

Exhibit "A"

NATIONAL FOUNDATION REPAIR
HOMEOWNER'S LIFETIME TRANSFERABLE WARRANTY

Should re-settling occur in the repaired area(s) during the first five years, National Foundation Repair will adjust the necessary existing footings at no charge.

Thereafter, any needed adjustments can be made for a labor charge only. Charges will be based on the number of footings adjusted.

This warranty is transferable for the life of the structure at no charge provided that National Foundation Repair is notified within 30 days after closing.

NATIONAL FOUNDATION REPAIR

by Robert J. Johnson

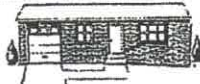
Attached to and part of the contract dated March 27 2024

Date contract work accepted and commencement of warranty April 23, 2024

Customer: Bruce Vanboskirk

Job address: 1003 Louise

Nederland, TX



NATIONAL FOUNDATION REPAIR COMPANY

1920 West Cardinal Drive, Beaumont, Texas 77705

Beaumont, Texas (409) 842-2725
Nederland/Port Arthur, Texas (409) 724-2703

Email: nrbmt@sbcglobal.net

Fax (409) 842-4108
Lake Charles, Louisiana (337) 433-5639

Contract

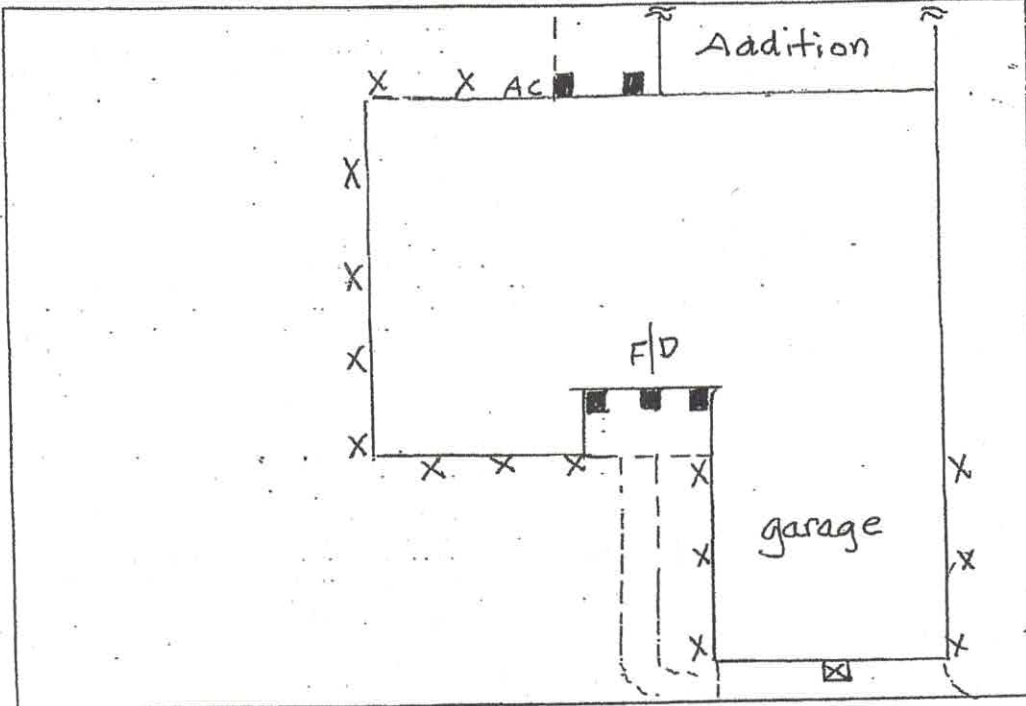
Contract Proposed To Bruce Vanboskirk	Home Phone	Date March 27, 2024
Job Location 1003 Louise	Work Phone	Cell Phone 409-626-1830
City, State and Zip Code Nederland, TX 77627	Email Address bcvanboskirk@yahoo.com	

NATIONAL FOUNDATION REPAIR COMPANY (Contractor) to perform foundation repair work as set forth herein, including materials, labor, drilling rig, jacks and other equipment necessary for the proper execution and completion of said work. Contractor to dig or manually excavate approximately 21 footings under the foundation in areas designated on diagram. Placement of footings are approximate, exact positioning to be determined by Contractor during work procedures. Drilled footings to be approximately 16-18 inches in diameter and 8-10 feet deep depending on soil conditions. Manually excavated footings to be on firm clay at a depth determined by Contractor during work procedures, if necessary due to unforeseen obstacles. Footings to be filled to within jack height of existing foundation beam with 3,000 PSI (5 bag mix) concrete, reinforced with 3 #4 Grade A steel rods.

