



Solid solutions for strong foundations



About Us

Emmett, and Calder Miranker, are the founders of Jet Foundation Repair. Our company is named in loving memory of our late family dog, Jet. Jet, our namesake Australian Shepherd, symbolized loyalty and protection – values we extend to every home we service. We are fully insured and manufacturer certified in the application of our materials.



Our Mission

Is to restore peace of mind to our customers by delivering the essential service of foundation repair as a more efficient, customer-centric, and socially responsible business.

1% Pledge

We believe in the power of community and the responsibility of business to contribute to its well-being. That's why we've chosen to pledge 1% of our profits to APA Missouri. We're not just here to do business, we're here to make a positive impact.

PLEDGE
1%





Evaluation By:

Jet Foundation Repair
4008 W. Swaller Rd
Imperial, MO 63052
314-282-5856
calder@jetfoundationrepair.com

Albert,

Thank you for the opportunity to assess your foundation and provide a proposal for the necessary repairs. We appreciate your time and consideration in allowing us to submit our bid.

Enclosed, you will find our detailed proposal outlining the scope of work, materials to be used, estimated timeline, and pricing. Our team is committed to providing high-quality workmanship and ensuring the stability and safety of your home. If you have any questions or need any clarifications, please don't hesitate to reach out.

We look forward to the possibility of working with you and restoring your foundation with the care and expertise it deserves. Please let us know if there's anything else we can do to assist you in making your decision.

Thank you again for your time and consideration. We hope to hear from you soon.

Best,

Calder

Project summary

Property Address:

700 Clark Ave, St. Louis, MO 63102

Foundation Description: Single-family home built in 1906 with a poured concrete basement. The foundation appears stable, with no visible signs of structural settlement such as stair-step cracking or displacement. Basement walls are coated with multiple layers of finish including plaster and paint.

Background and observations

Albert has owned the home for approximately one year and has been proactively addressing water intrusion issues. He previously had a large French drain and downspout system installed, which successfully resolved water intrusion from a lower section of the foundation. However, water is still entering at a higher location through the wall. Albert has removed some of the interior plaster finish to investigate and is considering a crack injection to address it.

We inspected the wall and found:

- The area has multiple finish layers (plaster, paint, etc.) that would require removal to determine if a structural crack exists.
- No major structural concerns observed—this appears to be a localized moisture issue, likely from wall permeability or a concealed vertical crack.

If No Action Is Taken:

- Water intrusion will continue at the current wall location, potentially leading to mold, surface damage, or future finish material deterioration.
 - If the issue worsens or spreads, the basement may become less usable or require interior demolition to resolve in the future.
 - Delayed action could increase project cost if more invasive work becomes necessary.
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Customer project goals

- Eliminate current water intrusion through the wall.
- Avoid unnecessary demolition or full drainage installation if not needed.
- Proceed in phases, starting with minimally invasive options and expanding scope only if required.
- Maintain flexibility while protecting the home's livability and long-term value.

Jet Foundation recommends

We recommend the following phased approach with modular pricing to allow Albert to proceed based on effectiveness and comfort level.

Exploratory Surface Grinding – Leak Area

Grind and remove interior wall coatings in the affected area to locate a potential vertical crack.

- Necessary step to confirm whether crack injection is a viable solution.
- If no injectable crack is found or the wall is too porous, this step still provides diagnostic clarity.
- **Price: \$480**

Crack Injection – Up to 8 Linear Feet

If a suitable crack is found, inject it using high-grade polyurethane.

- Seals water intrusion while bonding concrete internally.
- **Price: \$550**

If Crack injection is Not Suitable - Sump Pump and Pit Installation

If wall porosity or ongoing water pressure make injection ineffective, we can install a sump pump and pit.

- Includes buried discharge tied into the existing drainage system.
- Provides reliable, active water removal at the lowest point in the basement.
- **Price: \$2,280** (flat rate)

Notes: Successful crack injection of the crack may not prevent water intrusion from unseen cracks. It may simply shift the water intrusion area to the next area. If surface grinding reveals an area not suitable for crack injection we will proceed with sump pump installation. You can decline the surface grinding and proceed only with a sump pump installation for a cost savings.

