



FOUNDATION AND DRAINAGE ASSESSMENT AND PROPOSAL

1920 Lorain Rd
San Marino, CA 91108

Parada Family
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SUMMARY



IMMEDIATE REPAIRS

Inspection Report

Enclosed is the report of our thorough evaluation conducted on your residence's structural foundation. This report outlines the current condition of the foundation and provides recommendations for addressing any deficiencies. The evaluation was performed at the client's request to offer an opinion on the existing state of the property's foundation.

The evaluation is based on an inspection of the foundation, with assumptions made for areas that were not visible or accessible, based on our knowledge and experience. As such, the report may contain inaccuracies if certain parts of the foundation could not be fully inspected. We are not responsible for any missed items during the evaluation.

Please note that we are not engineers, and our report should not be used as a basis for making decisions about purchasing the property.

⚠ 2.2.1 [Foundation Report - Repairs: Post & Piers Replacement](#)

⚠ 2.2.2 [Foundation Report - Repairs: Girder Beam Replacement](#)

1: GENERAL INFORMATION

Information

Preliminary Remarks

Hello, I have personally and carefully assessed your foundation system, and here's a summary of my findings based on my observations. Once you've had a chance to review this, please feel free to reach out with any questions or to discuss scheduling. Before diving into the recommendations, I want to note that I'm focusing on what I consider the most critical issues within the foundation.

My goal is to address and repair only these specific areas, rather than providing an exhaustive list of every possible improvement. While older foundations often have additional areas that could be addressed, I'm prioritizing the areas that need attention the most right now.

This tailored solution has been crafted specifically for your property, aiming to provide effective, long-term repairs that will enhance the overall stability and lifespan of your foundation. Should you have any questions regarding the report, please don't hesitate to contact me.

A Closer Look at SoCal Seismic.

Choosing SOCAL SEISMIC CONSTRUCTION is easy when looking for reliability and excellence in foundation & drainage services. With an outstanding track record highlighted by our impressive five-star ratings on Yelp and Google, backed by over 500+ glowing reviews, we have consistently delivered satisfaction to our clients.

Specializing in over 8,000+ successful retrofits, our experienced team ensures every project is completed with meticulous attention to detail and quality craftsmanship. From initial consultation to final walkthrough, our dedicated office staff guarantees a seamless and supportive experience, making SOCAL SEISMIC CONSTRUCTION the trusted choice for your next foundation project.



2: FOUNDATION REPORT

Information

Entrance: Exterior Entrance Noted

Please be informed that the access to the crawlspace for this project is located outside the house.

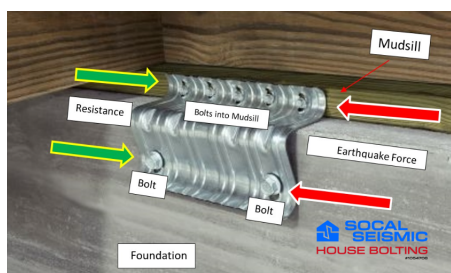
To access the crawlspace entrance throughout the project, our crew will need entry to the backyard. Please ensure this area is free of obstacles or hazards that could impede our work. If you have pets, please make arrangements to keep them from interfering with our crew and work area. We are not responsible for pets that may accidentally escape the house or yard during our work.



Stem Wall Foundation

A stem wall is a short, sturdy wall along a home's perimeter that connects the walls to the foundation. Many older homes aren't sufficiently bolted to their foundations, posing a major earthquake risk.

A stem wall retrofit securely bolts the house to its foundation using URFP plates and bolts, significantly reducing the risk of earthquake damage by preventing sliding, thus enhancing safety and stability.





Repairs

2.2.1 Repairs

POST & PIERS REPLACEMENT**Immediate Repairs**

A post and pier assembly is made up of wooden posts attached to concrete blocks, which are placed in holes in the ground to create a base usually 12 inches by 12 inches wide and 18 inches deep. These concrete blocks hold up the house by supporting the wooden posts on top.

Depending on the condition of the foundation, these assemblies might need to be replaced or strengthened. It's important that the posts are properly connected to the main support beam using the right hardware to ensure the house structure remains stable.

During our inspection, **we observed 36 of posts and piers that need to be replaced** because they are deteriorated, inadequately supported, or no longer providing reliable structural stability. We recommend replacing these assemblies and adding additional support where necessary to ensure the foundation remains safe and sturdy.



2.2.2 Repairs

 Immediate Repairs

GIRDER BEAM REPLACEMENT

A girder beam plays a critical role in residential construction by providing essential horizontal support. It bears the primary load of smaller beams like floor joists, which support the house's flooring. During our inspection, **we observed that 4 girder beam(s) are compromised and require replacement** to restore structural stability and prevent potential floor failure.



Sample Picture

3: REPAIRS VS UPGRADES

Information

Repairs VS Upgrades

I take great care in clearly distinguishing between immediate structural repairs and seismic retrofitting, ensuring that every element of your project is approached with precision, transparency, and the highest professional standards. This distinction is essential—not only for planning and budgeting, but also for understanding the long-term value and purpose of each service.

Immediate repairs are focused on resolving critical or time-sensitive issues that may affect the current safety, stability, or functionality of your property. These services are often necessary to address existing damage or structural weaknesses and are prioritized to restore the integrity of your building promptly and effectively.

