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HARBOUR VISTA

NOTICE OF MANDATORY DECK TESTING

Dear Homeowners:

The California legislature recently passed SB326 known as the “deck inspection bill” which requires Associations to conduct mandatory deck inspections to confirm the structural integrity and safety of all deck systems. The Board of Directors for Harbour Vista recently retained the services of Focused Inspection Group LLC (“FIG”) to complete this mandatory deck testing.

Deck testing will take place on:

Projected Start Date: **November 27, 2023**

Target Completion Date: **November 30, 2023**

- The process will involve performing 3/8” drill holes on the underside of 11 stair entry landings, 4 smaller stair landings and walkway spaces. The inspections will also include the full visual inspection of 145 open balconies.
- ALL items on the patio/deck surface that would prevent the placement of a ladder and associated inspection materials and tools should be moved to the side of the deck for the duration of testing and inspections.
 - Access onto patios/decks is not limited to those units that will have an element tested. In some cases, we may be testing an element near or around a home and would need to use a patio/deck not being tested for ease of access and placement of our associated inspection materials.
 - FIG assumes no liability for damages caused to personal items left on the patio/deck while testing is in progress.
- The testing will be limited to the exterior of the building and will not require interior access to any of the units. Patios/Decks will be accessed via extension ladders; please keep curtains closed for privacy.
- Noise may be minimal, and we encourage homeowners to plan accordingly, including notifying their tenants.
- Scheduled may be postponed or delayed due to weather
- Our working hours are from 8:00a.m. to 5:00p.m. (Monday – Friday)

If you have any questions regarding the mandatory deck testing process, please contact Focused Inspection Group LLC directly at Breanna@focusedinspections.com

Very Truly Yours,
Breanna Krumins, Vice President of Operations
Focused Inspection Group, LLC