



LEVEL BEST FOUNDATION REPAIR

9806 Brown Lane Austin, Texas 78754
Phone 512-832-6161 Fax 512-832-6188

PIER & BEAM FOUNDATION REPAIR AGREEMENT

Contract Proposed To Erin Pearson

Phone 512-789-4156 Date 8 July 15

Job Location 4608 Windy Brook Unit B

City, State and Zip Code Austin, Texas 78723

Level Best Foundation Repair, (Contractor) to perform the following
work on the foundation of the above stated structure.

Contractor to install or replace approximately 43 ft. of 4X6 sill beam below structure for support. Contractor will install 9 spread footing piers with 10" sonotube. New piers to be installed with 2'X2' footing 2' deep, or less if sitting on rock. Contractor will install approximately ft. of joist. After installation, Contractor to raise structure to as near as possible to level to the limits of the structure, unless otherwise stated. Newly installed piers to be shimmed as necessary to retain newly attained height. Existing piers to be shimmed as necessary. All shim material to be steel plates. It is understood and agreed that in order to perform the above mentioned work: it is possible that sheetrock, wallpaper, or other rigid materials may crack. Therefore the below figures do not include any redecorating, painting, repairing, plumbing or electrical work, or replacing any materials not called for in this agreement.

Additional Work To Be Performed: Use 12" Piers

Engineer Report Included W/ City Permit

Install 25 Exterior Piers under Stemwall and garage

Any Unforeseen Rotten Wood Will Be Replaced At \$15.00 LF for Beams and \$10.00 LF for Joist.

Warranty: Upon completion of above said work and payment of contract price, Contractor warrants that the above stated section(s) of structures foundation has been raised to as near as possible to level. Contractor warrants that the above stated section(s) of structures foundation will remain as near as possible to level, subject to the following limitations:

1. This warranty applies only to the section(s) of the foundation where work is performed by Contractor as outlined above. There exists no warranty of any kind or nature, expressed or implied, to any area not pried by Level Best.
2. This warranty will remain in effect for a period of 5 years. Warranty is transferable and shall remain in effect for 5 year period.
3. Should settlement occur during the period of this warranty, Contractor shall adjust and raise said settlement to as near as possible to level. There will be no charge for this service. Materials and labor are included in this warranty. Warranty does not extend to collateral damage caused by lifting.
4. Contractor makes no warranty with respect to the following:
 - a. Settlement caused by acts of others such as fire or vandalism.
 - b. Settlement caused by acts of God such as earthquakes, hurricanes and floods.
 - c. Settlement caused by leaking water or sewer lines that compromise the integrity of the soil under said structure.
 - d. The structure has been damaged, altered or modified.

Contractor to perform contract work for the consideration and price of: \$ 11,530.00

Customer agrees to pay 50% before starting and 50% on completion. Customer to pay contractor promptly upon completion of the contract work described above.

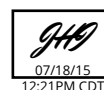
Contractor: Level Best Foundation Repair by Johnny Hawkey

Customer accepts above contract and authorizes Contractor to perform the above specified work and to make payment as stipulated.

Customers Acceptance: Date: _____

Customer Signature: _____

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3600 Brown Lane Austin, Texas 78754
Phone 512-832-6161 Fax 512-832-6188

