



PEACE OF MIND

Structural

180 South Blvd., San Mateo, CA 94402
650.343.3133 / info@peaceofmindstructural.com
California State Contractor's License # 460580

Proposal & Contract

Name: Susan Li
Street: 2020 Helena Way
City, State, Zip: Redwood City, CA 94061
Telephone:

Job address: 2020 Helena Way
City, State: Redwood City, CA
email: susan.yx.li@gmail.com

We hereby propose to furnish all materials and perform all labor necessary to complete the following:

Scope of Work

- Pier - Post improvement within the crawlspace area.
- Vertical foundation crack repair from within the crawlspace area of the structure.
- Crawlspace debris removal.

Pier-Post Improvements

- Installation of temporary shoring.
- As needed, replacement of the existing wood support posts with properly sized, pressure treated posts.
- As needed, manual repositioning of the wood support posts so they sit flush with their respective concrete pier base and floor joist / beam.
- Installation of connecting hardware (T-straps, post collars, clips) to improve the connection point between the concrete pier base and wood support post, and wood post to floor joist / beam.

Cost: \$3,000.00

Vertical Crack Repair*

- Proposal includes addressing approximately seven (7) vertical foundation crack via epoxy-injection and/or non-shrink grout
- Clean vertical crack using compressed air and wire brush.
- Dam the vertical crack and install plastic injection ports as necessary.
- Fill the vertical crack using pressure injected epoxy or a grout mixture.
- As appropriate, bridge the vertical crack using carbon fiber mesh.

**Please note: It is not known if the forces that have caused the existing vertical foundation cracks are active or not. Filling the existing vertical foundation cracks with epoxy / grout and bridging the crack with a steel plate and anchor bolts does not guarantee that future cracking may not occur. The patched cracks and the remainder of the foundation should be monitored by qualified individuals. Additional repairs or upgrades may be necessary based on future inspections.*

Cost: \$5,500.00

Crawlspace Debris Removal

- Remove any wood/cellulose debris from within the crawlspace area to help prevent pest infestation and/or dry rot.

Cost: \$850.00

Exposed Rebar and Exploratory work at the Possible Horizontal Crack

- Cut and remove small sections of exposed rebar ends visible from within the crawlspace area.
- Demo small sections of the possible horizontal crack to determine the true nature of the crack.
 - If, as expected, it is a small fracture where the mudsill was placed into the wet concrete, then no additional work is needed.

- If there is some level of corroded rebar causing this issue, next steps can be discussed with the homeowner. Potential solution is a “demo and patch” solution that would cost \$850.00

Cost: \$0 No cost if performed as part of the larger project and no additional work is determined to be necessary.

General Information

- Proposal includes cleaning the job site and hauling away all construction debris.
- Peace of Mind provides general liability insurance and Worker’s Compensation for its employees; proof of insurance can be provided upon homeowner request.
- Note: Peace of Mind Structural has a single project minimum of \$3,500.00. If the total desired project scope totals less than \$3,500.00, the project value will increase to meet our minimum requirements.

Warranty Information

- Peace of Mind Structural abides by state and local guidance with regards to quality standards including:
 - California has a “one year expressed limited warranty” provided under California Civil Code 900. This is a one year implied warranty for both new construction and remodeling projects.
 - In working with a licensed contractor, the California State License Board gives homeowners up to four (4) years to file a complaint should you feel the work completed was inadequate.

Project Scheduling

- Peace of Mind Structural will provide project start date options upon acceptance of proposal/contract.

Portable Restroom

- A portable restroom will be delivered to the property the day prior or day of project commencement for our onsite crew to use.
- Peace of Mind Structural works with a third-party company to provide the portable restroom units. Their company policy states that the rental period be no less than five (5) business days. We will do our best to schedule removal to coincide with our last day onsite; however, please be aware that the unit may remain on your property in accordance with the company’s guidelines / availability.

Signing Instructions

If you choose to accept our proposal, please sign and date the following pages of the enclosed 'Proposal & Contract':

- 'Acceptance of Proposal' (found directly after the payment schedule)
- 'Notice to Owner Regarding Mechanic's Lien Law'
- 'Arbitration of Disputes'

The 'Notice of Cancellation' is for you to keep and send in should you decide to not move forward with this project.

Please return the above referenced pages along with a deposit check (amount is listed as item one of the 'Payment Schedule') to our office.

Total Project Cost: ~~\$9,350.00~~
Less Combined Project Discount (10%): \$935.00
Total Project Cost: \$8,415.00

Payment Schedule***

1. **Down Payment** – 10% of total price of project or \$1,000.00 whichever is lesser: **\$841.50**
2. **Start of Project** – Including project commencement: **\$3,000.00**
3. **Progress Payment** – Due upon completion of vertical crack repair: **\$3732.00**
4. **Remainder of Total Project** – Due upon completion of full scope of work and delivery of Final Project Photos: **\$841.50**

****Note: There will be an additional 3% processing fee for any credit card transactions. ACH / direct deposit, check and cash payments preferred.*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. In event of suit to enforce any provisions of this agreement, the prevailing party shall be entitled to reasonable attorney's fees to be fixed by the court. All agreements contingent upon strikes, accidents or delays beyond our control.
Note: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.
 RESPECTFULLY SUBMITTED BRANDON BLASING Date: September 26, 2025

ACCEPTANCE OF PROPOSAL

The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. Any changes to above specifications, without consent from contractor, will void contract. Customer agrees that contractor can place lawn advertising signs on subject property during the duration of this project.

