

April 17, 2024

Dana by the Sea HOA
24412 Alta Vista Drive
Dana Point, CA 92629
Attention: **Mike Hart**

Subject: Dana by the Sea
SB 326 Intrusive Investigation Instructions

Dear Mike:

Per your request, I visited the Dana by the Sea condominium community on March 19, 2024 in regards to SB 326 exterior wood elements inspections. Dana by the Sea is a 31-unit complex of 2-story townhome-style buildings, a portion of the units being on-grade and a portion of the units being atop a parking structure. Buildings are wood framed. All buildings have exterior elements impacted by SB 326, including exterior wood decks, exterior elevated walkways, and exterior wood stairs. During this visit I walked all of the buildings and observed the noted exterior elements. No selective demolition was performed--therefore much of the structure was hidden.

It is my opinion from the initial visit that the exterior wood elements are in fair condition overall. Due to the proximity to the ocean and humid environment, I noted significant rust and wood deterioration at many exterior elements. There are also signs of termite damage. Repairs, some significant in nature, will be required.

As required by SB 326, at least 15% of the obscured exterior elements are required to have the primary structure exposed and inspected. Areas identified as having potential concern will all be required to be opened. Other representative conditions will also need to be opened. Required openings are noted on the attached table and reference photographs. Please coordinate our second inspection at a time when a contractor can have these areas opened up for our viewing.

Best regards,

WRIGHT ENGINEERS



04/17/2024

Scott N. Jones, SE S4997, LEED AP
Executive Vice President

Attachments: Inspection Summary Table
Photographs

Atlanta

Dallas

Denver

Las Vegas

Orange County

Phoenix

Salt Lake City

2 Venture

Suite 200

Irvine, CA 92618

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Dana by the Sea - SB 326 Inspections - Units

Unit	Stair	Low Deck	High Deck	Deck Posts	Intrusive required?	Instructions for areas required to opened up for inspection :
24414	N/A	Moderate gaurdrail rust.	Moderate gaurdrail rust. Gaurdrail post brace rusted significantly.	Both wood posts steel bases severely rusted. West second floor post strap severely rusted.	No	
24416	N/A	Cracking of waterproof layer near gaurdrail post base. Moderate gaurdrail rust.	Cracking of waterproof layer in two places. Gaurdrail is weak-- appears gaurdrail post is rusted off at base.	Two front wood posts steel bases severely rusted. Rear wood post is in direct contact with soil.	Yes	Expose gaurdrail post base (reference Figure E1).
24422	N/A	Deck post at SE corner is rotted/ termite damaged severely and requires replacment.	Moderate guardrail rust.	Both wood posts steel bases severely rusted.	No	
24424	N/A	No issues discovered.	Plywood sagging near edge. Water ponding. Significant rust at gaurdrail.	Front West post steel base severely rusted. Front East post is degraded and steel base severely rusted. Rear post steel base severely rusted.	Yes	Bore hole in soffit below upper level deck below sagging plywood (reference Figure E2).
24426	N/A	Deck has covering in place. Significnat guardrail rust.	Significant guardrail rust.	Both wood posts steel bases marginally rusted.	No	
24432	N/A	No issues discovered.	Cracking of waterproof layer.	Two front wood posts steel bases severely rusted. Rear wood post bases martinally rusted.	Yes	Expose top of plywood at crack in waterproof layer (reference Figure E3).
24434	N/A	No issues discovered.	No issues discovered.	West wood posts steel base severely rusted. West second floor post strap severely rusted.	No	
24436	N/A	Deck has been covered by heavy tile and may be beyond weight structure is designed for. Significant guardrail rust.	Significant cracking and damage to waterproof layer. Standing water at rail.	Front West post steel base marginally rusted. Front East and Rear post is steel base severely rusted. Rear post steel base severely rusted.	Yes	Bore holes in soffit below upper level deck below cracking in waterproof layer and below ponding (reference Figure E4).
24442	N/A	No issues discovered.	Severe guardrail rust.	West wood posts steel base moderately rusted.	No	
24444	N/A	No issues discovered.	Significant guardrail rust.	Front East post steel base marderately rusted. Rear post steel base severely rusted.	No	
24446	N/A	No issues discovered.	Severe guardrail rust, guardrail is wobbly, guardrail base rusted signifcantly.	Front West post steel base marginally rusted and needs soil pulled away from base. Other three post steel bases are severely rusted.	No	