Schedule and expectations

- Tentative Start Date: May 21st (pending deposit)
- Estimated Project Duration: 1 day
- Work Hours: 9 AM – 4 PM

Next steps and payments

- ☐ Confirm project scope, and we will return provide an invoice and payment link
- ☐ Submit 30% deposit to secure the start date
 - ☐ The balance is due at project completion. Check, Wire, or ACH payment is preferred. For credit card payments, a 2.9% fee will be passed on.
- ☐ Prepare work areas before scheduled work begins.
- ☐ Locate private utilities before work start, including irrigation/sprinklers, outdoor gas appliances, invisible fence, buried electric for outdoor lighting, etc.
- ☐ We will call the Friday before your scheduled work date to confirm work start.

Homeowner Site Preparation

- All personal belongings should be moved away from work areas before work begins.
- Any private utilities must be located. (irrigation/sprinklers lines, invisible fencing, gas appliance lines, etc)

JET FOUNDATION REPAIR Inc.

WORK ORDER AGREEMENT

This Agreement ("Agreement") is made and entered into by and between **Jet Foundation Repair Inc.** ("JET FOUNDATION") and **CUSTOMER** for the performance of services as outlined herein. In consideration of the terms and conditions set forth below, JET FOUNDATION and CUSTOMER agree as follows:

1. Ownership and Authority

CUSTOMER represents and warrants that they are the owner(s) of the property referenced in this Agreement or an authorized representative of the owner(s). If requested by JET FOUNDATION, CUSTOMER will provide written proof of ownership or authority. CUSTOMER further acknowledges their financial ability to pay in full for the services described, regardless of insurance coverage or property ownership status.

2. Payment Terms

1. Deposit and Scheduling

A 30% deposit is required to schedule work, and the estimate price is valid for 30 days from the date it is provided. No work will be scheduled until the deposit has cleared.

2. Remaining Balance

The remaining balance is due upon completion of services, payable within seven (7) days.

3. Payment Methods

JET FOUNDATION accepts payment via check, cash, credit card, or approved financing. A 3% service charge applies to all credit card payments.

4. Partial Withhold for Delayed Cleanup

In the event of delayed cleanup due to weather, CUSTOMER may withhold up to 10% or \$2,000, whichever is smaller, until completion without penalty.

5. Late Payments and Interest

Payments more than 29 days overdue will incur interest at 18% per annum or the highest legal rate, subject to compliance with applicable state laws.

6. Returned Checks

Returned checks are subject to a \$35.00 fee.

7. Promotional or Discounted Pricing

Any promotional or discounted pricing is expressly conditioned upon timely payment. Such pricing becomes void if payment is more than 10 days overdue.

3. Limitations of Liability

JET FOUNDATION's liability is limited to replacement of defective work or services rendered. Under no circumstances shall JET FOUNDATION be liable for damages exceeding the amount paid by CUSTOMER for the services. To the fullest extent permitted by law, JET FOUNDATION expressly disclaims liability for any special, indirect, incidental, or consequential damages, including but not limited to loss of use, lost profits, diminution of property value, or similar claims. Nothing in this Agreement shall be construed to limit liability in contravention of applicable statutory or consumer protection requirements in the relevant jurisdiction.

4. Dispute Resolution

1. Arbitration

All disputes arising out of or related to this Agreement shall be resolved through binding arbitration administered by the American Arbitration Association (AAA), JAMS, or another mutually agreed upon forum. The seat of arbitration shall be in the state where the property is located, and the decision of the arbitrator(s) shall be final and binding.

2. Choice of Law

This Agreement shall be governed by the laws of the state where the property is located.

3. Venue

If any dispute is not subject to arbitration, or a court is required to enforce an arbitration award, the venue shall be the county where the property is located.

5. CUSTOMER Breach

If CUSTOMER breaches this Agreement, they shall be responsible for all enforcement costs, including but not limited to all reasonable attorneys' fees, court costs, and collection expenses incurred by JET FOUNDATION.

6. Workmanship and Compliance

All work shall be performed in a workmanlike manner, adhering to applicable construction standards and local codes. JET FOUNDATION may subcontract work at its discretion; however, JET FOUNDATION remains responsible for the performance and quality of its subcontractors.

7. Force Majeure

JET FOUNDATION is not liable for delays caused by events beyond its control, including but not limited to acts of God, pandemics, epidemics, supply chain disruptions, weather, material shortages, or third-party interference. In such events, JET FOUNDATION's obligations shall be suspended for the duration of the delay.

8. Scope of Work

JET FOUNDATION is responsible only for the work specified in this Agreement and any approved, written change orders. Any adjustments to cost or work scope must be agreed upon in writing by both parties before additional work proceeds. CUSTOMER must procure any necessary approvals from relevant entities, including homeowner associations.

