September 12, 2023 **Project Number:** 222-141

Mr. Colin Lynch
Bay West Property Management
2416 Polk Street
San Francisco, CA 94109

Tel: 415.345.1270, email: clynch@bwpm.com

Dear Mr. Lynch:

Subject: Petrini Place, CA – SB 326 EEE Inspection Report
2001 McAllister Street, San Francisco, CA

This report contains the results of the inspection conducted by Murphy Burr Curry, Inc. (MBC) for the Exterior Elevated Elements (EEE) inspection report for the property located at Petrini Place, 2001 McAllister Street, San Francisco, CA, and includes our recommendations for repairs. This report is in accordance with the inspection requirements described in SB 326 and California Civil Code 5551.

1. Scope of Professional Services

1.1. Structural engineering services for an inspection at the subject property for the existing Exterior Elevated Elements (EEEs) which includes balconies, decks, exterior wood stairways, walkways, and railings that have a walking surface of more than six feet above ground level in accordance with SB 326 and Civil Code 5551 requirements.

1.2. The number of EEEs required to be inspected is taken as a "statistically significant sample" of the total number of EEEs in accordance with SB 326. A statistically significant sample indicates sufficient elements inspected to provide 95 percent confidence that the sample's results reflect the whole, with a margin of error of no greater than plus or minus 5 percent. The number of EEEs and the corresponding number of required and conducted inspections are as follows:

EEE Type	*Number*	*Number of Inspections Required*	*Number of Inspections Conducted*
Decks	90	73	90
Stairs / Walkways	20	20	20
Total	110	93	110

1.3. Our professional opinion expressed in this report is limited by the following: Our inspection was visual and did not include testing. Structural framing of the decks and walkways was covered by the ceilings. All the decks were observed from the top and below. The contractor provided access to the spaces below the decks and walkways, allowing us to observe signs of water damage at the ceiling and edge of the decks. No other probes were conducted. MBC requested opening up 20 units and 3 walkway ceilings (Ref. Appendix A) to inspect the structural framing for possible water intrusion.

April 15, 2025 **Project Number:** 222-141

Mr. Colin Lynch
Bay West Property Management
2416 Polk Street
San Francisco, CA 94109

Tel: 415.345.1270, email: clynch@bwpm.com

Dear Mr. Lynch:

Subject: SB 326 EEE Inspection Completion Report
Petrini Place, 2001 McAllister Street, San Francisco, CA

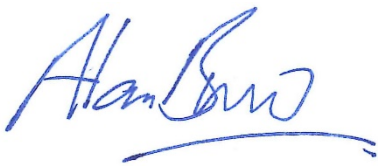
At your request we performed a final Structural Observation site visit on April 15, 2025, to observe the walkway repairs completed per the recommendations in our SB 326 EEE Inspection Report for the property, dated 9/12/2023. From our observations of the walkways during this visit and of the five deck repairs during previous Structural Observation visits conducted in 2023, it is our opinion that the repairs have been completed substantially in accordance with the recommendations in the referenced SB 326 EEE Inspection Report and structural drawings for the repairs prepared by this office.

This report may not be used by any persons other than the Client without the expressed permission of Murphy Burr Curry. The conclusions are based on our site visits, visual observations of exposed and accessible materials, information supplied by the Client, and our experience in the field of structural engineering with similar buildings. Our professional opinions, conclusions, and recommendations are made in accordance with generally accepted engineering principles and practices. We have not performed a detailed analysis of the building, nor did we do any investigations to determine hidden structural or soil conditions. No tests for asbestos and/or other hazardous materials were conducted. No warranty is expressed or implied.

Thank you for working with us on this project. Please contact the undersigned if you have any questions.

Sincerely,

MURPHY BURR CURRY, INC.



Alan Burr, SE 5062
President

2. Description of Load-Bearing Components and Associated Waterproofing System

2.1. Exterior Stairs/Walkways Load-Bearing Components

2.1.1. The exterior stairs are constructed from steel stringers with precast concrete treads supported by wood-framed walkways. The stringers have hanger connections to the landing beams at the top end and are welded to the steel base plate at the bottom end. The precast treads are supported by embedded steel plates welded to steel angles, which are welded to the inside face of the steel channel stringers.

2.1.2. The intermediate landings consist of concrete on a metal deck supported by perimeter steel channels.

2.1.3. Stair stringers are typically welded to the steel plates embedded in the concrete footings.

2.1.4. The railings at the stairs are closely spaced steel bar balusters with intermediate posts welded to the top of the steel stringers. At the landing, the railing posts are welded to the continuous steel plate which is bolted to the wood edge beam.

2.1.5. More information on framing at each stair can be found in Appendix C.

2.2. Exterior Stairs Waterproofing System

2.2.1. The primary structural steel members of the exterior stairs are painted and are exposed to the weather. The walkway wood joists and plywood sheathing are covered on top with a concrete topping. There is a waterproofing membrane between the concrete topping and the plywood sheathing. Metal flashing is installed at the edge of the landing beams. All free sides of the walkways, and also below their framing, are wrapped by gyp boards/ceilings.

2.2.2. Sheet metal flashing has been installed between the open sides of the stair walkways and at the intersection of the walkways and building walls or perimeter beams.

2.3. Deck Load-Bearing Components

2.3.1. The decks are typically wood-framed, consisting of Pressure-Treated (P.T.) wood joists (typically 2x). The joists are hung off of a ledger beam that is through-bolted to the exterior building wall on one side and there are LVL wood beams at the front edge of the balconies. For balconies surrounded by the building walls, the LVL edge beams are supported by the wood posts inside the exterior building wall.

2.3.2. There are cantilevered balconies consisting of wood joists cantilevered off of the building with a rim LVL beam supporting the railing at the front and sides of the balconies.

2.3.3. The surface of the decks consists of sloped 2" to 1½" thick concrete topping on top of the structural plywood sheathing. The plywood spans between the 2x joists.

2.3.4. The railings around the decks consist of steel posts welded to the continuous steel plates which are bolted through the front and side wood beams. There are steel bar balusters welded on the top and bottom steel railing, which spans between the steel railing posts.

2.3.5. More information on the deck framing can be found in Appendices D & E.

2.4. Deck Waterproofing System

2.4.1. The wood framing joists are P.T. covered on top with ±2" sloped concrete topping. There is a waterproofing membrane between the concrete topping and the plywood sheathing above the deck joists. Metal flashing is installed at the edge of the landing beams which are wrapped in gypsum board on the side. The deck framing is covered by furred ceiling framing for the gypsum board ceiling.

2.4.2. The decks are waterproofed with sheet metal flashing installed on top of the edge beams and a membrane. The sheet metal and waterproofing membrane extend down the sides of the pressure-treated edge beams.

2.4.3. Waterproofing material and sheet metal flashing were observed at the intersection of the decks and the exterior walls.

3. Observed Conditions and Recommended Repairs

3.1. Summary

3.1.1. All balconies and stairs were observed from the top and bottom. However, the structural framing was covered by the concrete topping on top and the gypsum board ceiling from below. At a selected number of balconies and stairs, openings were made to observe the structural framing members.

3.1.2. Photos of all significant observed damage (for the decks that were opened) are provided in Appendix D. Recommended repair measures can be found in Appendix E. Except for the damaged balconies listed in Appendix A, the observed condition of the decks was generally satisfactory.

3.1.3. In our opinion, the observed conditions for the damaged balconies listed in Appendix A present an immediate threat to the health and safety of the residents. MBC recommends immediate shoring at the balconies of units 246, 254, 255, 329, and 333 until repairs are completed. This is due to extensive beam damage observed at the edge beams.

3.1.4. Walkways water damage observed is listed in Appendix A. In our opinion, the observed conditions do not present an immediate threat to the health and safety of the residents, however, we recommend that the repairs described below be completed within the next six months.

3.1.5. All specifications for waterproofing shall be provided by a waterproofing specialist and/or architect. The recommendations in the following report are subject to detailed specifications by a waterproofing specialist.

3.1.6. Structural repair details are provided in Appendix E. Appendix A provides a detailed list of where the repairs in Appendix E are recommended. If the contractor performs the repairs in full conformance with our recommendations, we expect the remaining useful life of the load-bearing components and associated waterproofing system to extend at least until the next round of inspections in nine years, notwithstanding any hidden damages unobserved by MBC.

3.1.7. Additional framing damages may be found during repair work as hidden conditions are exposed. Any additional damages found should be repaired in a similar manner to that described in this report.

3.2. Exterior Stairs/Walkways

3.2.1. The most common observed stair damages were:

3.2.1.1. Corrosion signs at the connection between the embedded steel plates below the precast threads and the steel angle supporting the threads. Clean rusted steel in accordance with the SSPC-SP15 standard, and apply zinc-based primer and protective finish coating to the repair area.

3.2.1.2. Rusted handrails and blusters and stair stringer. Clean rusted steel in accordance with the SSPC-SP15 standard, and apply zinc-based primer and protective finish coating to the repair area.

3.2.2. The most common observed walkway damages were:

3.2.2.1. Walkway beam water damage (by unit #216). Repair details for observed damage are similar to the repair provided in Appendix E.

3.2.2.2. Concrete topping cracks greater than 1/8". Patch the existing crack with concrete to avoid further water intrusion into the structural framing below.

3.2.3. More photos of the stair/walkway damage at each building are provided in Appendix C.

3.3. Decks

3.3.1. In addition to the stair damage, the following damages were observed at the decks:

3.3.1.1. Water damage at LVL edge beams supporting the balcony joists.

3.3.2. Repair details for observed damages are provided in Appendix E. More photos of the deck damages at each building are provided in Appendix D.

4. Limitations

4.1. This report may not be used by any person or persons other than the Client without the expressed permission of Murphy Burr Curry. These preliminary findings, conclusions, and recommendations are based on a brief site visit, visual observations of exposed and accessible materials, information supplied by the Client, and our experience in the field of structural engineering with similar buildings. Our professional opinions, conclusions, and recommendations are made in accordance with generally accepted engineering principles and practices. We have not performed a detailed analysis of the building, nor did we do any investigations to determine the site's hidden structural or soil conditions. No tests for asbestos and/or other hazardous materials were conducted. No warranty is expressed or implied.

Thank you for working with us on this project. Please review this report, and contact the undersigned if you have any questions.

Regards,

MURPHY BURR CURRY, INC.

Somayeh Mirhosseini
Project Engineer

Alan Burr, SE 5062
President

REGISTERED PROFESSIONAL ENGINEER
ALAN CHARLES BURR
No. SE5062
EXP. 12-31-26
STRUCTURAL
STATE OF CALIFORNIA

Encl.

