



Prepared by:

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Saber Foundations Contractor License #
 826234
 www.saberfoundations.com
 TF (800) 922-2488
 F (800) 474-6332
 License# 826234 - D30

Prepared on:

10-10-17

Prepared for:

Olivia Gallelleos
 olydatear@aol.com
 C (310) 766-2757

Job location:

3928 West 230th Street
 Torrance, CA 90505

*Leslie - organizer
 Pam - permits*

Project Summary

Stabilize Foundation	\$64,458.00
Total Investment	\$64,458.00
Preferred Customer Discount	\$3,222.90
Total Contract Price	\$61,235.10
Deposit Required - 0%	\$0.00
Deposit Paid	\$1,000.00
Amount Due Upon Installation	\$60,235.10

Price includes sealing cracks in garage.

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Quote at the time scheduled is contingent upon accidents or delays beyond our control. This Quote is based primarily on the Customer's description of the problem. This Quote will expire, if not accepted, in 30 days. This is a Quote for requested services only and is not to be considered or used as a Home Inspection Report. This Quote is based solely on a visual inspection of those areas directed by the owner. This Quote is not a full and complete evaluation of the foundation at the property, which would require further investigation by a licensed geotechnical engineer and/or a structural engineer. Saber makes no representations regarding geotechnical or structural issues in this Quote.

Authorized Signature _____

Date _____

10-10-17

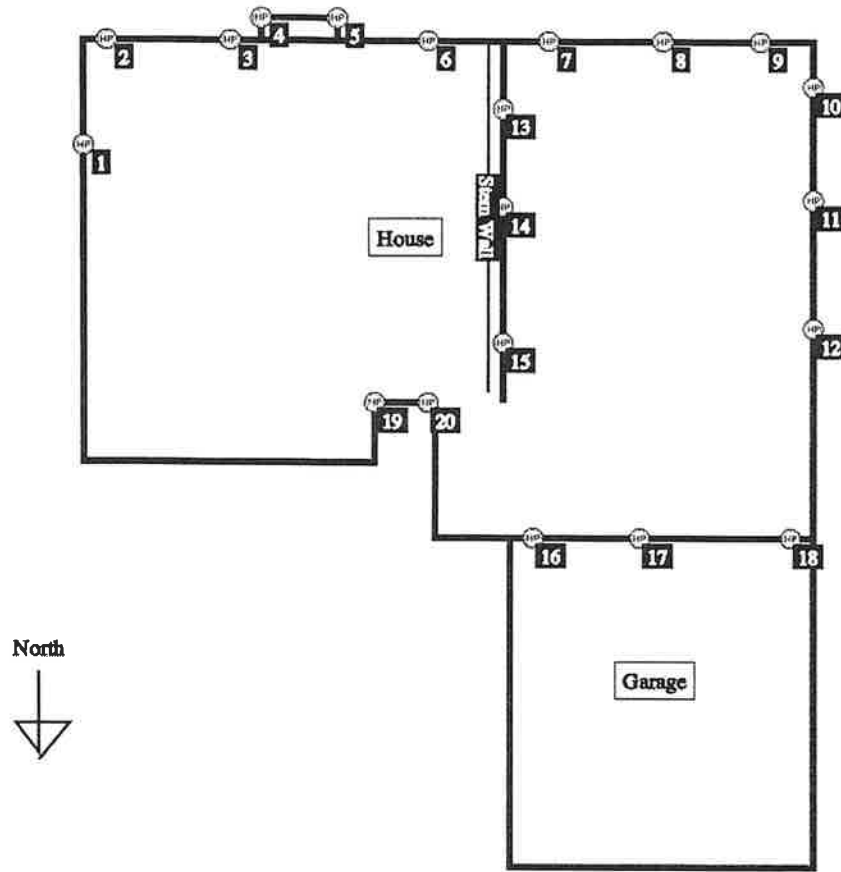
By signing below, I hereby authorize Saber to perform the repairs as outlined in this Quote and I hereby agree to all the terms and conditions herein. A non-refundable deposit of 10% or \$1,000, whichever is less, is required to schedule the project. A 30% payment is required upon the commencement of the work and delivery of materials. Reimbursable Fees * are billed and collected upon purchase (see * pg 3)

