



SB-721 INSPECTION REPORT

1025 Olive Street
Santa Barbara, CA



Prepared for Lyda Clough

10/2/2025

Inspected by Tio Turrini-Smith and Jay O'Brien

Please read the inspection agreement or contract, and the entire inspection report.

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O'Brien Building Inspections, Inc.
7295 San Gabriel Road
Atascadero, CA 93422

Phone 805-452-8390
CSLB #751115

INSPECTION CONTRACT

SB 721/326 Compliant

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY BEFORE SIGNING.

The initial inspection to be performed for Client consists of non-intrusive visual observations assessing the readily accessible, easily visible material components of the elevated walkways, decks, balconies, landings, etc. as defined in California Senate Bills 721 and 326 (together, "SB-721").

Depending on visual observation more intrusive evaluation may be needed for additional fees. This may include drilling holes to allow for a borescope camera inspection. This may also include removing material such as drywall or stucco to allow for further evaluation. Client authorizes such intrusive evaluations.

Where holes are drilled or material is removed temporary repairs will be made to help minimize water intrusion. Temporary repairs will not include matching textures or painting.

Any cosmetic improvements needed after holes are drilled or material is removed will be the responsibility of the building owner.

Per SB-721, if conditions found are determined to be immediate safety concerns O'Brien Building Inspections, Inc. will be required to provide the report to the local building department or authority have jurisdiction.

No inspection can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of the building's systems. Preparation of an inspection report in accordance with this contract is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Client recognizes the inherent subjective nature of the inspector's opinions as to issues such as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. The inspector's opinions are necessarily limited by the information gleaned from the inspection and not specific knowledge of the materials or components installed at construction.

The inspection report will contain a representative indication of the property condition at the time of the inspection and is dependent on the information available to the inspector at that time.

LIQUIDATED DAMAGES: IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT THE INSPECTOR/ INSPECTION COMPANY IS NOT AN INSURER, THAT THE PAYMENT FOR THE SUBJECT INSPECTION IS BASED SOLELY ON THE VALUE OF THE SERVICES PROVIDED BY INSPECTOR/INSPECTION COMPANY IN THE PERFORMANCE OF THE INSPECTION AND PRODUCTION OF THE INSPECTION REPORT AS DESCRIBED HEREIN, THAT IT IS IMPRACTICABLE AND EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM A FAILURE TO PERFORM SUCH SERVICES, AND IN CASE OF FAILURE TO PERFORM SUCH SERVICES AND A RESULTING LOSS, CLIENT'S DAMAGES HEREIN SHALL BE LIQUIDATED AND FIXED IN AN AMOUNT EQUAL TO THE INSPECTION FEE PAID MULTIPLIED BY ONE HUNDRED TWENTY-FIVE PERCENT (125%) AS LIQUIDATED DAMAGES AND NOT AS A PENALTY, AND THIS REMEDY SHALL BE EXCLUSIVE.

GENERAL PROVISIONS:

- This inspection contract, the inspection, and the inspection report do not constitute a warranty (expressed or implied), guarantee, or insurance policy of any kind whatsoever.
- No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.
- In the event Client discovers a material physical deficiency in a component, system or equipment of the building that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and

document the condition(s) of the material physical deficiency prior to making any repair, alteration, or replacement to said physical deficiency. Client agrees that any failure to so notify inspector and allow inspection is a material breach of this contract.

- Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the court's holding.
- This contract shall be binding upon and inure to the benefit of only the undersigned parties and their heirs, successors and assigns.
- This contract constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this contract.
- Client represents to Inspector that Client has granted or has obtained full legal access to enable Inspector to be present in and around the building(s) and surrounding real property for the purpose of conducting the inspection and Client hereby agrees to indemnify, defend and hold harmless Inspector if, for any reason, any claim arises based upon a contention that Inspector did not have such full legal access.
- Each party signing this contract warrants and represents that he/she has the full capacity and authority to execute this contract on behalf of the named party whether it is a corporation, partnership or other entity. If this contract is executed on behalf of Client by a third party, the person executing this contract expressly represents to Inspector that he/she has the full and complete authority to execute this contract on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions and exclusions of this contract.
- The parties to this Agreement agree to submit to mediation any dispute between them arising out of this Agreement or the inspection provided pursuant to this Agreement before resorting to court action. A party's failure to submit a dispute to mediation as provided above is a material breach of this Agreement.

INCLUDED SERVICES:

If necessary, holes will be drilled at the underside of exterior elevated elements to allow for borescope inspection.
Vented caps or sealant will be installed where holes are drilled.

