

Special Inspection

For

4828 San Miguel Ct

February 21st, 2024

Our office has been requested to provide special inspections of the existing trees and the home located at 4828 San Miguel Ct in northeast Salem.

The home was constructed approximately 45 years ago, shortly after the subdivision was completed.

The subdivision was constructed in a site that was a wholesale nursery and had a lot of overgrown landscape trees. In the area of this home were sequoia trees.



After some 40 years, the small trees have gotten much larger and are not suited for close relationship to homes. Their root system can have shallow depths and run laterally near the surface of the ground.

The present homeowners have expressed concerns that some of the trees are having a negative impact on the home.

In the area of the southeast corner of the home, a group of 3 sequoia trees, approximately 40 to 48 inches in diameter are starting to lift the house foundation.



You can see just how much the ground around the trees has been elevated as they grow.



The home has sustained some interior damage already from the tree roots lifting the home.





It is our recommendation that the group of three trees in the rear of the home next to the house be removed to limit the continued root growth and the lifting of the house foundation corner.

Failure to take action now will result in more significant damage to the house, which may not be corrected without major efforts and expenses.

There is also a single tree in the front of the house that will very soon be creating a similar issue.



The tree is approximately 6 feet in diameter and located approximately 6 feet from the home. Again, the mounding of the ground at the tree and toward the home can be seen the root system for this type of tree can be shallow and more horizontal in run than vertical. Such systems can then have a much greater impact on the home foundation than other types of trees.

This tree should also be considered for removal now, before movement and damage begin to occur to the home.

The home to the northwest of this tree on the next lot has a concrete and stone patio area near this tree. Some lifting has begun to show, as there is a linear crack in the flat work.



LIMITATIONS

This report has been prepared for the exclusive use of our Client, and their other consultants, for this project only. The conclusions and recommendations in this report are based on our observations, information you provided, and our experience and engineering judgment. Multi/Tech Engineering Services, Inc. cannot be responsible for the interpretation of the data described herein by others. Our work has been performed in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the area. No other warranty, express or implied, is made.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulation subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

Multi/Tech has provided these conclusions based on the data and information provided by the Client and conditions observed at the site.

