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CRACKED SLAB &
FOUNDATION SPECIALISTS

October 22, 2025

Ms. Chantal Sanchez

Email: Chantal.sanchez@compass.com

Subject: 1177 Muirlands Vista Way
La Jolla, California

Dear Ms. Chantal:

At your request, I visited the above mentioned residence on October 20, 2025. During this visit, I noted sloping of the interior floors throughout the residence. There are numerous repairs to the grout lines of the exterior brick fascia. Shimming of the west perimeter frame was noted in the crawlspace, there are also added beams and piers along the west perimeter. Cracks in the perimeter foundation walls were also noted throughout the crawlspace, ranging in size from hairline to roughly ½ an inch in width. A number of post and piers are leaning or excessively shimmed along the original beam located at the west perimeter and other areas of the crawlspace. There are large cracks in the soil of the crawlspace beneath a thin layer of loose dirt. The crawlspace was not completely accessible due to existing ducting and pipes in areas of the crawlspace.

It is likely that the above mentioned distress is caused by a combination of age, workmanship, soils and drainage issues. The above findings are based on my experience as a general contractor specializing in foundation, drainage and slab repairs.

If further reliability is desired, the standard of care in the industry and the City of San Diego suggest that a registered civil engineer inspect the residence and provide a report including repair recommendations. Once the repairs have been made in accordance with the recommendations, the engineer should provide a certification of completed repairs.

Without the benefit of the above mentioned engineering, an exact cost estimate is difficult to prepare. However, similar homes with similar problems have been repaired ranging in cost from \$12,000 or more to replace portions of the existing post and piers, up to \$24,000 or more to replace all existing post and piers, from \$3,000 or more to epoxy repair and plate the existing stemwall cracks, and from \$64,000 or more to stabilize portions of the west perimeter, up to \$145,000 or more to stabilize the entire west perimeter and portions of the south and north perimeter as well.

Once engineering has been completed, we look forward to providing you with a proposal and contract. If you need a referral for an engineer, please contact our office.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Manny Gomez', is written over the typed name.

Manny Gomez
Project Manager/Estimator
General Contractor B655527