FOUNDATIONS ON THE LEVEL
P.O.B 1921, Carlsbad, Ca. 92018
760-889-8150

Proposal and Contract 26-2021

July 26, 2026

PROJECT MANAGER	**Peter Zoschak Jr.**
Phone	**760-889-8150**
Email	**peter@foundationsonthelevel.com**
OWNER(S)	**Amelia Solis**
Address	**2432 Sarbonne Drive Oceanside, CA. 92054**
Phone	**760-473-1414**
Email	**robinsonirma1964@gmail.com**
SUMMARY	
Project Address	**2432 Sarbonne Drive Oceanside, CA. 92054**
Foundation Level Survey	**-5 1/2"**
Proposed Solution	**Stabilize & Re-Level Slab Foundation**

1	**Utility Scan**	**$400.00**
33	**Helical Piers, (33) Extensions, (33) Brackets**	**77,550.00**
1	**Polyurethane Void Fill**	**3,500.00**
24	**Carbon Fiber Stitches (slab crack repair)**	**3,480.00**
17	**Concrete Remove & Replace (for pier installation)**	**4,250.00**
	CONTRACTOR TOTAL	**$89,180.00**

EXCLUSIONS ***(subject to engineer, permit requirements)***

PAYMENT SCHEDULE

Payment #1	**Deposit**	**$1,000.00**
Payment #2	**Permit Issued, Order Materials**	**40,000.00**
Payment #3	**Project Started**	**40,000.00**
Payment #4	**Final City Inspection Approved**	**8,180.00**
	PAYMENTS TOTAL	**$89,180.00**

ENGINEERING COSTS	***(separate payment to engineers)***	**$5,400.00**
SPECIAL INSPECTION	***(separate payment to deputy inspector)***	**500.00**
PERMIT FEES COSTS	***(separate payment, contractor will advance the fees)***	**2,000.00**
	PROFESSIONAL TOTAL	**$7,900.00**
	PROJECT TOTAL	**$97,080.00**

ACCEPTANCE SIGNATURES

Owner(s) **approves this proposal and may cancel this contract any time prior to the third day after the date signed.**

Amelia Solis _____ _____/_____/_____
OWNER(S)

Peter Zoschak Jr. _____ _____/_____/_____
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INSPECTION

STRUCTURE **The subject building is a one story frame construction built on a concrete slab foundation. The engineering standard for a level structure is ½ inch in 10 linear feet. The survey shows it has settled 5 1/2 inches across the areas measured and "does not" meet the engineering standard for a level structure.**

LOCATION **Hillsides move towards the bottom in a lateral direction (sideways) "slope creep." Structures near or on the edge of a hillside will move sideways. This foundation was constructed on a cut and fill sloped lot with a rear downslope.**

COMPACTION **Cut & fill lots prior to circa 1960 were not required to meet any compaction standards. The building was constructed in 1961. Many California areas have expansive soils (clay), when wet these soils will expand and can damage foundations. Laboratory Soils Analysis will determine the type of soils and will be incorporated in the Geotechnical Report.**

ROOF WATER **This building has rain gutters and downspouts that do not transport roof rain water six feet downstream from the foundation. Roof rain water not contained by gutters and drainage to the City storm drain in the street will damage the soils and cause foundation failure.**

IRRIGATION WATER **Spray irrigation systems distribute large amounts of water. Spray irrigations systems should be eliminated or replaced with a drip irrigation system.**

SUPPLY LINE WATER **Leaks from lines in the concrete slab or the crawl space under the foundation will cause foundation failure. A water bill that is higher than ordinary may indicate a supply line leak.**

DRAIN LINE WATER **1960 and older structures have "cast iron" waste lines with a life span of 50 years Newer structures have ABS waste lines. Waste water leaks from sinks, showers, etc. can cause damage to the foundation.**

DRAINAGE WATER **Negative drainage off hillsides or sidewalks will direct surface water towards the foundation and wet the underlying soils supporting the structure and cause foundation movement. A minimum of a 2% slope away from the foundation is required.**

TREES **Close to the foundation should be removed to prevent damage to the foundation.**

RODENTS **No evidence of underground pest activity was seen.**

DRYWALL / STUCCO **Drywall cracks are visible in the interior / Stucco cracks are visible on the exterior stucco siding.**

RECOMMENDATIONS

HELICAL PIERS ***Contractor*** **will install Piers under the perimeter of the foundation to depth of (10) feet. Piers are a "positive" mechanical system that eliminates the soil from the equation and will prevent the foundation from both settling and uplift.** ***Contractor*** **will lift the foundation to "maximum practical recovery". This does not mean lifted to a (0) elevation. The floor will be as level as possible in the areas where the piers are installed.**

POLYURETHANE VOID FILL ***Contractor*** **will install a structural, closed cell, lightweight** ***Polyurethane*** **to support the foundation in the areas shown on the plan.**

SLAB CRACK STITCHING ***Contractor*** **will saw cut the slab along existing crack and install Carber Fiber Stitches.**

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GENERAL CONDITIONS

EXTERIOR INSPECTION

An inspection of the structure and obstructions that influence the project were recorded.

FOUNDATION FOOTPRINT

A computerized drawing with linear measurements of the foundation footprint has been created.

FOUNDATION ELEVATIONS

Foundation and interior floor levels were measured using a highly accurate altimeter.

UTILITIES

***Contractor* will call Dig Alert to locate utilities coming to the structure. A private utility locator will also be called in to locate all utilities in the dig areas. *Contractor* will need the use of *Owner's* water outlet. *Contractor* will need off street parking for the equipment trailer for the duration of the project**

CONCRETE

***Contractor* will remove and replace 2'x 3' squares of existing concrete up to 4" thick, additional concrete removal will incur additional costs. The new concrete will not match the old concrete due to weathering. *Contractor* cannot replace decorative concrete finishes or replace tile.**

IRRIGATION

If *Contractor* exposes irrigation lines that interfere with the installation of the pier system, *Contractor* will mark and remove the lines. *Contractor* will reinstall the lines. Adequate drainage surrounding the structure must be maintained by the *Owner(s)* including but not limited to irrigation systems, gutters, and drains.