After concrete hardens, hydraulic jacks to be placed on footings and foundation to be raised to as near level as possible, unless otherwise specified below. Solid concrete block(s) (8x8x12 inch) to be placed on each footing and grouted to foundation beam. Jacks to be removed and holes backfilled.

Unless otherwise noted below, shrubbery endangered by work will be removed and then replanted, but survival not guaranteed. Excess dirt to be disposed of as described on attachment.

This contract covers the section or sections of the subject structure as shown by diagram: (DIAGRAM NOT TO SCALE)



X = Drilled Footing AC = Drilled Breakout FD = Portable Drilled Footing ■ = Portable Drilled Breakout
Other provisions or exceptions: See Attachment

Contractor to perform contract work for the consideration and price of: Ten thousand two hundred and fifty dollars*****\$ 10,250.00 Dollars.

Customer to pay Contractor promptly upon completion of the contract work unless other arrangements have been agreed upon. Provided Customer timely pays Contractor, Contractor to guarantee and warrant contract work as set forth in Exhibit "A", attached. Should Customer fail to timely pay the contract price as stipulated herein, then guaranty warranty is automatically voided. Unless otherwise noted above, Customer has not advised of previous repair work or other extraordinary obstacles existing under foundation. Should such unforeseeable obstacles be encountered, Contractor shall not be obligated to continue work, and Customer shall pay only an equitable part of the contract price, prorated on the basis that productive work performed bears to contract work stipulated.

Unless otherwise noted above, contract work is limited to repair of defects to the foundation. Other defects to roof, exterior walls and windows and interior parts of structure, including interior slabs, walls and fixtures, are not covered by this contract whether same presently exist or occur consequential to work herein undertaken by Contractor. Please note that any damages that may occur during the leveling process (jacking) to the roof, attic, walls, fixtures, windows, and any plumbing lines is not negligence by the Contractor. Contractor is only responsible for actual damage resulting directly from Contractor's true negligence in the area being repaired. Should litigation arise hereunder, prevailing party shall additionally be entitled to reasonable attorney fees. Contractor shall remain bound to this contract provided that, within 30 days from date, Customer signs and returns a copy hereof to Contractor.

Contractor: National Foundation Repair Co. by Robert Johnson

Customer's Acceptance: Date 4/3/24
Customer accepts above contract and authorizes Contractor to do work as specified and agrees to make payment as stipulated.

Customer Signature: Bruce Vanboskirk Customer Signature

3-27-24

INSPECTION INFORMATION

Date March 26, 2024

Name Bruce Vanboskirk Home Phone _____

Job Address 1003 Louise, NED Cell Phone 409-626-1830

Owner's Address _____ Email Address b.vanboskirk@peh.com

Inspection Time 4:00 Foundation Type: Slab/MJ/Chainwall/M&A

Directions To Job 69S to Nederland Ave exit; make U turn to other side. R on Helena;
1st L on Louise; hse on R

