



JULIAN

CONSTRUCTION, INC.
LIC. # 788526

EARTHQUAKE MITIGATION AND HOME REPAIR

Proposal and Contract

2900 W. Jefferson Blvd. · Los Angeles, CA 90018

Toll Free (877) 40-RETRO · (323) 733-3377 · Fax (323) 733-4477

www.julianconstruction.com

www.quakeproofers.com

This agreement is between Julian Construction, Inc. and:

Owner's Name Debbie Allen Date July 27, 2023
 Job Address 2640 Via Rivera
 City Palos Verdes Estates, CA Zip 90274
 Home Phone 310-872-4164 Email _____
 Billing Address _____

<u>One</u> Story	<u>Att</u> Garage	<u>Yes</u> Hillside	<u>Difficult</u> Accessibility
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A. Description of the work: Contractor will furnish all labor and materials to construct and complete in a good, workmanlike and substantial manner, the following:

1. Bolt structure per LADBS 1-story standard: 9"-12" from corners, and sill breaks, 6' on center with 5/8" bolts, and 3" square washers, or Simpson URFP plates with 1/2" bolts.
2. Install new steel A-35 framing anchors, 32" on center, with blocking.
3. Install approximately (20) 4" x 4" post with DFPT blocking and (16) 12" x 12" pads in 18" x 18" x 18" of concrete footing to (E) 4" x 6" girders, and install approx. (24') of 4" x 6" girders.
4. Install 2"x blocking with two 5/8" bolts and 3" washers at girder ends at (two location).
5. Install (6) underpin 24" x 24" x 24" with #4 rebar and 2500 PSI concrete.
6. Repair (14) cracks with Simpson strap (3 bolt per side) and concrete patch.
7. Level structure as able, no perimeter leveling.
8. Permits on replacement, underpin, pier pads and bolting, engineering, and handling included.
9. Clean up of job site materials.

Excluding Drainage, cosmetic cracks, door and window adjustments, smoke detectors, interior/exterior repair, tiles, slab, automatic gas shut off valve, garage retrofitting, fireplace, basement walls, retaining wall, insulation, stairs, compaction, painting, paint, water heater strapping, soils testing, geo engineering, tiles, steps, porch, piles, grade beam, walk-way, weep screeds, asbestos materials, driveway, unpermitted addition, ducting, water, power, sub-floor, relocating plumbing/electrical/hvac, mantel, hearth, foundation replacement, caisson, and other trades.

Note: We recommend installing proper drainage system, substructure has sign of moisture.

Note: Leveling will cause cosmetic cracks to be repaired by owner, including tile, plaster, drywall.

\$46,100.00 - (\$2,500.00) =

B. Payment: Cash Check Credit Card with fee **Total contract price** \$ 43,600.00

Exp. _____ CC# _____ **Down Payment (10%)** \$ 0.00

Schedule of payment shall be: (When)

1. <u>At start of work</u>	Sub-Total	\$ <u>43,600.00</u>
2. <u>At pass rebar inspection</u>	Amount	\$ <u>14,500.00</u>
3. <u>At completion of work</u>	Amount	\$ <u>14,500.00</u>

Owner's Signature _____ Date _____

THIS IS A CONTRACT, PLEASE READ CAREFULLY.

PROPOSAL AND CONTRACT
RECOMMENDED EARTHQUAKE MITIGATION AND
HOME REPAIR

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Registrar, Contractor's State License Board, P.O. Box 26000, Sacramento, California 95826 Tel: 1-800-321-2752

YOU THE HOMEOWNER OR TENANT, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. CANCELLATION BY THE OWNER OR TENANT AFTER THE RIGHT TO RESCIND HAS PASSED, SHALL BE DEEMED A MATERIAL BREACH OF THIS CONTRACT AND ENTITLES THE CONTRACTOR TO DAMAGES.

"NOTICE TO OWNER" is expressly incorporated into this Contract. This Contract, together with its attachments, constitutes the full and complete understanding between Owner and Contractor and specifically supersedes other writings or representations. No changes or modifications to this Contract shall be binding upon the parties unless they are written change-orders signed by both Contractor and Owner before the commencement of the relevant work. Any change-order forms for changes or extra work shall be incorporated in and become a part of this Contract. Homeowner and contractor agree that the venue for litigation (including small claims court) is in the City of Los Angeles, California.

Owner and Contractor agree that California State Laws govern the terms and interpretation of any controversy arising in connection with this Contract and any such dispute or controversy shall be resolved in a competent California State Court. If either party initiates a lawsuit in a California State Court, the prevailing party shall be entitled to actual related costs should a lawsuit be filed to collect amounts due Contractor under this Contract.

The Contractor agrees to carry Worker's Compensation and Public Liability Insurance. Also, to pay all Social Security benefits and Unemployment Compensation Taxes upon the materials and labor furnished under this Contract, as required by the United States Government and the State in which the work is performed. Owner or tenant has the right to require the Contractor to have a performance and payment bond.

Commencement of construction work: within <u>100</u> working days of signature of contract by owner. Completion time: approximately <u>10-15</u> days from start of work, weather permitting, and excluding inspection delays.
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JULIAN CONSTRUCTION, INC.

Accepted: _____ Date: _____

By: _____

X _____
(OWNER SIGN HERE)

NOTICE TO OWNER - THIS AGREEMENT IS SUBJECT TO HOME OFFICE APPROVAL BEFORE IT BECOMES EFFECTIVE.

X _____
(OWNER SIGN HERE)