

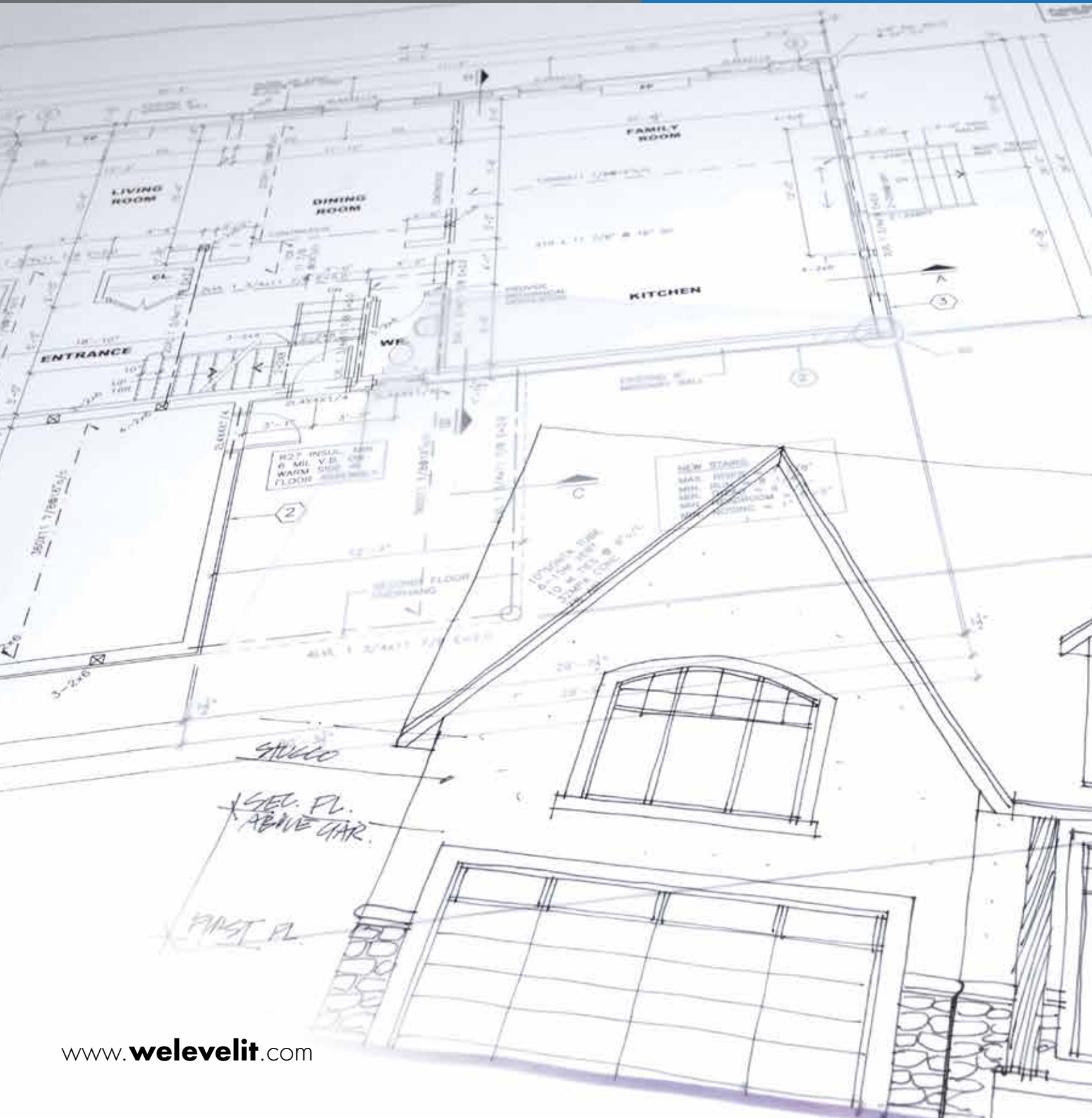
CenTex

FOUNDATION REPAIR

Sonotube
Pier System

WE SHOOT YA' STRAIGHT — WE'RE ON THE LEVEL!

PIER & BEAM FOUNDATION





About Centex

Ben Cooper founded CenTex in 1992 with one goal in mind:
To build a foundation repair company that people can actually count on to do what's RIGHT, and tell homeowners the TRUTH.

Three decades and thousands of saved homes later, this simple idea has blossomed into a company with over 50 employees and offices serving Central Texas from Hillsboro and Waco to Austin and San Marcos and *everywhere in between.*

And no, we don't go in looking for problems that don't exist. Unlike many of the fly-by-night outfits you run into, we recommend only the work required. No more, no less. In fact, about half of the homes we inspect don't need any repairs at all.

If that's the case, we'll tell you. But if your home is in need of foundation repair, we back our work up with a rock solid transferable warranty.

Nobody likes dealing with a foundation problem. But when you're faced with one, it's nice to know there's a solution that's affordable, convenient and efficient. With an average installation time of several working days, Centex minimizes the disruption to both you and your home.

