

OBSERVATION LETTER

September 29, 2025

Re: 611 Honeywood Lane, La Habra, CA, 90631

This letter has been prepared for James Bray as a follow-up to our site visit on 9/29/25 and summarizes the findings of our visit.

This letter is limited to visible signs of structural or geotechnical damage or distress and is not intended analyze the overall ability of the structure(s) to withstand future loading conditions. It should also be noted that this site visit did not include a review of original or renovation structural plans, or the benefit of a current subsurface investigation (soils report), as they were not made available. The observation was conducted on a visual basis, and no instruments were used to measure plumb or level conditions of walls or floors.

Regardless of opinions stated, written, or implied by any representative of Alpha Structural Inc., no building elements or structure obscured or covered by anything may be commented relied upon in any email, report or Observation Letter issued. This includes but is not limited to floor structures or slabs covered by carpeting or any floor covering, retaining walls covered by foliage, pools filled with water, etc. If comment is requested of us, please have these areas exposed entirely for observation.

Rough estimates were requested for the various repair options. It should be noted that these estimates are given on a "plus or minus" basis and are not actual bids. In order to acquire an exact price, an option would need to be chosen, and an accurate bid undertaken in order to ascertain the price therein.

GENERAL:

- The existing subject structure is a single-family single-story dwelling constructed in 1966 on a hillside lot in La Habra, CA.
- This is a Slab on grade; foundation depths are unknown.
- The walls are 2"x construction, with drywall.
- The exterior of the home is stucco & siding, with a composite roof system.
- The garage is attached.
- The home is equipped with rain gutters.

OBSERVATIONS:

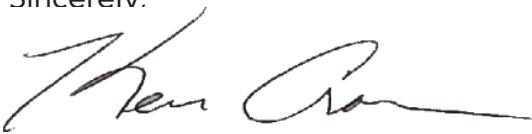
- I started the appointment with a walk around the property observing large cracks and concrete separation.
- I noticed fissures forming on the soil beyond the concrete patio.
- There was not a surficial slide that had occurred, this is most likely a deep-seated slide where fill material is sliding off the native soil or bedrock. At one time this was a well-known oil field.
- I entered the home and noticed a serious amount of sloping on the floors +/- 6 inches or more.
- I can feel underneath the floor there is most likely a large crack running across the entire length of the home.
- I lifted the carpet in the back bedroom where I could feel the slab being raised and noticed a large crack more than 2" wide with a core hole where most likely a soils test was performed.
- There are significant cracks forming on the interior walls. Most likely due to the foundation and slab moving.
- The garage slab is cracking and pulling apart in two locations.

RECOMMENDATIONS:

- Consult with a geotechnical engineer to perform a soils test to determine the depth of the slide plane, soil types, and to give recommendations for repair.
- Engineer a repair to stop any further movement of the home, this will most likely a pile supported foundation with grade beams and structural slab.

Thank you for the opportunity to be of service. Should you or any of your authorized agents have any questions, please feel free to call or email anytime.

Sincerely,



Ken Crown

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