

**Observations and opinions in this review are made solely without the benefit of soil testing, laboratory results, destructive testing, precise measurements or other verbal or written information provided by others unless otherwise noted.*

January 31, 2017

To: Whom it may concern

Re: 1541 Colin St. San Pablo, CA 94806

As requested the property was reviewed with an emphasis on condition of the foundation, inner support beams, and floor levels.

Verbal information provided on site from the Owner indicated that recent home inspections noted some questionable foundation conditions based on a visual horizontal stucco crack around the front and right side and two foundation cracks. NOTE; the stucco cracks in question has nothing to do with the foundation at all. My observations were first made around the perimeter of the home and noted a One-story structure built on a flat cut, with stucco exterior, composition roofing with an 8" by 2.5' foundation. The stucco around the perimeter is what we in trades call the "old style" application where the stucco was taken all the way down to the soil grade; the "new" style is elevated above grade with a drip line installed and never makes contact with the expansive soil. The draw back with "old" style application is that as the soils moisture content changes in the expansive soils with the seasons it pushes up on the bottom stucco and then retracts, this constant expansion and retraction over many years tends to create horizontal cracks in the stucco up past the foundation at the framing level. The majority of the stucco did not appear to have significant cracking except in the front left corner, which after inspection it was noted as an aesthetic crack and not structural damage. It is a very minor repair that should be addressed just to keep moisture out, possibly cut above grade.

There are two minor cracks in the foundation that are not a structural issue and is just a matter of minor crack repair using epoxy and carbon fiber.

It is concluded that the condition of the foundation is structurally sound and in good shape minus two very minor cracks. Visual observations made for the other item in question I.E. front and right is just minor stucco repairs that should be addressed at some point to elevate above grade and deflect moisture.

Sincerely



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