



FOUNDATION OBSERVATION REPORT

Date: September 30, 2025

To: Elsa Garcia, Owner

From: T&S Structural
Bret Rooks, P.E., LEED AP

Project: Foundation Replacement/Repair
136 San Fernando Ave., Oxnard, CA 93035

T&S Job No.: 240462

Subject: Site Visit – September 24, 2025

INTRODUCTION:

On September 24, 2025, Jasper Jacobs, S.E., visited the address referenced above on behalf of T&S Structural in order to assess select as-built footing conditions at the existing single-story, wood-framed single-family residence on site, originally constructed in 1947 (per Ventura County Assessor's records). At the time of the visit, he met with the contractor to make observations from the exterior at ground level, including review of excavations made at three locations around the perimeter.

Specifically, T&S Structural's observations were for new underpinning (or replacement) concrete footings at portions of the residence exterior. We understand these footings to have been installed as "voluntary structural improvements" for the house, due to the prior discovery of unsound existing footings at perimeter locations.

Our assessment was made solely with regard to the structural guidelines for the footings provided in a letter by Workman Geotechnical Engineering & Consulting ("Geotechnical Engineering Investigation for Evaluation of Existing Foundation Underpinning System for Existing Single-Family Residence, 136 San Fernando Avenue, Silver Strand Beach Community, City of Oxnard," File No. WE25-071665, dated September 5, 2025).

Structural aspects of the new footings have been assessed based on visual (non-invasive and non-destructive) observations of accessible areas as described above and on review of limited construction photos provided by the contractor. We reserve the right to amend our opinions if additional information comes to our attention. No other potentially applicable hazards (such as flood or tsunami risks) or existing building conditions have been reviewed or addressed as a part of this assessment. Non-structural considerations (such as drainage) are outside the scope of this report. Our observations do not constitute a guarantee of the stability of the structure as a whole.

OBSERVATIONS AND DISCUSSION:

Following is a synopsis of our observations pertaining specifically to the structural conditions observed.

1. Concrete footings appear to have been replaced with new footings at the large majority, or possibly the entirety, of the perimeter of the existing structure. (Some perimeter locations were not readily visible or accessible during the site observation due to the presence of concrete flatwork and/or temporary bracing.) The existing footings inside the perimeter of the building (both concrete piers and masonry block footings) have not been modified versus original conditions, and we understand that they are intended to remain as-is.
2. One footing observation hole was dug adjacent to the slab footing between the garage and the adjacent property line near the street side of the residence. Two footing observation holes were dug at near opposite corners of the rear of the residence (i.e. the side not facing the street) adjacent to joints between new footings and the footprint of the existing structure.
3. At all three holes, the footing embedment below adjacent grade was measured to be between 3'-0" and 3'-3". The footing excavation at one of the rear locations was additionally excavated so that the footing width could be verified; the minimum width there noted was 16", and stem widths of 12" were measured at spot checks elsewhere.
4. Photos provided by the contractor taken during the construction process document the installation of two continuous bars at the top and bottom of the lower portion of each footing, connected with periodic ties. Placement of additional rebar in the upper portion of the footing was not documented and has not been field-confirmed.
5. Based on field conditions, we estimate that the maximum total (DL+LL+RLL) gravity load on any given new footing line (based on a floor tributary width of 5', a 8' wall height, and a roof tributary width of 8') is approximately 700 plf. The allowable bearing load for a 16" wide footing is $(16"/12" \times 1500 \text{ psf}) = 2000 \text{ plf}$.
6. The soils letter provided by Workman Geotechnical included the following key information and requirements applicable to our structural review:
 - a) "Foundation Conditions" section: The soils engineer reports observing an existing foundation system with footings approximately 36" deep, bearing on alluvium, and it deems them "adequate for support of the existing residence from a geotechnical standpoint."
 - b) "Foundation Systems" section: Footings are recommended to be at least 12" in width and embedded at least 12" into dense alluvium. Per the "Foundation Conditions" language referenced in Item 6a above, we assume that this corresponds to a footing embedment of approx. 36" below grade.
 - c) "Foundation Systems" section: Footings should be evaluated for an allowable bearing capacity of 1,500 psf.

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7. Based on the conditions observed by us in the field, photographs provided by the contractor, and evaluations of building weight versus bearing capacity, the general configuration of the underpinned footings conforms to the minimum parameters given by Workman Geotechnical as listed in Item 6 above.

If you have any questions, comments, or need any further clarification, please do not hesitate to contact our office.

Sincerely,

T&S STRUCTURAL



Bret Rooks, P.E., LEED AP
Principal

SITE PHOTOS:



Photo 1: New Footing at Rear of House (Overview)



Photo 2: New Footing at Side of House

SITE PHOTOS:



Photo 3: New Footing (Total Depth Measurement – ~4'-0")



Photo 4: New Footing (Embedment Measurement – ~3'-0")