SD ENGINEERING

RESIDENTIAL FOUNDATION EVALUATIONS

February 11, 2025

CLIENT: Ms Racheal White Hawk

SUBJECT: Professional Service
File #181023BST, #190102AST, & #250211BST
Limited Evaluation of Foundation Soundness
4602 Felton Street
San Diego, California 92116

Dear Ms White Hawk:

SD Engineering evaluated the condition of the foundation at the above mentioned property and prepared a report dated October 23, 2018. On January 2, 2019 SD Engineering returned to the property for the purpose of observing the recommended repairs and issued a certification report dated January 2, 2019. At your request, a visual examination of the above property was conducted on February 11, 2025. The purpose of this examination was to evaluate the condition of the foundation and the performance of the previous repairs. The contents of the previous reports were relied upon in preparing this report.

> **This evaluation report incorporates by reference, as though fully set forth herein, a copy of the SD Engineering contract with you. This report is based upon all of the contractual provisions stated therein, and we remind you, among other things, that this report is solely to benefit you, and no third parties. This report is not to be relied upon by any other parties.**

The house is a single story wood frame structure with transite and wood siding. The dwelling is approximately 110 years old. For the purpose of this report it is assumed that the house faces east. The dwelling is situated on a generally flat lot. A master bedroom/master bathroom/secondary bedroom/laundry room addition has been added to the rear of the house and garage. This evaluation is limited to the foundation and features of the house likely to exhibit symptoms of possible foundation movement. The

garage at the north side of the house has also been added. The added garage was not evaluated. The home was furnished at the time of the evaluation, precluding examination of some portions of the dwelling.

PREVIOUS REPAIRS

The original report recommended installing new piers and posts throughout the foundation crawl spaces. This recommendation required removing some of the existing cast-in-place concrete pier tops which are approximately 2 feet by 2 feet in dimension, and were originally thought to be installed on the surface of the soil. The repair contractor discovered that some of these cast in place concrete pier tops have 12 by 12 inch square pier footings which extend 12 inches below the surface of the soil, this is proper. SD Engineering revisited the site to examine some of these concrete piers and determined that the piers with proper footings are in satisfactory condition. The repair contractor was instructed to probe or temporarily dig away the soil adjacent to each pier to determine if the pier extends a minimum of 12 inches below the surface of the soil. Each pier which passed the above evaluation was considered to be acceptable to be used, unserviceable piers were recommended to be removed or not be used.

The previous repairs consisted of installing new piers and posts where necessary throughout the foundation crawl spaces as recommended. New piers and posts were installed underneath the floor joist extending generally north/south across the rear portion of the addition foundation crawl space as recommended in the original report. A new floor joist was installed as close as possible to the notched floor joist located near the plumbing drain lines in the southwest portion of the main house foundation crawl space as recommended in the original report. The significantly deteriorated wood posts and studs previously supporting the main house rear rim joist were removed and new floor girder sections were fastened to the east side of the main house rear rim joist. The original report recommended securing the rim joist to the new girder with lag bolts installed 24” on center in a staggered pattern. The repair contractor was unable to achieve a staggered pattern because of the floor framing layout and the rim joist was secured to the new girder with lag bolts installed 12” on center, which is an acceptable alternative. The new floor girder sections are supported by new piers and posts where necessary as recommended in the original report. In addition to the recommended repairs, the repair contractor repaired three foundation wall cracks by installing a steel plate across each crack on the interior side of the foundation wall. Each steel plate was installed mid way between the top of the foundation wall and the surface of the soil. The steel plates are Simpson Strong-Tie HST5 and were secured in place with anchor bolts. The cracks were also filled with epoxy. These plates are located in the main house front

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foundation wall approximately 2 feet from the southeast corner of the crawl space, in the main house north foundation wall near the junction with the addition, and in the addition south foundation wall approximately 6 feet from the southwest corner of the crawl space.

