Dear Client,

Please provide a copy of this report to the property owner or Homeowner Association Board of Directors (“Owner”) for insertion into Owner’s permanent records, including all budgets and reserve studies, where it shall remain at least until the completion of the next two periodic inspections of the elements of the subject property, as may be required by law.

This report, and all annexed reports and photo documentation, and all content thereof, constitute the work product of Deck Inspectors, Inc. (“Company”) (collectively, the “Work Product”), and, as such, Company shall retain all common law, statutory and other rights thereto hereby reserved, including all copyrights. Submission or distribution of any Work Product to meet regulatory or statutory requirements or for similar purposes shall not be construed as publication in derogation of the reserved rights of Company, and Company shall have the right, but not the obligation, to make and retain copies of its Work Product.

WICR Waterproofing & Construction

888-388-9427

**REPORT OF VISUAL INSPECTION**

An inspection (“Inspection”) of the Exterior Elevated Elements (“EEE”) listed in Annex 1 (attached), their load-bearing components (“LBC”), and associated waterproofing elements (“AWE”) was performed at the property and on the date indicated below:

**Subject Property Address:**

|  |  |  |  |
| --- | --- | --- | --- |
| Valencia Vista HOA (Valle Del Oro | Newhall | CA | 91321 |

|  |  |
| --- | --- |
| **Date of Inspection:** | 7/17/2023 |

The Inspection was performed pursuant to the requirements of **California Civil Code Section 5551 (if Homeowners Association property (“HOA Property”) or Health and Safety Code Section 17973 (if apartment property (“Apartment Property”))** and the terms of a contract between the Owner and Deck Inspectors, Inc. (“Company”). The Inspection generally consisted of a review of the EEE listed below:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Decks** | **Railings** | **Stairs** | **Walkways** | **Entry Areas** |
| **Other** | Railings and attachments | | | |

**The associated waterproofing elements for the foregoing generally consist of:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Flashings** | **Membranes** | **Coatings** | **Sealants** |
| **Other** |  | | |

**Units or areas specifically excluded from this Report of Inspection (If any), are:**

|  |
| --- |
| None |
| NA |

**Reason for exclusion:**

|  |
| --- |
| None |

VISUAL INSPECTION

REPAIRS – NOTATIONS & CONCLUSION

**PURPOSE:** In the case of an HOA Property, the Inspection is intended to determine whether the EEE are in a generally safe condition and performing in accordance with applicable standards. In the case of an Apartment Property, the Inspection is intended to determine whether the EEE are in a generally safe condition, adequate working order, and free from hazardous conditions as such may be caused by fungus, deterioration, decay, or improper alteration endangering the life, limb, health, property, safety, or welfare of the public or the occupants.

Note that conditions which include, but are not necessarily limited to the following, may require an additional Inspection or Further Invasive Review:

1. Surfaces covered with carpet, tile, stone, or other systems.
2. Concrete.
3. Furniture and plants precluding the completion of Inspection in thorough manner.
4. Aggressive dogs or other animals.
5. Resident occupants or other persons precluding Inspection or Further Invasive Review.
6. Inaccessibility due to physical limitation or denied authorization.
7. Contractual limitation in scope of inspection and areas to be inspected. The Exterior Elevated

**Elements at the Site may consist of any or all the following:**

Decks - Porches - Stairways - Walkways - Entry structures - Railings - Parapet walls- Sheet

metal integrations - Doors and their integrations, including door pans and thresholds.