An additional 50% is required upon installation of Piers, Clean Space or Smart Jacks. Balance is due and payable at project completion. Payments to be given directly to on-site Project Foreman. Engineering and Special inspections, Saber will help coordinate Engineering and Special inspection (if required); however, Customer specifically acknowledges that any contract for engineering services or special inspections will be entered into between the Customer and the engineer, and not Saber. Any work performed by an engineer or special inspector will be at the direction of the customer, and not Saber.

Customer Signature _____

Date _____

Job Details



Street

Job Details (Continued)

Specifications

Install Helical Pier(s) to support the foundation as shown on job drawing using a low profile bracket. Final Location of pier(s) is subject to field conditions. Utilities Insurance: Contractor to coordinate utilities locating service and repair any damage occurring to a private utility line during work. Utility Insurance does not cover landscape items, sprinkler systems, or drainage lines. Concrete Removal in Pier location. 30 x 30 inches. Concrete Replacement in Pier Location. Will dowel rebar into existing concrete and set in place with 2 part epoxy. Removal and Replacement of crack: Cut up to 18 inches on both sides of the crack, demo, remove and dispose of existing concrete. Prep soil to install vapor barrier and clean sand, dowel rebar into existing concrete, set with epoxy, pour concrete and trowel finish smooth. Saber will collaborate with engineer, submit application and administer the permit process to obtain permitting from local jurisdiction. Permit fees required will be an added cost and invoiced to homeowner. Crack Cleaning: Extra cost to remove old crack sealant out of crack. Pier Excavation: Excavate the soil at each pier location to the footing. Backfill and tamp soil after the system is installed. Nexus Pro Joint Sealant : Caulk concrete cracks as noted on job drawing. Prep crack with crack chaser, clean and install Nexus Pro Joint Sealant System. Caulking may need to be re-applied in the future.

Depth Clause

Total depth per pier included in price: 0

Each add'l foot add'l cost of: \$0.00

Price include enough pier shaft material to reach load bearing stratum at no additional fee.

Contractor Will

- 1.) Saber to obtain the Permitting for this project on behalf of the customer from the proper city authority.(Permit process can take up to 6 months to complete, dependent on city's backlog) Engineering will be handled through a third party.The engineering company will contact the customer direct to review plans and payments.Saber will invoice the customer for the cost of the permit. A copy of the receipt will be included in the Completion package provided by Saber.
- 2.) Remove concrete as necessary in the workplace.
- 3.) Stabilize home only. Lift is not applicable at this time.
- 4.) Install piers to any depth necessary at no additional cost to the customer.
- 5.) Replace concrete as necessary in the workplace
- 6.) Saber is not responsible for the removal and replacement of gas lines in the working area.

Customer Will

- 1.) Move items at least 10 feet away from the work area.
- 2.) Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines.
- 3.) Customer elects Permitting & Engineering.Engineering will be handled through a third party.The engineering company will contact the customer direct to review plans and payments.Permitting cost will be paid when invoiced by the contractor.
- 4.) Customer is aware that customer is responsible for the removal and replacement of the gas line in the work area.
- 5.) Customer is responsible to have the concrete work area scanned prior to the day of installation. Saber is not responsible for any damages done to any underground utilities. Customer can contact: Encompass Inspections [1-888-599-9557](tel:1-888-599-9557) for all concrete scanning.

Additional Notes

-Customer goal is to stabilize Foundation.

Saber has been in Foundation Repair business for 30 years and is a specialty D-30 contractor licensed by the California State License Board #826234 for "Pile Driving" & "Foundation Pressure Jacking". The classification is issued to a contractor whose work requires specialized skill in a particular trade or craft, such contractors are licensed only to do work which falls under the scope of their particular classification. Saber approved vendors may be used to perform minor scopes of work outside the foundation repair scope for your project. All Saber employees are trained and certified for the products we install and covered by Workers Compensation Insurance. Any requests to delete any of the proposed scope of work may result in less stabilization being achieved.

