TC Hafford Basement Systems
Responsible Waterproofing
Basement Environment Specialists®

Prepared by:
Craig Ziegenbein
craig@tchafford.com

TC Hafford Basement Systems
www.tchaffordbasementsystems.com
TF (800) 734-6151
O 207-641-8600
F (207) 641-8602

Prepared on:
11-18-26

Prepared for:
Melva Viera
[redacted]

Job location:
61 Harbor Drive
Bass Harbor, ME 04653

Proposal

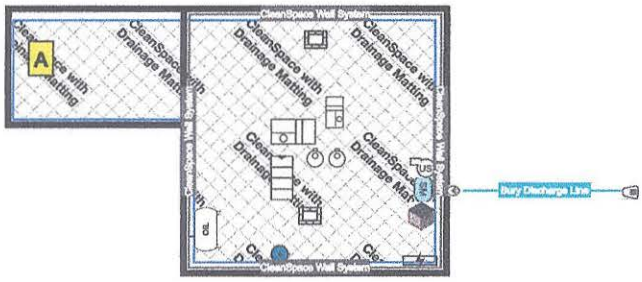
Product List

Wrap Piers	10	CleanSpace with drainage matting	727 sq ft	Attach CleanSpace to wall That Has SF	152 Linear foot
CleanSpace Wall System	88 ft	Regrade Tier	2	Clean Stone	8 Each
SaniDry Sedona	1	SmartSump	1	UltraSump	1
IceGuard	1	LawnScape Outlet	1	Bury Discharge Line	1

Project Summary

My Crawl Space	$16,449.60
Total Investment	$16,449.60
Total Contract Price	**$16,449.60**
Deposit Required - 30%	$4,934.88
Deposit Paid	$0.00
Amount Due Upon Installation	**$16,449.60**
Estimated Monthly Payment* (180mths)	$197.32

* Requires Application to Qualify for Financing



Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature Craig Ziegenbein **Date** 11/18/2026

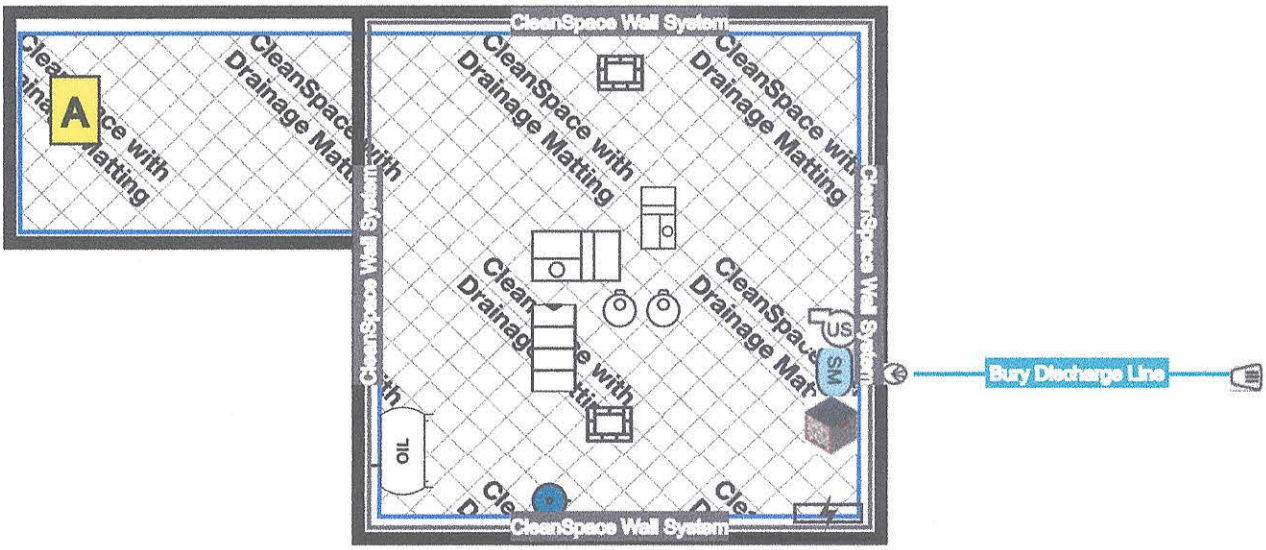
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus all attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____ **Date** _____

I/We understand that 30% deposit must be paid prior to scheduling. **Initial** _____

I/We understand that final payment is due at time of installation. **Initial** _____

Job Details



Type of Wall ..... Stone
Existing Wall Finish ..... Plain
Existing Floor Finish ..... Dirt
Discharge line length away from house 15
Wall Height ft 5
A) 2x2 hatch

Job Details (Continued)