Appendix A	Stair & Balconies Opened & Site Plans	Pages 5
Appendix B	Typical Balcony Framing Detail	Pages 11
Appendix C	Stair & Walkways Observation	Pages 13
Appendix D	Balcony Observation by Building & Unit	Pages 28
Appendix E	Structural Repair Measures	Pages 62

APPENDIX A

STAIR / WALKWAYS & BALCONIES OPENED
& SITE PLANS

Stairs & walkways observed damage (exposed):

Stairs	Damage Observed	Repair Recommendation
by Unit #201	Rusted Steel plates below concrete thread	
by Unit #210	Rusted steel plates below concrete thread & rusted steel stringer	See 3.2.1.1
by Unit #236	Rusted Steel plates below concrete thread	
by Unit #248	Rusted handrails and blusters	
by Unit #250	Rusted Steel plates below concrete thread	

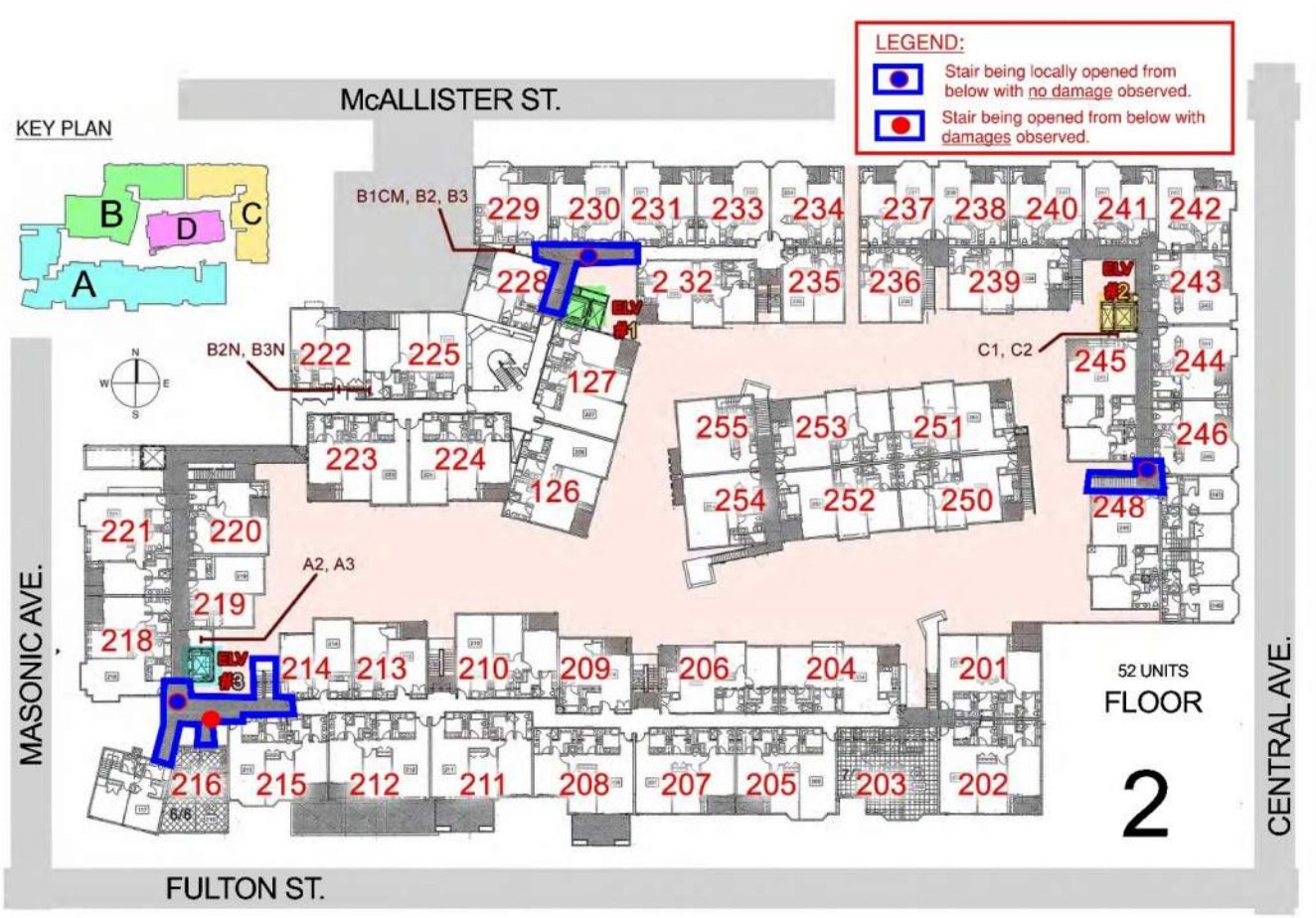
Walkways	Damage Observed	Repair Recommendation
By Unit #220	Concrete topping cracks greater than 1/8".	See 3.2.2.2

Stairs & walkways observed damage (being opened per MBC's request):

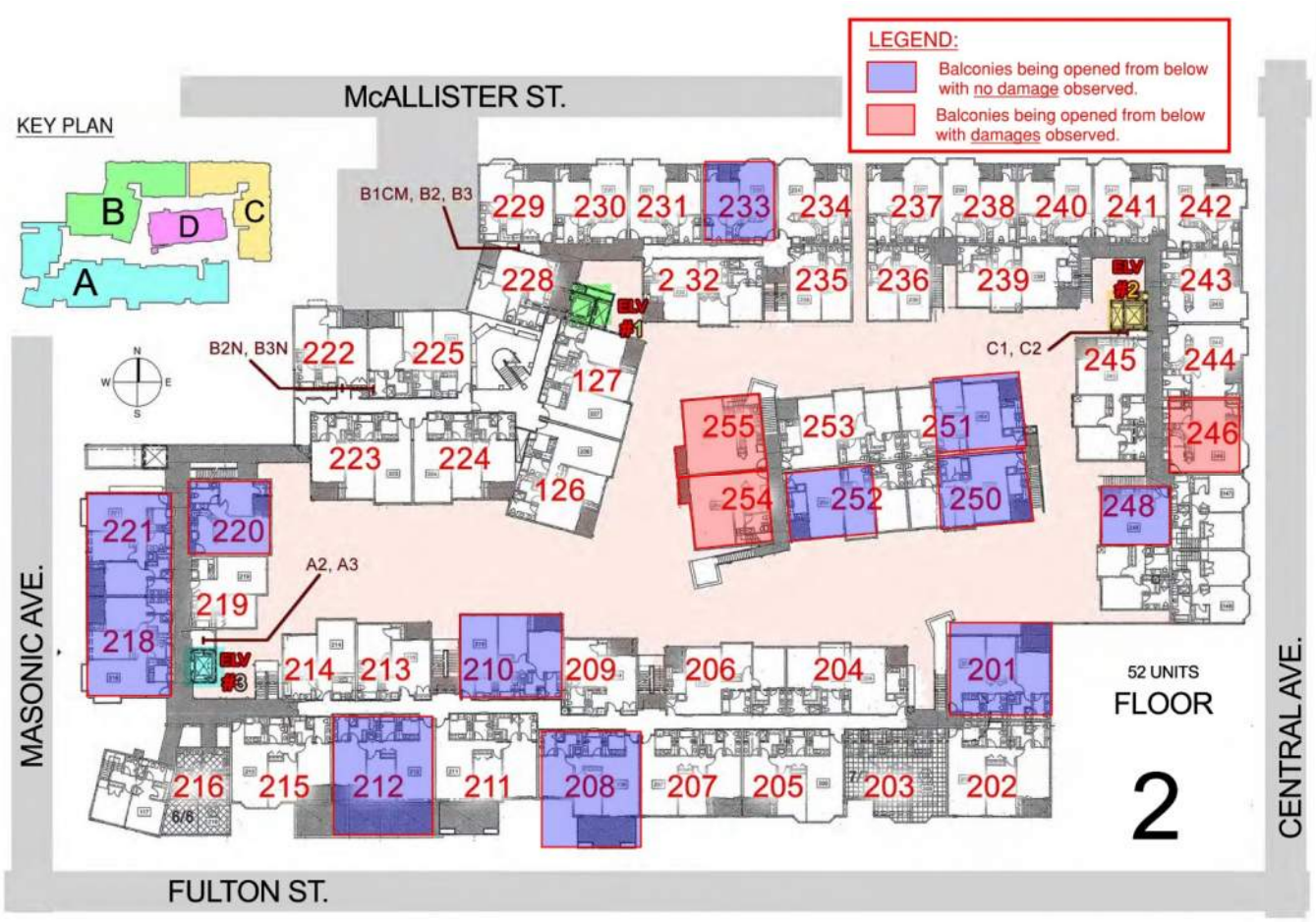
Walkways (Opened)	Damage Observed	Repair Recommendation
by Unit #216	Edge beam water damage	Replace the damaged beam per Appendix E
by Elevator #2	N/A	N/A
by Unit #229	N/A	N/A
by Unit #248	N/A	N/A

Stairs & walkways observed damage (being opened per MBC's request):

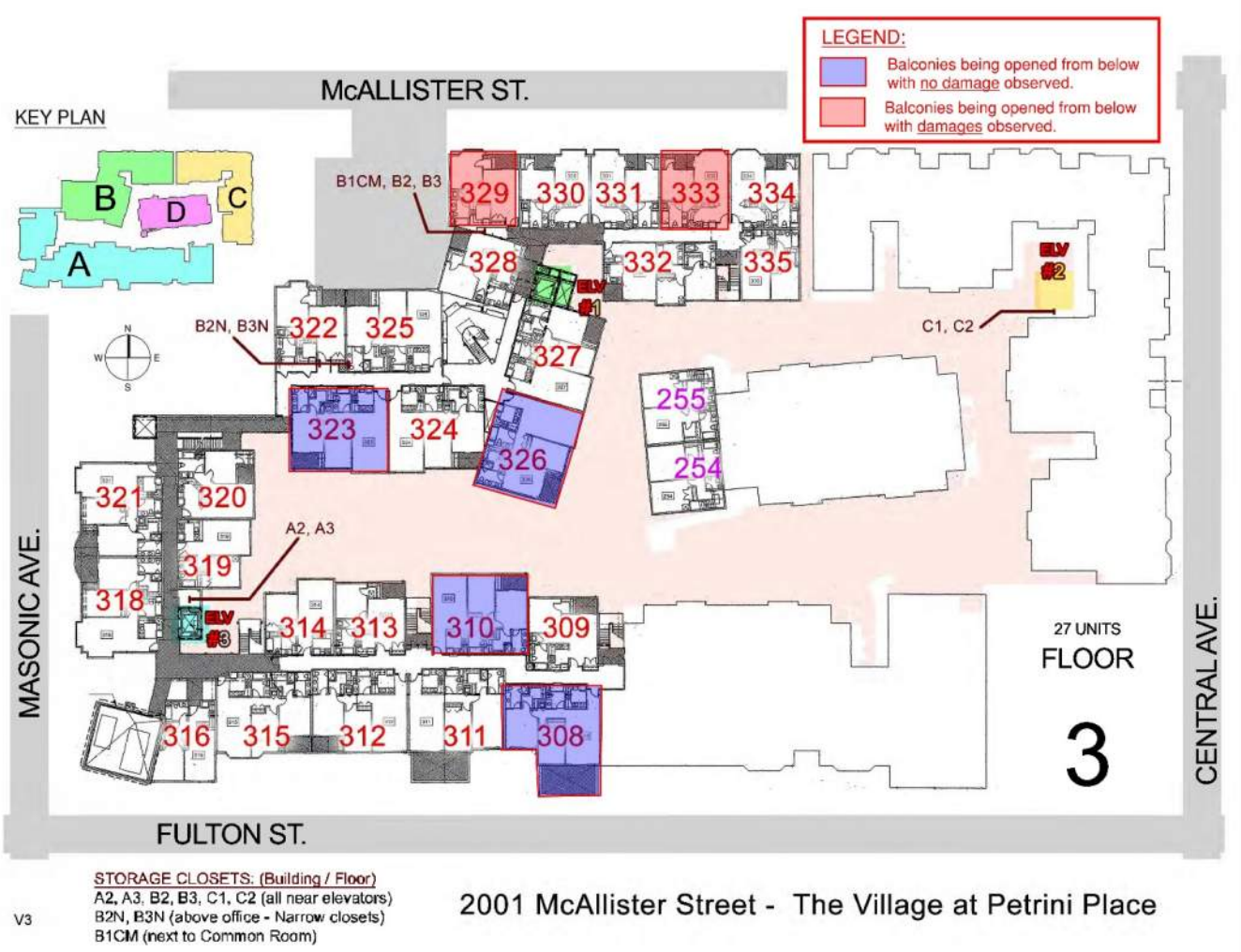
Balconies (Opened)	Damage Observed	Repair Recommendation
#201	N/A	N/A
#208	N/A	N/A
#210	N/A	N/A
#212	N/A	N/A
#218	N/A	N/A
#221	N/A	N/A
#233	N/A	N/A
#246	Edge beam water damage	Replace the damaged beam per Appendix E
#248	N/A	N/A
#250	N/A	N/A
#251	N/A	N/A
#252	N/A	N/A
#254	Edge beam water damage	Replace the damaged beam per Appendix E
#255	Edge beam water damage	Replace the damaged beam per Appendix E
#308	N/A	N/A
#310	N/A	N/A
#323	N/A	N/A
#326	N/A	N/A
#329	Edge beam water damage	Replace the damaged beam per Appendix E
#333	Edge beam water damage	Replace the damaged beam per Appendix E