FINDINGS & OPINIONS

The driveway and the other concrete flatwork around the house were examined. There are vertically offset joints and cracks in the driveway, as well as extending generally east/west across the portion of the front porch near the south side of the front door. These conditions constitute tripping hazards and should be corrected. It also appears that the front porch has migrated away from the front of the house approximately 3/4 to 1 inch and it appears that the portion of the front porch to the south of the crack described above has experienced settlement. The conditions described above were not noted to be present during our original evaluation.

Gutters are present around portions of the house and are in serviceable condition. The downspouts at the front of the house were noted to be missing and should be properly replaced. The discharge elbow is missing from the bottom of the downspout located near the southwest corner of the house and should be properly replaced. The remainder of the downspouts present discharge away from the foundation. Improving and maintaining the drainage to limit fluctuations in the water content of the soil supporting the foundation and the opportunity for water to run or pond near the foundation, and thereby infiltrate the soils underneath the foundation, should reduce the probability of future movement of the foundation.

The transite and wood siding is relatively flexible and is not expected to reflect long term movement of the structure typical of stucco or other more rigid siding systems.

The ceilings and walls throughout the house were examined for significant cracking. There are some compression type cracks in the walls in places especially in the living room and east secondary bedroom. These cracks have been patched during normal maintenance. The plaster type construction used in raised foundation houses such as this one is prone to cracking, especially across the ceilings and at the corners of the doors and windows. These types of cracks are usually cosmetic in nature and are not structurally significant unless showing appreciable width. There is a crack approximately 1/16 inch in the living room east wall to the right of the top of the window and there is a gap approximately 1/8 inch in width in the upper right corner of the wood window trim. A crack approximately 1/16 inch in width was also noted in the living room

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south wall to the left of the top of the easterly window. A previously patched crack exhibiting recracking approximately 1/16 inch or less in width was noted in the master bedroom south wall to the left of the window. The drywall tape in the southwest corner of the master bedroom was also noted to have "pulled". The conditions described above were not noted to be present during our original evaluation and are apparently caused by some movement of the foundation.

There are floor height variations in the wood framed floors and there is a gap approximately 1/4 inch in width between the baseboard and trim along the east portion of the master bedroom south wall. These conditions are probably caused by the common sagging of the wood floor joists and wood sub-flooring or by previous settlement of the piers and posts in the foundation crawl spaces and are not uncommon for raised foundation houses of this age.

The caulking around the hall bathroom tub was noted to have been previously patched and exhibits recracking approximately 1/8 inch in width. This condition was not noted to be present during our original evaluation and is possibly caused by the common sagging of the wood floor joists and wood sub-flooring or by previous settlement of the piers and posts in the foundation crawl space.

The doors and door frames were examined for fit and squareness. The east secondary bedroom door leaves a gap at the top when closed. The east secondary bedroom closet door rubs on the floor and has been planed at the top to fit the door frame. The hall bathroom door also rubs on the floor and is in need of planing. The master bedroom door does not latch when closed. The conditions described above are probably caused by some differential settlement of the piers supporting the house and are not uncommon for raised foundation houses of this age. The remainder of the doors operate freely, indicating no appreciable distortion of their frames.

The foundation consists of perimeter concrete walls and interior concrete piers. The portions of the foundation walls visible around the outside of the house were examined for possible cracks. There is a joint approximately 1/8 inch in width at the main house/master bedroom addition junction at the south side of the house approximately 4 feet from the southwest corner of the house. This crack was previously repaired with epoxy from the interior of the foundation crawl space during the January 2019 repairs and this repair exhibits recracking approximately 1/8 inch in width.

