



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

## WOODEN BALCONIES AND STAIRS ADDENDUM

(C.A.R. Form WBSA, Revised 12/24)

This is an addendum to the Residential Purchase Agreement or  Counter offer No. \_\_\_\_\_, or  Other \_\_\_\_\_ ("Agreement"), dated \_\_\_\_\_, on property known as \_\_\_\_\_ ("Property"), between \_\_\_\_\_ ("Buyer"), and \_\_\_\_\_ ("Seller"). Buyer and Seller are referred to as "Parties."

### 1. BALCONIES, EXTERIOR STAIRWAYS AND OTHER ELEVATED ELEMENTS:

- A. If any building on the Property contains 3 or more units, and has balconies, decks, stairways or other structure extending beyond the exterior walls of the building, which are at least 6 feet above ground level, and supported in whole or in part by wood or wood-based products ("Elevated Elements"), Health and Safety Code § 17973 requires that an inspection of the Elevated Elements be completed by January 1, 2026 and at least every 6 years thereafter.
- B. If the inspection report indicates that the inspector advises there is an immediate threat to the safety of occupants or requires corrective work for non-immediate threats, then the owner must take the appropriate corrective measure required under Health and Safety Code § 17973.
- C. Health and Safety Code § 17973 obligates an owner to maintain copies of the inspection report for not less than two inspection cycles.

- 2. REQUIREMENT TO DELIVER REPORT TO BUYERS:** Seller shall, within the time specified in **paragraph 3N(1)**, Deliver to Buyer an inspection report of the Elevated Elements prepared within the preceding 6 years pursuant to Health and Safety Code § 17973: (i) showing that the Elevated Elements are in proper working condition and do not pose a threat to health or safety; OR (ii) if the report shows that any portion of the Elevated Element are in need of repair, a copy of the report and evidence that the indicated Elevated Elements have been corrected in accordance with code and permit requirements; OR (iii) if the report shows that any portion of the Elevated Elements are in need of repair and such repairs have not been made, a statement that the repairs have not been made; OR (iv) up until January 1, 2026, disclose if no such report has been made.

- 3. WHEN PROPERTY IS IN A CONDOMINIUM PROJECT:** The requirements under Health and Safety Code § 17973 do not apply to the owner of a property in a common interest development. However, beginning January 1, 2025, the home owner association in a condominium project will have similar obligations, but the inspection is required every 9 years. The report should be kept and incorporated into the association's reserve study.

- 4. AUTHORIZED INSPECTORS:** For Condominium Projects: Licensed structural engineers, licensed architects, or licensed civil engineers. For Other Properties: A licensed architect; licensed civil or structural engineer; a building contractor holding any or all of the "A," "B," or "C-5" license classifications issued by the Contractors State License Board, with a minimum of five years' experience, as a holder of the aforementioned classifications or licenses, in constructing multistory wood frame buildings; or an individual certified as a building inspector or building official from a recognized state, national, or international association, as determined by the local jurisdiction. These individuals shall not be employed by the local jurisdiction while performing these inspections.

**By signing below, Buyer and Seller acknowledge that each has read, understands, and received a copy of and agrees to the terms of this Wooden Balconies and Stairs Addendum.**

Buyer _____	Date: _____
Buyer _____	Date: _____
Seller _____	Date: _____
Seller _____	Date: _____

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