



FOUNDATION INSPECTION REPORT

1227 Salvadorean Blvd, Orinda, CA

CLIENT: Beatriz Bonita

AGENT: Brenda Jackson

INSPECTOR: Tina Kirkpatrick

DATE OF INSPECTION: 1/1/2025

TIME OF INSPECTION: 12:00 PM



2025

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We appreciate your time, trust and business.

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Summary Section

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Items of Concern		
Garage Foundation		
Page 13 Item: 1	Concrete Slab	<ul style="list-style-type: none"> • DEFERRED: There are significant separations in the garage concrete slab. This issue may be the result of seismic activity, settlement, unstable soil, or a combination of same. Although the slab is not load bearing, and the cracks do not appear to be structurally threatening, they may allow water to pass through them. Concerned parties may wish to have the cracks evaluated by an appropriately qualified specialist for further remarks and recommendations. The estimated cost to replace/repair the garage slab is approximately \$20-\$25 per square foot.

Items of Interest		
Grading and Drainage		
Page 6 Item: 1	Surface Drainage	<ul style="list-style-type: none"> • MONITOR: There are area drains on the property. This is an excellent system for maintaining proper surface drainage. The drain lines should be monitored, tested annually and the drain covers evaluated regularly for damage. Because dirt and/or debris can block the pipes, they should be tested (flushed through) to ensure the drain lines are functional. Area drains are not filled or tested by your home inspector.
Building Features		
Page 7 Item: 1	Wall Coverings	<ul style="list-style-type: none"> • PREVENTIVE: There horizontal cracks in the stucco along the base of the walls, likely due to seismic movement or structural shifting. This is common in homes where stucco wall covering extends to ground level, as the concrete foundation and wood-framed structures expand and contract differently with temperature and humidity changes. As long as no structural implications are noted elsewhere in this report, these cracks are not structurally significant. However, they can allow moisture entry and should be sealed or serviced as a preventive measure. • PREVENTIVE: A minimum 6 inches of clearance from the siding to the soil is needed at multiple locations around the residence. We recommend providing proper clearance from the soil to help prevent moisture or termite damage.

Raised Foundation		
Page 9 Item: 2	Supplemental Support	<ul style="list-style-type: none">• PREVENTIVE: Strengthening of the pier and post with metal ties or straps is recommended as a preventative measure.
Page 10 Item: 4	Seismic Bracing	<ul style="list-style-type: none">• PREVENTIVE: The lack of seismic bracing at the support framing of the foundation is recognized as being an inherent seismic weakness. This condition is easily overcome with the application of seismic metal bracing. Concerned parties may wish to consult an appropriately qualified specialist familiar with such procedures for further information and/or design details.
Underfloor Areas		
Page 12 Item: 4	Insulation	<ul style="list-style-type: none">• PREVENTIVE: There was no insulation visible in the underfloor areas of the home. Although it may not have been a requirement at the time of construction, retrofitting the crawlspace with insulation can significantly increase the energy efficiency of the home.

Inspection Information

1. Attendance

Attendees:

- The Inspector was present at the inspection.
- The Seller's Agent was present at the inspection.

2. Property Type

Property Type:

- The structure is a Single Family Home.

3. Occupancy

Status:

- The Property was Vacant and Unfurnished.

4. Weather Conditions

Conditions:

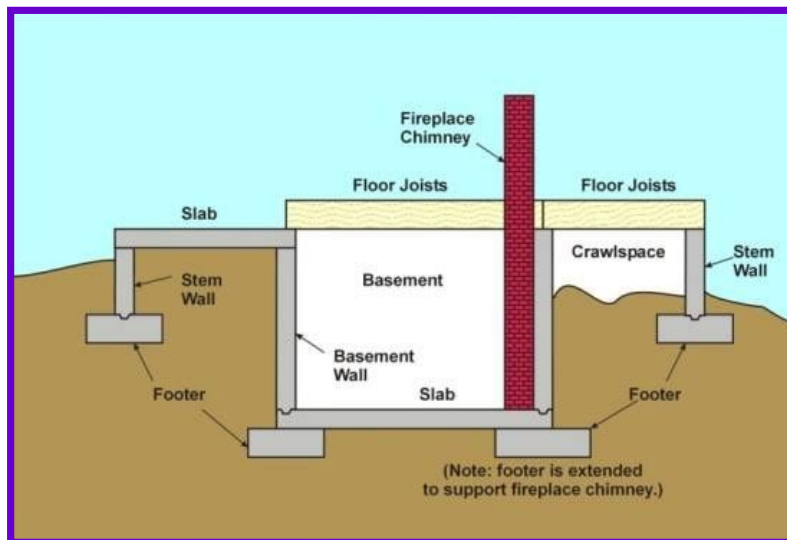
- The weather at the time of inspection was sunny and cool.