*Reimbursable fees as stated on page one of this contract are permit fees, deputy inspector fees, special inspection fees, plan check fees and any other governmental regulatory fees.

Job Details (Continued)

Additional Notes

Changes in the Work

Contractor is authorized to make minor changes in the Work which are in the interest of Owner, do not materially alter the quality or performance of the Work, and do not affect the cost or time of performance, and comply with applicable Laws, codes, ordinances and regulations. Contractor will inform Owner of each minor change made in the Work.

Extra Work and Change Orders become part of the contract once the order is prepared in writing and signed by the Parties prior to commencement of any Work covered by the new Change Order. The order must describe the scope of the Extra Work or change, the cost to be added or subtracted from the contract, and the effect the order will have on the schedule of progress payments.

Notice required by California Business and Professions Code § 7159(e)(3):

Owner may not require a contractor to perform extra work or change order work without providing written authorization prior to the commencement of any work covered by the new change order. Extra work or a change order is not enforceable against Owner unless the change order also identifies all of the following in writing prior to the commencement of any work covered by the new change order:

- (1) The scope of work encompassed by the order,
- (2) The amount to be added or subtracted from the contract price, and
- (3) The effect the change order will have on progress payments or the completion date.

Failure of Contractor to comply with the requirements of this paragraph does not preclude the recovery of compensation for work based upon legal or equitable remedies designed to prevent unjust enrichment.

The Owner understands and agrees to the requirements for change orders by the Owner and/or Contractor

Findings:

Engineering standard for an out-of-level home is 0.5" of settlement within 10', and is where cracking and/or damage to stucco, drywall and concrete will begin. The interior elevations show a maximum variance of inches across the area measured with over within 10'. The variance suggests that there is general foundation distress and that the present foundation and soil conditions have experienced settlement and is likely to continue without additional support that can be obtained by underpinning the foundation. Detailed explanations of underpinning and term definitions are provided on the web site www.saberfoundations.com.

Each pier must be placed at the bottom of the foundation footing, so excavation will be required. Care will be taken when excavating and backfilling, however some damage may occur to existing landscaping. It may become necessary to remove landscaping, concrete, or even interior floors depending on a specific project. In many cases it is necessary to cut a 30"X30" square or a 30" concrete strip adjacent to the structure for access to the footing for pier placement.

Price reflects footing depths of up to 24" from current grade. If footing depths beyond the current building standard of 24" and additional charge will be incurred. Additional excavation depths are required for proper pier installation. For each additional foot of excavation between 24"-48" an additional charge of \$100 per additional foot will be incurred. Costs associated with footing depths beyond 48" will be determined based upon approved shoring/engineering recommendations.

Existing cracks in a concrete slab are typically caused by a failure to an existing perimeter foundation. Crack remediation is viewed as a superficial fix. Saber does not apply any warranty to crack remediation due to our vast experience in regards to the lack of addressing the cause of the crack(s).

Items For Which Customer Is Responsible – Customer is responsible for:

- 1) making full payment to the crew leader upon completion of the work;
- 2) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished;
- 3) maintaining positive drainage away from the repaired wall(s);
- 4) keeping gutters clean and in good working order;
- 5) directing downspouts a sufficient distance away from the repaired wall(s);
- 6) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s);
- and 7) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

Product List

Product List (Continued)

Stabilize Foundation

3" Helical Pier, Low Profile Bracket	20
Utilities Insurance	1
Concrete -A- Remove in Pier Location, -	20
Concrete -B- Replacement in Pier Location, -	20
CrackRepair -A- Removal and Replacement, -	40
Permit Administration Fee, -	1
CrackRepair -D- Crack Cleaning, -	20
Push Pier/Helical -A- Pier Excavation , -	20
CrackRepair -C- Nexus Pro Joint Sealant, -	20
Epoxy Cracks on Foundation wall1	1
Weld Bracket	20
Bolt Bracket	20

Recommendations to Your Project

Stabilize Foundation - Protect	8 3" Helical Pier, Low Profile Bracket 8 Concrete -A- Remove in Pier Location, - 8 Concrete -B- Replacement in Pier Location, - 8 Push Pier/Helical -A- Pier Excavation , - 8 Weld Bracket 8 Bolt Bracket	\$21,520.00
Concrete Removal & Replacement	680 Concrete -E- Interior Removal Per Sq Ft, - 680 Concrete -F- Interior Replacement Per Sq Ft, -	\$27,200.00

Recommendation Notes

Recommended to Protect entire structure.