Your home is your single largest investment. Choose someone you know you can trust, Centex Foundation Repair.

We shoot ya' straight. We're on the level.



Sources of Pier & Beam Foundation Problems

SOIL

Seasonal moisture changes in Central Texas cause the composition of the native clay soil to fluctuate drastically. The soil acts like a sponge, expanding during seasons of heavy rainfall and contracting during times of seasonal drought. This continuous fluctuation can cause stress on the foundation of your home.

CONSTRUCTION PRACTICES

Many homes prior to the mid 1960s were built on cedar post piers, which extend only a few inches into the ground and provide very little surface area or footing to support the home. Over time the surface area of the post below grade can erode, losing both its integrity and ability to support the structure properly.

Block and pad piers are designed and utilized to perform the same function as cedar post piers. Concrete blocks are then placed upon a shallow pad and stacked to provide support under the home's beams. In many instances, the footing poured directly on top of the ground is adversely affected by the expansion and contraction of the soil at the surface level resulting in an inability to provide the proper amount of support for the structure.

COMBINATON OF FACTORS

Although soil conditions are one of the leading causes of foundation problems, there are a variety of other contributing factors. Poor drainage of water away from the home, insufficient ventilation under the home, inadequate footings and poor initial construction practices can all lead to foundation problems on pier and beam homes.



Centex's Approach

Shrubs, plants and other vegetation are removed from work areas.
Tarps and plywood are placed around your home to protect the surrounding lawn.

STEP 1: SHORING



Temporary “shoring” is placed under your home’s existing beams. Typically skirting is removed.

STEP 2: PIER INSTALLATION



A two-foot by two-foot hole is dug below grade for the footing. Rebar is tied together inside the footing and concrete is poured to a height of 12”. Rebar extends up from the center of the pad for pier installation.

STEP 3: LEVELING



Hydraulic jacks are used to manually level the home under the direction of the Field Superintendent, who monitors the reaction of the structure and interior elevation readings throughout the process.

STEP 4: PIER POURING



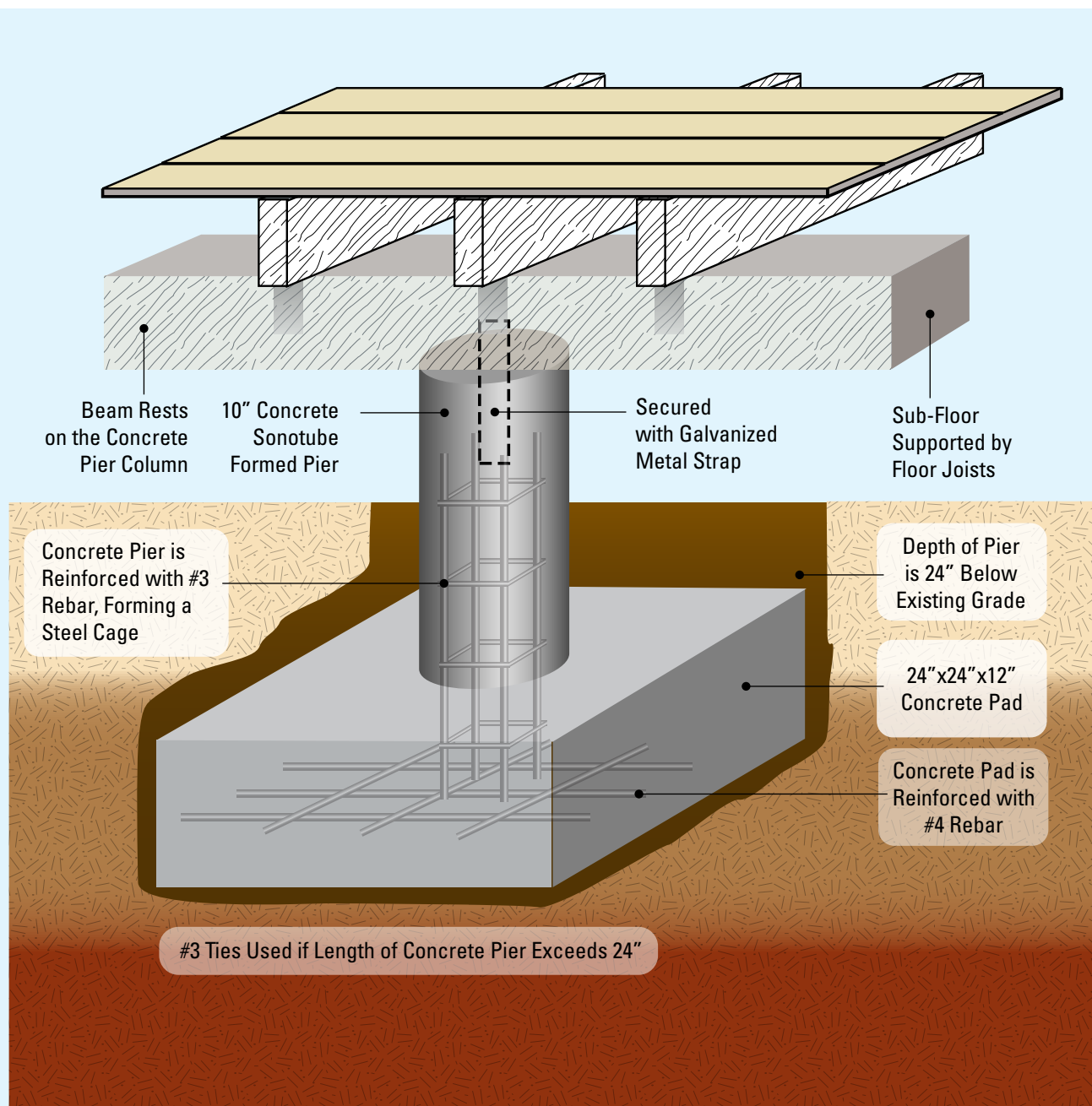
Sonotube forms are cut to span from the top of the previously-poured footing to the new height of the level beam. Concrete is hand-poured into each form.

