

September 19, 2024

John and Ruth Wyse

**RE: Garage foundation inspection at 37909 Hungry Hill Dr., Scio, OR 97374**

To whom it concerns:

At your request, we inspected the garage foundation at the address above on September 16, 2024, and found the following:

Per a conversation with the current owner, the house was constructed around 1968. We walked through the garage and one significant crack was observed in the east concrete stem wall. No other significant cracks were observed in the garage.

We walked around the garage and observed the same crack on the exterior of the east stem wall. The crack appears to be a concrete shrinkage crack which likely occurred shortly after construction. Since then, the crack has widened, and it is approximately 3/8" wide. The crack was filled with caulk at some point in the past and it appears the crack has not widened since it was repaired.

The movement and/or cracking of foundation stemwalls of houses built during this same time period are not all that uncommon. In this situation, the clayey (shrink/swell) soils, the lack of steel reinforcement in the stem wall (adequate reinforcement to prevent crack widening wasn't typically used in that time period), and some possible poorly compacted soil below the foundation have all probably contributed to the movement.

Overall, the foundation of the garage appears to be in good condition. However, future movement is possible due to the lack of steel reinforcement in the concrete walls and the existing soil below the foundation.

Based on our observations, we have no recommendations regarding the foundation at this time.

If you have any questions regarding this letter, please contact us.

Sincerely,

Stability Engineering, Inc.

By:   
Shawn Stoneberg, P.E., Principal, Project Engineer