Second Floor Site Plan Showing The Walkways Being Locally Opened



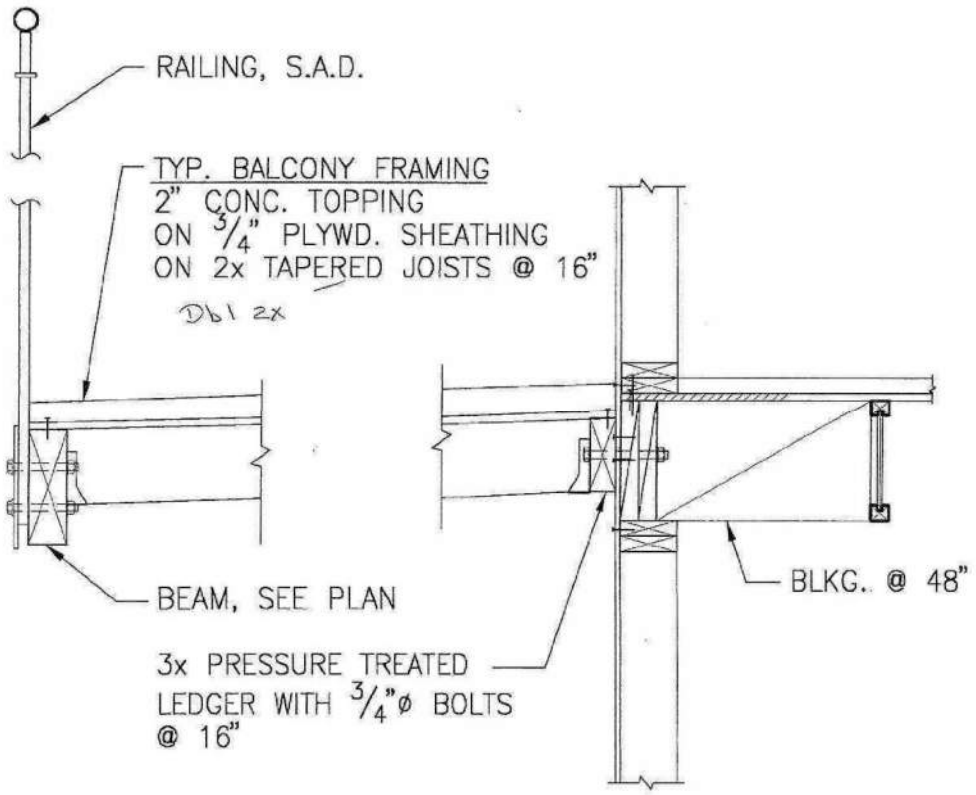
Second Floor Site Plan With The Units Being Opened



Third Floor Site Plan With The Units Being Opened

APPENDIX B

TYPICAL BALCONY STRUCTURAL DETAIL

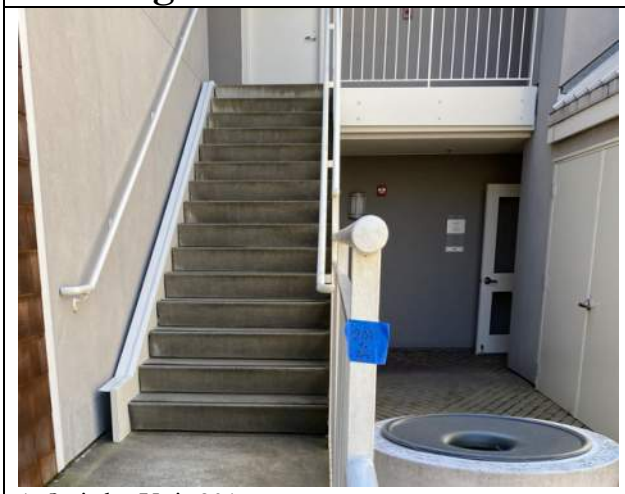


Typical Balcony Detail (12/S6.3 Original Construction Drawings 2001)

