

OBSERVATION LETTER

Mary Albano
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16 June 2026

Re: *364 W Providencia Ave, Burbank, CA 91506*

This letter has been prepared for Mary Albano as a follow-up to our site visit on June 13, 2026, 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 to 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 subject property consists of a one-story single-family residence, originally constructed in approximately 1949. The residence is located on a relatively flat lot in Burbank.
- The foundation system for the home consists of a raised foundation system including full height concrete stem walls around the perimeter. The interior load bearing system in turn consists of a full height concrete foundation wall, a series of post, pier, girder systems and floor joist framing members that support the floor structure above.

OBSERVATIONS:

- Per the client's request, Alpha Structural was retained to evaluate the foundation system. Areas not directly observed will not be commented upon in this letter.
- Access to the interior of the property was not made available at the time of this site visit. As a result, interior conditions and building components could not be observed and will not be commented upon in this letter.
- Gutters and downspouts are present around portions of the structure. However, downspouts were observed discharging directly adjacent to the foundation area and should be connected into the drainage system. The overall performance could not be verified at the time of this site visit. This system does require maintenance over time, and any existing drain lines and catch basins should be cleared out.
- Portions of the exterior walkway areas around the home were observed to slope toward the building.
- Planter areas were observed adjacent to portions of the building perimeter.
- The detached garage was not able to be directly observed in all areas due to personal items stored within the garage at the time of inspection.
- The foundation system for the home consists of a raised foundation system including full height concrete stem walls around the perimeter.

As expected, some degree of typical age-related deterioration was noted on the foundation. Efflorescence was noted along portions of the foundation wall. Portions of the concrete foundation system were observed to contain some cracking. The cracking appeared relatively minor in nature and generally consistent with typical age-related concrete shrinkage and/or minor historical movement over time.

Portions of the crawlspace area were observed to contain excavation adjacent to portions of the foundation system. Vertical cuts in the soil, ranging from approximately 3 to 5 feet in height, were observed to remain unsupported at the time of inspection. This excavation undermined the adjacent perimeter foundation and several of the subfloor supporting post and pier footings. The concrete footings along this area were noted to hanging elevated with no direct soil support. Larger cracking in the concrete with separation was observed. This will need to be addressed as this portion of the foundation is compromised.

- The concrete retaining wall adjacent to the crawlspace access stairway exhibited significant cracking, separation, and displacement. Portions of the wall appeared to have shifted relative to adjacent sections, and localized deterioration was observed at several locations. The observed conditions may be indicative of historical movement, soil pressure, settlement, and/or loss of support associated with the adjacent excavation. Further movement and deterioration may occur if corrective measures are not implemented.

- Portions of the crawlspace framing were observed to contain evidence of past moisture intrusion. Moisture staining and discoloration were observed along portions of the floor framing members and subfloor sheathing. These conditions appeared indicative of previous moisture exposure over time. The source and extent of moisture intrusion could not be determined as part of this limited visual observation.
- No evidence of a comprehensive seismic retrofit of the foundation system was observed at the time of this site visit. The foundation was observed to have original foundation anchor bolting.
- Recent plumbing-related excavation was observed within the crawlspace. Localized accumulations of excavated soil remained beneath the residence and appeared associated with the recent work.
- Direct wood-to-soil contact was observed at portions of the support framing. This condition is generally considered substandard by current construction practices and may contribute to moisture-related deterioration of the affected wood members over time.
- The interior load-bearing floor system is supported by a series of post, pier, girder systems and floor joist framing members. Portions of the wood posts within the crawlspace exhibited deterioration and wood rot. Isolated posts within the crawlspace were observed to contain shimming and/or appear substandard by current construction standards

Some posts and piers appeared to be leaning and/or undermined. The observed condition may be indicative of historical movement within the structure and loss of support resulting from the adjacent excavation. Portions of the post, pier, and girder support system within the excavated areas were also observed to contain non-standard and/or substandard framing, which may adversely affect the performance of the support system if left unaddressed.

- Localized accumulations of construction debris were observed within the crawlspace beneath the residence. This mainly was observed along the northeasterly side of the crawlspace. Due to this accumulation, this prevented access into the northeasterly portion of the crawlspace and this area was not able to be fully observed.

RECOMMENDATIONS:

- The full structural plans were not on hand at the time of inspection. Should any further review be desired as to the structural framing components, foundation size, depth and footing locations, this would require a review of the structural plans. These should be obtained from the builders as these will be valuable for any future modifications or additions to the home.
- Gutters and downspouts should be connected into an appropriate drainage system and discharge water away from the foundation. Improvements to the site drainage system may help reduce moisture migration adjacent to the foundation and improve overall drainage conditions around the structure. Costs associated with these improvements can be obtained from a licensed landscaping contractor
- Upgrade the drainage around the property to ensure water is directed away from the structure and foundation system. Improvements to landscape and planter areas adjacent to the residence may be beneficial to reduce moisture accumulation near the foundation and promote long-term performance of the structure. Costs for these improvements can be obtained from a licensed landscaping contractor.
- Portions of the crawlspace exhibiting evidence of past moisture intrusion and localized mold-like growth should be reviewed by mold/moisture specialist.
- Portions of the crawlspace appeared to have been recently excavated in association with plumbing repairs and/or utility line replacement. Localized accumulations of excavated soil were observed within the crawlspace adjacent to the trench areas. Redistribution and/or removal of excess soils and piled debris will be beneficial to improve crawlspace conditions.
- The foundation walls exhibiting minor cracking, efflorescence, and localized surface deterioration should continue to be monitored and repaired as needed. Improvements to drainage around the structure would likely be beneficial in reducing future moisture-related deterioration.

The minor cracking noted within portions of the exposed foundation system can be repaired and strengthened by remedial means. Costs for localized crack sealing and repair can be estimated to at approximately +/- \$3,600.

- The cracked and undermined portion of the home foundation system should be replaced. As part of this, the vertical cut in soil along the interior side of the basement excavation will need new foundation retaining walls installed. Costs for these repairs can be anticipated to start at approximately +/- \$75,000, depending upon the final repair scope and any concealed conditions encountered during construction. This estimate is provided for budgeting purposes only and is not intended to represent an actual contractor bid.

- As part of any future foundation repairs, consideration may be given to upgrading the raised foundation system with modern seismic retrofit measures. Such improvements are voluntary but may improve the overall performance of the structure during seismic activity. Costs for these improvements can be estimated to start at approximately +/- \$11,000 depending upon the final scope of work.
- Further monitoring and maintenance of the crawlspace/foundation systems is recommended over time due to age-related movement, and moisture-related exposure observed at portions of the property.

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,



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