

September 29, 2020

Subject: 3728 California Ave. - Limited Structural Investigation
3728 California Ave.
Long Beach, CA 90807
CEI Job No. 20-712

To whom it may concern,

Per your request, Castillo Engineering Inc. ("CEI"), performed a limited Structural Investigation on September 28, 2020 for the property located at the above subject address. The purpose of our investigation was to observe the current state of the existing detached garage and to provide our findings as well as recommendations.

The structure is a 200 square foot, 1 story, timber-framed residential garage, located adjacent to the rear alley. Our investigation was limited to what was readily visible.

Upon inspection, we observed several deficiencies listed below:

Images 1 through 3 – Large cracks throughout the concrete slab on grade. Gaps and steps were measured in the order of one to three inches. Slab also appears to be missing reinforcing steel.

Images 4 through 5 – Exterior walls are noticeably tilted, approximately 1" out of level.

Images 6 through 7 – Missing continuous footings below exterior walls. The walls bear on the cracked concrete slab only.

Image 8 – Missing garage curb at exterior walls and missing anchorage between bottom sill plate to concrete below.

Image 9 – Water Damage at wood framing

Image 10 – Termite damage at wood framing

Image 11 – Noticeable sag at roof framing

Images 12 through 13 – Large openings in the stucco finish at multiple locations

Image 14 – Large cracks at the stucco finish throughout

The garage framing is in very poor condition and beyond a point of reasonable repair. We recommend that the owner hire our firm (or other licensed professional) to provide calculations and official construction drawings depicting how to properly re-build this structure up to contemporary standards. We can provide this service for an additional fee on a time and material basis.

We sincerely appreciate the opportunity to be of service on this project. We look forward to providing additional consulting services during the course of the project, if needed. Should you have any additional questions, feel free to call during business hours (Monday through Friday from 9 am to 5 pm). We can be reached at +1 (562)-961-5600 Ext. 704. For any after-hours questions, our email contact is jramirez@castilloengineering.com.

Sincerely,

Jose C. Ramirez, PE
Project Engineer
CASTILLO ENGINEERING INC.



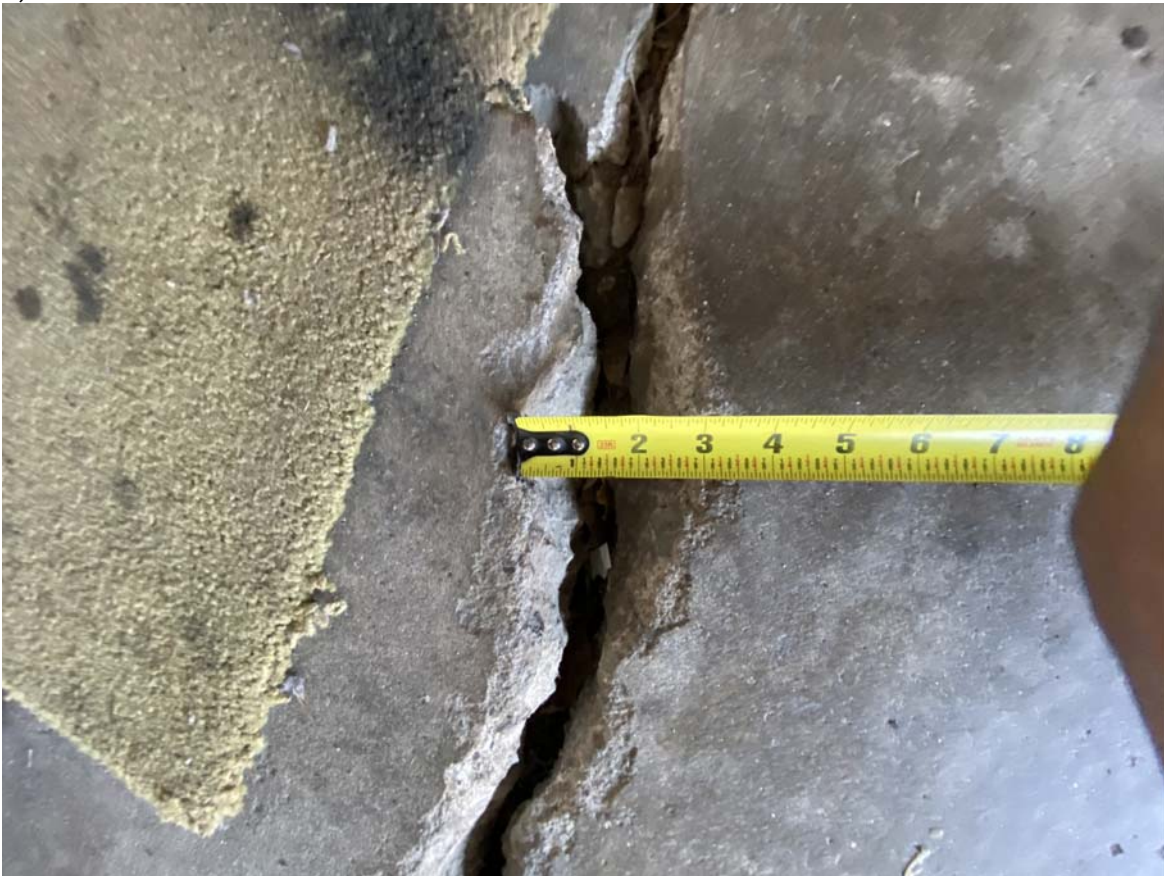
A handwritten signature in black ink, appearing to read "Jose C. Ramirez", written over the bottom portion of the professional seal.

