

Edward's Construction
A PARTNERSHIP
A General construction firm
Specializing in foundation repair
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San Jose, Ca 95132

Foundation evaluation

1. FOUNDATION INSPECTION EVALUATION

This report is limited to the basic structural support systems and related items only. Others will provide a complete general home inspection. There was no permit available at the time of this inspection all permit statistics should be checked at the building department to verify the scope of work. This property was developed under a previous building code that was an effect at the time of construction and consequently the structure probably does not meet current building codes at this time. This is a normal situation for buildings the building code is typically updated every two to four years. The foundation review of this building is based on the building codes in effect at the time of construction. The findings listed are valid on the date of inspection only, and may be found different upon reinspection later. Conditions do change with time. No destructive testing was done to determine conditions hidden inside of various components or underground. No engineering calculations of any kind were performed to determine actual or permitted loads upon specific structural members. This is a visual evaluation of readily observable conditions. The property is a single-family home, two stories wood framed construction with an attached garage. It is situated in a developed Neighborhood of essentially similar homes. The overall quality and condition of this property are generally fair however there are some areas that are in need of improvement. The sub area was damp at the time of this inspection. There has been long-term settlement around the perimeter foundation. Drainage could be improved to reduce future movements. See specific observations and recommendations below. This house was most likely built up on a cut and fill building pad. Degree of compaction in the filled soils is unknown, but does appear to be slight. Loose soils tend to settle more than tightly compacted soils. I observed efflorescence {mineral stains caused by moist conditions} on the interior side of the perimeter foundation. From this surface observation, it is unknown what type of foundation was used to support

this house, or all the details of its construction. It appeared to be of reinforced concrete with a continuous T perimeter type foundation with isolated shallow pier and posts system supporting the interior finished floors.

Recommendation:

Permit statistic should be checked at the building department to verify the scope of work that was done.

2. FINISH FLOOR ELEVATIONS

A visual elevation check indicates that the majority of the interior finish floor support members remain in their near original condition and general elevations.

3. Under floor ventilation

Under floor ventilation should have openings with a net area of 1 square foot for each 150 square foot of under floor area. This requirement is found in the 1997 uniform building code 2306.7. The exception to this rule is if the building was built under an older building code. The under floor ventilation appears to be adequate at this time.

4. FOUNDATION ANCHORS

I observed some steel foundation anchors at several locations along the perimeter foundation these were pour into the concrete when it was built.

5. INTERIOR ISOLATED PIER POST SYSTEM

The interior isolated pier post assemblies support the main girders at the Interior of the structure. These assemblies are necessary to maintain a relatively firm and consistent elevation of the finish floor throughout the structure and stabilize the interior structural support. It appears that several of the interior isolated pier posts were installed without full bearing on the pier block.



Recommendation:

I recommend the four pier post be adjusted with 4x4 Douglas fir and with a solid connection place between the beam and the post.

Cost estimate \$ 600.00

6. FRACTURES IN perimeter FOUNDATION

I observed approximately 2 vertical fractures in the foundation stem wall and grade beam. In addition, there are two areas where the reinforcement steel inside the concrete is showing and at the location where the sewer line goes underneath the foundation area.



Normally, in the concrete's alkaline environment, a passive layer forms over rebar preventing it from rusting. Chlorides or carbon dioxide can break down this protective layer; if water and oxygen are also present, the steel will rust. The rust can occupy up to 20 times as much volume as the original steel, creating tremendous forces that crack the concrete more so than is already present.

Recommendation:

The area of the exposed steel at the stem wall should be clean epoxy over. The area of the exposed steel sticking out of the concrete should be cut off epoxy over.

Cost estimate \$ 950.00

In addition, resident or representative to note any significant movement or change in the foundation conditions should regularly monitor all fractures. Site drainage recommendations listed below should also be implemented to complete a more effective repair.

7. FOUNDATION WORK

All foundation work requires a building permit and plan our company will get the necessary permits. If special engineering is required by the Governing Agency, the Client is to be bill as an extra to this estimate. The exception to this rule is epoxy injection does not need a building permit for this kind of repair.

