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Report: Sample EEE Report **Address:** 9876 Any Street, Glendale

Confidential Exterior Elevated Elements Report

**9876 Any Street
Glendale**



**Prepared for: EEE Sample Report
Prepared By: Robert Gaudreault**

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GENERAL INFORMATION:

Client/User Information:

1.1 Date of Walkthrough:

12/8/2025.

1.2 Time:

11:00 AM.

1.3 Site:

9876 Any Street, Glendale

1.4 Client:

EEE Sample Report

1.5 Field Observer:

Robert Gaudreault. UCLA (Cert) degree in construction management: Disciplines of study entailed, project engineering, estimating projects, overall management of construction process from documents, coordination and scheduling to final completion. General B contractors licensed and C designation (Inactive). ITC certified in thermo imaging, member of the California Real Estate Inspection Association as master inspector and a member of ICC (International Code Council) designated under property inspector.

1.6 People Present:

Owner.

Property Characteristics and Type:

1.7 Main Entry Faces:

Southwest.

1.8 Building Type:

Standard Type V. Conventional framing.

1.9 Building Group:

Residential (Group R) - places providing accommodations for overnight stay (excluding Institutional).
Examples: houses, apartment buildings, hotels, and motels.

1.10 Stories:

Two story.



Climatic Conditions:

1.11 Weather:

Clear.

1.12 Outside Temperature (F):

70s.

Purpose Scope:

1.13 Purpose:

The purpose of the inspection is to determine that exterior elevated elements and their associated waterproofing elements are in a generally safe condition, adequate working order, and free from any hazardous condition caused by fungus, deterioration, decay, or improper alteration to the extent that the life, limb, health, property, safety, or welfare of the public or the occupants is not endangered. The person or business performing the inspection shall be hired by the owner of the building.

1.14 Scope:

Required by the standards of 326 & 721 shall at a minimum include:

Assessment of the load-bearing components and associated waterproofing elements of the exterior elevated elements identified in paragraph (1) using methods allowing for evaluation of their performance by direct visual examination or comparable means of evaluating their performance. For purposes of this section, a sample of at least 15 percent of each type of exterior elevated element shall be inspected.

1. Identify significant defects, deficiencies, items of deferred maintenance and material building safety concerns (individually and collectively, Physical Deficiencies) as a result of a visual survey, review of documents, and the research and interrogatories as described herein.

2. Prepare rough estimated costs to remedy the Physical Deficiencies.

3. Prepare a Replacement Reserve Schedule for the term of the loan plus two years. The length of this term is to be provided by the Client.

4. Prepare a written report (the Report) that opines on the Subjects overall physical condition, describes pertinent components or systems of the subject property, identifies Physical Deficiencies and conditions that would limit the expected useful life of major components or systems,

1.15 Note:

The photos in this report are not all inclusive but are only a representative sampling. We do perform a random probe check by use of an awl simply to determine the integrity of wood species. Let it be known that our visual assessment should not be construed as including or commenting in any way as relates to a termite inspection or other wood destroying organisms. We recommend that your association conduct its routine termite inspections



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by a licensed agency.

Ratings:

1.16 Satisfactory:

Satisfactory indicates that the system, structure or component is performing as intended with normal wear and tear. Only regular maintenance needed.

1.17 M:

M: (Mild Severity) This term indicates that the system, structure or component is exhibiting wear due to age and that maintenance is due or the system should be monitored and maintained.

1.18 MS:

MS-2 (Moderate Severity) This term indicates that the system, structure or component is exhibiting moderate wear and to expect further evaluation and repairs by a licensed balcony and deck specialist but does not pose an immediate hazardous condition.

1.19 HS:

HS: (High Severity) This term indicates that the system, structure or component is exhibiting significant wear and to expect immediate further evaluation and repairs by a licensed balcony and deck specialist.

1.20 NI

NI: (Not Inspected) This component, item or system could not be inspected either due to inaccessibility, is enclosed or blocked by stored items and could not be viewed.

RESOURCES/DEFINITIONS:

INFORMATIVE NOTES::

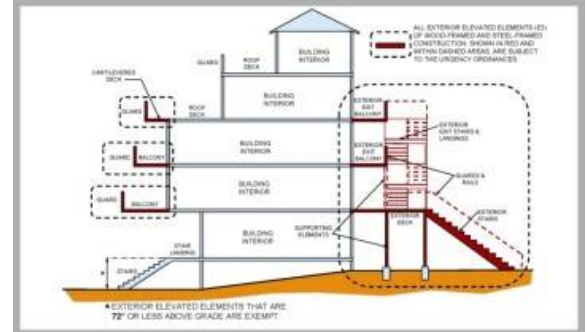
2.1 DEFINITIONS:

b) For purposes of this section, the following terms have the following definitions:

(1) Associated waterproofing elements include flashings, membranes, coatings, and sealants that protect the load-bearing components of exterior elevated elements from exposure to water and the elements.

(2) Exterior elevated element means the following types of structures, including their supports and railings: balconies, decks, porches, stairways, walkways, and entry structures that extend beyond exterior walls of the building and 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.

(3) Load-bearing components are those components that extend beyond the exterior walls of the building to deliver structural loads from the exterior elevated element to the building.





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RESOURCES:

2.2 Cost to Cure Source:

Cost estimates are obtained from a multitude of sources, such as R. S. Means, the National Contractor estimator 55th Edition, local contractors and specialty tradesman, the web site, manufacturers and installers. Also cost are based on historical references. It should be understood that this PCR should not be used as a bid and it is not intended for this purposes. Any client should obtain their own estimates. It should also be understood that estimates can vary greatly to a greater or lesser degree. Other variables that can affect estimates are and not limited to, weather, strikes, union or non union bids and availability of resources, such as material and supplies.

