

ESTIMATE



Golden Retrofit

Golden Retrofit

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Prepared For

Dana Graham
28613 Lomo Dr.
Rancho Palos Verdes 90275
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Estimate # 53305
Date 10/28/2024
Business / Tax # Lic.#1036102

Description

Escrow Foundation Inspection:

This report has been prepared as a follow-up to our site visit and provides a summary of our findings. It is limited to visible signs of existing structural distress and does not assess the structure's ability to withstand future loading conditions. Additionally, this visit did not include a review of original design documents or a detailed geological soils report, as these were not available. Observations were conducted visually, with the use of a laser level to assess settlement or sloped floors.

Laser Inspection:

During our laser level inspection of the floors, we measured sloping ranging from 1/2" to 5" throughout the home. This degree of sloping exceeds allowable tolerances and indicates significant settlement, with the most pronounced sloping along the southern portion of the home (see attached sketch). We recommend lifting and leveling the southern portion of the home. Additionally, the slab and footing in the leveling area should be replaced with a new slab and deepened footing for improved stability and overall performance.

Visual Inspection:

The primary dwelling is constructed on a slab foundation with concrete footing.

During our inspection of the yard, we noticed a gutter tip-out and surface drain located in the southwest corner of the home. The drain is installed above grade, causing water to accumulate along the foundation wall. The gutter and surface drain should be reinstalled to function as

intended.

During our inspection of the garage, we observed separation and movement around the garage door and back door. We believe this movement is due to discontinuous foundation sections in the area. We recommend installing concrete underpins to extend the footing depth and help prevent future movement.

Leveling, Slab, and Footing Replacement:

Scope of Work:

1. Prepare and submit plans; obtain permit for partial slab and footing replacement.
2. Prepare the work area for demolition.
3. Remove exterior and interior wall coverings in the work area as needed.
4. Shore up the structure in the work area as required.
5. Raise and level southern portion of home as able (approximately 2"-5").
6. Demolish and remove 67' of footing and 570 sq. ft. of slab along the southern portion of the home (Master and Bedrooms 3 & 4).
7. Haul away demolition debris.
8. Excavate for new 4' deep footings as per plan.
9. Grade and compact soil as needed.
10. Provide a soil compaction report from a soil engineer.
11. Install #4 rebar for the new perimeter footing.
12. Add a 2" layer of sand in the slab area.
13. Install a vapor barrier for the new slab per plan.
14. Add an additional 2" layer of sand over the vapor barrier as per plan.
15. Install #4 rebar dowels into existing foundation sections using Simpson epoxy SET-3G at 16" on center for the new slab.
16. Install #4 rebar at 16" on center each way for the new slab.
17. Form new footings.
18. Excavate for two 24" x 24" x 30" deep underpins (garage door and garage back door).
19. Install #4 rebar dowels into existing foundation sections with Simpson epoxy SET-3G.
20. Install three #4 rebar lines each way for underpin support.
21. Provide a deputy report for dowels.
22. Pass rebar inspection.
23. Pour 3000 psi concrete for new footings, slab (5" thick), and underpins.
24. Level and smooth slab as needed.
25. Remove forms.
26. Reinstall exterior wall covering and match as closely as possible.
27. Clean up and remove all construction debris.

Estimated Duration: 3 - 4 weeks

Total Cost: \$68,000

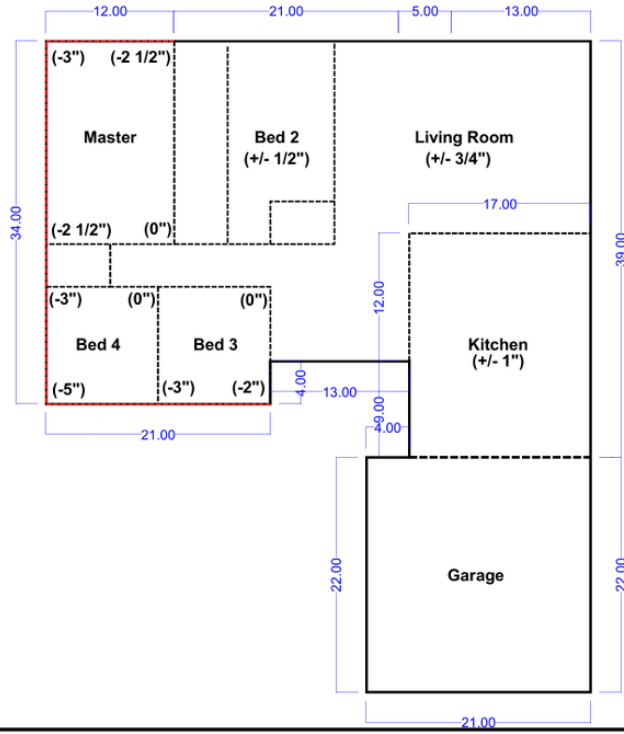
Includes labor, materials, taxes, dumpsters, concrete truck, pump plan, and permit acquisition. Does not include interior wall covering and permit fees.

****Soil tests are not included.****

Payment Schedule:

- Deposit: \$250 (escrow fee)
 - Upon Start: \$17,000
 - Upon shoring and demolition: \$17,000
 - Upon Passing Rebar Inspection:\$17.000
 - Upon Completion:\$16,750
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Subtotal	\$250.00
Total	\$250.00



Lomo Dr.

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.

REPAIR WORK. No Repair work whatsoever shall be undertaken unless expressly written in contract. Repairs, for the purposes of this agreement, include stucco, paint, concrete color matching, siding, doors, windows, roof, moldings, chimneys, carpeting, tile, flooring, counter tops, plants, landscaping or hardscape, plaster cracks or other damage caused by house jacking or shoring, dry wall repairs, brick work, facades, siding or any stonework.

FURTHER EXCLUSIONS Include but are not limited to damage to sidewalks, walkways, streets, curbs, caused by construction, electrical, low voltage wiring, plumbing, HVAC or duct work, planters, ceiling, additional design/correction details, relocating plumbing, installing City

required gas shut off valves, sewage, electrical and any connected fees, damage to personal property or property contents.

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.

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 own. 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.

Dana Graham