Property Comments

1. Inspection Scope

Scope:

• **INSPECTION SCOPE:** We inspected the condition and structural integrity of the foundation and any underfloor areas of the residence and garage if applicable. The observations noted in this report are those of a general contractor specializing in structural inspections. This is not an engineering report. This report does not constitute a warranty or guarantee. The findings in this report are only valid on the date of inspection and may be found to be different upon later re-inspection. No destructive testing was done while inspecting the dwelling to expose hidden areas. Hidden or concealed defects and deficiencies are excluded. This inspection is limited to the visible and accessible areas of the foundation and crawlspace of the dwelling. The inspector does not verify the presence and depth of footings below the soil line.



Grading and Drainage

1. Surface Drainage

Observations:

- **COMMENTS:** Surface drainage conditions within 10 feet of the inspected structure(s) appeared satisfactory.
- **MONITOR:** There are area drains on the property. This is an excellent system for maintaining proper surface drainage. The drain lines should be monitored, tested annually and the drain covers evaluated regularly for damage. Because dirt and/or debris can block the pipes, they should be tested (flushed through) to ensure the drain lines are functional. Area drains are not filled or tested by your home inspector.



MONITOR: There are area drains on the property. MONITOR: There are area drains on the property.

2. Elevations

Observations:

- **COMMENTS:** There appears to be an adequate difference in elevation between the exterior grade and the interior floors.

3. Grading

Observations:

- **COMMENTS:** Grading conditions within 10 feet of the inspected structure appeared satisfactory.

Building Features

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Wall Coverings

Observations:

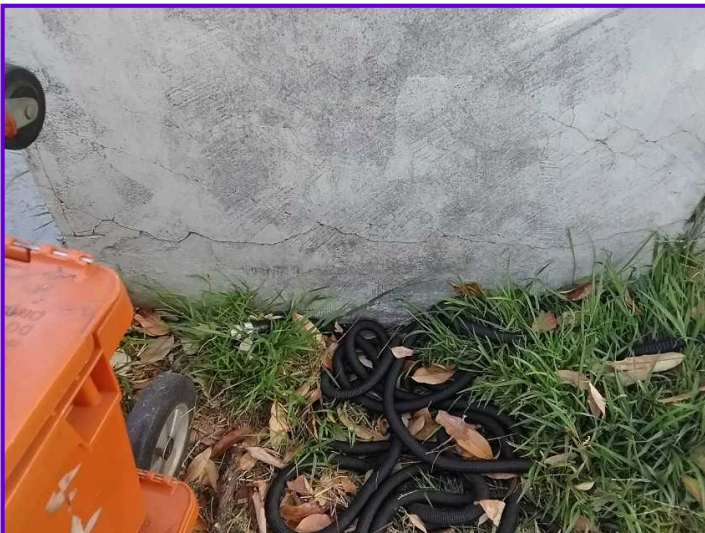
- **PREVENTIVE:** There horizontal cracks in the stucco along the base of the walls, likely due to seismic movement or structural shifting. This is common in homes where stucco wall covering extends to ground level, as the concrete foundation and wood-framed structures expand and contract differently with temperature and humidity changes. As long as no structural implications are noted elsewhere in this report, these cracks are not structurally significant. However, they can allow moisture entry and should be sealed or serviced as a preventive measure.
- **PREVENTIVE:** A minimum 6 inches of clearance from the siding to the soil is needed at multiple locations around the residence. We recommend providing proper clearance from the soil to help prevent moisture or termite damage.



PREVENTIVE: There horizontal cracks in the stucco along the base of the walls.



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PREVENTIVE: A minimum 6 inches of clearance from the siding to the soil is needed at multiple locations around the residence.



