



FOUNDATION INSPECTION SERVICES
A DIVISION OF GCD INC.

Amendment 1 to GCD's Foundation Inspection and Condition Assessment Report for 8 Central Court, Los Gatos, CA 05/31/2025



GCD J25-163(Amendment 1)

8 Central Court, Los Gatos, CA

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GEOTECHNICAL CONSTRUCTION & DESIGN, INC.

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ATTACHMENT 4



FOUNDATION INSPECTION SERVICES
A DIVISION OF GCD INC.

May 15, 2025

Ms. Irina Bondar
467 1st Street, Suite #200
Los Altos, CA 94022

**AMENDMENT 1 TO GCD's FOUNDATION INSPECTION
& CONDITION ASSESSMENT REPORT FOR
8 CENTRAL COURT, LOS GATOS, CA**

Dear Ms. Bondar,

In response to the property owner's request, we completed a follow up inspection of the home's foundation and prepared this amendment to the foundation inspection and site drainage analysis report we issued on 05/15/25. Our follow up inspection was made, and this amendment to our initial condition assessment report was prepared, by a trained and experienced, licensed Professional Engineer and General Engineering Contractor. The terms and conditions included in our initial report shall apply to this amendment. Our follow up perimeter and subarea reconnaissance, performed on May 31, 2025, was limited to accessible areas of the home's crawl space and the immediately adjacent property (refer to both reports for a full understanding). Access throughout the crawlspace may have been limited by height restrictions and obstructions.

The 119-year-old home at 8 Central Court in Los Gatos, reportedly built in 1906, was originally likely a single-story wood-framed structure, now featuring a converted attic space used as living space. The original construction placed the mudsill directly on soil or on very shallow concrete pads that do not provide the support of a proper footing, with interior pier posts similarly set on soil or non-structural pads. This method lacks modern resistance to moisture damage, differential settlement, and seismic activity.

In the course of my follow up inspection I was able to confirm that the property owner had added two left to right running girders that appear to be supported on well founded piers along with related foundation improvements. The resulting pier and post support system has added significant resistance to the lateral loads associated with earthquake forces. Never-the-less, the absents of suitable tiedowns connecting the structure to the foundation and cripple wall bracing at the structure's perimeter are critical deficiencies that should be properly addressed to ensure the long term serviceability of the structure.



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We recommend complete replacement of the foundation with a code compliant, continuous perimeter, reinforced concrete, spread footing or pier and grade beam foundation system that includes seismic bracing, and suitable anchorage. Estimated cost: **\$250,000.00**. This estimate includes foundation work only and does not include necessary framing repairs, cosmetic restoration, or replacement of utilities. Given the condition of the structure and the scope of necessary upgrades, demolition and reconstruction may also be considered as part of long-term planning for this property. In either case, GCD Inc. is not interested quoting the work.

GEOTECHNICAL CONSIDERATIONS: The home lies within the influence zone of the San Andreas Fault and is subject to elevated seismic risk. The lack of a conventional foundation, absence of shear or cripple wall reinforcement, unanchored framing, and undermined support areas significantly increase the home's vulnerability to earthquake damage. These combined deficiencies render the structure unsafe in the event of moderate to strong seismic activity. We strongly recommend full replacement of the foundation with a well reinforced and properly anchored, continuous perimeter, spread footing or pier and grade beam foundation system.

Acceptance and use of this amendment to our initial report binds the parties to the limitations and conditions included in it as well as those included in our initial report. Should GCD and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including and not limited to negligence, breach of contract, or otherwise, then the liability of GCD and/or its agents or employees shall be limited to a sue equal to 5 times the amount of the fee paid by the Customer for the inspection and this condition assessment report. It has been a pleasure providing you with a professional foundation inspection and site drainage assessment and this amendment to our initial report. Please do not hesitate to call if we may be of further assistance or if you have any questions or concerns.

Very truly yours,

Jason Drew, GCD Inc.
Foundation Engineer and Drainage Specialist

Reviewed and approved by,



George E. Drew, P.E., GCD, INC.

California Professional Engineer license #20681
Member American Society of Civil Engineers I.D. #19732B
Member National Society of Professional Engineers
General Engineering Contractor license #A64788
Certified Inspection Engineer (BIECI)



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INVOICE

May 15, 2025

Ms. Irina Bondar
467 1st Street Suite #200
Los Altos, CA 94022

Phone: 650-438-9118
Email: irina@sereno.com

DESCRIPTION OF SERVICES:

FOUNDATION INSPECTION AND CONDITION ASSESSMENT
8 Central Court, Los Gatos, CA

TOTAL AMOUNT DUE: \$795.00

TERMS: Please include report no. (**J25-163**) on check payable to **GCD** & send to:
GCD, 14365 La Rinconada Drive, Los Gatos, CA. 95032. Total due within 7 days.

*It's been a pleasure doing business with you. Thanks for the work!
And, don't hesitate to call me if you have any questions or concerns.*

Jason and George
952-426-8807 408 812 4355