

# OBSERVATION LETTER

Kathy Tyndall  
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October 30, 2023

## Re: 28724 Gunter Rd, Rancho Palos Verdes, CA 90275

This letter has been prepared for Kathy Tyndall as a follow-up to our site visit on October 23, 2023 and summarizes the findings of our visit.

This letter is limited to visible signs of structural or geotechnical damage or distress and is not intended to analyze the overall ability of the structure(s) to withstand future loading conditions. It should also be noted that this site visit did not include a review of original or renovation structural plans, or the benefit of a current subsurface investigation (soils report), as they were not made available. The observation was conducted on a visual basis, and no instruments were used to measure plumb or level conditions of walls or floors.

Regardless of opinions stated, written, or implied by any representative of Alpha Structural Inc., no building elements or structure obscured or covered by anything may be commented upon in any email, report or Observation Letter issued. This includes but is not limited to floor structures or slabs covered by carpeting or any floor covering, retaining walls covered by foliage, pools filled with water, etc. If a comment is requested of us, please have these areas exposed entirely for observation.

Rough estimates were requested for the various repair options. It should be noted that these estimates are given on a "plus or minus" basis and are not actual bids. In order to acquire an exact price, an option would need to be chosen, and an accurate bid undertaken in order to ascertain the price therein.

### GENERAL:

- The existing subject structure is a 1,596 square foot single-story, single-family dwelling constructed in 1955, according to county assessor records.
- The dwelling is constructed on a raised foundation system, as well as a rear addition that is constructed on a concrete slab on grade foundation system, on a graded lot and hillside area.
- An application for a building permit from 1969 was presented by the client and shows the description as a 315 square foot addition consisting of a family room.
- Note that per the client's request, only the rear yard and addition were visually observed.

**OBSERVATIONS:**

- In the interior, some door frames are out of square, which can be expected in a home of this age. The floor was noted to slope towards the northerly perimeter wall line and various cracks were observed along the walls. Note that the interior concrete slab is fully concealed and as a result was not able to be visually observed for distress to the slab.
- Along the exterior, various cracks with over 1/8" of separation were observed along the exterior stucco, as well as separation from the addition to original wall line joint. The rear concrete hardscape area was also noted to have cracks with over 1/8" of separation and differential settlement.
- The northerly Concrete Masonry Unit (CMU) property line fence wall was observed to be leaning. The rear yard landscape also slopes towards the rear descending slope.

**RECOMMENDATIONS:**

- Due to the extensive distress to the interior and exterior walls at the rear addition, floor deflection/settlement, separation from the original wall line, graded lot, and hillside area, a soils and geology report is recommended. The soils report will identify the composition of the on-site soil, depth to suitable material, expansion potential of soil, past grading operations, and perimeter foundation's depth below grade. Contingent on the soils and geology report, a deepened underpinning system can be recommended.
  - Estimated price for a deepened underpinning system to the rear addition, approximately +/- \$75,000 (Contingent on a soils and geology report to determine depths to suitable material).
  - Estimated price for a soils and geology report, engineered plans, and permit acquisition, approximately +/- \$15,000.
- Improving the overall drainage can mitigate movement and consists of adding an eave gutter system with downspouts that connect to a subgrade drainage line and outlet at the street, as well as a hardscape system that slopes away from the dwelling along the exterior perimeter foundation. Area drains can also be added to sections of rear and side yards to mitigate water pooling and accumulation, as well as removing planter areas with irrigation systems adjacent to the perimeter foundation. Note that due to the lot topography, a sump pump system may be required for the drainage discharge.
- It is recommended to replace the failing fence wall along the northerly property line.

Thank you for the opportunity to be of service. Should you or any of your authorized agents have any questions, please feel free to call or email anytime.

Sincerely,

**Samuel Perez, EIT**

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