



# Ness LLC

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8-11-2020

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## **PROPOSED Foundation Repair at 2154 N. Big River Place Eagle, Idaho**

After reviewing the visible issues:

I see that there appears to be no justification for a drain system and that there is some seepage in the cold joint. This seepage appears to cause no visible structural issues and from our experience does not in the long term. Since it is not covered by vapor barrier, it does allow that seepage moisture to evaporate into the crawlspace area from the cold joint.

That can be stopped in the identified area, from the outside but it would entail excavating down to the footing to seal the cold joint.

### **Due to the apparent fact of minor seepage issues at this time, I would recommend on the front right side.**

Area focused on during inspection was the front right side approx 50 lin. feet where there was intrusion noted.

This proposal is for that 50 lin. ft. area only:

1. We will remove what is necessary to access the stem wall but not rebuild or replacement included. Excavate that area down to the top of the footing in that area stated in the following proposal.
2. The soil will be put on tarps. With the excavation we cannot guarantee that the curbing or grass will not be damaged (final landscape, grass, curb and plants of that area not included)
3. Expose the 50 ft. section of the stem wall, pressure wash the cement. Seal any cracks exposed in the stem wall. Install vent wells on those vents in that area.
4. Backfill, compact and add additional soil to re-grade this area exposed.
5. Surface work limited to grading within 3 feet of the foundation, no re-landscape related work done.

**Total labor and materials -1-5 = 6,732.47**

**Please Note: If signed within 24 hours, your estimated start date will be some time during the week of Oct. 5th.**

*>> Paid out of closing if closing is within 21 days of job completion or 50% down and 50% paid upon completion <<  
>> 3% charge on credit card transactions <<*

Parts 1-3 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Please print name: \_\_\_\_\_

Douglas A. Ness (CMRS) -Idaho Contractor Registration# RCE-481