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BLT01.3215
12/8/2020

Green Hills Ranch, LLC
955 East Center Road
Somis, Calif. 93010

Subject: Farm Worker Dwelling Inspection

On November 20th, 2020, at the request of the property owner, I performed a visual inspection of a small, vacant farmworker dwelling on a ranch at 955 East Center Road in the Somis area of Ventura County. The dwelling is in very poor condition and the owner explained that his plan was to replace it with the County standard plan 900 s.f. proto type farmworker housing unit.

The vacant house is an excellent candidate for replacement. It is obvious that over the years the house had been "bandaged" together with various pieces of extensions and replacements. The five-room house consists of a small living area, an apartment style kitchen, and two very small bedrooms separated by an outdated bath. Attached to the main structure is a shed roof front porch and a lean-to extension of the rear porch at the edge of the back bedroom.

The rooms are all on different levels with the floors tilting in various directions. The rooms seem to have three distinct construction phases. The doors are not plumb and only close when latched. The rooms are on several different levels even though the house is a single level structure.

The front porch is a large poured concrete pad. The front entry and kitchen are on a shallow raised foundation with rear bedrooms stepping down to a slab or "no crawl space" non-existent foundation. This rear area is likely on a poured uneven "failing" slab. The structure shows substantial settling. Windows are of varying vintage with most being inserted metal frame replacements. Cabinets are not built in, but added on with materials likely sourced at a local home improvement store.

Portions of the exterior of the building appear to have been maintained by adding T-11 siding in some walls, leaving some of the older exterior wooden slat material. The front porch shed roof is supported by 4"x 4" posts on the concrete slab. There are no obvious bolted connections to the porch slab. Spalling concrete at the porch edge leaves the post and column base unsupported. It looks as though the columns could be easily pushed off the porch, causing the shed roof to collapse with minimal effort.

Inside the structure, I observed substantial cracking and walls that are out of alignment with the wall that is immediately next to it. I did not break into the drywall to examine the connections or nailing but would not expect to find any structural connections or support. I was not able to determine if the structure was insulated. I c

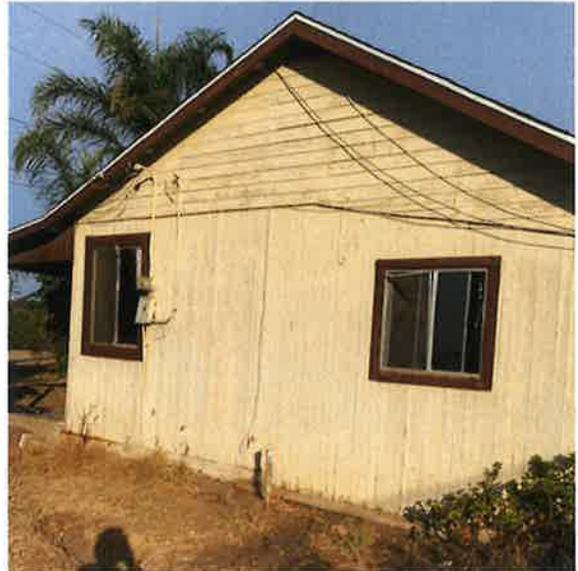
would be expected.

ions where structural distress

County of Ventura
April 12, 2021
Cultural Heritage Board Meeting
Item 10a
Exhibit 2 – Farmworker Dwelling Inspection,
dated December 8, 2020



No Foundation



Side Elevation



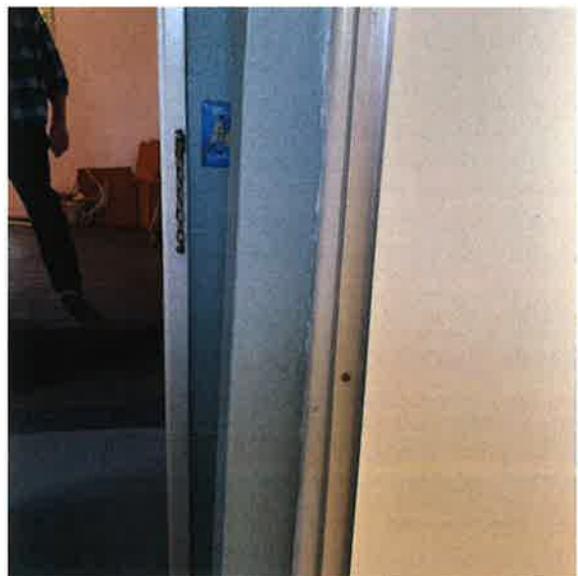
Back Porch Lean-To



Out-Of-Plumb Doors and Kitchen Woodwork



Cracks at Interior Corners



Angle at Wall

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In my professional opinion as a civil engineer and builder this structure cannot be improved without complete replacement. There is no part that has any value that would justify an effort to preserve or restore it. To bring the structure into current code would require full dismantling and replacement of the foundation and all structural elements. There is no portion of the building that has any material value worth saving or preserving.

I can be reached for questions or to discuss further at (805) 218-5438.

Sincerely Yours,



Donald M. Jensen, P.E.
CEO



12/8/2020