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Raised Foundation

1. Foundation Walls

Observations:

• **COMMENTS:** The poured concrete foundation walls demonstrate a strong and functional structure. This is indicative of quality craftsmanship and appropriate installation practices. The walls exhibit uniform thickness and a smooth texture, suggesting optimal mix design and pouring techniques which contribute to the overall integrity of the foundation. Signs of stability, such as minimal to no cracking, were observed, and any existing minor surface imperfections do not compromise structural performance. The walls are well-anchored and properly cured, ensuring resilience against environmental stressors, including soil movement and moisture changes.



COMMENTS: The poured concrete foundation walls appear to be functional.



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COMMENTS: The poured concrete foundation walls appear to be functional.

Raised Foundation (continued)

2. Supplemental Support

Observations:

- **COMMENTS:** The supplemental support posts are properly placed and appeared functional at the time of inspection.
- **PREVENTIVE:** Strengthening of the pier and post with metal ties or straps is recommended as a preventative measure.



COMMENTS: The supplemental support posts are properly placed and appeared functional at the time of inspection.



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3. Sill Plates and Anchorage

Observations:

- **COMMENTS:** Bolting of the framing sill plates to the foundation concrete stem walls was observed under the residence.



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Raised Foundation (continued)

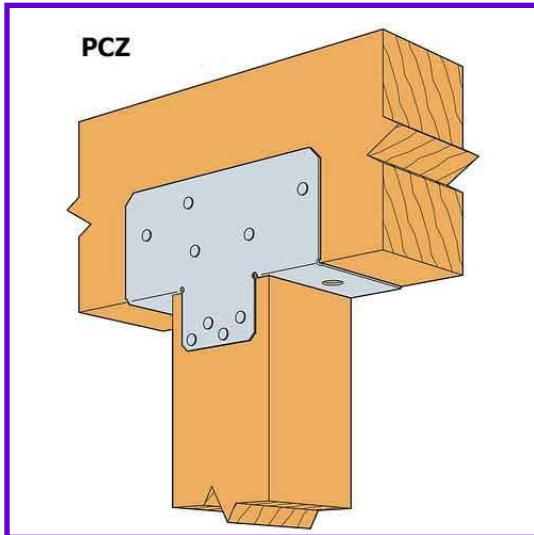
4. Seismic Bracing

Observations:

- **PREVENTIVE:** The lack of seismic bracing at the support framing of the foundation is recognized as being an inherent seismic weakness. This condition is easily overcome with the application of seismic metal bracing. Concerned parties may wish to consult an appropriately qualified specialist familiar with such procedures for further information and/or design details.



PREVENTIVE: Strengthening of the pier and post with metal ties or straps is recommended as a preventative measure.



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Underfloor Areas

1. Access

Observations:

- **COMMENTS:** The crawlspace was entered for inspection of the underfloor areas, systems, and components. Access to the crawlspace is located in the bedroom closet.

2. Ventilation

Observations:

- **COMMENTS:** Ventilation of the foundation crawlspace appears conventional and should be sufficient.



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3. Moisture Intrusion

Observations:

- **COMMENTS:** There was no visible evidence of excessive moisture penetration of the underfloor areas observed at the time of the inspection.



COMMENTS: There was no visible evidence of excessive moisture penetration of the underfloor areas.

Underfloor Areas (continued)

4. Insulation

Observations:

- **PREVENTIVE:** There was no insulation visible in the underfloor areas of the home. Although it may not have been a requirement at the time of construction, retrofitting the crawlspace with insulation can significantly increase the energy efficiency of the home.



PREVENTIVE: There was no insulation visible in the underfloor areas of the home.

5. Wood and Soil Contact

Observations:

- **COMMENTS:** Where visible and accessible, wood clearances from soil appeared satisfactory.



COMMENTS: Where visible and accessible, wood clearances from soil appeared satisfactory.