Accepted: _____ **Date:** _____

Contractors are required by law to be licensed and regulated by the Contractors' State Board. Any questions concerning a contractor may be referred by the Registrar of the Board whose address is: Contractors' State License Board, 1020 North Street, Sacramento, CA 95184

CONTRACTORS STATE LICENSE BOARD

Contractors are required by law to be licensed and regulated by the Contractors State License Board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning the contractor may be referred to the Registrar, Contractors State License Board, Post Office Box 26000, Sacramento, California 95826.

State law requires anyone who contracts to do construction work to be licensed by the Contractors State License Board in the license category in which the contractor is going to be working-if the total price of the job is \$500 or more (including labor and materials).

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with a complaint. Your only remedy against an unlicensed contractor may be in civil court, and you may be liable for damages arising out of any injuries to the contractor or his or her employees.

You may contact the Contractors State License Board to find out if this contractor has a valid license. The Board has complete information on the history of licensed contractors, including any possible suspensions, revocations, judgments, and citations. The Board has offices throughout California.

For more information:

- Visit the CSLB's website at www.cslb.ca.gov
- Call CSLB at 1-800-321-CSLB (2752)
- Write CSLB at P.O. Box 26000, Sacramento CA 95826

NOTICE TO OWNER REGARDING MECHANIC'S LIEN LAW

(COMPLIES WITH SECTION 7018.5 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE)

Anyone who helps improve your property, but who is not paid, may record what is called a mechanics' lien on your property. A mechanics' lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder.

Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your property may record mechanics' liens and sue you in court to foreclose the lien. If a court finds the lien is valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit. To preserve their right to record a lien, each subcontractor and material supplier must provide you with a document called a "20-day Preliminary Notice." This notice is not a lien. The purpose of the notice is to let you know that the person who sends you the notice has the right to record a lien on your property if he or she is not paid.

BE CAREFUL. The Preliminary Notice can be sent up to 20 days after the subcontractor starts work or the supplier provides material. This can be a big problem if you pay your contractor before you have received the Preliminary Notices.

You will not get Preliminary Notices from your prime contractor or from laborers who work on your project. The law assumes that you already know they are improving your property.

PROTECT YOURSELF FROM LIENS. You can protect yourself from liens by getting a list from your contractor of all the subcontractors and material suppliers that work on your project. Find out from your contractor when these subcontractors started work and when these suppliers delivered goods or materials. Then wait 20 days, paying attention to the Preliminary Notices you receive.

PAY WITH JOINT CHECKS. One way to protect yourself is to pay with a joint check. When your contractor tells you it is time to pay for the work of a subcontractor or supplier who has provided you with a Preliminary Notice, write a joint check payable to both the contractor and the subcontractor or material supplier.

For other ways to prevent liens, visit CSLB's Web site at www.cslb.ca.gov or call CSLB at 800-321-CSLB (2752).

REMEMBER, IF YOU DO NOTHING, YOU RISK HAVING A LIEN PLACED ON YOUR HOME. This can mean that you may have to pay twice, or face the forced sale of your home to pay what you owe.

Owner

Contractor

X _____

X _____

Date: _____

Date: _____

Note: Peace of Mind Structural self performs all work using full-time employees. In addition, project materials are sourced from existing stock; we do not have material orders / P.O.s attached to specific projects. For these reasons, the 'Mechanic's Lien Law' is not applicable in your project's case; however, by law, we must make you aware of your rights as a homeowner.

**NOTICE OF RIGHT TO CANCEL
Notice of Cancellation**

(Enter date of transaction)

**Note: 'Buyer' refers to the homeowner and 'Seller' refers to Peace of Mind Structural in the below.*

You may cancel this transaction, without penalty or obligation, within **seven business days** from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten (10) days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when you received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipments of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within twenty (20) days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other notice, or send to **Peace of Mind Structural, Inc.** (name of seller) at **180 South Blvd., San Mateo CA 94402** (address of seller's place of business) no later than midnight of _____ (seven business days from contract date).

I hereby cancel this transaction _____.
(Buyer's Signature)

SENDER'S FILE RECORD OF CANCELLATION

Date Sent: _____

Method of Communication:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> U.S mail | <input type="checkbox"/> First Class | <input type="checkbox"/> Certified | <input type="checkbox"/> Registered |
| <input type="checkbox"/> Email # _____ | <input type="checkbox"/> United Parcel Service | <input type="checkbox"/> Federal Express | <input type="checkbox"/> Personal Delivery |