

F. D. R. W. Inc

Foundation

Drainage

Retaining

Walls

Inspection and Evaluation Services

A/B LIC. No. 936400

PO Box 26

Brentwood, CA 94513

925-634-2899 office

November 29, 2022

Heara M. Gruska Trust
cc Mr. Stan Stanek
One America Realty Group

Via Email: claus@flachenecker.com

Via Email: oneamericangroup@gmail.com

Re: 1345 Parker Street, Berkeley, CA 94702

Dear Heara M. Gruska Trust:

As requested the property was reviewed with an emphasis on the foundation, settlement of the structure and the property drainage. The following is a summary of our visual observations and conclusions made while on-site.

Please note that visual observations are made without the benefit of destructive testing or completion of surveys. Unless otherwise noted in this document, we have not completed a detailed investigation of construction drawings, reports, records or other documents. While we are experienced in this field, our opinions are based on our best professional judgment from our limited review of the specific components noted above at the time of the review.

Our documents may provide a range of costs for improvements. If costs are provided, it must be understood that costs are only provided as an estimate and broad guideline. Variables such as and not limited to, engineering, actual design parameters, site conditions, governing agency requirements and an overall scope of a project completed can significantly impact the actual cost of a project.

We have made reasonable efforts to ensure that this document is accurate; however, we cannot assume any liability for damage, which might result from it or for any conditions the document might fail to disclose. This document is not to be relied upon by third parties or as a definitive statement of the condition of the entire property and it should be understood that there is no guarantee or warranty associated with this review document.

The property and structures were indicated to be a Senior care / ADA residence and at one time may have been two separate structures that appear to have been mated together with a conversion of an original breezeway, patio, or possible garage location. The structures were indicated to have been constructed in the late

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1940's but the dates were not researched or verified. The front residence is presumed to be the original structure within the property and the rear residence may have been placed at some time later.

It was also determined that there have been foundation improvements / replacements completed below this structure. The basement below the rear center of the front structure is a cinder block construction and appears to be added below the home. The front porch of the front structure was also determined to have been replaced at some time with a newer foundation complete with seismic connections and most likely some form of internal steel reinforcement within the concrete. The left rear laundry room is an apparent addition that is placed over isolated posts and piers. It is not known when these modifications were made to the structures.

#1
Repaired

At the left side of the structure where the modified areas are located, it is apparent that the cinder block wall structure at the front left corner is in a failing state. This is immediately noticeable by the large separation and cracking between the blocks at the front top corner and separation and release from the remaining wall framing at the back left. This is a small wall section at no more than approximately ten feet long with a return corner at the entrance door. This wall would be best to be completely removed and the wall area re-framed as a wooden wall and tied back to the original constructions. This improvement could be expected to reach a cost range of approximately \$ 12,000.00 to \$ 18,000.00, depending on the overall scope of work completed. Permits may be required for this improvement.

The modified areas between these two structures seems to be a modified patio area or possibly an original garage structure, but this was unable to be confirmed while on-site. There was no viable access found around the perimeters to gain entry to the small crawlspace areas below these modified areas. Minimal visibility of these spaces can be gained from the vents along the left side perimeter and through the separations of the front cinder block wall section.

It appears that there are various concrete pads in place below this modified area that appear to be older patio sections with the internal wood floor systems set directly to these concrete pads. It does not appear that there is a conventional foundation in place across the right-side of the modified area, but it does appear that there is a small footing in place across the left side. Without gaining complete access below this portion of the residence, overall conditions would be difficult to fully confirm.

Consideration could be given to the installation of a conventional foundation footing below the modified areas of the home to provide adequate support. Due to the limited access and the possibility of unknown conditions, cost ranges would be

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difficult to devise for this update. Cost of engineering, design, and obtaining permits would be required and can fluctuate projected costs. Based on the length of the modified area, and under the best case scenario where no unknown variables arise, placing a foundation below this modified section of the residence might reach a cost range of approximately \$ 12,000.00 to \$ 15,000.00.

#2
NORMAL
SETTLEMENT.

The concrete foundation below the original front structure is visible within the crawlspace area with no real visibility around the exteriors. This foundation may include some amount of steel reinforcement, but it is not confirmed. No seismic anchors exist along the perimeter wall framings. Multiple vertical cracks exist within this foundation, mainly around perimeter corners and at the front and rear center locations. Vertical foundation cracking is typically the result of settlement. The foundation cracking observed throughout this foundation does not appear to be detrimentally affecting overall serviceability. The front porch that has been replaced at some time appears to have settled independently from the original foundation resulting in minor separations at the connection points.

Given the fact that there are no seismic connections present within this foundation and perimeter framings, consideration could be given to seismically retrofitting this structure. Retrofitting this structure could also include crack repairs to the foundation. These improvements could be expected to reach a cost range of approximately \$ 10,000.00 to \$ 15,000.00, depending on the overall scope of work completed.

The foundation below the rear structure seems to be somewhat newer placement than the front foundation. This foundation most likely includes some form of steel reinforcement. There are minimal vertical cracks within this foundation. There are some random seismic anchor bolts in place along the perimeter wall frames; although, they do not conform to current standards and are sporadically spaced apart. Overall, this foundation also appears to be serviceable and the general cracking does not appear to be detrimentally affecting serviceability. This structure could also benefit from seismic retrofitting, similar to the front structure, and might reach similar cost ranges.

