

DocuSigned by:
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05/16/2023
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INSPECTION PHOTOS & REFERENCE MATERIAL



2020 HELENA WAY, REDWOOD CITY
Inspection Date: May 2, 2023

INSPECTION PHOTOS

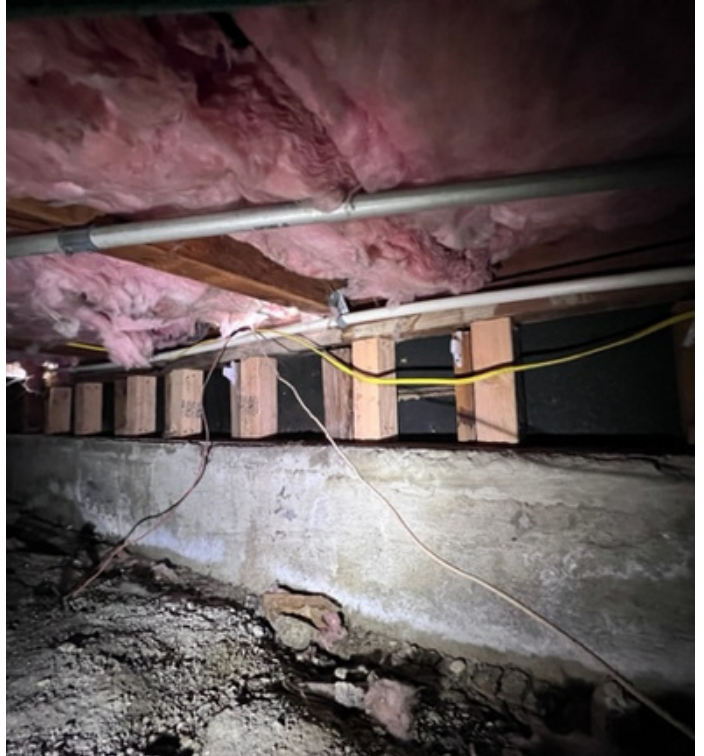
SERVICEABLE FOUNDATION

Concrete perimeter foundation and wood-framed subfloor is serviceable and in keeping with the age and location of the structure.



SEISMIC VULNERABILITY

Original anchor bolting; lack of modern seismic improvements. Candidate for a seismic retrofit.



VERTICAL CRACKING 1

Approximately seven (7) vertical cracks were observed. Candidate for epoxy-injection and steel bridging,



VERTICAL CRACKING 2

Approximately seven (7) vertical cracks were observed. Candidate for epoxy-injection and steel bridging,



SOIL MOVEMENT

Evidence of past soil movement / symptoms of settling including out-of-plumb interior support posts.



CRAWLSPACE DEBRIS

Debris and fallen insulation within the crawlspace area. Should be cleared to prevent pest infestation / dry rot.



MOISTURE INTRUSION

Evidence of past water / moisture intrusion within the crawlspace; damp soil and efflorescence.