Unit	Stair	Low Deck	High Deck	Deck Posts	Intrusive required?	Instructions for areas required to opened up for inspection :
24448	N/A	Ocean side: Deck has been covered by heavy tile and may be beyond weight structure is designed for. No other issues discovered. Pool side: Open Trex deck. All 3 main wood beams are rotted. One beam needs to be raised above grade. Wood posts need to be raised above grade.	Deck has been covered by heavy tile and may be beyond weight structure is designed for. No other issues discovered.		No	
33651	No issues discovered.	Rail to front door rusted severely.	Rail post is rusted at base.	4x4 post supporting deck rotted significantly at the base.	No	
33655	No issues discovered.	Significant gaurdrail post rust at base.	Rail post is rusted off at base.	N/A	Yes	
33661	No issues discovered.	No issues discovered.	No issues discovered.	N/A	No	
33665	No issues discovered.	No issues discovered.	Rail post is rusted off at base.	N/A	Yes	Bore hole in soffit below post location and ledger location at upper level deck (reference Figure E5).
33671	No issues discovered.	No issues discovered.	No issues discovered.	N/A	No	
33675	No issues discovered.	No issues discovered.	Rail post is likely rusted off at base.	N/A	Yes	
33681	No issues discovered.	No issues discovered.	Rail post is rusted off at base.	N/A	No	
33685	Waterproof layer is cracked.	Waterproof layer has small cracks.	Rail post is rusted off at base.	N/A	Yes	Bore hole in finish below upper level deck crack in waterproof layer (reference Figure E6). Expose underside of stair framing for visual inspection (reference Figure E7).
33691	No issues discovered.	No issues discovered.	Rail post is rusted off at base.	N/A	No	

8

# of elements	52
# required to be opened (15%)	8
actual number opened	8

Dana by the Sea - SB 326 Inspections - Site

Location	Element	Condition	Intrusive required?	Instructions for areas required to opened up for inspection :
Bridge from Garage to Pool Stair	Pedestrian bridge.	No structural issues discovered. Soil needs to be pulled away from wood beam near support.	No	
Stair from Garage Pedestrian Bridge to pool deck	Steel stair.	Steel construction is not a part of this inspection. However, the steel stair tread ledgers are severely rusted and need repair.	No	
Bridge from Garage to Unit 24448	Pedestrian bridge.	One column base has rusted beyond repair.	No	
			<u>0</u>	

Photographs



Figure E1 (24416): Remove deck topping to fully expose gaurd rail post, post base, base connection (screw/bolt). Extend removal in 12" each direction to expose top of plywood deck.



Figure E2 (24424): Drill 1" hole through wood soffit finish BELOW this area of the upper deck where water is ponding. Inspection will be provided via endoscope.

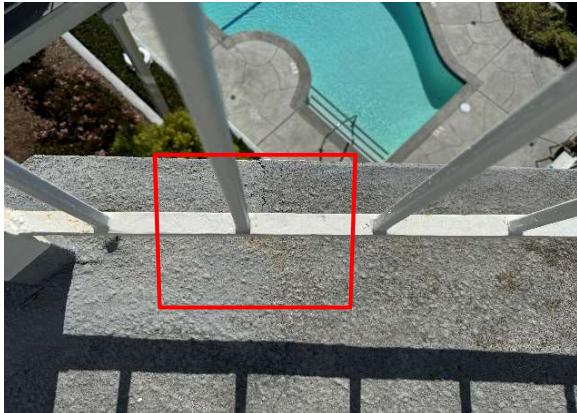


Figure E3 (24432): Expose top of plywood minimum of 3" beyond crack in all three directions.



Figure E4 (24436): Drill 1" hole through wood soffit finish BELOW two noted areas in the upper deck where: water is ponding and at large crack in waterproofing. Inspection will be provided via endoscope.

Photographs



Figure E5 (33665): Drill 1" hole through finish BELOW ledger location and post location at upper deck. Inspection will be provided via endoscope.



Figure E6 (33685): Drill 1" hole through finish BELOW crack in upper-level deck waterproofing. Inspection will be provided via endoscope.



Figure E7 (33685): Remove drywall (minimum 2' x 2' section) to expose underside of stairs.