

September 17, 2020

Dear Sea View Condominium Association Owners,

Attached is the report that was prepared by the A7 Group, Inc. which was requested by the Board to satisfy SB326 regarding balcony inspections. Though the Board was early for the inspection request, what they have learned is that the contractors who will be making the repairs have started getting their schedules booked, so the advanced preparation seems prudent.

Following the Town Hall meeting of August 6, 2020, the questions that were asked were sent to the associations legal counsel for comment. Attached is the opinion letter prepared by Mark Allen Wilson, Esq. of Community Legal Advisors Inc. dated September 10, 2020.

Upon evaluation of the CC&Rs and Civil Code, Mark pointed out several important sections:

Section 1.16 Living Unit: ... Each unit includes both the portions of the buildings as described and the air space so encompassed, and the air spaces encompassed, within the respective terraces, entries and balconies ...

Section 7.8 Balconies: Shall include private balconies as shown on the Condominium Plan. Said balconies shall be deemed to be a part of each said Unit. The Owner of each Unit shall at all times maintain the interior of said Balconies in good condition and repair and shall not use the same in violation of any rule adopted by the Board.

Civil Code §4775 (a) (3). HOA and Owner Maintenance Responsibilities: Unless otherwise provided in the declaration of a common interest development, the owner of each separate interest is responsible for maintaining the exclusive use common area appurtenant to that separate interest and the association is responsible for repairing and replacing the exclusive use common area.

Given this information, the Board will be drafting a Rule for the maintenance of balconies and create a standard for replacement of the flooring on the balconies. Owners are entitled to a 28-day review and comment period before the rule can be adopted. Expect to see this rule soon.

The Board will be contracting with a structural engineer to evaluate the findings in the A7 Group report to better gauge the structural integrity of the balconies and elevated areas. When that information is provided, the Board will communicate the findings with the owners.

The Board understands this is a lot of information and knowing the importance of good communication, these documents have been provided. After reading this information, should you have any questions, please do not hesitate to contact me via email at mshields@nnj.com or USPS to: Mary Beth Shields c/o N. N. Jaeschke, Inc., 9610 Waples Street, San Diego, CA 92121.

Kind regards,

Mary Beth Shields, CACM®, AMS®, CCAM®, Community Association Manager



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Please respond to: Oceanside office

September 10, 2020

Sea View Condominium Homeowners Association
c/o N. N. Jaeschke, Inc.
Attn: Ms. Mary Beth Shields, CMCA, CCAM, AMS
9610 Waples Street
San Diego, CA 92121

Via Email Correspondence:
mshields@nnj.com

RE: Sea View Condominium Homeowners Association ("Association")
Letter of Opinion Re: Balcony Project and Response to Members' Town Hall
Meeting Questions
Our File No.: 5006

To Ms. Beth Shields and Members of the Board of Directors:

As you requested, we are writing to provide you with our opinions in response to Owners' questions from a town hall meeting regarding the balcony project. Please review the following responses to Owners' questions.

(1) What is the timeframe for balconies to be prepared?

The timeframe for balcony repairs depends on the overall plan for the balcony project - whether all remaining Association balconies are repaired / replaced at the same time, or only those balconies determined to be in the worst condition and considered dangerous (i.e. the 13 balconies with surface substrate deterioration) should be repaired / replaced, and the remaining balconies are repaired / replaced over time (i.e. particular portion repaired per year, etc.). The A7 Group report recommended ("Summary of Findings" - page 15) that if a community-wide balcony project cannot be implemented to repair / replace all balconies in the Association, then the 13 balconies with surface substrate deterioration should be renovated at this time. The Board of Directors ("Board") has decided to make repairs to the 13 balconies to alleviate the health and safety concern these balconies pose. The remaining balconies, so long as structural soundness is confirmed, should be repaired in order, according to the extent of their deteriorated conditions.

Building contractors can provide estimated timeframes for completion once the Association determines an action plan for repairing / replacing the remaining balconies (i.e. other than the 13 balconies to be immediately repaired).



(2) What is the plan for the balconies to be repaired that have not been identified as critical?

The remaining balconies, so long as structural soundness is confirmed, should be repaired in order, according to the extent of their deteriorated conditions.

The A7 Group report does not indicate structural distress related to the balconies, although a structural engineer has not performed a detailed analysis - "Recommendations" section (page 15):

"Please note: though A7 has not reviewed the original construction drawings or retained a structural engineer to perform a detailed analysis of the framing members, we did not observe signs of structural distress related to the balconies at Seaview." [Emphasis Added]

It may be in the Association's interest to also hire a structural engineer to inspect an appropriate sample of the balconies to inspect the framing members and confirm structural soundness."

* The report also indicates that 100% of the balconies have balcony guard rails with insufficient support. Immediate replacement of all guard rails on Association balconies may also be necessary to alleviate dangerous conditions.

The Board is currently considering all options and will determine a plan that ensures the health and safety of all Members and is in the best interest of the Association.

(3) Who is responsible for maintaining the tile on the balconies?

Owners are responsible to maintain the interiors of the balconies (See Article VII, Section 7.6), including the tile. However, Article VIII, Section 8.2 ("Architectural Control") mandates that "changes or alterations" to balcony areas must be approved in writing by the Board prior to such changes or alterations. It appears from the A7 Report that the various installations of tile surfaces on 52 of 121 balconies have created significant drainage problems (by eliminating "weather drops") that, coupled with "unsealed screw penetrations" in balcony flooring, is "very concerning." All flooring installations, including tile installations, on Association balconies should be conducted uniformly to ensure a proper weather drop exists for adequate drainage, all balcony penetrations are sealed, and all balconies and their structural components have appropriate weatherproofing.

(4) If an owner wanted to take care of the balcony repairs on their own, what is the process?

It is highly recommended that the Association make all repairs to the balconies to ensure uniformity of design and construction of the balconies, including the nature, kind, shape, height, safety, color, and weatherproofing of the materials used and the integrity of balcony structural components. If the Association does decide to allow Owners, on a case by case basis, to make their own balcony repairs, all Owners must provide an Architectural Committee application with

the plans and specifications for repairs to the Board of Directors prior to beginning construction. Article VIII ("Architectural Control"), Section 8.2 ("Architectural Approval") of the CC&Rs mandates that no repairs or alterations to a balcony area shall be made until the plans and specifications have been provided to the Board and approved in writing:

"No exterior improvement or other structure shall be commenced, erected, altered or maintained upon the Project, nor shall any exterior addition to or change or alteration to any Unit or balcony area be made, nor shall any change in original exterior color and/or any structure be made until the plans and specifications showing the nature, kind, shape, height materials, and locations of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to the existing design of the Project by the Board of Directors provided for in Paragraph 8.1." (Emphasis Added)

Due to the new Balcony Laws, the Board has a legal duty to ensure that all balconies are safe, structurally sound, and contain structural components that are properly weatherproofed. Should the Board decide to allow Owners to make their own repairs, Owners must submit the plans and specifications to the Board along with an Architectural application, so the Board can review and confirm that the proposed repairs comply with uniformity of design and color, structural integrity, waterproofing systems, adequate drainage, and overall compliance with the new Balcony Laws. An Owner shall not make balcony repairs without prior written approval from the Board after a thorough review of the Architectural application and project plans and specifications.

