



MENDOZA HOUSE LEVELING & REPAIR, LLC  
 85 IH 10 N. Suite 100B  
 Beaumont, TX 77707  
 409-673-9152 Office  
 409-220-8331 Fax

**Owner Proposal/Exhibit A**  
**Pier and Beam**

Proposal Submitted to:

Date: 02/13/2023

Julio Melendez  
 Owner(s) Name

(409) 363-9505  
 Home/Work/Cell/Fax

1418 Central Dr  
 Address

Beaumont

Email Address

**Mendoza House Leveling & Repair, L.L.C. agrees to Level Structure as Level as Possible with Water or Oil Level.**

- Adding Approximately \_\_\_\_\_ 2"x6"x 6 ft. Treated Floor Joists.
- Adding Approximately \_\_\_\_\_ 2"x8"x 13 ft. Treated Floor Joists.
- Adding Approximately \_\_\_\_\_ 2"x10"x 16 ft. Treated Floor Joists.
- Adding Approximately **ALL** Termite Shields. (Included in price of level)
- Adding Approximately \_\_\_\_\_ feet of 4"x6" Treated Sills.
- Adding Approximately \_\_\_\_\_ feet of 6"x6"x16" Treated Sills.
- Adding Approximately \_\_\_\_\_ 8"x8"x12" Solid Concrete Blocks.
- Adding Approximately \_\_\_\_\_ 8"x8"x12" Hollow Concrete Blocks.
- Adding Approximately \_\_\_\_\_ 8"x8"x16" Solid Concrete Blocks.
- Adding Approximately \_\_\_\_\_ 8"x8"x16" Hollow Concrete Blocks.
- Adding Approximately \_\_\_\_\_ 4"x16"x16" Concrete Pads.

**Additional materials may be needed other than quoted above and will incur additional cost only after approval from owner.**

NOTES:

**We recommend that you have a Structural Engineer inspect your home before and after we perform work on your home, especially if damages to your home were caused by a recent storm and if you may be making a claim with your insurance. Referral available upon request. CONTRACTOR DOES NOT PAY FOR A STRUCTURAL ENGINEER ON PIER AND BEAM FOUNDATIONS. We DO NOT replace siding that is necessary to remove to perform work.**

All of the work is to be completed in a substantial and workmanlike manner for the sum of \_\_\_\_\_ Dollars \$

**PAYMENT IN FULL TO BE MADE UPON COMPLETION OF WORK. 50% OF CONTRACT PRICE WILL BE DUE ON OR BEFORE WORK START DATE.**

THREE YEAR WARRANTY ON WORK PERFORMED AS PER THIS PROPOSAL.

BBB Accredited Business. Insured.