Recommendations to Your Project



Limited Warranty

SABER MATERIAL AND LABOR WARRANTY

This Warranty extends only to product installations for which full and final payment is received within thirty days of due date. Payment due date for purposes of this Warranty is the date of completion of installation. This Warranty is VOID if payment is not made as above required.

A. Sole and Exclusive Purpose

The sole and exclusive purpose of the Material and Labor Warranty is to provide free adjustments, repair, or replacement of the installed product during the Warranty period should the Push Pier, Helical Pile, Helical Anchor, Smart Jack, PolyLevel, or Clean Space, or conventional foundation supports (beams, post, straps, and/or precast post footings) fail to perform as intended within the limitations and exclusions herein stated.

Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard. Customer should be aware that damage can occur to the structure during a lift operation and that Contractor is not responsible for such damages. Foundation Push Piers provide vertical support only and cannot be expected to provide lateral support. If lateral movement occurs, additional work may be needed at an additional cost. Helical Tiebacks are designed to support the lateral movement of the existing home. The slope, surrounding structures, and hardscape may still continue to move independently of the structure that has been underpinned, due to, but not limited to, slope creep, act of God, floods, and/or earthquakes.

Due to unknown strength of seismic events, and characteristics of concrete this Material and Labor Warranty excludes Seismic Retrofit products and installation, crack repair from future cracking and newly poured concrete cracking, or matching texture and/or color.

B. Failure To Perform

- A Push Pier, Helical Pile, Smart Jack or conventional foundation support (beams, post, straps, and/or precast post footings) fails to perform as intended when the foundation in the immediate area of the product settles or moves downward after the installation of the product.
- A Helical Anchor fails to perform as intended when the wall or foundation in the immediate area of the product rotates or moves outward after the installation of the pier.
- PolyLevel fails to perform as intended when the concrete in the immediate area of the product injection settles or moves downward after the installation of PolyLevel.
- Clean Space fails to perform as intended when ground water is found on top of the liner (when a complete drainage system is installed) product will be free of holes and tears. Warranty does not include damage from abuse.

C. Sole and Exclusive Remedy

The sole and exclusive remedy that we are obligated to provide for pier, pile, anchor, or Smart Jack failure is limited to repair, replacement, or adjustment of the product itself.

The sole and exclusive remedy that we are obligated to provide for PolyLevel for further settlement in the original scope of work area, is labor only to inject additional polyurethane resin under concrete that was originally part of the Quote.

The sole and exclusive remedy that we are obligated to provide for Clean Space for holes and tears in the original scope of work area, is limited to repair, replacement, or adjustment of the product itself.

D. Warranty Period

1. Push Pier, Helical Pile or Smart Jack for a period of 25 years.
2. Helical Anchor for a period of 25 years.
3. PolyLevel for a period of 10 years.
4. Nexus Pro for a period of 5 years.
5. Clean Space for a period of 25 years.
6. Conventional Foundation Support Systems 10 years.

II. Warranty Transfer

Warranty transfers to new property owner at time of sale.

