



YELLOWSTONE STRUCTURAL SYSTEMS

Prepared by:

Jesse Scott
C (406) 600-5431
jesse@yellowstonestructural.com

Yellowstone Structural Systems, LLC
www.yellowstonestructural.com
TF (888) 479-PIER
O (406) 587-2903
F (888) 416-2811
License# 207749

Prepared on:

4-9-18

Prepared for:

Lorna Anderson
lorna.anderson.wy@hotmail.com
C 307-272-7816

Job location:

31 Diamond Basin Rd
Cody, WY

Project Summary

Permanently Stabilize Foundation	\$67,554.00
Associated Demolition	\$22,955.00
Permanently Stabilize Floors	\$11,560.00
Isolate Stair-Core	\$7,072.00
Undermine Footings	\$11,960.00
Total Investment	\$121,101.00
Total Contract Price	\$121,101.00
Deposit Required - 40%	\$48,440.40
Deposit Paid	\$0.00
Amount Due Upon Installation	\$121,101.00

Customer Consent

Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal may be withdrawn if not accepted by the Customer within 120 days. Yellowstone Structural Systems, LLC (YSS) cannot be held responsible for defects that are concealed from our inspection personnel. In some cases, such concealment is unintended by the client and simply results from failure to fully disclose cosmetic or other work that has been performed. To avoid this, we rely on you to inform us of all prior work that has been performed which might reduce our ability to accurately identify and evaluate problems in your home or facility. Our inspection, consultation, and repair approach will be based on items in plain-sight and assumptions made based on typical construction practices. No destructive or exploratory methods will be conducted without your knowledge and approval. Unforeseen conditions during construction can result in changes to our approach and project costs.

Authorized Signature Jesse Scott **Date** _____
Jesse Scott

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1.5% per month (18% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature Lorna Anderson **Date** _____
Lorna Anderson

Customer has received a copy of the "Foundation Repair Science" book.