The foundation crawl spaces were entered and examined. It appears that the portion of the foundation underneath the former fireplace was removed and replaced. This portion of the foundation is in generally satisfactory condition. There are numerous cracks in the remainder of the foundation walls in places. The majority of these cracks have been

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previously repaired with epoxy. Some of these cracks have been additionally strengthened with Simpson Strong-Tie HST5 steel plates. The previously repaired cracks, with exception of the repair at the main house/master bedroom addition junction described above, are performing satisfactorily with no recracking noted. There are some minor and hairline unrepaired cracks in the foundation walls in places which are not considered to be structurally significant. There is a wider crack approximately 1/8 inch in width in the southeast corner of the main house foundation crawl space. It was also noted that the majority of the front foundation wall is actually the rear edge of the front porch. The large vertically offset crack extending generally east/west across the front porch near the south side of the front door described above is visible approximately mid way along the front of the main house foundation crawl space. There is also a joint approximately 1/4 to 1/2 inch in width at the junction of the front porch with the portion of the front foundation wall near the northeast corner of the main house foundation crawl space. The unrepaired cracks described above have apparently occurred subsequent to the our original evaluation.

Houses built after approximately 1933 are required to have the sill plates anchored to the foundation walls to improve resistance to seismic (earthquake) forces. There are no sill plates present above the original foundation walls, however, the rim joists have been fastened to the original foundation walls with Simpson Strong-Tie UFP10 Universal Foundation Plates. The sill plates are fastened to the tops of the addition foundation walls with anchor bolts, this is proper.

The concrete piers and the wood posts, floor girders, and floor joists were examined. New concrete piers and wood posts have been added throughout the foundation crawl spaces. One of the concrete piers underneath the east end of the southerly floor girder is significantly cracked and spalling. This pier does not provide proper support for the floor framing. The remainder of the new concrete piers are in satisfactory condition. Several cast-in-place concrete piers were previously added in places in the foundation crawl spaces. Some of these piers were determined to be satisfactory and were used to support new posts. New 4x8 floor girders have been installed throughout the main house foundation crawl space and new 4x6 floor girders have been installed throughout the addition foundation crawl space. The northerly 4x8 floor girder in the main house foundation crawl space visibly sags in places. This condition should be corrected to provide proper support for the floor framing. The floor girders and posts in the addition foundation crawl space have been cut in numerous locations subsequent to the previous repairs. The cut floor framing and posts no longer provides proper support for the addition. A short 4x8 floor girder was previously added in the southeast portion of the main house foundation crawl space, apparently for improved floor framing support. This girder is supported by a single precast concrete pier top which has been installed on the surface of the soil. This installation is not common or proper, however, this added

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girder does not appear to be essential to the structural adequacy of the foundation system.

Some water staining and deterioration were noted to the wood portions of the foundation. Evaluation of deterioration of the wood portions of foundations is within the purview of a licensed structural pest control company and is beyond the scope of this evaluation. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.

The soil in the crawl spaces was dry at the time of the evaluation, however, there is evidence of previous presence of water in the crawl spaces. The extent to which water intrusion may have occurred cannot be determined at this time. There are large cracks in the soil in the crawl spaces, indicating the presence of expansive soils. Expansive soils increase in volume when absorbing moisture, which can result in uplifting of portions of the foundation and subsequent settlement when the soil dries. Improving and maintaining the drainage to limit fluctuations in the water content of the soil supporting the foundation and the opportunity for water to run or pond near the foundation, and thereby infiltrate the soils underneath the foundation, should reduce the probability of future movement of the foundation.

There are trees growing relatively close to the foundation near the southeast and southwest corners of the house and there are surface roots present near the southeast corner of the foundation. Limiting the type and size of vegetation allowed to grow near the foundation should reduce the probability of future root related movement of the foundation.

The house appears to have experienced some structural distress as evidenced by the above findings. The structural distress observed is apparently the result of movement of expansive soil underneath the foundation and/or of settlement of the soil.

RECOMMENDATIONS

The foundation should be repaired as specified in Appendix A. The Client is advised that performing the recommended repairs will not significantly improve the ability of the foundation to resist forces which may be applied by future movement of the underlying soils.

