

David Grissom, P.E., PhD

Consulting Engineer

F-1086

10802 Vickijohn Court / Houston, TX 77071 / TEL & FAX: 713-974-7569

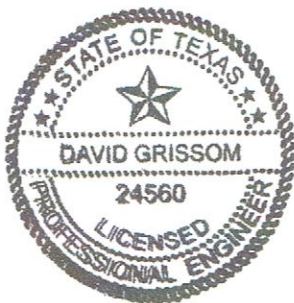
16 February 2019

Ref: Completion Report for:
Address: 1043 PR 8045
Dime Box, TX 77853

To Whom It May Concern:

This report covers foundation repairs made to the above referenced property. Plans and specifications for the work are on file at Done Rite Foundation Repair who also has the pile driving records. The work was completed on 16 February 2019.

My designated representative has personally inspected the piling installation. We are satisfied with the installation. The floor is level to within acceptable limits. Piling depths vary from 19 feet to 21 feet. This should provide long term stability to the part of the building that was repaired. In my professional opinion the work was done in accordance with the plans and specifications previously approved and was performed in a businesslike and professional manner.



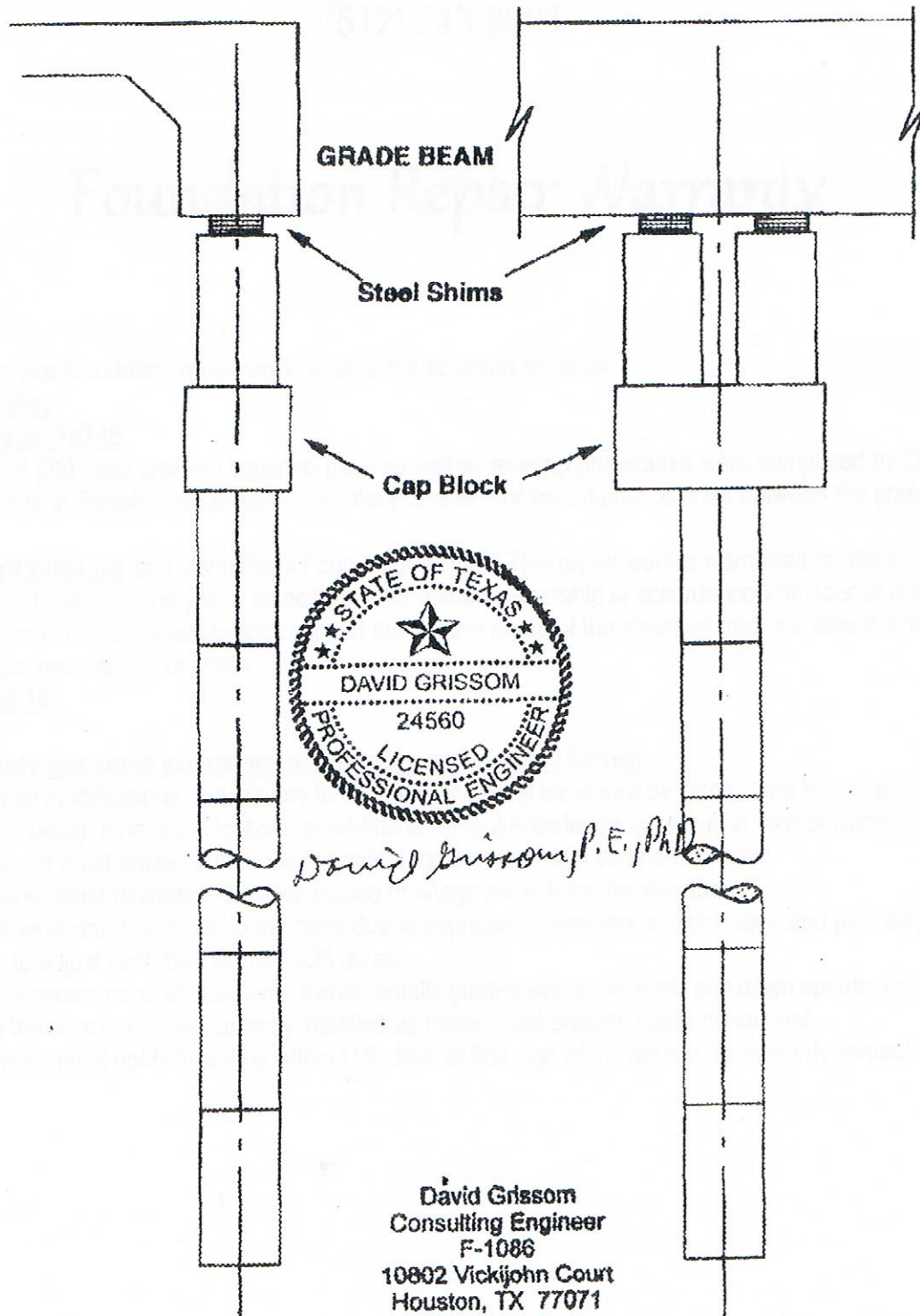
16 February 2019

Sincerely,

David Grissom

David Grissom
P.E. #24560

Completed Piling Installation



1043 PR 8045

DONE RITE
Foundation Repair

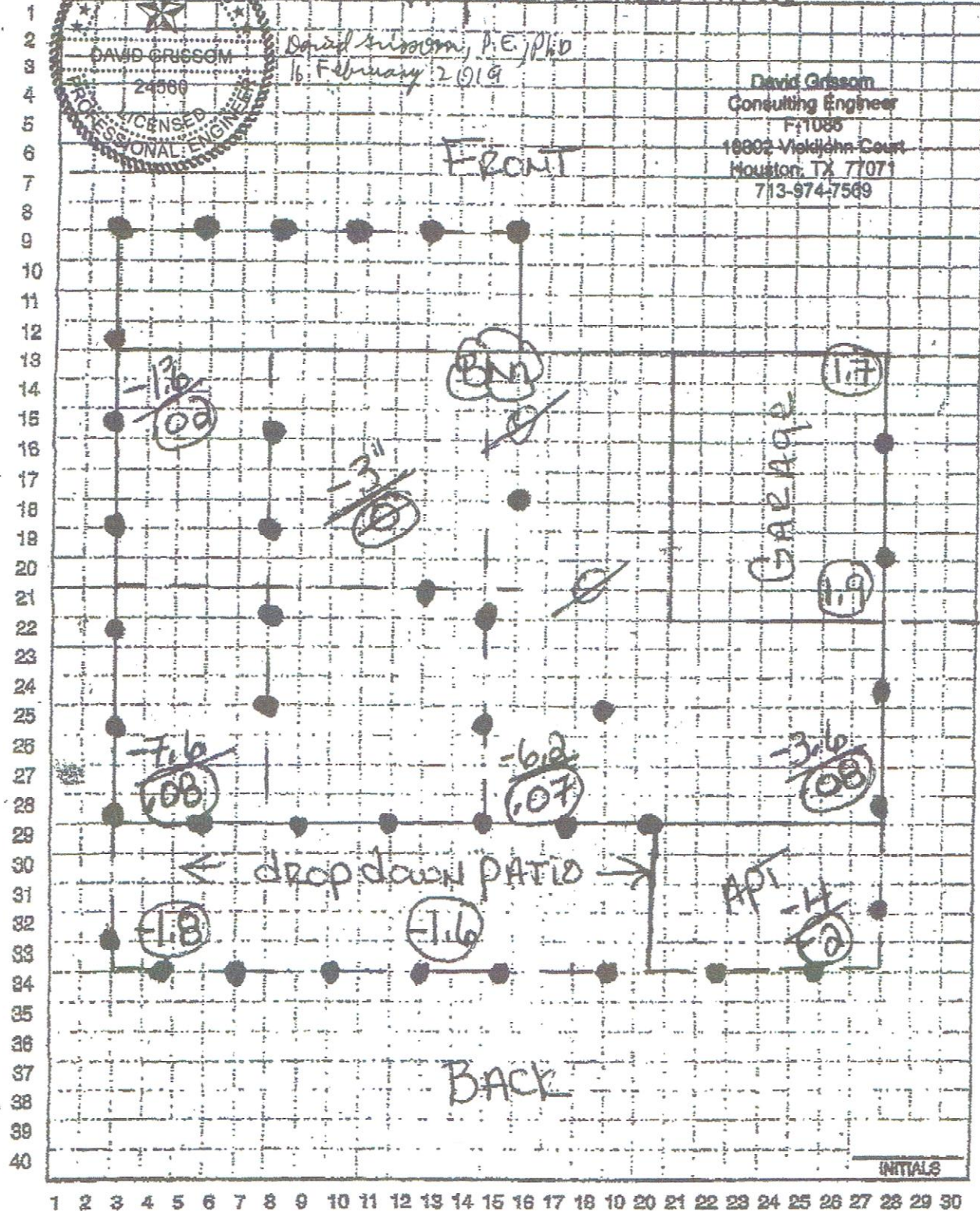
ADDRESS _____ CALCULATED _____ DATE _____
CITY Diane Box TX 77853 CHECKED BY _____ DATE _____
PHONE _____ SCALE _____