III. Exclusion Warranty

- A. Heave - Heave or upward movement of the foundation due to soil expansion is excluded.
- B. Settlement - Settlement of the interior concrete slab not supported by piers, piles, or Smart Jacks or foundations not in the immediate area of the work as described in section B. "Failure to Perform."
- C. Area of Responsibility - All areas outside the immediate area of the installed products are excluded from this Warranty.
- D. Neglect - This Limited Lifetime Warranty does not include any repairs that are a result of improper drainage, flooding of foundation, lack of rain gutters that properly direct water away from the structure, or any other recommendations to grading and water control in the engineering Soils Report.
- E. Consequential Damages - This Warranty does not include any repair which is the result of consequential damages, including, but not limited to damage to concrete, brick, mortar, sheet-rock, wallpaper, paint, rigid materials, or furnishings.
- F. Catastrophic Events - The installation of piers, piles, anchors or Smart Jacks will not prevent damages caused by Slope Failure, Soil Creep, earthquake, flood, seismic movement, explosions, tornadoes, acts of war or terrorism, acts of God, or interior damage.

THE WRITTEN TERMS OF THIS WARRANTY, AS EXPRESSED ON THIS PAGE, REPRESENT THE ENTIRE WARRANTY OBLIGATION. NO OTHER AGREEMENT, UNDERSTANDINGS, REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, HAVE BEEN MADE OR ARE MADE BY US. FURTHERMORE, NO PARTIES OR SALESPERSONS ARE EMPOWERED TO EXTEND OR ENLARGE THE WARRANTY AS STATED ABOVE. THIS WARRANTY GIVES SPECIFIC LEGAL RIGHTS IN ADDITION TO THE RIGHTS IMPLIED BY THE LAW WHICH MAY VARY FROM STATE TO STATE.

Saber Foundation Repair
41357 Date Street
Murrieta, CA 92562



Contact us today!
877-774-5887

Saber, established in 1987, is an innovative concrete and foundation business with the goal of redefining the home contractor industry by providing the highest quality work and WOW service to every customer. For 30 years, this philosophy continues to remain at the core of our mission. Our track record of delivering the highest quality products and installation has enabled us to believe more is possible. Saber prides itself in providing peace of mind to Southern California homeowners and, in the long term, improving neighborhoods and communities.

Saber holds a Class B General Building Contractor's license, a specialty D-30 contractor's license issued by the California State Licensing Board for 'Pile Driving', and 'Foundation Pressure Jacking', as well as a D-06 license for 'Concrete Related Services'. The classifications are issued to a contractor whose work requires specialized skill in a particular trade or craft.

Saber's employees are specially trained and certified in the products we install and each participates in ongoing training courses and demonstrations throughout the year. We accept every customer's gift of high expectations, paving the way for changing how homeowners experience contractors.

Saber is part of the country's largest foundation repair contractor network, Foundation Supportworks, specializing in foundation repair solutions. With network headquarters located in Omaha, Nebraska, Foundation Supportworks provides professional engineering training, continuous industry research, and some of the best industry practices to each and every FSI dealer within their network.

As an authorized dealer of Foundation Supportworks, any homeowner can rest assured that their foundation is in good hands with Saber. In addition to thousands of homes repaired, Saber has also completed many commercial projects including apartment complexes, hotels, condos, military bases, and other professional buildings.

No matter what concern a home or business owner has for their property, they can be confident that Saber possesses the training and expertise to diagnose and offer the best solution; meeting the customer's goals and improving their lives for years to come.



Foundation Repair



Concrete Leveling



Crawl Space Repair



Seismic Retrofitting



Radon Gas Mitigation



Change Order #1

Customer #98473
Gallegos, Olivia
3928 West 230th Street
Torrance, CA 90505

2/20/2018

Reason and Description of Change:

Concrete backfill on pier #11 location recommended by engineer.

Add:

- **Add concrete backfill on pier #11 location.**

Total additional cost of this Change Order	\$125.00
Original Contract Sum	\$61,235.10
Contract Sum prior to this Change Order	\$63,074.12
Contract Sum will change by this Change Order in the amount of	\$125.00
New Contract Sum including this Change Order will be (this sum does not include deposits or any payments made on the account)	\$63,199.12

