

COLORADO STRUCTURAL REPAIR★

Thank you again for the opportunity to be of service to you. Colorado Structural Repair is a structural repair contractor and does not employ licensed structural engineers. Therefore the following repair plan is contingent on the review of a third party licensed structural engineer. The final repair plan amount may vary based on that review.

This inspection was non-invasive and was conducted based on visual access only. Our inspections represent the professional opinions of this company based on the observations made at the time of inspection.

Date Of Inspection: August 7, 2024

Phone Number: +1 (720) 402-1230

Property Address: 6615 Cole Ct
Arvada 80004

Email: ben@thebddesignbuild.com

Inspected By: Byron Johnson

Client Name: BD Design/Build - Ben Delaney

All Repair plans are valid 30 days from the inspection date listed above.

Site Review:

- Exterior Install
- Interior Install
- Vacant
- Tenant/Owner Occupied
- Machine Install
- Hand Install

- Sewer Line Located
- Water Line Located

- Landscape Removal Only
- Landscape R&R
- Lawn R&R
- Concrete Removal Only
- Deck R&R
- Fence R&R

- Exterior AC R&R
- Furnace R&R
- Water R&R
- Stairs R&R

- Basement Access
- Interior Only
- Exterior Only
- Both

- Crawl Access
- Interior Only
- Exterior Only

Special Instructions:

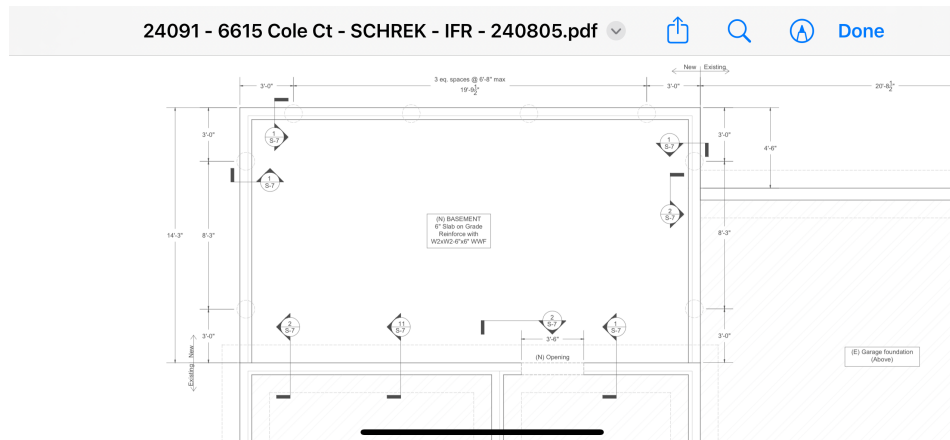
- Tree Removal Only
- Patio Removal Only
- Rail Tie Removal Only
- Decorative Items Removal Only

R&R = Remove & Replace

Repair Recommendations:

Install 8 helical piers with rabbit ears caps per engineering supplied.

Payment by check or certified funds. Extra charges for credit cards.



