



Stellar Foundation Repair, LLC Evaluation Report

Evaluation Date: January 8, 2023



Customer	Property Evaluated
Virginia Lucero	102 NE 75th St,
443-553-3739	Lawton, OK 73507
Virginiahelsel35@gmail.com	



Observations and Recommendations

Stellar Foundation Repair, LLC has provided a visual, non-destructive inspection of the property in agreement with the customer's specifications. Upon inspection, the following issues have been observed:

- Inadequate support in crawl space for above flooring was observed and noted at the time of inspection.
- Unlevel floors indicating foundation settling was observed and noted at the time of inspection.
- Damaged floor joists were observed and noted at the time of inspection.

To address the above issues, Stellar Foundation Repair, LLC recommends the following measures and services:

- Repair three (3) floor joists in the crawl space per attached diagram
- Shim and tighten pre-existing supports in the crawl space as needed.
- Install concrete block piers as needed.

Photographic Documentation and Notations



Damaged floor joist in need of repair.



Damaged floor joist in need of repair.



Dry rotted floor joist in need of repair.



Backroom add-on's concrete floor slopes but did not see cracking or separation in the add-on's structure.

TOTAL

\$925.00

Falls Foundation Repair LLC

413 Burkburnett Rd.
Wichita Falls, TX 76306

Receipt

Bill To:
Virginia Holleran 102 NE 75th Lawton OK 73507

Date
5/15/2024

JOB SITE
102 NE 75th

Description	Amount
Total Repair	\$ 3,000.00
Paid deposit	\$ (1,000.00)
CC payment	\$ (1,500.00)
CC payment	\$ (500.00)
Provide line location services	
Install joist	
Install access panel	
Excavate the dirt from under the property	
Clean up and hauled away all trash and debris resulting from listed repairs	
We appreciate your business!	Balance \$ -



WARRANTY

Virginia Holleran

OWNER

102 NE 75th Street

Lawton

Oklahoma

73507

ADDRESS

CITY

STATE

ZIP

Mike Minter

05/13/2024

Mike Minter

Date

Falls Foundation Repair offers lifetime transferable warranties on all of its work.
This is to certify that a lifetime transferable warranty has been received under the provisions and terms of the written agreement.

See General Conditions on Reverse Side

LIFETIME TRANSFERABLE WARRANTY

LIFETIME WARRANTY – (Concrete Pressed Piers or Steel Piers only) unless specified otherwise. It is the intention of Falls Foundation Repair, LLC to permanently stabilize the settlement of that portion of the foundation covered by this contract. Within one (1) part in two hundred and forty (240) parts for the life of the structure that it supports (1" settlement in 20" horizontal span or ¼ inch in a 5-foot horizontal span.) This warranty applies to only the work performed by Falls

Foundation Repair described as LIFETIME WARRANTY WORK under the terms, provisions and conditions of this contract. Pier and Beam understructure shimming 3 year warranty unless specified otherwise. Service calls will be charged at a rate of \$75.00 each (or current service rate.) TRANSFER OF WARRANTY

– In the event a change of ownership occurs, assignment of this warranty to new owner or owners must be accomplished no later than thirty (30) days after transfer of title. Assignment will be made in accordance with the warranty and with the procedure in effect at the time of transfer, upon the receipt of payment of the transfer fee current at the time of transfer. So long as the provisions of this paragraph are met, there is no limit to the number of transfers that can be made.

UNLESS ASSIGNMENT IS PROPERLY MADE WITHIN THIRTY (30) DAYS AFTER TRANSFER OF TITLE THIS WARRANTY IS NULL AND VOID. To transfer warranty, a written request stating the name of the new owner and property address must be mailed along with a check for \$200 (or the current transfer fee) to the address stated below.

THIS WARRANTY SHALL BE NULL AND VOID IF:

1. Full payment is not made within 30 days of completion of work as specified.
2. An additional story is added to the structure, or changes of a similar scope are made, without the prior written approval of company, when such changes would affect loads on the foundation.
3. The structure is sited on a fault, or is affected by an earthquake.
4. Underground facilities or swimming pools are installed within a horizontal distance from the foundation equal to or less than their depth.
5. The foundation is undermined (i.e. soil slumping, eroding, plumbing leaks, creek beds, excavations, etc.)
6. The natural eroding of existing structure.
7. Any accidental or intentional damage, fire, flood, windstorm, earthquake, or other acts of God.
8. It has been determined to be built substandard or with mesh wire.

ARBITRATION OF DISPUTES – In the event that the owner and Falls Foundation Repair cannot agree that the movement in this foundation has been controlled and settlement is within the tolerances specified above, it is specifically agreed by the acceptance of this warranty that the matter shall be determined by binding arbitration. Each party shall select one (1) arbitrator who shall be a Registered Professional Civil or Structural Engineer, experienced in the field of shallow foundations and engaged solely in the private practice or his or her profession. If the two (2) selected engineers cannot reach agreement, then an Arbitrator of like qualification shall be selected by the American Arbitration Association, or any successor thereto, on application of either party. Arbitration shall be conducted in accordance with the rules prevailing of the American Arbitration Association or any successor thereto. Pursuant to Chapter 27 of the Texas Property Code, if you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through normal warranty service, you must describe in writing and forward by mail or in person to the contractor. You must provide contractor an opportunity to inspect and cure the defect as provided by Section 27.004, Texas Property Code.

TERMINATION – Falls Foundation Repair, LLC may terminate this warranty at any time by paying to the current owner an amount equal to total payments made under the original contract or mutually agreed on amount.

NOTICES – Falls Foundation Repair LLC 413 Burkburnett Rd Wichita Falls Texas 76306

No Changes to this document will be valid unless approved in writing by both parties.