

ESTIMATE

Prepared For



Golden Retrofit

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Estimate # 58714
Date 06/18/2026
Business / Tax # Lic.#1036102

Description

Escrow Foundation Inspection:

This Report has been prepared as a follow-up to our site visit and summarizes our findings. This letter is limited to visible signs of existing structural distress and is not intended to analyze the overall ability of the structure to withstand future loading conditions. It should also be noted that this visit did not include a review of original design documents or the benefit of a thorough geological soils report, as they were not made available. The observation was conducted on a visual basis and a laser level was used to measure settlement or sloped floors.

Laser Inspection:

Upon our laser level inspection of the floors, we measured sloping within the range of 1/4"-3/4" throughout the home. Sloping of this nature is common for the age of the home and is within building standards.

Crawlspace inspection:

The primary dwelling is constructed on slab and raised foundation consisting of pile footings and grade beams. The crawlspace framing system is supported by pile footings and grade beams, with added girder beams and a pier-and-post support assembly installed within the crawlspace.

Upon our inspection of the foundation, we observed multiple areas where the bottom portions of the foundation walls are exposed. Due to the design of this foundation system, the foundation walls are not required to maintain continuous soil contact or meet typical embedment requirements. No corrective work is recommended at this time. However, we recommend periodically monitoring

the soil conditions adjacent to the foundation to ensure erosion does not occur, as excessive soil loss could increase the potential for water intrusion.

Exposed and corroded reinforcing steel was observed along several foundation wall sections. We recommend removing the deteriorated rebar where accessible and installing carbon fiber reinforcement along the affected areas to provide supplemental structural support and help prevent further deterioration.

Original foundation anchor bolts were observed within the foundation walls. While anchor bolts are present, they do not appear to have been installed in accordance with modern seismic standards intended to reduce structural damage during an earthquake. Foundation bolting and seismic retrofitting upgrades are recommended to improve the home's resistance to seismic activity.

During our inspection of the pier-and-post support system, we observed supplemental beam and pier assemblies that appear to have been added after the original construction of the home. Although the pier blocks have minimal embedment, no evidence of settlement or movement was observed, and the assemblies appear to be performing as intended. No additional repairs are recommended at this time.

Debris was observed within the crawlspace. We recommend removing and disposing of the larger debris to improve accessibility and facilitate future inspections and maintenance.

Foundation Repairs:

- Cover floors with plastic to limit dust from work.
- Trench soil as needed at work areas.
- Cut, and remove rusted rebar sections.
- Clean and prepare concrete walls for Carbon-Fiber installation.
- Install approximately 20' (5 sections) of 12" wide, 560 GSM Bi-Directional Rhino Carbon-Fiber sheets along rusted rebar section.
- Saturate and press epoxy on carbon fiber.
- Reinstall soil in trenched areas.
- Remove and haul away large debris from crawlspace.
- Clean up and haul away construction debris.

Duration of work: 1-2 work days.

Total: \$3,800

* Price includes cost of labor, material, and tax.

Payment schedule:

Deposit: \$200 (escrow fee).

Upon completion: \$3,600

Seismic Retrofitting: Single Family Single Story

- Provide plans and permits per voluntary seismic retrofitting per LADBS standard plan with accordance with chapter A3.

- Cover floors with plastic to limit dust from work.

- Install Simpson Universal Foundation Plates including 1/2"x4 3/4" expansion bolts 9"-12" from sill ends and 6' on sill center per plans. (Bolt foundation to sill plate).

- Install 2x wood blocking as necessary.

- Install Simpson A-35 framing anchors 32" on center. (Connect rim joist sill plate).

- Clean up and haul away construction debris.

- Pass final inspection.

Duration of work: 1-2 working days

Total: \$5,100

* Price includes cost of labor, material, tax, plans, and obtaining permit (permit fee not included).

Payment schedule:

Deposit: \$300

Upon passing final inspection: \$4,800 (+ permit fee).