Quantity	Units	Item Description	Cost	IP
0	EA	HELICAL PIERS - BASEMENT depth to 30'	\$0.00	
0	EA	HELICAL PIERS - CRAWLSPACE depth to 30'	\$0.00	
0	EA	NO LANDSCAPING REPLACEMENT - PIERS ONLY	\$0.00	
8	EA	NEW CONSTRUCTION HELICAL PIERS to 30'	\$12600.00	
0	EA	RESISTANCE PIERS - BASEMENT depth to 30'	\$0.00	
0	EA	RESISTANCE PIERS - CRAWLSPACE depth to 30'	\$0.00	
0	EA	LIFTING/STRAIGHTENING per location	\$0.00	
0	EA	NEW CONSTRUCTION PIER CAPS	\$0.00	
0	EA	PIER EXTENSIONS - charged at \$255/5' section after 30'	\$0.00	
0	Ln Ft	BEAM up to 8" - tbd by Engineer	\$0.00	
0	Ln Ft	STEEL CHANNEL / ANGLE up to 4" - tbd by Engineer	\$0.00	
0	EA	CLIP PIERS	\$0.00	
0	EA	HELICAL TIE-BACKS	\$0.00	
0	EA	WALL ANCHORS does not include blocking	\$0.00	
0	EA	WALL BRACES does not include blocking	\$0.00	
0	Sq Ft	CONCRETE FLATWORK	\$0.00	
0	EA	BLOCKING for floor joists.	\$0.00	
0	EA	CHIP & GROUT beam pocket.	\$0.00	
0	EA	Steel support MONO-POST - NO PAD	\$0.00	
0	EA	MONO-POST PAD per engineering.	\$0.00	
0	Ln Ft	EPOXY injection and/or STRUCTURAL GROUT - determined by crack size, not a water proofing repair	\$0.00	
0	Sq Ft	REMOVE & REPLACE CONCRETE	\$0.00	
0	Sq Ft	CONCRETE FOOTING	\$0.00	
0	Sq Ft	CONCRETE WALL	\$0.00	
0	EA	CONCRETE GRADE TRANSFER BEAM (includes 2 helical piers)	\$0.00	
0	EA	CONCRETE COUNTERFORT	\$0.00	
0	EA	On site CONCRETE PUMP TRUCK.	\$0.00	
0	EA	CARBON FIBER STRAPS.	\$0.00	
0	EA	EGRESS WINDOW	\$0.00	
0	EA	LABOR costs / TRANSPORT costs.	\$0.00	
0	CYD	STRUCTURAL FILL Material.	\$0.00	
0	CYD	FLASH FILL.	\$0.00	
0	CYD	Delivery Charge per 11 Cyd.	\$0.00	
0	DAY	MASONRY	\$0.00	
0	CYD	EXCAVATION BY MACHINE with backfill.	\$0.00	
0	CYD	EXCAVATION BY HAND exterior with backfill.	\$0.00	
0	CYD	EXCAVATION BY HAND interior (less than 4') with backfill.	\$0.00	
0	Ln Ft	TRENCH/TEMP SHORING	\$0.00	
0	Ln Ft	INTERIOR FRENCH DRAIN dirt or rock top.	\$0.00	
0	Ln Ft	INTERIOR FRENCH DRAIN with CONCRETE remove and replace.	\$0.00	
0	Ln Ft	CHANNEL DRAIN	\$0.00	
0	EA	MOVE AC unit - third party vendor may be contracted.	\$0.00	
0	Sq Ft	Exterior WATER PROOFING - Does not include excavation of foundation. 70ml bit, mastic + roll.	\$0.00	
0	EA	Sump PIT - Sump PUMP - Sump ALARM.	\$0.00	
0	EA	Sump PUMP REPLACEMENT.	\$0.00	
0	Ln Ft	Sump EXTRACTION for exterior only.	\$0.00	
0	Sq Ft	20 mil VAPOR BARRIER.	\$0.00	
0	Sq Ft	6 mil VAPOR BARRIER.	\$0.00	
0	Ln Ft	DRYWALL & STUD REMOVAL	\$0.00	
0	EA	REMOVE & REPLACE OSB (Oriented Strand Board).	\$0.00	
0	EA	Suspend/Re-install FURNACE - third party vendor may be contracted.	\$0.00	
0	EA	Suspend/Re-install HOT WATER HEATER - third party vendor may be contracted.	\$0.00	
0	EA	Suspend/Re-install WOODEN STAIRS only.	\$0.00	
0	EA	LOAD TESTING	\$0.00	
0	EA	DEBRIS REMOVAL.	\$0.00	
0	MON	Portable TOILET.	\$0.00	
0	EA	CONTAINMENT up to 1000 sq ft	\$0.00	
0	EA	SEWER PERMIT (Denver)	\$0.00	
0	EA	ILC - Required for Jeffco permits	\$0.00	
0	EA	PRIVATE UTILITY INSURANCE	\$0.00	
0	EA	THIRD PARTY LICENSED STRUCTURAL ENGINEER	\$0.00	
0	EA	ENGINEER outside Metro Area	\$0.00	
0	EA	OFFICE PROCESSING FEE	N/A	
0	EA	BUILDING PERMIT	N/A	

Total: \$12600.00
35% Deposit: \$4410.00

STRUCTURAL WORK

For structural work, we require that both a third party licensed structural engineer review the repair plan and that a permit be obtained through the proper municipality/city for each project. An independent engineering firm will help ensure the client is provided the best possible repair and workmanship possible.

