

FOUNDATION INSPECTION PROPOSAL

Contractor: Nieto Valle Construction, Inc.
745 Pinedale Ct, Hayward CA. 94544
(650) 207-2591
www.nietovalleconstruction.com
Julio@nietovalleconstruction.com
CA. License #950730 B

Real estate:
agent



Property: 1577 Latham Street Mountain View, CA. 94041

Date: August 15, 2018, 2018

Subject: Foundation Inspection



Pursuant your request on August 15, 2018 I performed a visual foundation inspection with the purpose of determining the condition of the existing original foundation to see what kind of strengthening repairs may be prudent to implement in the foundation crawl space area of the house.

The original house is said to date from 1946. The house has an exterior crawl space access at the back side of the house. This entrance allows access to the full crawl space area of the house.

Framing: There are 1x6 subfloor boards over 2x6 floor joists over two 2x6's acting as beams over 4x6 and 4x4 posts on wet set concrete piers. There is a 2x6 and 4x6 rim joist and a 2x6 mud sill with ½ inch rusted anchor bolts spaced at about 6 feet on center all around the perimeter. These anchor bolts are rusted due to age and environment.

Foundation: The foundation appears to be in good condition for its age. There was no concrete deterioration although, there is efflorescence on the foundation stem wall all around the perimeter foundation. Efflorescence is a white mineral staining on the foundation stem wall. It is due to a chemical reaction when water seeps in through the concrete due to water pounding next to the foundation. This is also sometimes due to down spouts discharging next to the foundation or from water collection points from bad ground grade slope in heavy storms.

There were 9 vertical foundation cracks. Eight of them range from 1/16th of an inch to an 1/8th of an inch and 1 crack is about 1 inch to 1¼ inch wide found at the front of the house near the front right corner. This crack appears to be part of the damage from the tree roots from the redwood tree outside. The rest of the cracks are due to the typical ground movement in the area.

Although the front section of the house foundation appears to be lifted by the roots of the exterior redwood tree, we measured the levelness of the interior floor and it appears to be about one inch higher than the rest.

These foundation cracks can be repaired with the epoxy injection system. The Epoxy Injection System consists of two types of epoxies, one is a paste used to seal the surface of the crack and the other one is a liquid injected into the cracks with a high-pressure pneumatic air gun. This type of cracking is mainly due to ground movement or foundation settling as well as tree roots lifting the foundation.

There is also minor wood cellulose debris all throughout the crawl space. There were also loose wires and cables on the ground. This cellulose debris should be cleaned out as it is a termite attractant and the wires should be tucked up to the subfloor to keep them away from any moisture in the event of any water intrusion.

1577 Latham, Heritage Redwood Tree



Figure 1. View across the front yard, from the Driveway

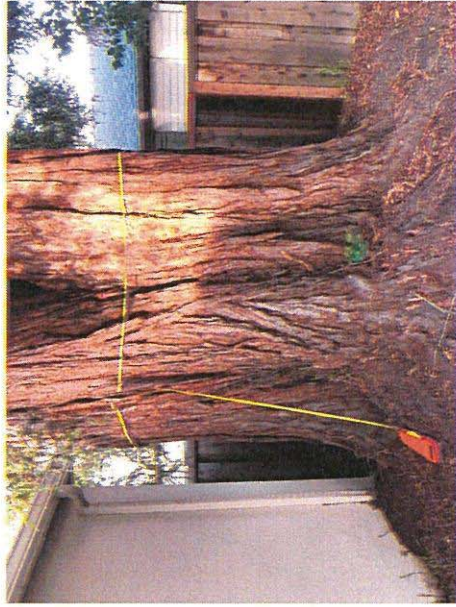


Figure 2. Tree trunk is within 2 feet of the exterior wall.

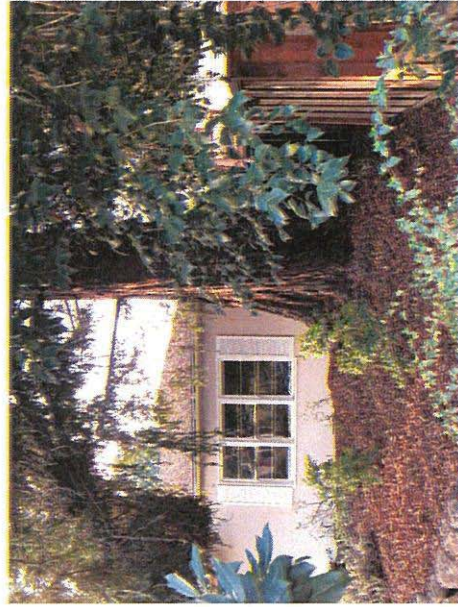


Figure 3. View from the street, along the property line.