Subtotal	\$200.00
Total	\$200.00



Exposed soil under foundation beam



Exposed rusted rebar



Exposed rusted rebar



Added girder beam, and posts assembly



Exposed soil under foundation beam



New girder beam and pier assembly



Exposed soil under foundation beam and exposed rebar



Evidence of server leak



Exposed soil under foundation beam



Exposed soil under foundation beam



Exposed rebar



Debris in crawlspace



Exposed and rusted rebar



Carbon-fiber (sample photo)

This is a "Home Improvement Contract", please read terms and conditions before signing.

Terms and Conditions

"THE DOWNPAYMENT MAY NOT EXCEED \$1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS."

1.) Owner's Responsibilities: The owner is responsible to supply water, gas, sewer and electrical utilities unless otherwise agreed to in writing. Electricity and water to the site is necessary. Owner agrees to allow and provide Contractor and his equipment access to property. The owner is responsible for having sufficient funds to comply with this agreement. This is a cash (check) transaction unless otherwise specified. Merchant fees will apply for credit card transactions. The owner is responsible to remove or protect any personal property and Contractor is not responsible for same or for any carpets, drapes, furniture, driveways, lawns, shrubs, etc. The owner shall point out and warrant the property lines to Contractor and shall hold Contractor harmless for any disputes or errors in the property line or setback locations.

2.) Right to Stop Work: Contractor shall have the right to stop work if any payment shall not be made, when due to Contractor under this agreement; contractor may keep the job idle until all payments due are received. Such failure to make payment when due is a material breach of this agreement.

3.) Delays: Contractor agrees to start and diligently pursue work through to completion, but shall not be responsible for delays for any of the following reasons: failure of the issuance of all necessary building permits within a reasonable length of time, funding of loans, disbursement of funds into control or escrow, acts of neglect or omission of Owner or Owner's employees or Owner's agent, acts of God, stormy or inclement weather, strikes, lockouts, boycotts or other labor union activities, extra work order by Owner, acts of public enemy, riots or civil commotion, inability to secure material through regular recognized channels, imposition of Government priority or allocation of materials, failure of Owner to make payments when due, or delays caused by inspection or changes ordered by the inspectors of authorized Governmental bodies or for acts of Independent Contractors or other causes beyond Contractor's reasonable control.

4.) The color, texture and planes between existing and new materials might not match exactly. Contractor will use due diligence to create the best match possible. Owner acknowledges that patched surfaces may be detectable when construction is complete.

Further exclusions: Potential for Cracking; Waiver of Claims; Limitation of Liability

Client acknowledges and agrees that structural work performed in the crawlspace—including, but not limited to, leveling, foundation replacement, pier and/or post repair, and girder beam repair or replacement—may cause movement within the structure. Such movement may result in cracking, separation, or other cosmetic or structural changes to the property.

Client understands and accepts that damage may occur, including but not limited to cracks in walls, drywall, plaster, stucco, window frames, ceilings, tile, flooring, countertops, slabs, and

other interior or exterior finishes and surfaces.

Client further acknowledges that newly poured concrete slabs may develop cracks due to normal shrinkage during the curing process, and that such cracking is common, expected, and not considered a defect.

Client expressly assumes all risk of such damage and agrees that Contractor shall not be responsible for any resulting cosmetic or incidental damage. Client further waives any and all claims against Contractor for such conditions, whether arising during or after completion of the work.

Contractor (Golden Retrofit) shall not be responsible for any damage to, disturbance of, or required relocation, modification, or repair of existing gas lines, plumbing lines, electrical wiring (including low voltage systems), HVAC systems, ductwork, or other utility systems encountered during the performance of the work. Client acknowledges that such systems may need to be moved, altered, or repaired in order to complete the contracted work, and any such work, including associated costs and fees, shall be the responsibility of the Client unless otherwise expressly stated in writing.

Without limiting the foregoing, Contractor shall not be responsible for any pre-existing deficiencies, leaks, deterioration, or code violations in plumbing or electrical systems, nor for any new leaks, breaks, failures, or malfunctions that may occur as a result of normal structural movement, vibration, or adjustment during the work. Client understands that such systems—particularly older or brittle components—may be susceptible to damage, and all repair or replacement shall be the responsibility of the Client unless otherwise agreed in writing.

