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May 11, 2020

F.N. 1-20-0164

Michael Foxworthy
1553 Camino Magenta
Thousand Oaks, CA 91360

Subject: STRUCTURAL EVALUATION REPORT
27953 Alaflora Drive, Rancho Palos Verdes, CA 90275

Dear Mr. Foxworthy:

ASSIGNMENT

Pursuant to your request, we personally inspected the subject single family residence and attached garage to determine its structural integrity and condition. We base our conclusions on a visual observation of accessible exterior and interior areas. No destructive or subsurface testing was performed that being beyond the scope of this report. Our field investigation was conducted May 7, 2020.

HISTORY

REDFIN indicates that the 2,106 square foot single family residence which contains 5 bedrooms and 3 bathrooms was built in 1963.

We were informed at the time of our site inspection that the roof was replaced 3 years ago and the exterior walls were repainted approximately 8 years ago. We also learned that the interior finishes were repainted approximately 15 years ago and new windows & sliding glass doors were installed in 2008.

SITE CONDITIONS

Google Maps indicate that the subject single family residence and attached garage faces east toward Alaflora Drive.

EXTERIOR

Photographs 1 – 23 were taken of the exterior of the residence and property at the time of our inspection.

We noted that Alaflora Drive is lower in elevation than the building pad that supports the residence as depicted on Photograph 1 which likely indicates that the front section of the foundations may be supported on fill soil material that was provided when the lot originally was graded.

Several front elevation views of the residence shown on Photographs 1 – 4 indicate the absence of any eave gutter to collect roof runoff from dispersing adjacent to the building foundations and area drains to collect surface runoff in hardscape and softscape areas. Some wood deterioration or dry-rot was observed at the wood lattice above the front entry doorway.

The attached garage can be vehicularly accessed from a driveway at the south end of the property as shown on Photographs 5 & 6. No eave gutters were also observed around the attached garage and no noticeable cracks were detected in the stucco surfaces at the top corners of the garage door as depicted on Photographs 7 & 8. Several views in the interior of the attached garage are shown on Photographs 9 – 13. No noticeable cracks in the interior drywall around the corners of the rear entry doorway into the residence were observed as represented on Photograph 10. The garage slab exhibits a 1% or 1/8 inch per foot downward slope toward the easterly direction as depicted on Photograph 12 near the center.

At the base of the rear ascending slope is a retaining wall as depicted on Photographs 14 – 17. We noted that this wall is relatively straight vertically considering the absence of any weep holes at the base of the wall stem to disperse any hydrostatic pressure from surface runoff. There is evidence of horizontally cracking near the top of the wall section closest to the attached garage as shown on Photographs 14 – 16. This crack may result from either rusting of horizontal reinforcement in the wall since the wall stem was likely not waterproofed or may result from cracking at a cold joint where the wall stem may have been later added to increase its height.

Although, we did not detect any noticeable cracking in the exterior stucco wall surfaces around the residence, we observed blistering of stucco painted surface at the rear building elevation as shown on Photograph 18. We also noted that weep screeds were not traditionally installed at the base of the exterior stucco walls in 1963 to allow water absorbed by the stucco surfaces to properly drain.

No surface drains were constructed in either the rear softscape or hardscape areas to collect surface runoff. Some cracking in the rear flatwork was detected which we attribute to the affect of poor drainage and its influence to the underlying soils.

There are likely wood posts behind the aluminum covering at the rear trellis as shown on Photographs 21 & 22. It is unclear if the wood posts are slightly raised above the tiled patio surface to prevent dryrot since they are not exposed.

The brick chimney located at the north elevation of the building shows no noticeable separation from the abutting exterior stucco walls as shown on Photographs 22 & 23.

INTERIOR

Photographs 24 – 50 were taken in the interior of the residence at the time of our site inspection.

We noted that the interior floor surfaces at the front or east section of the lower level exhibits an approximately 1% or 1/8 inch per foot downward slope toward the easterly direction as shown on Photographs 24 – 27. However, the interior floor and counter surfaces at the rear or west section the residence at the lower level exhibits relatively level readings as shown on Photographs 32 – 37.

At the east interior wall of the living room, we detected a noticeable gouge in the drywall which appears to be non-structural but caused furniture movement or something similar as shown on Photograph 28. Overall, we detected several minor interior wall cracks at the lower level as represented on Photographs 29 & 38.

At the upper floor level, we detected similar floor & counter sloped conditions at both the east and west sections as observed at the lower floor level as depicted on Photographs 39, 43 – 47, 49 & 50.

More interior wall cracking was detected on the east section of the upper floor level along with some unsquare doorframes as represented on Photographs 40 – 42 & 48.

Foxworthy / 27953 Alaflora Drive, Rancho Palos Verdes, CA 90275

May 11, 2020, F.N. 1-20-0164

Page 5

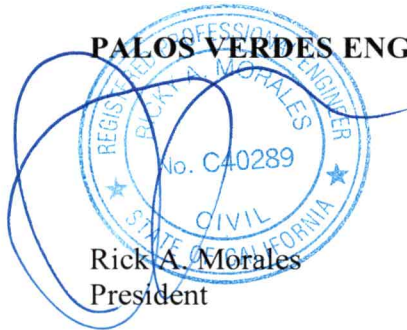
Following the completion of all site drainage improvements, we recommend that an interior floor manometer survey be performed to provide a topography of the interior floor surfaces in the residence which can be used to compare with future surveys to verify signs of any future foundation movement. Should noticeable movement in the floor surface develop along with any major wall cracks, we recommend that a geotechnical engineer be consulted at that time

We also recommend that an appropriate site drainage plan that specifies the improvements specified above be prepared by a licensed Civil Engineer. A topographic survey of the exterior surfaces should also be performed by a licensed Surveyor to assist in the drainage design. Our office can provide these additional services upon your request.

Should you have any questions regarding the content of this report, please do not hesitate to call.

Very truly yours,

PALOS VERDES ENGINEERING CORPORATION



Rick A. Morales
President