



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

550 S. VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90020
Telephone: (213) 788-2011

THOMAS A. TIDEMANSON, Director
HIAM BARMACK, Chief Deputy Director
JAMES L. EASTON, Chief Deputy Director
WYNN L. SMITH, Chief Deputy Director

ADDRESS ALL CORRESPONDENCE TO:
550 S. VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90020

September 10, 1986

IN REPLY PLEASE
REFER TO FILE:

Mr. Charles Jaramillo
Sunset Hills Realty
15576 E. Gale Ave.
Hacienda Hts., CA 91745

Dear Mr. Jaramillo:

STUCCO CRACKS - 502 LOCHMERE - LA PUENTE, CA

An inspection of the subject property was made to attempt to determine the cause of cracks in the stucco at the foundation of the original house and vertical cracks where the two-story addition joins the original house.

The original house was constructed prior to codes requiring a weep screed at the foundation line. It appears that the crack was not caused by a structural deficiency and the installation of a weep screed and patching the stucco will correct the problem.

The vertical cracks near the addition are more than just shrinkage cracks. Differential settlement between the addition and existing house could cause cracks of this type but would not necessarily indicate a structural or foundation problem. There was no exterior or interior evidence of a framing or foundation deficiency but a positive determination can only be made by removing the stucco in the area of the cracks to expose the framing between the top and bottom plates.

If you should have any further questions concerning this matter, contact the undersigned at (818) 961-9611.

Very truly yours,

T. A. TIDEMANSON
Director of Public Works


Donald D. Martin
District Engineer
Building and Safety Division

TAT:DDM:kc

- C16 Lender is to certify that the corrective measures necessary to repair damage caused by infestation or dry rot and to protect against future damage, as recommended in the termite report, have been satisfactorily completed.
- C17 Provide a roofer's report indicating that the roof covering shall prevent entrance of moisture. Repair the roof as necessary.
- C18 Install a new roof of similar type and quality as existing roof. Provide at least a two-year warranty.
- C19 Install additional posts, piers and/or girders where necessary to level and support floors. Posts must be supported by concrete or masonry so that all wood is at least 4" above ground level.
- C20 Install reseating type temperature and pressure relief valve and overflow pipe on water heater.
- C21 Grade lot so that storm water is diverted away from the building(s) and to the street or other established outfall. Allow four inch minimum clearance between any exterior wood siding and the finish grade.
- C22 Submit evidence that the property has been connected to the public (sewer/water) system.
- C23 Submit evidence that a non-exclusive non-revocable roadway easement exists from the property to a public street.
- C24 Submit a copy of the recorded road maintenance agreement.
- C25 "Reserved"
- C26 X Other:

(A) THE OWNER SAID THE BUILDING DEPT. HASN'T GIVEN THE FINAL APPROVAL ON THE GARAGE AND GUEST HOUSE ADDITION. I NECAL 6716? THIS SHOULD BE CORRECTED AND THE PERMITS FINALIZED AND SIGNED OFF.

(B) A FACE PLATE MUST BE PUT ON THE ELECTRIC CIRCUIT BREAKER BOX IN THE CORNER.

(C) THERE APPEARS TO BE A STRUCTURAL VERTICAL CRACK ON THE NORTH WALL ON THE FIRST STORY JUST IN FRONT OF THE SECOND STORY ADDITION. THERE IS ALSO A NUMBER OF HORIZONTAL CRACKS AT THE FOUNDATION LEVEL APPROXIMATELY 15 TO 20 FEET IN LENGTH FROM THE VERTICAL CRACK WEST PERHAPS THE FOUNDATION ISN'T STRONG ENOUGH TO SUPPORT THE SECOND STORY ADDITION

SF-4425.1/1 (11/84)

Sil
 502 N. Lochmere
 La Puente, Ca 91744

x Maria Gil
 x Maria Castillo
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