APPENDIX C

STAIR & WALKWAYS OBSERVATIONS

Building A



1: Stair by Unit 201

2: Stair by Unit 201

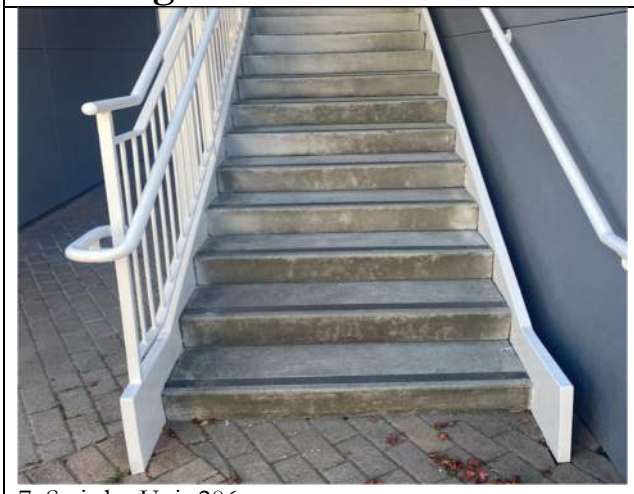
3: Stair by Unit 201

4: Stair by Unit 201

5: Stair by Unit 201

6: Stair by Unit 201

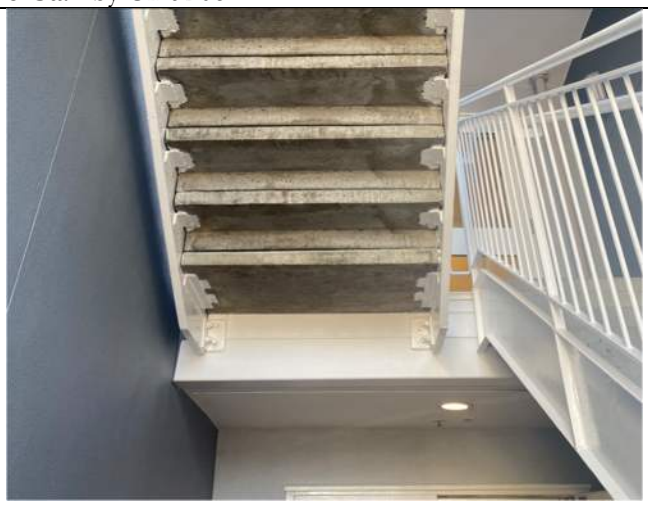
Building A



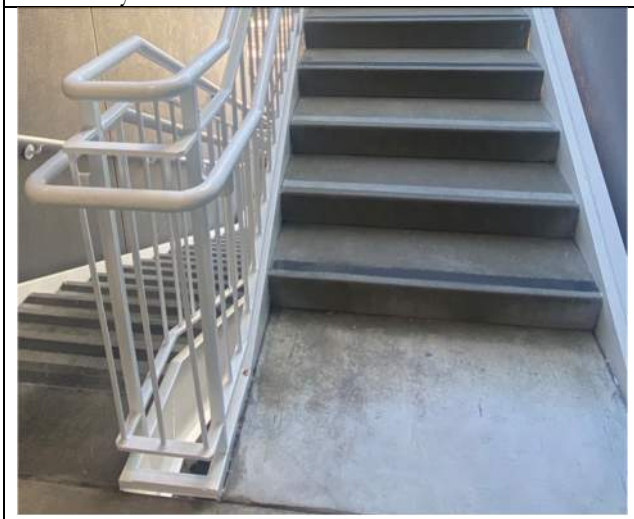
7: Stair by Unit 206

8: Stair by Unit 206

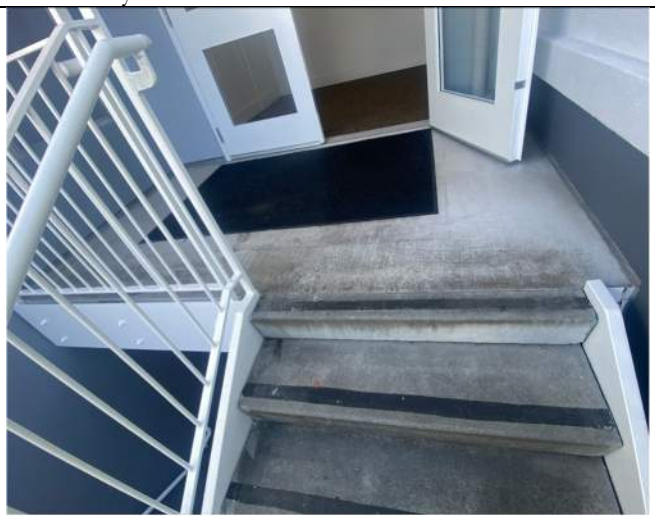
9: Stair by Unit 206



10: Stair by Unit 206



11: Stair by Unit 206

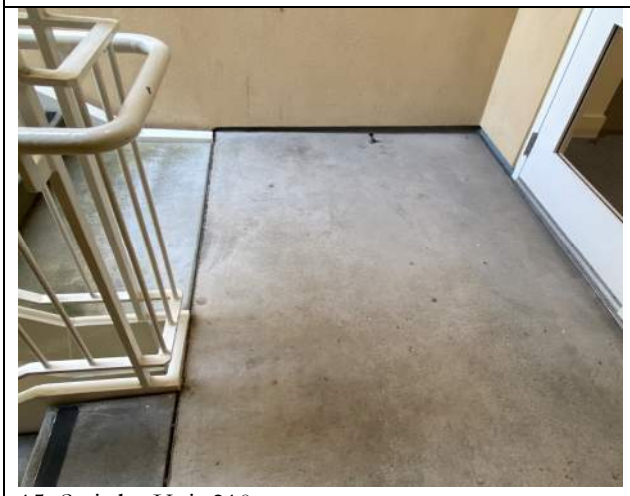


12: Stair by Unit 206

Building A

13: Stair by Unit 210

14: Stair by Unit 210



15: Stair by Unit 210

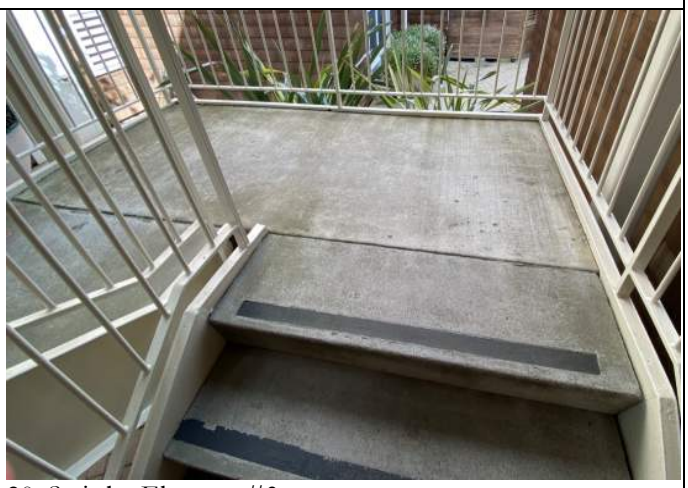
16: Stair by Unit 210

17: Stair by Unit 210

18: Stair by Unit 210

Building A

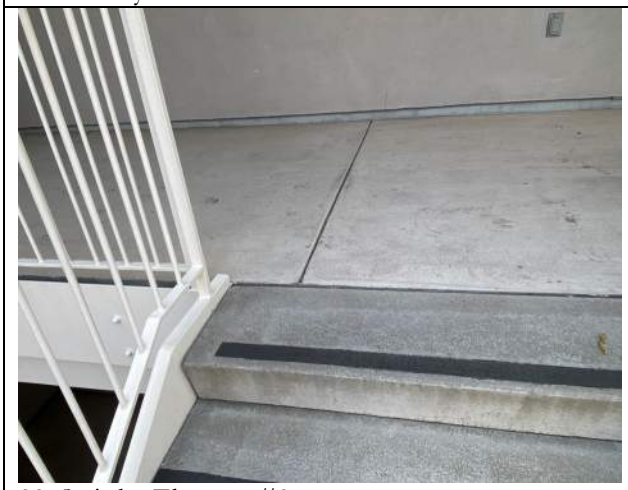
19: Stair by Elevator #3



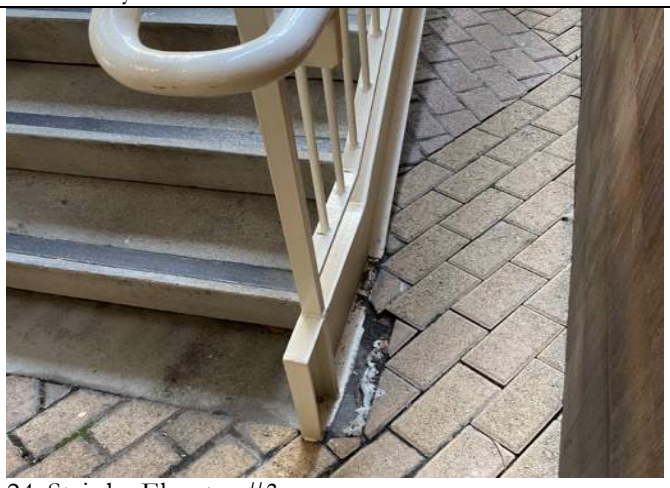
20: Stair by Elevator #3

21: Stair by Elevator #3

22: Stair by Elevator #3



23: Stair by Elevator #3



24: Stair by Elevator #3

Building A

25: Stair by Elevator #3

26: Stair by Elevator #3 (by unit 216)

27: Stair by Elevator #3

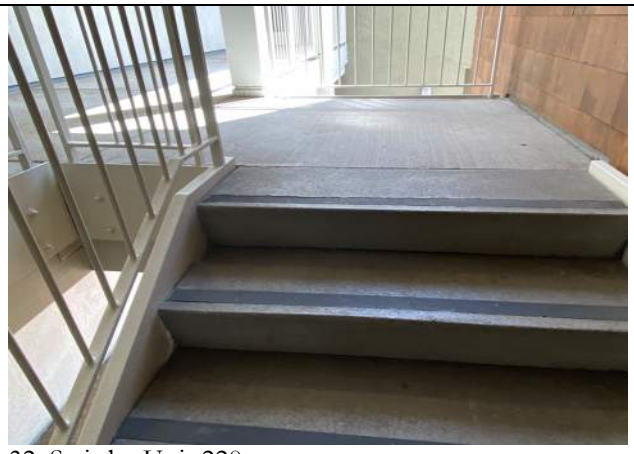
28: Stair by Elevator #3

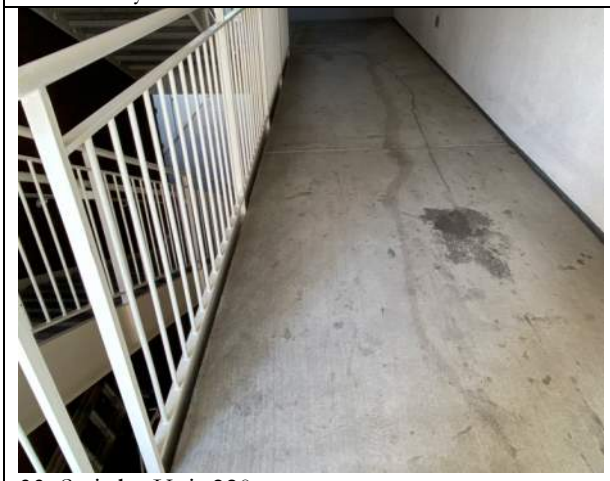
29: Stair by Elevator #3 (opened next to unit 218 from below)

30: Stair by Elevator #3 (opened next to unit 216 from below)

