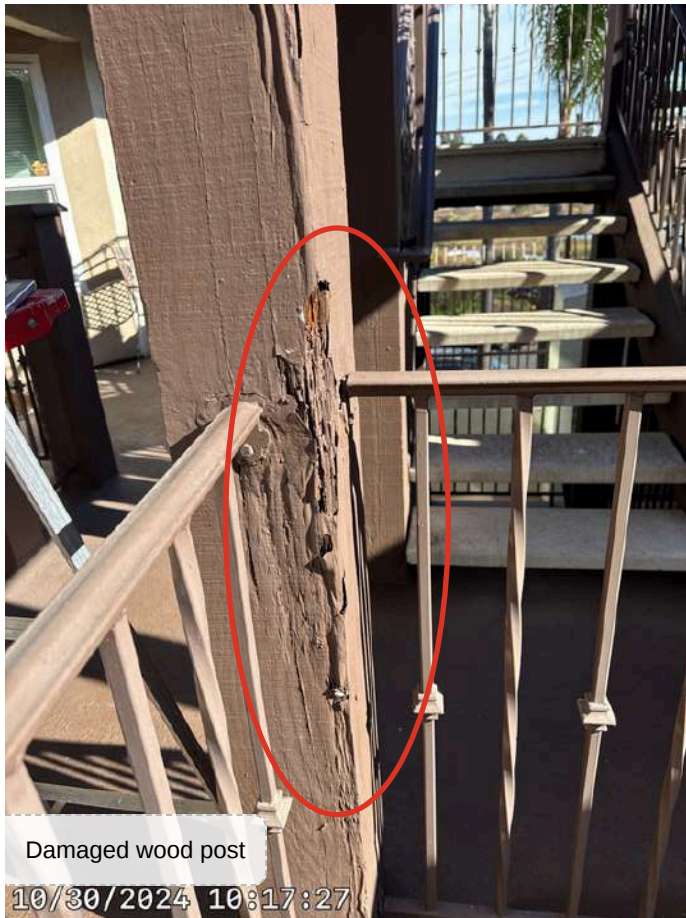


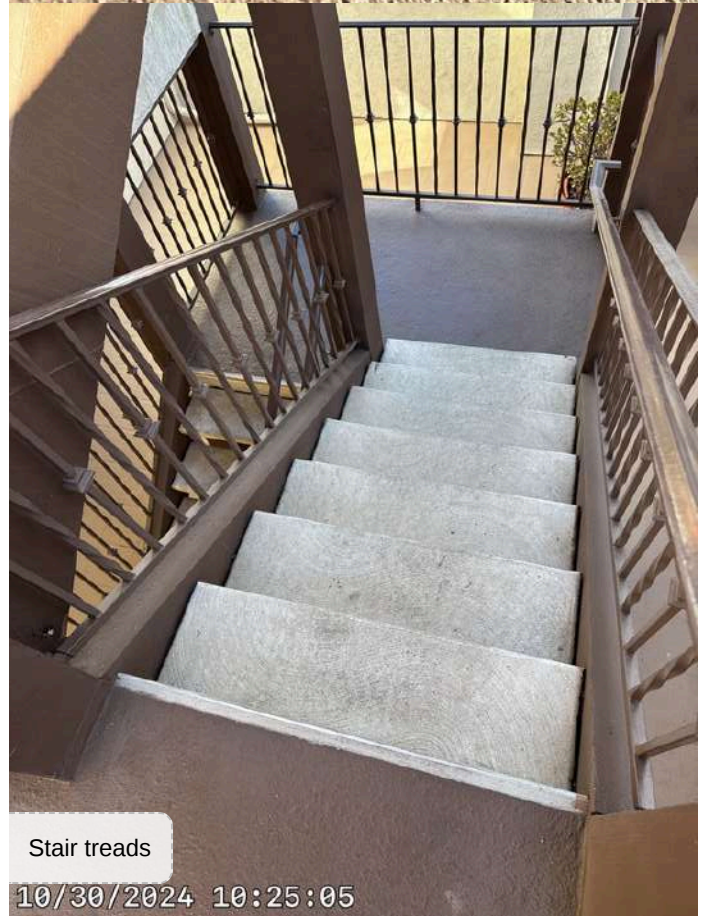
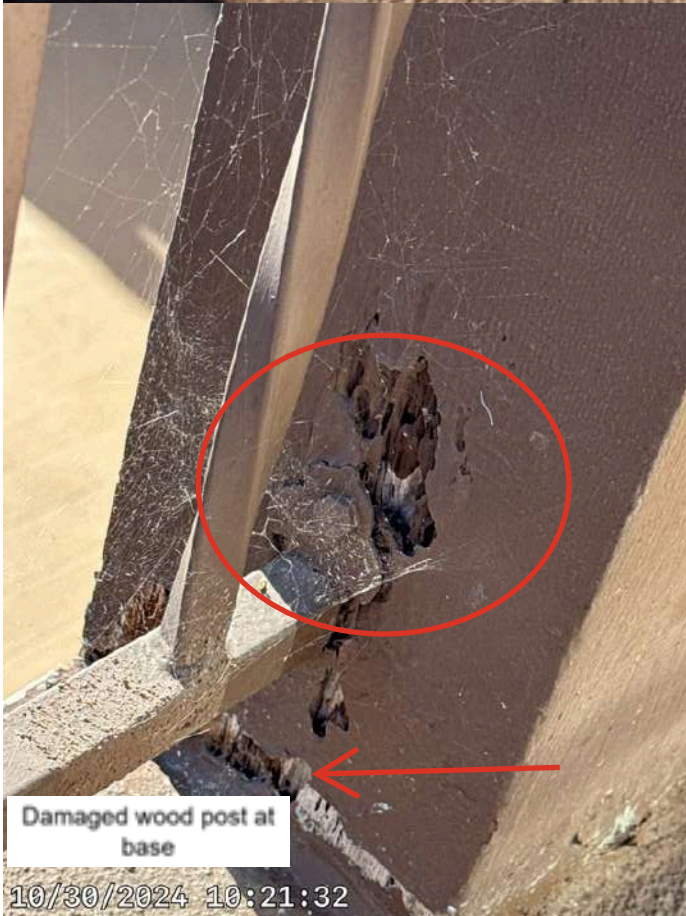
2828 Famosa Blvd - Rear Stairs Near Unit 209



