

INVOICE

BILLED TO:
6 San Pedro Place
San Ramon, CA 94583

DATE: June 16, 2025

INVOICE #: 5623

DESCRIPTION	RATE	HOURS	AMOUNT
Structural Foundation Reconstruction (Underpinning, piers, posts, stabilization, crack remediation)	\$250/hr	600	\$150,000.00
Backyard Excavation & Tree Removal (Full grading, large tree removal, drainage prep)	\$200/hr	300	\$60,000.00
Roof Replacement + Gutter System (New composite roof, fascia/gutter overhaul)	\$8,000 flat	-	\$8,000.00
Window Replacement (Full Home) (Modern energy-efficient vinyl windows)	\$900/window	15	\$13,500.00
Stucco Repair & Exterior Restoration (Surface patching, sealing, repainting)	\$120/hr	80	\$9,600.00
Interior Renovation Allowance (Bath/kitchen updates, layout fixes, finishes)	-	-	\$100,000.00

Sub-Total: \$341,100.00

Contingency & Permit Reserve (3%): \$10,233.00

TOTAL: \$351,333.00

PROJECT SUMMARY

This property was purchased sight unseen under the assumption it was in habitable condition. After professional evaluations, we have identified:

- Severe foundation instability—structural failures requiring extensive underpinning.
- Backyard slope hazard—requires full regrading and removal of established trees.
- Additional rehab needs—roofing, windows, stucco, and interior modernization.

These unforeseen conditions severely impact financing eligibility, timeline, and resale value. The total renovation scope now ranges from \$300,000–\$350,000+, of which \$210,000+ stems from unforeseen structural and land issues.