



6009 212th St. S.W., Lynnwood, WA 98036
Office (425) 778-2557
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Kerri De Armas

w/ Nash Property Management
PO Box 75535
Seattle, WA 98175

December 2, 2024

Bid #R-1202A24S

Cell: 206-407-3017
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Property Address
"Park Place Homes"
19726 -19732 50th Ave W
Lynnwood, WA 98036

Field Representative
Steve Bodine
Cell: 206-300-8031

Field Technician
Chris Riley

Per site visit on 11/21/2024. Chris and Eric.

Work Completed: \$2,690^{oo} + tax. See attached invoice.

Good news, we found the foundation/footing drain, 2 directions, one to the pump, one to the wetland area. Appears footing foundation drain at South side was also directed to the wetland area, but at some point the pump was installed.

Summary of Findings

A) Downspouts

Video pipe camera inspections of the existing below grade roof downspout drain pipes revealed the SDR 35 PVC system to have moderate amounts of dirt and debris throughout. High-pressure hydro-jetter was utilized to clean this as best as possible. Flow was viewed at Eastside downspouts and retention pond for Westside downspouts. Moderate amounts of dirt and debris was observed in catch basin. This was cleaned by hand. Heavy tree root activity throughout, not necessarily in the pipes but outside, these roots are crushing into pipes. Expect replacement within 5 years if trees remain.

Problems Observed

Poor grade on Southeast side, monitor pipe depending on tree root activity.

B) Footing Drains

Excavation on the Southwest side of the building was performed to access footing foundation drain system. Video pipe camera inspections of the Westside footing revealed heavy amounts of dirt, debris, iron bacteria and roots. High pressure hydro-jetter was utilized to clean this as best as possible. Flow was viewed at outlet Westside wetlands at Northwest corner and Westside. No action items needed to the pump.

Problems Observed

- 1) The Wetlands outlet pipe 6" was buried obstructed with roots and has no check valve, roots were cleared and removed minor grading was done to wetland area to allow flow.
- 2) Pump for Southside footing drain pumps to wetlands and Westside of pump.

Recommendation:

- 1) Wetland outlet was excavated with trough to drain better during site visit. Add a check valve to prevent water from going back into the buildings foundation drain.

B) Bid Amount 6" Check Valve: \$800^{oo} plus tax.

C) Pump

Pump on Westside of building was tested via engaging floats, pump activated, and water was observed to discharge. After jetting pump was tested and would not pump. It was discovered roots jetted from footing got stuck in pump blades. This was cleaned by hand. **It was still inconsistently pumping and stuck on pump was hot, so the pump was replaced with new \$950⁰⁰ plus tax.**

Recommendation:

Install dual pump system in existing pump vault on the Westside of the property, this would include an alarm. New outlet pipe from pump to be directed to retention pond, not wetland area.

C) Bid Amount \$4,290⁰⁰ plus tax.**Combined Bid Amount B & C: \$6,040⁰⁰ plus tax.**

Note: There is evidence that rain gutters on Westside back up, they should be cleaned by others. Suggest calling Highpoint Gutters <https://www.highpointgutter.com> 425-671-4905.

It is recommended to have your drain system cleaned and inspected again in 10 months prior to next year's rainy season. We can keep you in our AutoCall program. You should receive a courteous email reminder letting you know it is time to have your homes drainage system cleaned. Please also mark your personal calendar and if for any reason you do not hear back from us before your scheduled service, please reach out to us to confirm your appointment.

A Budget Amount of \$750⁰⁰ - \$950⁰⁰ + tax should be expected for this service in 10 months.

Most likely future visits can be adjusted to once a year.

Terms: Upon bid acceptance please return signed copy of bid. No deposit is required to schedule work. Invoices are due on completion of job. For any invoices not paid within 5 days of completion of job, a service charge of 1.5% per month will be applied to your past due balance. ****Major Credit Cards Accepted ****
Please Note: There is a 2.0% processing fee for all Credit/Debit Card Transactions over \$2,500⁰⁰. There are no fees for payment under \$2,500⁰⁰.

Acceptance Date_____

Sincerely,

Accepted By_____

Steve Bodine / Chris Riley
Bodine Construction Services, Inc.