(5) Are the issues with the drains going to be managed simultaneously with the balconies?

Yes. This question appears to address the inadequate drainage caused by nonexistent or missing stucco weep screeds and improper surface tile installations on the Exclusive Area Balconies that allow water to pool in the sliding door threshold and prevent a proper "weather drop" to allow water to drain off the balconies. Water drainage issues on the balconies must and will be part of the repairs. Inadequate or nonexistent water drainage on all Association balconies is a significant contributing factor to the current damage discovered on Association balconies and the need for these uniform balcony repairs.

(6) How much time will owners be allowed to gather their funding?

It depends on the Association's plan to approach the repairs to balconies, which may be conducted in staggered schedules on a year to year basis according to individual balcony conditions. The time for owners to gather funding depends on the contract for repairs, when the work is scheduled to begin, and how the Board decides to approach the repairs (i.e. in one contract proposal or over time, as noted above). The Association will need to specially assess the ownership for the cost of repairs (outside of any funds currently in reserves and earmarked for balcony maintenance and repairs). The Association will need access to the funds in time to make payments once the construction begins. Once the Association moves forward with a contractor and signs a contract for repairs, the Association will be provided a work schedule that provides a timeline for completion. Depending on the contract, the Association will likely be



billed monthly progress invoices and obligated to pay the contract price down monthly as the work is completed (usually with a 10% retention withheld and to be paid upon the contractor's completion of the job). The Association should specially assess the Membership to cover the contract amount and have access to the funds at the start of construction.

(7) What happens if an owner is not able to pay their portion?

All owners are responsible to pay special assessments, although the Association may accept a payment plan on a case by case basis for those owners unable to pay the entire special assessment when due. Special assessments, like regular assessments, are levied against the Owner and the Unit and constitute a lien against the Unit.

(8) If these 13 balconies are done now at this dollar amount, can the owners expect to have to fund that same amount for the next 5 years?

Not necessarily. The 13 balconies contain more damage than the remaining balconies, so the repairs to the remaining balconies should be, to a degree, less expensive than these 13 balconies considered most dangerous. In addition, the Board can negotiate with the contractor for the repairs to the remaining balconies and, depending on the Board's decision on a timeline to repair the remaining balconies, seek a discounted price for those repairs. The Board can assess the contractor's competency and thoroughness after repairs are completed for the 13 balconies and then determine whether the Association should continue with the relationship. The Board can then seek a better deal with the contractor for the remaining repairs or open the job up again for competitive bidding. The cost of repairs will be less expensive if the remaining balconies are repaired in bulk and at the same time, although the upfront costs to the Membership will of course be higher than staggered repairs to the balconies over time. The Board will consider all options and decide in the best interest of the Association.

(9) Will the current reserve funds be depleted to offset the Owners' contribution?

No. The Board has a duty to replenish depleted reserves and to levy special assessments sufficient to perform their obligations under the governing documents. Courts have held that a board's failure to adequately fund the reserves is a breach of the board's fiduciary duty (See *Raven's Cove Townhomes, Inc. v. Knuppe Development Co.* (1981) 114 Cal.App.3d 783). Any reserve funds depleted for this project must be restored to the reserves account to maintain adequate reserves funding. A special assessment will not be offset by reserve funds.

(10) What is the percentage of overruns expected on a project of this size?

Overruns should always be considered in a project of this nature. It depends on the extent of known damage to the specific balconies and their infrastructure and the extent of unknown additional damage that may need repairs. Destructive testing has been done on only a portion

of the balconies, so there may be additional unknown structural damage. The Association may consider 10% to 25% overruns on a project this size and any additional damage that may be uncovered.

(11) Will owners need to pay the entire amount at once or will a payment plan be available?

Payment plans, if feasible, should be considered on a case by case basis and in accordance with the Association's payment plan standards. Depending on whether the Association will repair all remaining balconies at the same time or in staggered groups over time, Owners are expected to pay the entire amount for repairs upfront. Payment plans may be considered by the Association on a case by case basis and where feasible, and in accordance with *Civil Code* §5665.

(12) Can the association obtain a loan for the repairs?

Yes. Corporations Code §7140 (i) provides that associations have the power to obtain a loan, subject to the governing documents. I do not see anything in the governing documents, including the declaration of CC&Rs, that prohibits the Association from seeking a loan to make the repairs. Banks do not require Association property as collateral, because the property is owned in common. Instead the bank will require the Association to pledge their accounts receivable and/or a special assessment as security for a loan. Likely the special assessment must be approved by the Membership, and the Bank will step in the shoes of the Association and obtain payment from the Membership in the case of a default on the loan. Such a loan would be in the Association's name, and individual members' credit would not be affected.

If you have additional questions or wish to further discuss the opinions outlined above, please do not hesitate to contact us.

Respectfully,

COMMUNITY LEGAL ADVISORS INC.



Mark Allen Wilson, Esq.

MAW:s



Seaview HOA

SB326 Report



May 30, 2020

**This report prepared for:
N. N. Jaeschke, Inc. - An Associa® Company
c/o Karen Lorenzen, Community Manager
9610 Waples St, San Diego, CA 92121**





Report Format

This report consist of 5 basic sections: Introduction, Community Information, Issues/ Observations, Summary of Findings and Appendix A.

- The **Introduction** section discusses the basics of the SB326 law and State requirements.
- The **Community Information** section includes the association location, number of buildings and units, and any other site specific information. This section also includes the identification of the building components comprising the load-bearing components and associated waterproofing system for the Exterior Elevated Elements.
- The **Issues/Observations** section discusses the current physical condition of the load-bearing components and associated waterproofing system, including whether the condition presents and immediate threat to the health and safety of the residents.
- The **Summary of Findings** section includes information related to the expected future performance and remaining useful life of the load-bearing components and associated waterproofing system. The section also includes Recommendations for any necessary repair or replacement of the load-bearing components and associated waterproofing system.
- **Exhibit A** is a detailed listing of all Exterior Elevated Elements identifying issues/ observations for each unit within the community.

Introduction

California Senate Bill No. 326 (SB 326), was approved on August 30, 2019. This law requires that all associations of a condominium projects with buildings, containing three or more multi-family dwelling units, have the Exterior Elevated Elements (EEEs) inspected by a licensed architect or structural engineer at least once every nine years to determine whether the EEEs are in a generally safe condition and performing in accordance with applicable standards.

