

Date: June 19, 2021
Name: Jim Stearns
Job Address: 2605 N. Summit Avenue
Milwaukee, WI 53211
Phone: 414-745-7201

CONTRACT INCLUDES

Remove sidewalk where necessary for excavation.

Support house.

Excavate down to footing approximately 16-feet of the north wall from the west corner and 10-feet of the west wall from the north wall. *See excavation description below.*

Remove approximately 15-feet 9-inches of the north wall from the west corner and 9-feet 6-inches of the west wall from the north corner.

Save and relay face brick above grade at corner where necessary.

Remove existing footings and replace with new concrete footing per VM Engineering report in excavated areas.

Build new concrete block walls where existing walls were removed.

Install new treated lumber mud sill if necessary.

Install steel reinforcing rods and fill cores of block with concrete per VM Engineering report.

Install sonnet tubes and fill with concrete on the outside next to new wall to support sidewalk.

Install new inside drain tile and replace floor where removed.

Install 3 new glass block windows, 2-with vents and 1-without vent.

Install sump crock, pump and the electrical circuit.

Replace concrete sidewalk where removed for excavation and pitch to driveway.

OWNER:

- All plumbing, wash tubs and gas lines to be moved prior to start of job.
- A \$2,000.00 discount will be applied at the final payment if Bayer & Bayer are able to obtain written permission from the neighbor to access through their property and fence. Bayer & Bayer will protect the area as best as possible however not responsible for damage.

DESCRIPTION

Exterior Excavation by removing soil down to footings approximately 24 to 30 inches wide. Tar outside of wall. Test bleeder tile and install new outside drain tile. Backfill up to grade with washed stones.

Sump Pump will include new sump crock (pit), new pump and all necessary plumbing. This includes the electric circuit. Bayer & Bayer Inc does not warrant products not mentioned but some of such products may be covered by a manufacturers' warranty. Primary AC operated sump pumps are recommended, but cannot be relied upon in every situation. In rare circumstances this system may not keep up with the amount of water. In these cases, additional pumps may be required at an additional charge.

CLIENT COPY

RETURN COPY

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WARRANTY

Reinforcement: The work specified in this proposal performed by Bayer & Bayer Inc. will be guaranteed against further movement for 5-years. Warranty is transferrable at no charge to future owners of the structure. This warranty is in effect if the job specified in this proposal is completed and paid in full and, alternatively, is null and void if full payment is not received.

Waterproof: The work specified in this proposal performed by Bayer & Bayer Inc. will be guaranteed against water leakage at the floor line for 5-years. The area where wall drainage board and a draitile system has been installed by Bayer & Bayer Inc. warrants that, if water from the floor wall joint passes through the perimeter the draitile system and onto the basement floor, Bayer & Bayer Inc. will provide the labor and materials to fix the leak(s) at no additional charge for 5-years. The warranty does not cover untreated areas or issues not addressed in this proposal. Sump pump or power failure is not uncommon, the warranty does not guarantee a dry basement in all circumstances. Warranty is transferrable at no charge to future owners of the structure. This warranty is in effect if the job specified in this proposal is completed and paid in full and, alternatively, is null and void if full payment is not received.

Sump Pump: Carries a manufacturer's warranty through the plumbing contractor.

EXCLUSIONS FROM THE WARRANTY

Exclusions: The warranty does not cover exterior or interior waterproofing in this proposal for 1) clogging or malfunction from mineral accumulations, iron bacteria (ocre), tree roots, mud, or sand, etc.; 2) condensation, concrete discoloration, water leaking out of the wall over the proposed area, efflorescence (white powder) on concrete, window wells flooding, shrinkage cracks in new concrete or peeling paint; 3) plumbing or frozen discharge pipes; 4) water damage to property including floor coverings, furniture, all personal property, stored items, finished walls, and other objects inside the basement where the work was completed.

The warranty is null and void if the homeowner does not maintain proper pitch away from the foundation; maintain clean gutters; downspout extensions 8-feet away, where possible from the foundation.

CUSTOMER RESPONSIBILITY

Customer is responsible for preparing the work area for installation and access for Bayer & Bayer Inc. Customer is responsible for any finish carpentry, painting, paneling, etc. that may be necessary after Bayer & Bayer Inc's work is finished. Customer agrees to: 1) maintain positive drainage away from the foundation; 2) keep gutters clean; and 3) direct downspouts at a sufficient distance away from the foundation.

NOTES

Bayer & Bayer, Inc.:

- Bayer & Bayer, Inc. will obtain proper permits and inspections as needed.
- The debris from Bayer & Bayer, Inc. work area will be removed and area swept/raked clean.
- All materials will be up to or above current building code standards.

Owner/Person Contracting:

- Owner/Others responsible to have area(s) of repair open and ready for access (*10' clear space from wall*). If personal items are needed to be moved to complete repair properly there will be an additional hourly fee of \$50.00 per hour unless otherwise agreed and noted in contract.

- Owner/Others responsible for having ready access to Bayer & Bayer, Inc. into basement for repairs contracted if necessary.
- *The authorizing party(s) has the right to cancel the contract by mailing a written and signed notice to Bayer & Bayer Inc. The notice needs to arrive prior to the end of the third business day, by midnight, from the date the contract was signed.*

AMOUNT

TOTAL: \$39,600.00 (Thirty-nine Thousand Six Hundred Dollars)

PAYMENT SCHEDULE:

1. \$6,600.00 upon start of job.
2. \$6,600.00 upon completion of excavation and wall removal
3. \$6,600.00 upon completion of new footings
4. \$6,600.00 upon completion of new block walls
5. \$6,600.00 upon completion of backfilling with stones
6. \$6,600.00 upon completion of job.

Please sign contract, scan and return in the enclosed stamped envelope. Upon receiving signed contract authorizing work and payment schedule, Bayer & Bayer, Inc. will put you on the schedule unless otherwise noted. Bayer & Bayer, Inc. will call to schedule job. This unsigned contract amount is good for thirty (30) days. After thirty (30) days from date of contract, call the office for any possible price increases.

Credit card payments: A service fee of 3.50-5.0% will be added.

Any *additional work* not stated in contract to be completed for an *additional amount* will be written and authorized by Bayer & Bayer, Inc. and owner in an amended contract. The amount due will be paid by 40% upon start of additional work and balance of additional work upon completion of job *in addition* to final payment of first contract.

AUTHORIZATION


JAMES J. BAYER, Bayer & Bayer, Inc.

SIGNATURE Owner or Representative authorizing contract & payment **DATE**

Your satisfaction is important to us so please let us know immediately of any concerns. We also love to hear compliments. The greatest compliment is referring us to others.

Thank-you for your business!