**DEFINITIONS:**

* 1. “Associated Waterproofing Systems” consist of metal and non-metal flashings, waterproof membranes, coatings, and sealants that protect the load-bearing components of exterior elevated elements from exposure to the elements.
  2. “Condition Assessment” this phrase is used to communicate what the inspector found after a visual inspection of surfaces.
  3. “Exterior Elevated Elements” consist of the following structures and their supports and railings:  balconies, decks, porches, stairways, walkways, and entry structures extending beyond exterior walls of the building which have a walking surface that is elevated more than six feet above ground level, are designed for human occupancy or use, and rely in whole or in substantial part on wood or wood-based products for structural support or stability of the exterior elevated element.
  4. “Further Invasive Review” is a phrase used to indicate that additional inspection is required by an inability to conduct a visual inspection or by signs of moisture intrusion or damage to the structure revealed by a visual inspection. A further invasive review can be as simple as involving the use of a borescope or more complex, involving removal of surfaces to gain access to the source of an issue.
  5. “Inspection” consists of a Visual Inspection.
  6. “Signs of leaks” is a phrase used to describe the possibility of moisture or water penetration through waterproof barriers into a structure, possibly causing damage or failure of a structural building component.
  7. “Visual Inspection” consists of an inspection through the least intrusive method necessary to inspect load-bearing components, such as the exclusive use of visual observation or visual observation in conjunction with, for example, the use of moisture meters or infrared technology.

**Condition Indicators:** The below condition indicators are determined through the professional experience of the inspectors and consist of the following:

* + 1. “Bad” indicates that an applicable surface is in such poor condition that it failed a visual inspection.
    2. “Fair” indicates that an applicable surface is in reasonably adequate condition but may require further invasive review.
    3. “Good” indicates that an applicable surface visually appears well maintained, devoid of conditions requiring further invasive review.

**Additional Considerations and Concerns**: Reports may include any or all the following inspector observations during an Inspection or elucidate the reasons why an Inspection could not occur.

**Life Expectancy:** The Inspection seeks to determine the life expectancy of the EEE in the case of Apartment Properties or the load bearing components and associated waterproofing systems for HOA Properties. Life expectancy is zero to nine (0-9) years. Zero (O)-years indicates that the specified item requires immediate attention and repairs/replacement, and nine (9) years indicates that the specified item should function as intended or beyond the next periodic inspection required by law

1. Life Expectancy (EEE): Exterior Elevated Elements: (as defined above).
2. Life Expectancy (LBC): Load Bearing Components (structural elements, as defined by law)
3. Life Expectancy (AWE): Associated Waterproofing Elements. (as defined above)
4. In the attached Visual Report for the property address above, the following conditions, concerns and conclusions have been noted and included in the attached report.

**Conclusion and Life Expentancy (EEE), (LBC), (AWE):**

Units where Condition Assessment indicates “Fail”, the unit will receive a life expectancy of zero to one ( 0-1) - year for EEE, LBC and AWE. The reason for this failure rating is the lack of, or a failed waterproof membrane which is specifically designed and required, to ensure water does not penetrate the surface and possibly cause damage to the structural elements.

Units where the exterior elevated elements have been repaired and waterproofing applied to the surface, will receive a one to four (1–4)-year life expectancy for EEE, LBC and Awe. This life expectancy can be maintained indefinitely provided annual or bi-annual inspections and maintenance is performed. Failure to perform routine maintenance and inspections may result in a lower life expectancy of the EEE, LBC and AWE.

Load Bearing Components where waterproofing does not appear or has not been confirmed will receive a Life Expectancy of zero to one (0-1)-years because without a complete intact waterproofing system, any amount of water that lands on the horizontal surface will likely leak into the load bearing components resulting in damage.

The actual age of this property is unknown therefore no conditions exist which would provide for a maximum life expectancy of nine (9) Years. Reserve study consideration should place the life expectancy of the individual units as identified above and in the inspection report.

**Comments - Recommendations – Repairs**

**Inspection overview**

|  |  |  |
| --- | --- | --- |
| **Type** | **Construction** | **Conditions Noted** |