Exterior Elevated Elements are defined as the load bearing components and associated waterproofing systems. Load bearing components are defined as components that extend beyond the exterior walls of the building to deliver structural loads to the building from decks, balconies, stairways and their railings, that have walking surface elevated more than six feet above ground level, that are designed for human occupancy or use, and that are supported in whole or in substantial part by wood or wood based products. Associated waterproofing systems include flashings, membranes, coatings and sealants that protect the load bearing components of exterior elevated elements from exposure to water.

The bill requires the licensed certified professional to provide a copy of the inspection report to the association upon completion. If any exterior elevated element poses an immediate threat to the safety of the occupants, the professional is required to provide a copy of the report to the local code enforcement agency within 15 days of completion of the report. In this event, the association is required to take preventative measures immediately including preventing occupant access to the exterior elevated element until repairs have been inspected and approved by the local code enforcement agency.

Prior to conducting the first visual inspection, the professional is required to generate a list of the locations of each type of exterior elevated element. The list shall include all exterior elevated elements for which the association has maintenance or repair responsibility. Upon completion of the visual inspections, the professional is required to prepare a written report including; identification of building components, current physical condition of the building components and whether condition presents an immediate threat to the health and safety of the residents. The report shall also identify expected future performance and remaining useful life of the building components; and recommendations for necessary repairs. The report shall be stamped and signed by the licensed architect or structural engineer.



Preface

A7 Group, Inc. (A7) entered into contract with the Seaview HOA on 4/8/20 to perform the SB326 inspections. A7 prepared and sent the complete EEE list to Karen Lorenzen (N.N. Jaeschke, Inc.), Community Manager for Seaview HOA on 5/7/20, and performed the SB326 inspections on 5/11/20 & 5/12/20 with the assistance of EmpireWorks Reconstruction & Painting, who assisted by providing ladder service to access all balconies from the exterior. A7 requested that stucco be removed for further structural evaluation at 3 balcony soffit locations. On 5/21/20, EmpireWorks performed the additional stucco work and A7 inspected the balcony framing to determine extent of damage.

Community Information

The Seaview HOA is located at 2323 Caringa Way, Carlsbad, California 92008. The community consists of 8 buildings and a total of 62 condominiums. All units have 2 levels of living space above partial subterranean garage. Due to the hillside orientation of the site, the primary entrance to all units is from the uphill side at the upper level and the garage entrance is at the opposite downhill side. Every unit has two West-facing balconies (EEEs) above the garage entrance, one at the second and another at the third level. Based on information gathered to date, it's believed this community was constructed in the 1975 time period (roughly 45 years ago).

The load-bearing building components for the Exterior Elevated Elements at Seaview consist of 2x8 multi-directional floor joist framing @ 16" O.C. with plywood sheathing at all 2nd level balconies, and 2x6 multi-directional floor joist framing @ 16" O.C. with plywood sheathing at all 3rd level balconies. All balconies are supported by exterior walls on 2 sides and cantilevered floor joist framing at the outer portions.

Guardrails for the balconies consist of twisted wrought iron balusters at 4" O.C. welded to wrought iron bars at top and bottom. The base bar is attached to vertical wood fascia below with lag bolts and the upper bar is attached the exterior building walls through the stucco and/or exterior wood trim. There is a 2x6 wood framing member (vertical orientation) attached to the top of the upper bar.

The waterproofing system on the majority of units at Seaview consists of an asphalt based waterproofing membrane, likely hot mop/ built up membrane system, beneath surface tile with deck-to-wall metal at exterior walls and deck edge metal at outer balcony edges. Two EEEs within the Seaview community were observed with a cementitious coating waterproofing system with deck-to-wall metal at exterior walls and deck edge metal at outer balcony edges.

Balcony floor finishes varied throughout the community. Though the majority of units appeared to have the original 6" terracotta floor tile, many homeowners had either replaced or covered the original tile with specialty ceramic or porcelain, cementitious deck coating and/or exterior carpet.

The following pages include descriptions and photographic representation of issues and observations by A7 during the recent inspections.



Stucco Weep Screed Missing and/or Buried

With general maintenance, a properly installed stucco exterior will have a useful life of 100 years. Maintenance will vary greatly with weather conditions, but is usually minimal. California Building Code requires that the weep screed be placed a minimum of 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. A buried or missing weep screed may lead to trapped water within the assembly (or water intrusion) and premature deterioration of weatherproofing assemblies.

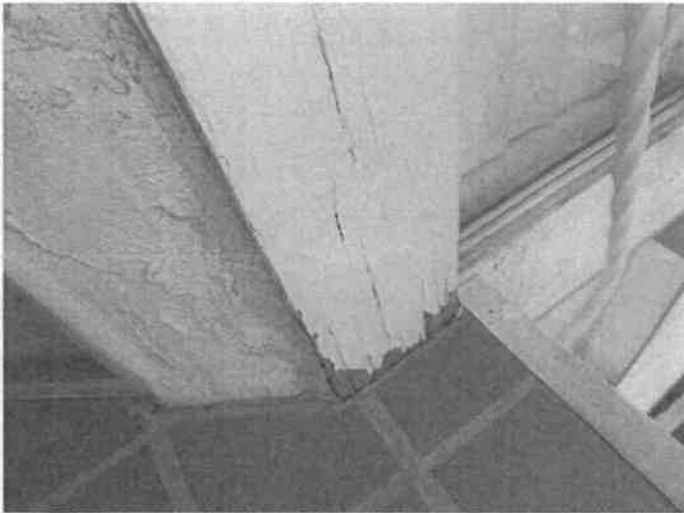
A7 observed that the stucco weep screed was either never installed, or is buried beneath the tile finish at the majority of balconies at the Seaview HOA. This condition was observed at 120/121 balconies (99%).



Wood Trim Buried in Tile Finish/ Reverse Lap

With general maintenance, properly installed wood trim will have a useful life of 25-30 years. Maintenance will vary greatly with weather conditions. Prior to installation, exterior wood trim should be primed on all sides including cut ends. Trim boards should also maintain clearance and not be in contact with horizontal surfaces. Wood trim that is buried or covered with exterior finishes may lead to trapped water within the assembly (or water intrusion) and premature deterioration of weatherproofing assemblies.