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Rear Stairs Near Unit 209 San Diego CA 92107
Unit No.	Rear Stairs Near Unit 209
EEE Type	Stair landing
Framing Material	Wood
Framing Condition	Fair
Framing Remarks	Wood rot/deterioration in stair posts
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos







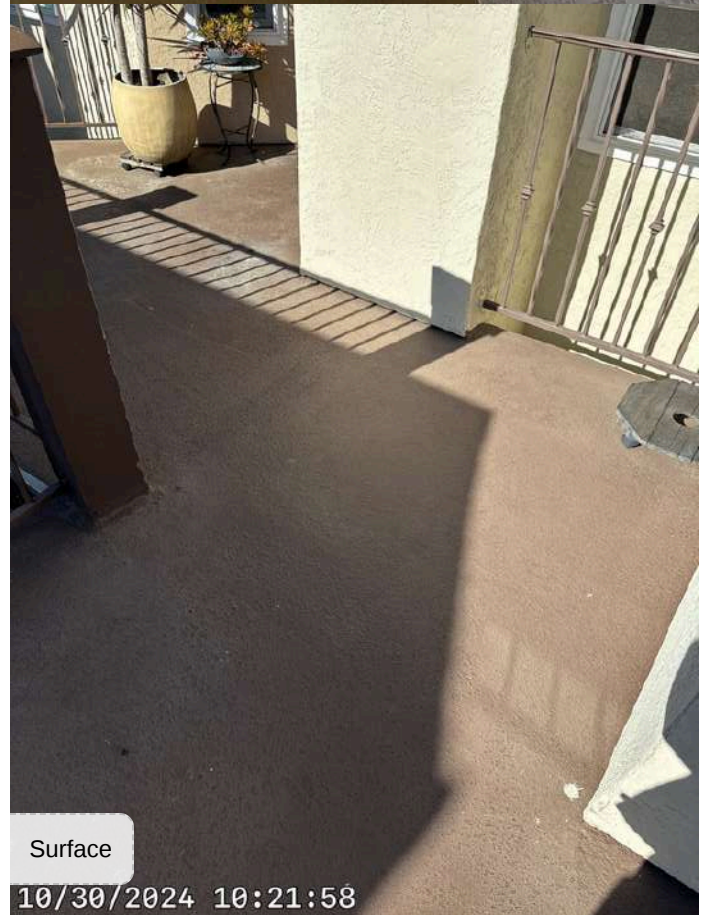
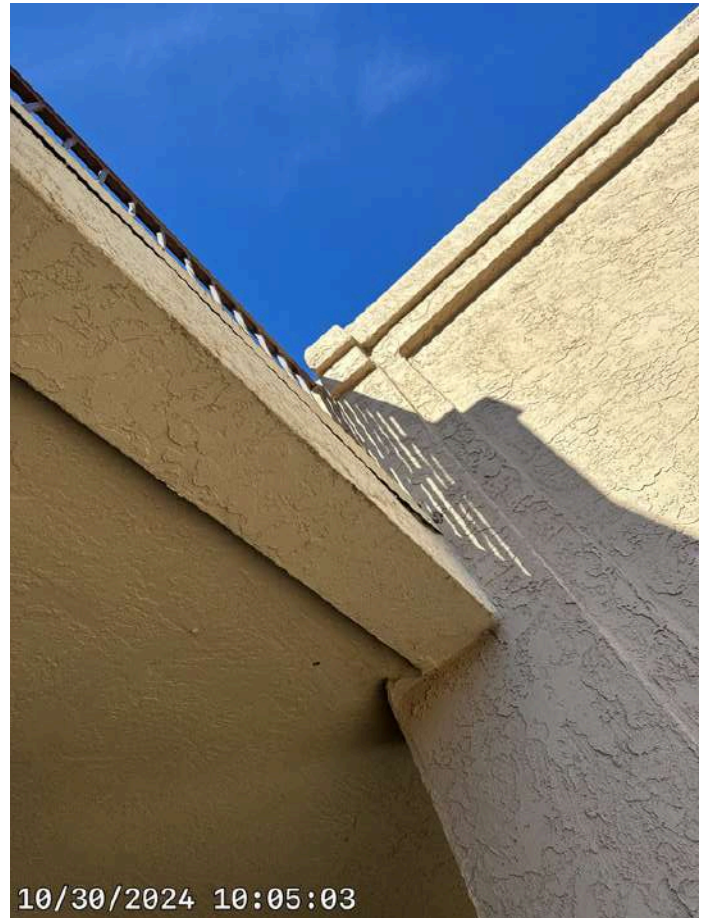
WALKWAYS