The vertically offset joints and cracks in the driveway which constitute tripping hazards should be corrected. This may be accomplished by grinding or patching these areas to provide smooth transitions between the surfaces.

The gap between the front of the house and the rear edge of the front porch should be filled with non-shrinking cement grout.

The missing gutter downspouts at the front of the house and the missing discharge elbow at the bottom of the gutter downspout located near the southwest corner of the house should be properly replaced.

Any doors which rub or bind may be planed in order to improve their fit. When planing a door, sufficient space should be created between the door and the frame to allow for normal swelling and shrinking of the wood. It is recommended that the top and bottom edges of the doors be painted or sealed to minimize the absorption of moisture.

It is recommended that a certified arborist or a licensed tree contractor be consulted regarding the root characteristics of the trees and roots growing relatively close to the foundation near the southeast and southwest corners of the house and for recommendations regarding possible removal of the trees or other mitigation measures to prevent future foundation damage.

Keeping water away from the foundation is essential to reducing the probability of future movement of the foundation. Maintenance recommendations to assist in keeping water away from the foundation are provided in Appendix B.

FOLLOW-UP SERVICES

SD Engineering offers to provide certification of the completed repair work, if desired. The Client is advised that certification of repairs, as defined in the Professional Engineers Act, Section 6735.5 of the California Business and Professions Code, constitutes an expression of professional opinion and does not constitute a warranty or guarantee, either expressed or implied. Our fee for returning to the property, observing the completed repairs, and preparing a written report is $500.00. This fee is in addition to the fee for the original evaluation and is due at the time of the certification site visit. Any site visits in addition to the planned site visit shall be billed to you at a basic rate of $200.00 each. This quote is available only to the above named Client. Extension of this quote to another Client is at the option of SD Engineering and would require the new Client to execute a separate services contract.

The recommended site improvements should be completed prior to the certification site visit if it is desired that we certify the site improvements along with the repairs.

Providing additional information which may be required in order to obtain a building permit is not within the scope of our initial evaluation. Assistance in meeting permit requirements directly related to our design is available on an hourly basis. The fee for these services is $120.00 per hour.

CLOSING

The purpose of the recommended repairs is to perform a "repair in kind" of the foundation and the repair recommendations do not include upgrading the structure to conform to current seismic (earthquake) design requirements.

The Client is reminded that the opinions and recommendations provided in this report are based upon a limited visual evaluation of structural soundness without the benefit of geotechnical investigation and that SD Engineering makes no representations or guarantees regarding future performance of the property. Remedial measures which may be recommended cannot guarantee that future movement of the foundation will not occur.

The Client is advised that raised foundation houses such as this one are more flexible than slab-on-grade houses and that nuisance/cosmetic symptoms of minor foundation movement, such as cracking of the ceilings and walls and out of squareness of the door frames, may appear in the future.

The Client is reminded that particular attention should be given to maintaining proper drainage as recommended in Appendix B.

It is recommended that this Company be retained to re-evaluate the house should any visible signs of distress appear.

We remind you that this entire report incorporates by reference, as though set forth fully herein, all of the provisions of the contract between SD Engineering and you. It is thus necessary, should you have any questions regarding the scope of SD Engineering's services and responsibilities, that you consult the subject contract. A blank copy of the contract is attached to this report for reference.

We appreciate the opportunity to be of professional service to you in this matter. Should any questions arise or should you desire to retain SD Engineering to certify the completed repairs please feel free to contact our office.

Sincerely,

Trent Burdeno
B.S.C.E., R.C.E.

The Stamping and signing of this document indicates that the engineer of record has approved the findings, conclusions, and recommendations and does not indicate the approval of the local Building Official. Obtaining any necessary building permits is the responsibility of the property owner.

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APPENDIX A

FOUNDATION REPAIR SPECIFICATION

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1. The foundation should be repaired as specified below.

