



**O'BRIEN**  
BUILDING INSPECTIONS INC.

**SAMPLE**  
**INSPECTION REPORT**

43726 Sunset Avenue  
Los Angeles, CA



Prepared for John Smith

9/15/2025

Inspected by Tio Turrini-Smith

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

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# 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.

## DEFINITION OF SERVICEABLE

Items where no deficiencies were found will be noted as "serviceable." For the purpose of this report "serviceable" is defined as:

1. Usable.
2. Suitable for ordinary use or wear.

## DEFINITION OF IMPROVEMENTS

In this report there will be various recommendations for "further evaluation and improvements." For the purpose of this report "improvements" can range from simple maintenance to complete replacement of components.

## REPORT PHOTOS

Photos in this report are included at the discretion of the inspector. A photo following a comment may be provided for clarification only and does not indicate whether a comment is more important than a comment without a following photo. Report must be printed in color with a quality printer for pictures to be useful. Please read entire report and inspection agreement.

**HEALTH AND SAFETY**

SB-721

Page 21 Item: 4	CONCLUSION	<p>As there were no immediate health and safety concerns at the components that were inspected, we will not be sending this report to the city of Los Angeles per SB-721. Please see <a href="http://obrienbuildinginspections.com">obrienbuildinginspections.com</a> and the link to SB-721 for more information.</p> <p>With timely repairs and proper maintenance, the useful life expectancy of the balconies, terrace, and walkway that were inspected is at least 6 years.</p> <p>Refer to SB-721 for follow-up requirements regarding repairs and future inspections.</p>
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**DEFECT/FUNCTIONAL CONCERN**

SB-721

Page 8 Item: 1

**BALCONY  
CONDITIONS**

The #203 and #303 balconies were inspected.

Holes were drilled in the balcony and walkway soffits 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. Light fixtures were removed at the interior ceiling of #100 to inspect the #207 terrace framing where visible.

Moisture damage and possible insect damage were observed at the #203 and #303 balcony framing with the borescope camera. Recommend the entire property be inspected by a structural pest control operator. Recommend obtaining a written report from this specialist. See wood destroying organism (WDO) report for more information.

Organic growth was observed at the #203 balcony framing with the baroscope camera. See WDO report for more information.

The #203 slider door threshold slopes at the corner of the door. This area of the threshold is lower than the surface of the balcony. This area is susceptible to water intrusion. Recommend improvements be made by a qualified licensed contractor when the balcony is eventually reconstructed. This condition is present at the #207 terrace slider door as well.

Worn waterproof coating was noted at the #203 and the #303 balcony surfaces.

Recommend all of the balconies be inspected with a borescope camera. Recommend all of the balconies 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.

Page 14 Item: 2	TERRACES CONDITIONS	<p>The #207 terrace was inspected.</p> <p>Damaged sheathing was noted at the #207 terrace framing where visible at #100.</p> <p>Possible insect damage was observed at the #207 terrace framing where visible in #100. See WDO report for more information.</p> <p>Organic growth was noted at the terrace framing in various places where light fixtures were removed at #100. See WDO report for more information.</p> <p>Dry water stains were noted at the #100 ceiling and wall below the #207 terrace. Hidden damage may be present.</p> <p>Dry water stains were not noted at the #207 framing where visible at #100.</p> <p>The slider door threshold at the #207 terrace is lower than the surface of the terrace in various places.</p> <p>Damaged waterproof coating was noted at the surface of the terrace.</p> <p>Recommend all of the terraces be inspected with a borescope camera. Recommend all of the terraces 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>
Page 18 Item: 3	WALKWAY CONDITIONS	<p>The 3rd floor walkway between the two stairwells was inspected.</p> <p>A borescope camera was used to inspect the walkway framing. The camera was inserted into a light fixture. Multiple plumbing accesses were opened to inspect the adjacent walkway framing.</p> <p>Dry water stains were observed at the walkway framing through plumbing accesses adjacent to #202 and #203.</p> <p>Possible insect droppings were noted at the surface of the walkway in various places adjacent to the exterior walls. See WDO report for more information.</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>

