



Professional Foundation Repair & Construction Inc.

3140 Coolidge Ave
Costa Mesa, CA 92626



ESTIMATE	#5293
ESTIMATE DATE	Jun 29, 2026
SERVICE DATE	Jun 26, 2026
EXPIRATION DATE	Dec 21, 2026
TOTAL	\$75,950.00

CONTACT US

7441 Anaconda Ave
Garden Grove, CA 92841

(714) 733-6827
info@professionalfoundationrepair.com

Service completed by: Ozzy Peterson

ESTIMATE

Option #1

Service completed by: Ozzy Peterson

Services	amount
Inspector: Ozzy Peterson (562)-533-1643 Ozzy@professionalfoundationrepair.com	\$0.00

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.

Observations:

The subject property appears to be original to the time of initial construction and is supported by a slab on grade foundation. The structure shows signs of wear, including varying degrees of differential settlement, minor to moderate cracking, and localized areas of inadequate or compromised support. These conditions are commonly associated with a combination of soil-related movement, moisture intrusion, and limitations in original construction practices that do not meet modern structural standards.

The property is situated on expansive clay soil, which undergoes cyclical expansion when saturated and contraction during dry conditions. This continuous fluctuation in soil volume can result in uneven movement of the structure, leading to settlement, cracking, and stress on foundation and framing components over time.

In many cases, contributing factors include:

- Lack of proper drainage systems to control moisture around the foundation
- Over-saturation from irrigation or poor grading
- Deterioration of structural wood components due to moisture and/or pest activity
- Prior repairs or alterations that may not have fully addressed underlying conditions

General Recommendations:

To improve structural performance and mitigate ongoing movement, the following measures are generally recommended:

- Installation of a comprehensive drainage system to direct water away from the foundation and maintain consistent soil moisture levels
- Routine monitoring of interior and exterior cracks for signs of progression
- Prompt repair of any plumbing leaks or sources of moisture intrusion
- Evaluation and correction of any inadequate or compromised structural supports

At the time of inspection, no dedicated drainage system was observed around the perimeter of the property. Additionally, the exterior hardscape appears to be pitched towards the home, which can increase accumulation of water beneath the home. Prolonged soil saturation can weaken the supporting soils and contribute to further structural settlement.

Important Note

Multiple finished flooring materials were present throughout the interior of the property at the time of inspection. In order to perform a comprehensive evaluation of the slab-on-grade foundation, it is strongly recommended that all finished flooring be removed to expose the bare concrete slab.

Once the slab is fully exposed, a reevaluation may be necessary to identify any underlying cracks, separations, or structural deficiencies that were not visible during the initial inspection. Any additional repairs identified at that time would be addressed through a formal change order following completion of the reevaluation.

Helical Pile Underpinning System

\$66,700.00

To stabilize and lift the settling sections of the foundation, a push pier underpinning system will be installed along the exterior of the property. This work will require engineering plans and city plan check approval.

Professional Foundation Repair (PFR) will install steel push pier assemblies adjacent to the existing foundation footings in accordance with the approved engineering specifications. Push piers will be hydraulically driven into the ground until they reach competent load-bearing strata, regardless of depth, and will then be mechanically secured to the base of the existing foundation footings. This system is designed to provide long-term structural stabilization and allow for lifting of the foundation where feasible.

Important Notes:

- Standard installation includes up to 20 feet of pier depth. If installation exceeds 20 feet, an additional charge of \$300 will apply for every additional 5 feet of depth.

- The client is responsible for the cost of the Deputy Inspector. PFR will coordinate scheduling with the Deputy Inspector unless the client elects to provide their own. The Deputy Inspector will verify installation depths, pressures, and compliance with engineering requirements.

A. Site Preparation and Excavation

- Small excavation pits will be dug at the designated pier locations to expose the existing foundation footing.
- Debris and obstructions will be removed to allow for safe and efficient installation.
- Equipment access and work areas will be coordinated to minimize disruption to the property.

B. Push Pier Installation

- Push pier brackets will be positioned and secured beneath the foundation footing at each designated location.
- Steel pier sections will be hydraulically driven into the soil using the weight of the structure as resistance.
- Pier sections will be advanced sequentially until load-bearing strata or the required resistance is achieved.
- Hydraulic pressure readings will be continuously monitored throughout the installation process to verify pier capacity.
- Additional pier sections will be added as necessary to achieve the required depth and load-bearing resistance specified by the engineer.
- The Deputy Inspector will document installation pressures and depths for verification and compliance.

C. Load Transfer and Foundation Stabilization

- Heavy-duty steel foundation brackets will be permanently secured to the footing system.
- Hydraulic equipment will be used to gradually transfer the structural load from the existing foundation onto the push piers.
- Where feasible, controlled lifting procedures may be performed to recover settlement and improve floor elevations.
- Elevations and load transfers will be monitored carefully throughout the stabilization process to minimize stress on the structure.
- Adjustments will be made as required to ensure proper load distribution and structural support.