Bodine Construction Services, Inc.
Drainage Contractors * Drainage Consultants
Contractor License #BODINC*332BT

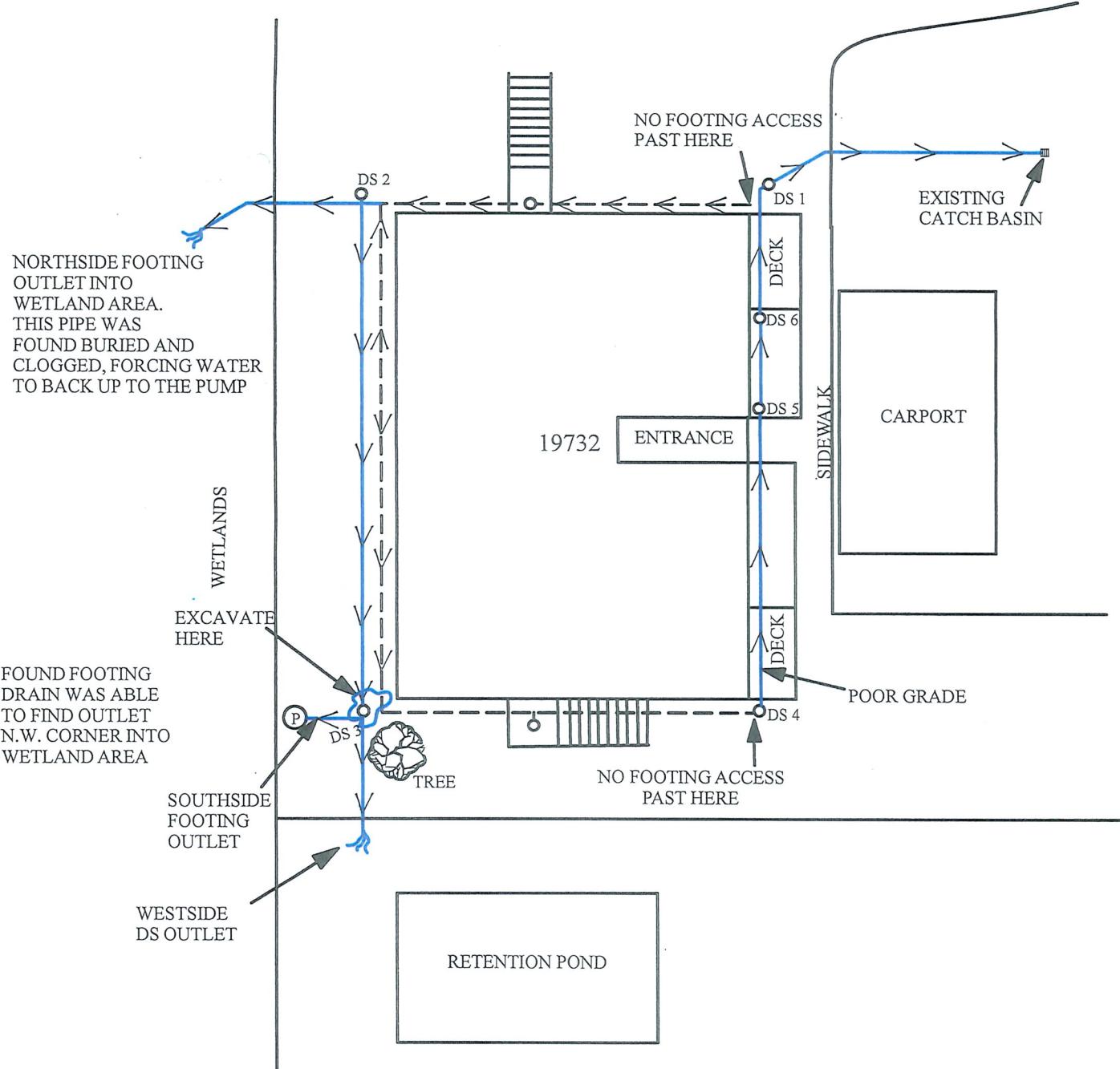
Chris Riley / Field Technician

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PROPERTY ADDRESS

"Park Place Homes"
19732 50th Ave W
Lynnwood, WA 98036

NOT TO SCALE - SKETCH ONLY



General Notes:

- Back fill soil and return site to clean presentable condition.
- Excavate soil locating original footing/foundation drain system. Clean with Hydrojetter (limited).
- Inspect pipe(s) with pipe camera.

Diagnostic Inspection Legend

— — — —	1. Footing drain system (existing)
— X — X —	2. Footing drain system new proposed
— > —	3. Tightline drain system (solid pipe)
○ DS E	4. Below-grade roof/downspout location existing
○ DS P	5. Below-grade roof/downspout location proposed
■ ■ ■	6. Storm drain (existing)
■ ■ ■	7. Yard drain catch basins (12"x12" or 9"x9")

**SKETCH ONLY
NOT TO SCALE**

NORTH

