
Site Observation Report – 16477 21 Ave

Title:	Site Observation Report
Date:	August 17, 2026
To:	Owner
Copy:	
From:	Cornox Tang, Contech Engineering Inc.
Project Address:	16477 21 Ave, Surrey V3Z 0V7

1. Introduction

The owner retained Contech Engineering Inc. (hereinafter referred to as “CE”) to provide site inspection/observation services for a single-family dwelling at 16477 21 Ave. A site visit was conducted by CE personnel at this site on August 17, 2026 at 2:00 PM. The purpose of this visit was to visually review the general observable condition of the building and to assess a reported crack in the exterior concrete foundation.



Figure 2: 16477 21 Ave

The assessment was visual in nature. No destructive investigation, material testing, structural loading, or other testing of the structural members was conducted as part of this site visit. Accordingly, the observations and opinions provided in this report are limited to the conditions that were visible and accessible at the time of the site visit.

2. Site Observations

A visual review of the accessible areas of the residence was conducted. The following conditions were observed:

- The foundation crack was observed to be relatively small, measuring roughly 1/16" in width at the time of the site visit.
- The crack appeared localized, with no associated displacement or separation observed on the concrete adjacent to the crack.
- No apparent pattern of additional cracking was observed in the surrounding accessible areas that would indicate ongoing movement of the foundation or building.
- The residence appeared to be in generally satisfactory observable condition at the time of the site visit.
- No other cracking was observed on the accessible interior or exterior walls, flooring, ceiling, or finishes.
- No obvious signs of differential settlement or noticeable separation of building components were observed.
- It was noted by the homeowner that the crack has been present for at least ~5 years.

3. Foundation Crack Assessment

The observed crack in the exterior concrete foundation was approximately 1/16" wide. Based on its relatively small size, localized nature, and the absence of other observable indicators of movement or settlement, the crack was not observed to represent a significant structural concern at the time of the site visit. Figure 2 and 3 below shows the crack in the exterior foundation.



Figure 2: Crack in the concrete foundation



Figure 3: Close up of crack in the concrete foundation

In particular, no corresponding cracking or distress was observed elsewhere in the residence that would suggest the foundation crack is associated with broader structural movement. The absence of notable cracking in the walls, floors, and ceilings provides no observable indication of ongoing settlement or significant foundation movement.

The crack may have been introduced during the original construction of the foundation, or may otherwise be attributed to normal concrete shrinkage, curing, or other construction-related effects. However, the precise cause of the crack may be confirmed with more invasive investigation.

It should be noted that the above assessment is based solely on visual observations. The structural integrity of the foundation or other structural members was not directly tested as part of this assessment.

4. Recommended Crack Repair

A suitable repair would generally involve sealing the crack to prevent moisture or water from entering through the foundation. The crack may be sealed using an appropriate exterior-grade concrete crack sealant or flexible polyurethane-based crack injection/sealant system suitable for concrete foundation applications. The repair should be installed in accordance with the product manufacturer's recommendations. In addition, the repaired area should be monitored following the completion of the repair for evidence of renewed cracking, widening, or water infiltration.

If a more comprehensive repair is desired, it may be appropriate to conduct a more invasive investigation of the immediate area surrounding the crack before completing the repair.

Such investigation could include removing small portions of the exterior finishes, gravel, interior finishes, or other coverings adjacent to the crack to expose a larger portion of the concrete foundation. This would allow the extent and configuration of the crack to be examined more thoroughly and would allow us to determine whether additional cracking is present beyond the currently visible area. And this would also provide greater certainty regarding the cause of the crack.

If additional cracking is identified during a more invasive investigation, its orientation, width, and extent should be documented before determining the appropriate repair method.

5. Limitations

This report is based on a visual review of readily accessible areas of the residence at the time of the site visit. Concealed portions of the structure, areas covered by finished, and buried portions of the foundation were not reviewed. No destructive testing, material sampling, structural load testing, surveying, or other quantitative testing was performed.

The observations presented in this report represent the conditions observed at the time of the site visit and should not be interpreted as a guarantee of the condition of concealed structural elements or as certification of the structural capacity of the residence.

6. Conclusion

Based on the visual site observations, the residence was observed to be in generally satisfactory condition, with no significant cracking observed on the accessible walls, floors, or ceilings.

The reported exterior concrete foundation crack was observed to be approximately 1/16" wide and localized in nature. No significant displacement, associated cracking, or other observable indicators of structural movement were identified in the immediate area or elsewhere in the residence.

Accordingly, the crack is not considered to be a settlement issue, and no observable evidence of building settlement was identified during the site visit.

The crack may be associated with construction-related effects, concrete shrinkage, or other non-structural causes. While its precise origin cannot be confirmed through visual observation alone, its small size and the absence of associated distress indicate that it is not considered to represent a significant structural concern based on the conditions observed.

If desired, the crack can be repaired using an appropriate exterior-grade concrete crack sealant or similar foundation crack repair system. If the homeowner wishes to obtain additional confirmation regarding the extent of the crack before repair, a localized invasive investigation could be undertaken to expose the surrounding foundation and verify whether additional cracking is present.

Overall, no observable evidence of significant structural distress or settlement was identified during the site visit.

Prepared By:

Jesse Dusange, EIT



Reviewed and Finalized By:

Cornox Chun Tung Tang, P.Eng

APPENDIX A: ADDITIONAL SITE PICTURES