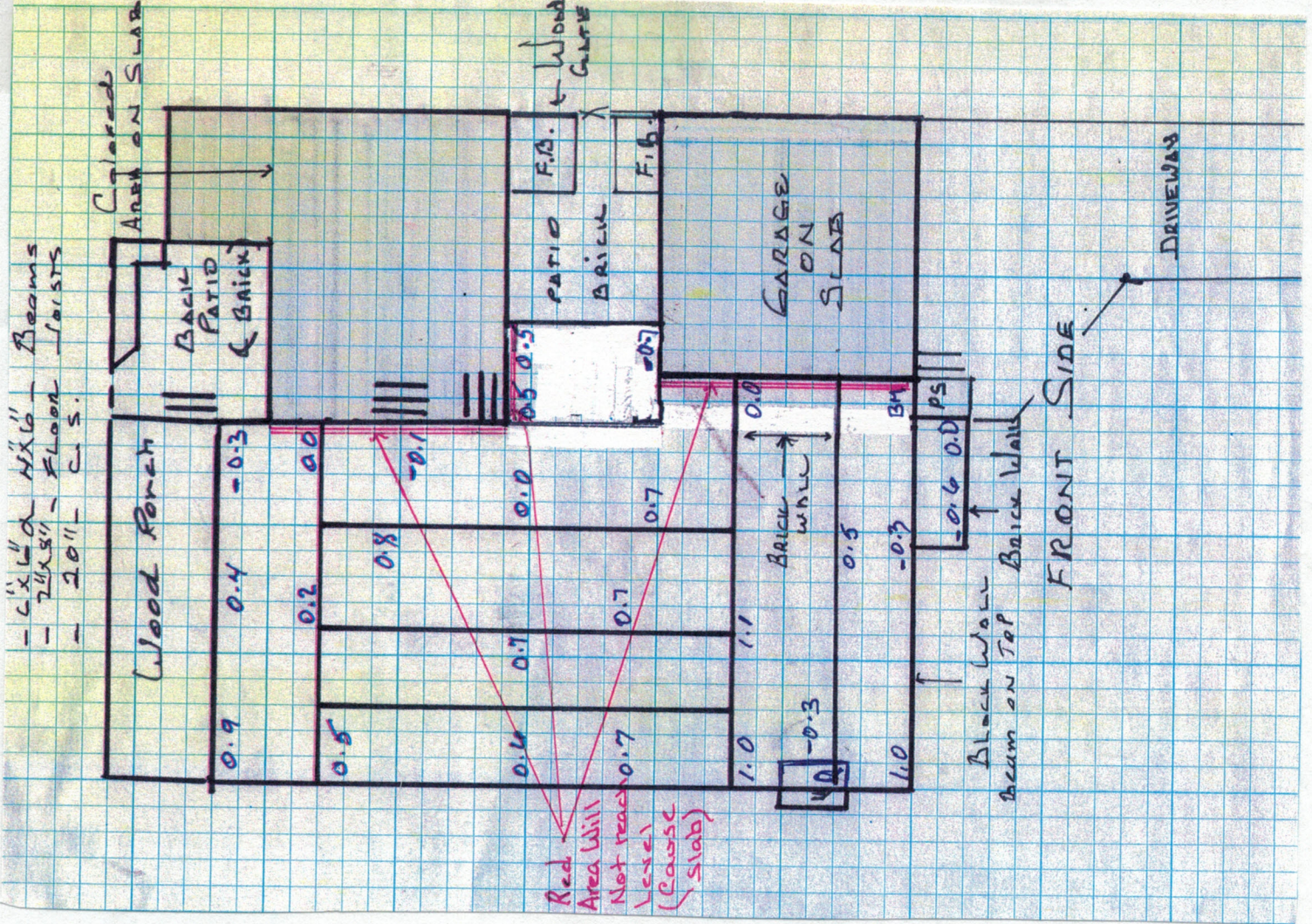
Owner(s) \_\_\_\_\_

Contractor I.M





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Property Address: \_\_\_\_\_

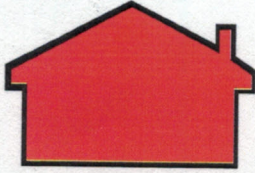
Proposal Acceptance by Owner(s) Signature(s): \_\_\_\_\_

Mendoza House Leveling & Repair, L.L.C.

*Ismael Mendoza*

Date: \_\_\_\_\_





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## What To Expect During The Leveling/Releveling

During the releveling of your foundation, you may experience some of the following or more...

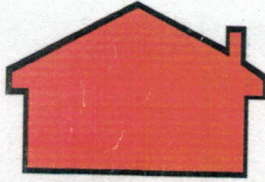
- Cracking and creaking noises*
- Authorized persons inside the home*
- Temporary loss of water due to broken lines or being shut off.*
- Temporary loss of gas due to broken lines or being shut off.*
- Broken sewer lines*
- Broken windows*
- Cracked sheetrock.*
- Cracked Tile Flooring*
- Baseboards uneven*
- Door frames uneven*
- Cracked brick.*
- Roofing shingles buckled.*
- Cracked concrete.*
- Buckling floors*
- Doors that don't close*

Please do not be alarmed as this is part of what can happen during the releveling process. This does not mean that all or any of these things will happen, but we would like you to be prepared if any of them do happen. If there are existing cracks, they may or may not close or may get wider. The Contractor is not responsible for any of these repairs. The homeowner is responsible for any repairs and related costs that are necessary.

Owner(s)            Contractor I.M

Date: \_\_\_\_\_





## Foundation Maintenance

It is important for you to help prevent your foundation from possible movement. The following are a list of tips that may help. This list is not all-inclusive and these actions do not guarantee no movement, but are merely suggested as actions that might help prevent movement.