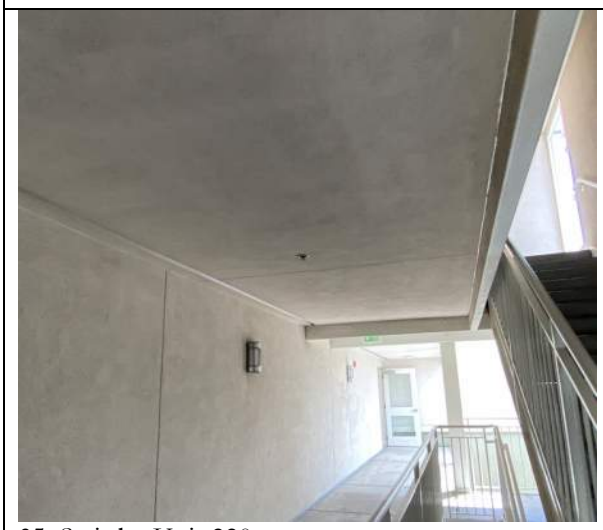
Building A


31: Stair by Unit 220


32: Stair by Unit 220

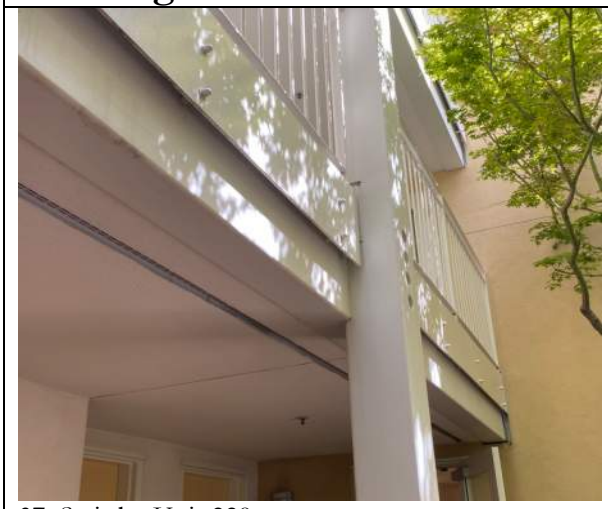

33: Stair by Unit 220


34: Stair by Unit 220


35: Stair by Unit 220

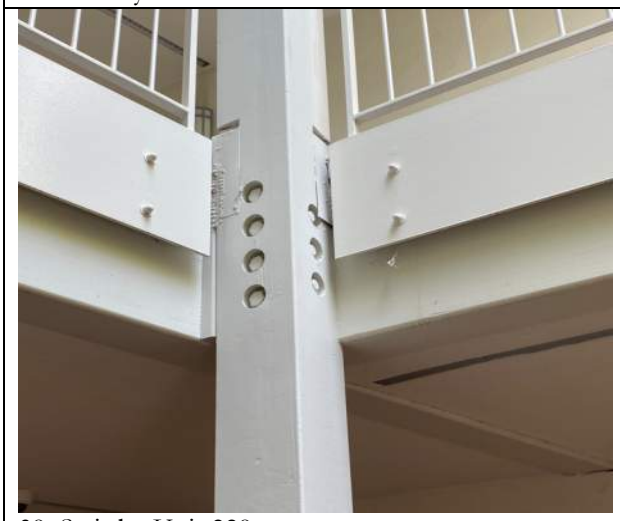

36: Stair by Unit 220

Building B



37: Stair by Unit 229

38: Stair by Unit 229



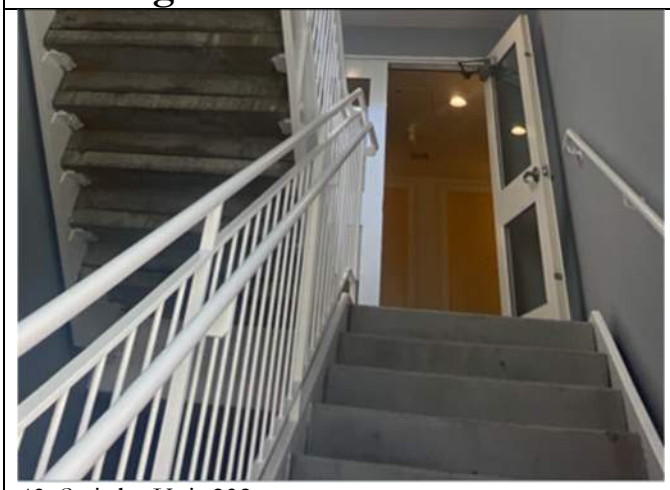
39: Stair by Unit 229

40: Stair by Unit 229

41: Stair by Unit 229

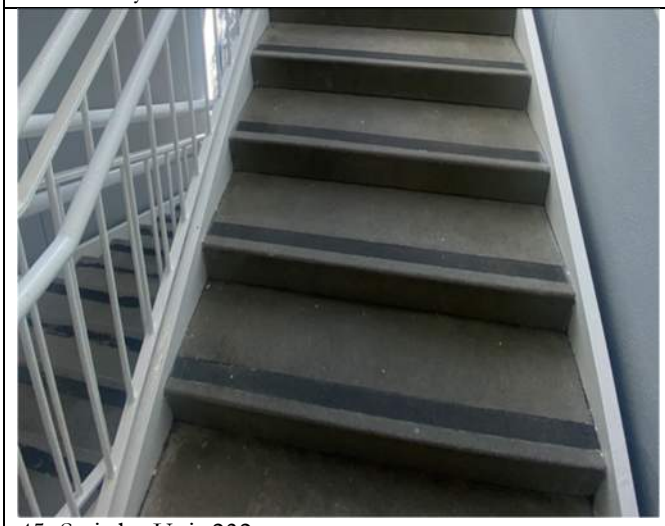
42: Stair by Unit 229

Building B

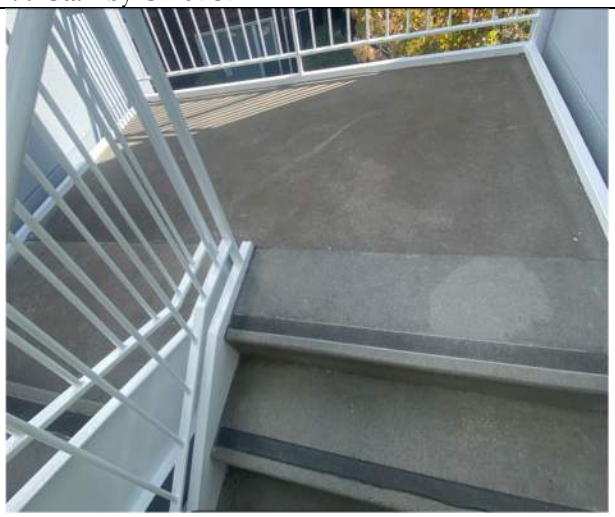


43: Stair by Unit 232

44: Stair by Unit 232



45: Stair by Unit 232



46: Stair by Unit 232

47: Stair by Unit 232

48: Stair by Unit 232

Building B

49: Stair by Unit 236

50: Stair by Unit 236

51: Stair by Unit 236

52: Stair by Unit 236

53: Stair by Unit 236

54: Stair by Unit 236

Building C

55: Stair by Unit 240

56: Stair by Unit 240

57: Stair by Unit 240

58: Stair by Unit 240

59: Stair by Unit 240

60: Stair by Unit 240

Building C


61: Stair by Unit 248


62: Stair by Unit 248


63: Stair by Unit 248


64: Stair by Unit 248


65: Stair by Unit 248


66: Stair by Unit 248

Building D


67: Stair by Unit 250


68: Stair by Unit 250


69: Stair by Unit 250


70: Stair by Unit 250


71: Stair by Unit 250


72: Stair by Unit 250

Building D

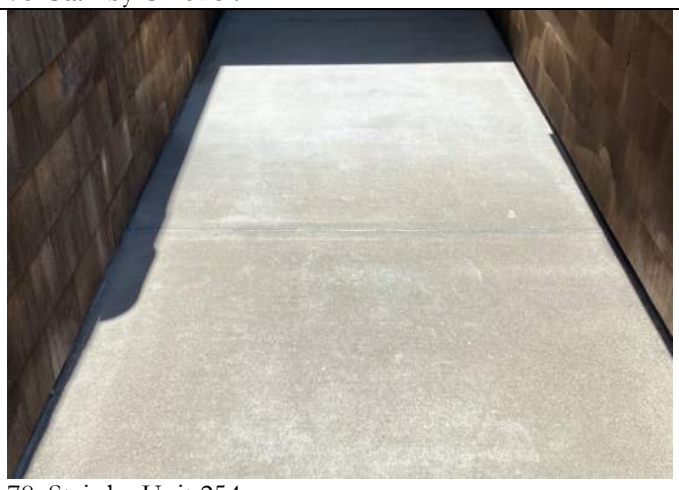
73: Stair by Unit 254

74: Stair by Unit 254

75: Stair by Unit 254

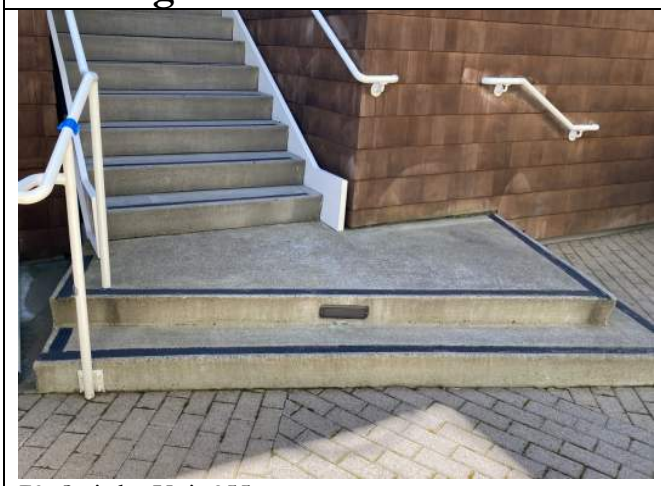
76: Stair by Unit 254

77: Stair by Unit 254



78: Stair by Unit 254

Building D



79: Stair by Unit 255

80: Stair by Unit 255

81: Stair by Unit 255

82: Stair by Unit 255

APPENDIX D

BALCONY OBSERVATION SUMMARY
BY BUILDING & UNIT

Building A (2ND Floor)

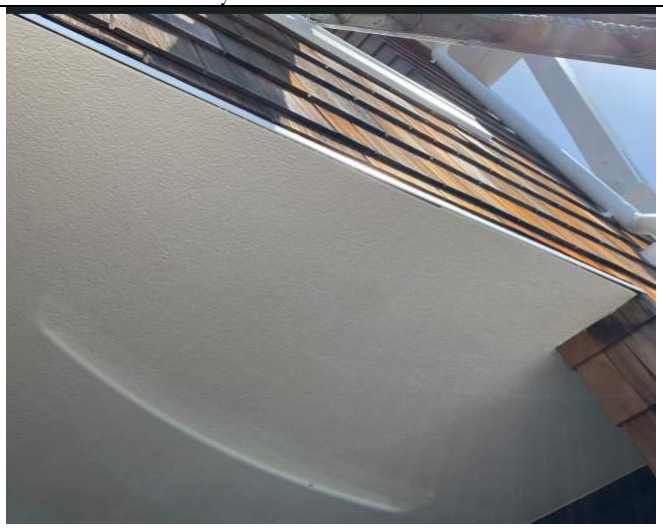
1: Unit 201 Balcony

2: Unit 201 Balcony

3: Unit 201 Balcony

4: Unit 201 Balcony

5: Unit 202 Balcony



6: Unit 202 Balcony

7: Unit 204 Balcony

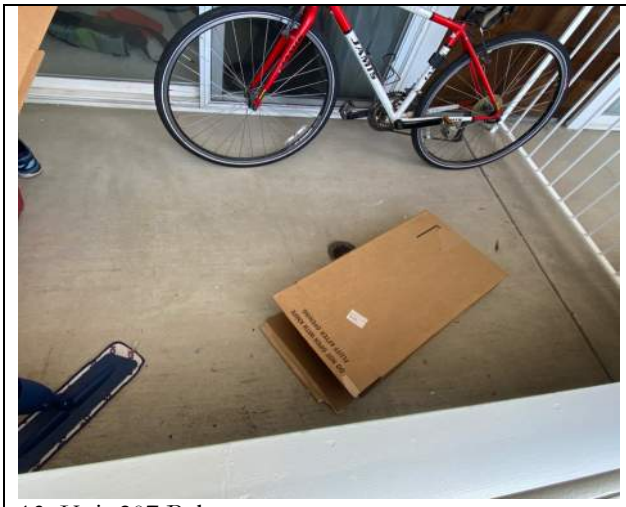
8: Unit 204 Balcony

9: Unit 205 Balcony

10: Unit 205 Balcony

11: Unit 206 Balcony

12: Unit 206 Balcony


13: Unit 207 Balcony


14: Unit 207 Balcony


16: Unit 208 Balcony


16: Unit 208 Balcony


17: Unit 208 Balcony

18: Unit 208 Balcony

19: Unit 209 Balcony

20: Unit 209 Balcony

21: Unit 210 Balcony

22: Unit 210 Balcony

23: Unit 211 Balcony

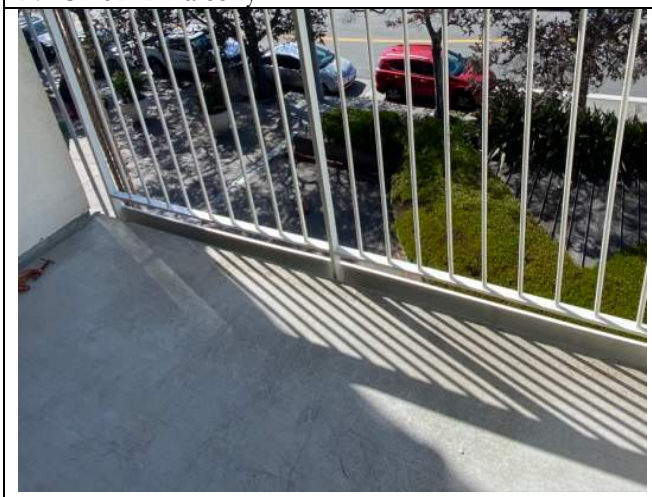
24: Unit 211 Balcony


25: Unit 211 Balcony


26: Unit 211 Balcony


27: Unit 212 Balcony


28: Unit 212 Balcony


29: Unit 212 Balcony


30: Unit 212 Balcony


31: Unit 212 Balcony


32: Unit 212 Balcony


33: Unit 213 Balcony


34: Unit 213 Balcony


35: Unit 215 Balcony

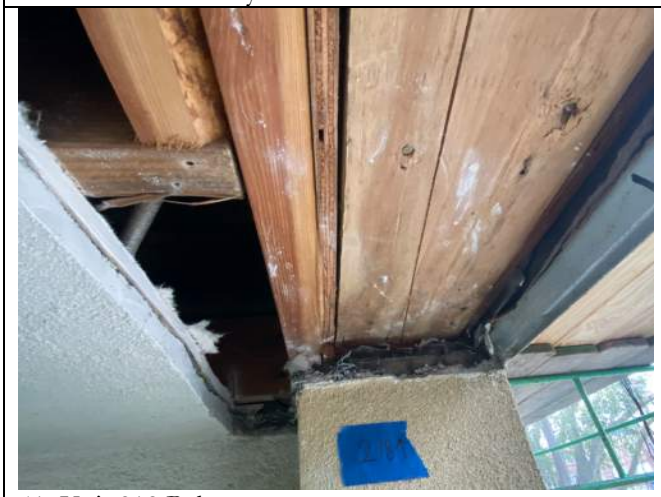

36: Unit 215 Balcony

37: Unit 218 Balcony

38: Unit 218 Balcony

39: Unit 218 Balcony

40: Unit 218 Balcony



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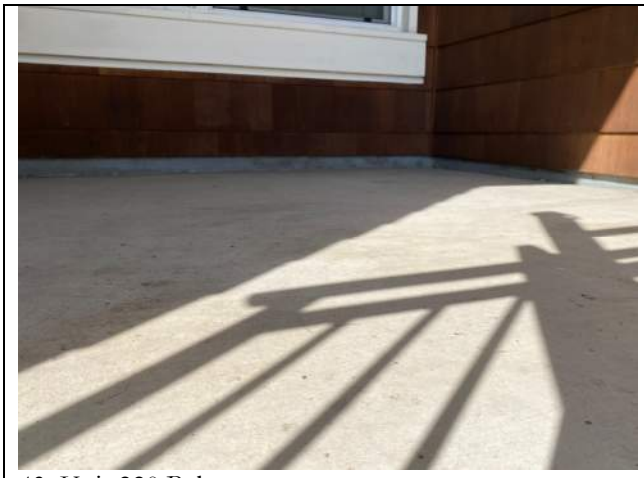
42: Unit 218 Balcony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45: Unit 220 Balcony


