



Please Respond To:
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October 18, 2024

F.N. 1-24-0635

Jinling Yang
7050 Via Del Mar
Rancho Palos Verdes, CA 90275

Subject: Structural Inspection of Single-Family Residence
7050 Via Del Mar, Rancho Palos Verdes, CA 90275

Dear Ms. Yang:

ASSIGNMENT

Pursuant to your request, we performed a structural inspection of the subject single-family residence due to reports of cracking in the interior marble tile flooring. We base our conclusions on visual observation of accessible exterior and interior areas. No destructive or subsurface testing was performed, being beyond the scope of this report. Our field investigation was conducted on October 16, 2024.

HISTORY

Realtor.com indicates that the 3,122 square footing single-family residence which contains 4 bedrooms, and 4 bathrooms was built in 1987.

It is our understanding that you purchased the property in 2014 and that both the interior and exterior walls were repainted in late-August and mid-September 2022. We noted that the sewer gas was inspected and repaired due to its findings that occurred in March-June 2024 and where the most recent camera inspection of the sewer line in August 22, 2024 found no breaks.

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SITE CONDITIONS

Google Maps indicates that the subject single-family residence faces east toward Via Del Mar. The home is constructed on a descending slope where the rear of the residence faces west toward Hawthorne Boulevard.

EXTERIOR

Photographs 1 – 9 were taken at the exterior of the property at the time of our site inspection.

No noticeable evidence of cracks was detected on the exterior stucco wall surfaces of the residence as represented in Photographs 1 – 5, 8 & 9.

There is an underfloor access door at the northwest corner of the residence as shown in Photograph 5. No noticeable evidence of cracks in the exposed concrete foundations or separations in the floor and wall framing was detected as depicted in Photographs 6 & 7.

INTERIOR

Photographs 10 – 25 were taken in the interior of the residence at the time of our site inspection.

Using a digital hand-level, we placed it horizontally on the interior steps where cracks in the marble flooring was reported by the tenant which provided relatively level readings as shown in Photographs 10 – 12.

Similarly, we were shown cracks by the tenant in the dining room and kitchen areas as depicted in Photographs 13 – 15 which also provided relatively level floor readings from our digital hand-level.

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Photographs 16 – 25 were taken at the lower-level west facing bedrooms.

Using our digital hand-level, we noted that the interior floor marble tiled surface exhibited a downward from the base of the stairway towards the westerly direction into the bedrooms as shown in Photographs 16 – 20 where the west end section of the bedroom provided relatively level readings separated by a noticeable crack in the interior marble tiled floor that continues in the north to south directions between the three bedrooms as shown in Photographs 21 – 23.

In one of the bedrooms, we detected evidence past repair to an interior wall crack which exhibit slight evidence of re-cracking as depicted in Photographs 24 & 25.

CONCLUSIONS

The absence of any major cracks on either the exterior or interior wall surfaces provides evidence of foundation structural stability to the residence since they were at least repainted in 2022.

The cracks in the rigid marble floor tiles in the stairway, the dining room and kitchen are attributed to normal flexure of the supporting wood flooring from normal foot traffic loading and possibly due to a non-uniform mortar base. No noticeable tilting or unlevelness of the interior floor surfaces at these locations were detected. *Any cracks wider than 1/16 inch in width should be filled with a suitable material designed for marble floor tile repairs.*

We noted that there are crack lines in the interior marble flooring that continue between the three lower-level bedrooms which parallel the rear exterior wall. Our testing provided relatively level floor readings at these west sections of the bedrooms which were found to be supported by massive concrete foundations as exposed in the west underfloor crawlspace. It is unclear as to the type of soil that the existing foundations are supported by throughout the residence. The cracks in the marble flooring may be attributed to stiffer vertical support at the west building sections as compared to other adjacent flooring which may be supported

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on timber framing which is less rigid causing cracks where expansion joints should have been constructed.

At the present time, it is our opinion that the cause of the cracking in the interior marble flooring at the lower level three bedrooms can be attributed to normal flexural movement between various floor framing supported by foundations with varying rigidities.

It is our recommendation that an interior floor manometer survey be conducted at all residence floor levels and in the attached garage to serve as a Datum Base for future comparative surveys. A second survey can be conducted should wall cracks develop measuring 1/8 inch and wider. Our office and a geotechnical engineer should be consulted to interpret and compare the surveys to determine if any foundation improvements may be necessary.