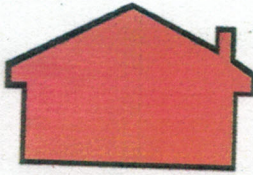
- **Install Gutters and Downspouts All The Way Around Your Building.**  
When your building doesn't have properly installed gutters and downspouts or no gutters and downspouts at all, the rain falling from the edge of your roof falls directly down to the soil next to your foundation and not only may it displace the soil, but it also may cause excessive moisture in the soil surrounding your foundation.
- **Keep Foundation Surroundings Free of Tall Grass/Plants.**  
When there is grass, shrubs and/or flower beds against your foundation it may cause excessive moisture either due to gathering of rain water or due to regular watering of flower beds. It may also cause excessive drying of the soils in dry hot weather.
- **Remove Trees That Are Too Close.**  
Tree roots may reach as far as its limbs extend and sometimes even further. A single tree may remove extreme amounts of water from the soil each day. It may also have roots that extend all the way under the foundation which may cause drying of the soil and/or movement of the soil. Roots may also break into plumbing which may cause extreme wet soil under your foundation. A Root Barrier can be installed, but may not prevent some roots from breaking through. The best solution in our opinion is to remove the trees that are too close.
- **Watering System/Soaker Hose.**  
Many companies may suggest using a watering system/soaker hose. We neither recommend/not recommend using such a system/hose. Watering systems and/or soaker hoses may need to be monitored closely. Too much water is not good as well as not enough water for your foundation. You may want to weigh out the pros/cons before purchasing such a system.
- **Water Drainage.**  
If you have a yard that holds rain water for extended amounts of time close to your foundation, you may want to have a water drain installed that can drain the water away from your foundation or adding soil to those areas to level the land may help also. If your foundation is on pier and beam you will want to make sure that there is no puddling underneath.

The soil underneath your foundation is constantly shifting. These Foundation Maintenance tips may only help to prevent excessive movement. There are no guarantees that these Foundation Maintenance tips will prevent movement of your foundation.

Owner(s) \_\_\_\_\_ Contractor I.M

Date:



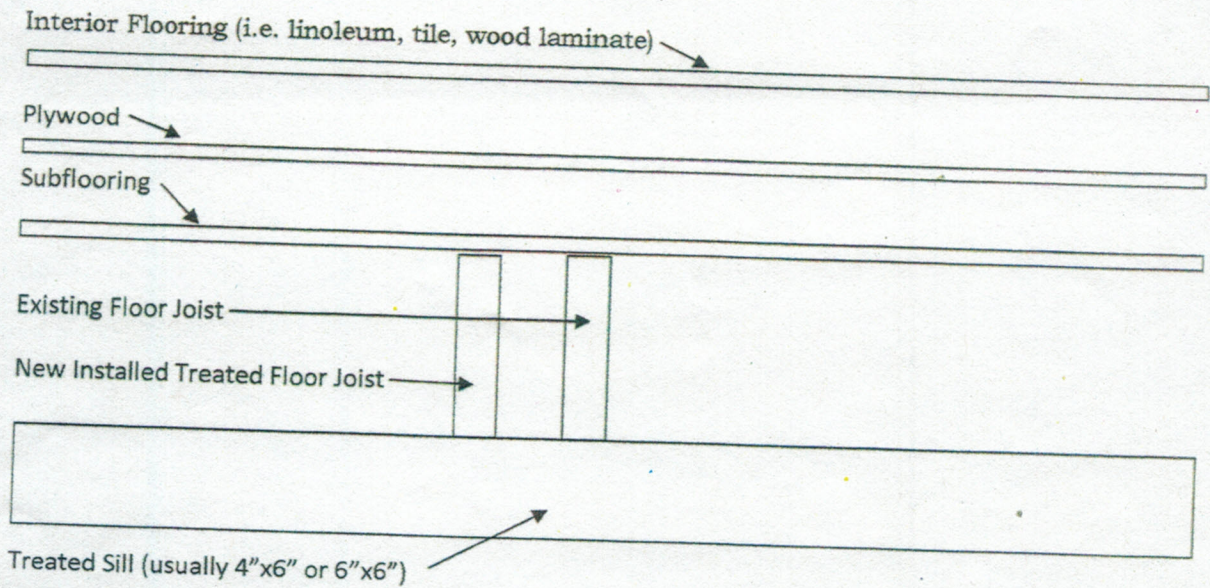


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## Floor Joist Installation Diagram

When a new treated floor joist is installed on the foundation of a building, the existing floor joist may not be removed, and the new treated floor joist is nailed/screwed into place beside or attached to the existing floor joist or with a Joist Hanger. The existing floor joist may not be removed. If the existing floor joist is removed, then the flooring directly above the existing floor joist could be damaged and/or would be left unattached to anything. The flooring can be nailed/screwed to the new treated floor joist, but only if the owner gives us written permission because it will damage the interior floorings because it must be nailed/screwed from the interior down to the new treated floor joist. **The owner must give written permission before we begin work if they would like the new treated floor joists attached from the interior of the home down to the new treated floor joists.**

Below is a sample diagram of how a new treated floor joist may be installed.



Owner(s)  Contractor I.M