46: Unit 220 Balcony


47: Unit 220 Balcony


48: Unit 220 Balcony

49: Unit 221 Balcony

50: Unit 221 Balcony

51: Unit 221 Balcony

52: Unit 221 Balcony

53: Unit 221 Balcony

54: Unit 221 Balcony

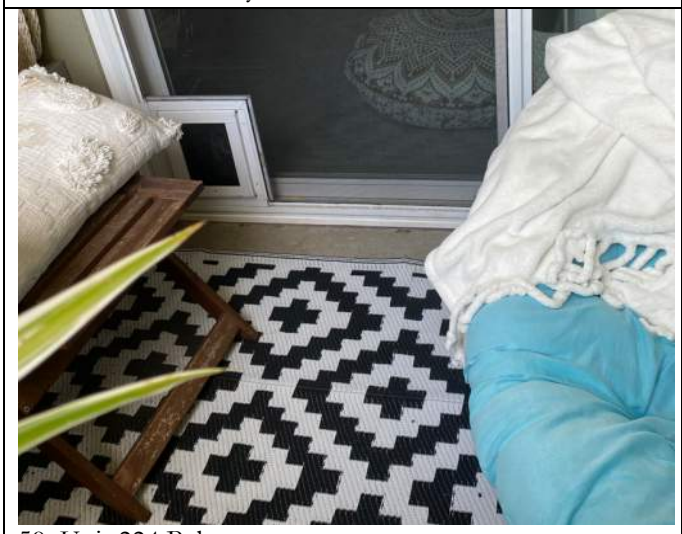
Building B (2ND Floor)

55: Unit 222 Balcony

56: Unit 222 Balcony

57: Unit 223 Balcony

58: Unit 223 Balcony



59: Unit 224 Balcony

60: Unit 224 Balcony


61: Unit 225 Balcony


62: Unit 225 Balcony


63: Unit 226 Balcony


64: Unit 226 Balcony


65: Unit 227 Balcony


66: Unit 227 Balcony

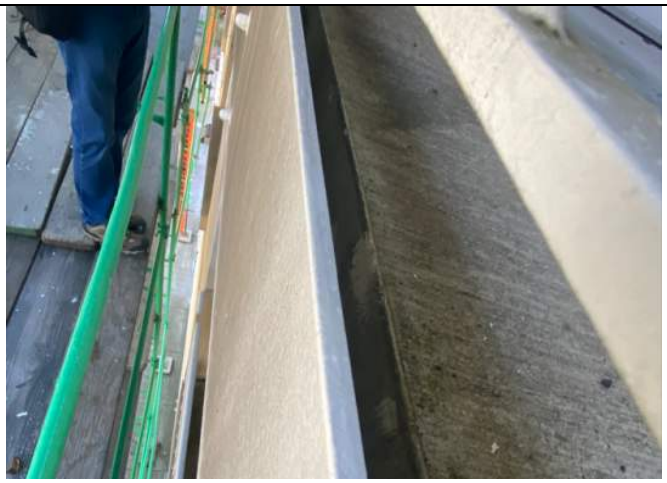

67: Unit 228 Balcony


68: Unit 228 Balcony


69: Unit 229 Balcony


70: Unit 229 Balcony


71: Unit 230 Balcony


72: Unit 230 Balcony

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74: Unit 231 Balcony

75: Unit 232 Balcony

76: Unit 232 Balcony

77: Unit 233 Balcony

78: Unit 233 Balcony

79: Unit 233 Balcony


80: Unit 233 Balcony


81: Unit 234 Balcony


82: Unit 234 Balcony

Building C (2ND Floor)


83: Unit 237 Balcony


84: Unit 237 Balcony

85: Unit 238 Balcony

86: Unit 238 Balcony

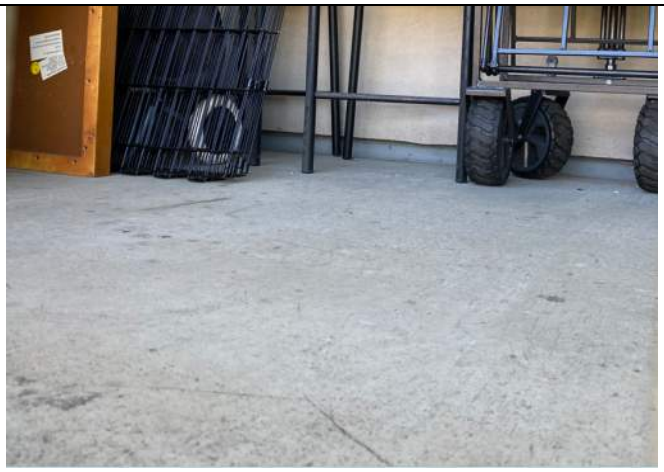
87: Unit 239 Balcony

88: Unit 239 Balcony

89: Unit 240 Balcony

90: Unit 240 Balcony


91: Unit 241 Balcony


92: Unit 241 Balcony


93: Unit 242 Balcony


94: Unit 242 Balcony


95: Unit 243 Balcony


96: Unit 243 Balcony


97: Unit 244 Balcony


98: Unit 244 Balcony


99: Unit 245 Balcony


100: Unit 245 Balcony


101: Unit 246 Balcony


102: Unit 246 Balcony

103: Unit 246 Balcony

104: Unit 246 Balcony

105: Unit 248 Balcony

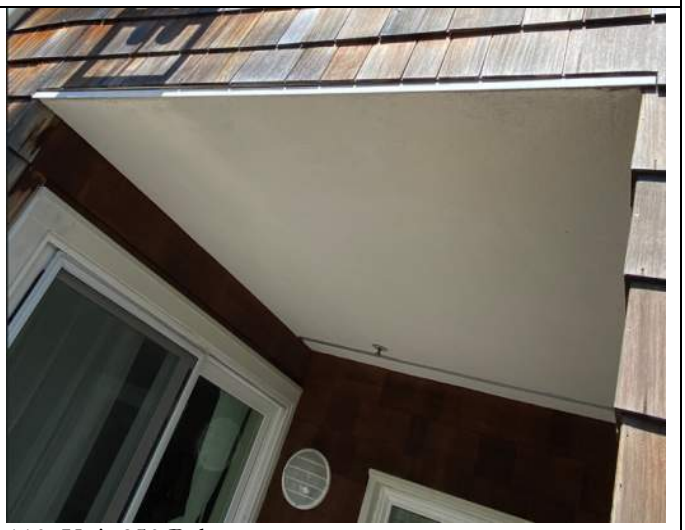
106: Unit 248 Balcony

107: Unit 248 Balcony

108: Unit 248 Balcony

Building D (2ND Floor)

109: Unit 250 Balcony



110: Unit 250 Balcony

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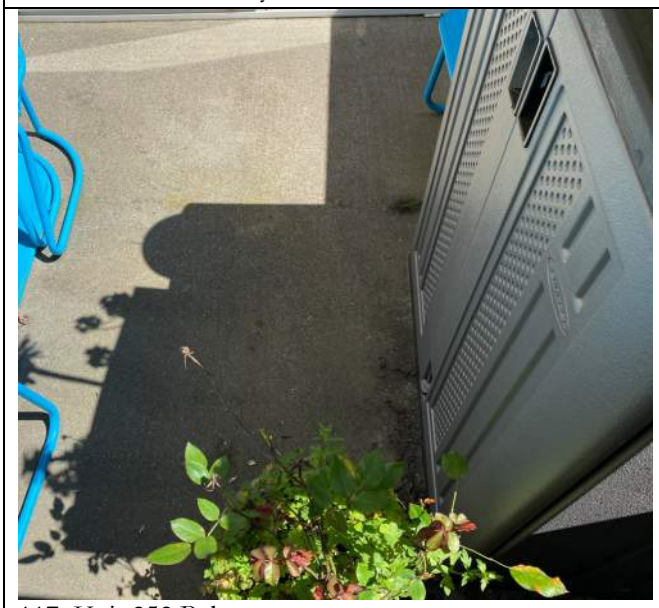
112: Unit 250 Balcony

113: Unit 251 Balcony

114: Unit 251 Balcony

115: Unit 251 Balcony

116: Unit 251 Balcony



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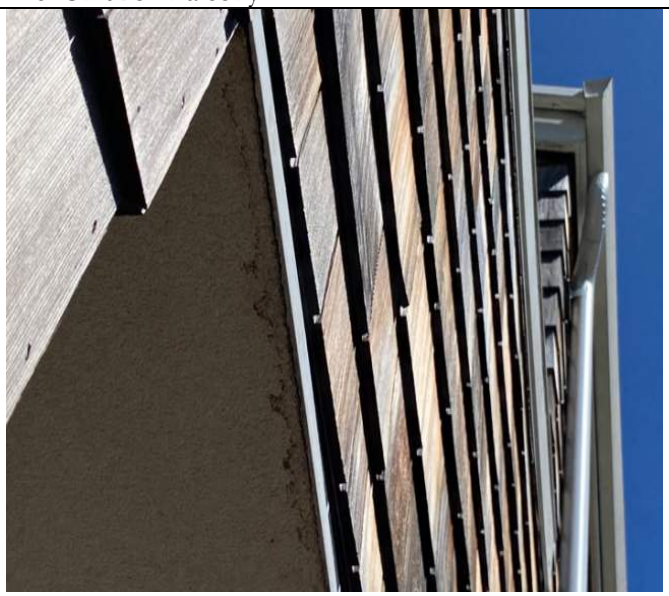

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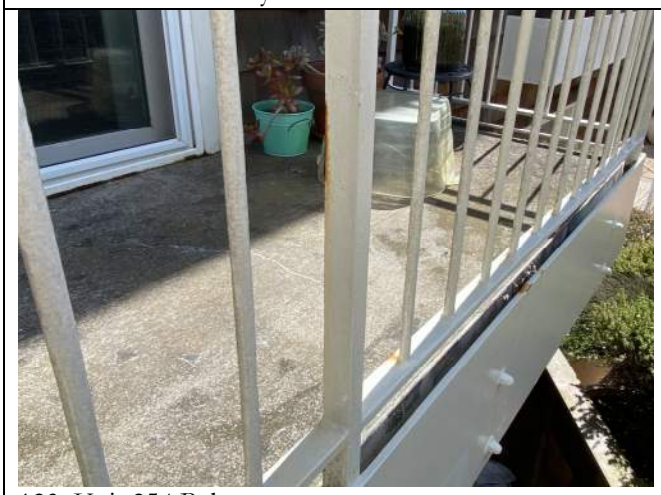
122: Unit 252 Balcony



