



KH ASSOCIATES LLC

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To: City of Los Gatos
Building Department

Project: 15575 El Gato Lane
Los Gatos, CA 95032
APN# 523-22-007

Subject: Structure Condition Report

On November 6, 2024 we, KH Associates LLC, made a visual inspection of the existing house at 15575 El Gato Lane in City of Los Gatos. There are parts of the building that were added without a permit. The non-permitted parts of the building should be demolished and replaced to comply with the latest California Code. This report is based on our visual inspection of the original structure.

The following are our opinions about the original permitted structure condition:

Foundation and Exterior Walls:

Since the floor is made of concrete slab on grade, there is no crawl space in this building, and the exterior and interior foundations are not visible. However, by a visual inspection of interior and exterior walls we found that except for some minor cracks, which were not structurally significant, the stucco and interior drywall were in good shape. This will also indicate that there has not been much foundation settlement and movement. In case of any future addition or modification to the structure, the engineer should check the existing foundation where needed during construction.

Roof Framing:

The exposed parts of the roof overhang show that rafters are intact and no dry rot were observed.
We did not see any framing structural damage or issues.

Interior Slab:

The interior slab on grade is in general good shape and there are no visible structural issues.

Conclusion:

In our opinion, considering the age of the building and typical issues with old buildings, this structure is in general good condition.
In case of future modifications or addition to the building, it will be the responsibility of the engineer of the record to reinforce or modify structural elements to comply with latest California building code.

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Our professional opinion is based on a visual observation of the structure as existed at the time of our site visit. The observation was made to verify compliance with the basic parameters of structural engineering standards. No warranties are expressed or implied regarding the existence of other unknown conditions not specifically addressed.

Sincerely,

Kianoush Harirsaz, PE
December 10, 2024