Inspection Date: October 2, 2025

Client: Lyda Clough

Inspection Address: 1025 Olive Street

City: Santa Barbara

State: CA

INITIAL INSPECTION FEE:

Client acknowledges that client has read and understood all the terms, conditions, and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed above.

Client: _____

Date: _____

CEO: *Jay O'Brien* September 30, 2025

REPORT SUMMARY

The report summary ratings are as follows:

HEALTH AND SAFETY - Recommend evaluation and repair as needed by a licensed contractor or specialty tradesperson.

DEFECT/FUNCTIONAL CONCERN - Recommend evaluation and repair as needed by a licensed contractor or specialty tradesperson.

ROUTINE MAINTENANCE - These items can be performed by a knowledgeable building owner or maintenance professional.

RECOMMENDED UPGRADE - Existing condition may have been standard or allowed at time of installation but does not meet current building or safety standards. Components may have wear but are still functional.

The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed and bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

HEALTH AND SAFETY		
SB-721		
Page 22 Item: 3	WALKWAY CONDITIONS	A trip hazard was noted at the edge of the walkway adjacent to the stairs and #29. Recommend the visibility at this area be improved. Recommend improvements be made by a qualified professional.
Page 38 Item: 5	CONCLUSION	As there were no immediate health and safety concerns due to moisture damage at the components that were inspected, we will not be sending this report to the city of Santa Barbara per SB-721. Please see obrienbuildinginspections.com and the link to SB-721 for more information. With replacement of the rear terrace stairs, timely repairs, and proper maintenance, the useful life expectancy of the balconies, terrace, walkways, and exterior stairs that were inspected is at least 6 years. Refer to SB-721 for follow-up requirements regarding repairs and future inspections.

DEFECT/FUNCTIONAL CONCERN

SB-721

Page 11 Item: 1

**BALCONY
CONDITIONS**

The #31 and #35 balconies were inspected. The surface of the #33 balcony was inspected.

Holes were drilled in the balcony and walkway soffits that were inspected at the time of the inspection to observe the related framing components using a borescope camera. Once the inspection was complete, these holes were filled with sealant. The borescope camera was also inserted into a walkway soffit vent adjacent to #27.

Dry water stains were observed at the #35 balcony framing with the borescope camera.

A gap was noted between the balcony surface and the slider door threshold at #33. Recommend this gap be filled.

A crack was noted at an area that was patched at the #33 balcony adjacent to a railing post.

The material at the surface of the balcony is cracked in various places at the #31, #33, and #35 balconies.

Worn, deteriorated, and cracked waterproof coating was noted at the #33 and #35 balcony surfaces in many places. Recommend these balconies be re-coated.

Fasteners have been installed through the #33 balcony slider door threshold. The holes in the threshold will make this area more susceptible to water intrusion. Recommend these fastener heads be kept well sealed.

Recommend all of the balconies be evaluated and improved as needed by a qualified licensed contractor. Lack of proper repairs and maintenance can cause health and safety concerns to occur in the future.