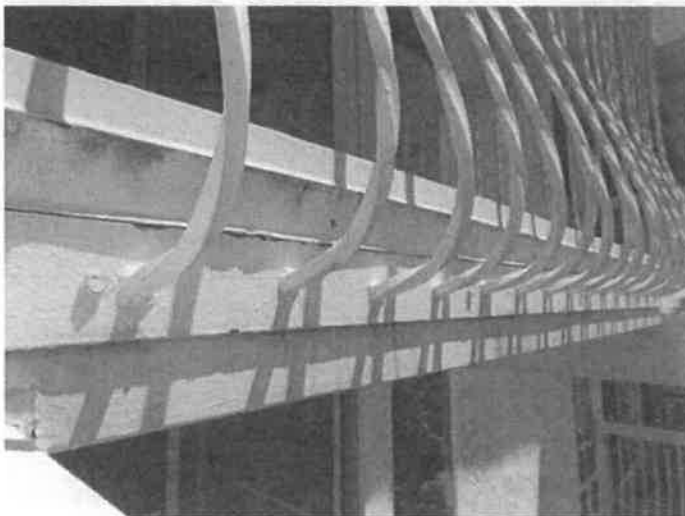
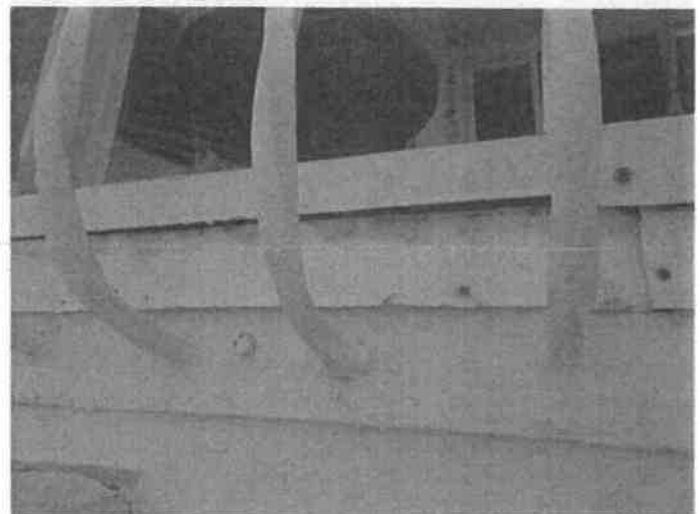
A7 observed wood trim boards to be buried beneath the tile finish at the majority of balconies at the Seaview HOA. Additionally, metal flashing was observed over the face of the wood trim which causes a reverse lap condition that may be allowing a direct path of moisture into the balcony cavity. This condition was observed at 120/121 balconies (99%).



Perimeter Metal Flashings Rusted/ Corrosion

Perimeter sheet metal flashings are typically the most vulnerable locations on a balcony system and are often the most common locations for leaks. The condition of the flashings must be closely inspected when evaluating the existing balcony system. Even when painted, galvanized steel flashing and fasteners can be expected to last only about 15 years according to the Sheet Metal and Air Conditioning National Association's (SMACNA) Architectural Sheet Metal Manual.

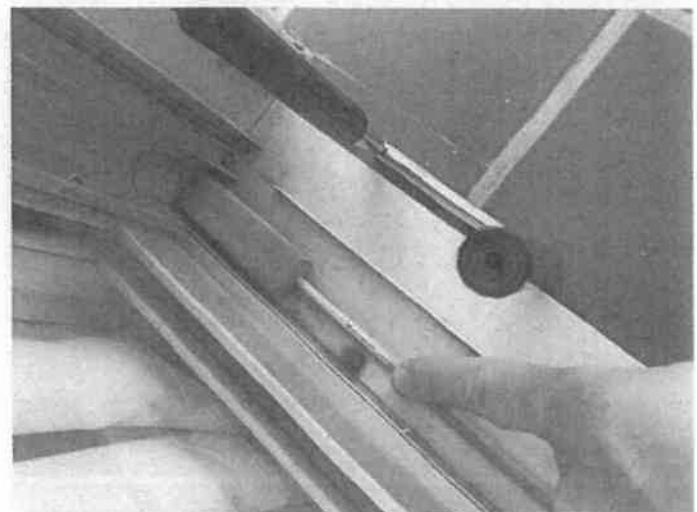
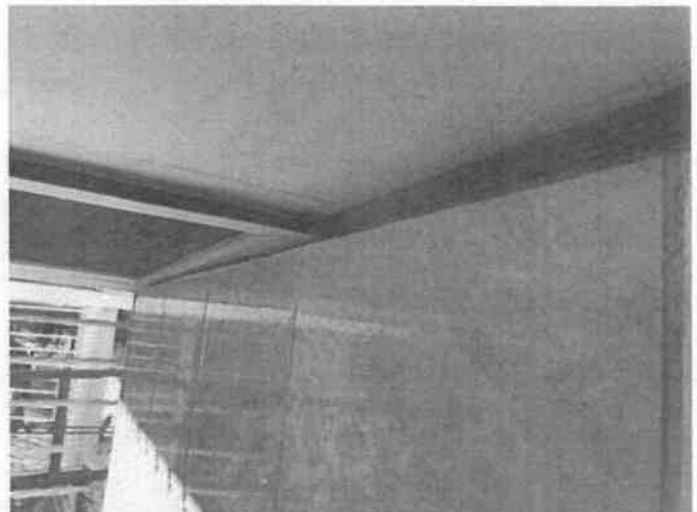
A7 observed severe rust and corrosion at 52 of 121 (43%) perimeter balcony flashings at Seaview. Due to the fact that the majority of the perimeter flashings are covered by other building materials including multiple coats of paint, it's difficult to know the true extent of damage. However, based on the age of the community and the fact that these components are 3x their useful life, one would assume the extent of damage to perimeter flashings to be closer to 100%.



Surface Tile Prevents Proper Drainage

A properly designed exterior walking surface will have a “weather drop” in the floor framing at the door threshold, meaning the interior floor surface will be above the exterior floor surface. This allows for moisture within the door threshold assembly to flow freely to the balcony surface and away from the building. Water trapped within a door threshold may lead to water intrusion and premature deterioration of weatherproofing assemblies.

A7 observed surface tiles preventing proper drainage at 52 of 121 balconies (43%) at Seaview. Adding to the problem, A7 also observed several locations with unsealed screw penetrations within the sliding door threshold. This condition, coupled with the surface tile blocking drainage is very concerning, considering the age of the community and potential for moisture to penetrate the building envelope at these locations.