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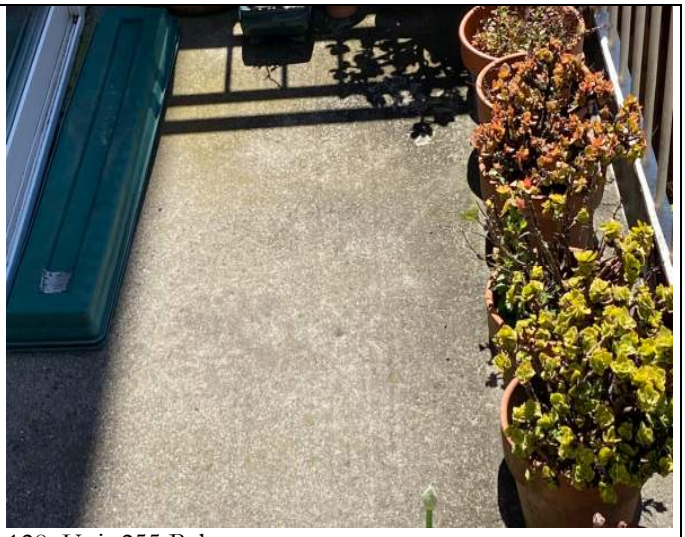
125: Unit 254 Balcony

126: Unit 254 Balcony

127: Unit 255 Balcony



128: Unit 255 Balcony

129: Unit 255 Balcony

130: Unit 255 Balcony

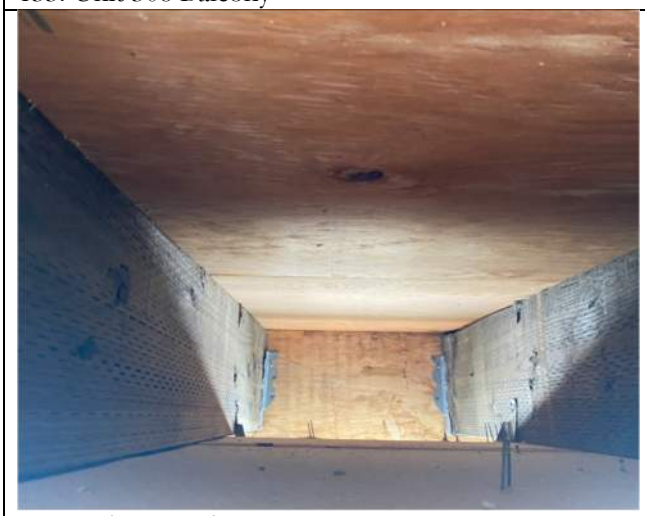
Building A (3RD Floor)

131: Unit 308 Balcony

132: Unit 308 Balcony

133: Unit 308 Balcony

134: Unit 308 Balcony



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137: Unit 309 Balcony

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139: Unit 309 Balcony

140: Unit 309 Balcony

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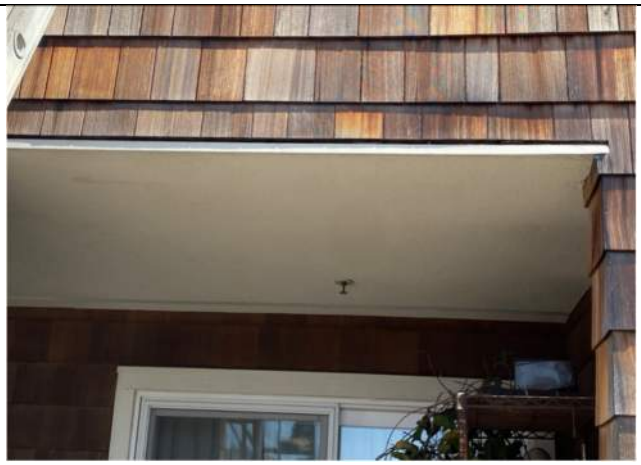
145: Unit 311 Balcony

146: Unit 311 Balcony

147: Unit 312 Balcony



148: Unit 312 Balcony

149: Unit 313 Balcony

150: Unit 313 Balcony

151: Unit 315 Balcony

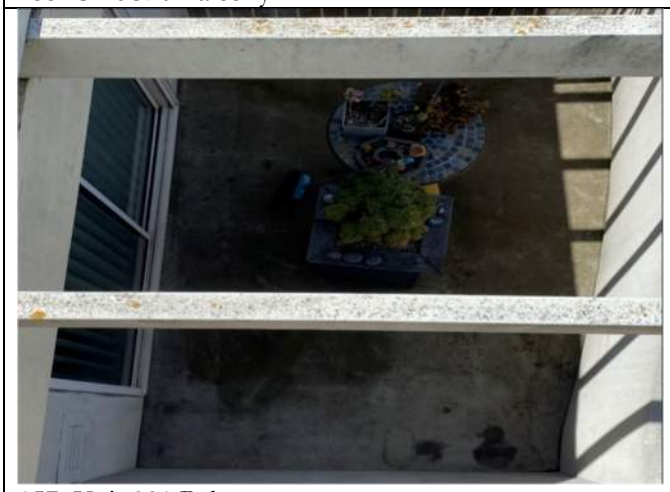
152: Unit 315 Balcony

153: Unit 318 Balcony

154: Unit 318 Balcony

155: Unit 320 Balcony

156: Unit 320 Balcony



157: Unit 321 Balcony

158: Unit 321 Balcony

Building B (3RD Floor)

159: Unit 322 Balcony

160: Unit 322 Balcony

161: Unit 323 Balcony

162: Unit 323 Balcony

163: Unit 323 Balcony

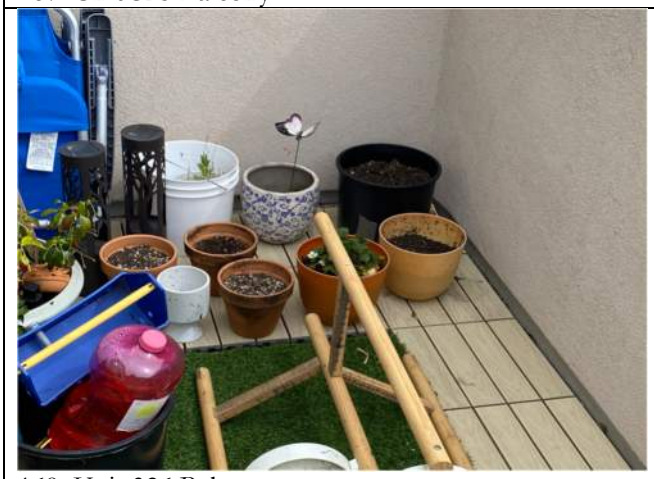
164: Unit 323 Balcony


165: Unit 324 Balcony


166: Unit 324 Balcony


167: Unit 325 Balcony


168: Unit 325 Balcony


169: Unit 326 Balcony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171: Unit 326 Balcony

172: Unit 326 Balcony

173: Unit 327 Balcony

174: Unit 327 Balcony

175: Unit 328 Balcony

176: Unit 328 Balcony

177: Unit 329 Balcony

178: Unit 329 Balcony

179: Unit 329 Balcony

180: Unit 329 Balcony

181: Unit 330 Balcony

182: Unit 330 Balcony


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184: Unit 331 Balcony


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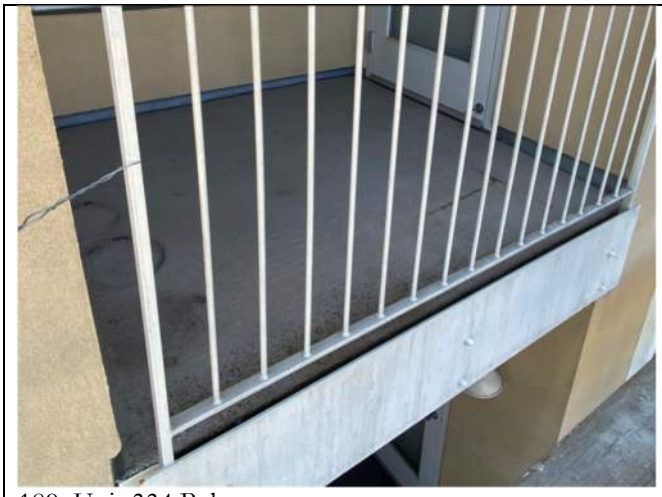
186: Unit 332 Balcony