**ROUTINE MAINTENANCE**

SB-721

Page 8 Item: 1	BALCONY CONDITIONS	<p>Cracked stucco was noted at the edge of #303 balcony soffit.</p> <p>Artificial turf was noted at the #203 balcony. Artificial turf can trap water against the balcony surface resulting in moisture damage. Removal is recommended.</p> <p>Recommend the watering of potted plants at the balconies be limited to help prevent deterioration of the adjacent balcony materials.</p> <p>Recommend removing tree debris from the balconies.</p>
Page 14 Item: 2	TERRACES CONDITIONS	<p>Excessive plants and debris were noted at the #205 terrace. Removal of all plants and debris is recommended. This terrace was otherwise not inspected.</p>
Page 18 Item: 3	WALKWAY CONDITIONS	<p>Cracked and missing grout was noted at the walkway surface in various places.</p> <p>A cracked plastic barrier was noted at the walkway adjacent to #301.</p> <p>The stucco weep screed is blocked by the tile walkway surface at many places. This can cause moisture problems. Recommend monitoring for moisture problems and improving if needed.</p>

**RECOMMENDED UPGRADE**

SB-721

Page 14 Item: 2	TERRACES CONDITIONS	<p>The size and quantity of the #207 terrace drains is not to current standards. Consult a qualified licensed contractor for more information.</p> <p>Poor drainage was noted at the surface of the terrace.</p>
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# INSPECTION CONDITIONS

## 1. DATE OF INSPECTION

September 15, 2025

## 2. TIME OF INSPECTION

10 AM

## 3. CITY/STATE

Los Angeles, CA

## 4. WEATHER

Partly cloudy

## 5. SOIL CONDITIONS

Damp where irrigated.

## 6. BUILDING ORIENTATION

For the purpose of this report the building is considered to be facing south.

## 7. ESTIMATED AGE OF THE BUILDING(S)

Approximately 15 years old.

## 8. BUILDING TYPE

Apartment building.



# SB-721

## 1. BALCONY CONDITIONS

Materials: Wood. Waterproof coating. Stucco. Steel railings.

Conditions:

The #203 and #303 balconies were inspected.

Holes were drilled in the balcony and walkway soffits 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. Light fixtures were removed at the interior ceiling of #100 to inspect the #207 terrace framing where visible.

Moisture damage and possible insect damage were observed at the #203 and #303 balcony framing with the borescope camera. Recommend the entire property be inspected by a structural pest control operator. Recommend obtaining a written report from this specialist. See wood destroying organism (WDO) report for more information.

Organic growth was observed at the #203 balcony framing with the baroscope camera. See WDO report for more information.

The #203 slider door threshold slopes at the corner of the door. This area of the threshold is lower than the surface of the balcony. This area is susceptible to water intrusion. Recommend improvements be made by a qualified licensed contractor when the balcony is eventually reconstructed. This condition is present at the #207 terrace slider door as well.

Worn waterproof coating was noted at the #203 and the #303 balcony surfaces.

Cracked stucco was noted at the edge of #303 balcony soffit.

Artificial turf was noted at the #203 balcony. Artificial turf can trap water against the balcony surface resulting in moisture damage. Removal is recommended.

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

Recommend removing tree debris from the balconies.

Recommend all of the balconies be inspected with a borescope camera. Recommend all of the balconies 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.



Moisture damage and possible insect damage were observed at the #303 balcony framing with the borescope camera.



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Moisture damage and possible insect damage were observed at the #203 balcony framing with the borescope camera.



Moisture damage and possible insect damage were observed at the #203 balcony framing with the borescope camera.



Organic growth was observed at the #203 balcony framing with the baroscope camera.



Organic growth was observed at the #203 balcony framing with the baroscope camera.



The #203 slider door threshold slopes at the corner of the door.





The slider door threshold at the #206 terrace is shown in this image. This is an example of a slider door threshold installed at the proper elevation above the exterior walking surface.



Worn waterproof coating was noted at the #203 and the #303 balcony surfaces.



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Worn waterproof coating was noted at the #203 and the #303 balcony surfaces.



Cracked stucco was noted at the edge of #303 balcony soffit.



Artificial turf was noted at the #203 balcony.



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



Recommend removing tree debris from the balconies.

## 2. TERRACES CONDITIONS

Materials: Wood. Waterproof coating. Stucco. Metal railings.

Conditions:

The light fixtures at the ceiling of #100 were removed at the time of the inspection to allow for evaluation of the #207 terrace framing where visible.

The #207 terrace was inspected.

Damaged sheathing was noted at the #207 terrace framing where visible at #100.

Possible insect damage was observed at the #207 terrace framing where visible in #100. See WDO report for more information.

Organic growth was noted at the terrace framing in various places where light fixtures were removed at #100. See WDO report for more information.

Dry water stains were noted at the #100 ceiling and wall below the #207 terrace. Hidden damage may be present.

Dry water stains were not noted at the #207 framing where visible at #100.

