BASEMENT WATERPROOFING & FOUNDATION SPECIALISTS

Contract

GSI Foundations

Date
10-11-19

GSI Builders LLC dba GSI Foundations
Licensed and Insured
N85W16110 Appleton Ave #943, Menomonee Falls, WI 53052
Phone: (920) 395-8280 Fax:414-897-7493

Submitted to - **Job Address:** 3775 E Adams Ave, Cudahy, WI 53110
Owner: WHR Holdings LLC **Phone:** 262-388-1894
Mail Address: 12660 W North Ave, Suite 5
City: Brookfield **State:** WI **Zip:** 53005

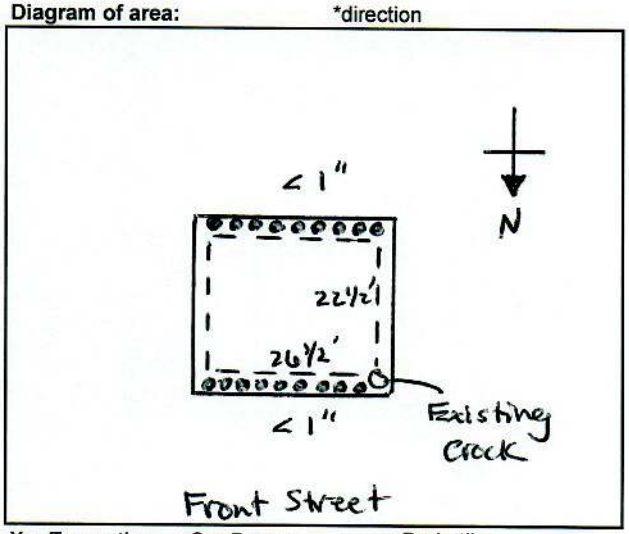
EXCAVATION / OUTSIDE WORK

_____ Approximate linear ft.
( ) Provide all permits/diggers hotline.
( ) Cover lawn with plywood; excavate shaded area to footings; clean excavated walls; patch all exterior cracks (grade to footing); clean and flush bleeders in footings; apply below grade, tar mastic sealer; cover tar with 6 mil visqueen; install new 4' exterior drain tile; back fill about 80% stone and 20% topsoil; grade away from foundation walls using top soil.
( ) Straighten walls best as possible and replace blocks if necessary.
( ) Repair/Re-tuck-point wall cracks interior/exterior per job Foreman.
( ) Remove/Replace ( ) Concrete ( ) Stoops.
( ) Remove/Replace Air Conditioner by Licensed Technician.
( ) Remove/Replace/Install _____ Window Wells.
( ) Remove Shrubs, Bushes, Trees, Etc. as needed.

INTERIOR DRAINTILE / OTHER

98' Approximate linear ft.
(X) Open basement floor approximately 18" away from walls where indicated; trench along side footings and create a gravity flow to sump crock; clean and flush bleeders in footing.
(X) Drill 3/4-1" weep holes into block hollows below floor level.
(X) Install channel cove drainage system.
(X) Install new 3-4" perforated drain tile and cover drain tile with stone. Re-cement floor and haul away debris. Leave broom swept.
( ) Install _____ interior drain tile clean outs.
( ) Install sump crock & sump pump. Discharge; ( ) Grade.
( )

Diagram of area: *direction



X = Excavation ● = Beams --- = Drain tile

REINFORCEMENT METHODS

Wall thickness _____ No. of courses 11 Courses above grade _____
(X) Reinforce walls where shown with engineered 5 x 3 vertical steel columns; Install approximately 18 steel braces every 32-36" on center.
(X) Grout behind braces where needed.

Notes: GSI will tie into the existing crock. All work will be done per WAFRP Standards. Wall movement is less than one inch. No plumbing, electrical or HVAC is included.

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, and will be completed in a substantial workmanlike manner for the agreed sum of: [redacted]

Down payment _____

Full Payment Due Upon Completion Of Above Written Work Estimate

Contractor agrees for a period of 10 **Years** the repair or replacement of any defective work at no added cost to owner. Contractor is not responsible for any foundation settling and cracking as a result of sub-soil movement. The guarantee does not cover dampness, efflorescence or mold growth on basement walls or floor. **Guarantee is transferable to new ownership from initial date of "signed" contract.** See terms on back of contract.

