

STRUCTURAL FINDING SUMMARY

Client: Hien Pham

Site Address: 24441 Hillsdale Ave, Laguna Hills, CA 92653

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Inspection Date: October 1, 2026 **Project No.:** 26-10760

Based on my visual inspection of the subject property on October 1, 2026, including the interior living areas (bedroom, kitchen, and living/ dining areas), the garage and garage ceiling, the garage slab, the foundation around the garage, and the accessible exterior walls, the following structural observations and recommendations are provided. This report is intended to document readily visible structural conditions observed at the time of inspection only. The condition of concern described by the Client – a raised, linear high spot in the floor above the garage – is documented in Item 1, and the remaining items document the conditions observed in the surrounding areas. Items are presented in order of significance.

Observations & Recommendations

1. Floor Surface – Raised Linear High Spot at Dining, Kitchen & Living Floor Above Garage Separation Wall

A raised, linear high spot was observed in the finished floor at the dining area, extending across the adjoining living area and the kitchen tile floor. The high spot runs perpendicular to the exterior wall and is located approximately above the wall that separates the single-car garage from the adjacent garage below. Digital level readings taken on either side of the high spot show the floor falling away from it in both directions, at approximately 0.7% on one side and approximately 2.1% on the opposite side, with readings of similar magnitude recorded at the kitchen tile floor. The Client reports that the condition has been present for approximately twenty seven seven years, since the property was purchased, and that it has not changed during that time.

A high point located directly over a wall line, with the floor falling away on both sides, is consistent with a floor framing system that bears on the wall below while the spans on either side finish, or have settled, at a slightly lower elevation. Several ordinary explanations fit this pattern: the subfloor or finish flooring may not have been leveled at the time of original construction; joist crown or lapped framing over the bearing wall may have produced a slightly higher line at the support; or long-term creep deflection of the joists in the spans on either side may have developed over the life of the building. No corroborating signs of structural distress were observed: there was no cracking, separation, or other distress at the interior or exterior walls in the bedroom, kitchen, or living areas, and the garage ceiling directly below showed no sagging, cracking, or displacement. The floor joists and subfloor framing are concealed and were not accessible, so the framing configuration at the high spot could not be directly verified. Based on the visible conditions and the Client's account, the high spot appears to be a long-

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standing surface irregularity rather than evidence of active structural movement, and it is not considered a structural deficiency at this time.

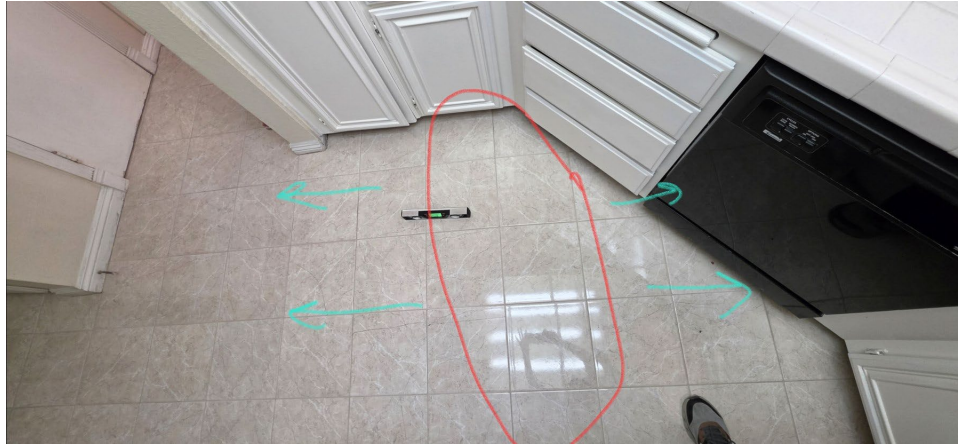
Recommendation: Request any available records for the building — the original construction drawings or floor framing plan on file with the City of Laguna Hills Building Division (or the homeowners' association, if applicable) — to confirm the floor framing configuration (joist size, span direction, and bearing at the garage separation wall). No corrective action is required at this time. To document stability, mark the current high-spot location and re-measure with a digital level at the same locations in approximately 12 months, or sooner if new cracking, door or window binding, or an increase in floor slope is noticed. Should the Client wish to verify the framing directly, a small inspection opening in the garage ceiling along the high-spot line could be coordinated to view the joist bearing; this would constitute Additional Services under a separate written authorization, and the garage ceiling assembly should be restored to maintain the required fire separation from the living space above.