PIERS TOTAL 41 piers installed

David Grissom, P.E., P.D.
16 February 2019

David Grissom
Consulting Engineer
F-1088
18802 Vicki Lynn Court
Houston, TX 77071
713-974-7569



Soil Moisture Management and Its Importance to Foundations

It is generally recognized that the soils that underlie most houses and buildings in Central Texas contain moisture-sensitive clays. There are dozens of sub-categories of these clays but the major characteristic all have in common is that they shrink when drying and swell when taking-on moisture. These clays behave this way whether they are in the field or beneath buildings acting as foundation support soils. Most problems with foundations built on these soils are caused by non-uniform shrink/swell of the soils, which causes non-uniform foundation settling or up-heaving.

Foundation distress or damage from this natural soil behavior can be controlled by managing the uniformity of foundation soil moisture; in such cases, the goal is to maintain soil moisture at a uniform and constant condition regardless of the weather. This may mean re-grading yard surfaces near the foundation edges to promote positive drainage away from the building. Such grading can be accomplished either by removing soil to create a surface drainage swale, and/or by adding fill dirt adjacent to the foundation perimeter and sloping outward. In such instances, take care to not raise soil level to approach the height of wood trim or masonry weep holes (usually in the bottom course of stone or brick walls). Also helpful is the use of raingutters to collect and redistribute rainwater to locations that dependably drain away from the foundation edges.

During hot dry weather moisture should be added to replenish evaporation losses and plant root removal of soil moisture by plant roots. This can be accomplished in many ways depending on available moisture delivery systems; for example, landscape irrigation systems can be adjusted to provide sprinkled water coverage for these purposes, and the use of soaker hoses within 10-12 inches of the foundation edge also can be effective. By whichever method used, take care to add sufficient-but-not-too-much water; if surface soil cracks become visible first near the southwest foundation edges, then increase the amount of added moisture in those areas. In Central Texas, this usually amounts to operating soaker hoses 20-30 minutes daily during the hottest dry summer periods (shorter periods at areas less likely to show soil cracks). Avoid watering to the point of creating enduring pools of water or perpetually muddy surface conditions. The best moisture control is to observe for soil surface cracks to learn how long after rain showers to wait before resuming addition of moisture. Where soaker hoses are used, these can be placed on the soil surface or covered-over by soil added to form a graded drainage surface sloped away from the foundation. A desirable soil slope is 5 to 6 inches higher at the foundation perimeter and sloping outward to meet natural grade at least 5 ft. away.

The soil-drying effect of trees and shrubs often goes underestimated; the differences in moisture consumption by the many varieties of trees and shrubs often are not recognized. It is well to realize that the plants and trees noted for fast growth also usually extract the most soil moisture (Arizona Ash, Tallow, Mimosa, and Willow trees, and Photinia and Boxwood shrubs, to name a few). Of course, the goal of many landscaping treatments is a quick show of plant growth, but the faster-growing, thirstier plant species should not be used near enough to the building to affect foundation soil moisture. The presence of trees or shrubs carries the responsibility of irrigating the soil so plant needs can be met without sending out forager roots that affect sidewalks, driveways and building foundations. Root growth control can be achieved by pruning roots (much as pruning branches) and by various root shield methods; there are the physical (plastic, metal or concrete) barrier methods and there are chemically impregnated sheets that time-release chemical substances which reportedly are environmentally safe and act to discourage root cell growth beyond the installed chemical barrier.