Initial _____

Job Details



ISSUE: FOR CONSTRUCTION 11/26/2017

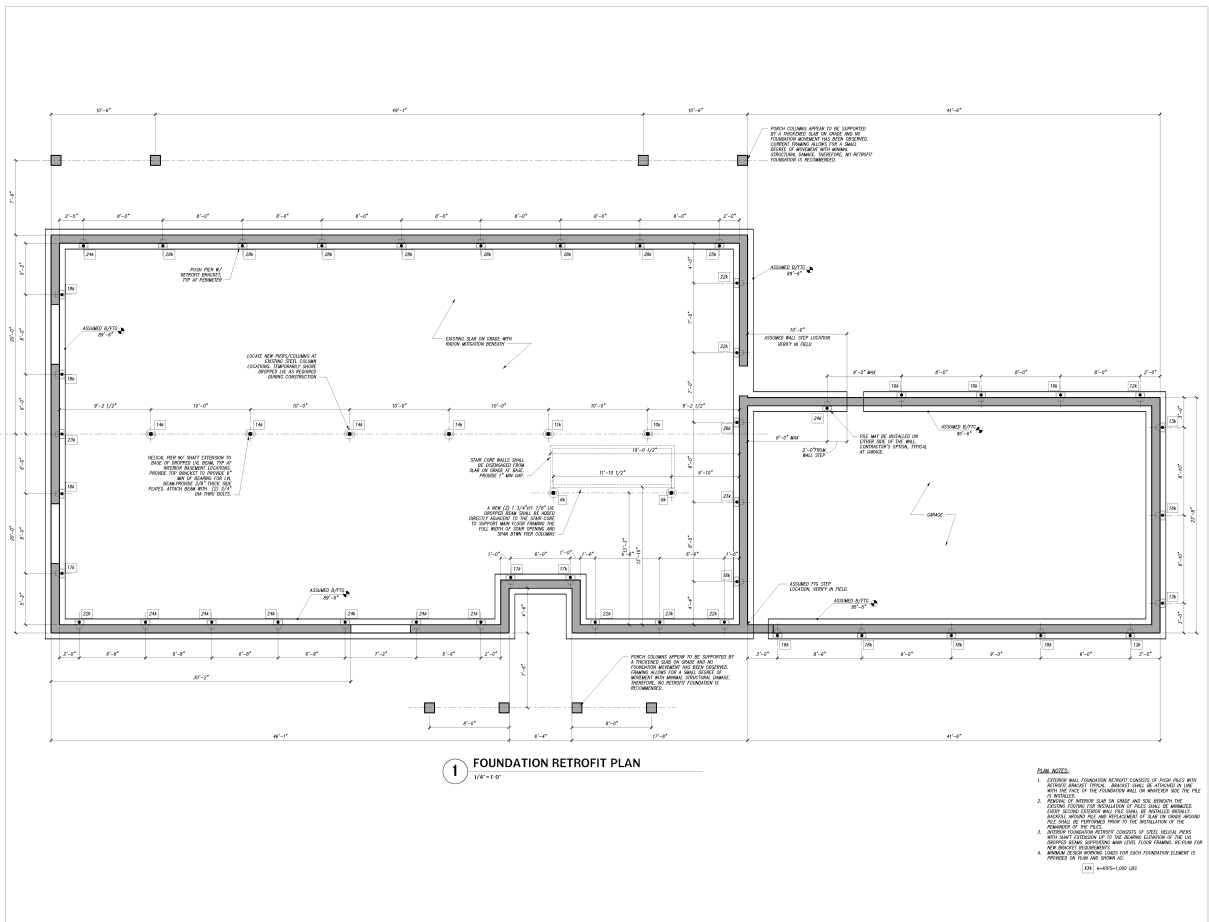
ANDERSON/CROWTHER RESIDENCE FOUNDATION RETROFIT

31 Diamond Basin Road Cody, Wyoming

PROJECT NO: 16006 DRAWN BY: JSS CHECKED BY: JSS

SHEET TITLE: FOUNDATION RETROFIT PLAN

S-200



Type of Wall Poured Concrete
Existing Wall Finish Plain
Existing Floor Finish Concrete

Job Details (Continued)

Specifications

Install Push Pier(s) to support the foundation as shown on job drawing using a standard bracket. Final Location of pier(s) is subject to field conditions. Deployment of equipment and crew to project location. Lodging for crew when project location exceeds 40 miles from Bozeman, MT. Rental of Cat 301 Excavot for garage work. Removal and disposal of concrete slabs up to 4" in thickness. Wet cutting of concrete slab up to 5" in thickness. Conveyor system to convey material from basement to exterior. Bobcat 418 micro excavator (with exhaust purification) for excavation work in basement. Telehandler to place equipment into basement stairwell. Additional labor requirements for project. Drilling of 10" core holes thru concrete slab measuring 4-5" in thickness. Installation of helical pile as required to support interior columns. Load transfer device between helical pile and column. Installation of cut-in-place adjustable column for floor support. Install a galvanized steel S4x7.7 supplemental beam as indicated on job drawing. Additional labor required to perform services outside of the general scope of work. Drilling of 10" core holes thru concrete slab measuring 4-5" in thickness. Installation of helical pile as required to support interior columns. Load transfer device between helical pile and column. Installation of cut-in-place adjustable column for floor support. Crew time required to complete project.

Depth Clause

Total depth per pier included in price: 15
Each add'l foot add'l cost of: \$25.00

Contractor Will

1.) Remove concrete as necessary in the workplace.

Customer Will

1.) Replace concrete upon completion of the job.
2.) Pay an additional charge as shown for piers installed beyond the expected depth.

Additional Notes

This project has been completed per the design and recommendations by Joe Hall, PE of KL&A Structural Engineers. In addition to the standard warranty outlined in this proposal, YSS warrants the completed work to stabilize the affected area(s) against further settlement and/or heave as a result of expansive soils for twenty-five (25) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers.

Product List

Permanently Stabilize Foundation

3" Push Pier, Standard Bracket	40
Deployment, Crew Deployment	852
Lodging	20
Cat 301	1

Associated Demolition

4" Slab Removal	1075
Concrete Slab Cutting - 5", Concrete Flat Cutting - 5"	800
Lodging	8
Conveyor	1
Bobcat 418	1
642 Lift	2

Product List (Continued)

Additional Labor (crew day) 5

Permanently Stabilize Floors

Core Hole Drilling (10")	200
Helical Pile	6
Helical Pile Termination	6
Adjustable Column	6
Lodging	1

Isolate Stair-Core

Supplemental Beam	12 ft
Additional Labor	15
Core Drilling (10")	1
Helical Pile	2
Helical Pile Termination	2
Adjustable Column	2
Lodging	1

Undermine Footings

Lodging	6
Crew Time	50

Recommendations to Your Project

Lift Settled Foundation	Bid Required
Keep Basement Warm & Dry	Bid Required
Divert Roof Water Away from Foundation	Bid Required
Add Means of Egress	Bid Required
Permanently Support Slab	Bid Required
Lift & Level Floors	Bid Required
Prevent Mold & Reduce Odors	Bid Required

Limited Warranty

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty (“Warranty”) is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor (“Contractor”) to the customer (“Customer”). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer’s warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor’s workers are fully covered by Workers’ Compensation insurance.

