



Crossroads Engineers PC

Summary & Conclusions

On May 11, 2024 Garth Haslem of CEI performed a structural inspection on the property at 167 Goltz Ave in Salt Lake City UT. According to an online source, this is a 2 bed, 1 bathroom single family home with 1050 square feet of living space. This value may not include the basement. The home was built in 1919, and is presently for sale.

At question is a crack located near the southeast corner of the home in the foundation. This crack has been filled in with expanding foam – a move that made the problem look much worse. The foam does nothing from a structural point of view, but does help to prevent insects, pests and cold air from entering the home at that location.

The crack is partly covered by the foam insulation, but the width and location of the crack does not appear to be remarkable, especially given the age of the structure. This home is over 100 years old, and as such this kind of wear is predictable.

The separation is related to drainage conditions over the years, where the roof drainage caused muddy conditions at the southeast corner. This mud then allowed the foundation to settle and rotate, resulting in the conditions found at this location. This in itself is fairly typical for homes of this age – in fact this foundation appears to be in better condition than most of its vintage. Given the single story nature of the structure and the apparent framing, as well as the presence of a concrete footing, the engineer believes that this home is above average for homes of this age. To be clear, the home does not meet current building standards, but it is unrealistic to expect such a condition. Reasonable steps can be taken to assure the long-term future of this structure.

The engineer does not recommend structural piers. Instead, the recommendation is for a healthy drainage system. Drainage is about capturing, controlling and routing water well away from the structure. This includes managing the roof drainage, the surface water near the home and the sprinkler water near the foundation. This task should be done all around the home and is a condition that nearly every home should improve on. If that step is taken, the engineer expects that the home will continue to serve adequately for decades to come.

eSign: Garth Haslem
President, Crossroads Engineering

May 11, 2024



The addition on the back side uses a block foundation



The cracking and expanding foam on the southeast corner



Another shot of the cracking



A view of the wall from further back



Thanks for your google review!

Background

Garth Haslem of CEI graduated from BYU in 1984 with a Civil Engineering Degree, and in 1985 with a master's degree. He has been certified as a professional engineer and structural engineer since 1990. He began as a home inspector in 1993 and has performed thousands of inspections in that time.

Garth has a variety of sites and publications that indicate his depth and experience in the field. These include approximately 30 published articles with a total of over 600,000 clicks, as well as over 150 podcasts. He has a Youtube channel with over 200 training videos and has published four books. He is certified by the State of Utah to provide real estate continuing education and has over 40 hours of certified courses.

His findings as related to this home are provided in the Summary and Conclusions, located on page 3 of this report.