STRUCTURAL ENGINEERS INCORPORATED

April 29, 2025

City of Los Gatos Building and Planning
110 East Main Street
Los Gatos, CA 95030

Re: Structural Condition Assessment
313 University Avenue
Los Altos, CA 94022
SEI Project No. 5794.00

Attention: Chief Building Official

As requested by the property owner, this letter is provided to report on the structural integrity of a small single story residential structural (located below) totaling approximately 850 square feet in area. The roof construction is comprised of straight plank sheathing and sloped 2x roof framing with collar ties. The walls are constructed with 2x studs and straight planking with no interior finishes. Currently there is no floor and the structure is completely detached and shored in place over a partially complete basement excavation. It is our understanding that the building was built in 1900.

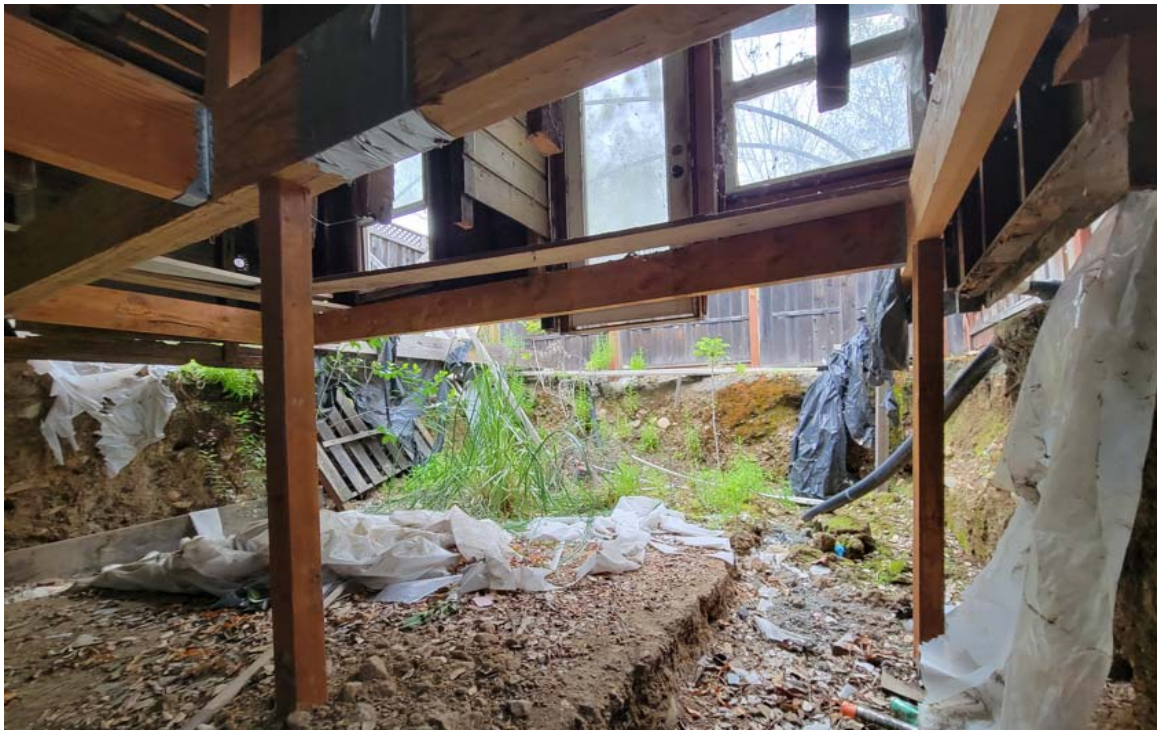
Exterior View East Side

Exterior View - South Side

Exterior View – West Side

Inside View - Looking North

Inside View - Looking East



Inside View - Looking South/East

Inside View looking – South/West

Observations

A close up evaluation of the existing framing reveals significant wood decay from both termite infestation as well as on going dry rot (fungal decay) occurring in much of the original perimeter stud framing and plank siding.

The slopping roof joists and ridge board are undersized and sagging. Proper ceiling/collar ties are not present in the construction. As expected, this has resulted in outward bowing of the exterior walls along the main plate line over time.

The observed shoring has been eroded with no mechanical anchorage.

Conclusions/Recommendations

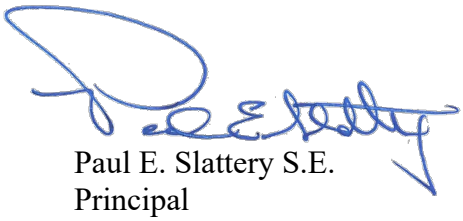
The building appears to be in significant disrepair with extensive decay, water damage and framing deficiencies. The current shoring is unstable and in eminent danger of collapse at the soil interface. We would expect that the cost to properly repair this structure would likely exceed the cost of replacement. In our opinion, the structure in its current state, poses an immediate life safety risk should someone enter the interior or stand too close to the perimeter of the excavation. We recommend that warning signs be posted immediately and that the structure be completely demolished as soon as is feasible.

Limitations

Our professional services have been performed using that degree of skill and care ordinarily exercised, under similar conditions, by reputable engineers in the structural discipline in this area. No other warranty, expressed or implied, is made as to the professional content of this report. This report was prepared upon your request for services and is to be used solely for this project.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



Paul E. Slattery S.E.
Principal
STRUCTURAL ENGINEERS, INCORPORATED