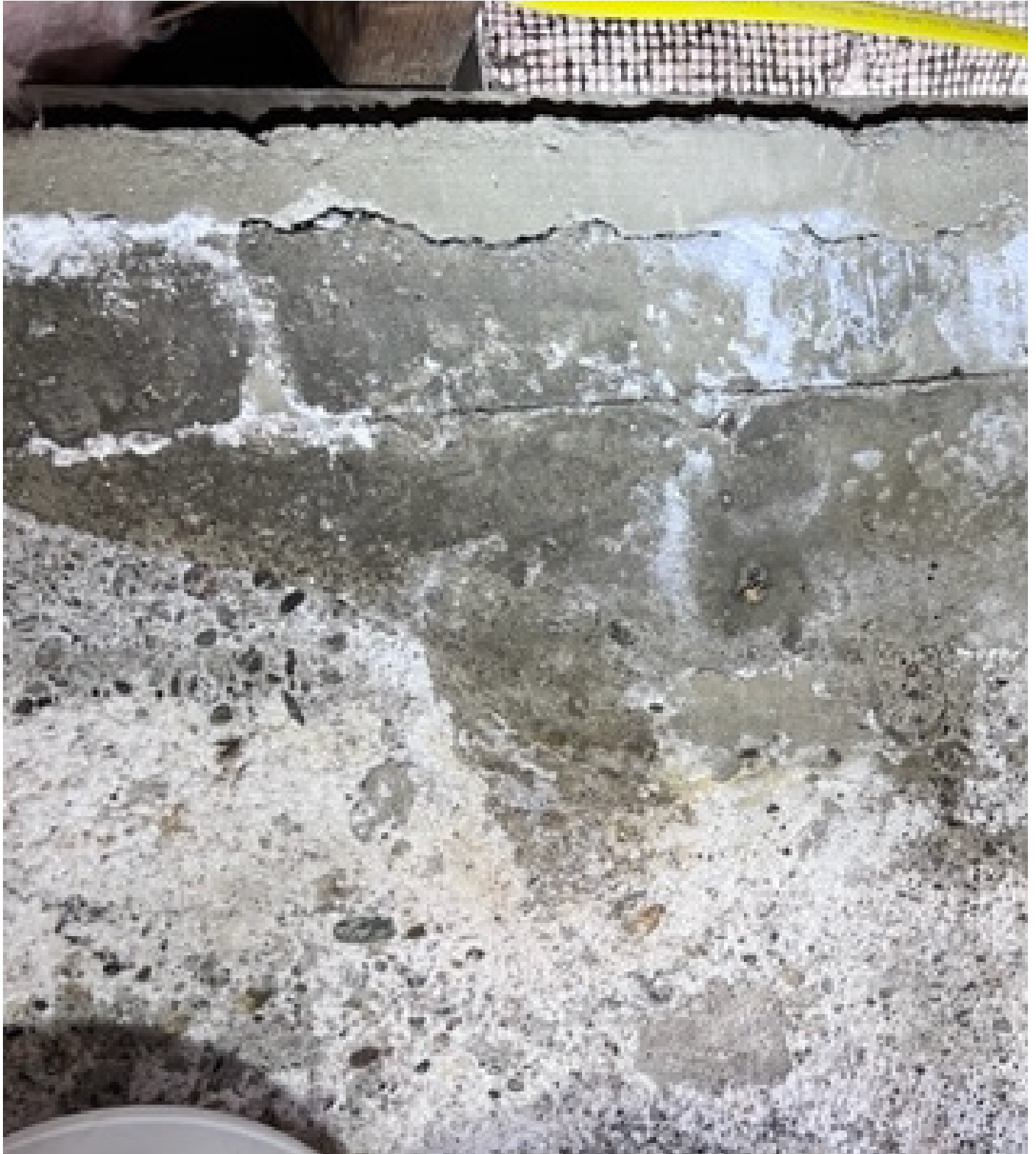
POSSIBLE EXPOSED REBAR

Possible exposed rebar due to a previous addition to the structure.



ADDITIONAL CRACKING

An addition crack, more horizontal in nature, was observed. Underlying cause is undetermined; additional exploration needed.



REFERENCE MATERIAL

RETROFIT PHOTOS

Foundation WITH seismic upgrades installed
(foundation anchors / plates, plywood bracing and sub-floor connectors) for
demonstration purposes only.



CRACK REPAIR PHOTOS

Vertical foundation cracks that have been sealed with structural-grade epoxy and bridged with a steel plate / metal strapping.



POST WORK PHOTOS

Conventional interior post-pier assemblies constructed of precast concrete pier bases, pressure-treated posts and connecting hardware (T-straps, post collars, etc.).



EBB PROGRAM

A state-sponsored rebate program, the Earthquake Brace & Bolt (EBB) program helps to subsidize the cost of retrofitting for select CA homeowners.

Program highlights:

- Way to **protect your most important assets** -- your family and home -- in the event of an earthquake.
- State will subsidize the cost of your seismic retrofit -- up to **\$3K in reimbursement**, and an additional \$7K for low-income individuals.
- **Cost-savings opportunities** on homeowners and / or earthquake insurance policies.
- Considered a **value-add** to the property's overall worth and attractiveness to potential buyers.

The screenshot shows the top of the Earthquake Brace + Bolt website. The navigation bar includes the logo, menu items for 'What is EBB?', 'How Our Program Works', and 'Homeowner Resources', and a 'Register' button. A red banner below the navigation bar states 'EBB registration is now CLOSED. Read More'. The main content area features a large image of a family (a man, a woman, and a child) sitting on a swing set in a backyard. Overlaid on this image is the text 'Earthquake Brace + Bolt' and 'Helping California Homeowners Protect Their Home From Earthquake Damage'. Below the image are two registration forms: one for entering a ZIP code and another for entering an email address to be notified when registration re-opens.

EARTHQUAKE BRACE+BOLT What is EBB? How Our Program Works Homeowner Resources Register

🔒 EBB registration is now **CLOSED**. [Read More](#)

Earthquake Brace + Bolt

Helping California Homeowners Protect Their Home From Earthquake Damage

See if Your Home Qualifies for an EBB Retrofit

Enter ZIP Code

ZIP Code Go

Sign Up to be Notified When Registration Re-opens

Enter Email Address

Email Address Sign Up

QUESTIONS / CONCERNS?