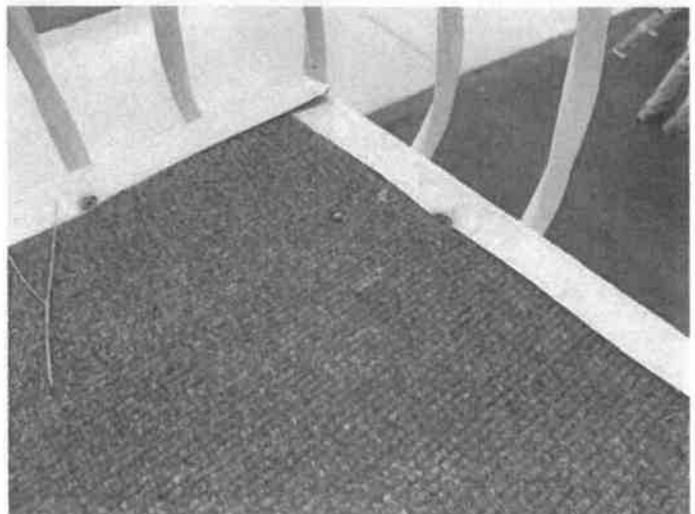


Reverse (or level) Slope on Balcony Surface

Exterior horizontal walking surfaces must slope away from the exterior walls to direct water over the balcony edge. Standing water "ponding" on a balcony surface may lead to premature deterioration of weatherproofing assemblies and water intrusion.

A7 observed reverse (or level) slope on balcony surfaces at 59 of 121 balconies (49%) at Seaview. Many of the locations have a metal edging which further prevents water from flowing off the balcony edge.

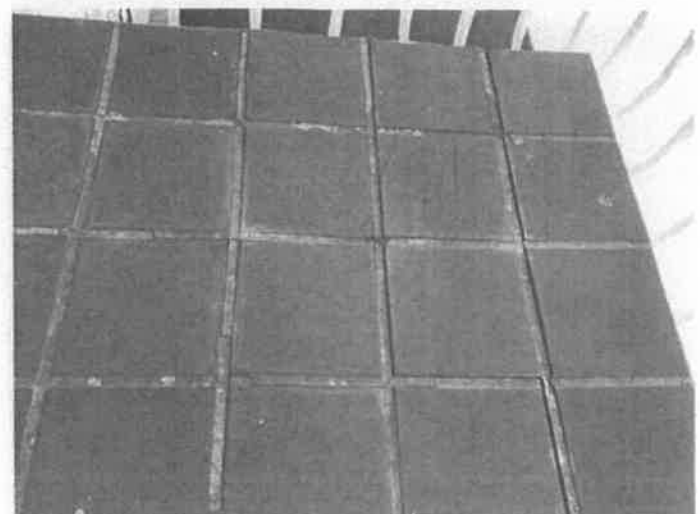
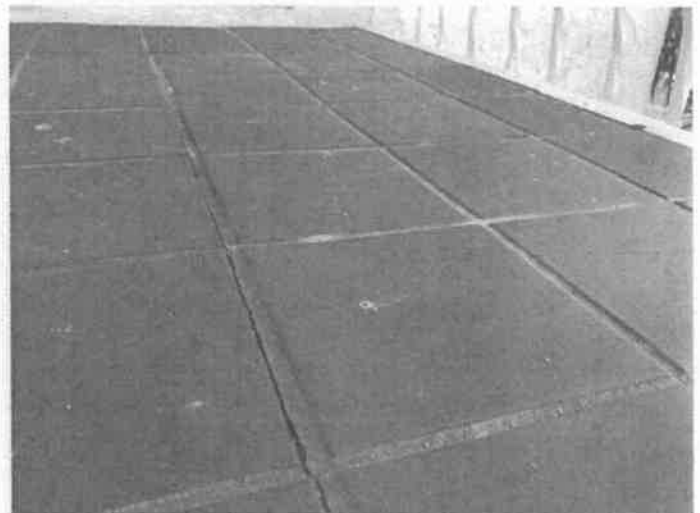
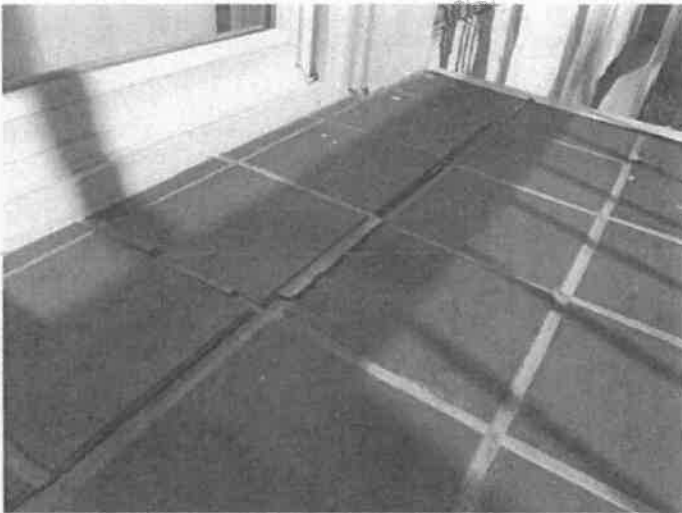
Additionally, A7 also observed carpet to be installed over the surface tiles at some locations. Depending on the age and condition of balcony weatherproofing assemblies, water saturated carpets exasperate problems due to prolonged exposure to moisture.



Cracked Floor Tiles/ Cracked Grout

Cracked floor tile and/or tile grout cracks may be a sign of problems within the balcony assembly. Cracks are often caused by anomalies under or around the tile. Hairline cracks in tile may result from remote, obscure reasons such as improperly cured mortar or flexing underlayment. Identifying the source of the tile crack is the first step toward repairing that crack or the tile itself.

A7 observed cracked floor tiles and/or cracked grout joints at 56 of 121 (46%) balconies at Seaview. Due to the age of the community and other issues outlined within this report, the concern isn't as much the cracked tile, as the stability of the underlying components including the waterproofing membrane and plywood substrate.



Substrate Deterioration (Surface)

Over time, water leaks or excessive moisture within a balcony assembly will lead to deterioration of wood sheathing and/or framing components. When structural plywood sheathing deteriorates, it becomes soft and flexible and over time will degrade, rot and fail completely. When this occurs, surface materials, including floor tile, will crack easily under pressure from foot traffic above due to the lack of support below.

Though this condition may not cause an immediate and urgent life-safety concern, residents should be notified to proceed with caution where there are "soft spots" on balcony surfaces, and repairs should be implemented as soon as possible.

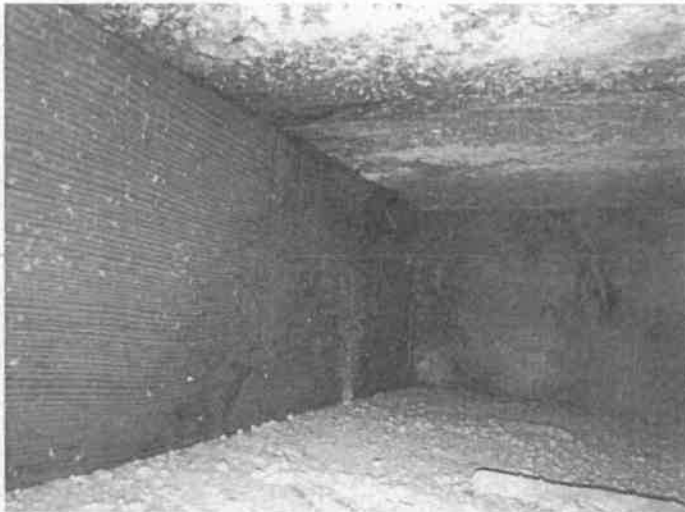
A7 observed substrate deterioration 13 of 121 (11%) balconies at Seaview.