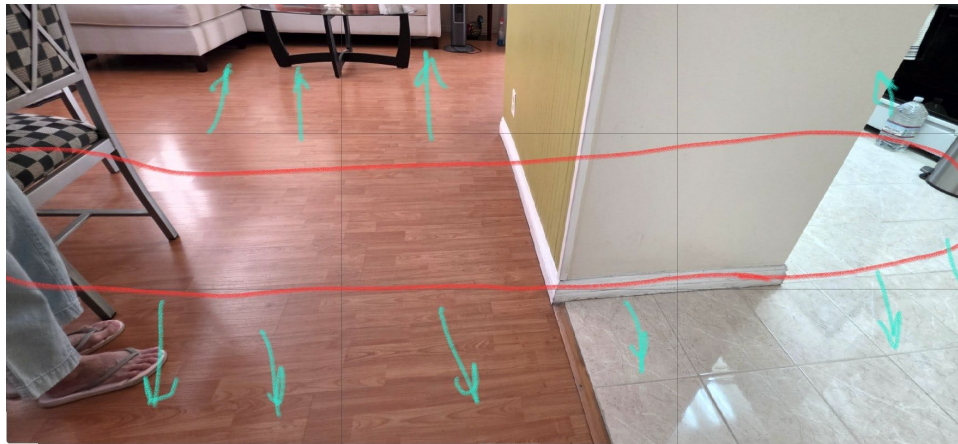
Red outline marks the raised high spot in the dining area floor; teal arrows indicate the direction of floor slope away from the high spot.



Digital level readings of approximately 0.7% on one side of the high spot and 2.1% on the opposite side; red arrows indicate the direction of slope.



Red outline marks the high spot continuing across the kitchen tile floor; teal arrows indicate floor slope away from the high spot on both sides.



Red outline marks the high spot extending across the living area and the kitchen threshold; teal arrows indicate floor slope away from the high spot.

2. Concrete Slab - Hairline Cracking at Garage Floor

A narrow, meandering crack was observed in the garage concrete slab, extending from the base of the side wall across the slab. The crack is hairline to very narrow in width, no vertical offset between the two sides was apparent, and its weathered appearance indicates that it is long-standing. Cracks of this type are typical of concrete shrinkage and curing and are generally cosmetic. No other significant slab cracking, heaving, or settlement was observed, and no cracking was observed in the foundation around the garage. This condition is not considered a structural concern and has no apparent relationship to the floor high spot described in Item 1.

Recommendation: No corrective action is required at this time. Monitor the crack for widening or vertical offset. As routine maintenance, the crack may be sealed with a flexible polyurethane or epoxy crack sealant to limit moisture and debris intrusion.



Red outline marks the hairline crack in the garage slab.



Red outline marks the hairline crack extending from the base of the garage side wall.

3. Garage Ceiling – No Structural Distress Observed Below the Living-Level Floor

The garage ceiling directly below the living-level floor was observed for signs of distress, including along the line beneath the high spot described in Item 1. The ceiling finish was continuous, with no sagging, deflection, cracking, or separation at the visible ceiling-to-wall junctions. Isolated minor surface discoloration was noted on the ceiling; it is cosmetic in appearance and was not associated with

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any deformation of the ceiling. The floor joists and subfloor framing above the garage ceiling are concealed and were not accessible for direct observation.

Recommendation: No corrective action is required at this time. Monitor the garage ceiling periodically for new cracking, sagging, or staining. If new discoloration develops, identify and correct its source before cosmetic repair.