2828 Famosa Blvd - Second Floor Walkway



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Second Floor Walkway Near Unit 206 San Diego CA 92107
Unit No.	Second Floor Walkway Near Unit 206
EEE Type	Walkway
Framing Material	Wood
Framing Condition	Fair
Framing Remarks	Deteriorated wood posts
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos





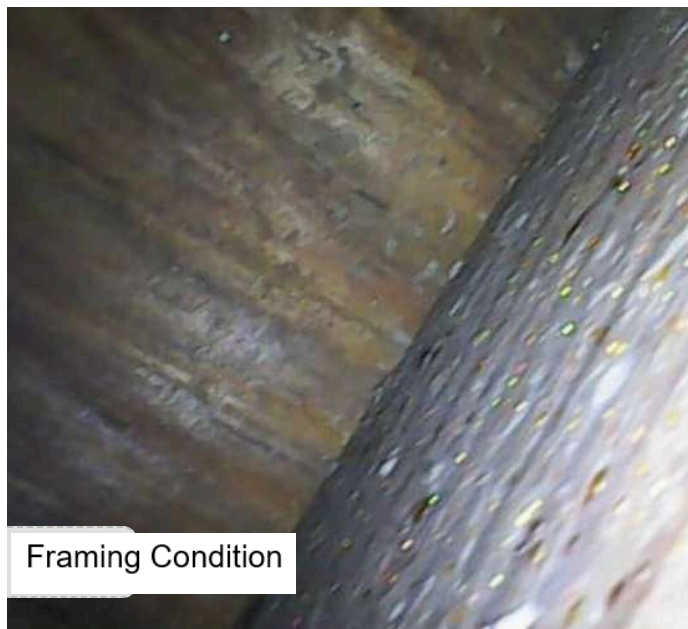
Damaged wood post at base

10/30/2024 10:22:06



Damaged wood post at base

10/30/2024 10:22:20



Framing Condition

2828 Famosa Blvd - Second Floor Walkway



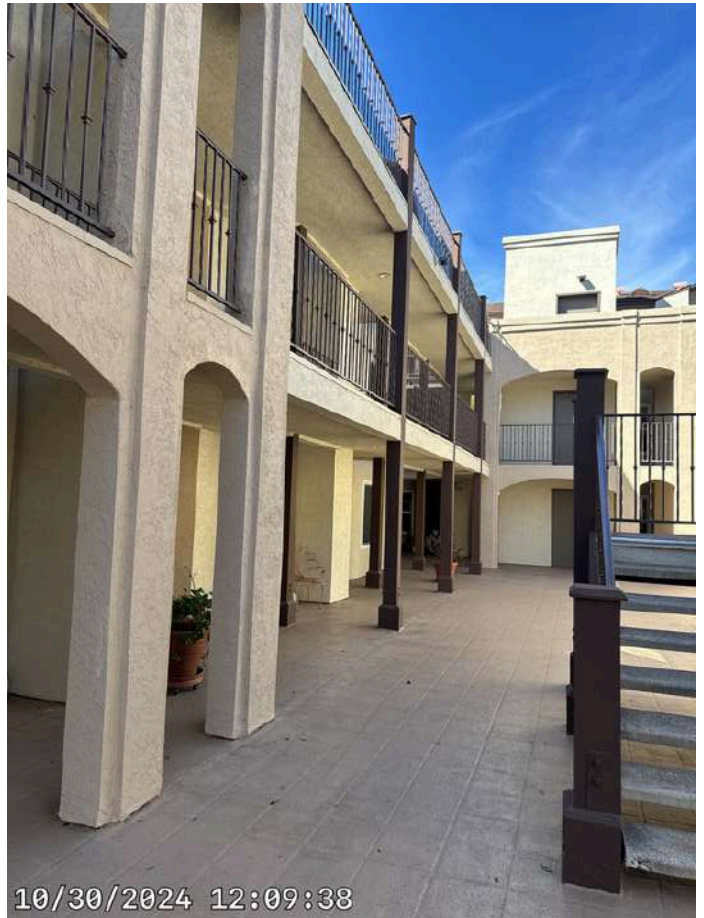
Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Second Floor Walkway by Elevator San Diego CA 92107
Unit No.	Second Floor Walkway by Elevator
EEE Type	Walkway
Framing Material	Wood
Framing Condition	Good
Framing Remarks	3 investigative openings made
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos

