Covell Construction
1021 Benito Ave.
Pacific Grove, CA 93950
Ca. License no. 424718

Structural Survey

On March 5th 2012 I conducted a visual inspection, photographed, and documented structural deficiencies at the residence located at 1170 Signal Hill Road, Pebble Beach, California. This was done at the request of the property's owner, Massy Mehdipour.

Most of the homes defects were on the building's exterior due mainly to it's proximity to the ocean and it's being situated on sand dunes.

Over eighty photographs were taken and eleven have been selected as being representative of the most obvious deficiencies.

No walls, floors, or ceilings were opened up for inspection so any dry rot, termite, plumbing, or electrical damage could be seen within the framing cavities of the home. There was termite damage noticed at windowsills at several interior locations.

On the interior the main problems were drywall cracking in the ceiling throughout the house most likely due to settling. The kitchen ceiling showed signs of moisture damage that has happened since the interior was painted. I could not detect any obvious cracks in the building's tar and gravel roof. (photo #10) The concrete garage floor also had several significant cracks. The basement had areas where framing corrections were made after the original construction. In these areas concrete pier blocks and four by four inch posts were improperly installed without metal connections. (photo #5) Also in the basement there is evidence of moisture infiltration through the concrete retaining wall causing mold to be present on the adjacent plywood shelving.

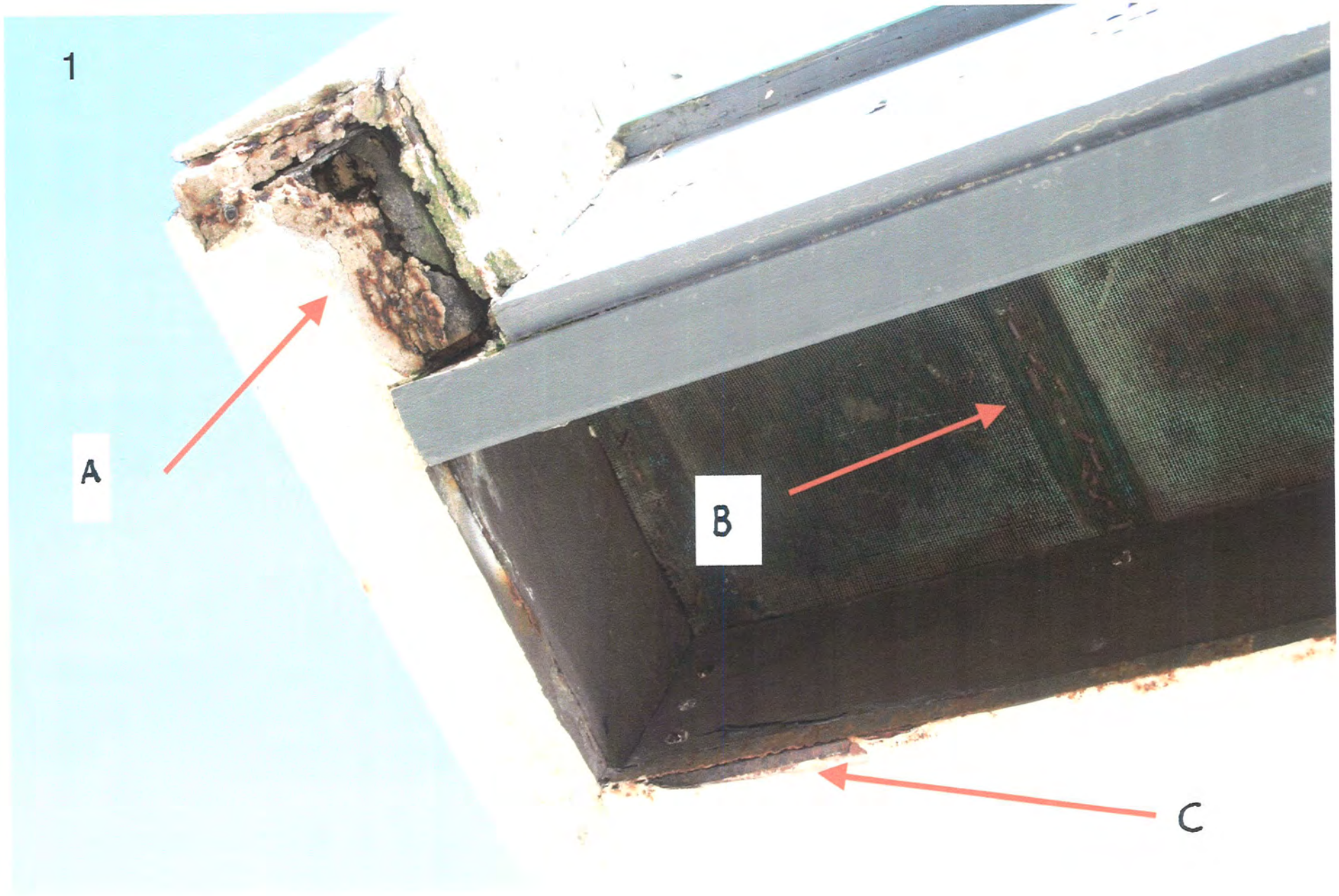
On the exterior virtually all metal has signs of rust and deteriation. The stucco edge metal is rusted and cannot be repaired; it must be replaced by chipping back the stucco, installing new vinyl edge material, re-stuccoing the area, and repainting. Rarely can this be done without looking like a patch. There are several areas where there are signs that the metal lathing, which supports the stucco, is rusting and bleeding through to the exterior, weakening the stucco. (photo #2) The metal lath

has failed completely at the front deck and cracked off the stucco exposing the framing material. (photo #2)

The front entry deck framing has failed causing the deck to settle. (photo #11)

Elevations were shot using a transit at all the courtyard and deck locations. The south facing roof overhang at the courtyard showed considerable sagging. At one time a four by four post was added to attempt to correct the problem. (photo #8) The front deck shows one inch drop from the north end to the south end. Signs of settling are also evident at the exterior door from the kitchen area to the courtyard. (photo #3)

Several areas of stucco cracks were seen throughout the building as well as soil (sand) piled up against the stucco. Current building codes require six inches clearance from top of soil to the building's siding. A weep screed is required at the base of stucco siding to allow any moisture to drain from the building's siding. This condition was not required when this home was built. There is no way to correctly add weep screeds to existing stucco siding.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A
B
C


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8
Elevation change approximately 1 inch from fascia to wall.
4x4 post has been added to support sagging overhang.


6


10


11