Page 18 Item: 2	TERRACES CONDITIONS	<p>The terrace adjacent to the rear workshop was inspected.</p> <p>Moisture damage and possible insect damage were noted in many places at the terrace framing. Recommend the entire property be inspected by a licensed structural pest control operator. Recommend obtaining a written report from this specialist. See wood destroying organism (WDO) report for more information.</p> <p>Organic growth was noted at the terrace framing in many places. See WDO report for more information.</p> <p>Dry water stains were noted at the terrace framing in many places.</p> <p>The surface of the terrace is rolled composition roof material. Recommend the terrace surface be replaced with a material designed for foot traffic.</p> <p>A soft area was noted at the terrace surface adjacent to the stairs. Damaged sheathing was noted at the interior of the workshop below the terrace in this area.</p> <p>The stairs leading to the terrace have been blocked off with red caution tape. It has been disclosed that the terrace is scheduled for repairs.</p> <p>Patching was noted at the rolled composition terrace surface.</p> <p>Temporary repairs were noted at the terrace framing.</p> <p>Recommend all of the terraces be evaluated and improved as needed by a qualified licensed contractor. Lack of proper repairs and maintenance can cause health and safety concerns to occur in the future.</p>
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Page 22 Item: 3	WALKWAY CONDITIONS	<p>The walkway adjacent to #29 and #30 and the walkway adjacent to #25 and #28 were inspected.</p> <p>Moisture damage and possible insect damage were observed in various places at the walkway framing and sheathing with the borescope camera adjacent to #29. See WDO report for more information.</p> <p>Evidence of repairs were noted at the walkway framing in many places adjacent to #29. Damaged wood was observed next to newer wood in many places with the borescope camera. Recommend all damaged wood be replaced and removed from the soffit.</p> <p>Dry water stains were observed at the walkway framing with the borescope camera in various places including adjacent to #25 and #29.</p> <p>Possible insect droppings were observed in the walkway soffits at many places with the borescope camera. See WDO report for more information.</p> <p>Bubbled paint and efflorescence were noted at the ends of the walkway soffit adjacent to #29 and #30.</p> <p>Cracked and uplifted walkway surface material was noted adjacent to #25 and between #29 and #30 at the edge of the walkway.</p> <p>A crack with uplifted material was noted at the walkway adjacent to the #25 stairs.</p> <p>Open cracks were noted at the edge of the walkway between #29 and #30 and adjacent to #25.</p> <p>Deteriorated waterproof coating was noted at the walkway surface adjacent to the stairs and #29 in many places.</p> <p>Gaps were noted in the stucco at the edge of the walkway adjacent to #25 and #29.</p> <p>Cracked waterproof coating and rust stains were noted at the walkway surface adjacent to a guardrail post and #30.</p> <p>Cracks were noted between the walkway and the exterior wall adjacent to the stairs and #29.</p> <p>Corrosion was noted at a walkway guardrail post adjacent to #25.</p> <p>Corroded stucco lathe was observed with the borescope camera adjacent to #6.</p> <p>Recommend all of the walkways be evaluated and improved as needed by a qualified licensed contractor to help prevent moisture damage. Lack of proper repairs and maintenance can cause health and safety concerns to occur in the future.</p>
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Page 33 Item: 4	EXTERIOR STAIRS AND RAILINGS CONDITIONS	<p>The steel and concrete stairs that do not rely on wood framing are not within the scope of the SB-721 inspection. The stair landings that rely on wood framing are within the scope of the SB-721 inspection.</p> <p>Stairs adjacent to the rear terrace and the stairs adjacent to #28 were inspected.</p> <p>Extensive moisture damage and possible insect damage were noted at the terrace stairs. These stairs have been blocked off with red caution tape. It has been disclosed that these stairs are scheduled to be replaced. Recommend these stairs be replaced by a licensed contractor. See WDO report for more information.</p> <p>Temporary repairs were noted at the terrace stairs.</p> <p>Dry water stains were observed at the stair landing framing adjacent to #28 with the borescope camera.</p> <p>Cracks and slight water stains were noted at the stair landing soffit adjacent to #28. These stains were dry at the time of the inspection.</p> <p>Corrosion was noted at the stair railing post adjacent to #28.</p> <p>Recommend all of the exterior stairs and related components be evaluated and improved or replaced as needed by a qualified licensed contractor. Lack of proper repairs and maintenance can cause health and safety concerns to occur in the future.</p>
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ROUTINE MAINTENANCE

SB-721

Page 11 Item: 1	BALCONY CONDITIONS	<p>Chipped waterproof coating was noted at the #31 balcony surface.</p> <p>Rust was noted at the balcony guardrails in various places. Recommend painting with a rust resistant material to help prevent corrosion.</p> <p>Recommend the watering of potted plants be limited at the balconies to help extend the lifespan of the adjacent balcony materials.</p> <p>Recommend trimming foliage away from the balconies.</p>
Page 18 Item: 2	TERRACES CONDITIONS	<p>Recommend removing tree debris from the terrace surface.</p> <p>The gate leading to the terrace sticks.</p>

Page 22 Item: 3	WALKWAY CONDITIONS	<p>Rust was noted at the walkway guardrails in various places. Recommend painting with a rust resistant material to help prevent corrosion.</p> <p>Patching was noted at the walkway surface in many places.</p> <p>Patching was noted at the walkway soffit adjacent to #29.</p> <p>Recommend trimming foliage away from the walkways</p>
Page 33 Item: 4	EXTERIOR STAIRS AND RAILINGS CONDITIONS	<p>Recommend all debris be removed from the stair landing soffits the next time they are exposed for repairs.</p> <p>Patching was noted at the stair landing soffit adjacent to #28.</p> <p>Cracked concrete was noted at the #28 stair treads in various places. Recommend replacing the treads as needed.</p>