Customer Name Erin Pearson

Date 8 July 15

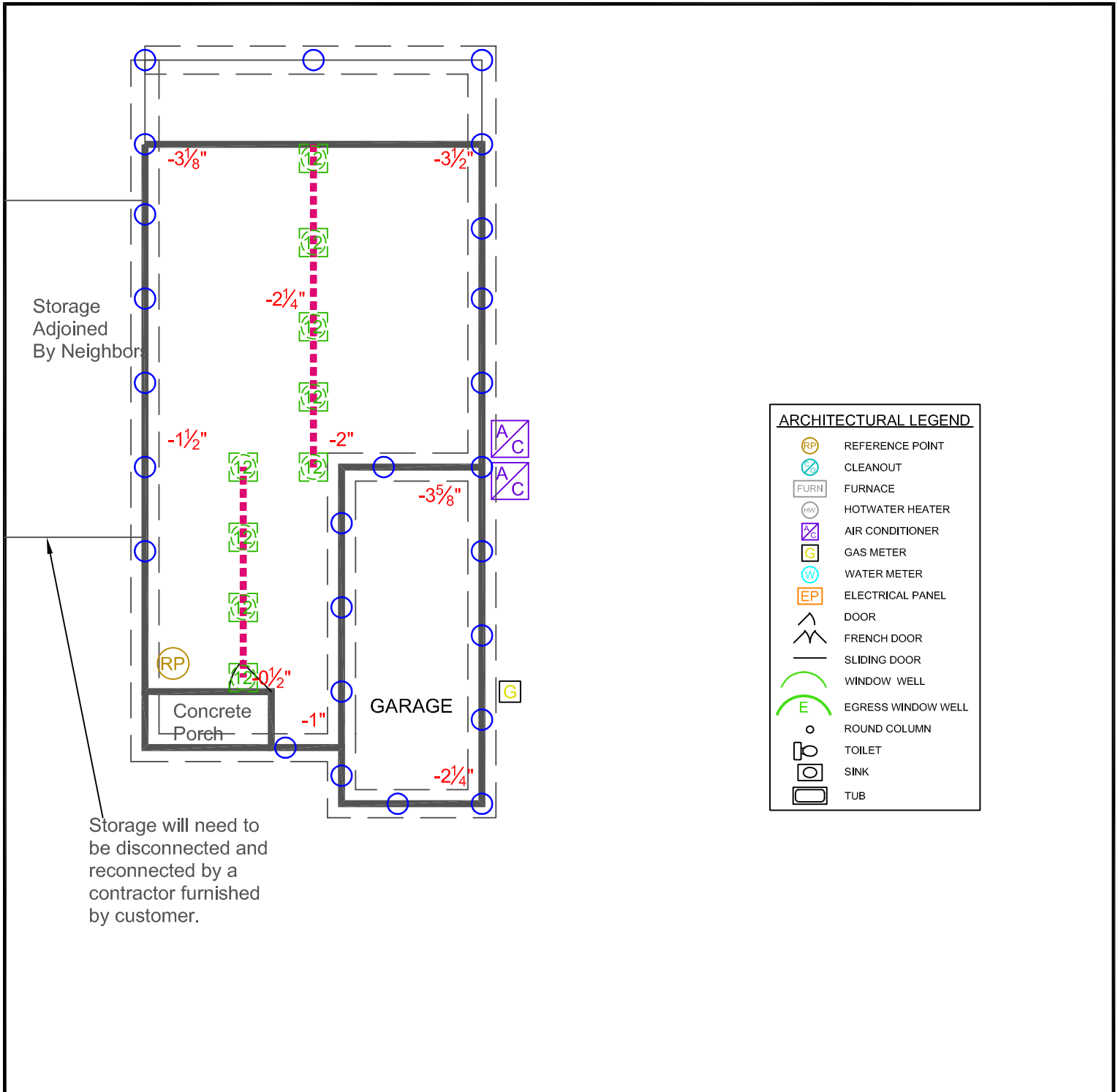
Customer Address 4608 Windy Brook Unit B, Austin, Texas 78723

Site Conditions:

☐ Dry

☒ Normal

☐ Wet



Exterior Pier	10" Sonotube Pier	Exterior Beam	New Wood Beam
Interior Pier	12" Sonotube Pier	Interior Beam	Existing Wood Beam
	Spread Footing		Block and Pad

Notes: Multi Line Text with Word Wrap

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July 17, 2015

Mike Prewitt
Devonshire Homes
2913 Lovell
Austin, Texas 78723

**RE: 4608 Windy Brook
Austin, Texas**

Job #20103155

On Thursday, July 16, 2015, I made a site visit to the above referenced site. The purpose of the visit was to observe conditions and take floor elevations. The floor elevation measurements were compared to measurements taken by a foundation repair company, and also compared to measurements taken in 2012.

