

## Solid Ground Construction

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February 21, 2026

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**RE: 132 Cafeto Court, Walnut Creek, CA**

Dear Stephanie,

Per your request, I am submitting the following report and estimate based on my recent foundation inspection at the above-referenced residence.

My inspection, performed on February 18, 2026, consisted of a noninvasive, physical examination of the exterior, interior and under-floor of the residence, with specific regard to the condition of the foundation and under-floor supports.

I also conducted an electronic floor level survey to augment my visual inspection. This process consists of mapping the layout of the home, measuring the floor elevations at particular intervals using a Compu-Level, and recording each measurement to be compared with the construction industry standard for floor level differential. This standard allows a maximum variance of 1" over a distance of 20', the point at which sloping or unevenness in a floor tends to become discernable.

### **SUMMARY OF FINDINGS**

This home is a single-story, wood-framed structure, approximately 69 years old, situated on a flat, residential lot. The ground soils of the property appear to be expansive in nature, meaning that the ground expands as it takes on moisture, primarily during the winter months, and contracts as it dries out during the summer or during periods of drought.

The original structure and right-rear addition have a concrete T-footing foundation along the perimeter, with a raised, post-and-beam floor system. The left-side addition, which appears to be the original garage, has a concrete slab floor. The perimeter foundation along this area is not visible for inspection.

The structure appears to be anchored to the foundation in keeping with seismic safety standards in place at the time of construction.

The results of the floor level survey indicate that the original foundation and the majority of the floors throughout the original portion of the residence are relatively level, at or within the standard tolerance. There is one area at the right-front of the original structure where the elevation of the floor is higher and slightly over the standard tolerance, and this unevenness is noticeable when walking the floor. Since it does not involve the perimeter foundation, the floor in this area can be lowered to a more even plane with the surrounding floors by making adjustments to the under-floor pier posts. I have included an estimate for this work below.

In the right-rear addition area, the floor level survey indicates that the foundation is low and slightly out of level at the far right corner, approximately 1/2 inch over the standard tolerance. This slight difference in level does not seem to be noticeable when walking the floor, so I do not feel a re-leveling repair would be necessary. However, there is a crack in the drywall at this location, indicating that this part of the foundation has likely settled. I cannot verify whether this was a past issue or a recent/ongoing occurrence, so I cannot be certain whether underpinning of the foundation will be necessary. In this case, I would suggest getting an opinion from a structural engineer or other qualified specialist.

The floor level survey also shows the concrete slab floor of the left-side room addition (original garage) to be slightly out of level, mainly where it is lower at the right-side portion of the room, where there is also a small gap between the floor and the baseboard along part of the right-side wall. This floor may have settled slightly or it could have been constructed with these discrepancies in level, which for a garage floor, would not have been unusual. The uneven appearance of the floor could be improved by applying self-leveling grout to the surface. I have included an estimate for this work below. Please note that this repair would require removal and replacement of the baseboards and hardwood flooring, which would have to be done by a separate flooring professional.

My inspection of the foundation revealed horizontal cracking along two sections under the original structure; one at the left-front, which is approximately 6 feet long, and the other at the center-rear, which is approximately 8 feet long. This kind of cracking is typically caused by the rusting and expansion of the reinforcing steel inside the foundation, and it usually happens when, during construction, the reinforcing steel is placed too close to the inner or outer surface, where it is more prone to the effects of moisture exposure/absorption.

One method of repair would be to partially demolish these sections of the foundation, replace the steel, then re-build the foundation. But, in my opinion, based on the size of the cracks, which are open 1/4 of an inch or less, these sections of the foundation can be repaired by applying carbon fiber mesh with epoxy, which would both seal the cracks and reinforce the strength of foundation. I have included an estimate for this work below.

I also noted three small vertical cracks in the foundation; two at the right side of the original structure, and one at the rear of the right-rear addition. While these cracks are less than 1/4 of an inch wide and do not present a structural problem, they should be patched and braced to prevent further separation. I have included an estimate for this repair below.

Access clearance in the area under the right-rear addition is less than standard and this area is very difficult to crawl. The access opening through the foundation wall is also restricted by plumbing and ductwork and an added pier support under the mudsill. Improving access to this area would involve cutting or chipping away more of the concrete foundation to enlarge the access opening, then

excavating 4-6 inches of soil from underneath the entire addition to increase the size of the crawl space. I have included an estimate for this work below.

While inspecting the under-floor crawl space, I also noted cellulose (wood) debris in various locations. This debris should be removed for termite protection, and I have included an estimate for this work below.

The exterior storm drainage conditions are not ideal, as the property is quite flat and several of the downspouts from the rain gutters discharge adjacent to the foundation. However, no signs of previous water intrusion were observed in the under-floor crawl space.

Nevertheless, it is important to maintain good storm drainage practices to ensure water is not draining next to or accumulating near the foundation. Homeowners or occupants should therefore conduct periodic examinations of the areas along the perimeter of the residence during rain storms, as well as checking the rain gutters, downspouts and drainage pipe connections for leakage or overflow. It is also recommended that these systems be cleaned and flushed on a regular basis, ideally before the start of each rainy season.

Lastly, the new garage appears satisfactory. The concrete slab floor does show a small crack, but this is normal and acceptable.