By recognizing that growing plants and hot dry weather extract soil moisture, and that replenishment moisture is available by various man-controlled methods as well as rainfall, it is feasible to reduce significant foundation movement through enlightened soil moisture management.

Attachment

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Attachment

Done Right Foundation Repair

815-A Brazos Street # 548

Austin, Texas. 78701

(512) 243-9991

(210) 590-5150

Foundation Repair Warranty

Be it known that foundation repair work done to the structure know as:

Paul & Linda Oughton

1043 Private Road 8045

Dime Box, Texas. 77853

By the use of (40) new concrete pressed piers as well as leveling procedures were completed by Done Right Foundation Repair in accordance with the provisions of the original contract agreement with modifications between the present owners,

Paul & Linda Oughton and Done Right Foundation Repair. This repair work is warranted for the life of the residences and includes **one free** yearly inspection from current ownership in accordance with special conditions on second page of the agreed to contract and the current repair of the structure from the date the final payment was received on or about:

Date: 02/15/2019

The warranty has some exclusions and provisions as stated below:

- 1) Any and all modifications or additions to structure and must be review by Done Right Foundation Repair prior to work being done. Modifications or additions without knowledge will result in void of warranty.
- 2) Home owner must abide by the maintenance page provided with engineer's report.
- 3) Homeowner must maintain a positive sloped drainage away from the structure.
- 4) If adjustments must be made to the piers due to improper maintenance or drainage and plumbing issues the charge to adjust each pier will be \$425.00 ea.
- 5) It is highly recommended that home owner installs gutters with extensions and down spouts a min of 24" away from the structure if not currently installed as these could aid in the prevention of future movement.
- 6) Homeowner must notify in writing within (10) days of first sign of movement for warranty inspection.

eDone Right Foundation Repair

815-A Brazos Street #548

Austin, Texas 78701

(512) 243-9991

TRANSFER & RE-ASSIGNMENT OF WARRANTY

This is to certify that on _____, 20____, title to the property know as:

Was, or will be, transferred from SELLER TO BUYER.

_____ TO _____

Executed this _____ day of _____, 20_____.

Seller Buyer

State of _____

County of _____

This instrument was acknowledged before me on this _____ day of _____, 20_____.

By: _____
Notary Public in and for the State of Texas

My Commission expires _____.

This is to certify that, by revised payment of the transfer fee of \$475.00, receipt of which is hereby acknowledged, and on the facts contained above, the Warranty has been transferred in the records of Done Right Foundation Repair to the new Owner, effective on the date of receipt of payment and transfer request.

By: _____
Anthony Chris Felsing

This warranty shall be null and void if the following should happen:

- Without written consent of Contractor: (i) the structure is modified to any significant degree which affects the load/weight of the foundation, (ii) improvements are constructed, or (iii) demolition is performed.
- The structure is located on a fault.
- This warranty shall void if Owner fails to notify Contractor in writing of any claim under the warranty or defect in the goods or services provided by the Contractor within thirty (30) days from the date of discovery of such claim of defect by Owner.
- If there are any type of plumbing leaks in the future that could cause the foundation repairs to fail.
- All engineers' recommendations and maintenance MUST be followed to insure the piers hold pressure and do not move.

Respectfully submitted

Chris Felsing

NOTE: This is a solid slab house. There **can and will be minor movement** of the home as the seasons change. This does not justify a warranty inspection. Warranty means major movement. If movement is detected, we request customer take photographs and email them to determine if an inspection is needed. If a onsite inspection is demanded and once inspection has been completed it is determined the movement is due to soil conditions as stated there will be a \$475.00 inspection due at that time.

NO EXCEPTIONS.