Specifications

1) Wrap the bottom of piers. **2)** Install CleanSpace crawl space encapsulation system with drainage matting underneath in area shown on drawing. **3)** Attach CleanSpace to wall that has spray foam. **4)** Install CleanSpace Wall System on walls as shown on drawing. **5)** Regrade drainage to direct water seepage to sump system. **6)** Barrel(s) of Clean Stone. **7)** Install SaniDry Sedona (with stand when applicable) to keep humidity low. **8)** Install SmartSump pump system with liner, cast iron pump, CleanPump Stand, airtight lid with airtight floor drain and WaterWatch alarm system. **9)** Install UltraSump battery back-up pumping system with charging/control box with alarm and 120 amp sealed maintenance-free battery. **10)** Install IceGuard to prevent floods from clogged or frozen discharge line. **11)** Install LawnScape outlet at end of discharge line. **12)** TC Hafford to bury up to 15' of discharge line.

Contractor Will

1.) Remove and replace concrete as necessary in the workplace.

Customer Will

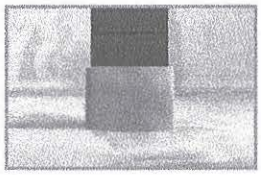
1.) Remove cabinets/shelving.

2.) Be responsible for all electrical outlet requirements for mechanical devices. -Unless electrical purchased through TC Hafford Basement Systems.

3.) Empty the space of all materials except fixed utilities.

Products

Wrap Piers



CleanSpace with Drainage Matting

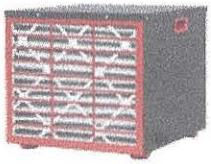
CleanSpace Wall System



Regrade for Drainage



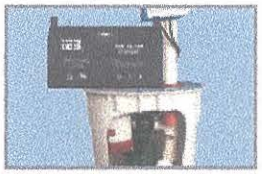
SaniDry Sedona



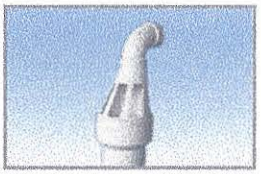
SmartSump



UltraSump



IceGuard



LawnScape Outlet



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 TC Hafford Basement Systems ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties and no warranties that extend beyond the description on the face hereof, including NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

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, provided we are notified within 30 days of the real estate transfer. 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.

Exclusions – THIS WARRANTY DOES NOT COVER, CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR, AND CUSTOMER HOLDS CONTRACTOR HARMLESS FROM: 1) exterior waterproofing; 2) plumbing damage; 3) Customer-caused damage; 4) dust from installation; 5) damage to real or personal property such as walls, countertop, or floor coverings, framing, sheetrock, exterior materials, cabinets, appliances, and so on, including any damage alleged to have been done by the Contractor's use of heavy equipment necessary to complete the job; 6) any injury or damage caused by mold to property or person; 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 cause outside Contractor's control; 8) damage from a lifting operation; 9) basement water seepage; and 10) damage from heave, lateral movements/forces of hillside creep, land sliding, or slumping of fill soils. While Contractor assumes responsibility for utility damage that occurs as a result of Contractor's installation, such protection is limited to replacing/repair the area Contractor damaged and does not include any upgrades to utilities for code compliance or other reasons.

Items For Which Customer Is Responsible – Customer shall: 1) make full payment to the crew leader upon completion of work; 2) prepare the work area for installation; 3) be responsible for any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) mark private lines (satellite, propane, sprinkler, etc.) 5) maintain positive drainage away from the repaired wall(s); 6) keep gutters clean and in good working order; 7) direct downspouts a sufficient distance away from the repaired wall(s); 8) maintain 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."

Basement/Crawl Space

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 cannot 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 not warranted against leakage with full perimeter WaterGuard systems, unless included in a new slab pour.

Primary AC operated sump pumps are covered by a separate 3 year manufacturer's warranty and DC back-up pumps carry a 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 cannot 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 cannot 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.

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.

Limited Warranty (Continued)

For Sump only – TripleSafe, SmartSump, SuperSump
Although these pumps are very well made and reliable, please be aware that these alone are not a waterproofing system. Each pump will help remove water from the basement area but are not designed to address seepage at the wall/floor joint, stop leaks or keep the basement floor dry.
We do have systems that work in conjunction with the pump to keep your basement dry and these can be added anytime for an additional cost.
_____Does not apply per Sales Rep
_____Customer Initials: I understand the sump pump alone will support pumping out water, but is not designed to be a sole waterproofing mechanism and may not keep the basement dry.

Electrical Outlets
Your contract DOES NOT include electrical outlets. We will either use a nearby outlet or an extension cord to temporarily get you operational.

We recommend an outlet for each Sump, an outlet for each SaniDry and two outlets for a TripleSafe Sump System (separate circuits).