Owner acknowledges that he has read the terms and conditions contained in this agreement, including other terms and conditions contained on the reverse hereof and acknowledges receipt of this agreement. The terms, conditions, specifications, prices, and payment terms are hereby accepted.

Starting Date ASAP **Completion Date** 10/31/19

Accepted by Owner x _____ **Date** _____

GSI Foundations Representative x _____ **Date** 10/11/19

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of acceptance, unless work is to begin within that 3 days. This estimate may be withdrawn by GSI Foundations, if not accepted within 7 days.

Address: 3775 E Adams Ave

Date: 10-11-19

TERMS AND GUARANTEE

Buyer represents that he or she is in fact the legal owner of the premises on which labor and materials are to be performed.

GSI Foundations is an adopted mark for GSI Builders LLC with the State of Wisconsin.

Any extra work requested by owner and performed by GSI Foundations shall be performed on a time and material basis (unless otherwise agreed in writing), including such overhead and profit as may then be standard for work of a similar nature and all such work shall be subject to all the terms and conditions hereof.

Contractor reserves the right to sub-contract services as required.

Contractor is covered by liability insurance. Certificates of Insurance will be furnished upon request.

Owner agrees to remove and replace any obstructions from inside walls, ceilings, or floors if inside work is necessary.

Owner will supply electrical outlets and/or plumbing unless otherwise specified on contract.

Owner will replace any electrical ground rod removed.

Guarantee only applies if the following is maintained by owner after completion of the work: Proper pitch of ground and concrete must be maintaned (minimum of 1/4 inch slope per foot for ground for the first 6 feet) or otherwise specified in writing. Gutters and downspouts must be kept in good working condition with a minimum of a six (6) foot discharge from the foundation or into working storm sewer system.

Damage to siding, gutters, downspouts, veneers or other trim are not the responsibility of contractor. The repair shall be to the immediate area of damage regardless of color or material matching problems and limited to a maximum of five hundred dollars to the contractor.
Damage to landscaping of any type is not the responsibility of the contractor, which includes survival of lawn, flowers, shrubs, and trees.
With access to the foundation repair and/or due to the scope of work, contractor will not be responsible for cracks in walks, driveways, patios, etc.

A 1 1/2% interest charge per month will be enforced on all accounts not paid by otherwise designated terms of this agreement. All accounts are to be paid at completion or as otherwise stated on contract. Guarantee shall not apply if not paid as agreed per contract.

As required by the Wisconsin construction lien law, builder hereby notifies buyer that persons or companies furnishing labor or materials for on the buyers' land may have lien rights on buyer and buildings if not paid. Those entitled to lien rights in addition to the undersigned builder are those who contract directly with the buyer or those who give the buyer notice within sixty (60) days after they furnish labor and materials for the construction and should give a copy of each notice received to his mortgage lender if any. Builder agrees to cooperate with the buyer and his lender, if any, to see that all potential lien claimants are duly paid for.

A waiver of lien will be furnished after final payment.

All materials are guaranteed to be as specified.

All work to be completed in a workmanlike manner according to standard practices.

There shall be no liability for delays in completion of work due to unusual weather or any circumstances beyond our control.

WALL EXCAVATION AND REINFORCING GUARANTEE

All walls straightened, reinforced and waterproofed are guaranteed against water penetration through the wall and inward movement of the walls. Contractor will service area for the period set by contract including labor and materials.

WALL REINFORCING GUARANTEE

Steel tube reinforcing is designed to prevent wall failure. When reinforcing is done without excavation the guarantee is limited to the free installation of additional reinforcing tubes. Contractor will service any area guaranteed for a period set by contract including labor and materials.

This guarantee only covers work performed by contractor. The guarantee is limited to area of repairs. No other guarantees are given unless otherwise specified on contract.

The guarantee provided herein does not cover dampness on the basement walls - it does cover any leakage or flow in specified areas.

