

ESTIMATE



Golden Retrofit

Prepared For

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Golden Retrofit

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Estimate # 56632
Date 10/24/2025
Business / Tax # Lic.#1036102

Description	Total
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Escrow Foundation Inspection:	\$200.00
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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 completion of our laser level floor inspection, we recorded sloping ranging from approximately 1/4" to 3/4" throughout the majority of the units. Sloping of this nature is typical for the age of the structure and remains within acceptable building standards. Additionally, we observed more pronounced sloping ranging from 1/2" to 1 1/4" near the front door of Unit 4. This condition may be corrected for cosmetic purposes using self-leveling products. Structural leveling is not recommended at this time.

Crawlspace inspection:

The primary dwelling is constructed on a raised foundation with perimeter concrete footings. The crawlspace framing system consists of concrete stem walls, girder beams, and a pier-and-post support assembly.

During our inspection of the perimeter concrete foundation, we observed five (5) vertical cracks

measuring less than 1/4" in width. These cracks are not considered structural concerns. We recommend repairing them using Simpson Set-3G epoxy and installing Simpson HST-2 straps for reinforcement.

Both original and upgraded foundation anchor bolts were noted within the foundation walls. However, the installation does not fully comply with current building standards. We recommend upgrading the bolting and retrofitting system to improve the structure's earthquake resistance.

All original piers have been fitted with upgraded hardware connecting the posts to the girder beams.

Areas of wet soil were noted along the rear foundation wall. We recommend monitoring surface water flow and ensuring proper site drainage to prevent water accumulation near the foundation.

Foundation Repairs: \$0.00

- Install epoxy and Simpson HST-2 straps on open vertical cracks in foundation.
- Clean up and haul away construction debris.

Duration of work: < 1 work day.

Total: \$2,500

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

Payment schedule:

Deposit: \$200 (escrow fee).

Upon completion: \$2,300

Seismic Retrofitting: Two Story Multi Family \$0.00

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

- Install Simpson Universal Foundation Plates including 1/2"x4 3/4" expansion bolts 9"-12" from sill ends and 4' on sill center per plans. (Bolt foundation to sill plate). Plates will be added as needed (existing plates are still in compliance).

- Install 2x wood blocking as necessary.

- Install Simpson A-35 framing anchors 24" 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: \$7,500

* Price includes cost of labor, material, tax, plans, and obtaining permit and THP clearances.

** Permit fee and clearance fees are not included).

Payment schedule:

Deposit: \$500

Upon passing final inspection: \$7,000 (+ city fees).

Subtotal	\$200.00
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Total	\$200.00



Wet soil along rear foundation wall



T-strap on posts



Retrofit plates



Crack in foundation



Crack in foundation



Wet soil along rear wall



Retrofit plates



T-strap in post



Epoxy and Simpson HST-2 strap (sample photo)



URFP plate (sample photo)



A-35 bracket (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.

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

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.

Doug Christensen