Images:

1)



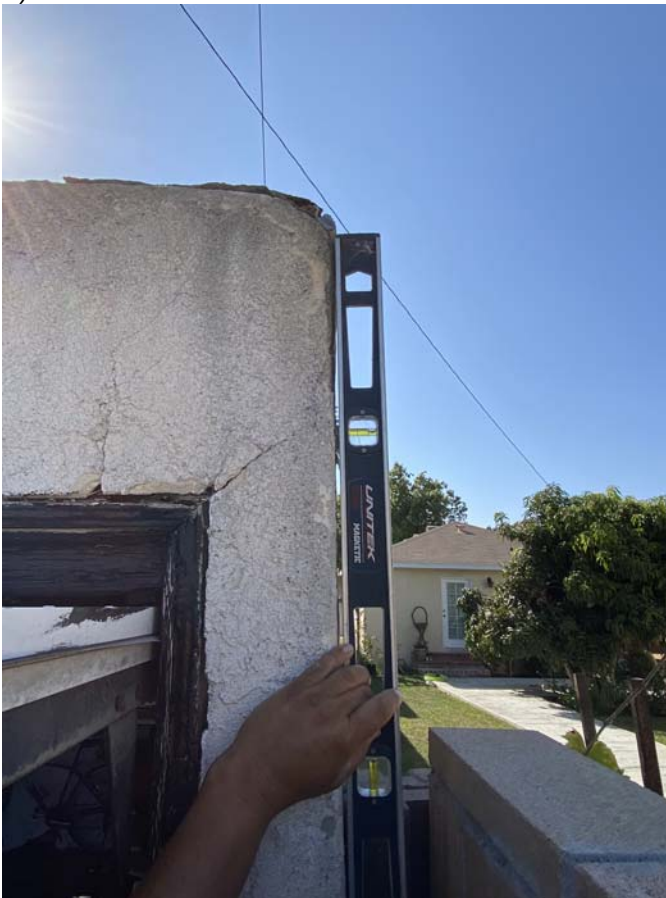
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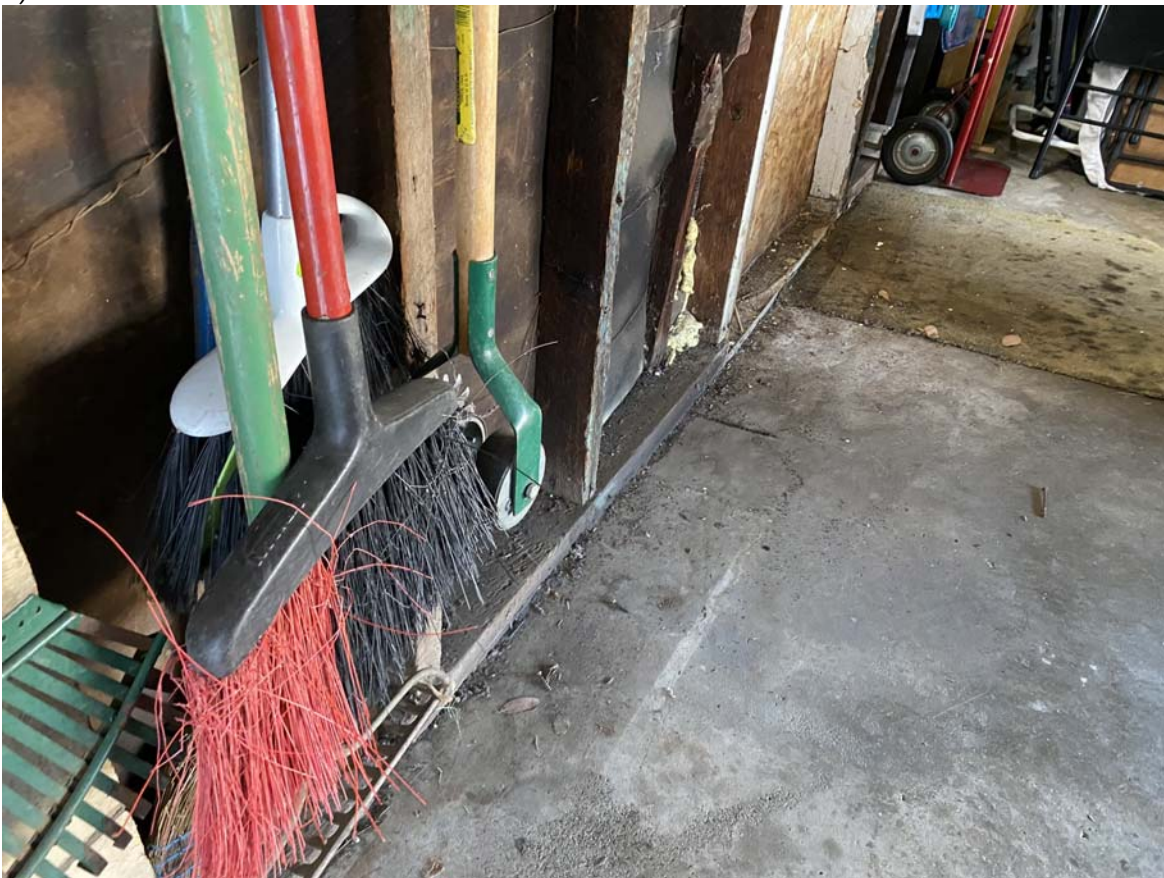
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12)



13)



14)