D. Post-Installation and Site Clean-Up

- A final inspection will be conducted to verify proper installation and load transfer.
- Excavation areas will be backfilled and compacted upon completion of the work.
- The site will be cleaned, and all excess materials and equipment will be removed from the property.

This comprehensive underpinning process is designed to provide long-term foundation stabilization and improve the overall structural integrity of the property.

- To initiate engineering services, a 50% deposit of the total engineering fees is required. The remaining balance will be due upon receipt of the geotechnical report from the engineer.

- Engineering – Structural Drawings & Documentation
Preparation of complete structural drawing set including:

- General structural notes
- Special inspection requirements
- Structural schedules
- Foundation plan
- Applicable section cut details
- Basic site plan (non-surveyed, for reference only)
- Final special inspection/summary letter for permit close-out

These documents are intended for permit submittal and contractor use.

Note: This fee does not include revisions that may be required by plan check or any construction administration services that may be requested by the city. Additional engineering fees may apply depending on city comments or corrections. Special inspections may be required by the city and are not included in this estimate—client will be responsible for hiring any required special inspectors.

- Engineering – Geotechnical Reporting

Includes review and analysis of available geotechnical reports and maps for the subject site; drilling, sampling, and logging of two (2) small-diameter exploratory borings (6–12 feet deep); laboratory testing of earth materials (in-situ moisture/density, expansion potential); geotechnical evaluation of site conditions contributing to structural distress; and formulation of conclusions and recommendations for remedial foundation design or other stabilization/re-leveling methods.

A comprehensive geotechnical report with recommendations and supporting illustrations will be provided for use by the client, architect, structural engineer, and subcontractors.

Note: Special inspections may be required by the City and are not included in this estimate. Additional engineering fees may apply if plan check corrections are issued by the City.

Please note that the engineering and permitting process typically takes between 4-6 months, although it may be completed sooner. The exact timeline is subject to variables beyond our control, including city-specific requirements, document revisions, and the engineer's processing time. Due to the complexity of the permitting process, delays may occur based on municipal review timelines and regulatory procedures.

Permit Running – Flat Rate Service

\$750.00

Flat fee for full permit processing services, including:

- Document preparation and coordination for submittal
- In-person or online permit running with the local Building Department
- Communication and coordination with city officials
- Handling of plan check corrections and all required follow-ups
- Final approval and issuance of permit

Note: This fee covers administrative and coordination work only. Actual permit fees charged by the city are billed separately and passed directly to the owner

Permit Fees

\$0.00

- Permit Fees for the local Building Department are to be determined upon plan submission and issuance. Estimated range: \$1,000–\$3,500.
- Permit fees are not marked up; all costs incurred in obtaining permits will be passed directly to the owner.
- Building Departments may require additional reports, inspections, and/or agency reviews that are not included in the current proposal.
- Special inspections may be required by the city or county and must be performed by an independent third-party inspection firm. These are not included in the permit or engineering fees and will be contracted separately by the client or client's representative.

Drainage Referral (PDE)	\$0.00
-------------------------	--------

Professional Drainage Experts

714-406-5504

This property does not have an adequate drainage system. We highly suggest having Professional Drainage Experts come to your home and give you an assessment of your home's drainage situation. PDE will also supply you with a plan on how to solve your drainage needs. Professional Drainage Experts is a division of Professional Foundation Repair.

Services subtotal: \$75,950.00

Subtotal	\$75,950.00
----------	-------------

Total	\$75,950.00
--------------	--------------------

Professional Foundation Repair, Inc. ("Contractor" / "PFR")

License Number: 1061139

Business Address: 7441 Anaconda Ave, Garden Grove, CA 92841

Thank you for choosing Professional Foundation Repair & Construction Inc.

Payment Options:

You may pay directly through the system via bank transfer (ACH) for an additional 1% processing fee

or by card for an additional 3.49% processing fee. We also accept check payments with no additional charges.

If you would like to pay by check, please provide the check to the on-site supervisor before leaving the job site. Please let us know which payment method works best for you so we can provide online payment access if needed.

Payment Schedule

Deposit: A deposit equal to 10% of the total contract price or \$1,000, whichever is less, is required to secure scheduling.

Product/Materials Draw: Payment for materials and product draw shall be due prior to ordering, delivery, or fabrication of materials required for the project.

Start of Work Payment: 50% of the remaining project balance shall be due on the first day of construction or commencement of work.

Midpoint Progress Payment: For projects expected to exceed five (5) working days, an additional progress payment equal to 30% of the remaining balance shall be due at the midpoint of the project.

Final Payment: The remaining balance shall be due immediately upon substantial completion of work and/or final inspection approval.

Short-Term Projects: For projects expected to take five (5) working days or less, the remaining balance shall be due upon completion of the project instead of a midpoint progress payment.