



REDWOOD
ENGINEERING

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February 6, 2025

Dan Gomez
Fuse Architecture

Re: 427 Riverview Avenue, Capitola, CA 95010
Existing Structure Evaluation

Mr. Gomez,

At your request Redwood Engineering visited the above-mentioned residence to observe and evaluate the existing structure with regard to the planned remodel being considered by the homeowners.

At the time of the visit the structure was in usable condition and is currently occupied. The Engineer observed several areas where the interior floor exhibits notable slope towards the exterior walls. It is noted that there is an existing drainage flume that runs diagonally beneath the structure from front to back and exits to daylight at the adjacent creek. It is the opinion of the Engineer that the observed distress in the structure is primarily caused by differential bearing conditions at the foundation. Areas that are underlain by the concrete flume structure appear to have settled less than the portions of the structure bearing on native soils.

This Engineer recommends that as part of the planned remodel that the portions of the structure bearing on the concrete flume are reconfigured such that there will be no bearing on the flume. This reconfiguration will mitigate any future differential settlement as well as protecting the flume from adverse effects due to supporting the building structure.

Please let me know if there is any further information that I can provide in order to assist you with this issue.

Thank you,

Leonard Willis, PE
Redwood Engineering