**BEVEN AND BROCK RESOURCE LIST FOR SB326 BALCONY INSPECTION COMPANIES**

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**Vendor Names A-Z:**

**A7 Group, Inc.**

**Contact:** Marissa Van Groningen

**Phone:** (760) 945-3700, ext. 103

**Email:** [info@a7arch.com](mailto:info@a7arch.com)

**Website:** www.a7arch.com

**Capacity:**  Provides architectural services for old and new buildings. Specializes in forensic consulting and SB326 inspections.

**Time Frame:** Tries to have a proposal ready for a board meeting if given sufficient notice (ideally 7-10 days). Reports come back between 2-4 weeks depending on size of HOA.

**Free Pre-bid site visit:** No

**Required to Start:**  Name of HOA, address, contact person, gate code, map of property (if any) or aerial image, number of buildings, units, balconies, stairs, landings, and elevated walkways.

**Additional Resources:** Non-invasive process is performed by licensed architect and forensic building experts. https://www.a7architect.com/sb-326; https://www.a7architect.com/sb-326-form

**AD Magellan**

**Contact:** Felicia Baker

**Phone:** (760) 442-1923

**Email:** feliciab@admagellan.com

**Website:** www.admagellan.com

**Capacity:**  A construction firm who partners with a licensed engineer or architect

**Time Frame:** 10 Days for a quote, 2-3 weeks for inspection, and 2 weeks for the report.

**Free Pre-bid site visit:** N/A

**Required to Start:**  Request proposal from site. Info required: community name, address, manager name and email, photos of each component, photos of underside of decks and balconies, and the number of units, buildings, stories, balconies, decks/landings, and stairways.

**Additional Resources:** http://www.admagellan.com/sb326-inspections---balcony-bill.html

**Adan Engineering**

**Contact:** Scott Adan

**Phone:** (510) 764-6767

**Email:** scott.adan@adanengineering.com

**Website:** www.adanengineering.com

**Capacity:**  Engineering firm

**Time Frame:** 30-40 days for inspection and Report.

**Free Pre-bid site visit:** N/A

**Required to Start:**  legal name of HOA, property address, age of property, and the number of homes, balconies, walkways, and staircases above 6 ft above grade.

**Additional Resources:** N/A

**Alen Malekian**

**Contact:** Alen Malekian

**Phone:** (818) 249-5522

**Email:** alen@malekian.com

**Website:** www.malekian.com

**Capacity:**  Architect

**Time Frame:** Timeframes vary and will be provided at the time of proposal.

**Free Pre-bid site visit:** N/A

**Required to Start:**  Address of the property.

**Additional Resources:** We do not open areas. The HOA needs to provide their own contractor to open after we identify areas to investigate.

**Avelar**

**Contact:** Eric Archuletta

**Phone:** (510) 719-3152

**Email:** earchuletta@ravelar.com

**Website:** www.ravelar.com

**Capacity:**  Architectural Services, Structural Engineering, Forensic and Litigation, Design and Reconstruction, Consulting, ADA Accessibility, Code Compliance and Environmental Consultations

**Time Frame:** Initial site visit, meeting with Board Representative, and proposal assembly (1 week), additional inspection and report preparation is done within 45 days.

**Free Pre-bid site visit:** Yes

**Required to Start:**  Address, location, and point of contact.

**Additional Resources:** General Contractors: Reconstruction Services and A. C. Enterprises.

**AWS Consultants**

**Contact:** Carl Brown

**Phone:** (949) 678-5100

**Email:** cbrown@awsconsultants.com

**Website:** www.awsconsultants.com

**Capacity:**  Waterproofing consultants with structural engineer partners

**Time Frame:** Upon request, the site visit and proposal are done in 2 weeks, it will take 2 weeks to schedule the inspection, and 2 weeks to inspect and provide report.

**Free Pre-bid site visit:** Yes

**Required to Start:**  HOA Name, address, gate code, and tract map.

**Additional Resources:** N/A

**Axis Companies**

**Contact:** Kathi Kim

**Phone:** (415) 846 2574

**Email:** kathi@axisconsults.com

**Website:** www.axisconsultants.com

**Capacity:**  Inspect and provide repair recommendations

**Time Frame:** As of Jan 28, 2020, 1 month to schedule inspections and 1-2 weeks for final report.

**Free Pre-bid site visit:** No

**Required to Start:**  Name and address, site map, photos, and number of elevated balconies, walkways, and stairs. Relies on satellite imagery, street view, and some other resources if given the property name and address.