RECOMMENDED UPGRADE

SB-721

Page 11 Item: 1	BALCONY CONDITIONS	<p>The height of the railings was not to current standards at the balconies, walkways, and exterior stairs. Consider improving for optimal safety. Consult a qualified licensed contractor for more information.</p> <p>Climbable balcony and walkway railings were noted. Climbable railings can be a hazard for small children. Consider improving for child safety. Consult a qualified licensed contractor for more information.</p>
Page 33 Item: 4	EXTERIOR STAIRS AND RAILINGS CONDITIONS	<p>The walkway surface is uneven at the upper stair landing adjacent to #28.</p>

INSPECTION CONDITIONS

1. DATE OF INSPECTION

October 2, 2025

2. TIME OF INSPECTION

10 AM

3. CITY/STATE

Santa Barbara, CA

4. BUILDING TYPE

Apartment building.

5. BUILDING OCCUPANCY STATUS

Occupied.

SB-721

1. BALCONY CONDITIONS

Materials: Wood. Stucco. Waterproof coating.

Conditions:

The balconies were not fully visible due to storage.

The #31 balcony soffit was not fully accessible due to storage. The framing within the soffit was mostly not visible with the borescope camera due to stucco overspray. The balcony framing appears serviceable where visible with the borescope camera.

Fresh paint was noted at various balcony soffits including #35.

The #31 and #35 balconies were inspected. The surface of the #33 balcony was inspected.

Holes were drilled in the balcony and walkway soffits that were inspected at the time of the inspection to observe the related framing components using a borescope camera. Once the inspection was complete, these holes were filled with sealant. The borescope camera was also inserted into a walkway soffit vent adjacent to #27.

Dry water stains were observed at the #35 balcony framing with the borescope camera.

A gap was noted between the balcony surface and the slider door threshold at #33. Recommend this gap be filled.

A crack was noted at an area that was patched at the #33 balcony adjacent to a railing post.

The material at the surface of the balcony is cracked in various places at the #31, #33, and #35 balconies.

Worn, deteriorated, and cracked waterproof coating was noted at the #33 and #35 balcony surfaces in many places. Recommend these balconies be re-coated.

Fasteners have been installed through the #33 balcony slider door threshold. The holes in the threshold will make this area more susceptible to water intrusion. Recommend these fastener heads be kept well sealed.

Chipped waterproof coating was noted at the #31 balcony surface.

Rust was noted at the balcony guardrails in various places. Recommend painting with a rust resistant material to help prevent corrosion.

Recommend the watering of potted plants be limited at the balconies to help extend the lifespan of the adjacent balcony materials.

The height of the railings was not to current standards at the balconies, walkways, and exterior stairs. Consider improving for optimal safety. Consult a qualified licensed contractor for more information.

Climbable balcony and walkway railings were noted. Climable railings can be a hazard for small children. Consider improving for child safety. Consult a qualified licensed contractor for more information.

Recommend trimming foliage away from the balconies.

Recommend all of the balconies be evaluated and improved as needed by a qualified licensed contractor. Lack of proper repairs and maintenance can cause health and safety concerns to occur in the future.



The balconies were not fully visible due to storage.



The #31 balcony soffit was not fully accessible due to storage.



Holes were drilled in the balcony and walkway soffits that were inspected at the time of the inspection to observe the related framing components using a borescope camera.



The #31 balcony framing within the soffit was mostly not visible with the borescope camera due to stucco overspray.



Dry water stains were observed at the #35 balcony framing with the borescope camera.



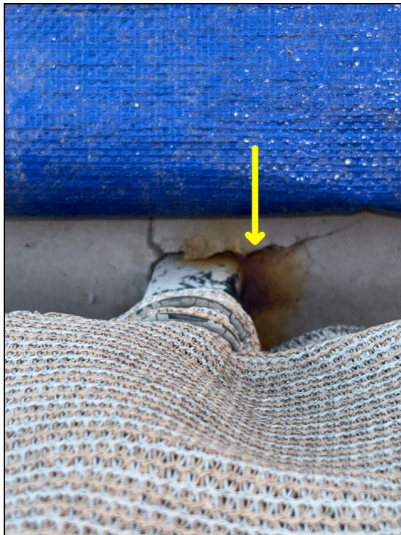
A gap was noted between the balcony surface and the slider door threshold at #33.



A gap was noted between the balcony surface and the slider door threshold at #33.



A crack was noted at an area that was patched at the #33 balcony adjacent to a railing post.



The material at the surface of the balcony is cracked in various places at the #31, #33, and #35 balconies.



The material at the surface of the balcony is cracked in various places at the #31, #33, and #35 balconies.