2. Temporary supports shall be provided while the repairs are completed.

3. It shall be noted that for the purpose of this project it is assumed that the house faces east.

4. All work shall be performed in accordance with the California Building Code (CBC) as adopted by the appropriate local building authority. The following specifications are general in nature. The contractor performing the work is expected to have a thorough knowledge of the CBC requirements.

5. Recommendation for pressure injection of epoxy is referring to the injection of high strength epoxy adhesive using automated commercial injection equipment intended for this purpose. Cracks are to be properly cleaned/prepared prior to epoxy injection. Gravity filling or other methods of placement of epoxy are not recommended as a substitute for pressure injection.

6. Unforeseen conditions may require changes to the repair recommendations. Should unforeseen conditions be encountered, SD Engineering should be contacted for possible revision of the repair recommendations. Evaluation of such conditions and modification to the repair recommendations may require an additional fee.

7. Deviation from these recommendations may jeopardize the ultimate success of the repairs. It is recommended that the contractor performing the repairs be provided with a copy of these recommendations and that the contractor be encouraged to contact SD Engineering directly for any clarification of these recommendations. Proposed deviations from these recommendations should be reviewed and approved by SD Engineering prior to accomplishment of the work. Telephone requests for clarification will normally be returned no later than the evening received.

8. Three slots should be saw cut or chiseled in the surface of the front porch slab across the crack extending generally east/west across the front porch near the south side of the front door. The slots shall be approximately one inch in width and one and one half inches deep. Slots shall be installed within one foot of the front of the house

and within one foot of the front of the front porch. The remaining slot shall be installed mid way between the two slots described above. The slots shall be perpendicular to the crack and shall extend at least 12 inches on each side of the crack. A 24 inch section of #5 reinforcing steel shall be placed in each slot and the slots filled with high strength epoxy adhesive. The crack shall be cleaned of previous patch material and gravity filled with high strength cement grout or mortar. The surface of the repaired slab areas shall be ground smooth following curing of the epoxy.

9. The portion of the crack in the front porch described in paragraph 8 above which is visible approximately mid way along the front of the main house foundation crawl space should be repaired by installing a steel plate across the crack from the interior of the crawl space. The steel plate shall be installed mid way between the top of the crack and the surface of the soil. The steel plate shall be a Simpson Strong-Tie HST5 or an approved equivalent. This plate shall be secured in place with 5/8 inch anchor bolts installed in the foundation wall. The anchor bolts may be of the expansion type or of the epoxied in place type. If desired, Simpson Strong-Tie Titen HD screw anchors may be substituted for anchor bolts. The crack shall also be pressure injected with epoxy.

10. The joint at the main house/master bedroom addition junction at the south side of the house approximately 4 feet from the southwest corner of the house should be repaired by installing a steel plate across the joint on the exterior sides of the foundation walls. The steel plate shall be installed mid way between the tops of the foundation walls and the surface of the soil. The steel plate shall be a Simpson Strong-Tie HST5 or an approved equivalent. This plate shall be secured in place with 5/8 inch anchor bolts installed in the foundation walls. The anchor bolts may be of the expansion type or of the epoxied in place type. If desired, Simpson Strong-Tie Titen HD screw anchors may be substituted for anchor bolts. The joint shall also be pressure injected with epoxy. The joint may be injected from both sides of the foundation walls, or, if injected from only one side, care shall be taken to ensure that the epoxy penetrates through the joint to the other side of the foundation walls.

11. The crack in the foundation walls in the southeast corner of the main house foundation crawl space should be repaired by fastening a gusseted steel angle plate across the crack. The design of the angle plate should be provided to SD Engineering for approval prior to commencing the repairs. The angle plate shall be installed in the foundation wall corner and shall be positioned mid way between the tops of the foundation walls and the surface of the soil. The plate shall be secured in place with 5/8 inch anchor bolts installed in the foundation walls. The anchor bolts may be of the expansion type or of the epoxied in place type. If desired, Simpson Strong-Tie Titen HD screw anchors may be substituted for anchor bolts. The crack shall also be pressure injected with epoxy.