In 2012 the measurements we took indicated a difference in elevation from the front of the house to the back deck of approximately 7/8" downward. The measurements were taken with a water level. At the time we attributed the drop to normal pier movement that that could be expected and settling of the wood frame structure.

On July, 16 we measured a maximum difference from the front of the house to the back deck of 3.4". These measurements were taken with an electronic Zip level. Part of the difference of recent measurements to previous measurements can be attributed to differences in the accuracy in the types of equipment used. We do not have base measurements taken after the concrete structure was poured, nor when the house was completed. Therefore we don't know if the house was constructed somewhat out of level or if some of the movement occurred during construction.

One important aspect about the performance of the structure is the condition of the interior of the house. To our knowledge the only repairs done since the house was constructed was to shim up the rear of the house in 2012 to level the back wall. At that time it appeared the framing had moved downward enough to cause the back door and upper deck doors to stick. In addition a drainage system was added to the north side of the property to eliminate drainage toward the back northwest pier.

To the best of our knowledge the only repairs done by the owner were to paint areas where renters had damaged the walls. During this current visit we did not observe wall cracks or cracks in the drywall above the doors or windows that would indicate severe distress in the structure. We observed the operation of several doors and opened windows throughout the house to see if these items were operational. The only window we were unable to open was at the front entry area. We observed cracking in the parging at the rear deck at the joint between the concrete beam and the wood deck framing. We observed a crack in the concrete foundation at the rear beam between the pier plinth and the concrete beam. This crack was

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4608 Windy Brook
Austin, Texas

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observed in 2012 and does not appear to have changed since that time. The grade beam parging around the house appears to be in good shape, we did not observe cracks in the parging on the north side of the foundation or the south side.

Without observed severe distress in the house or the foundation I do not feel that it would be prudent at this time to try and level the structure. It is possible that moving the structure as much as 3 inches would do more harm than good at this point considering that the house appears by observation and by owner comments to be functioning well.

Areas of the structure that should be addressed are at the front of the house. The front of the lot slopes toward the street side of the foundation. It appears that the front of the house does not drain well, and it is possible that water could be saturating the soil at the front of the foundation. Therefore we recommend that a drainage system similar to the one that was added at the north side of the lot be added to assure water is draining away properly. In addition, we would recommend that a thorough observation of the crawl space be done to assure that there is still a void below front and side of the foundation grade beams and that the beam earth retainers are still in good working condition. Void below the grade beams is critical in assuring the proper function of the foundation. No other modifications to the structure in my opinion are need at this time.

Should any questions arise concerning this matter please call this office.