Worn, deteriorated, and cracked waterproof coating was noted at the #33 and #35 balcony surfaces in many places.



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Worn, deteriorated, and cracked waterproof coating was noted at the #33 and #35 balcony surfaces in many places.



Fasteners have been installed through the #33 balcony slider door threshold.



Chipped waterproof coating was noted at the #31 balcony surface.



Chipped waterproof coating was noted at the #31 balcony surface.



Rust was noted at the balcony guardrails in various places.



Recommend the watering of potted plants be limited at the balconies to help extend the lifespan of the adjacent balcony materials.



The height of the railings was not to current standards at the balconies, walkways, and exterior stairs.



Fresh paint was noted at various balcony soffits including #35.

2. TERRACES CONDITIONS

Materials: Wood. Rolled composition. Stucco.

Conditions:

The terrace adjacent to the rear workshop was inspected.

Moisture damage and possible insect damage were noted in many places at the terrace framing. Recommend the entire property be inspected by a licensed structural pest control operator. Recommend obtaining a written report from this specialist. See wood destroying organism (WDO) report for more information.

Organic growth was noted at the terrace framing in many places. See WDO report for more information.

Dry water stains were noted at the terrace framing in many places.

The surface of the terrace is rolled composition roof material. Recommend the terrace surface be replaced with a material designed for foot traffic.

A soft area was noted at the terrace surface adjacent to the stairs. Damaged sheathing was noted at the interior of the workshop below the terrace in this area.

The stairs leading to the terrace have been blocked off with red caution tape. It has been disclosed that the terrace is scheduled for repairs.

Patching was noted at the rolled composition terrace surface.

Temporary repairs were noted at the terrace framing.

Recommend removing tree debris from the terrace surface.

The gate leading to the terrace sticks.

Recommend all of the terraces be evaluated and improved as needed by a qualified licensed contractor. Lack of proper repairs and maintenance can cause health and safety concerns to occur in the future.



Moisture damage and possible insect damage were noted in many places at the terrace framing.



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Moisture damage and possible insect damage were noted in many places at the terrace framing.



Organic growth was noted at the terrace framing in many places.



Organic growth was noted at the terrace framing in many places.



Organic growth was noted at the terrace framing in many places.



Organic growth was noted at the terrace framing in many places.



Dry water stains were noted at the terrace framing in many places.



Dry water stains were noted at the terrace framing in many places.



The surface of the terrace is rolled composition roof material.



A soft area was noted at the terrace surface adjacent to the stairs.



Patching was noted at the rolled composition terrace surface.



Temporary repairs were noted at the terrace framing.



Recommend removing tree debris from the terrace surface.

3. WALKWAY CONDITIONS

Materials: Wood. Stucco. Waterproof coating.

Conditions:

The walkway soffit between #29 and #30 was not fully accessible due to foliage.

The walkway adjacent to #29 and #30 and the walkway adjacent to #25 and #28 were inspected.

A trip hazard was noted at the edge of the walkway adjacent to the stairs and #29. Recommend the visibility at this area be improved. Recommend improvements be made by a qualified professional.

Moisture damage and possible insect damage were observed in various places at the walkway framing and sheathing with the borescope camera adjacent to #29. See WDO report for more information.

Evidence of repairs were noted at the walkway framing in many places adjacent to #29. Damaged wood was observed next to newer wood in many places with the borescope camera. Recommend all damaged wood be replaced and removed from the soffit.

Dry water stains were observed at the walkway framing with the borescope camera in various places including adjacent to #25 and #29.

Possible insect droppings were observed in the walkway soffits at many places with the borescope camera. See WDO report for more information.

Bubbled paint and efflorescence were noted at the ends of the walkway soffit adjacent to #29 and #30.

Cracked and uplifted walkway surface material was noted adjacent to #25 and between #29 and #30 at the edge of the walkway.

A crack with uplifted material was noted at the walkway adjacent to the #25 stairs.

Open cracks were noted at the edge of the walkway between #29 and #30 and adjacent to #25.

Deteriorated waterproof coating was noted at the walkway surface adjacent to the stairs and #29 in many places.

Gaps were noted in the stucco at the edge of the walkway adjacent to #25 and #29.

Cracked waterproof coating and rust stains were noted at the walkway surface adjacent to a guardrail post and #30.

Cracks were noted between the walkway and the exterior wall adjacent to the stairs and #29.

Corrosion was noted at a walkway guardrail post adjacent to #25.

Corroded stucco lathe was observed with the borescope camera adjacent to #6.