STEP 5: COMPLETION




Once piers have cured, forms used for pouring are stripped away. Any nominal space between the top of the pier and the beam is secured with steel shims. Holes are backfilled.

Centex's Sonotube Pier System



Lifetime Service Agreement

 www.welevelit.com	SERVICE AGREEMENT WARRANTY TERMS AND CONDITIONS
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If any adjustments are required within FIVE (5) years from the date of completion, Contractor will adjust areas previously piers by Contractor without cost to the owner, subject to the Warranty Terms and Provisions. Adjustments required AFTER five (5) years will be performed at \$100.00/pier, per adjustment, subject to the Warranty Terms and Provisions. This warranty is completely transferable to any and all future Owners of this home.

Section One: Transfer
The Warranty is made out to the property address, not the Owner, and remains on file with the Contractor. No cost or action is needed to transfer the Warranty.

Section Two: Important Facts
Soil conditions in Central Texas are highly expansive. When wet they expand and when dry they contract. As a result, future shifting of the soil may occur due to cyclical, seasonal moisture variations and/or wet/dry cycles. Contractor does not guarantee that the structure will not experience additional movement after Work is complete. Contractor Warranty responsibility is limited to area of foundation/structure supported by pier(s) installed per Scope of Work. Any non-piered portion of the foundation and structure may move independently and/or settle independently from the area of the foundation/structure piers by Contractor. No warranty is provided by Contractor for the non-piered portion of the foundation and structure. Correction or repairs in non piers portion of the structure would require additional piers at Owner(s) cost and is not part of this Agreement or this warranty.

Section Three: Third Party Services
Owner is responsible for any permit fees, engineering fees and or post repair leak test required by Contractor or local Municipality.

Section Four: Access
Piers will be accessed in the same manner as initial Work. Contractor not responsible to remove, repair or replace flooring, landscaping, concrete flatwork, pavers, decking, stairs or other items that may obstruct access.

Section Five: Warranty Excludes all of the Following and/or Voids Warranty

- a) **Slab Only** - Owner fails to have Licensed Plumber perform leak tests within thirty (30) days, AND/OR repair any known plumbing leak(s) within ninety (90) days of Work completion AND submit a copy of plumbing repair receipt along with final post plumbing repair static leak test to Contractor.
- b) Any movement of the foundation not due to settlement such as "heave" or "tilt" or "horizontal movement". "Heave" is defined as the swelling of the soils resulting in differential uplift of the structure. "Tilt" is defined as uniform deflection front to back, back to front or side to side. "Horizontal movement" may be caused by soil erosion, creep and/or slough of the soils. These conditions may be caused by excess moisture from plumbing leaks, poor drainage (surface and subsurface), flooding, rising water table, trees or their removal, or other causes. Maintaining proper drainage, plumbing and landscaping is the responsibility of the owner.
- c) All costs and/or responsibility for redecorating, repairing or replacing of any materials or items not specified in the Scope of Work per the Agreement. Including but not limited to; sheetrock, wall plaster, tile, wooden members, roof or other rigid materials and these items are not covered.
- d) Any work done by another party in any area of the foundation or structure previously piers without prior written approval by Contractor.

Payment Terms:
Fifty percent (50%) due at **start**, fifty percent (50%) due at **completion** of Contractor's work. Contractor reserves the right to stop job if payment terms of Agreement are not timely met, including any written Change Orders. Contractor must be paid in full per the terms of the Agreement for Warranty to be valid.

JOB NUMBER _____

ADDRESS _____

CITY/STATE/ZIP _____

COMPLETION DATE _____

CENTEX HOUSE LEVELING REPRESENTATIVE _____

CenTex's Lifetime Service Agreement

Complete coverage for five full years and after that, we still have you covered with our Lifetime Service Agreement. After five years, if adjustment is required, you only pay to adjust those piers necessary to re-level the affected area.

NOTE: No warranty issued for leveling on existing piers or piers not installed by Centex.



Locations

www.**welevelit**.com

Austin

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Waco

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