Should you have any questions regarding the content of this report, please do not hesitate to call.

Respectfully submitted,

PALOS VERDES ENGINEERING CORPORATION



Rick A. Morales
President



< Back

Rancho Palos Verdes, CA X

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Rates are down, take advantage today.

Off Market

4 bed 4 bath 3,122 sqft 6,097 sqft lot

7050 Via Del Mar, Rancho Palos Verdes, CA 90275

View on Map

Other Property type

1987 Year built

\$1.5M in 2014 Last sold

\$480 Price per sqft

View as owner

Share



What's your equity? (It's easy to find out).

Interested in selling 7050 Via Del Mar?

Estimated value*

\$2,377,632

*Estimation is calculated based on tax assessment records, recent sale prices of comparable properties, and other factors.

See your offers

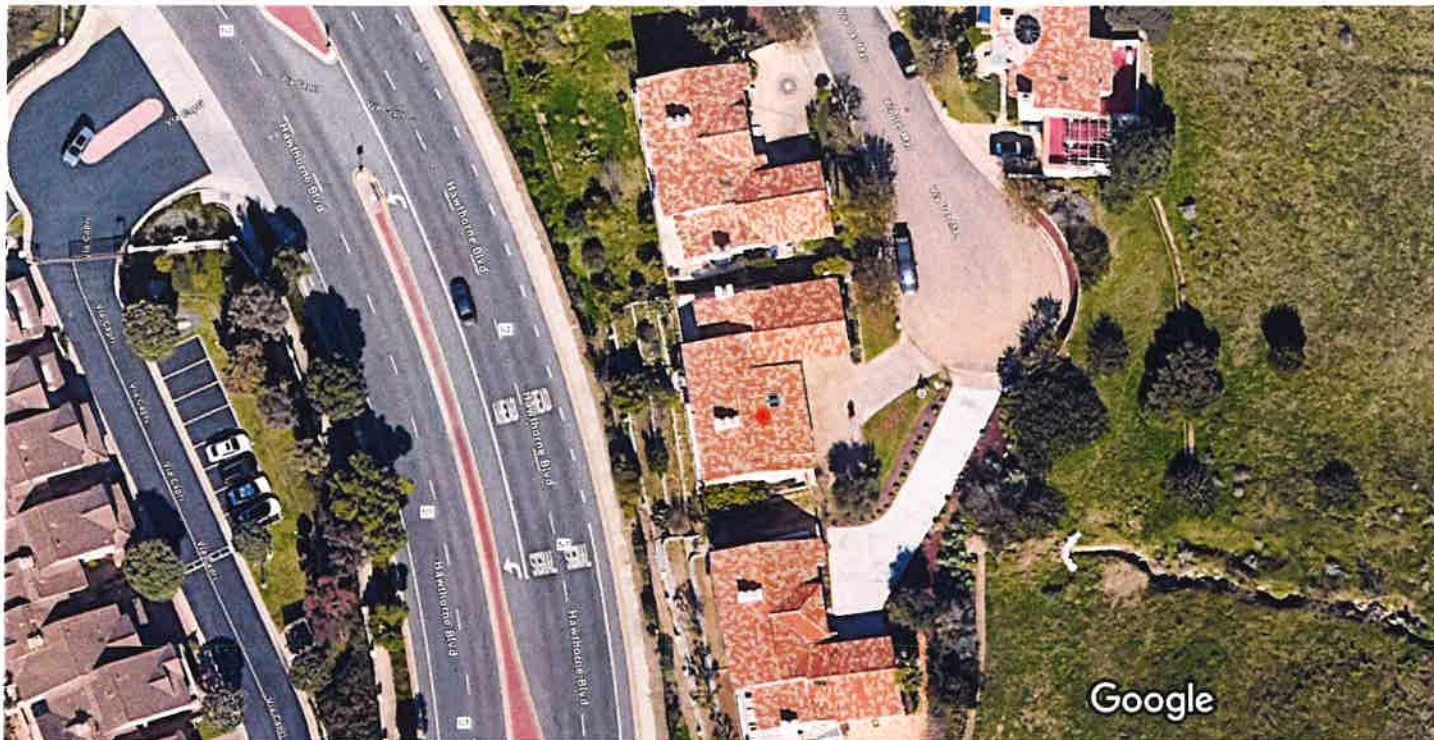
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7050 Vía Del Mar

Building



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