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12. The joint at the junction of the front porch with the portion of the front foundation wall near the northeast corner of the main house foundation crawl space should be repaired by installing a steel plate across the joint on the interior side of the foundation wall. The steel plate shall be installed mid way between the top of the foundation wall and the surface of the soil. The steel plate shall be a Simpson Strong-Tie HST5 or an approved equivalent. This plate shall be secured in place with 5/8 inch anchor bolts installed in the foundation wall. The anchor bolts may be of the expansion type or of the epoxied in place type. If desired, Simpson Strong-Tie Titen HD screw anchors may be substituted for anchor bolts. The joint shall also be pressure injected with epoxy.

13. The upper portion of the pier located underneath the east end of the southerly floor girder in the main house foundation crawl space which is significantly cracked and spalled should be chiseled off and a new precast concrete pier top should be permanently bonded to the existing concrete pier footing. The new pier top shall extend a minimum of 6 inches above the surrounding soil. There shall be two metal post brackets cast into the top of the new pier top. The new wood post shall be of 4x4 lumber. The top of the post shall be secured to the floor girder with two heavy gauge galvanized steel "T" brackets such as Simpson Strong-Tie 66T Strap Ties, one on each side of the floor girder. The post brackets cast into the new pier top shall be secured to the bottom of the post. The installation of these brackets is to prevent the post from falling out in the event that changes in the moisture content of the soil in the foundation crawl space cause a loss of vertical loading on the post. It is not intended to upgrade the post and pier to comply with current seismic design standards.

14. The posts underneath the northerly 4x8 floor girder in the main house foundation crawl space, which visibly sags, should be removed and replaced. The contractor should attempt to improve the levelness/straightness of the girder during the repair process. The Client should be aware that this releveling/straightening process will cause flexing of the wood framing and related opening and/or closing of cracks in the walls and ceilings. The repair contractor is expected to monitor these factors during the releveling/straightening process and to consider these factors along with elevation measurements in determining the optimum amount of releveling/straightening. This releveling/straightening should decrease the sloping of the east secondary bedroom floor, however, it will not improve the overall sloping of the floors throughout the house. New tight fitting 4x4 wood posts shall then be installed. The top of the new posts shall be secured to the floor girder with two heavy gauge galvanized steel "T" brackets such as Simpson Strong-Tie 66T Strap Ties, one on each side of the floor girder. The post brackets cast into the existing piers shall be secured to the bottoms of the posts. The installation of these brackets is to prevent the posts from falling out in the event that changes in the moisture content of the soil in the foundation crawl space cause a loss

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of vertical loading on the posts. It is not intended to upgrade the posts and piers to comply with current seismic design standards.

15. Each cut floor girder and wood post located in the master bedroom/master bathroom addition foundation crawl space should be replaced. The new girders shall be of the same size and length as the previously installed girders. New wood posts shall be of 4x4 lumber and tight fitting. The top of the new posts shall be secured to the floor girder with two heavy gauge galvanized steel “T” brackets such as Simpson Strong-Tie 66T Strap Ties, one on each side of the floor girder. The post brackets cast into the existing piers shall be secured to the bottoms of the posts. The installation of these brackets is to prevent the posts from falling out in the event that changes in the moisture content of the soil in the foundation crawl space cause a loss of vertical loading on the posts. It is not intended to upgrade the posts and piers to comply with current seismic design standards.

