



Professional Foundation Repair & Construction Inc.

Bye Bye House (441 Gould Avenue)
Bye Bye House
441 Gould Avenue
Hermosa Beach, CA 90254

☎ (951) 514-1088
✉ phagen@byebyehouse.com

ESTIMATE	#1270
ESTIMATE DATE	Jan 13, 2025
SERVICE DATE	Jan 13, 2025
EXPIRATION DATE	Jul 9, 2025
TOTAL	\$8,000.00

CONTACT US

7441 Anaconda Ave
Garden Grove, CA 92841

☎ (800) 926-0058
✉ info@professionalfoundationrepair.com

Service completed by: Ozzy Peterson

ESTIMATE

Services

Inspector: Ozzy Peterson
(562)-533-1643
Ozzy@professionalfoundationrepair.com

Observations:

- The property sits on an incline with no proper drainage system in place. A drainage inspection is highly recommended, as evidence of moisture intrusion was noted in the form of efflorescence.
- The property is half on slab and half raised. There raised section of the floor does have a drop of approximately 1inch to 1-1/2inches from the right side to the left.
- It is unclear whether any repairs or remodeling have been performed on the interior of the property. However, cracks were observed along some of the windows, which could suggest potential movement. It is strongly recommended to monitor these cracks for any changes in size, as this may indicate structural movement.

Permits and City Fees

PFR WILL BE RESPONSIBLE FOR SUBMITTING PAPERWORK AND PULLING PERMITS.

AQURON CPT 2000, Concrete Preservation Treatment

The foundation walls along the garage and the crawlspace are showing signs of efflorescence forming. This is a mineral deposit left over when water penetrates the concrete due to a lack of waterproofing. Continuous growth could cause structural damage if left untreated.

- The efflorescence will be scrubbed off as much as possible. Some white staining could be left over from the efflorescence.

- AQURON® CPT-2000™ is a safe, easy-to-use, long-lasting clear sealant designed to protect and preserve concrete. It works by forming a gel-like layer inside the concrete that strengthens it and protects any steel reinforcement within. This treatment helps prevent problems like peeling, cracking, or weak spots caused by moisture or chemical reactions. It also slows down damage from issues like alkali reactions, which can weaken concrete over time. AQURON® CPT-2000™ is applied by spraying it onto clean, damp concrete surfaces free of oil or grease.

Full Seismic Retrofit (with cripple wall)

The crawl space is not properly bolted to its foundation for seismic activity, with the proper blocking, bracing, plywood and hardware brackets. The current bolts are outdated, rusted, and not spaced to modern standards.

- Install floor joist blocking and/or A35 steal brackets to secure the subfloor joists to the sill plates.
- URFP-10's installed every 6ft, no greater than 12inches from the corners and sill breaks, in order to secure the structure to its concrete foundation.
- plywood 1/2", 5ply structure 1
- There is also a gap between the sill plate that will be filled with a high strength mortar.

Drainage Referral (PDE)

Professional Drainage Experts
800-905-7102
Info@professionaldrainage.com

This property does not have an adequate drainage system. We highly suggest having Professional Drainage Experts come to your home and give you an assessment of your home's drainage situation. PDE will also supply you with a plan on how to solve your drainage needs. Professional Drainage Experts is a division of Professional Foundation Repair.

Services subtotal: \$21,650.00

Subtotal	\$21,650.00
After Escrow Discount	- \$9,650.00
Corinth Change Order	- \$4,000.00
Total	\$8,000.00

WORK COMPLETED

Revised Bid
Approved
Bye Bye House 2/27/25



Thank you for your business!

Payment Plan:

Down Payment: 10% or \$1,000 which ever is less

Schedule of Progress Payments

First Payment due on first day of project: 50%

Final Payment due upon completion of work: 40%

***If Project is only one day, full payment is due upon completion