The slider door threshold at the #207 terrace is lower than the surface of the terrace in various places.

Damaged waterproof coating was noted at the surface of the terrace.

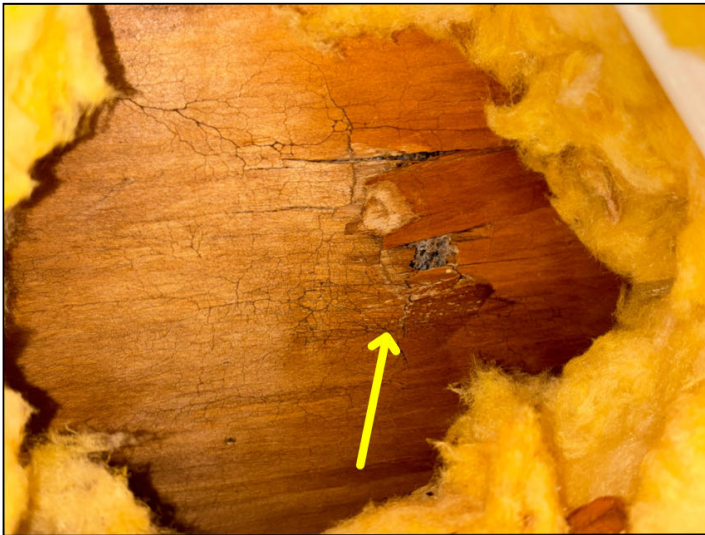
Excessive plants and debris were noted at the #205 terrace. Removal of all plants and debris is recommended. This terrace was otherwise not inspected.

The size and quantity of the #207 terrace drains is not to current standards. Consult a qualified licensed contractor for more information.

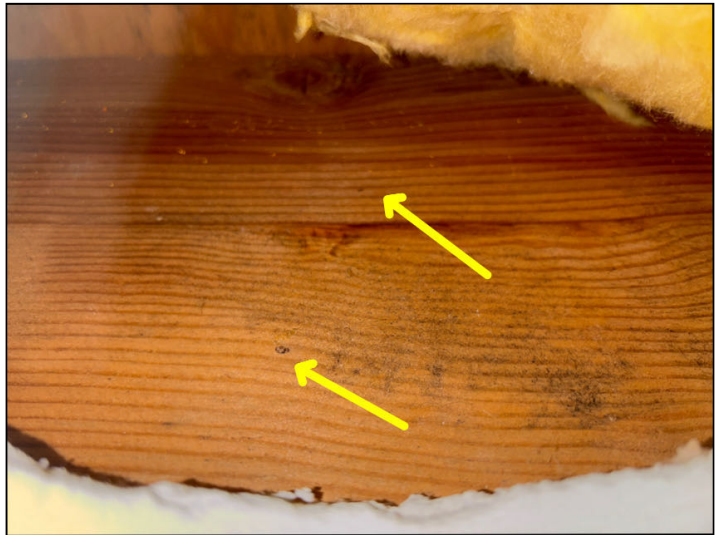
Poor drainage was noted at the surface of the terrace.

Recommend all of the terraces be inspected with a borescope camera. Recommend all of the terraces 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.

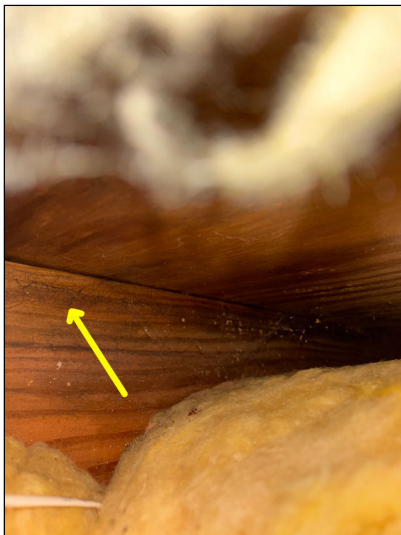




Damaged sheathing was noted at the #207 terrace framing where visible at #100.



Possible insect damage was observed at the #207 terrace framing where visible in #100.



Organic growth was noted at the terrace framing in various places where light fixtures were removed at #100.



Dry water stains were noted at the #100 ceiling and wall below the #207 terrace.





Dry water stains were not noted at the #207 framing where visible at #100.



The slider door threshold at the #207 terrace is lower than the surface of the terrace in various places.