2.3 Immediate Needs Cost Source:

All the immediate repair costs will be itemized in section 1. These are cost per the opinion of the consultant performing the PCA that are safety concerns, at the end of their serviceable life and should be replaced or suffering from extensive deferred maintenance.

EXTERIOR ELEVATED ELEMENTS:

STRUCTURE:

3.1 TYPE OF CONSTRUCTION:

Conventional wood framing, with stucco cladding. with board and batten siding.

FRAMING:

3.2 FRAMING MEMBERS.

The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

3.3 FLOOR/CEILING FRAMING:

The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

3.4 BALCONY & DECK CONSTRUCTION:

Based on an exterior observation the balconies are constructed using conventional framing with stucco cladding. Deck surface material is exterior coating over plywood subdeck.

3.5 LIMITATIONS:

Inspector is only commenting on the visual aspects of the exterior element or elements. Any concealed sections are therefore disclaimed from the report. There may be hidden defects that could go unnoticed.

ELEVATED DECK 1:

3.6 LOCATION:

Between buildings.



3.7 CONDITION:

M- Some surface wear and blistering due to age and use. Repairs in at least two locations from prior leak. Two

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notable vertical stucco cracks at back side. Recoating indicated, fill cracks.



3.8 DRAINAGE:

Satisfactory. Adequate slope noted. Drain scuppers and secondary drain installed.



3.9 RAILINGS:

M-Railings are to required standards. Mild wear noted, such as peeling paint. Maintain as needed.



3.10 FLASHINGS:

Some surface material cracking along a section of counter flashing.



3.11 VENTILATION:

M- None. There's no proactive state law forcing all pre-2025 owners to install vents immediately unless an inspection is triggered. However, as of 2025, most affected buildings must complete their first inspection, making vent-related repairs likely if deficiencies are found. Local jurisdictions (e.g., San Diego or Berkeley) may have stricter rules. However it is highly recommended. At least roughly 50 feet of inspection type vents. These types of vents can help facilitate all future inspections and provide air flow into the framing cavity keeping are dry which can help prevent decay.

ELEVATED DECK 2:

3.12 LOCATION:

3.14 DRAINAGE:

Satisfactory. Maintain gutter as needed.



3.15 RAILINGS:

Railings are to the standard height however peeling paint and wear noted. Maintain as needed.



3.16 VENTILATION:

None. Recommended.



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FINAL ASSESSMENT:

3.17 FINDINGS:

Exterior decks for the most part are in serviceable repair. Only maintenance needed.

3.18 CORRECTIONS:

Conduct maintenance as mentioned above. Services of a licensed general contractor who is familiar with balcony construction and repairs should be contacted.

Ventilation Code for Balconies (CBC Section 2304.12.2.5): For new construction and any enclosed wood-framed balconies or elevated walking surfaces exposed to rain, snow, or irrigation drainage, openings must provide a net free cross-ventilation area of at least 1/150 of the enclosed space's area (e.g., soffits or undersides). This prevents moisture buildup, rot, and decay. Similar rules appear in the California Residential Code (Section R317.1.3 or R317.1.6). These apply statewide but primarily to new builds or major renovations. There is no clear mandate stated in SB 721 or SB 326 however it is highly recommended to facilitate future inspections and to improve air flow into the framing cavities.

Immediate vs. Non-Immediate Repairs:

Immediate Threats: *If an inspection reveals an immediate safety hazard, the inspector must report it to the owner within 15 days. Emergency repairs must be undertaken promptly.*

Non-Immediate Repairs: *For other issues, the owner must apply for a permit for corrective work within 120 days of receiving the report, with repairs completed within 120 days unless an extension is granted.*

Best / Worst Cost Opinion:

Inspection: **8333 5th Street Downey EEE Report**
 Prepared by: **Alliance Inspections**

The best worst cost provided is nearly a rough estimate of the main deficiencies that were visually observed during the walkthrough survey or inspection. There may be other hidden defects that will add to the figure that I have provided. Expect contingencies when conducting repairs or renovations.

EXTERIOR ELEVATED ELEMENTS:

ELEVATED DECK 1:, 3.7 CONDITION:

M- Some surface wear and blistering due to age and use. Repairs in at least two locations from prior leak. Two notable vertical stucco cracks at back side. Recoating indicated, fill cracks. \$1,080.00 - \$1,620.00

ELEVATED DECK 1:, 3.9 RAILINGS:

M-Railings are to required standards. Mild wear noted, such as peeling paint. Maintain as needed. \$280.00 - \$420.00

ELEVATED DECK 1:, 3.11 VENTILATION:

M- None. There's no proactive state law forcing all pre-2025 owners to install vents immediately unless an inspection is triggered. However, as of 2025, most affected buildings must complete their first inspection, making vent-related repairs likely if deficiencies are found. Local jurisdictions (e.g., San Diego or Berkeley) may have stricter rules. However it is highly recommended. At least roughly 50 feet of inspection type vents. These types of vents can help facilitate all future inspections and provide air flow into the framing cavity keeping are dry which can help prevent decay. \$1,200.00 - \$1,800.00

ELEVATED DECK 2:, 3.13 CONDITION:

M-Mild cracking and evidence of prior ponding. Implications of ponding is exhilarated wear to that section. Maintenance needed, such as patching cracked section of coating. Mild cracking noted to under portion of stucco. Monitor and maintain. \$336.00 - \$504.00

ELEVATED DECK 2:, 3.15 RAILINGS:

Railings are to the standard height however peeling paint and wear noted. Maintain as needed. \$520.00 - \$780.00

Total for EXTERIOR ELEVATED ELEMENTS: **\$3,416.00 - \$5,124.00**

Grand Total: **\$3,416.00 - \$5,124.00**