|  |  |  |
| --- | --- | --- |
| **Building:** | Wood Framed Two (2) story | No visual concerns or damage noted |
| **Stairs:** | Wood stringers- Treads and risers | No visible damage noted. |
| **Walkways:** | None | N/A |
| **Balconies:** | Wood framed over living space with waterproof walking surface | No visual concenrs or damage noted |
| **Entry Decks** | Wood framed over living space with concrete walking surface | No visual concerns or damage noted |
| **Railings** | Guard walls with metal or wood railings | No visual concenrs or damage noted |
| Courtyard | None | N/A |
| **Additional COmments:**  Private Decks: The decks are in good condition due to proper maintenance. All decks have a pedestrian waterproof traffic coating. See Full Visual Report  Metal railings are in good condition. No visible signs of damage.   Waterproof Deck Pedestrian Deck coatings need maintenance. The manufacturer of these coatings requires a reseal of the waterproof deck coating Ultraviolet coating to ensure the system does not degrade. These decks must be resealed, or failure of the waterproof coating is imminent  **Repair Method** | | |
| Where there are signs of wood rot: | | |
| 1. Remove all affected surfaces and expose to determine extent of damage. | | |
| 1. Remove stucco on walls covering the affected areas. | | |
| 1. Remove deck coating, concrete, or tile decks where there is suspected damage from water. | | |
| 1. Remove plywood substrates to expose wood framing. | | |
| 1. Remove railing as necessary to expose railing support attachments. | | |
| 1. Contact Deck Inspectors for Invasive Inspection. | | |
| Where there are signs of failed waterproof traffic coating (Decks): | | |
| 1. Remove damaged or cracked deck coating. | | |
| 1. Check for deterioration of the plywood. | | |
| 1. Where there are indications of damage or rot, remove plywood and expose joist or substrates. | | |
| 1. Contact Deck Inspectors for Invasive Inspection. | | |
| See Full Report. Conditions and repair methods are identified within the report at the unit level. | | |
| Replacement of Structure or Traffic Coatings | | |
| 1. Replace waterproofing and concrete where required. | | |
| 1. Replace deck coating with similar ICC Approved Traffic Coatings: Crossfield, UPI, Excel Coat, Life Deck, or similar system. | | |
| 1. Contact Deck Inspectors for FINAL INSPECTION AND REPORT. | | |

If the inspector concludes that any EEE poses an immediate threat to public safety, the inspector shall provide a copy of the inspection report to the Owner or its agent immediately upon completion of the report, and to the local code enforcement agency within 15 days of completion of the report. Upon receiving the report, the Owner shall take immediate preventive measures, including but not limited to preventing access to the applicable EEE until repairs have been completed and inspected by the Company and approved by the local enforcement agency.

Annex 1 Report also indicates elements which have a useful life of between 1-4 years. These elements must be inspected annually and or repaired or maintained as soon as practical, but in no case after 4 years. Failure to properly repair or maintain the elements in a timely manner may lead to further deterioration and failure of the elements.

This report is subject to the terms, conditions, and limitations of the contract under which it was

commissioned, including, but not limited to the following: The report is, will be, and shall remain, the

property of Company, and it shall be a continuing obligation of Owner and its agents not to disclose the report to any person or use the report for any purpose not specifically contemplated by the statute governing its contents without Company’s express written permission given in advance of such use or disclosure. Under no circumstance is this report to be used in any litigation or legal process without the Company’s prior written approval.

In no event shall Company be liable for, and Owner and its agents hereby expressly release the Company from and against, any indirect, special, incidental, punitive, exemplary or consequential damages, including, but not limited to, damages for loss of revenue and profits, loss of business or business interruptions, loss of use of assets or facilities, and rental expenses and, in all cases, the total liability of Company on any and all claims brought by Owner against Company under any theory at law or in equity shall not exceed the Fee paid for the report or any and all services rendered by Company.

Any action of any character arising from or related to this report including, but not limited to, breach of contract, negligence, any intentional tort, or any claim based upon alleged noncompliance with statute, shall be commenced by Owner against Company no later than six (6) months after the accrual of the cause of action, or six (6) months after the date of the report of the inspection, whichever period is shorter. Owner and its agents acknowledge that their failure to commence an action

within the periods of time set forth in this paragraph shall constitute an absolute bar and complete

defense to any action brought thereafter.

This report is based solely upon the undersigned's knowledge, education, professional experience, and

opinions. Under no circumstances is the Company and/or the inspector liable for the existing or future condition of the property or any of its structures or surfaces.

|  |  |
| --- | --- |
| Signature |  |
| Inspector Name | Varoozh Saroian |
| Qualifying Title | CA Architect |
| License # | VS Architect CA - C13791 |

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