187: Unit 333 Balcony


188: Unit 333 Balcony

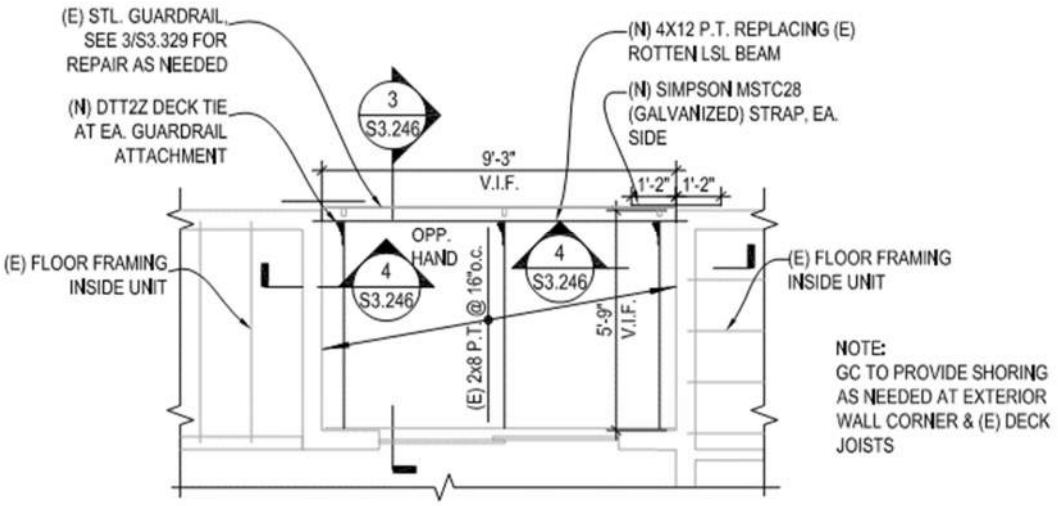


189: Unit 334 Balcony

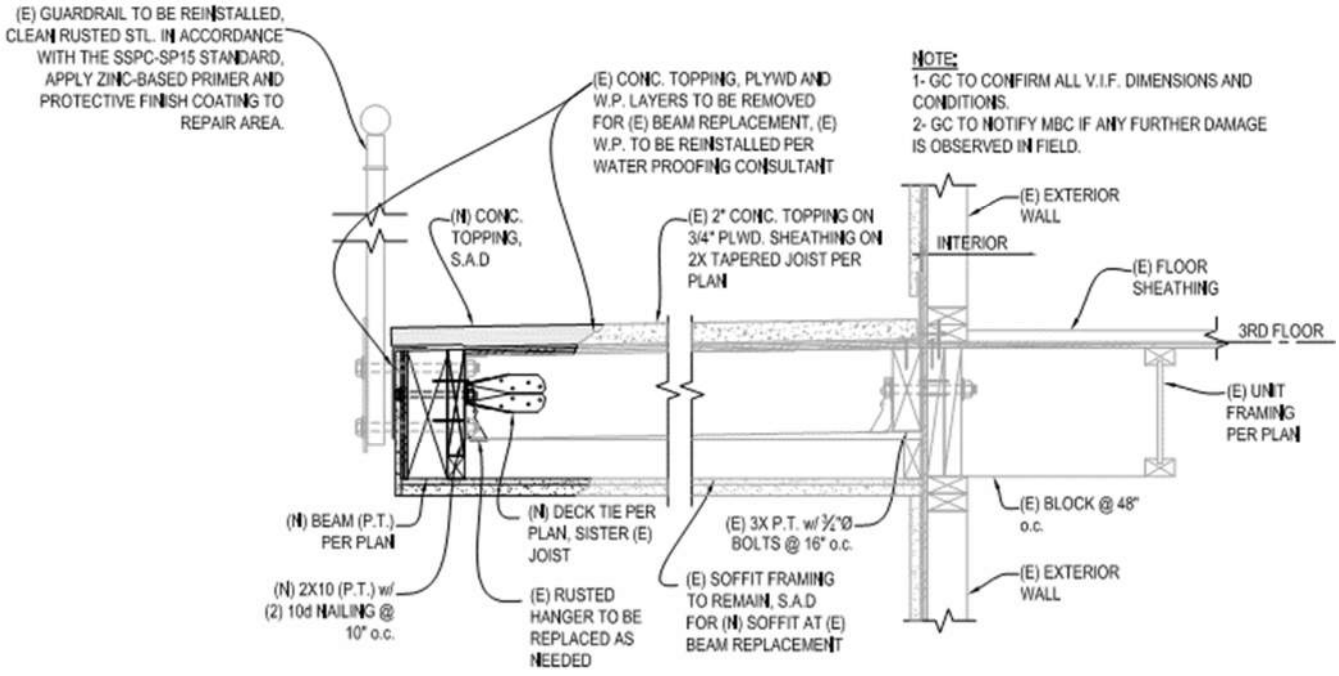
190: Unit 334 Balcony

APPENDIX E

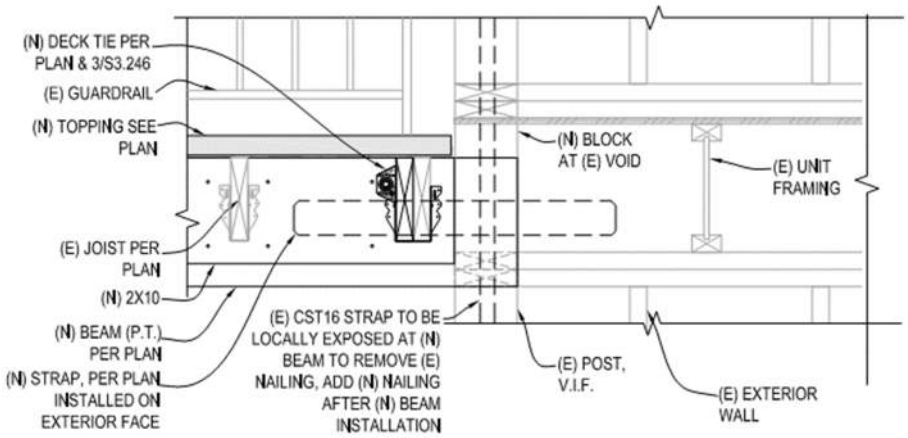
STRUCTURAL REPAIR MEASURES



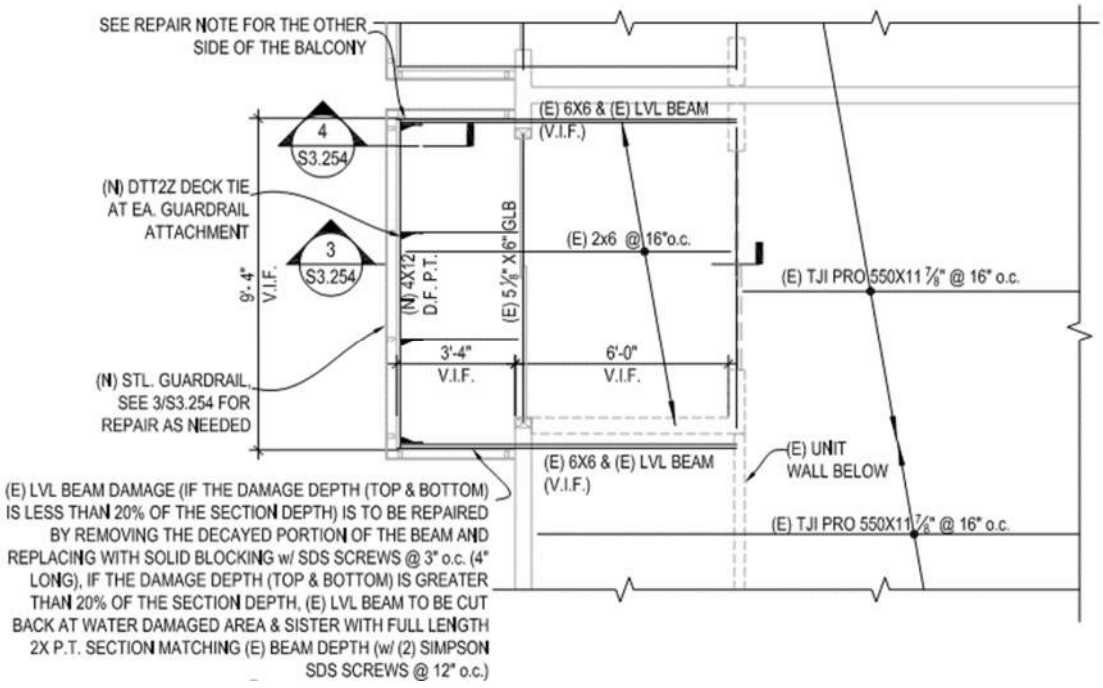
Typical Balcony Partial Plan at All Units Except #254 & # 255



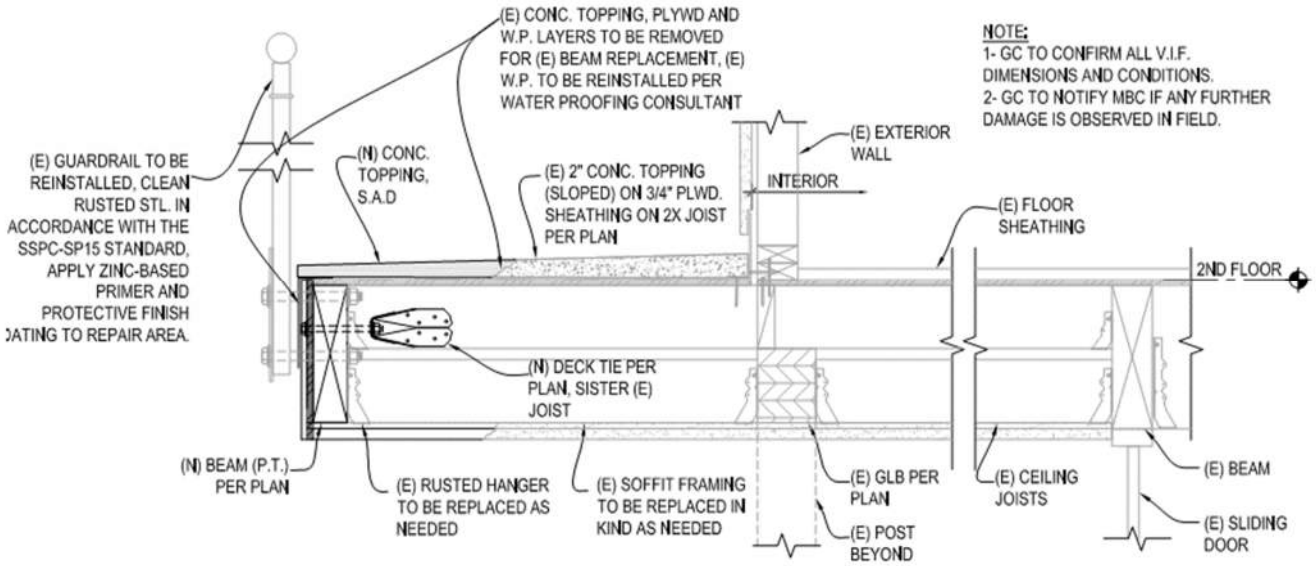
Section 3/S3.246 (Typical Deck Repair)



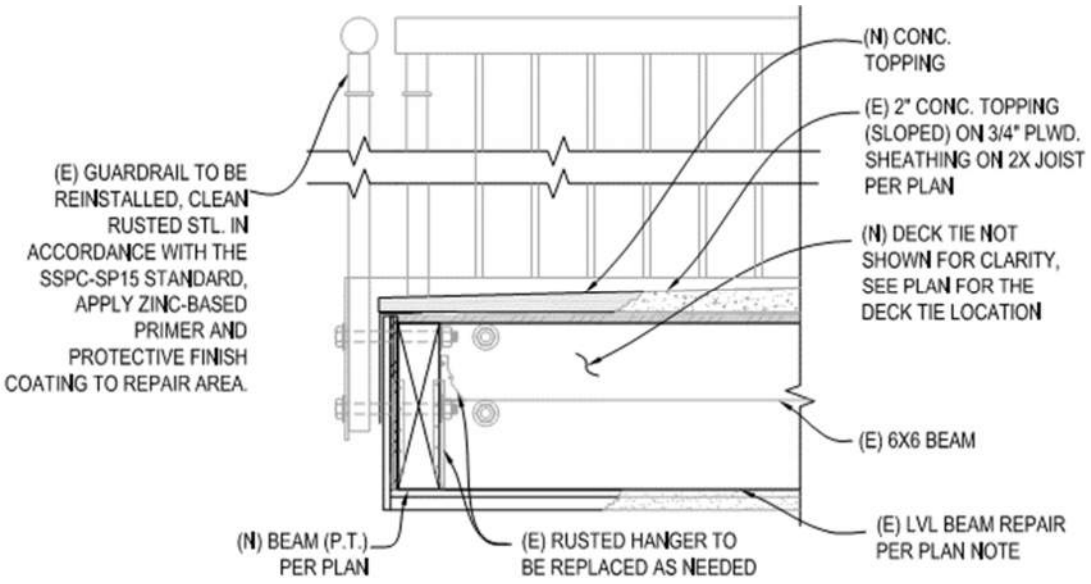
Section 4/S3.246 (Typical Deck Repair)



Typical Balcony Partial Plan at Units #254 & # 255



Section 3/S3.254 (Typical Deck Repair)



Section 4/S3.254 (Typical Deck Repair)