Rust was noted at the walkway guardrails in various places. Recommend painting with a rust resistant material to help prevent corrosion.

Patching was noted at the walkway surface in many places.

Patching was noted at the walkway soffit adjacent to #29.

Recommend trimming foliage away from the walkways

Recommend all of the walkways be evaluated and improved as needed by a qualified licensed contractor to help prevent moisture damage. Lack of proper repairs and maintenance can cause health and safety concerns to occur in the future.



The walkway soffit between #29 and #30 was not fully accessible due to foliage.



A trip hazard was noted at the edge of the walkway adjacent to the stairs and #29.



Moisture damage and possible insect damage were observed in various places at the walkway sheathing with the borescope camera adjacent to #29.



Moisture damage and possible insect damage were observed in various places at the walkway framing with the borescope camera adjacent to #29.



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Moisture damage and possible insect damage were observed in various places at the walkway framing with the borescope camera adjacent to #29.



Moisture damage and possible insect damage were observed in various places at the walkway framing with the borescope camera adjacent to #29.



Damaged wood was observed next to newer wood in many places with the borescope camera.



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Damaged wood was observed next to newer wood in many places with the borescope camera. Damaged wood was observed next to newer wood in many places with the borescope camera.



Dry water stains were observed at the walkway framing with the borescope camera in various places including adjacent to #25 and #29.



Dry water stains were observed at the walkway framing with the borescope camera in various places including adjacent to #25 and #29.



Dry water stains were observed at the walkway framing with the borescope camera in various places including adjacent to #25 and #29.



Dry water stains were observed at the walkway framing with the borescope camera in various places including adjacent to #25 and #29.



Possible insect droppings were observed in the walkway soffits at many places with the borescope camera.



Possible insect droppings were observed in the walkway soffits at many places with the borescope camera.



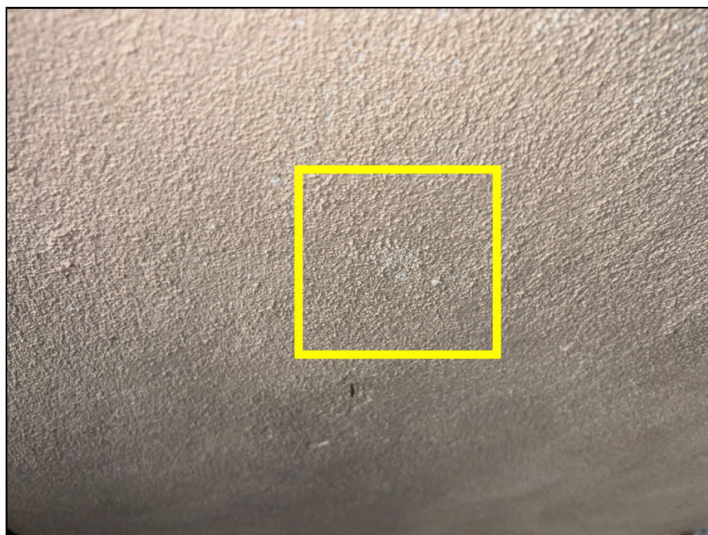
Possible insect droppings were observed in the walkway soffits at many places with the borescope camera.



Possible insect droppings were observed in the walkway soffits at many places with the borescope camera.



Bubbled paint and efflorescence were noted at the ends of the walkway soffit adjacent to #29 and #30.



Bubbled paint and efflorescence were noted at the ends of the walkway soffit adjacent to #29 and #30.



Cracked and uplifted walkway surface material was noted adjacent to #25 and between #29 and #30 at the edge of the walkway.



Cracked and uplifted walkway surface material was noted adjacent to #25 and between #29 and #30 at the edge of the walkway.



A crack with uplifted material was noted at the walkway adjacent to the #25 stairs.



Open cracks were noted at the edge of the walkway between #29 and #30 and adjacent to #25.



