KOUJAH CONSULTING ENGINEERS

STRUCTURAL DESIGN & PLAN REVIEWING
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July 29, 2023
Mr. Sam Parsi.
Domus Plans
24257 Santa Clara Ave., #9
Dana Point, CA. 92629

Reference Property Address: 1640 E. Seventh Ave., Long Beach, CA. 90813

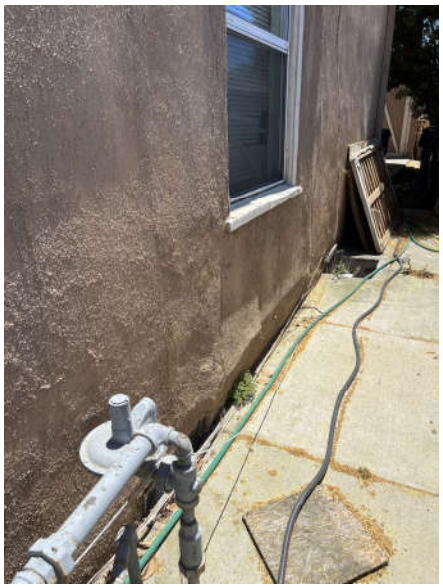
Subject: Report on limited Visual Inspection/observation.

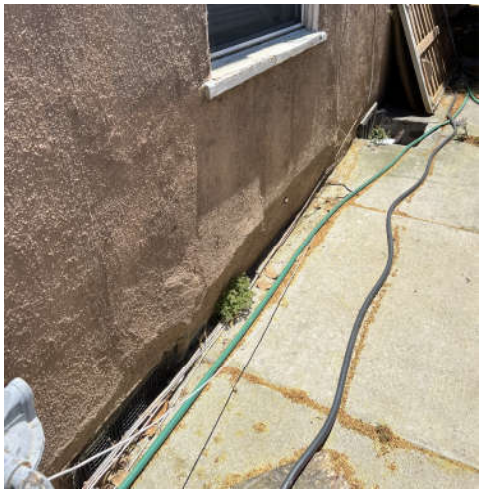
Dear Sam:

At your request, I performed a limited visual inspection of the above referenced property on July 26, 2023, with you and the contractor Noel attending. We jointly discussed some of the features, including the substantial age of the property, the effect of the car impact on the structure, and other structural issues we jointly observed. Here is a summary of the key structural elements that requires your immediate attention and modification.

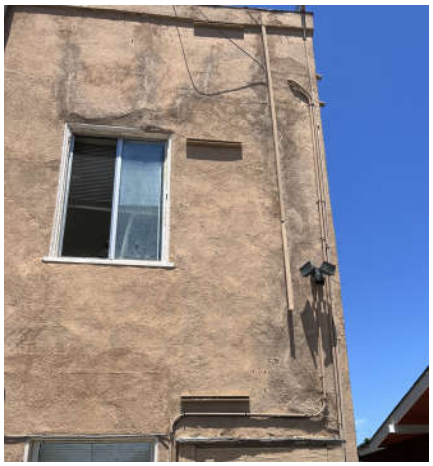
A. The impact of the car crashing into the exterior wall of the building is insignificant. It does not appear to sustain damage to the structural system beyond the localized stucco breakout. One of the neighbors said that this was not the first time a car crashed into the wall of the building. This is happening because tenets must go through a narrow driveway, about 10'-0" wide, to exit the building from the detached parking garages located in the back of the property. This narrow driveway distance has intrusions into it such as plumbing and roof drainage pipes, and electrical boxes.

B. The exterior of the building has suffered water damage and termite damage is apparent on three sides of the building, the back and two longer side walls. As a result, the exterior stucco finish is detached from the wood framed walls and buckled.





C. The roof drain system and slope to drains surface were not accessible at the time of observation and need to be checked. The stucco on the 2nd floor walls appears to separate from the walls due to moisture intrusion and needs to be replaced.



D. The sill/sole plates are damaged due to moisture and termite activity and need to be replaced. Also, the sill/sole plates do not appear to be mechanically anchored to the foundation. As a result, the load path to foundation to resist seismic and wind loads is no longer adequate and needs to be reconstructed to comply with the latest applicable building code.

E. It is unknow how many stud walls deteriorate due to moisture, termite, and molding. The visual observation, where studs are exposed, shows a few studs with severe damage. A termite report from a specialized termite company is required to determine which stud wall needs to be replaced.

F. Concrete slab is poured against the under-floor ventilation openings along the longer sides of the structure. Required under floor ventilation needs to be recalculated and verified for compliance with the minimum code requirement to provide proper ventilation.

G. This building is supported on a raised floor foundation system. It is unclear if the raised floor joists, beams, posts, and their connections sustain any damage due to water intrusion. The space under the raised floor area was not accessible at the time of observation. All under floor vents do not have curbs to deter rainwater. Water can flow freely into the under-floor areas.

RECOMMENDATIONS:

1. Consult with termite and wood testing companies to check the adequacy of the existing stud walls, exterior beams, and header where stucco was detached, and the raised floor foundation system.
2. Remove and replace all damaged stucco, sill/sole plate, and framing members.
3. Consult with a licensed engineer and or architect to perform detailed lateral wind and seismic analysis and provide adequate wall bracing to ensure proper load path from roof sheathing to foundation per the latest applicable building code and City ordinance.
4. Check if the existing roofing material needs to be replaced or resurfaced to slope to drain.
5. Provide adequate drainage system from the roof and decks.
6. Provide curbs around all under floor ventilation system.
7. Consult with an architect and/or electrical engineer for the proper installation of all electrical wirings system that could pose danger to the tenants.
8. Replacement of damaged key structural elements, where shoring or bracing is required, shall not be accomplished with the tenants occupying the building.

Closure:

NO WARRANTY is made regarding this inspection and/or report, except that the methods used to perform and develop both conform to commonly accepted principles and to the scope limitations specified by the Client. Conditions may exist and/or have existed which were beyond the specified scope, and which were not discoverable by prudent observation while performing this work.

I appreciate this opportunity to be of service to you. Should you have any questions, please do not hesitate to call.

Regards,

REGISTERED PROFESSIONAL ENGINEER
BACHAR KOUJAH
No. 47490
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STATE OF CALIFORNIA

Bachar Koujah, M.S., P.E., CASp.