Labib Funk + Associates
Structural | Civil Engineers

Burnett and Young
Shoring Engineers

May 20, 2022

Jerod Yates
Kenwood Terrace HOA President
118 S. Kenwood Street, Unit 203
Glendale, California 91205

Subject: 118 S. Kenwood Street
Glendale, California 91205
Structural Screening Report
LFA Project no. 22007

Mr. Yates,

Kenwood Terrace HOA (HOA) commissioned LFA to perform a structural assessment of the existing condominium building at the subject site. Built in 2015, the 35-unit building totaling approximately 43,000 SF, consists of four stories of conventional timber framing over a one-story above grade concrete podium with a mezzanine. The above grade structure sits on a four-level subterranean concrete parking structure totaling approximately 29,400 SF constructed of conventional reinforced concrete (RC) slabs with drop panels over a regular, interior RC column grid, intermediate RC bearing walls and perimeter RC basement retaining walls.

Existing as-builts were not available. As such, LFA conducted a site visit to visually observe the exposed structural elements of the building. No (non)destructive testing or investigations were performed.

On April 21st, 2022, LFA performed the site walk. The site walk began with a visual assessment of the interior at each level of the building starting at the lowest most floor of the subterranean RC parking structure and progressed up to the roof of the timber condominium building. An exterior visual assessment was then performed around accessible portions of the building at the ground level.

Per the visual assessment, the building appears to have a complete structural system with a stable configuration and is conventionally constructed. The diaphragms do not appear to have any major openings. The concrete portion of the building appears to be regular. The upper wood levels have stacking walls throughout and along the perimeter. Further, having been built in 2015 the structure was built according to very recent code standards. All this taken into consideration, the structure is expected to perform as well as other similar buildings and meet code life safety and serviceability requirements.

Cosmetically, with the exception to one area (noted in item #2 below), visual assessment of the accessible areas at both the interior and exterior portions of the building did not indicate signs of visible deterioration or damage that would be a cause for concern or trigger a need for a more

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detailed evaluation or investigation. A couple locations of note were observed during the visual assessment and are summarized below with corresponding professional opinion/recommendations:

1. Cracks were observed at the vehicle entrance to the parking structure on the ground floor. These were located on the top side of the slab around the linear floor drains and near where vertical support walls are located, measuring approximately no more than 1/16" in width. These cracks are consistent with the way a typical slab is expected to behave and doesn't present any concern. Other hairline cracks were also observed above and below other areas of the RC slabs which are also consistent with normal concrete / slab behavior. As such, it is our professional opinion that the decks, as observed, are structurally stable and will continue to perform to meet code life safety and serviceability requirements.

   Recommendation: Due to the proximity of the cracks near the vehicle entrance and the linear drain we recommend that a water proofing or epoxy coating be applied to the top exposed surface to seal the cracks where observed. Water intrusion through cracks in concrete may exacerbate over time. Exposure of the reinforcement to moisture may lead to rebar rusting and concrete spalling. Water proofing coatings help mitigate future expansion of these cracks by sealing the reinforcement from exposure to moisture intrusion.

2. Along the north elevation of the building above grade, where cantilever balcony beams are located near the north-east wing of the building, vertical cracks in the stucco finish were observed where the balcony cantilever beam to wall interface occurs. These cracks are larger at the top than at the bottom.

   Accordingly, it is our opinion that a qualified contractor locally exposes the beam(s) where the vertical cracking in the stucco wall is observed to assess the following:

   a. Whether or not there are signs of water intrusion/deterioration of the existing cantilever wood beams or joists.
   b. Whether or not the balconies are properly sealed/waterproofed.

   The intent is to determine the current condition of the balconies and the supporting beams are safe.

Based on additional information provided by the property manager via email on April 22nd, 2022, several areas have in the past needed cosmetic repairs:

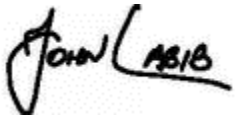
a. In December 2019, tiles above the front entrance fell off. Repairs were made and a screen was placed above the front entrance overhang to catch potential falling items. According to the property manager, no new reports of additional tiles falling have been noted since the December 2019 incident.
b. In May 2019, unit 105 noticed an approximate 6" vertical crack above their door frame and the door was also not closing/opening properly. Accordingly, the developer had the door fixed and there have been no issues since.

c. Similarly (time of occurrence unknown), units 204 and 404 had some minor cracking around the door frame. These cracks were repaired, and nothing has been reported since.
d. In June 2019, the developer made alteration repairs to the emergency doors that were not properly closing in the hallways near the following stacking units 504/505, 404/405, 304/305, 204/205 and 104/105. Since the repairs, there have been no known issues.

Based on the historical information provided by the property manager coupled with our visual assessment performed on April 21st, 2022, no areas of concern were identified beyond those noted in item 2. We conclude that the cosmetic cracks observed by management in the various units are likely due to ordinary behavior of new building structures as timber shrinks and concrete cures. As previously indicated, the structure is expected to perform like other similar buildings and meet code life safety and serviceability requirements.

Please do not hesitate with any additional questions or requests.

Sincerely,
Labib Funk + Associates



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