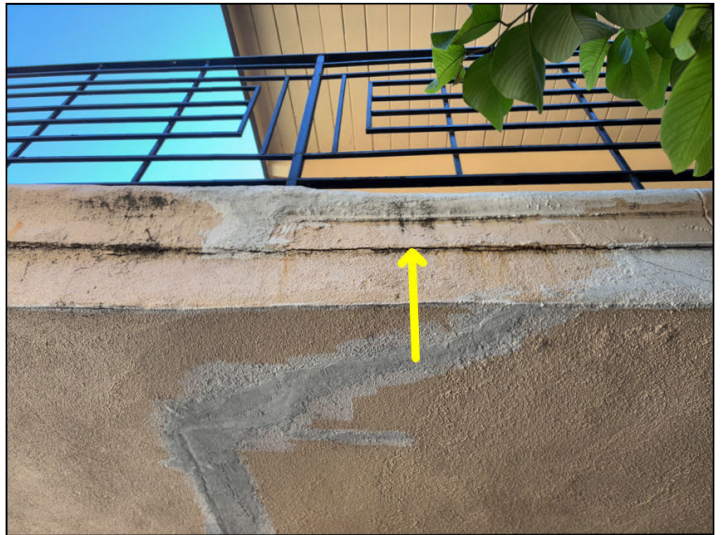
Open cracks were noted at the edge of the walkway between #29 and #30 and adjacent to #25.



Deteriorated waterproof coating was noted at the walkway surface adjacent to the stairs and #29 in many places.



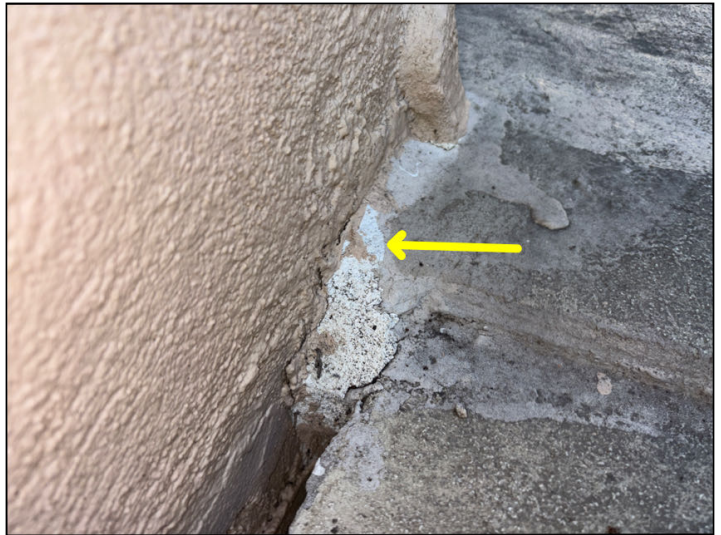
Deteriorated waterproof coating was noted at the walkway surface adjacent to the stairs and #29 in many places.



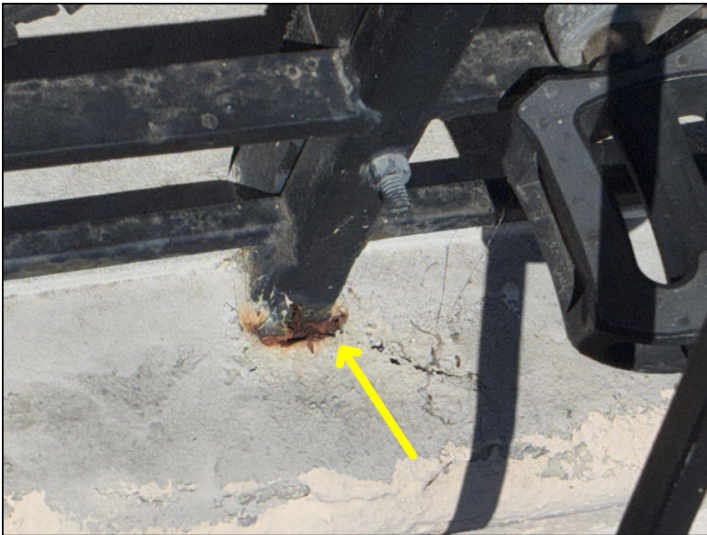
Gaps were noted at the edge of the walkway adjacent to #25 and #29.



Cracked waterproof coating and rust stains were noted at the walkway surface adjacent to a guardrail post and #30.



Cracks were noted between the walkway and the exterior wall adjacent to the stairs and #29.



Corrosion was noted at a walkway guardrail post adjacent to #25.



Corroded stucco lathe was observed with the borescope camera adjacent to #6.



Corroded stucco lathe was observed with the borescope camera adjacent to #6.



Corroded stucco lathe was observed with the borescope camera adjacent to #6.



Rust was noted at the walkway guardrails in various places.



Patching was noted at the walkway surface in many places.



Patching was noted at the walkway surface in many places.