**Additional Resources:** www.axisconsults.com/areas-of-specialty/sb-326-balcony-inspections/

**B2R Consulting Group**

**Contact:** Andy Bradvica, Chris Baker, or Douglas Baucom

**Phone:** (714) 744-6100

**Email:** info@b2rconsultinggroup.com

**Website:** www.b2rconsultinggroup.com

**Capacity:**  Works with a few different contractors to open and close areas, or with the HOA's preferred contractor

**Time Frame:** Schedule a full inspection in 1-2 months, and the completed report follows 1-2 months after inspection.

**Free Pre-bid site visit:** N/A

**Required to Start:**  Name and address of HOA, name of property manager, site map, and photos (see link below).

**Additional Resources:** https://www.b2rconsultinggroup.com/sb-326-inspection-request-form/

**Balcony 1**

**Contact:** Patty Robledo

**Phone:** (818) 302-9557

**Email:** patty@balcony1.com

**Website:** www.Balcony1.com

**Capacity:**  Inspection by structural engineer

**Time Frame:** The 1st step is to conduct a preliminary walkthrough to prepare a proposal. This is at no cost and is done within a week. If approved, the work and report will follow in 2-4 weeks.

**Free Pre-bid site visit:** Yes

**Required to Start:**  Address, number of units and a site map (if possible).

**Additional Resources:** Balcony 1 are licensed engineers and contractors, and only sub-contract for lead/asbestos testing and abatement if needed.

**Bergeman Group**

**Contact:** Randy Beery

**Phone:** (619) 639-9610 ext. 310

**Email:** Randy@bergemangroup.com

**Website:** www.bergemangroup.com

**Capacity:**  Construction management, arranges engineer and contractor

**Time Frame:** 1-10 days after a call from board to conduct initial free inspection, the proposal comes 2 weeks later, the inspection is conducted 4 weeks after signed proposal, and the reports come 2 weeks after inspection.

**Free Pre-bid site visit:** Yes

**Required to Start:**  Building name, HOA name, property address, contact info for property, number of units, a ballpark estimation of balconies and Ext Elevated Elements, access code to property.

**Additional Resources:** www.bergemangroup.com/sb-326

**Design Build Associates**

**Contact:** Dennis Brooks

**Phone:** (818) 889-0402 ext. 112

**Email:** DennisBrooks@dbuild.com

**Website:** www.dBuild.com

**Capacity:**  Construction managers and consultants

**Time Frame:** Depends on whether there are issues. If clean, report in 60-90 days.

**Free Pre-bid site visit:** N/A

**Required to Start:**  Address, HOA Name, and number of units, balconies, exterior stairways, and elevated walkways. DBA will provide a questionnaire to be completed.

**Additional Resources:** Offers a "Balcony Solutions" program where they offer to pre-inspect without an engineer and write a report and HOA can elect to make repairs prior to the engineer filing an official report with the city. The purpose is to keep the HOA in control of the timeline and end up with a good report from the structural engineer.

**Design, Development Construction Inc.**

**Contact:** Roberet Grosse

**Phone:** (714) 679-8916

**Email:** Robert@D2Construction.net

**Website:** www.Designdevelopmentconstruction.com

**Capacity:**  General contractor working with an engineer

**Time Frame:** 1-2 weeks to complete an inspection after approval from board.

**Free Pre-bid site visit:** N/A

**Required to Start:**  Address and name of the HOA.

**Additional Resources:** N/A

**Dr Balcony**

**Contact:** Brian Li

**Phone:** (818) 208-0163

**Email:** brian@drbalcony.com

**Website:** site.drbalcony.com

**Capacity:**  Civil engineering firm that specializes specifically in balcony inspection and compliance

**Time Frame:** The Inspection usually takes 1-2 days depending on the size of a given community/property. The report will be generated after our inspection has been completed, and the turn-around time for the report is approximately 60 days.

**Free Pre-bid site visit:** N/A

**Required to Start:**  HOA name to address the proposal to, property address, point of contact info, and a count of all EEEs, balconies, elevated walkways, decks, and stairs/stairway landings.

**Additional Resources:** Opens and closes access areas. Is currently (as of late September 2023) increasing staff levels to keep up with the demand as the deadline approaches. Services LA County (San Gabriel Valley and San Fernando Valley).