Substrate Deterioration (Plywood) [DT]

The primary purpose of Senate Bill No. 326 is to determine if load-bearing components and associated waterproofing systems of Exterior Elevated Elements within a community are in a generally safe condition and performing in compliance with applicable standards. Though the majority of the SB326 inspection can be performed by non-intrusive, visual inspection, in some cases, further investigation (or destructive testing) is necessary to determine the extent of water damage within a balcony assembly.

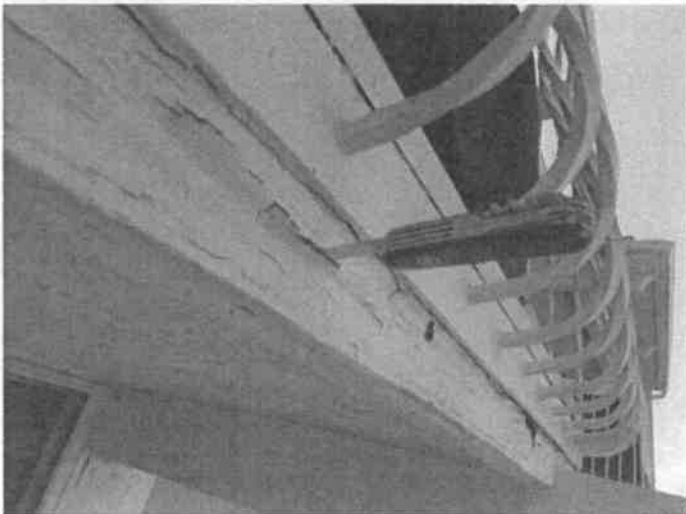
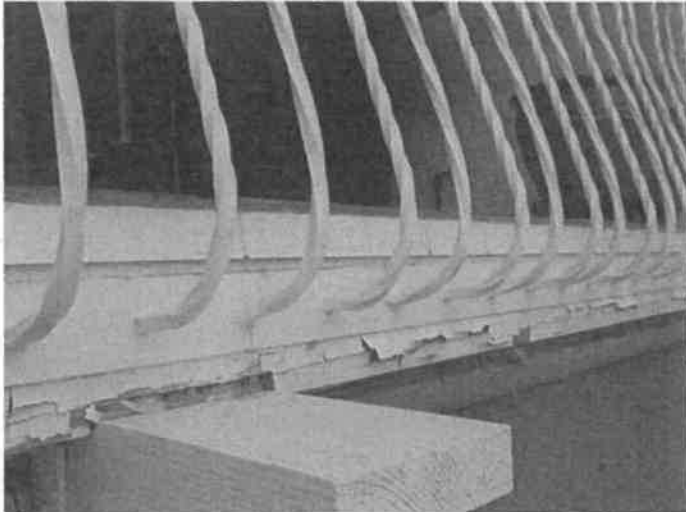
A7 coordinated destructive testing at 3 locations within the Seaview HOA to 1) document the existing structural support system for the balconies and 2) determine if water damage is effecting the structural integrity of framing members. Though floor joist members were structurally sound, there were signs of significant water intrusion at all 3 locations, and the plywood substrate at 1 location was observed with significant deterioration.



Dry rot - Fascia

Dry rot is wood decay caused by certain species of fungi that digest parts of the wood which give the wood strength and stiffness. Fascia boards are one of most common areas for dry rot on a building. Their position at the perimeter of roof or balcony makes them highly susceptible to water penetration, and once the boards become saturated, they're susceptible to rapid degradation. It is extremely important that fascia boards be properly primed and painted on all sides (including cut ends) prior to installation to protect from premature deterioration.

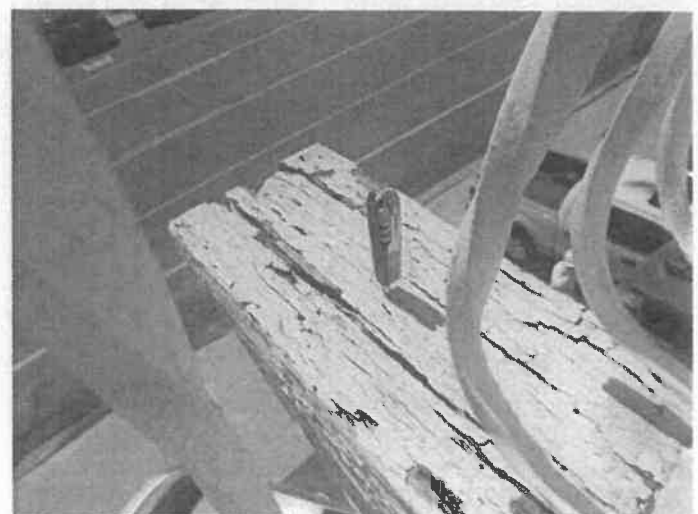
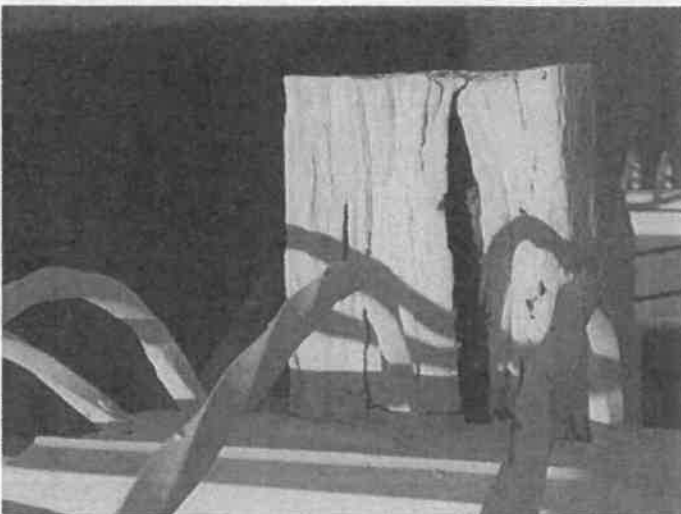
A7 observed fascia with dry rot at 28 of 121 (23%) balconies at Seaview. The biggest concern with dry rot in fascia boards is the fact that the fascia is the support for the wrought iron guardrail assembly. Large lag bolt screw fasteners penetrate and secure the guardrail to the fascia board and floor framing beneath. Deterioration and dry rot in the fascia board may compromise the structural integrity and fastening strength for the guardrail above.