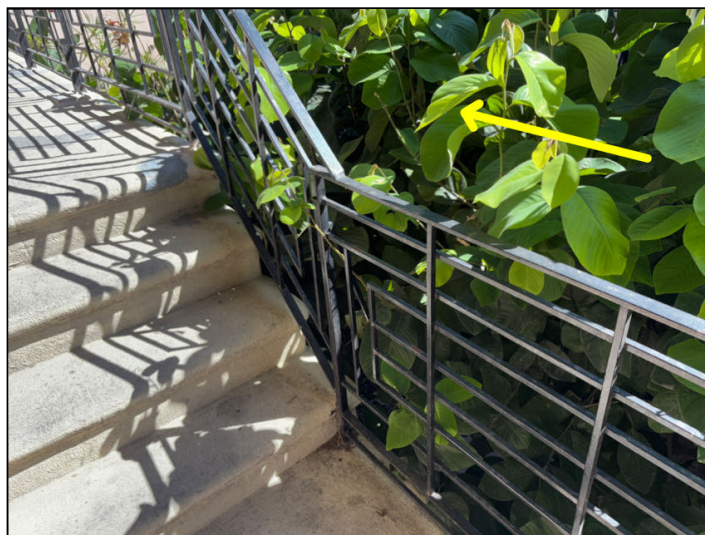
Patching was noted at the walkway surface in many places.



Patching was noted at the walkway soffit adjacent to #29.



Patching was noted at the walkway soffit adjacent to #29.



Recommend trimming foliage away from the walkways

4. EXTERIOR STAIRS AND RAILINGS CONDITIONS

Materials: Steel. Concrete. Wood, stucco, and waterproof coating stair landings.

Conditions:

The steel and concrete stairs that do not rely on wood framing are not within the scope of the SB-721 inspection. The stair landings that rely on wood framing are within the scope of the SB-721 inspection.

Stairs adjacent to the rear terrace and the stairs adjacent to #28 were inspected.

Extensive moisture damage and possible insect damage were noted at the terrace stairs. These stairs have been blocked off with red caution tape. It has been disclosed that these stairs are scheduled to be replaced. Recommend these stairs be replaced by a licensed contractor. See WDO report for more information.

Temporary repairs were noted at the terrace stairs.

Dry water stains were observed at the stair landing framing adjacent to #28 with the borescope camera.

Cracks and slight water stains were noted at the stair landing soffit adjacent to #28. These stains were dry at the time of the inspection.

Corrosion was noted at the stair railing post adjacent to #28.

Recommend all debris be removed from the stair landing soffits the next time they are exposed for repairs.

Patching was noted at the stair landing soffit adjacent to #28.

Cracked concrete was noted at the #28 stair treads in various places. Recommend replacing the treads as needed.

The walkway surface is uneven at the upper stair landing adjacent to #28.

Recommend all of the exterior stairs and related components be evaluated and improved or replaced as needed by a qualified licensed contractor. Lack of proper repairs and maintenance can cause health and safety concerns to occur in the future.



The terrace stairs have been blocked off with red caution tape.



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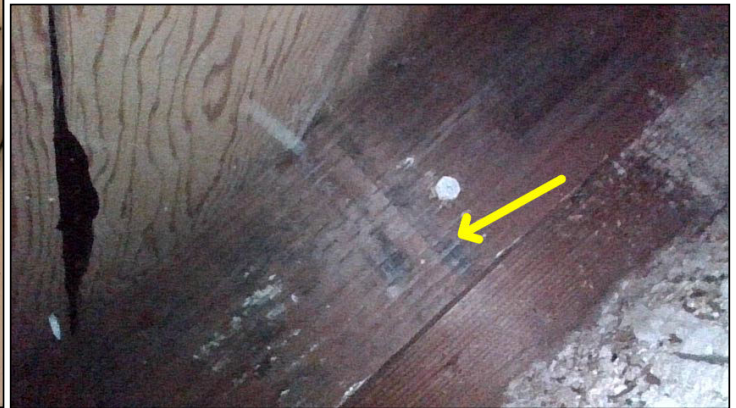
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Recommend all debris be removed from the stair landing soffits the next time they are exposed for repairs.



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The walkway surface is uneven at the upper stair landing adjacent to #28.

5. CONCLUSION

Conditions:

As there were no immediate health and safety concerns due to moisture damage at the components that were inspected, we will not be sending this report to the city of Santa Barbara per SB-721. Please see obrienbuildinginspections.com and the link to SB-721 for more information. With replacement of the rear terrace stairs, timely repairs, and proper maintenance, the useful life expectancy of the balconies, terrace, walkways, and exterior stairs that were inspected is at least 6 years. Refer to SB-721 for follow-up requirements regarding repairs and future inspections.