

Checked items done by Carolina Foundation Repair

Recommendations/Cost Basis:

1. *General preparations:*

- Replace the existing crawlspace entry doors, utilizing treated material. **\$800.**
- X** • Remove & dispose of all general debris, supplemental supports, floor insulation, & the remaining vapor barrier. Re-grade the crawlspace soil, as necessary. **\$850.**
- X** • Support loose wires/cables, as practical. **\$200.**
- X** • Consult with a plumber to address the poorly sloped waste piping. **Performed by others.**

2. *Reduce/control routine water entry along the perimeter:*

- X** • Seal all openings/pipe penetrations along the perimeter, which promote air & water entry. **\$300.**
- *Recommended based upon the evidence of direct water penetration:* Install a new/complete interior foundation perimeter drain system, which collects at a sump basin and discharges to the exterior, via a sump pump/check valve. Provide drainage rock, as necessary. **\$3,600.**

3. *Address the structure/floor system:*

- X** • ‘Sister’/reinforce at least (40+) floor joists, on a case-by-case basis, to restore floor system integrity. **\$5,600.** Upon removal of floor insulation, additional floor joists may require repair @ **\$130 each.**
- X** • Extract and replace both main central girders. (2) @ \$2,100 = **\$4,200.**
- X** • Repair/replace the rear damaged sill plate. **\$900.**
- X** • Brush/wipe/scrape the affected floor system components, as practical. Apply an anti-fungal treatment solution to the affected areas. **\$700.**
- X** • Jack & shim the floor system, at key locations, to improve general level & contact. **\$800.**
- X** • *Note: Sub-floor repairs are not addressed in the proposal. Sub-floor issues are best addressed from above, at the next finished flooring replacement.*

4. *Provide an alternative thermal barrier:*

- In lieu of standard floor insulation, install 1” rigid foam along the entire foundation interior perimeter. Maintain proper inspection gaps. Seal all joints and gaps using spray foam. Maintain R-19 batt insulation along the perimeter rim joist. **\$3,400.**

5. *Restore the vapor barrier:*

- X** • Install a new standard 6-mil/clear vapor barrier that is properly overlapped and provides 100% coverage of the ground. Secure the perimeter slightly up the wall, secured to the rigid foam interior perimeter (only if rigid foam is applied). **\$1,700. Or,**
- *Option:* Upgrade to a new 12-mil white/reinforced vapor barrier. Seal/tape all joints and around piers. Apply the barrier several inches up the foundation interior wall (only if rigid foam is utilized). **\$3,400.**

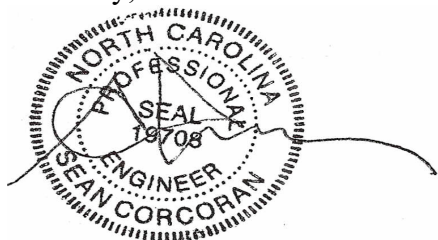
6. *Reduce condensation/fungus growth, and provide a more consistent/stable moisture environment, by shifting the crawlspace to a 'closed and moisture-controlled' space:*

- X** • Seal the entire foundation perimeter at all vents, doors and penetrations using rigid & spray foam. Provide replacement foundation vent covers, as necessary. **\$900.**
- Provide a Code-approved source of moisture control using a low-speed fan, to discharge crawlspace air to the exterior of the home via a check valve. **\$700.**

Notes:

- *If not tax exempt, NC Sales Tax also applies.*
- *This report is the property of the client referenced above and is not intended for use by others.*
- *The structural repair process is likely to cause cracking, to interior drywall, tile & trim-related surfaces. All resulting cosmetic repairs are to be performed by others.*
- *The cost of the repair/remediation of the items outlined in this report is based upon the completion of all of the items listed above. With the exception of items noted as an 'option', electing not to perform specific repairs will result in an increase in cost for remaining line items.*
- *Damage to the sub-floor is not considered in this proposal and is best addressed from above (by others) during the next floor covering change. General reinforcement may be attempted from below.*
- *Any proposed repairs/alterations to the floor system are intended to improve the structural integrity of the floor system but are not likely to restore the original floor level of the home. Complete removal and reconstruction is recommended for substantially damaged/un-level portions of the floor system.*
- *The pricing outlined in this proposal is valid for 120 days.*

Sincerely,



Sean Corcoran PE