BILL DEBERRY-ENGINEER

Requested by: _____

Tanisha Everett

Prepared by: _____

Customers Approval: _____

Print

Signature

MANAGER INTL

2-23-18

SWL

SPECIAL INSPECTION AND GEO TECH SERVICES

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In the Greater L.A. Basin



2026 Andrea Avenue
Torrance, CA 90501
Office/Mobile: 310.489.9176
Email: swlstacylenz@sbcglobal.net
Veteran Owned

REGISTERED INSPECTOR'S DAILY REPORT

Job No.	Date <u>5-4-18</u>	Time
---------	--------------------	------

TYPE OF INSPECTION REQUIRED	<input type="checkbox"/> Reinforced Concrete	<input type="checkbox"/> Structural Steel Assembly	<input checked="" type="checkbox"/> Quality Control
	<input type="checkbox"/> Post Tensioned Concrete	<input type="checkbox"/> Fire Proofing	<input checked="" type="checkbox"/> Epoxy
	<input type="checkbox"/> Reinforced Masonry	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Other

Job Address <u>3928 W 230th street</u>	City <u>TORRANCE</u>	
Job Name <u>Gallegos Res</u>	Permit No. <u>DD17-0264</u>	Issued By <u>City</u>
Type of Structure <u>Res</u>	Architect	
Material Description (type, grade, source) <u>refer to the approved</u>	Engineer <u>SFA</u>	
plans & specification	Contractor <u>Suber</u>	
Inspector(s) Name <u>RF JLL</u>	Subcontractor	

INSPECTION SUMMARY - LOCATIONS OF WORK INSPECTED, TEST SAMPLES TAKEN, WORK REJECTED, JOB PROBLEMS, PROGRES, REMARKS, ETC. INCLUDES INFORMATION ABOUT - AMOUNTS OF MATERIAL PLACED OR WORK PERFORMED, NUMBER, TYPE & IDENT. NO'S OF TEST SAMPLES TAKEN: STRUCT, CONNECTIONS (WELD MADE H.T. BOLTS TORQUED) CHECKED; ETC.

Verified pile and bracket configuration. Ensured that the product manufacturer, bracket type, pier type, pier outside diameter and pier wall thickness are in accordance with the approved plans. Observed the pier inclination, location, depth and the installation pressure is achieved. As per the inspection and testing notes load tests where performed in accordance with ASTM Method D1143 (Quick Method) on 20% of the piers but not less the two. All load tests performed where within the specification and are considered to be successful. Load tests where performed on piers 4, 7, 9, 12. Refer to pier installation logs for final depth and lock of load pressures.

5-2-18
5-3-18
5-4-18

QUALITY CONTROL CHECKLIST	<input type="checkbox"/> CHECKED IN WITH CITY	<input checked="" type="checkbox"/> REVIEWED APP. PLAN & SPECS	<input type="checkbox"/> REVIEWED PREVIOUS REPORTS	<input type="checkbox"/> CALLED IN SAMPLES
	<input checked="" type="checkbox"/> ON TIME TO JOB	<input checked="" type="checkbox"/> CHECKED PERMIT	<input type="checkbox"/> OBTAINED APPROPRIATE NO. OF SAMPLES	<input checked="" type="checkbox"/> OTHER <u>per logs</u>

CERTIFICATION OF COMPLIANCE

I HEREBY CERTIFY THAT I HAVE INSPECTED TO THE BEST OF MY KNOWLEDGE ALL OF THE ABOVE REPORTED WORK UNLESS OTHERWISE NOTED. I HAVE FOUND THIS WORK TO COMPLY WITH THE APPROVED PLANS, SPECIFICATIONS, AND APPLICABLE SECTIONS OF THE GOVERNING BUILDING LAWS.

RF JLL

SIGNATURE OF REGISTERED INSPECTOR

SPECIALTY

NO

AGENCY

CONTINUED ON NEXT PAGE PAGE 1 OF 1

TIME IN	TIME OUT	REG. HOURS	O.T. HOURS	SAMPLES
		<u>10</u>		

All inspections based on a minimum of 4 hours and over 4 hours - 8 hour minimum. All inspections starting before 12:00 p.m. and running past 12:00 p.m. will be charged a 8 hour minimum.

Approved by _____
Project Superintendent