Please contact us at:

P: 650.343.3133

E: info@peaceofmindstructural.com

ADDENDUM



COMPANY OVERVIEW



180 SOUTH BLVD.

SAN MATEO, CA 94402

P: 650.343.3133 e: info@peaceofmindstructural.com

KEY STATS



- Family-owned and operated / women-owned
- Fully licensed, bonded and insured
- Peninsula-based with a physical office in San Mateo
- Two full-time inspectors
- A full-time staff and crew of 20+ (and growing!)
- A specialized workforce with deep understanding and expertise in foundation and structural work
- Partnerships with structural engineers, soils engineers, general contractors and relevant trades
- Long-standing relationships with local building departments
- A management team focused on the customer (homeowner) experience and employee growth

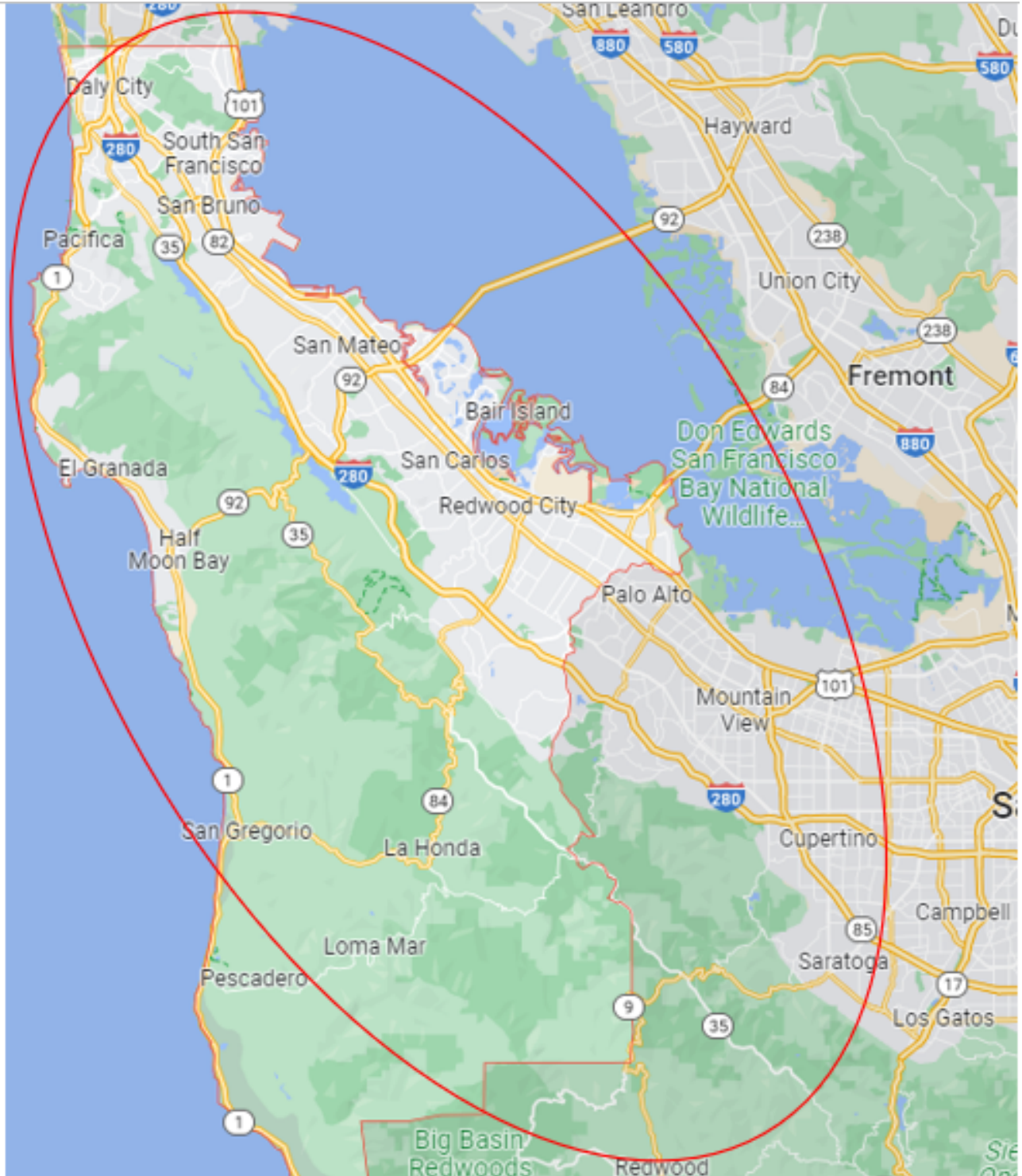
ABOUT US



Peace of Mind Structural (CSLB #: 460580) is family-owned and operated; pictured above are Caroline and Brandon Blasing, mother-son ownership team. We are a trusted and reliable general contractor with 30+ years of experience meeting the seismic strengthening, foundation and structural needs of homeowners in San Mateo and the surrounding communities.

We are a participating contractor in the state-run **Earthquake Brace & Bolt (EBB) program**, an incentive program that offers homeowners up to \$3K in reimbursement toward the cost of their retrofit. To-date, Peace of Mind Structural has completed more than 500 retrofits as part of the EBB program alone.

SERVICE RADIUS



We service all of **San Mateo County** as well as parts of Santa Clara County.

SERVICES PROVIDED



- Foundation inspections
- CEA / retrofit verification for insurance purposes
- Foundation crack repair (horizontal + vertical cracking)
- General foundation repair / upgrades
- General structural needs (working in partnership with structural engineers and / or architect)
- Seismic retrofitting
- Retaining walls
- Drainage systems

THANK YOU!