Dry rot - Corbels

Dry rot is wood decay caused by certain species of fungi that digest parts of the wood which give the wood strength and stiffness. A corbel is a structural piece of wood jutting from a wall to carry a superincumbent weight, a type of bracket.

A7 observed corbels with dry rot at 17 of 60 (28%) balconies at Seaview. Though A7 has not consulted with a structural engineer to determine if the upper level balcony wood corbels assist with load transfer and support, A7 did not observe signs of excessive movement or structural distress.

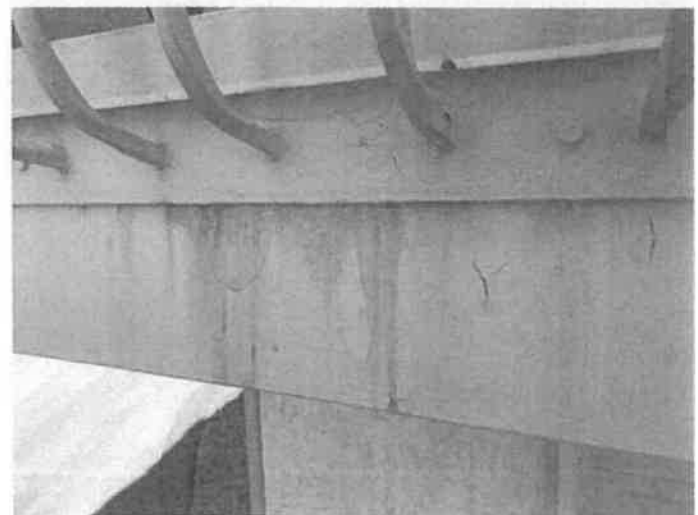
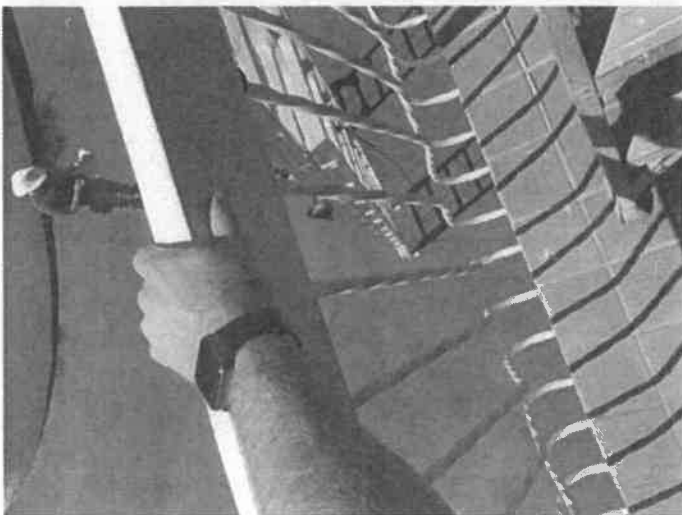
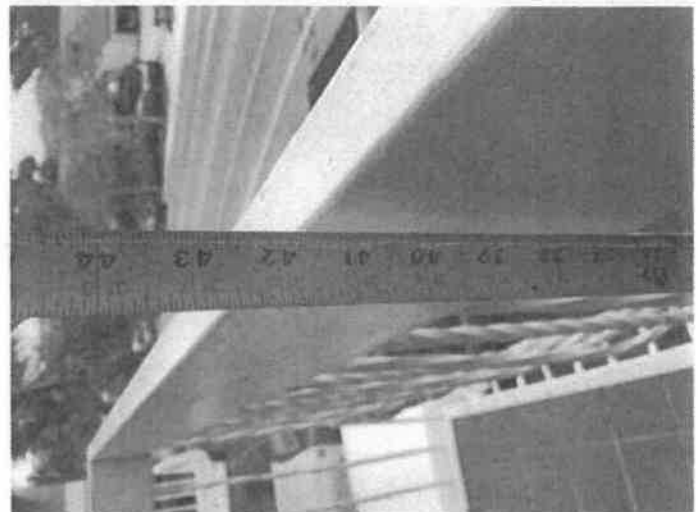
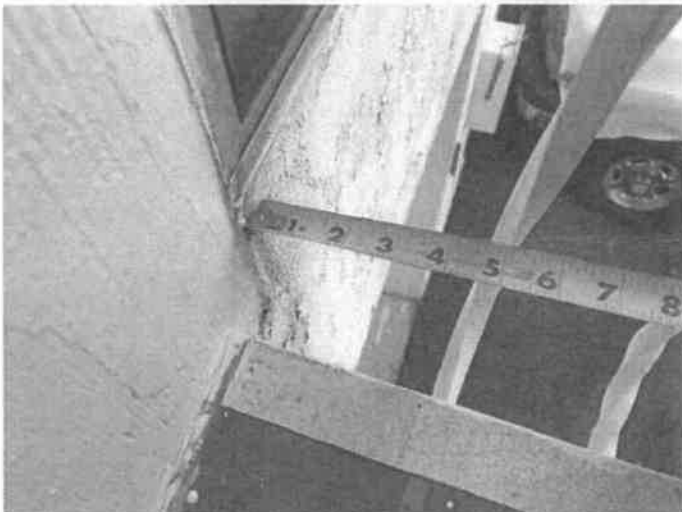


Guardrail - Issues

Guardrails are required by code where there is a drop of 30 inches or more. An example of a common residential guardrail is a wood railing around a deck or patio. Wrought iron is another choice that is traditional and sturdy. Current California Building codes require that the top rail be no less than 42" from the floor surface and that no opening in the guard be of a size such that a 4" sphere may pass.

Though no immediate threat to the life safety of occupants was observed, A7 noted various issues with the wrought iron guardrails at Seaview including:

- 1) Gaps/ baluster spacing exceeding the 4" (min.) requirement
- 2) Guardrail height less than the 42" (min.) requirement
- 3) Potential lateral structural stability concern
- 4) Severe rust and corrosion of wrought iron components



Summary of Findings:

As mentioned, the Seaview community was constructed in the 1975 time period and the waterproofing assemblies for the majority of balconies appear to date back 45 years. One would only expect 15-25 years useful life for the asphalt based (hot mop) waterproofing and perimeter sheet metal flashings at Seaview. Due to our observations, A7 would anticipate continued (rapid) deterioration of the balcony assemblies in the coming years without significant reconstruction efforts. If a community wide balcony reconstruction project is not an option, A7 recommends that the 13 balconies with observed substrate deterioration be renovated at this time.

Recommended renovations for each balcony would include the following scope:

Remove and replace guardrail, remove and replace 12" stucco at balcony perimeter (install weep screed), remove and replace exterior sliding door, remove and replace all perimeter balcony flashings (deck-to-wall, deck edge, door pan), remove and replace waterproofing membranes, remove and replace wood trim and fascia, remove and replace stucco soffit and integrate ventilation component.