Client further acknowledges that construction activities may result in additional impacts including, but not limited to, disturbance and/or damage to landscaping and hardscaping; damage to sidewalks, walkways, streets, curbs, planters, ceilings, and surrounding areas; impacts to electrical systems, low voltage wiring, plumbing, HVAC or ductwork; relocation of plumbing; installation of City-required gas shut-off valves; sewage, electrical, and related systems; additional design or correction requirements; and any associated permits, upgrades, or governmental fees. Contractor shall not be responsible for damage to personal property or contents within or around the property.

Golden Retrofit is not liable for any damage to plumbing or electrical lines that may occur as a result of the work performed.

In no event shall Contractor be liable for repair, replacement, or compensation for cosmetic damage or for any indirect, incidental, or consequential damages arising out of or related to the performance of the work described herein.

5.) Clean up: Contractor will remove from Owner's property debris and surplus material created by his operation and leave it in a neat and broom clean condition.

6.) Interest: Overdue payments will bear interest at the rate of 1½% per month (18% per annum).

7.) Golden Retrofit performs visual inspections of the home or property and may not identify every crack or problem at the site and may not be discussed in this report or estimate and may not be held accountable. The report is based on our findings at the time of inspection and does not predict future occurrences. Unforeseen issues that may be hidden and concealed by floor covering, structures, furniture, HVAC ducts, debris, low crawlspace clearance etc. are beyond the scope of this inspection and may not be mentioned in this report or estimate.

Disclaimer of Liability for Foundation Inspection:

Golden Retrofit shall not be held responsible for any unforeseen, future, or potential foundation issues that were not identified at the time of inspection. The inspection findings and recommendations are based on our professional judgment and experience at the time of assessment and may differ from the opinions or conclusions of other professionals. While we strive to provide accurate and reliable evaluations to the best of our ability, no guarantees or warranties, express or implied, are made regarding the completeness or future condition of the foundation.

ARBITRATION: Any controversy arising out of the construction of the project referred to in this contract or regarding the interpretation of this contract or any subcontract or sub-subcontract is subject to binding arbitration. Owner, Contractor, and all subcontractors and sub-subcontractors are bound, each to the other by this arbitration clause. Arbitration shall be had in accordance with the applicable Rules of the Contractors State License Board arbitration program which are in effect at the time the demand for arbitration is filed. Should any party refuse or neglect to appear or participate in arbitration proceedings, the arbitrator is empowered to decide the controversy in accordance with whatever evidence is presented. The arbitrator(s) is/are required to award the prevailing party or parties such sums, including attorney's fees, as he or she shall deem proper for the time, expense and trouble of arbitration.

NOTICE TO OWNER: Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land or property where the work was performed and to sue you in court to obtain payment.

This means that after a court hearing, your home, land and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor's, laborers or suppliers remain unpaid.

To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "preliminary Notice". Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner, A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have

a right to file a lien against your property if they are not paid. In order to perfect their lien rights, a contractor, subcontractor, supplier, or laborer must file a mechanics' lien with the county recorder which then becomes a recorded lien against your property. Generally, the maximum time allowed for filing a mechanics' lien against your property is 60 days after substantial completion of your project.

This document, including all documents incorporated by reference, constitutes the parties' entire agreement and supersedes prior. No other agreements, oral or written, regarding the work to be performed under this contract exist between the parties. Any subsequent amendment, modification or agreement which alters this contract must be signed or initiated by Contractor and Owner, and is to be deemed a part of this contract.

NOTICE OF THREE-DAY RIGHT TO CANCEL

You, the buyer, have the right to cancel this contract within (3) three business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the (3rd) third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice. If you cancel, the contractor must return to you anything you paid within 10 days of receiving the notice of cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received it, any goods delivered to you under this contract or sale. Or, you may, if you wish, comply with the contractor's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to the contractor and the contractor does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the contractor, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under the contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, via email to info@goldenretrofit.com or hand deliver to "Golden Retrofit, 16116 Leadwell St. Van Nuys, CA 91406".

I hereby cancel this transaction.

(SIGN ONLY IF CANCELLING)

Date: _____

Buyer's Name: _____ Buyer's signature:

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD, WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT IS FILED WITHIN THREE YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE

REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA
95826.

Ella Zheng