Garage ceiling below the living-level floor; the finish is continuous with no sagging, cracking, or separation observed.



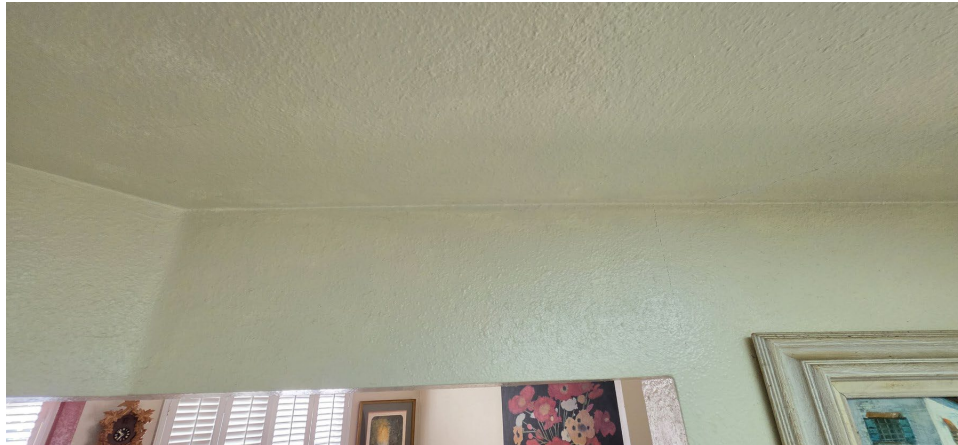
Garage ceiling and wall junctions toward the garage interior; no structural distress observed.

4. Interior Walls, Ceilings & Exterior Walls - No Structural Distress Observed

The interior walls and ceilings of the bedroom, kitchen, and living areas were observed, including the wall-to-ceiling junctions, and no cracking, separation, or other indication of structural distress was noted. No indication of framing or subfloor movement was observed at the interior walls. The exterior walls were also observed, and no cracking or other distress was noted that would indicate a structural issue with the framing or subfloor.

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Recommendation: No corrective action is required at this time. Monitor the walls and ceilings periodically for new cracking, and report any new cracking, door or window binding, or increase in floor slope for further evaluation.



Interior wall-to-ceiling junction at the living area; no cracking or separation observed. See attached link to additional photos.



Exterior elevation showing the garage below the living-level floor; no cracking or distress observed at the exterior walls.

Conclusion & Recommendations

Overall, no visual indication of structural distress was observed at the interior and exterior walls, the garage ceiling, the garage slab, or the foundation around the garage. The principal item in this report is the raised linear high spot in the floor above the garage separation wall (Item 1). Given the absence of corroborating distress and the Client's account that the condition has been unchanged for approximately twenty seven years, it appears to be a long-standing surface irregularity — possibly related to original construction or long-term framing behavior — rather than active movement. Because the floor framing is concealed, its configuration could not be verified; the recommended next step is to request any available building records, and to re-measure the floor at the same locations in approximately 12 months to document stability. The hairline garage slab crack (Item 2) is typical and cosmetic and

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requires only routine monitoring and, if desired, sealing. Items 3 and 4 document areas where no structural distress was observed. No structural repairs are recommended at this time.

Link to project photos <https://photos.app.goo.gl/e2ST9tTDkeQfQ9yx8>

Limitations

This report is based solely on a visual inspection of readily accessible areas at the time of the site visit, including the interior living areas, the garage and garage ceiling, and the accessible exterior walls. The floor joists and subfloor framing were concealed and were not accessible for observation. No destructive testing, removal of finishes, or verification of concealed conditions was performed unless otherwise noted. As such, additional deficiencies may exist that were not visible during the inspection.

This report is intended for general structural observation purposes only and should not be construed as a complete structural design, repair specification, or code-compliance certification unless supplemented by further engineering analysis and/or construction documents.

Please let me know if you have any questions.

Sincerely,



Amgad Benjamin, PE | PRINCIPAL ENGINEER

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