

SBRPA's Business Partners



Featured Partner: DrBalcony

As California's building safety laws tighten, property owners, HOAs, and management firms face mounting pressure to inspect and maintain elevated exterior elements (EEEs) like balconies, decks, stairways, and walkways. The stakes are high—noncompliance with SB-721 and SB-326 can lead to steep fines, denied insurance claims, and serious legal liability. But for thousands across the state, one name has emerged as a clear, efficient, and trusted solution: *DrBalcony*.

California's Legal Mandates for Property Owners and Managers

California's SB-721 and SB-326 laws were enacted to prevent tragedies like the 2015 Berkeley balcony collapse, which claimed six lives. These regulations require periodic inspections of EEEs in multi-family residential buildings, with deadlines rapidly approaching:

- **SB-721** (applies to rental buildings with 3+ units):
Inspection Deadline: Due by January 1, 2026
- **SB-326** (applies to condos/HOAs): Inspection
Deadline: Due by January 1, 2025

Despite these mandates, many property owners and HOA boards are still unaware of their obligations—or unsure how to comply.

This is where **DrBalcony** steps in. Their team simplifies the process, demystifies the requirements, and equips clients with inspection reports that hold up to audits, insurance reviews, and city scrutiny.



*DrBalcony CEO
Omid Ghanadiof*

What Is DrBalcony?

DrBalcony is California's first inspection-only company dedicated solely to SB-721 and SB-326 compliance. With over 4,000 inspections completed statewide, *DrBalcony* combines engineering precision, AI-enhanced tools, and industry-leading quality control to deliver detailed, unbiased inspection reports that meet all state requirements.

Unlike general contractors or repair-focused firms, *DrBalcony* is 100% focused on inspections—meaning no upsells, no conflicts of interest, and no vague recommendations. Just clear, accurate, and city-ready reports from licensed professionals.

What Makes *DrBalcony* Different?

Unbiased, Inspection-Only Approach

DrBalcony doesn't offer repair services—so clients receive objective assessments without pressure or upselling.

Advanced Tools & AI Capabilities

Using borescopes, moisture meters, and an AI-supported photo documentation system, *DrBalcony* detects rot, rust, cracks, and water intrusion quickly and non-destructively.

3-Layer Quality Control

Every report is reviewed by:

- A trained field operator
- The in-house engineering team (with AI validation)
- A licensed senior engineer before submission

Unbiased, Inspection-Only Approach

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Digital, City-Ready Reports

Reports include annotated images, severity rankings, repair priorities, and summary pages—ready for submission to cities or sharing with boards.

20% Price Beat Guarantee

Received a written quote? *DrBalcony* will beat it by 20%, making it one of the most affordable, high-quality inspection options in California.

Lunch & Learns for Property Teams

To help property managers and HOAs understand the new laws, *DrBalcony* offers free on-site Lunch & Learn sessions, complete with boxed lunches, a live Q&A, a 25% voucher, and a compliance checklist.

Trusted by 1,000+ Property Stakeholders

From small triplex owners to large HOA boards and regional management companies, *DrBalcony* serves clients across Los Angeles, San Francisco, San Diego, Sacramento, Fresno, and beyond. Their responsiveness, transparency, and professionalism

have earned glowing reviews from homeowners, tenants, and professionals alike:

DrBalcony saved our HOA thousands while making the whole inspection process painless. Highly recommend.

– HOA Board, Orange County

Their detailed report and clear timeline made it easy to handle repairs and stay compliant – without guesswork.

– Property Manager, San Jose

Why Wait? Compliance Deadlines Are Around the Corner

As January 2026 approaches, cities are ramping up enforcement—and insurance companies are starting to request proof of EEE inspections. Noncompliance can result in:

- Fines of \$100–\$500 per day
- Insurance claim denials
- Delayed refinance or property sale
- Liability in the event of accidents

Get Started Today

Whether you manage a duplex in Fresno, a condo complex in San Diego, or a rental portfolio across L.A., *DrBalcony* is ready to help you get compliant — on time and on budget.

Contact *DrBalcony* for a free consultation

PH: (805) 312-8508

Website: www.drbalcony.com

Ask about the free Lunch & Learn program!

Let *DrBalcony* take the guesswork out of SB-721 & SB-326 compliance—so you can focus on protecting your residents, properties, and peace of mind.



The DrBalcony team onsite conducting inspections for SB 721 and SB 326.