LANDSCAPING

Hand excavation is required. *Contractor* will take appropriate precautions but landscaping in the work area may suffer damage. *Contractor* is not responsible for replacing landscaping. *Contractor* will backfill and compact dirt.

STUCCO & DRYWALL

This project may cause exterior or interior cracks to appear or reappear. Exterior and interior cracks are to be expected. *Contractor* is not responsible to repair these cracks. *Contractor* advises waiting at least 30 days after the project has been completed before cosmetically repairing any cracks.

DOORS & WINDOWS

There is the possibility of doors that may not work properly after the project has been completed. *Contractor* is not responsible for door or window repairs.

FLOORING

***Contractor* is not responsible for removing or replacing any flooring. If *Contractor* agrees to roll back the carpet. *Contractor* will unroll the carpet but is not responsible for stretching the carpet if needed.**

WATER DAMAGE

Warranty does not provide any remedy for interior flooding or pipe leaks, improper exterior drainage, rain gutters that do not direct water a minimum of six feet from the structure, irrigation leaks or any condition that creates wet soils under the foundation.

PIPE PIERS

The Pipe Pier System is designed for vertical support and only protects the structure from downward movement.

HELICAL PIERS

The Helical Pier System prevents both downward and upward movement due to expansive soils.

HELICAL TIE-BACK ANCHORS

The Helical Tie-Back System prevents horizontal movement of the structure towards the slope or hillside.

STRUCTURAL REPAIRS

***Contractor* is only responsible for foundation repairs to the building.**

CHANGE ORDERS

***Contract* may change depending on the Engineering, Building Department or actual conditions encountered when the work is being done. Assumptions are normal footings based on California Building Codes with no additions to the footings that require additional work. This includes Caissons, Footings with Additional Concrete or Concrete Mud-Jacking material that may be in place with or without *Owner's* knowledge. In the event any change in products or services is required during the project a change order must be approved by the *Owner* and *Contractor*.**

PIER DEPTHS **The cost per Helical Pier includes the Pier Bracket Assembly and Steel Pipe Sections. The piers will be installed to the torque required by the engineers. Piers installed deeper than (10) feet will incur additional costs.**

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Helical Piers Warranty

Property Address: 2432 Sarbonne Drive Oceanside, CA. 92054 Project # 26–2021 Date ___/___/____

Warranty Period
This ***Lifetime Warranty*** extends only to the steel piers installations for which full and final payment has been received. Payment due date for the purposes of this ***Warranty*** is the date of completion of the pier installations. This ***Warranty*** **is VOID** if payment is not made as required. Collection costs of 20% will be added to the unpaid balance for attorney's fees. The ***Warranty*** extends to the ***Owner*** of the property at the time work is performed.

Warranty Transfer
A new ***Owner*** can have the ***Warranty*** transferred to them with a signed copy of the Warranty Transfer Document within sixty (60) days of the title transfer of property.

Sole and Exclusive Purpose
The sole and exclusive purpose of the ***Warranty*** is to provide free adjustments, repair, or replacement of the installed pier during the Warranty period should the pier fail to perform as intended within the limitations and exclusions herein.

Failure to Perform
Since Anti-Uplift Hardware has been installed on the Helical Piers, a pier fails to perform as intended when the foundation in the immediate area of the installed pier settles or moves downward or upward after the installation of the pier, or lateral movement if Helical-Tie Back Anchors are installed.

Sole and Exclusive Remedy
The sole and exclusive remedy we are obligated to provide for pier failure is limited to adjustment, repair or replacement of the pier.

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, Drywall, Wallpaper or Paint.

Exclusion in the Warranty
Since Anti-Lift Hardware has been installed on the Helical Piers, heave or upward movement of the foundation due to soil expansion is included. Areas outside the immediate area of the installed pier are excluded from this ***Warranty.***

Drainage & Irrigation
This ***Warranty*** does not include any remedy for pier failures that are a result of improper drainage, irrigation water in or around pier locations, flooding of pier locations, and lack of rain gutters that properly direct water away from the structure or any other recommendations to grading and water control.

Catastrophic Events
The installation of piers will not prevent damages caused by Slope Failure, Earthquake, Flood, Interior Damage, Seismic Movement, Explosions, Tornadoes, Acts of War or Terrorism, or Acts of God.

THE WRITTEN TERMS OF THE ***WARRANTY*** ON THIS PAGE, REPRESENT THE ENTIRE WARRANTY OBLIGATION. NO OTHER AGREEMENT, UNDERSTANDINGS, REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED. FURTHERMORE, NO PARTIES OR SALESPERSONS ARE AUTHORIZED TO EXTEND OR ENLARGE the ***WARRANTY*** AS STATED ABOVE.

X_____
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Helical Piers Warranty Transfer

Property Address: 2432 Sarbonne Drive Oceanside, CA. 92054 Project # 26-2021

I am the *Owner* of the above referenced property.

The property was transferred to the *New Owner* on _____/_____/_____.

The *Warranty Package* for the work completed by *FOUNDATIONS ON THE LEVEL* was given to the new owner.

x_____ _____/_____/_____
SELLER(S)

I am the *New Owner* of the above referenced property purchased on ____/_____/____

x _____ _____/_____/____
OWNER(S)

***The* new *Owner* shall provide this executed document to *FOUNDATIONS ON THE LEVEL* for the *Warranty* to be transferred.**