In contrast, seismic retrofitting is considered a preventative upgrade. This process involves reinforcing key structural elements to improve your property's ability to withstand seismic forces during an earthquake. Retrofitting is not only a smart investment in your property's future but also a responsible step toward ensuring the safety of its occupants in the event of a natural disaster.

To ensure clarity and flexibility, each service—whether an immediate repair or a retrofitting enhancement—is itemized with detailed, transparent pricing. This breakdown allows you to make fully informed decisions aligned with your specific goals, timeline, and budget. You'll be able to prioritize urgent repairs while planning or phasing in longer-term upgrades as needed.

By providing this level of detail and distinction, I aim to deliver not only expert craftsmanship but also peace of mind, knowing that every component of your project is handled with intention, integrity, and a commitment to lasting quality.

What is Seismic Retrofitting?

We inspect the property and its surroundings to identify any signs of past or potential seismic and foundation issues. These can include structural defects that impact how well the property holds up. Houses built before 1979 are particularly vulnerable to earthquake damage due to factors like inadequate foundation construction designed for seismic events.

During an earthquake, seismic waves travel through the ground, causing your house to shake. If your foundation isn't up to current seismic standards, this poses a significant earthquake risk. Retrofitting your foundation can minimize shaking and greatly increase your home's protection against earthquake damage.

The primary aim of reinforcing your home is to stabilize its current structure with seismic upgrades. By taking these steps to retrofit your home properly, you significantly reduce the risk of earthquake-related damage. Most earthquake damage occurs when a home slips off its foundation, so bolting your home down helps prevent this and strengthens its structure.

4: REPAIRS INFORMATION

Information

Immediate Repairs

SOCAL SEISMIC CONSTRUCTION (hereafter referred to as the "Contractor") proposes to supply all materials and perform all labor required to complete the following:

Post & Piers

Excavate soil to create space for a base footing. Pour concrete piers into the excavated area, ensuring the wooden posts rest securely on these piers.

Girder Beam

We will install a new girder beam to ensure the structural integrity of your home is maintained. The girder beam serves as a primary horizontal support, crucial for supporting smaller beams like floor joists, which hold up the floor. Our team will carefully position and secure the new beam to provide reliable support.

Retrofitting Seismic Upgrades

SOCAL SEISMIC CONSTRUCTION (hereafter referred to as the "Contractor") proposes to supply all materials and perform all labor required to complete the following:

Bolting 4'

1. Prepare the Los Angeles City Standard Plan #1, Detail #7. Submit to the city for permit issuance.
2. Obtain the necessary permits, with permit costs to be paid by the owner.
3. Secure the house perimeter around the crawlspace using Simpson URFP plates, 1/2" x 5" Titan HD screw anchors, or suitable expansion anchors directly into the mudsill, following standard bolting details with spacing of 4 feet on center.
4. Include 2x6 blocking where necessary for added support
5. Fasten floor joists to the mudsill at all perimeter locations using A35 steel brackets

5: PRICE

Information

PRICE	
Bolting 4'	\$4,900.00
Post and Piers (36)	\$18,000.00
Beams (4)	\$6,700.00
Total Price	\$29,600.00

Total Price: Twenty Nine Thousand Six Hundred (\$29,600.00).

6: TERMS & CONDITIONS

Information

Terms & Conditions

Inspection Report

Enclosed is our report detailing the findings. Please note that we conducted a thorough inspection based on a site visit to the property. This report highlights the current condition of the foundation and includes recommendations for addressing any deficiencies. The evaluation was performed at the client's request to offer an opinion on the foundation's state.

Please note:

- Evaluations are limited to visual observations of accessible areas.
- Assumptions are based on experience for non-visible areas and may result in inaccuracies.
- We are not engineers, and this report should not influence property purchase decisions.
- We are not liable for missed items during the evaluation.

Inclusions:

- All labor, materials, equipment, workers' compensation, liability insurance, and debris removal.

Exclusions:

- Permit fees, deputy inspection fees, engineering fees, gas, plumbing, or electrical work; hazardous materials handling; landscaping or plant replacement; cosmetic repairs (stucco, siding, paint); and inaccessible areas or slab testing.

Owner Responsibilities:

- Provide water, power, and access to the job site, including opening/removal of gates or wrought ironwork as needed.

Permits & Inspections:

- The owner pays for required permits, including an additional \$260 handling charge if in a historical preservation zone (HPOZ).
- Deputy inspections, if required, are paid directly by the owner as mandated by law.

Liabilities:

- We are not responsible for structural issues, uneven floors, drywall or stucco cracks, or any damage caused during retrofitting.
- **SOCAL SEISMIC CONSTRUCTION** is not liable for earthquake or natural disaster damage.

Signage:

- The owner agrees to allow an 18" x 24" company sign on the property until the city inspection is complete.

Payment Terms:

- Down payment cannot exceed \$1,000 or 10% of the contract price, whichever is lower.
- Late payments beyond 30 days will incur a 10% daily fee.
- Credit card payments are subject to a 3.5% processing fee.

Cancellation Rights:

- The owner has three business days to cancel the contract, except for emergency repairs initiated by the owner.

Contract Acceptance & Signing

Acceptance of Proposal

By signing below, you accept the prices and conditions outlined in this proposal. You are authorized to proceed with the work, with payment as specified. You authorize SOCAL SEISMIC CONSTRUCTION to act as your agent for obtaining permits and handling inspections.

Client Name: _____ **Date:** _____

Note: This proposal is valid for 45 days from the proposal date.