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APPENDIX B

MAINTENANCE RECOMMENDATIONS

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Keeping water away from the foundation is essential to reducing the probability of future movement of the foundation. The following maintenance recommendations are provided to assist in keeping water away from the foundation:

1. In maintaining and modifying the landscaping and the concrete flatwork around the house, care should be taken to ensure that the soil and the flatwork slope away from the foundation and runoff water drains freely to the street or to another proper drainage discharge area. Water should not be allowed to pond on the property, especially in the areas adjacent to the foundation. Drought resistant landscaping is recommended for areas around the foundation. In maintaining the drainage care must be taken to keep the soil level below the bottoms of the foundation crawl space vents to prevent possible flooding of the foundation crawl spaces. In newly constructed homes the soil level must be a minimum of 6 inches below the tops of concrete foundation walls, however, this may not have been required at the time of construction.

2. Irrigation should be kept to a minimum in the areas adjacent to the foundation.

3. Any gaps or cracks which may appear in the concrete flatwork should be sealed with flexible caulking or with non-shrinking cement grout and kept well sealed.

4. The gutters should be kept clean and the downspouts maintained to ensure water is directed well away from the foundation.

5. Preventing the entry of water into the foundation crawl spaces and the timely removal of water which may enter the crawl spaces are extremely important. The foundation crawl spaces should be periodically examined for the presence of water, especially during wet weather or if plumbing leaks are suspected. If standing water or mud is present, the source of the water should be determined and corrected. Timely correction of water intrusion into the crawl spaces is essential to satisfactory performance of the foundation.

6. The water bill should be regularly monitored and any unexpected increase in consumption investigated to ensure water from an underground leak or a leak in the foundation crawl spaces does not infiltrate the soil underneath the foundation.

SD ENGINEERING

RESIDENTIAL FOUNDATION EVALUATIONS

PROFESSIONAL ENGINEERING SERVICES CONTRACT

PURPOSE:

The engineering service to be performed for the Client consists of providing a limited evaluation of the structural integrity of the dwelling foundation. The investigation will be limited to the observations made during the evaluation and any recommendations which may be provided will be based on the Engineer's opinions as well as generally accepted engineering practices. The report SD Engineering provides is neither a geological nor a geotechnical report. The engineer of record for these services is Trent Burdeno, R.C.E. #C87361. The condition of the property at any time following the evaluation may vary from the condition at the time of the evaluation and SD Engineering makes no representations or guarantees regarding future performance of the property. The evaluation report is for the sole use of the Client and is not transferable. SD Engineering does not intend that anyone other than the Client will rely upon this report, therefore, it is intended solely for the Client, to the exclusion of all others.

SCOPE:

The evaluation of the foundation will be based solely upon a visual examination of the exterior and interior of the dwelling. SD Engineering will examine the exterior siding and the interior ceilings and walls for significant cracking and other signs of movement. The doors and door frames will be examined for fit and squareness. For raised foundation dwellings, the accessible portions of the foundation crawl space will be examined. For slab-on-grade dwellings, a manometer will be used to perform a random floor level survey on the structure to determine the possibility of any differential settlement and/or movement which may have occurred. SD Engineering is not responsible for removal of carpeting or any other flooring coverings. The drainage around the perimeter of the dwelling will be visually examined.

The basic evaluation fee includes repair recommendations provided that any repairs which may be deemed advisable are relatively simple and do not require soil testing, design calculations, or the preparation of extensive specifications. If the repairs are more complex, a fee for designing repairs will be quoted in the evaluation report. Certification of the completed repair work is available for an additional fee. The Client is advised that certification of repairs, as defined in the Professional Engineers Act, Section 6735.5 of the California Business and Professions Code, constitutes an expression of professional opinion and does not constitute a warranty or guarantee, either expressed or implied. The fee for certification of any recommended repairs will be quoted in the evaluation report.

Any recommended repairs will be predicated upon the original construction meeting accepted standards at the time of construction. Discovery of sub-standard original construction or other conditions not known to SD Engineering at the time of the evaluation may require modification of the repair recommendations. Any such conditions not noted in the original report should be reported to SD Engineering for evaluation and possible modification to the original repair recommendations. Evaluation of such conditions and modification to the recommendations may require an additional fee.