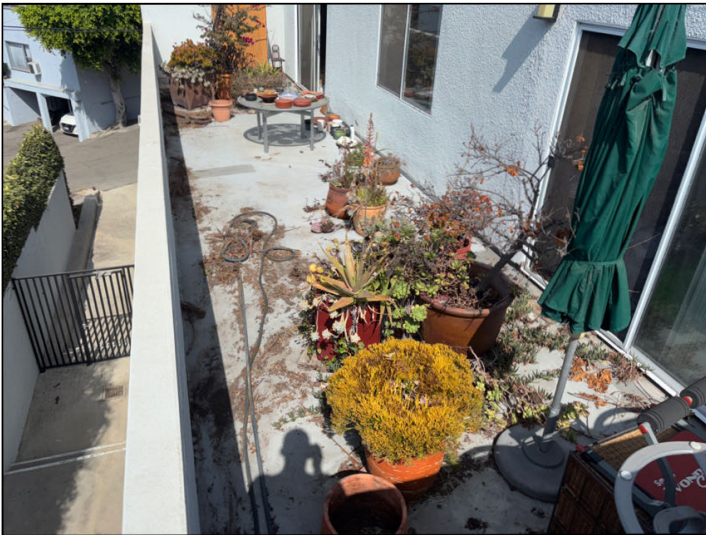


Damaged waterproof coating was noted at the surface of the terrace.



Damaged waterproof coating was noted at the surface of the terrace.





Excessive plants and debris were noted at the #205 terrace.



The size and quantity of the #207 terrace drains is not to current standards.



Poor drainage was noted at the surface of the terrace.

### 3. WALKWAY CONDITIONS

Materials: Wood. Stucco. Tile. Metal railing.

Conditions:

The 3rd floor walkway between the two stairwells was inspected.

A borescope camera was used to inspect the walkway framing. The camera was inserted into a light fixture. Multiple plumbing accesses were opened to inspect the adjacent walkway framing.

Dry water stains were observed at the walkway framing through plumbing accesses adjacent to #202 and #203.

Possible insect droppings were noted at the surface of the walkway in various places adjacent to the exterior walls. See WDO report for more information.

Cracked and missing grout was noted at the walkway surface in various places.

A cracked plastic barrier was noted at the walkway adjacent to #301.

The stucco weep screed is blocked by the tile walkway surface at many places. This can cause moisture problems. Recommend monitoring for moisture problems and improving if needed.

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.



Dry water stains were observed at the walkway framing through plumbing accesses adjacent to #202 and #203.



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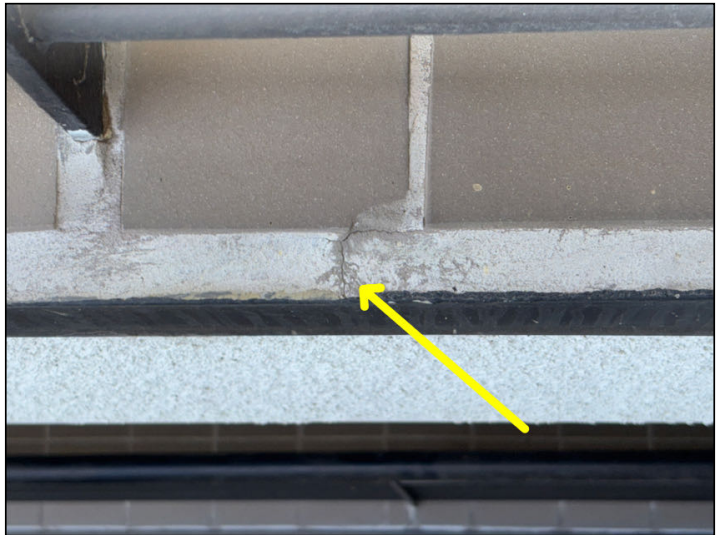


Possible insect droppings were noted at the surface of the walkway in various places adjacent to the exterior walls.





Cracked and missing grout was noted at the walkway surface in various places.



Cracked and missing grout was noted at the walkway surface in various places.



Cracked and missing grout was noted at the walkway surface in various places.



A cracked plastic barrier was noted at the walkway adjacent to #301.



The stucco weep screed is blocked by the tile walkway surface at many places.

#### 4. CONCLUSION

##### Conditions:

As there were no immediate health and safety concerns at the components that were inspected, we will not be sending this report to the city of Los Angeles per SB-721. Please see [obrienbuildinginspections.com](http://obrienbuildinginspections.com) and the link to SB-721 for more information.

With timely repairs and proper maintenance, the useful life expectancy of the balconies, terrace, and walkway that were inspected is at least 6 years.

Refer to SB-721 for follow-up requirements regarding repairs and future inspections.