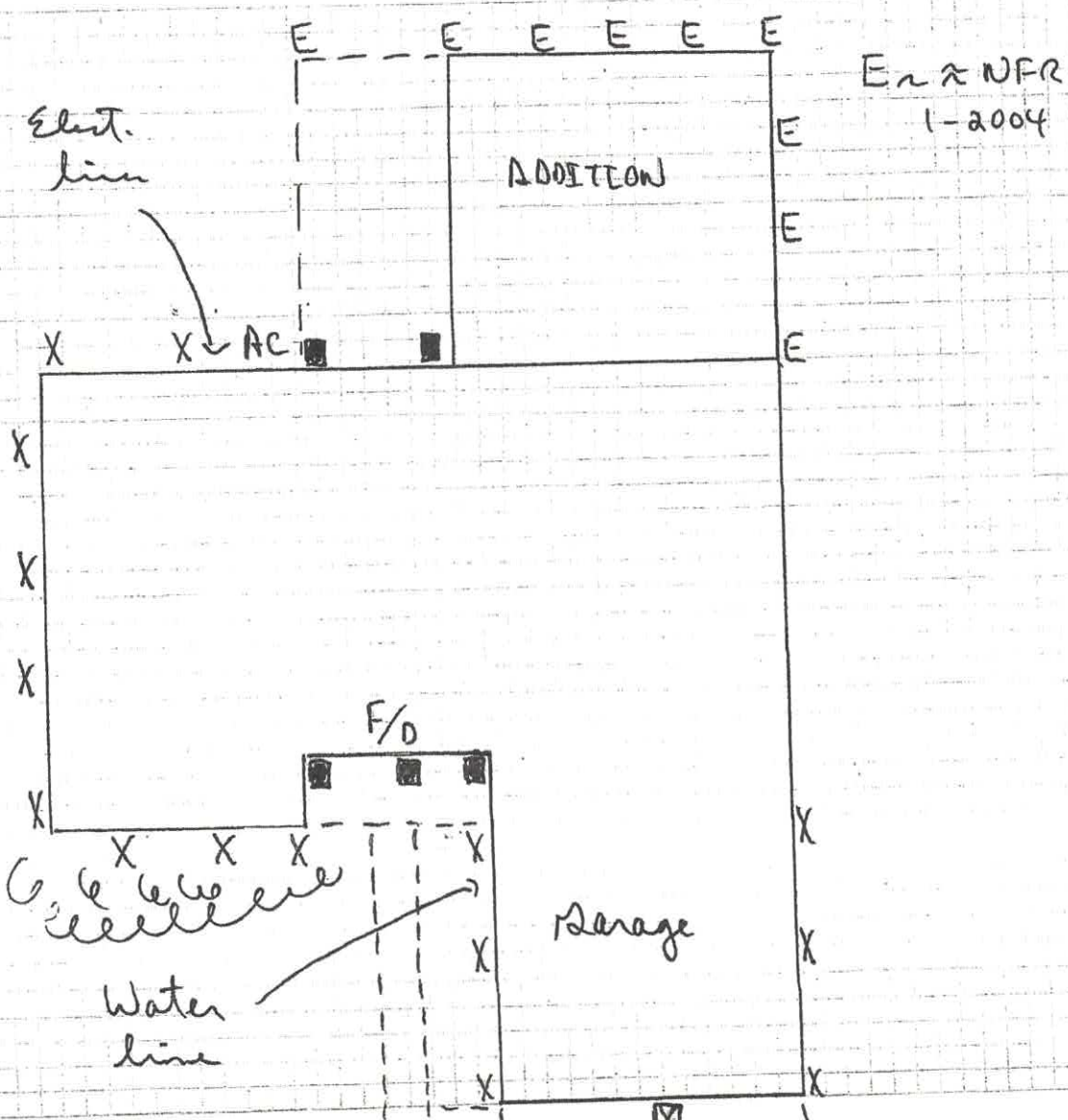
Minimum Number of Shafts 21 Engineer Report Ted Garp

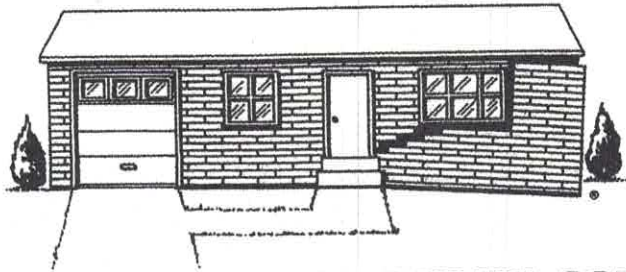
Drill Dirt (where wanted) Haul

H/C's and B/O's 5 + 6 Job Cost \$10,250

Miscellaneous Information Repairs... Ted Garp PE

Supervisor(s): Drilling _____ Leveling _____





NATIONAL FOUNDATION REPAIR COMPANY
Professional House Leveling & Foundation Repairs

ATTACHMENT TO PROPOSAL
DATED March 27, 2024

Bruce Vanboskirk
1003 Louise
Nederland, TX 77627

OTHER PROVISIONS OR EXCEPTIONS:

- Repairs will be completed in accordance with specifications outlined in the Ted Harp engineering report. This bid includes follow-up engineer's inspection fees.
- Once construction begins for these repairs, the exact number and specific locations of the proposed footings may vary somewhat from this diagram due to unforeseen buried obstacles.
- Excess dirt will be hauled off premises.
- Contractor requires half payment once construction begins and the balance will be due on completion of the level.