Existing outlets may not be adequate for all of your equipment that we install, if so you will need to have proper electrical outlets installed. To help you with that, an Electrical Requirements card that you can give to your electrician is available.

____ I understand that I need to provide electrical outlets in order for the system to work properly.

SaniDry Sedona Summary of Warranty
Summary of Limited Warranty SaniDry Corporation, LLC ("SaniDry") warrants as follows:
The SaniDry Sedona dehumidifer ("Product") will be free of material defects in workmanship or materials for a period of 4 years, provided annual maintenance is performed by TC Hafford Basement Systems. Warranty Limitations a "defect" under the terms of the limited warranty shall not include: (1) problems resulting from improper installation by others or use, (2) improper design of any system in which the Product is included, (3) misuse or abuse, (4) lack of normal care, or failure to follow instructions in the Product Owner's Manual, (5) tampering, (6) improper repair, (7) cosmetic defects in the finish on the outer shell or cabinet, (8) freezing, corrosion, acts of nature, or (9) any other causes not arising out of defects in manufacture, workmanship or material.
Customer's sole and exclusive remedy under the above limited warranty and SaniDry's entire liability thereunder shall be, at SaniDry's sole option, repair or replacement of such product or its Components ("Components").
If a Product or Product Component is replaced while under warranty, the applicable limited warranty period shall not be extended beyond the original warranty time period. See full warranty for limitations.
Warranty Acknowledgment
Customer acknowledges receipt and understanding of the SaniDry Sedona Warranty Summary, including that the 4-year warranty is contingent upon annual maintenance performed by TC Hafford Basement Systems.
Customer Initials: _____

Dispute Resolution -
Customer Initials: _____

If a dispute arises concerning the provisions of this contract or the performance by the parties that may not be resolved through a small claims action, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

A. Binding arbitration under the Maine Uniform Arbitration Act, in which the parties agree to accept as final the arbitrator's decision (___);

B. Nonbinding arbitration, with the parties free to reject the arbitrator's decision and to seek a solution through other means, including a lawsuit (___);

C. Mediation, in which the parties negotiate through a neutral mediator in an effort to resolve their differences in advance of filing a lawsuit (_XXX_).

If the parties decide not to choose one of the dispute resolution options above, check here: (___).

Work Dates -
Estimated date of project commencement is approximately 12-16 weeks from executed and accepted contract.
Estimated date of substantial completion is 30 days after date of commencement.
Start dates will be provided after scheduling has been completed.

Change Orders -
Any alteration or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written change order.

Warranty Statement -
In addition to any additional express warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

Limited Warranty (Continued)

The Maine Uniform Building and Energy Code -
Customer Initials: _____

The Maine Uniform Building and Energy Code (the "MUBEC") and New Hampshire International Energy Conservation Code (the IECC) set the minimum energy efficiency standards for new residential construction, including additions, alterations, renovations or repairs to an existing building.
Choose one:
A. The construction done by the contractor will meet MUBEC's/IECC's standards (_XXX_);
or
B. The construction done by the contractor will exceed MUBEC's/IECC's standards (____).

Consumer Protection Warning -
This contract must include as an addendum a copy of the Attorney General's consumer protection information on home construction, which is available on the Attorney General's website at: https://www.maine.gov/ag/consumer/housing/home_construction.shtml and is attached as an addendum.

Notice to Homeowner or Lessee -
You are strongly advised to call the Attorney General's Office at 207-626-8800 or to visit the Attorney General's website at: http://www.maine.gov/ag/consumer/index.shtml to obtain current information on how to enforce your rights when constructing or repairing your home.
If the construction includes installation of insulation in an existing home, you must include the disclosures required by Title 10, chapter 219 for insulation contractors in this contract.

Limited Warranty (Continued)