9. Site Conditions

JET FOUNDATION relies on visual inspections for scope determination without destructive testing. JET FOUNDATION is not responsible for identifying hidden or latent conditions unless specifically contracted to perform destructive testing or other investigative methods. Unforeseen conditions requiring additional work will result in a price adjustment. Work will not proceed until the adjustment is accepted by CUSTOMER. Landscaping may be disturbed during repairs; JET FOUNDATION is not responsible for the survival of plants, vegetation, or any specialized turf or plantings

10. Warranty and Maintenance

All warranties are limited to areas where work was performed and the amount paid for repairs. CUSTOMER must maintain proper drainage, grading, and building maintenance to ensure the longevity of repairs. Failure to follow recommended maintenance procedures may void the warranty. Additional warranty details are included in a separate "Warranty Document" (Document 1), which is incorporated herein by reference.

11. CUSTOMER Responsibilities

The CUSTOMER agrees to the following responsibilities as part of this Agreement:

1. **Utilities Access**
Provide access to utilities (power and water) required for the project.
2. **Personal Property**
Remove personal property from work areas to prevent damage.
3. **Hazardous Conditions**
Notify JET FOUNDATION of any hazardous conditions (e.g., asbestos, lead, underground tanks) and ensure the site is clear of people and animals. JET FOUNDATION shall not be liable for injuries or damages arising from unidentified hazardous materials.
4. **Site Safety**
If utilities are not provided or the site is deemed unsafe, JET FOUNDATION may suspend work without liability until conditions are remedied.
5. **Sprinkler Systems**
Turn off sprinkler systems at least 3 days before work begins.
6. **Water Management**
Maintain proper water management and building maintenance, including positive grading/drainage, gutter, and downspout upkeep.

Failure to adhere to these requirements may void warranties and result in additional charges if repairs or adjustments are needed due to negligence

12. Dust Control and Mitigation

JET FOUNDATION takes reasonable measures to control dust during operations, including the use of equipment with dust extraction. However, CUSTOMER acknowledges that residual dust may remain in work areas after completion. Any necessary post-construction cleaning or concrete sealing is the sole responsibility of CUSTOMER. Newly poured or replaced concrete may generate dust until it is properly cleaned and sealed, and JET FOUNDATION does not provide sealing services for concrete replacement.

13. Scheduling and Miscellaneous Provisions

- **Scheduling**
Work will be scheduled at JET FOUNDATION's discretion and is subject to availability of materials and labor. CUSTOMER will be notified at least one week in advance of the start date, unless otherwise agreed upon. Changes to the schedule may be communicated in writing, including by email or text message.
- **Adjustments**
JET FOUNDATION reserves the right to adjust scheduling due to unforeseen circumstances, including but not limited to weather delays, material shortages, or other factors beyond its control.
- **Private Utility Lines**
CUSTOMER is responsible for private utility lines not marked by the local "Locate Service."
- **Surplus Materials**
Surplus materials remain the property of JET FOUNDATION.
- **Broom-Sweep Only**
Dust and debris from interior work will be broom-swept; detailed cleaning is the CUSTOMER's responsibility.
- **Marketing Photos**
JET FOUNDATION may take pictures, videos, or use LIDAR scans for documentation or marketing purposes. No identifying information will be disclosed without prior written consent from the CUSTOMER.

- **Regrade**

Backfilled soils may settle over time. JET FOUNDATION will provide a one-time regrade of areas backfilled by JET FOUNDATION at no charge within one (1) year of project completion.

14. Initial Acknowledgment

CUSTOMER acknowledges and agrees to all terms and conditions outlined in this Agreement, including but not limited to:

- Payment Terms
- Limitations of Liability
- CUSTOMER Responsibilities
- Dust Control and Mitigation
- Scheduling and Miscellaneous Provisions

15. Entire Agreement

This document, together with any exhibits or attachments referenced herein, constitutes the entire agreement between the parties. No other representations or statements, whether oral or written, have been relied upon by the parties in entering into this Agreement. Any modifications must be in writing and signed by both parties. Oral representations or agreements are not binding.

Mechanic's Lien Notice

NOTICE TO OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

Electronic Signatures

Both parties agree that this Agreement may be signed electronically, and that electronic or digital signatures shall be deemed valid and enforceable to the fullest extent allowed by law

Acknowledgment and Signatures

By signing below, CUSTOMER acknowledges receipt of a copy of this Agreement, including any referenced exhibits (e.g., the Warranty Document), and agrees to the terms herein.

CUSTOMER Signature: _____ **Date:** _____

Printed Name: _____

JET FOUNDATION Representative: _____