



January 19, 2015.

Ms. Isabel March, buyer.
Attn: Tracey Clark, Realtor

Subject: Foundation and Under-floor Inspection: **326 N. Ogden Dr., Los Angeles, CA 90036.**

This facility, in the person of Walter Romero and for a fee, provided an under-floor foundation inspection of the above subject structure on January 16, 2015. Present was Ms. Clark. The skies were clear at the time of the inspection. The following presents findings along with cost estimates for recommended work.

Findings:

This, two story, Triplex was reportedly built in 1937. The perimeter foundation is a raised concrete system with short cripple walls. There **is** mechanical connection between the foundation and the substructure for the resistance of seismic loads installed at the time of construction; this is typical for a home of this period, but these anchors could be upgraded for improved performance during ground motion events, as a voluntary measure. The current anchors are 1/2" in diameter and located at varied spacing about 72" intervals approximate. Conventional floor framing members are supported by interior footings, girders, posts, and concrete piers. Several of the pier supports have been upgraded with 2x4 diagonal braces. The soil within the crawl space was dry at the time of the inspection.

Visual evidence of rough surface age related foundation changes was noted at different perimeter areas, which appears to be related to age and exterior moisture involvement. The basement walls have been affected as well, also related to age and moisture intrusion. The strength of the concrete appears to be properly sized and in good serviceable condition overall to perform as intended, and the interior support system appears to be in good condition overall. Please note that the access to the crawl space is very limited due to extensive duct work and short interior cripple walls, but it does allow for visualization of the interior support system and perimeter walls. Some temporary removal of the ductwork may be required to allow access for voluntary upgrade work.

Rain Gutters/Drainage

Perimeter roof rain gutters and down spouts are in place to help collect and divert rain water away from foundations. Diverting surface water as far away from perimeter structure areas as possible is recommended for foundation longevity and integrity.

Recommendations:

1. Install **supplemental** perimeter foundation anchors at the entire perimeter foundation **where bolts are missing at splices and corners**. Anchors are to consist of UFP10 Simpson seismic plates to fasten the

wood sill plate to the concrete foundation. Plates to be installed as needed within 12" of each foundation corners and as needed to maintain a maximum of 48" intervals between existing bolts and the new plates.

2. Install metal A35 framing anchors at 24" centers at the entire rim joist perimeter. Where the rim joist is absent, new 2x blocking will be installed with two A35 framing anchors between the floor joist at 48" intervals or and approved substitute as job conditions may dictate.
3. Brace cripple walls (about 12"-30" in height) with plywood at least 1/2" thick, core ventilation holes and install their respective mesh screen.
4. Daily cleanup of the job site and all debris generated by this work.

The cost for the voluntary work listed under items 1 through 3 above would be **(\$6,250.00)** which includes labor, and materials, insurance and city permit.

General:

This report is based on visual observations only. No destructive or intrusive testing was authorized or attempted. No warranty, express or implied is intended. The opinions expressed in this report are based on professional experience with similar construction and the limitations of access and exposure at the time of inspection. These conclusions and recommendations are subject to change, if warranted, as additional information becomes available.

This report is intended for the sole benefit of the client and is not transferable. This report may not be construed as a guarantee or warranty of the performance of the structure under future adverse circumstances or events.

We thank you kindly for this opportunity to be of professional service and do truly trust the foregoing serves current needs. Please direct questions or comments to these Pasadena offices.

Kindest regards,



Walter Romero
Inspector
Seismic Safety, Inc. Lic #662926