Foundation Piers – Contractor warrants that the foundation piers will stabilize the affected area(s) against further settlement for twenty-five (25) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard. Customer should be aware that damage can occur to the structure during a lift operation and that Contractor is not responsible for such damages. Foundation piers provide vertical support only and cannot be expected to provide lateral support. If lateral movement occurs, additional work may be needed at an additional cost.

SmartJacks – Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for five (5) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for twenty-five (25) years from the date of installation (see manufacturer’s warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer.

Exclusions From This Warranty – This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer’s negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

Items For Which Customer Is Responsible – Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor’s work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under “Customer Will” or “Additional Notes.”

Drainage Systems, Sump Pumps, Encapsulation & Water Management - Warranty is in effect when job is completed and paid in full.

If water from the walls or floor wall joint passes through the perimeter water control system and onto the basement floor, we will provide the additional labor and materials to fix the leak at no additional charge to the homeowner. This warranty applies to WaterGuard, and DryTrak systems, along the specific areas where the system is installed. Said warranty will be in effect for the lifetime of the structure. This warranty may be transferred to future homeowners provided we are notified within 30 days of the real estate transfer. The water control system shall not rust, rot or corrode for as long as you own the home.

If the entire perimeter of the basement was not treated, then additional work at additional charge could be necessary to extend the system or treat other areas or other problems not addressed by this work. In addition, a pump or power failure is possible, therefore this warranty is not a guarantee of a dry basement, as the scope of this work cannot guarantee that in all circumstances.

This warranty shall not apply to: condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, or efflorescence (white powder) on concrete. Contractor can not be responsible for peeling paint, water once pumped from the house, dust created from installation, damage to hidden fuel lines or plumbing, or frozen discharge lines without an IceGuard. A DryTrak system alone will not eliminate seepage from floor cracks. Floor cracks are warranted against leakage with full perimeter WaterGuard systems.

Primary AC operated sump pumps and DC back-up pumps are covered under a separate manufacturer’s warranty which is 12 months from date of installation. Failure of any pump for any reason is outside the scope of this warranty. Back-up pumps that run off a battery, if not maintained, or that are called on to run beyond the current life of the battery, can fail. These systems are very much recommended, but cannot be relied upon to work in every situation. Annual maintenance is recommended, to find potential problems, but not required for this warranty to be in effect. Electrical work is not included in the contract and problems from electrical connections or lack thereof are disclaimed.

Systems that drain to daylight can not be warranted by the contractor if such drain: does not drain enough water, does not drain water from under the floor, clogs or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron gel or iron bacteria from the soil are rare, the contractor can not be responsible for these situations, and that system will require cleaning, flushing or other service as necessary to keep it functioning for that particular situation. Wall cracks repaired with FlexiSpan are warranted against leakage for 5 years.

(continued)

A CleanSpace, crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system, and a SmartSump system to remedy the problem with water below the CleanSpace liner. CleanSpace has a transferable 25 year warranty – there will be no charge for service calls on any tears or holes in the CleanSpace liner, in the unlikely event this occurs. Sump pumps are covered under a separate manufacturer warranty. Installation of the system does not include extending discharge lines, or electrical work unless specified. Contractor is not responsible for frozen discharge lines without an IceGuard, water once pumped from house, or condensation.

THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor's part. There are no other warranties verbal or written.

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Signatories



Lorna Anderson

Email: lorna.anderson.wy@hotmail.com
Device: Chrome 75.0 on Windows 10 (computer)
IP number: 67.215.17.153
IP Location: Cody, Wyoming, United States

Trusted timestamp:
2019-06-25 22:15:15 UTC

Lorna Anderson



Jesse Scott

Owner
Yellowstone Structural Systems
Email: jesse@yellowstonestructural.com
Device: Chrome 74.0 on Mac 10.14 (computer)
IP number: 212.103.49.165
IP Location: Los Angeles, California, United States

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Jesse Scott

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Audit log

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