



Professional Foundation Repair

Dana Graham
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ESTIMATE	#789
ESTIMATE DATE	Oct 22, 2024
SERVICE DATE	Oct 22, 2024
EXPIRATION DATE	Apr 19, 2025
TOTAL	\$40,300.00

CONTACT US

7441 Anaconda Ave
Garden Grove, CA 92841

(800) 926-0058
info@professionalfoundationrepair.com

Service completed by: Joe Medina

ESTIMATE

Services	qty	unit price	amount
Estimator Joe Medina Foundation Repair Specialist (714) 726-2275	1.0	\$0.00	\$0.00

Escrow Foundation Inspection	1.0	\$0.00	\$0.00
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This report has been prepared as a preliminary findings addendum to our site visit. This report is limited to visible signs of existing structural distress and is not intended to evaluate the overall capability of the structure to withstand future loading conditions or deficiencies not observed upon visual inspection. Let it also be noted that original construction documents including soils engineering reports were not provided as a part of our evaluation.

Foundation Observation Report	1.0	\$0.00	\$0.00
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I Joe Medina did a Foundation Inspection at
28619 Lomo Drive,
Rancho Palos Verdes, CA 90275

A Foundation inspection consist of an exterior walk-through to observe any cracks or signs of settlement. After completion of exterior, A inspection of the interior will be done, then measurements will be taken to check the structure elevations.

Upon arrival, I was met by the listing agent, the inspection began with the exterior walk-through, on the exterior walk-through I discovered the front face of the home. There was a noticeable slant toward the hillside. As I made my way around the garage, I noticed the footing of the garage had indications of lateral movement. This was later on confirmed.

On the right side of the home, there is a door that leads into the garage. The frame appeared to be pulling away from the home. I proceeded to walk around the house. There was not too many visible cracks that raise concerns.(pictures attached)

Interior

The home was measured with a zip level 2000 which are accurate measuring device. After the completion of measurements, the right side of the home from the front door to the slider measured within tolerance to California standards.(1/2 every 20').

From the left side of the home, starting with the first bedroom facing the front measured a -1.0 to the last room towards the front ending at -5.6 inches of settlement.

I am recommending the installation of a helical pile system, (picture attached) which will give the ability to lift the foundation. (all lifts are different. We will try to lift as much as the structure allows us.)

If you have any questions, feel free to reach me at the number above .

Joe Medina

The garage foundation may need tiebacks that go underneath the foundation and hold the Stemwall in place. This will be. Call out by a structural engineer.

Helical Pile Underpinning System	12.0	\$2,800.00	\$33,600.00
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Professional Foundation Repair will provide all equipment and services to install a total of (12) Helical Piles to engineering specs. Price does not include Engineering or permitting

**PFR Requires engineering before installation of helical

Piers ** PFR requires a Deputy Inspector for all

foundation Projects - PFR will provide recommendations for

engineering and deputy inspector, (Client is responsible for Deputy Inspector Cost, Engineering & Permitting).

Each pier comes with a depth of 20 feet anything beyond 20 feet will be added cost.

Foundation Lift	1.0	\$2,500.00	\$2,500.00
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Professional foundation repair will attempt a lift on the structure, there is no guarantee on how much we can lift. Every lift goes according to different factors of the structure during lift.

Slabsure	1.0	\$4,200.00	\$4,200.00
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Slabsure is a 24 hour monitoring system for your home that is monitored by the company and by yourself it will alert if movement is taking place on your Foundation. Any and all lifts are required to install this product in order to sustain their 25 year warranty on the Helical Piles

<https://www.slabsure.com/how-it-works/>

Polyurethane VoidFill	1.0	\$0.00	\$0.00
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Polyurethane void field goes according to the lift gained at the time of lifting the more you lift the more void is created.

Estimated cost 2100-4800

Engineering, Permitting, Deputy Inspector	1.0	\$0.00	\$0.00
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Estimated cost:

- Engineer 7500-8000

- Permitting 1800- 2500

- Deputy Inspector 650-700 day (4 Days)

These costs are not included in this proposal. These are third parties that deal directly with the homeowner.

Services subtotal: \$40,300.00

Subtotal \$40,300.00

Total \$40,300.00

Thank you for your business!

Payment Plan:

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

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

