Contractor is not responsible for water entering the premises through sewers, pipes, steps, chimneys, and windows and above masonry walls. Contractor is not responsible if new growth hampers the drain tile system causing seepage. Owner responsible for maintenance to control landscaping and tree root growth.

Sump pumps are warranted by manufacturers only.

Guarantee is void if footings are not on stable ground.

All existing construction is assumed to be according to proper building code and standard practices. Any deviations or alterations to the above unknown or contractor at the time of this estimate/contract could result in prior adjustments accordingly. All adjourning drain tile systems must be in proper working order. The footing must extend four (4) inches beyond the block wall for proper attachment of steel tubes.

The guarantee under this contract is transferable, at no cost, only to the next new owner of the property. Such transfer shall be subject to all terms and conditions being met under the contract.

Contractor is not responsible to repair or replace any concrete or asphalt walks, patios, or driveways that are damaged during use to access property for foundation repairs. Due to the nature of concrete, contractor will not be responsible for any cracking, pitting, sub-soil movement or discoloration of any poured concrete.

Additional cost will be charged if concrete removal exceeds 4" thick for slabs and 8" thick for stoops/steps.

Payment of sums owed by owner or representative must be completed according to the contract or all warranties and discounts are invalid.

In the event that a dispute arises related to this agreement or any work performed pursuant to this agreement, the parties agree to the following terms. That the matter shall be decided by a three-person arbitration panel, two of the members must be licensed home inspectors. Customer shall submit to GSI Foundations ten (10) names of potential arbitrators acceptable to customer and GSI Foundations shall select the three who shall decide this case. The arbitration shall be conducted under the procedure followed by the American Arbitration Association.

In the event that the customer files a claim against contractor and it is determined that contractor is without fault, customer agrees to pay contractor's costs of defending against the claim including reasonable attorney's fees.

GSI Foundations does not provide engineering reports. We may be able to recommend someone.

Initial_____

BASEMENT WATERPROOFING & FOUNDATION SPECIALISTS

GSI Foundations

Date
11-12-19

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Mail Address: 12660 W North Ave, Suite 5
City: Brookfield **State:** WI **Zip:** 53005

10 YEAR TRANSFERABLE
STRUCTURE WARRANTY

GSI FOUNDATIONS AGREES TO PROVIDE FREE LABOR AND MATERIAL TO SERVICE UNREASONABLE DEFLECTION OR BOWING OF BASEMENT WALLS FOR THE AREAS SPECIFIED IN CONTRACT. DEFLECTION OR MOVEMENT OF THE WALLS DUE TO HYDROSTATIC SOIL PRESUSSURE. THIS WARRANTY ONLY APPLIES IF REINFORCEMENT BEAMS WERE ORIGINALLY INSTALLED AS PART OF THE REPAIR CONTRACT. IF ONLY A PARTIAL AREA OF BASEMENT WALLS WERE REINFORCED WITH BEAMS, ONLY THOSE AREAS ARE COVERED BY THIS WARRANTY. TERMS AND CONDITIONS OF CONTRACT APPLY.

_____ EAST WALL _____ WEST WALL

✓ NORTH WALL ✓ SOUTH WALL

Contract Dated 10-11-19

GSI Foundations Representative

Contact@GSIFoundations.com

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10 YEAR TRANSFERABLE
WATERPROOFING WARRANTY

GSI FOUNDATIONS AGREES TO PROVIDE FREE LABOR AND MATERIAL TO SERVICE ANY SEEPAGE, DAMPNESS OR MOISTURE CAUSED BY HYDROSTATIC PRESSURE BELOW FLOOR LEVEL. THIS WARRANTY DOES NOT INCLUDE ANY DAMPNESS OR MOISTURE ENTERING FOUNDATION THROUGH ELECTRICAL OUTLETS, CHIMNEYS, WINDOWS OR WALLS UNLESS SPECIFIED ON THE CONTRACT WITH YOUR GSI FOUNDATIONS AGREEMENT. TERMS & CONDITIONS OF CONTRACT APPLY.

Contract Dated 10-11-19

GSI Foundations Representative

Contact@GSIFoundations.com