TJ

3-27-24

NATIONAL FOUNDATION REPAIR
1920 W CARDINAL DR
BEAUMONT, TX 77705
409-842-2725

BILLING

APRIL 23, 2024

BILL TO **Bruce Vanboskirk**
1003 Louise
Nederland, TX 77627

DATE	DESCRIPTION	BALANCE	AMOUNT
4/23/2024	Foundation repairs at 1003 Louise, Nederland		\$10,250.00
Total amount due			\$10,250.00

REMITTANCE	
Date	4-24-24
Amount Due	\$10,250
Amount Enclosed	10,250

Chk. # 1051
Payment in full
Thanks,
Bob

Make all checks payable to National Foundation Repair
THANK YOU FOR YOUR BUSINESS!

TED B. HARP JR.
ENGINEERING & SURVEYING
P. O. BOX 12548
BEAUMONT, TX 77726

(409) 893-2119 CELL

(409) 924-8079 FAX

25 April 2024

National Foundation Repair Company
1920 West Cardinal Drive
Beaumont, TX 77705

REFERENCE: FOUNDATION REPAIR INSPECTION

**SITE: 1003 Louise
Nederland, Texas**

Dear Sir or Madam:

Proceeding upon your request, I made a visual inspection of the site. Following in this report are my findings, discussion, conclusions, recommendations, and maintenance considerations where applicable.

SCOPE OF INSPECTION

Perform a visual inspection of the foundation repairs at the site. National Foundation Repair Company installed twenty-one (21) piers along the right side front, left, and left rear portions of the residence.

SITE DESCRIPTION

The residence is of frame construction and has an ordinary slab on grade.

DISCUSSION

During a year, seasonal changes occur. Southeast Texas is home to a particular type of soil that is greatly affected by moisture content. This soil's volume shrinks during dry conditions and swells during wet conditions. This soil's volume change generates pressures that will move the foundation with it. The exposure of the foundation, location of trees and their type, and other unseen variables will greatly contribute to the rate that the soil dries and changes in volume. These differences in shrinking and swelling around the foundation create differential movement that will flex the foundation, sometimes to the point of failure.

By controlling the moisture content of the soil of the foundation, it is possible to limit the degree of differential change and therefor limiting the flexure. How many times the foundation can flex is dependent on its strength, construction quality and other unknown variables. Foundations of considerable age have more opportunities for these changes and therefor a higher probability for foundation problems or failures. A well-maintained foundation can withstand all of these problems and provide long use.

TED B. HARP JR.
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CONCLUSIONS

Based upon the visual inspection and indicators listed above, I have come to the following conclusions. The foundation piers were installed properly stabilizing the foundation at the designated locations. The repair system furnished by National Foundation meets the specifications necessary for the repairs.

RECOMMENDATIONS

Maintenance of a foundation is a sensible method of minimizing foundation movement due to shrinking and swelling soils. According to the best information available, these maintenance considerations will aid in controlling the soils moisture content and minimizing differential movement. However, these suggestions do not guarantee or provide a warranty against future foundation related problems. It is my opinion that drilled shafts or bell footings could be required in the future for the remainder of the foundation, but not at the time of this report.

MAINTENANCE CONSIDERATIONS

By following these suggestions as well as using good sense it is possible to maintain a foundation for extended use.

- ◆ Good and uniform drainage around the foundation should be supplied. This will aid in controlling the rate the soil dries. However, do not let the soil completely dry out. The soil should remain moist just below the surface. Uniform drying limits differential movement therefor limiting foundation flexure. Protect against standing water at any location around the foundation.
- ◆ Do not plant trees too close to the perimeter of the foundation, especially ones that will grow large. Oak trees especially should not be planted close to foundations. Generally, the roots will extend out as far as the limbs. If trees are too close to the foundation, their roots will grow under and sometimes through the foundation. The roots will pull moisture from beneath the foundation, changing the soils volume and creating differential movement. Trees have been known to destroy foundations. Root barriers are available to aid in protecting the foundation. If an existing tree is already too close, its removal would greatly increase the chances against future foundation related problems.

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- ◆ Exposure also plays a role in foundation related problems. There are many variables that can contribute to non-uniform drying and ultimately differential movement. A few variables that one can be aware of are shading from trees, direct sunlight, patio paving, driveways, landscaping, and downspouts.

LIMITATIONS

This report and opinions made cover existing conditions as observed during a site visit. No responsibility is taken for unseen defects. This report is not a guarantee or warranty of the foundation, its design, or soil conditions. No person outside this office had any influence on opinions made during this report and our maximum liability is limited to the fee paid. Contact our office if these limitations are not acceptable.

I appreciate the opportunity to be of service to you. If any questions arise, please do not hesitate to contact me.

Sincerely,

Ted B. Harp Jr., P.E., RPLS