### **RECOMMENDATIONS AND REPAIR ESTIMATE**

The following cost estimates include all labor, equipment, and materials to complete the work described.

#### **Floor Level Adjustment (Right-Front)**

- Modify the existing 12 wood pier posts under the right-front portion of the residence, adding adjustable metal levelers to the posts and lowering the floor, as needed, to improve the appearance of unevenness as much as possible.

**Estimated Cost: \$3,730.00**

#### **Concrete Slab Floor Leveling**

- Apply self-leveling grout to the surface of the concrete slab floor of the left-side room addition, as needed, to make the floor as even and level as possible.
- Removal and replacement of the existing baseboards and hardwood flooring will be necessary and is not included in this estimate.

**Estimated Cost: \$6,850.00**

### **Foundation Horizontal Crack Repair**

- Obtain repair specifications from a structural engineer. (Engineering fees are included.)
- Seal and reinforce the sections of cracked foundation at the left-front and center-rear of the original structure, using carbon fiber straps epoxied in place, in accordance with engineering specifications and manufacturer's application instructions.

**Estimated Cost: \$3,850.00**

### **Foundation Vertical Crack Repair**

- Repair the three vertical cracks in the foundation at the right side of the original structure and rear of the right-rear addition by filling each with concrete mortar mix and bracing with metal straps installed across each crack, as needed, to prevent further separation.

**Estimated Cost: \$1,300.00**

### **Crawl Space Access Improvement**

- Enlarge the access opening in the foundation between the original structure and right-rear addition by removing more concrete from the side of the existing opening, as needed, and patching with concrete mortar mix to seal any exposed reinforcing steel.

**Estimated Cost: \$1,200.00**

- Excavate and remove 4-6 inches of soil from the area beneath the right-rear addition to provide adequate crawl space access throughout. Container fee for soil disposal is included.

**Estimated Cost: \$5,600.00**

### **Crawl Space Debris Removal**

- Remove and dispose of all cellulose (wood) debris from the under-floor crawl space.

**Estimated Cost: \$280.00**

### **TERMS AND CONDITIONS**

The amount of this contract is based upon the above work only. Any other conditions or work required by any public or private agencies or other parties are not a part of this contract and if required, will be included in another contract and charged accordingly.

Unless specified above, this estimate does not include interior drywall or exterior stucco repairs, painting, or any other type of cosmetic repairs.

These repairs address the current foundation conditions of this structure and do not ensure against future changes in the foundation conditions, which would not be covered by this contract.

These recommendations and repairs are not intended to represent any opinions as to the value or marketability of this property. Other professionals, such as appraisers or real estate agents, should be consulted for this information.

This estimate is in effect for 60 days from this date.

**The duration of the above work will depend on the options chosen, which range from 1 day to approximately 2 weeks from commencement.**

**The current wait time for a new project to be started is approximately 1 week.**

**If this estimate is accepted and you wish us to proceed with the above work, please complete the "Acceptance" page, and return one copy of this letter.**

### **Payment Terms**

A payment of 1/2 of the total contract will be due at the commencement of the work, with progress payments based on a percentage of completion thereafter or with the balance of the contract payable in full upon completion of the repairs.

Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for the same and will become an extra charge over the sum agreed upon in this contract. All agreements must be made in writing.

Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Solid Ground Construction reserves the right to take any controversy or claim arising out of or relating to this contract to court at their discretion.

Any costs or attorney's fees incurred by the above stated arbitration proceedings or court ruling shall be the responsibility of the non-prevailing party of the arbitration or court ruling.

If you feel that I may be of further assistance, please call.

Thank you,



Santos Pablo  
Owner

**WORK AUTHORIZATION**

IN WITNESS WHEREOF, the undersigned parties hereby accept the terms of contract set forth herein above and have executed this agreement the day and year first above written. All information must be completed for valid agreement.



<b>Contract Description</b>	<b>Value</b>	<b>Initial Items to Include</b>
Floor Level Adjustment (Right-Front)	\$3,730.00	
Concrete Slab Floor Leveling	\$6,850.00	
Foundation Horizontal Crack Repair	\$3,850.00	
Foundation Vertical Crack Repair	\$1,300.00	
Crawl Space Access Improvement (Enlarge Access Opening)	\$1,200.00	
Crawl Space Access Improvement (Excavate Crawl Space)	\$5,600.00	
Crawl Space Debris Removal	\$280.00	

Signature 1:	Print Name:
Date:	<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Buyer
Phone:	Email:

Signature 2:	Print Name:
Date:	<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Buyer
Phone:	Email:

<b>Job Access</b>	
Contact for Access: <input type="checkbox"/> Same as above <input type="checkbox"/> Other (complete information below)	
Name:	Email:
Phone Number:	
<b>Billing Information</b>	
Invoice to: <input type="checkbox"/> Same as above <input type="checkbox"/> Other (complete information below)	
Billing Address:	Email:

**PHOTOS**



Area under uneven floor at right-front of original structure



One of two horizontal cracks in the original foundation



One of three vertical cracks in the foundation



Restricted clearance at access to right-rear addition



Restricted clearance under right-rear addition



Example of cellulose debris in the crawl space



### Property Diagram