LIMITED WARRANTY

Colorado Structural Repair warrants that all work performed by Colorado Structural Repair and its subcontractors shall be done in a good and workmanlike manner in accordance with accepted trade practices. Colorado Structural Repair offers a 10 year warranty on interior drains and a lifetime warranty on the contracted structural work performed; however, Colorado Structural Repair does not warrant resulting damage due to unknown factors such as; hidden structural deficiencies, changes to the water content below the structure and weakening of the structure over time. Colorado Structural Repair supplier of structural materials also provides a 30 year warranty on its products. Said warranty on workmanship shall extend for 1 year from the date of substantial completion of Colorado Structural Repair's work. Colorado Structural Repair will not compensate the client for any inconveniences caused by warranty work. All warranties are transferable. For limited warranty to be transferred to another customer, Customer is responsible for mailing a certified letter with new customer/owner details (including phone number and email address) and check/money order/monies of \$125.00 to Colorado Structural Repair at 3195 S Zuni St, Englewood, CO 80110 within thirty (30) calendar days of transfer of ownership for transfer to be valid.

TERMS AND CONDITIONS

1) **SERVICES NOT COVERED:** Interior cosmetic cracks/separations may occur during the repair process including, but not limited to, the installation of resistance piers, helical piers, wall anchors and or any other items that may affect the position of the foundation. Colorado Structural Repair will not be responsible for the repairs of any resulting cracks/separations that may occur. Colorado Structural Repair does not install electrical outlets for sump pumps. Client is responsible for installation of necessary outlet(s) and ensuring unit is plugged in.

2) **CUSTOMER'S RESPONSIBILITIES AND SITE CONDITIONS:** If available, Customer is responsible to supply water, gas, sewer and electrical utilities unless otherwise agreed upon in writing. Customer shall allow and provide Colorado Structural Repair and its equipment access to the property. Customer is responsible to secure, remove and protect all persons and/or property, and its contents, including but not limited to adults, children, animals, cabinets and their contents, fixtures, flooring, walls, tiling, carpets, drapes, furniture, and vegetation, during and upon completion of work, and shall hold harmless and indemnify Colorado Structural Repair against all claims arising out of Customer's failure to do so. Colorado Structural Repair is not responsible for any carpets, drapes, furniture, driveways, lawns, shrubs, sprinkler systems etc. Customer should expect dust throughout the work process on the interior and exterior of the building. Customer is responsible to establish positive drainage around the exterior foundation walls of the building and install proper downspouts 8ft away from foundation walls after the work has been completed. If excavation was required for a project, settlement of soil may occur. If settlement occurs it will be the responsibility of the client to add additional fill dirt to the settled areas. Customer will point out and warrant the property lines and private utilities; Colorado Structural Repair is not responsible for damage to those items. Colorado Structural Repair cannot guarantee future damage to the structure will be prevented due to unknown factors such as; hidden structural deficiencies, changes to the water content below the structure and weakening of the structure over time. Colorado Structural Repair is not responsible for frozen sump pump discharge lines, or any resulting damage from freezing.

3) **DELAYS:** Colorado Structural Repair agrees to start and diligently pursue work through to completion, but shall not be responsible for delays for any of the following reasons: failure of the issuance of all necessary building permits within a reasonable length of time, acts of God, stormy or inclement weather, extra work ordered by Customer, or civil commotion, inability to secure material through regular recognized channels, or allocation of materials, failure of Customer to make payments when due, or delays caused by inspection or changes ordered by the inspectors of authorized governmental bodies, or engineers, for acts of independent contractors, or holidays, or other causes beyond Colorado Structural Repair's reasonable control. If delays are caused by the client, a charge of \$500 per day will be added to the total amount due.