Sincerely,



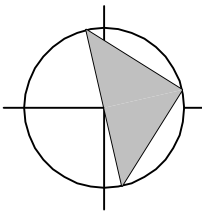
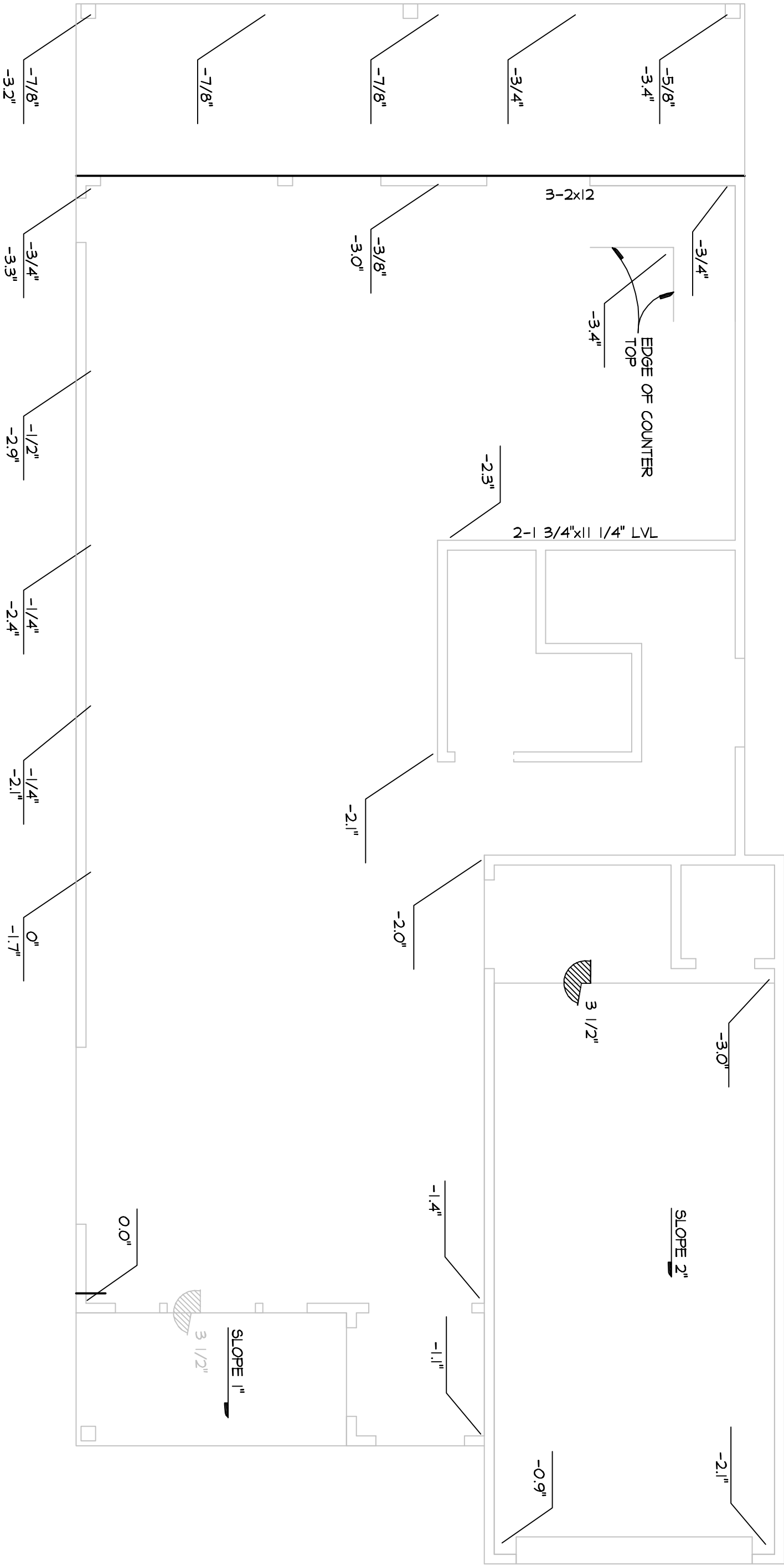
Richard Luevano, Jr., P.E.
Partner
Steinman Luevano Structures, LLP
F-1624

7-17-15

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NORTH

UPPER READINGS WERE TAKEN IN 2012
LOWER READINGS WERE TAKEN IN 2015

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12:21PM CDT



AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE (ACTRIS)

ADDENDUM UPDATING SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS.

Since the completion of the Seller's Disclosure Notice dated July 1st, 2015, the following have occurred (mark as many as apply and give details).

☒ Seller has received additional inspection reports as follows:

<u>Date of Inspection</u>	<u>Name of Document</u>	<u>Author of Report</u>	<u>Number of Pages</u>
07/17/2015	Engineer's Report & Model	Richard Luevano, P.E.	3
07/08/2015	Level Best Foundation Repair Report	Johnny Harvey	2


☒ Seller has become aware of the following conditions or changes to the condition of the Property:

See attached reports (Engineer's Report & Model and Level Best Foundation Repair Report), totaling 5 pages.


☐ Seller has performed the following repairs:

☐ The Property has experienced the following casualty damage/loss:


This Update Addendum supplements the previous Seller's Disclosure Notice referenced above.



Seller's Signature

dotloop verified
07/18/15 12:21PM
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Seller's Signature

07-18-15
Date

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Buyer's Signature

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Buyer's Signature

7/21/2015
Date