A good recommended mock-up repair scope has already been completed at the Unit 43, 2nd level balcony (EEE #5).

Please note; though A7 has not reviewed the original construction drawings or retained a structural engineer to perform a detailed analysis of the framing members, we did not observe signs of structural distress related to the balconies at Seaview.

Limitations

The opinions contained in this report are solely derived in accordance with current standards of professional practices in the community where the observations have been made. Except as otherwise described herein, our opinions are based solely on our evaluation of project files received to date (if any). Client acknowledges that additional intrusive testing, and/or evaluation of other information could reveal additional unforeseen site conditions or issues.

Standard of care is time-dependent. This report has been prepared in accordance with the duty of care of forensic construction/architectural consultants as of the date on this report. We reserve the right to amend our opinions, if additional information comes to our attention, but we assume no obligation to do so.

Respectfully submitted,



Adam Rohrbaugh, AIA, NCARB
President - Architect
CA License C-30918

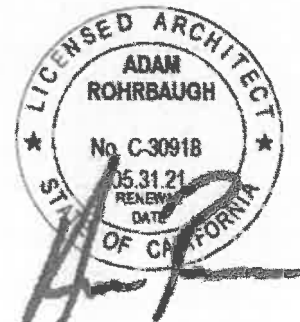




Exhibit A
Exterior Elevated Elements (EEE)

Seaview HOA

					Components				Issues											
					Load Bearing Components	Weatherproofing Assembly	Balcony Finish	Guardrail	Stucco Weep Screenshot Missing/ Buried	Wood Trim Buried in Tile Finish/ Reverse Lap	Perimeter Metal w/ Rust/ Corrosion/ No Lap	Surface Tile Prevents Proper Drainage	Reverse (or level) Slope on Balcony Surface	Cracked Floor Tiles/ Cracked Grout	Substrate Deterioration (Surface)	Substrate Deterioration (Plywood) [DT]	Dryrot - Fascia	Dryrot - Corbels	Guardrail Components w/ Rust/ Corrosion	Guardrail - Insufficient Support
Building 2311																				
EEE #	Unit	Type	Size (Approx.)	Height (Approx.)																
1	41	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1		1							1	
2	41	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1	1	1			1		1	1	
3	42	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1		1							1	
4	42	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1	1	1						1	
5	43	Balcony	4' x 14'	10'	A1	B2	C2	D1								1			1	
6	43	Balcony	9' x 14'	20'	A2	B1	C3	D1	1	1		1	1	1					1	
7	44	Balcony	4' x 14'	10'	A1	B1	C3	D1	1	1	1	1	1			1			1	
8	44	Balcony	9' x 14'	20'	A2	B1	C3	D1	1	1	1	1	1			1	1	1	1	
9	45	Balcony	4' x 14'	10'	A1	B2	C2	D1	1	1				1					1	
10	45	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1	1	1	1				1	1	
11	46	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1		1	1	1	1	1		1	1	
12	46	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1	1	1	1				1	1	
Building 2315																				
EEE #	Unit	Type	Size (Approx.)	Height (Approx.)																
13	47	Balcony	4' x 14'	10'	A1	B1	C3	D1	1	1	1		1						1	
14	47	Balcony	9' x 14'	20'	A2	B1	C3	D1	1	1			1			1		1	1	
15	48	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1		1	1	1	1	1			1	
16	48	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1	1	1			1		1	1	
17	49	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1			1	1	1				1	
18	49	Balcony	9' x 14'	20'	A2	B1	C3	D1	1	1	1	1	1			1		1	1	
19	50	Balcony	4' x 14'	10'	A1	B1	C3	D1	1	1			1			1			1	
20	50	Balcony	9' x 14'	20'	A2	B1	C3	D1	1	1	1						1	1	1	
21	51	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1		1	1	1	1				1	
22	51	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1	1	1	1				1	1	
23	52	Balcony	4' x 14'	10'	A1	B1	C3	D1	1	1	1		1	1					1	
24	52	Balcony	9' x 14'	20'	A2	B1	C3	D1	1	1									1	
25	53	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1		1				1			1	
26	53	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1	1	1	1					1	
27	54	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1			1	1	1				1	
28	54	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1		1						1	
Building 2319																				
EEE #	Unit	Type	Size (Approx.)	Height (Approx.)																
29	55	Balcony	4' x 14'	10'	A1	B1	C3	D1	1	1										
30	55	Balcony	9' x 14'	20'	A2	B1	C3	D1	1	1									1	
31	56	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1	1	1							1	
32	56	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1	1							1	
33	57	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1			1						1	
34	57	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1	1				1		1	1	
35	58	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1									1	
36	58	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1								1	
37	59	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1	1								1	
38	59	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1				1			1	1	1	
39	60	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1	1			1					1	



Exhibit A
Exterior Elevated Elements (EEE)

Seaview HOA

					Components				Issues												
					Load Bearing Components	Weatherproofing Assembly	Balcony Finish	Guardrail	Stucco Weep Screed Missing/ Buried	Wood Trim Buried in Tile Finish/ Reverse Lap	Perimeter Metal w/ Rusty/ Corrosion/ No Lap	Surface Tile Prevents Proper Drainage	Reverse (or level) Slope on Balcony Surface	Cracked Floor Tiles/ Cracked Grout	Substrate Deterioration (Surface)	Substrate Deterioration (Plywood) [DT]	Dryrot - Fascia	Dryrot - Corbels	Guardrail Components w/ Rusty/ Corrosion	Guardrail - Insufficient Support	
120	24	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1			1	1					1	1	1
121	25	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1	1	1	1	1	1				1	1	1
122	25	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1		1						1	1	1	1
123	26	Balcony	4' x 14'	10'	A1	B1	C1	D1	1	1				1						1	1
124	26	Balcony	9' x 14'	20'	A2	B1	C1	D1	1	1	1									1	1
									120	120	52	52	59	56	13	3	28	17	77	121	
									99%	99%	43%	43%	49%	46%	11%		23%	28%	64%	100%	
Legend:																					
A1	2x8 Multi-directional Floor Joist Framing @ 16" O.C. w/ Plywood Sheathing																				
A2	2x6 Multi-directional Floor Joist Framing @ 16" O.C. w/ w/ Plywood Sheathing																				
B1	Asphalt Based Waterproofing Membrane Beneath Surface Tile with Deck to Wall & Deck Edge Metal																				
B2	Cementitious Coating with Deck to Wall & Deck Edge Metal																				
C1	6" Terracotta Floor Tile																				
C2	Cementitious Coating																				
C3	Specialty Ceramic / Porcelain Tile																				
C4	Exterior Carpet over Floor Tile																				
D1	Wrough Iron Frame w/ Vertical Twisted Balusters @ 4" O.C. and 2x6 Wood Top Rail (All Painted)																				