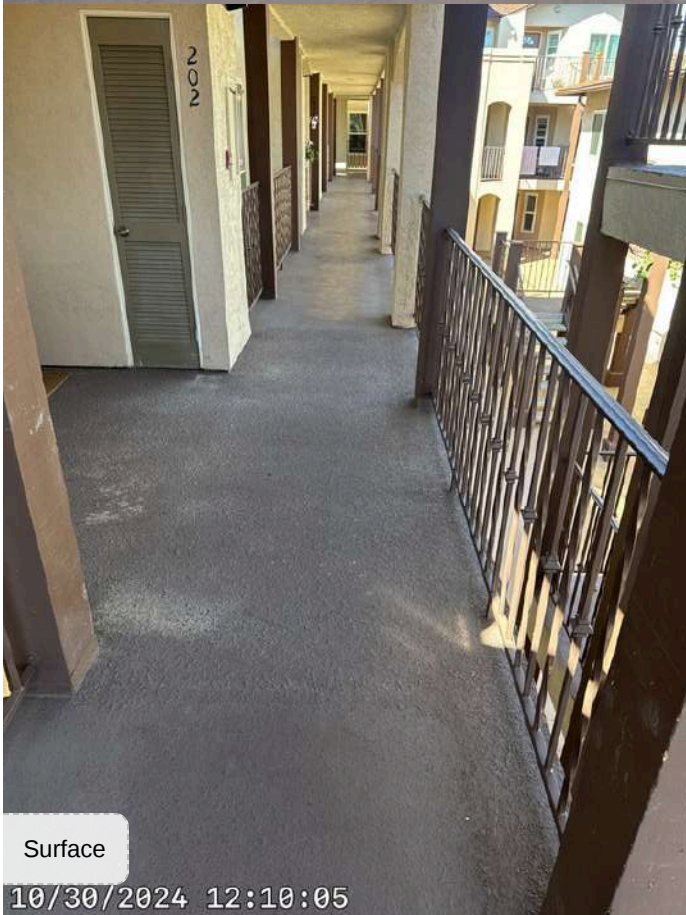


Overall

10/30/2024 12:09:34



10/30/2024 12:09:38

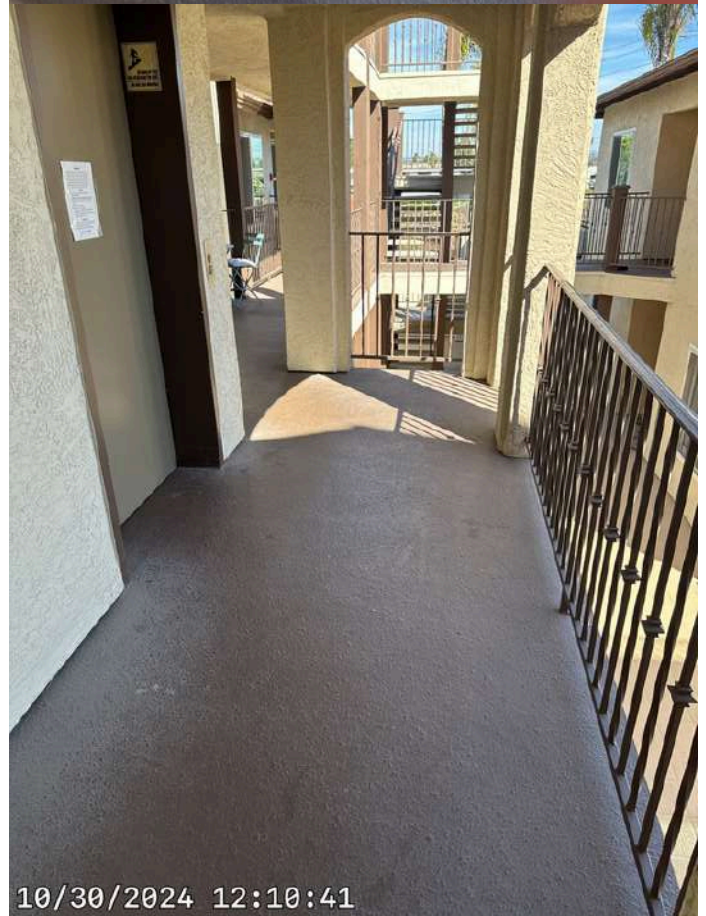
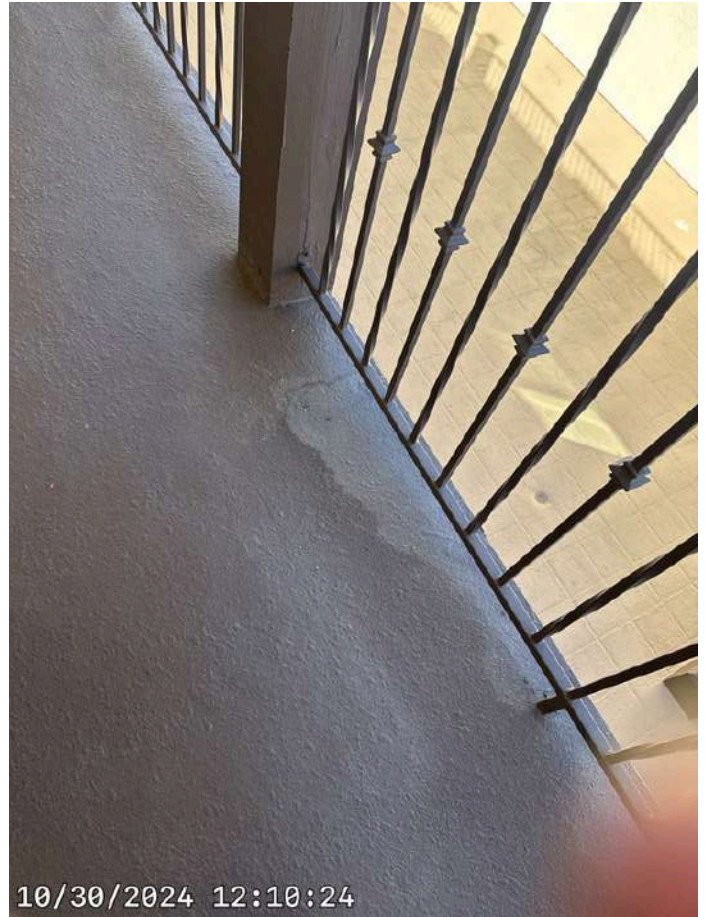