The rear laundry room at the back left of the rear structure is also an addition. Similar to the modified areas between the two structures, this laundry room is constructed above isolated posts and piers with no conventional foundation below it. The laundry room has settled independently from the structure resulting in separations from the wall framings and a visually crooked profile. The laundry room could be considered for removal or to be properly supported by a new foundation. Placing a new foundation below this location would also allow for the room to be leveled off. The placement of a new foundation below this portion of the structure

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will require completion of engineering, design, and obtaining permits. Cost ranges could reach approximately \$ 7,000.00 to \$ 11,000.00, depending upon the overall scope of work completed.

Concerned
The basement that was added below the front structure is partially unfinished at the front area behind the furnace system. This cinderblock structure was determined to be stacked in place with various rods of steel reinforcement placed through the cinder block cells; however, the cells are hollow and were not filled with concrete. Various cinderblocks along the top edges are loose and shifted in their locations and various cracks have developed. The concrete floor is not readily visible due to stored items but some cracking is expected to exist. The sump pump basin within the basement is filled with debris and a pump system was not identified.

The basement below the structure does not appear to pose an immediate concern for failure; however, the walls are hollow throughout and partially unfinished at the front center. The unfinished conditions of the basement walls could raise concern for future distress. The basement walls could be finished by installing a poured concrete section behind the furnace area and filling the hollow cinderblock cells with concrete slurry. The basement walls could also be removed and replaced with poured in place concrete walls. Variable costs would be expected depending upon how the basement may be finished or replaced. Engineering, design, and obtaining permits will be required. Finishing the basement walls and filling the hollow cells could be expected to reach a general cost around approximately \$ 40,000.00. Replacing the basement walls with concrete structures could reach or exceed around \$ 60,000.00, depending upon the overall scope of work completed.

The interior floors of the structure were reviewed and a cursory floor level survey was completed with the use of a high precision digital altimeter to obtain a general estimation of level variations at the perimeter and interior. It should be noted that floor level elevation differentials are generally considered acceptable in a new structure within a range of one inch of elevation change across twenty linear feet of floor area.

Measurements taken across the footprint of the front structure suggest that there is approximately one to three inches of general elevation change extending from the central areas of the home and extending to the outlying perimeters, mainly the front. The front porch area of this front structure sits roughly two inches out of level within its own space and provides a crooked profile to the front door location. The rear structure sits very similarly out of level with approximately one to two inches of general sloping from central spaces and extending toward outlying perimeters.

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The laundry room at the left rear of this back structure sits approximately two inches out of level in its own space.

The modified areas between these two structures were briefly measured but the elevations would be expected to be inconsistent and these floors appear to have been intentionally constructed with the elevation ramps to comply with ADA access throughout these living spaces. The floor level transitions between the front structure and the rear structure sits at roughly one foot of elevation change. The remaining areas of this portion of the structure sit within approximately one to one and one-half inches of general slope toward the left side perimeter.

Given the out of level conditions between these different structures and the modified areas between them, considerations could be given to underpinning, stabilizing, and releveling the structures. Stabilizing and releveling these structures would require foundation installation below the modified areas and the left rear laundry room. Some amount of perimeter wood framing modifications and interior floor support modifications would also be needed. Completely releveling and underpinning these structures will require completion of engineering, design, and obtaining permits and might be expected to reach general cost ranges around or exceeding approximately \$ 125,000.00 to \$ 150,000.00, depending upon the overall scope of work completed.

Settlement of the structures is probably the result of poor drainage control throughout the property over its life. Downspouts around the structure are uncontrolled at all locations and have funneled seasonal rainwater discharges adjacent to the foundations. These conditions commonly result in out of level floor conditions, general cracking of the walls, and the foundations. Poor control of site water commonly results in differential movement of a structure as expansive soils experience moisture swings. The shrink and swell cycling of the soil can cause a structure to move significantly as the soils expand and contract.

Connected. The downspouts around the structure would benefit from being updated and connected to underground pipelines that are directed offsite to the street locations. There is no significant evidence of widespread water intrusion below either of the structures and soil spaces within the crawlspace spaces were currently dry. Some amount of moisture seepage or intrusion may develop in the deeper basement area below the front structure. There is a sump pump basin in place but is filled with debris. The basin should be cleared and sump pump installed as a general maintenance update. Placement of underground downspout collections around the structure could be expected to reach a cost range of approximately \$ 7,000.00 to \$ 11,000.00, depending on the overall scope of work completed.

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It is concluded that the subject structure's concrete foundations below the front ✱ and the rear structures are considered serviceable and performing as intended. The modification areas between the two structures do not appear to include conventional foundations but rather wood floor systems set to concrete patio spaces and a small footing along the left perimeter. The left rear laundry room is in a similar condition. Long-term settlement and shifting of the home has developed and has resulted in the out of level floor conditions throughout with some general foundation cracking that have developed. These are common conditions for the age of the structures in the local area and the general improvements and updates described would be considered as applicable for the home. Based on personal preference of interested parties' consideration could also be given to complete rehabilitation of the structure and the property spaces.

normal -

FDRW is an (A) General Engineering and (B) General Building contractor licensed by the California State Contractor's Licensing Board specializing in foundation, drainage and retaining wall inspections and evaluations with over forty years of experience with the design, installation and remediation of foundations, drainage, retaining walls and soil related issues.

FDRW does not offer bids or proposals for repair or improvements; however, information will be submitted to a contractor specializing in these services for submittal of proposals upon your request.

If you have any further questions, please feel free to contact us.

Respectfully Submitted,

Robert J. Brockman

Robert J. Brockman
Principal Inspector

RJB/amr