STATUTORY ADDENDUM-
Customer Initials: _____

If you are thinking about building a new home or repairing your existing home, here are some things you should know.
Contractors Are Not Licensed - Buyer Beware!
While there are a great many competent, ethical home contractors in Maine, it is up to you, the consumer, to find one. Home contractors are not licensed or regulated by the State of Maine. The old saying "Buyer Beware" applies. You should also keep in mind that the lack of state licensing allows the worst contractors to compete for your business alongside the best. The Attorney General's Consumer Mediation Program ranks home contractors among the top three most complained about businesses every year.
Although home construction contractors are not licensed, some building trades are licensed. Architects, engineers, plumbers, electricians, oil burner technicians, manufacturers, dealers and installers of mobile and modular homes are licensed in Maine. For more information on these licensed trades, go to www.maine.gov/pfr/.
When hiring a contractor, we recommend that you:
• Seek referrals and keep good notes. The best source of references may be:
o friends
o co-workers
o independent trade contractors
o engineers
o family
o building material suppliers
o neighbors
o architects
o home inspectors
o local lenders
o banks
o contractor's existing customers
• When meeting with a builder, be sure to ask for:
o Number of years in business
o Permanent business location
o Proof of general liability insurance
o Professional affiliations
o Educational designations
o List of last 5 customers
o Proof of workers' compensation insurance for employees and liability insurance
We strongly recommend that you ask any contractor you are considering hiring for several references and that you follow up on them.
Building Codes
While some towns and cities have adopted building codes and enforced them, others have not. We recommend that you talk to your town's code officials before you begin construction.
Written Contracts Are Required
For all home construction and home improvement projects over $3,000, Maine law requires a written contract with a specific provision that prohibits payment up front of more than one third of the contract price. When a contractor asks you for any money up front, make sure that the money is being used to purchase materials for your project. Ask for receipts and for a lien waiver from subcontractors. A model home construction contract and a model change order that meet State law can be found in Chapter 17 of the Maine Attorney General's Consumer Law Guide.
Be Careful with Construction Loans
If a lender is financing your construction project, make sure that you know your lender and that you understand how your loan proceeds will be disbursed and how subcontractors will be paid.
Home Contractor Complaints Received by the Attorney General
You can find out if a particular contractor has been the subject of a consumer complaint that the Attorney General attempted to mediate by contacting the Attorney General's Consumer Protection Division at 1-800-436-2131 or at consumer.mediation@maine.gov. Keep in mind that just because the Attorney General has accepted a complaint for mediation does not necessarily mean the consumer was right and the contractor was wrong.
Home Contractors the State Has Sued
In the recent past the State has successfully sued the following home contractors for poor workmanship or failure to complete jobs.:
• State of Maine v. Daniel B. Tucci, a/k/a Dan the Handyman, and TPDF, LLC : Judgement
• State of Maine v. Daniel B. Tucci, a/k/a Dan the Handyman, and TPDF, LLC : Complaint
• In re: Thomas J. Hutchinson Contractor, Inc. and Thomas J. Hutchinson: Assurance of Discontinuance
• State of Maine v. Joel David Poirier: Complaint
• State of Maine v. Joel D. Poirier and Poirier Construction Company, Inc.: Judgement by Default
• State of Maine v. Maine Coast Log Homes, Timber Pine Construction, and Mark A. Holmes: Order Granting Judgement
• State of Maine v. Maine Coast Log Homes, Timber Pine Construction, and Mark A. Holmes: Complaint
• State of Maine v. CBS Enterprises (Kimberly Mark Smith and David J. Blais),
• Default Judgement in CBS Enterprises,
• State of Maine v. Frederic Weinschenk d/b/a Ric Weinschenk Builders, Inc.,
• State of Maine v. Stephen Lunt d/b/a Lakeview Builders, Inc.,
• State of Maine v. Albert H. Glandrea d/b/a AG's Home Quality Improvements, Inc.,
• State of Maine v. Al Verdone,
• State of Maine v. Mikal W. Tuttle, d/b/a MT Construction, DMI Industries, Inc., and MT Construction, Inc.
• State of Maine v. Jeffrey C. Scott, d/b/a Molunkus Stream Construction

Limited Warranty (Continued)

The Androscoggin County District Attorney has obtained theft convictions against home contractors Harold Soper (State of Maine v. Harold Soper) and Mikel Tuttle (State of Maine v. Mikel W. Tuttle). Even when our law suits have been successful, we have been unable to collect a significant portion of the judgements because the builders are bankrupt, judgement proof, or have left the state. We strongly recommend that you research a contractor's record before you begin any construction project.
Your Home Construction Rights
Chapter 17 of the Maine Attorney General's Consumer Law Guide explains your rights when constructing or repairing your home. It includes a model home construction contract that meets the statutory requirements for any home construction contract over $3,000..
As of September 1, 2006 this entire statement must be an addendum to any home construction contract for more than $3,000, as required by 10 M.R.S.A. §§1486-1490.

Attorney General's Website: https://www.maine.gov/ag/
Attorney General's Office Phone: 207-626-8800

The undersigned customer has reviewed and accepted the terms of the limited warranty.

_____ _____
Customer Signature Date

_____ _____
Customer Signature Date

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: _____ or

2. The date you received this notice of cancellation.

How to Cancel
If you decide to cancel this transaction, you may do so by signing below and sending to:

TC Hafford Basement Systems
TF (800) 734-6151
O 207-641-8600
F (207) 641-8602
www.tchaffordbasementsystems.com
12 Homestead Drive
Wells, ME 04090
You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I wish to cancel.

_____

Owner's Signature **Date**

_____

Owner's Signature **Date**

I understand my right to cancel.

_____

Owner's Signature **Date**

_____

Owner's Signature **Date**