Plans and Permits \$1,975.00.

8. SURFACE DRAINAGE

Site surface drainage adjacent to the foundation of the home was generally poor and appears to be insufficient at this time to maintain a completely dry condition at the perimeter of the foundation during normal weather conditions. It appears that significant amounts of surface water collected at or near the perimeter foundation are a result of site topography, landscaping, concrete surfaces and missing or condition of rain gutter and rain leader outlets.

Recommendation:

The ground around your home should slope down away from the foundation. It probably did when your house was built, but it may not now. Even properly graded soil tends to settle over time. Correcting this problem by adding or removing fill dirt to allow for a negative fall away from the foundation this can minimize the damage that has all ready accused and help prolong the life of the foundation. The homeowner or a landscape contractor can do this type of work.

9. General Recommendations:

I recommend the inspection of foundation anchors (where possible) be performed after every significant occurrence of seismic activity to ensure the system is maintained in a serviceable condition. I recommend that the condition/s of the foundation components be monitored regularly and maintained as required. All possible measures should be taken to minimize the amount of water allowed to collect in these areas. Measures include severely reducing watering of vegetation or other use of water at the perimeter of the foundation. In the future, if concrete surfaces are installed near the foundation system the surfaces should be sloped away from the foundation system and seal any voids in concrete surfaces that may be found adjacent to the foundation system. Checking the grade around the perimeter of the foundation for low spots after a heavy rain is an ideal way to identify areas around your foundation that are in need of backfilling and re-grading. Backfill the lowest areas adjacent to the foundation will prolong the life of the foundation. Another general recommendation is to maintain all water removal components of your house, entailing the cleaning and maintaining of all rain gutter, downspout, subsurface drain conduit systems (if applicable) and roof systems to insure complete coverage and proper working order. Direct all roof run-off to well drained locations. Drainage ideally needs to be a minimum of 10 feet away from the foundation walls. I recommend the measures listed above be maintained or implemented (if necessary) as soon as possible to extend the life of the foundation system and the structure. All reasonable measures should be taken to minimize the amount of water allowed to collect in or near the crawlspace area. A relatively dry soil condition in the area adjacent to the foundation and crawlspace is paramount to maintaining a sound foundation and structure. Excessive moisture in the under floor area can contribute to premature deterioration of structural components.

10. Exclusions of work

No interior repair of any kind will be done by this company; this includes Sheetrock, phone lines, electrical wiring, painting, stucco, and fireplace repair or any interior repairs.

11. CONCLUSION

I conclude that the house has a relatively stable foundation. The structure is in generally fair condition considering the age and quality of construction, foundation design, soils conditions in the area site drainage conditions and seismic activity in this region over the period of the structure service. I find this foundation to be in Fair condition and advise that if the above additions are installed to the house that an effort be made to follow the above-mentioned guidelines. I believe the foundation is fair condition at this time and should remain at this level with the completion of recommendations as well as implementing general maintenance procedures regarding site drainage and moisture controls. The conclusions presented in this report are base on conditions at the site during this inspection. This report should not be construed as a warranty or guarantee of any kind, expressed or implied. Should any fact that is found be in contrary to what is known or inferred at this time emerge in the future, I should be allowed to review it for possible revisions of the report. I am pleased to have been of service to you in this matter. I have over thirty years in this type of construction. If you have questions or comments on the foundation please do not hesitate to call.

Note: This proposal may be withdraw if not accepted within 60 days.
NOTICE: Under the Mechanics "Lien Law (California code of civil procedure, (Section 1181 et seq.) And contractor, subcontractor, laborer, supplier or outer person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your Property, this means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full, if the subcontractor, labor, or supplier remains unpaid.

Note: all subterranean treatment for termites should be done after the foundation work has been complete

1377 Camino Robles Way
San Jose, Ca 95132

WORK AUTHORIZATION

Phone Number _____ **Fax Number** _____
SIGNATURE _____ **DATE** _____
Lock box # _____

1. Submitted by

QUALIFY PARTNER. Charles Edward (ED) Jones :
Payment made by check: