

May 28, 2026

CLIENT: Mr & Mrs Troy Hepfner

SUBJECT: Professional Service
File #260528BST
Limited Evaluation of Foundation Soundness
6230 West Manor Drive
La Mesa, California 91942

Dear Mr & Mrs Hepfner:

In accordance with the Professional Engineering Services Contract between you and SD Engineering, SD Engineering conducted a visual examination of the above property on May 28, 2026. The specific purpose of this examination was to evaluate the condition of the foundation.

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 stucco siding. The dwelling is approximately 73 years old. For the purpose of this report it is assumed that the house faces east. The dwelling is situated on a flat lot that slopes down at the front, rear, and south side and up at the north side. This evaluation is limited to the foundation and features of the house likely to exhibit symptoms of possible foundation movement.

FINDINGS & OPINIONS

The concrete pavers adjacent to the perimeter of the house were examined. The pavers along the rear of the house were noted to be “wavy” in places. This condition is typical of pavers installed directly on the surface of the soil and there is no evidence that this condition is structurally significant. Gutters are present around portions of the house and are in serviceable condition. The downspout located at the front of the house near the northeast corner of the northeast bedroom discharges to the area around the foundation and should be properly extended to discharge away from the foundation. The remainder of the downspouts 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 visible portions of the garage concrete foundation and slab are in satisfactory condition with only minor and hairline cracks. Portions of the garage foundation are inaccessible because of the presence of the garage slab and/or stucco siding and could not be examined.

The stucco siding was examined for significant cracking. There are only minor and hairline cracks noted in the stucco which are typical for this type of material. There are horizontal cracks in the stucco between the concrete foundation walls and the wood framing, especially along the front and rear of the house. These cracks are typical of this type of junction and do not appear to be structurally significant.

The ceilings and walls throughout the house were examined for significant cracking. There is a previously patched crack which exhibits hairline re-cracking extending generally northwest to southeast across the southwest portion of the living room ceiling. There are also hairline cracks in the hallway north wall at the corners of the passageway to the living room. Hairline cracks were also noted in the ceilings in the southwest bedroom and in the bathroom. There is no evidence that the cracks described above are structurally significant.

There are floor height variations in the wood framed floors. This condition is probably caused by the common sagging of the wood floor joists and wood sub-flooring as they age or by workmanship variations during construction.

The doors and door frames were examined for fit and squareness. The doors operate freely, indicating no appreciable distortion of their frames.

The foundation consists of perimeter and interior concrete walls. The portions of the foundation walls visible in the garage were examined for possible cracks. The visible portions of the foundation walls appear to be in satisfactory condition with only minor and hairline cracks. The foundation walls around the outside of the house are inaccessible because of stucco and could not be examined.

The foundation crawl space was entered and examined. The foundation walls visible within the crawl space are in satisfactory condition with only minor and hairline cracks which are not significant. There are some white powdery deposits on the foundation walls in places. This condition is caused by moisture migrating through the foundation walls and is relatively typical of raised foundation houses. A portion of the north foundation wall approximately 6 feet from the northeast corner of the crawl space has been chiseled away at the location of the water supply lines and for what appears to be a previous plumbing penetration. The concrete around this former plumbing penetration has spalled away from the edge of the foundation wall. There is no evidence that this condition is structurally significant, however, this portion of the foundation wall should be properly patched.

Houses built after approximately 1933 are required to have the sill plates anchored to the foundation walls to improve resistance to seismic (earthquake) forces. The sill plates are fastened to the tops of the foundation walls with anchor bolts, this is proper. Some of the cracks in the foundation walls described above occur at anchor bolt locations. These cracks are apparently caused, at least in part, by the anchor bolts at these locations being placed too close to the edges of the foundation walls during construction. When the foundation walls become wet, moisture penetrates the concrete to the steel anchor bolt. The moist steel then rusts and expands producing the cracking. Only a few bolts appear to be affected and this condition is not considered to be structurally significant.

The soil in the crawl space was dry at the time of the evaluation. There are relatively large cracks in the soil in the crawl space, 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.

The house appears structurally sound. There is no visual evidence of structural distress or excessive movement noted. The cracking of the ceilings and walls described above is caused by flexing of the wood framing and is primarily nuisance/cosmetic in nature.

Modern standards would require larger anchor bolts fastening the sill plates to the tops of the foundation walls as well as other improvements to better resist seismic forces. While upgrading the property to meet modern standards regarding resistance to earthquake forces by taking such measures may be desirable, there is no statutory requirement to make such improvements.

RECOMMENDATIONS

No structural foundation repairs are deemed necessary, however, the spalled portion of the north foundation wall approximately 6 feet from the northeast corner of the crawl space should be properly patched with high strength cement grout or mortar.

The gutter downspout located at the front of the house near the northeast corner of the northeast bedroom should be properly extended to discharge well away from the foundation.

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 A.

CLOSING

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.

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.

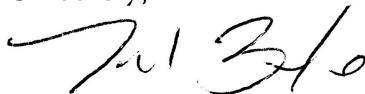
The Client is reminded that particular attention should be given to maintaining proper drainage as recommended in Appendix A.

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 please feel free to contact our office.

Sincerely,



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



5/28/26

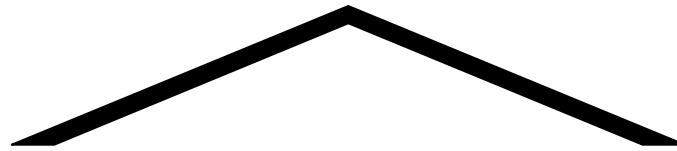
APPENDIX A

MAINTENANCE RECOMMENDATIONS

6230 West Manor Drive, La Mesa, California 91942

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 well below the tops of the concrete foundation walls to prevent possible moisture intrusion into the wall assembly and deterioration of the wood framing. 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. The gutters should be kept clean and the downspouts maintained to ensure water is directed well away from the foundation.
4. Preventing the entry of water into the foundation crawl space and the timely removal of water which may enter the crawl space are extremely important. The foundation crawl space 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 space is essential to satisfactory performance of the foundation.
5. 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 space 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

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