The report may include recommendations which require a building permit. Obtaining any necessary building permits is the responsibility of the property owner. SD Engineering provides only the repair design and does not provide other information which may be required including, without limitation, floor plans, plot plans, legal descriptions, or any other documents. Satisfaction of all permit fees and requirements is the responsibility of the property owner.

Revised 11/19/21

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EXCLUSIONS:
The scope of this evaluation does not include any determination of permit status or code compliance for the original construction or for any additions, alterations, or repairs.

No soil samples will be taken and no soil tests will be performed. The report which will be provided will not be a geological or geotechnical report.

No visual examination or tests will be performed for asbestos, radon, mold, mildew, fungus, pests (including, without limitation insects and rodents), lead paint, pollutants, or other hazardous organic or inorganic materials or substances. This evaluation also excludes items which would normally be included in Structural Pest Control and Physical Inspections.

Determination of compliance with lot line set-backs or other zoning requirements, location of the property lines, and measurement of lot or home size or other matters pertaining to surveys are beyond the scope of this evaluation.

NO WARRANTIES OR GUARANTEES:
SD Engineering does not guarantee or warrant, expressly or impliedly, the services being provided hereunder.

LIMITATION OF LIABILITY:
In recognition of the relative risks and benefits to both of the parties, the parties have allocated their contractual and other risks such that the Client agrees, to the fullest extent permitted by law, to limit the liability of SD Engineering, its agents, employees, directors, officers, and principals for any and all claims, demands, losses, liabilities, attorney fees, or injuries, whether sounding in tort, contract, indemnity, law, equity, or otherwise, so that the total aggregate liability of SD Engineering to the Client shall not exceed $5,000. It is intended that this limitation shall apply to any and all liabilities, causes of action, or claims for relief, however alleged or arising, unless otherwise prohibited by law.

INDEMNITY:
The Client agrees to defend, indemnify, and hold harmless SD Engineering from and against any and all claims, demands, losses, injuries, or liabilities arising out of this contract to the fullest extent permitted by law.

MEDIATION:
In the event a dispute, other than one regarding the payment of SD Engineering's fee, arises between SD Engineering and the Client, the parties agree to (a) first attempt to reach an informal resolution of the dispute with a face-to-face meeting, and (b) in the event the meeting fails to be dispositive, the parties agree to mediate their dispute before the JAMS Arbitration, Mediation and ADR Services in San Diego, California with each party paying half of the JAMS mediation fee. Such mediation is a condition precedent to litigation between the parties, except with respect to a fee dispute.

CANCELLATION & SEVERABILITY:
This contract may be cancelled by either party prior to the performance of the services upon reasonable notice. Should any portion of this contract be declared void or unenforceable, the remaining portions shall remain in effect.

COMPLETE AGREEMENT:
This contract is the complete embodiment of the parties' intentions to the exclusion of any prior oral or written agreements between them respecting its subject matter.

NO THIRD PARTY BENEFICIARIES:
There are no third party beneficiaries to this contract. The contract is solely to benefit the executing parties.

CLIENT ACKNOWLEDGEMENT:
I/We hereby acknowledge that I/we understand and are in agreement with the terms and conditions of this contract and agree to pay the evaluation fee quoted below. If this contract is executed on behalf of Client by any third party, the person executing this contract expressly represents that he/she has the full and complete authority to execute this contract on Client's behalf and to fully and completely bind Client to all of the terms of this contract. Fees are due at the time of the evaluation unless other prior arrangements are made. Any additional services requested by the Client may require additional fees.

File #_____ Fee $_____

_____
Property Address

_____
City, State, Zip

_____
Client Name

_____
Client Signature Date

_____
Client Signature Date

_____
SD Engineering Signature Date

Revised 11/19/21

SD ENGINEERING, PO BOX 711661, SANTEE, CA 92072
PHONE 619-258-0416