4) **PAYMENTS AND RIGHT TO STOP WORK:** Past due payments shall bear interest at the rate of 2% per month (24% per annum), until paid in full. Colorado Structural Repair shall have the right to stop work if any payment is not made, when due under this Agreement; Colorado Structural Repair may keep the job idle until all payments due are received. These remedies are in addition to any other right of remedy that Colorado Structural Repair may have. Colorado Structural Repair will consider failure to make payment when due to be a material breach of this Agreement. The unpaid amount will be submitted for collection action. Once the agreement is executed, \$500 of deposit is non-refundable. Once work has commenced, down payment is non-refundable.

5) **CLEAN-UP & LANDSCAPE :** Colorado Structural Repair will remove from the Customer's property debris and surplus material created by its operation and leaves it in a neat and broom clean condition. If the client opts to not have landscaping removed and replaced by CSR when installing piers, the construction area will be left with a rough finished grade.

6 LIMITATIONS: This repair plan is based on conditions of the structural elements that were readily observed at the time of the inspection. No invasive testing or inspections were performed. No action of any character arising from or related to this contract, or the performance thereof, shall be commenced by Customer more than one year after completion or cessation of work under this contract. Epoxy injection does not guarantee cracks to be waterproof. If epoxy injecting is being completed, Colorado Structural Repair recommends water proofing from exterior of foundation wall to prevent water intrusion through cracks. Customer should wait 90 days upon completion of any foundation repair to begin any cosmetic or finish work.

7) ATTORNEY FEES: In the event that there is any litigation or an arbitration arising out of this Agreement, then the prevailing party shall be entitled to its reasonable attorney's fees and costs.

8) VALIDITY: In case one or more of the provisions of this Agreement of any application thereof shall be invalid, unenforceable or illegal, the validity, enforceability and legality of the remaining provisions and any other application shall not in any way be impaired thereby.

9) CHANGES IN CONTRACTED WORK / CONCEALED CONDITIONS: If additional drilling is required to reach engineer required depths, customer will be notified immediately and additional charges will apply for predrill. Should the Customer or any public body or engineer direct any modification or addition to the work covered by this contract, the contract price shall be adjusted accordingly. The change in the contract price caused by such additional work shall be as agreed to in writing. Colorado Structural Repair's actual cost of labor, equipment, subcontractors and materials, plus overhead and profit shall be the change in contract price. A change order may also increase the time within which the contracted work is to be completed. Colorado Structural Repair shall promptly notify the Customer of: (a) latent physical conditions at the site and differing materially from those indicated in this contract, or (b) unknown physical conditions differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this contract. Any expense incurred due to such conditions shall be paid for by Customer as added work. No extra or change order work shall be required to be performed without prior written authorization of the person contracting for the repair or construction. However, in the event that the building department or other governing body requires a change or modification Colorado Structural Repair may make that change prior to receiving written authorization and thereafter negotiate the effect of that change with the Customer.

10) PRIVATE UTILITY INSURANCE: If private utility insurance has been selected, Colorado Structural Repair agrees to repair any private (non-marked) utilities damaged by CSR during installation at no cost to the customer.

11) LIFTING & STRAIGHTENING: Colorado Structural Repair will attempt to lift or straighten a structure if called for on this contract. No guarantees are made to the exactness of the operation. If a minimum of 50% of desired lift/straightening is not achieved between the pier and wall base (footing), Colorado Structural Repair will refund any "lifting/straightening fees" listed on this contract. If no "lifting/straightening fees" are listed, there will be no change in contracted price.

12) SPRINKLER LINES: Unless noted in this contract, Colorado Structural Repair is not responsible for any sprinkler components unless marked (paint and/or flags) by the customer.

THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE TO YOU AND YOUR INTEREST IN COLORADO STRUCTURAL REPAIR. PLEASE HAVE THE AUTHORIZED PERSON SIGN BELOW IF YOU ACCEPT THIS REPAIR PLAN.

I authorize Colorado Structural Repair to charge my credit card . These charges will include and limited to, the deposit, progress payment(s) and or final payment. *Final payment will be charged upon completion.*

Initial to accept.

The final payment is due upon completion of project. After final payment is received a closeout package will be sent within two weeks and will include the warranty, final engineer letter and building permit. All projects that extend over 5 business days will be subject to weekly progress payments. Projects will not begin until the deposit funds clear.

Homeowner/Authorized Agent

Colorado Structural Repair

Date

Date