**Focused Inspections**

**Contact:** Alex Riley

**Phone:** (877) 323-3579

**Email:** Alex@focusdinspections.com

**Website:** www.focusedinspections.com

**Capacity:**  Inspection company and can provide bids for compliance

**Time Frame:** Proposal to manager with 10 days of request, inspections completed within 45 days of signed proposal, and completed report is back within 45 days of inspections.

**Free Pre-bid site visit:** N/A

**Required to Start:**  CC&Rs (to confirm HOA is responsible for decks), site map, latest reserve study, deck count, and photos.

**Additional Resources:** https://www.focusedinspections.com/what-is-sb326

**HOA Construction Consulting**

**Contact:** Ed or Tanka Gibbons

**Phone:** (310) 893-1982, ext. 0

**Email:** Ryan@HOAConstructionConsulting.com or Ed@HOAConstructionConsulting.com

**Website:** www.HOAConstructionConsulting.com

**Capacity:**  HCC partners with an engineering firm for inspections and qualified general contractor to open and close areas for inspection

**Time Frame:** Contingent upon size and location. The process can take 3-6 weeks.

**Free Pre-bid site visit:** N/A

**Required to Start:**  A count of balconies and elevated walkways, access to balconies that may require specific equipment (Lifts, etc.) and construction type (Stucco or siding).

**Additional Resources:** https://www.hoaconstructionconsulting.com/sb326

**KCE Matrix, Inc.**

**Contact:** Sofia De Los Santos

**Phone:** (818) 559-5500

**Email:** sofie@kcematrixinc.com

**Website:** www.kcematrixinc.com

**Capacity:**  Professional Engineer

**Time Frame:** Inspections take 2 days for 0 to 50 units and 4 days for 51-100 balconies. Destructive testing is usually 10-15% of balconies, and reports follow 4-6 weeks after. Staff will open up areas as needed.

**Free Pre-bid site visit:** N/A

**Required to Start:**  HOA Name, address, condo plan, number of elevated walkways, balconies and exterior staircases.

**Additional Resources:** % engineers and 3 site crew members available.

**LA Construction Consultants**

**Contact:** Gordon Myers

**Phone:** (818) 590 8122

**Email:** gordon@laconstructionconsultants.com

**Website:** www.laconstructionconsultants.com

**Capacity:**  General contractor and consultant facilitates the process with engineers. HOA picks the engineer.

**Time Frame:** As of Jan 2023, proposals are within 3-5 days, inspections within 10 days, results follow in 2-3 weeks (unless an expedited quote is requested).

**Free Pre-bid site visit:** N/A - visits each site to perform a visual check and physically count elements to be inspected.

**Required to Start:**  Address and access code.

**Additional Resources:** I am a licensed contractor, but I work with other contractors to manage the process. I usually don't get paid until everyone is satisfied.

**Leys Waterproofing Consultants**

**Contact:** Bill Leys

**Phone:** (805) 801-2380

**Email:** leyswaterproofingconsultants@gmail.com

**Website:** www.wleyswaterproofingconsultants.com

**Capacity:**  Has plans to scale up as demand increases. Partners with structural engineer or architect and general contractor to make repairs.

**Time Frame:** As of August 2022, schedules an inspection 15-20 days after receipt of contract and deposit. A report follows 3-5 days after completion of the inspection.

**Free Pre-bid site visit:** N/A – the initial inspection is done by least invasive method, meaning visual, use of moisture meter, or borescope camera.

**Required to Start:**  N/A

**Additional Resources:** https://sb326inspector.com/sb-326-balcony-deck-inspections/

**Pacific InterWest**

**Contact:** Zachary Zimmerman

**Phone:** N/A

**Email:** zzimmerman@pacificinterwest.com

**Website:** http://www.pacificinterwest.com

**Capacity:**  We have an architect on staff and work closely with a structural engineer.

**Time Frame:** Average inspection time is 3-5 Business days based on the number of elements. The report is generally available two weeks from the final day of inspection.

**Free Pre-bid site visit:** N/A - the property is evaluated prior to beginning inspections.

**Required to Start:**  Address, contact person and a site map. Other helpful information: age of building, number of buildings, number of units, and number of elements (balconies, stairways and walkways).

**Additional Resources:** Opens and closes areas for inspection or installs vents. Does not make repairs but can prepare a scope of work, collect bids, and oversee the project. Provides an inspection at the end and completes the report.