Surface

10/30/2024 12:10:05



10/30/2024 12:10:09





Framing Condition



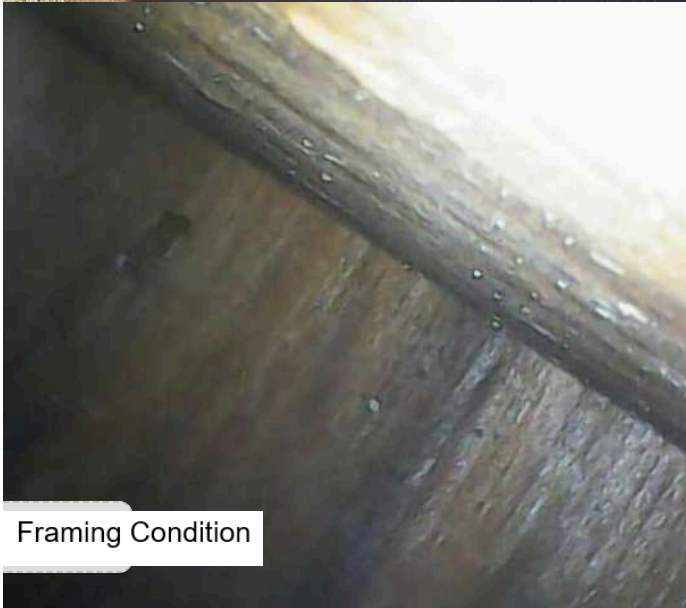
Framing Condition

2828 Famosa Blvd - Third Floor Walkway



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Third Floor Walkway Near Famosa Blvd (Near Unit 201) San Diego CA 92107
Unit No.	Third Floor Walkway Near Famosa Blvd (Near Unit 201)
EEE Type	Walkway
Framing Material	Wood
Framing Condition	Good
Framing Remarks	None
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos

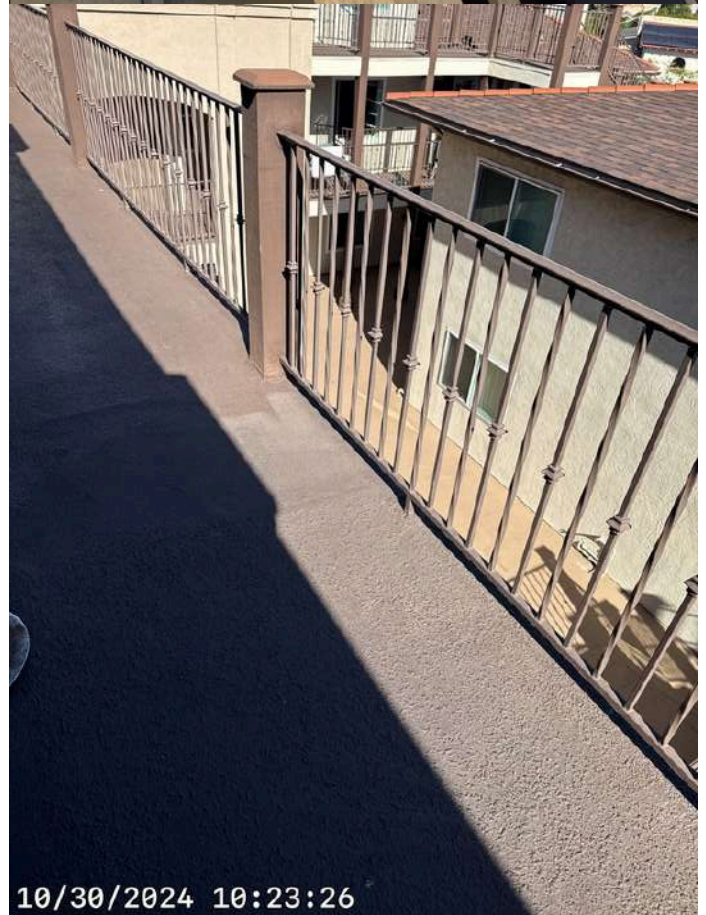
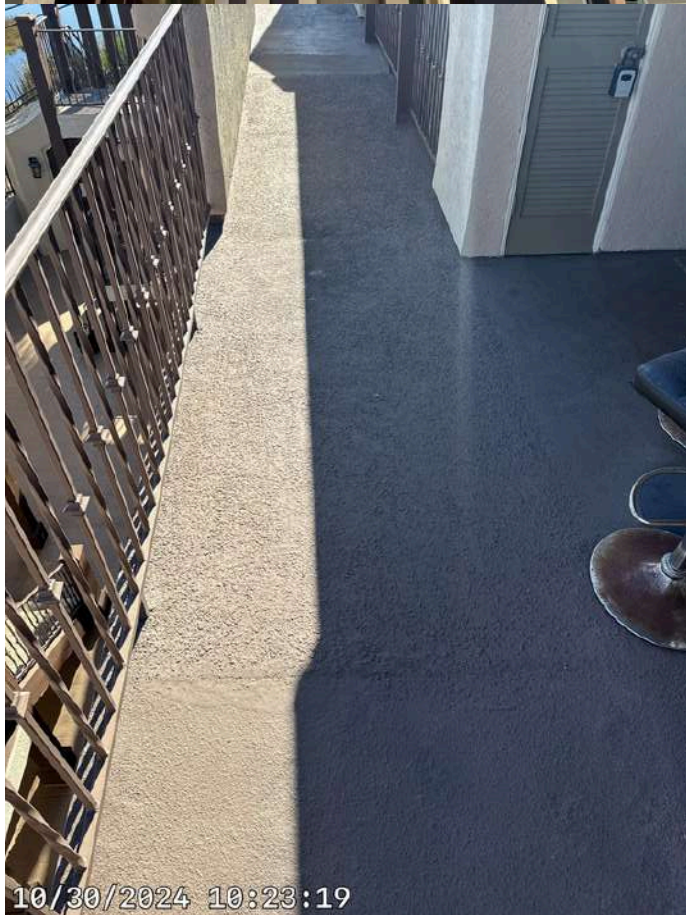
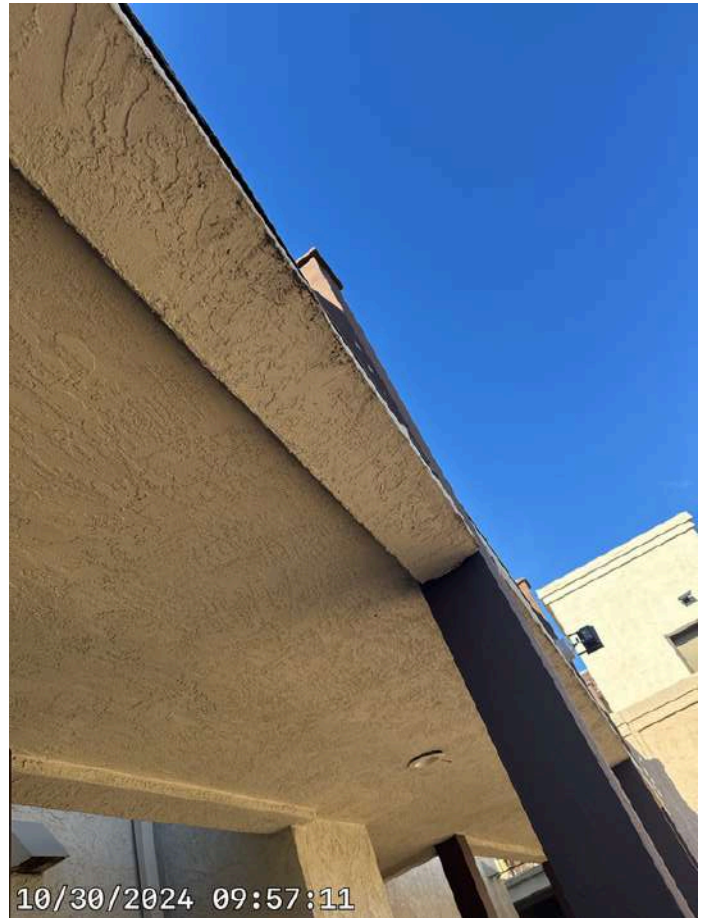


2828 Famosa Blvd - Third Floor Walkway



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Third Floor Walkway Near Unit 203 San Diego CA 92107
Unit No.	Third Floor Walkway Near Unit 203
EEE Type	Walkway
Framing Material	Wood
Framing Condition	Good
Framing Remarks	None
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos

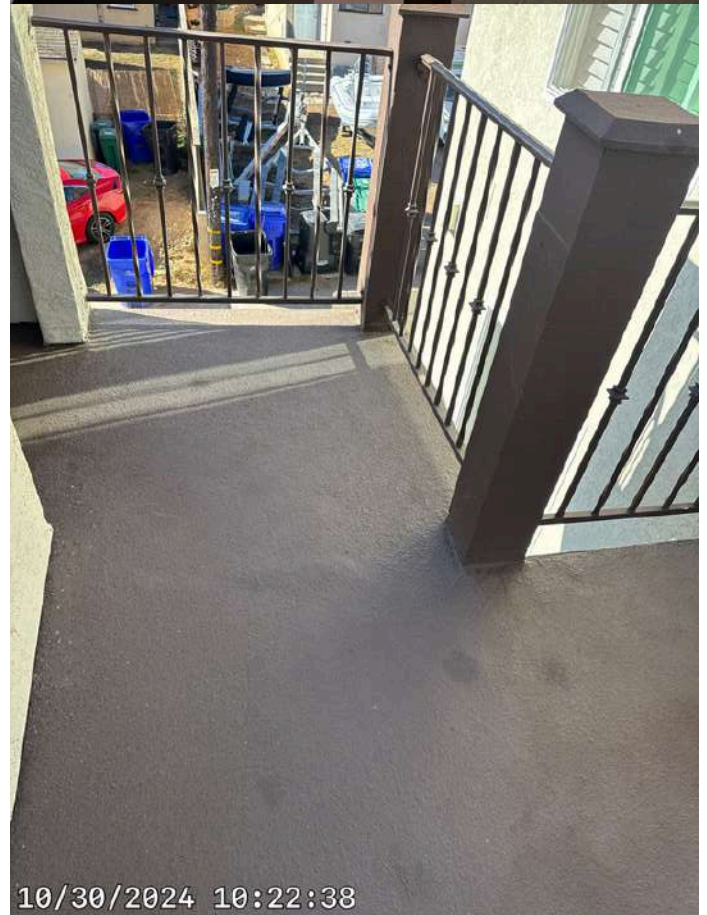
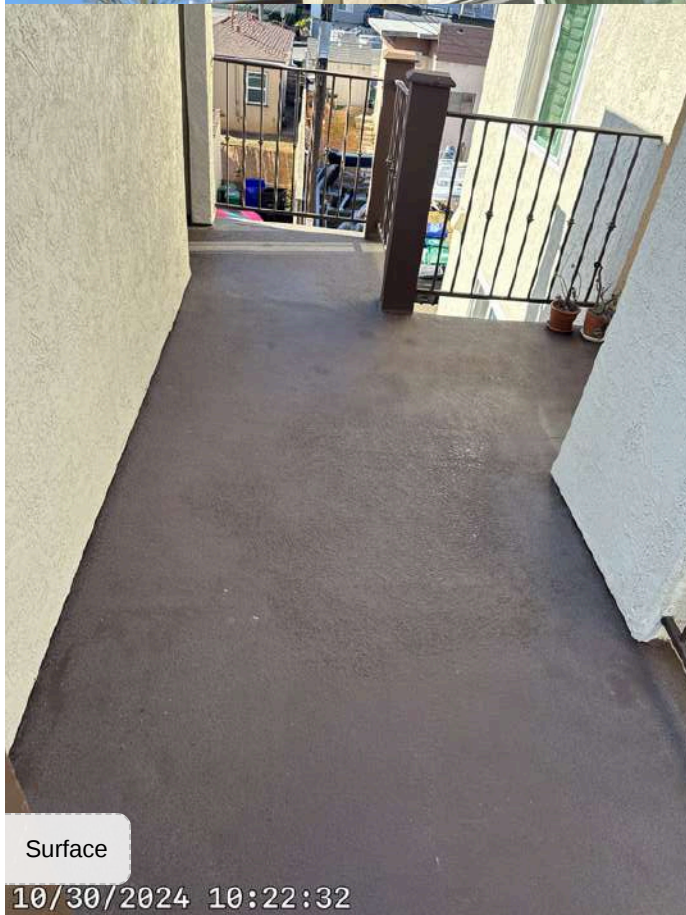




2828 Famosa Blvd - Third Floor Walkway



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Third Floor Walkway Near Unit 205 San Diego CA 92107
Unit No.	Third Floor Walkway Near Unit 205
EEE Type	Walkway
Framing Material	Wood
Framing Condition	Fair
Framing Remarks	Wood rot observed in posts.
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	
Soffit	Stucco
Soffit Condition	Good
Photos	





2828 Famosa Blvd - Third Floor Walkway



Date	October 30, 2024
Property Name	Famosa Terrace
Address	2828 Famosa Blvd Third Floor Walkway San Diego CA 92107
Unit No.	Third Floor Walkway
EEE Type	Walkway
Framing Material	Wood
Framing Condition	Good
Framing Remarks	Water intrusion observed
Deck Type	Wood
Deck Condition	Good
Deck Remarks	None
Guardrail	Iron
Guardrail Condition	Good
Guardrail Remarks	None
Waterproofing System	Elastomeric Coated
Waterproofing System Condition	Good
Waterproofing Remarks	None
Soffit	Stucco
Soffit Condition	Good

Photos

