

PROJECT NAME :
HOUSE STRUCTURAL EVALUATION REPORT.

ADDRESS : 15215 JENKINS DR., WHITTIER, CA 90604

OWNER : THE HOLLOWAY FAMILY TRUST

SCOPE OF WORK :
HOUSE STRUCTURAL EVALUATION REPORT

PREPARED BY:

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STRUTURAL ENGINEER
EUI S KIM



DATE: 10/18/2025



PROJECT SITE



PROJECT EVALUATION & ISSUES

SUBJECT FOR STRUCTURAL REPORT:

OWNER HAS REQUESTED INSPECTION OF EXISTING HOUSE FOUNDATION SYSTEM.

DURING SITE VISIT NEXT INFORMATION WAS COLLECTED:

1. SINGLE FAMILY DWELLING BUILT IN 1954. TYPE OF FOUNDATION : RAISED FOUNDATION. ATTACHED 2-CAR GARAGE ON THE SLAB ON GRADE;
2. HOUSE HAS NORMAL WEAR. INTERIOR MINOR CRACKS ON THE PLASTER CEILINGS & WALLS WERE OBSERVED.
3. EXTERIOR WALL FINISH : STUCCO. NO MAJOR CRAKS OBSERVED.
4. EXTERIOR WALLS FOUNDATION SYSTEM : RAISED FOUNDATION WITH 6" WIDE & 18" HIGH CONCRETE STEM WALL WITH PAD FOOTINGS.

(*SEE PICTURES BELOW)

EVALUATION

1. MOST OF THE CRACKS ARE RELATED WITH THE MAINTENANCE ISSUES IN 71 OLD HOUSE AND HAS NO SAFETY OR STRUCTURAL ISSUES;
2. EXISTING TYPE OF FOUNDATION IS NOT CONVENTIONAL FOR THAT TYPE OF TRACK HOME AND LOCATION. RAISED FOUNDATION WITH CONCRETE STEM WALL (POSSIBLY PRECAST SECTIONS AND INSTALLED IN THE FILED) SUPPORTED BY CONCRETE PAD FOOTINGS WHICH SPACED APART. CURRENT TYPE OF FOUNDATION CAN BE USED IF DESIGNED AND BUILT PROFESSIONALLY. SEE PAGE 5 DETAIL #1 FOR MORE INFORMATION.
3. SOIL GRADE LEVEL AROUND THE HOUSE SHALL BE SLOPED 2% AWAY FROM THE HOUSE WALL FOR THE CORRECT DRAINAGE PURPOSES;
4. CURRENT OLD HOUSE OF 71 YEARS OLD WAS BUILT UNDER QUALITY LEVEL, INSPECTED AND APPROVED DURING CONSTRUCTION. CURRENT BUILDING CODE CBC 2022 WON'T ALLOW THAT TYPE OF FOUNDATION FOR CURRENT CONDITIONS. HOUSE REQUIRED FOR VOLUNTARY UPGRADE OF THE OWNER'S OPTION. UNDERPIN METHODE CAN BE USED FOR MODIFICATIONS OF THE EXSITING FOUNDATION SYSTEM AND SHALL BE DESIGNED BY PROFFESIONAL ENGINEER AND APPROVED BY THE CITY AUTHORITIES.



Pictures description:
Current pictures taken at the backyard. There is no continues footing under exterior wall .



Pictures description:
Current pictures taken at the side yard ,West house wall. There is no continues footing under exterior wall but found pad footings spaced ~ 9 ft.



Pictures description:

Current pictures taken at the side yard ,West house wall. There is no continues footing under exterior wall but found pad footings spaced ~ 9 ft and ~16" min. in depth and ~24" wide,



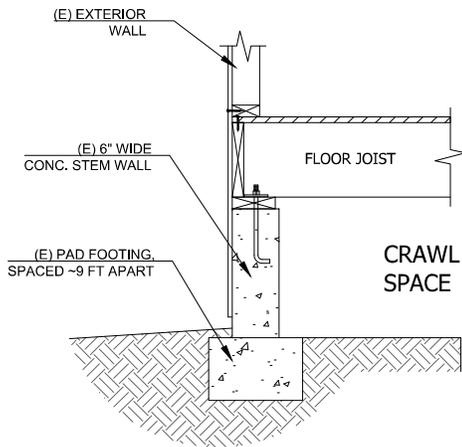
Pictures description:

Current pictures taken at the crawl space area , no continues footing observed under the stem wall. Bottom of the stem wall is straight and flat.



Pictures description:

Current pictures taken at the attached two car garage , no continues footing observed under the stem wall. Each corner of the garage has original inserts which follow the same pattern for the foundation system discovered for the house.



1 (E) FOUNDATION DETAIL
NTS

-END OF THE REPORT-