

SEP 13 1979

Correia Consulting & Design
1107 E. Chapman Avenue
Suite 207
Orange, California 92666
September 6, 1979

Boise Cascade Realty Group
16901 S. Western Avenue
Gardena, California 90247

Re: Posgay Residence
Lot I, Tract 30383
Rancho Palos Verdes, California
(Job No. 79116)

Attn: William Moore:

Dear Bill:

On September 5, 1979, I inspected the above residence for structural distress. It is my understanding that compaction grouting was performed by Moore and Taber during June, 1979 (reference "Report of Compaction Grouting" by Moore and Taber, Job No. 079-817) and that several miscellaneous cosmetic repairs were made during August, 1979. No cracks in the walls or ceilings were discerned. The floor slabs appeared level, except for in the kitchen where a slight slope to the exterior walls was noticed. However, this slope is within normal tolerable limits. All windows and doors appeared level and operable. In general, all parts of the house seemed to be restored to original condition.

As is outlined in the "Investigation of House Distress" by Moore and Taber (Job No. 378-518), adequate water drainage is extremely important. Gutters and downspouts directing roof run-off to drains connected to the street have been installed. Other area drains have been placed through-out the rear yard. However, the ground surface does not have sufficient fall to these drains. The grade next to the house does not have a 6% slope away from the house as is recommended by Moore and Taber. Because of these facts, some local cracking is inevitable. The extent of this cracking is indeterminable. It is my recommendation that the grading be corrected to alleviate any future problems.

If there are any questions concerning this letter, please contact this office.

Very truly yours,



William J. Correia, S.E. 2132
President

WJC:bmh
Encls.