

Special Inspection

For

4828 San Miguel Ct

June 4th, 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. These trees have a trunk base that raises up as they grow and so the roots that are part of that tree base also enlarge and elevate the soil around them over time.

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 southeast corner of 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.



The above photos were taken in the southeast corner of the home. The foundation is being pushed up by the three large trees causing the ceiling to separate from the walls and create excessive damage.



This photo shows the racking of the wall around one of the windows in the south wall.



The above photo shows what the base such a tree is like will smaller, most likely what the trees near the house were like then the home was constructed. You note the low profile of the tree base and soil around the tree.



Contrast the above view of the larger tree base, greatly elevated and expanding out away from the tree trunk. These growth-related changes to the area around the trees were likely not considered with the home was constructed.

There is also a single tree in the front of the house that will very soon be creating a similar issue. This tree is located next to the northwest corner of the home.





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 shallow root systems can then have a much greater impact on the home foundation than other types of trees.

As can be seen in the photo below this tree is also impacting the home foundation pushing up on the corner home footing impacting the interior walls causing separation of the sheet rock at the ceiling.



The home is being lifted as can be seen in the rotation of the window trim

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.



We believe that the trees noted in this report are by definition, Hazardous trees.

SRC 808.030(d)(1) defines a Hazardous tree for removal as “ The tree removal is necessary because the condition or location of the tree presents a hazard or danger to persons or property; and the hazard or danger cannot reasonable be alleviated by treatment or pruning, or the tree has a disease oof a nature that even with reasonable treatment or pruning is likely to spread to adjacent trees and cause such trees to become hazardous trees”

The trees in question clearly fall within the above definition.

IT is our professional opinion that the group of three trees near the southeast corner of the home and the single tree near the northwest corner of the home need to be removed. If left in place, they will continue to impact the structure and such impacts will become more significant in nature and create expensive repairs or possible render the home corners in question unreparable leading to the need for extensive reconstruction of the home.

Already the work needed is more than just surface repairs, some structural repairs are needed in both the southeast and northwest corners of the home to correct the present impacts.

Due to the nature and manner of the growth and continued expansion of the tree base, other options will not resolve the issue, but only postpone the inevitable need for removal and significant increases in costs to the property owner.



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, the 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.