**RHA Construction Forensics**

**Contact:** Jesus Nunez

**Phone:** (619) 572-9679

**Email:** Jnunez@rhacfg.com

**Website:** www.rhacfg.com

**Capacity:**  Architects and general contractor

**Time Frame:** Visits site first to determine number of balconies, a week for proposal, schedule Inspection for 7-10 days, and report follows in 1 month.

**Free Pre-bid site visit:** Yes

**Required to Start:**  Address, access to building, and notify owners.

**Additional Resources:** Process: on 100% use borescope through small hole, and visual inspection of each balcony.

**S. Graciano Consulting, P.C.**

**Contact:** Santiago Graciano, PE, SE

**Phone:** (626) 624 8679

**Email:** info@sgraianoconsulting.com

**Website:** www.sgracianoconsulting.com

**Capacity:**  Will increase staff as need arises

**Time Frame:** Depends on accessibility of the exterior elevated elements and size of the complex ranging from a few weeks to several months.

**Free Pre-bid site visit:** Yes

**Required to Start:**  Completion of a "community Questionnaire” which can be found at: https://drive.google.com/file/d/17dpCRoq6pvXYkLty6-5Abh\_dxtFmfy0Z/view?usp=sharing

**Additional Resources:** Here is a link to sample sb326 inspection reports: https://drive.google.com/drive/folders/1EfBlWaY1Yv6ooMD0cOU8G0UIX2TPjIol?usp=sharing

**SKS Construction**

**Contact:** Henil

**Phone:** 818 855 1181

**Email:** Admin@sksconstruction.com

**Website:** www.sksconstruction.com

**Capacity:**  Full-service design, engineering, and construction company

**Time Frame:** Most inspections take 1 day, and reports will be completed the same week. We usually are a couple of weeks out from scheduling the initial inspection.

**Free Pre-bid site visit:** N/A

**Required to Start:**  Address, access to all surrounding sides of the building. Additional helpful information for the proposal: Number of balconies, decks, stairways, and length of walkways in ft.

**Additional Resources:** Provides both opening and closing of the access area. SKS Construction is currently (as of late September 2023) increasing the number of staff as the deadline for inspections approaches. Services LA County (San Gabriel Valley and San Fernando Valley).

**Taylor & Syfan**

**Contact:** Garrett Mills

**Phone:** (626) 793-7438 ext. 201

**Email:** garrett@taylorsyfan.com

**Website:** www.taylorsyfan.com

**Capacity:**  Structural engineers that partner with Trifecta, a general contractor

**Time Frame:** Provides initial walkthrough to determine best approach, make some repairs first, or go to 326 inspection. Will coordinate with Alan at Trifecta to open up areas.

**Free Pre-bid site visit:** Yes

**Required to Start:**  Property address, contact person, and the number of units and elevated exterior elements.

**Additional Resources:** N/A

**TY Engineering and Design**

**Contact:** Tolga Yaprak

**Phone:** (310) 035-0060

**Email:** tolga.yaprak@ty-eng.com

**Website:** www.ty-eng.com

**Capacity:**  Engineering firm

**Time Frame:** Inspections can be provided quickly (few hours), and reports take 3-4 business days after inspection.

**Free Pre-bid site visit:** No charge for a preliminary walkthrough within 15 miles of Burbank. If not, this is at a charge of $375.00.

**Required to Start:**  Brief description of the scope, address, and the contact person at the property to provide access.

**Additional Resources:** Provides a visual inspection and can recommend highly qualified construction professionals to provide access as needed.

**Van Sande Structural Consultants, Inc.**

**Contact:** Greg Van Sande

**Phone:** (805) 963-9601 ext. 101

**Email:** gvansande@vssc.biz

**Website:** www.VanSandeStructural.com

**Capacity:**  Engineering firm

**Time Frame:** Needs to gather information to create the specification for a proposal of services.

**Free Pre-bid site visit:** N/A

**Required to Start:**  A list of components from the most recent Reserve Study.

**Additional Resources:** http://www.vansandestructural.com/balconylaws.html

**Zenith Engineers, Inc.**

**Contact:** Ben Bronow

**Phone:** (213) 864-6998

**Email:** ben@zenithengineers.com

**Website:** www.zenithengineers.com

**Capacity:**  Design and engineering firm

**Time Frame:** Depends on the size of the project and will be provided at the time of proposal.

**Free Pre-bid site visit:** N/A

**Required to Start:**  Current as -built drawings of areas to be inspected, or a site visit if no drawings are available.

**Additional Resources:** Would sub-contract with a reliable GC to perform the required work during the inspection phase.

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