Garage Foundation

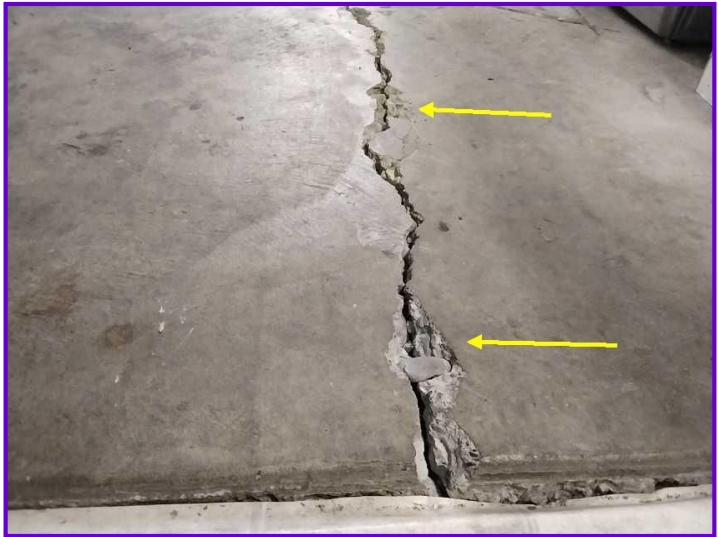
1. Concrete Slab

Observations:

• **DEFERRED:** There are significant separations in the garage concrete slab. This issue may be the result of seismic activity, settlement, unstable soil, or a combination of same. Although the slab is not load bearing, and the cracks do not appear to be structurally threatening, they may allow water to pass through them. Concerned parties may wish to have the cracks evaluated by an appropriately qualified specialist for further remarks and recommendations. **The estimated cost to replace/repair the garage slab is approximately \$20-\$25 per square foot.**



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By accepting this report, you agree to the scope, limitations, and terms of our inspection.

This foundation inspection report may include an inspection agreement, addenda, and other pertinent information relating to the condition of the foundation and its components. If any item or comment is unclear, please contact our office to contact the appropriate department. It is vital to thoroughly read all information upon receipt.

This report is provided solely for the benefit of the client named above and is based on observations made at the time of the inspection. If you did not hire the inspector directly, relying on this report may yield incomplete or outdated information. Repairs, professional assessments, or additional inspection reports may alter the interpretation of the information contained herein. We recommend hiring a qualified inspector to conduct a comprehensive inspection tailored to your specific needs and to provide you with up-to-date information regarding this property.

This inspection has been performed, and this report is prepared in accordance with state-recognized standards for foundation inspections. The inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While other components or systems may exist, only those specifically noted as inspected have been evaluated. The inspector is not required to move furniture, debris, or any other items obstructing access to the foundation.

This foundation inspection is not exhaustive and may not reveal all deficiencies. A foundation inspection assists in mitigating some risks associated with property ownership, but it cannot eliminate all risks or predict future events or performance changes due to variations in use or occupancy. It is recommended that you gather as much information as possible regarding this property, including seller's disclosures, prior inspection reports, engineering assessments, building/remodeling permits, and documents from relocation companies, municipal inspection departments, lenders, insurers, and appraisers. Investigate whether any repairs, renovations, remodeling, additions, or related activities have been undertaken at the property.

This report may address issues related to building codes or refer to specific codes; however, it is important to note that this is NOT a code compliance. The inspection does NOT imply a guarantee, insurability, or warranty of the foundation or its components. While some safety issues may be noted, this inspection is NOT a comprehensive safety or code inspection, and the inspector is NOT required to identify all potential hazards. Within this report, the inspector will document which systems and components were inspected, along with any deficiencies identified, safety concerns, maintenance and monitoring needs, as well as any items that are deferred.

Items identified in the report do not obligate any party to complete repairs or undertake any other actions, nor does the purchaser have to insist that the seller perform any repairs. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is noted, it is the client's responsibility to obtain further evaluations or cost estimates from qualified service professionals. Any follow-up should occur before the expiration of any time limitations, such as option periods. Evaluations by qualified tradespeople may lead to the discovery of additional deficiencies, which could incur extra repair costs. Neglecting to address deficiencies or comments noted in this report may result in further damage to the foundation or its components, increasing original repair costs. The inspector is not required to provide follow-up services to confirm that proper repairs have been carried out but may choose to do so for an additional fee.

Foundation conditions can change over time and due to use. Foundation materials may degrade, cracks may develop, and structural issues can arise regardless of the foundation's apparent condition at the time of inspection. The performance of the foundation may also vary due to changing soil conditions or modifications in use or occupancy. Repairs made to the foundation after the inspection may render the information in this report outdated or inaccurate. The inspector and the inspection company assume no liability or responsibility for items documented or omitted from this report.

By accepting this report, you agree to the scope, limitations, and terms of our inspection.