

Metro-Tex Foundation, Inc.

2520 K. Ave #283 Plano, TX. 75074

info@metrotexfoundation.com

metrotexfoundation.com

Office: (972) 758 1213 Fax: (469) 327 2665



2960 Harlee Drive

Prepared for: Perrine Mathieu & Dario Villarreal

Prepared by: Steve Sutherland

October 25, 2022

10/25/2022

Perrine Mathieu & Dario Villarreal

RE: 2960 Harlee Drive

Dear Jeff,

On 10-15-22, a foundation inspection was performed on the above referenced property. The purpose of this inspection was to confirm the foundation was structurally sound and performing as intended. For orientation purposes, the house faces north.

Previous foundation repairs were performed and there is a lifetime transferrable warranty included by piers installed by Metro-Tex Foundation.

An aggressive watering program must be followed to minimize any future movement. It should be noted, however, that a floating slab foundation will be subject to minor differential movement due to seasonal variations in the active clay soils, and that minor cracks and movements may periodically occur. If you have any questions or concerns regarding this matter, please contact the office at (972) 758 1213

Thank You,

A handwritten signature in black ink, appearing to read "Steve Sutherland", is enclosed in a white rectangular box.

Steve Sutherland

LIFETIME TRANSFERABLE WARRANTY

Name: Perrine Mathieu & Dario Villarreal
Property Address: 2960 Harlee Dr.
Property City: Farmers Branch, Texas

Metro-Tex Foundation, Inc. agrees to furnish all labor, materials and supervision to perform the above described work. No other guarantee or representations are made other than those expressed in writing and no parties or salespersons are empowered to extend or enlarge the guarantee.

Metro-Tex Foundation, Inc. will attain the highest possible elevation restoration as prescribed by the existing condition of the structure. The amount of actual rise in the structure shall be the professional judgment of *Metro-Tex Foundation, Inc.* representative.

It is recommended that a plumbing test be performed after any foundation work is done. The homeowner is responsible for having the test performed unless testing is included in the repair specifications.

A lifetime warranty is given on all steel reinforced, drilled shaft concrete piers and is transferable upon request. A foundation maintenance program is included with this contract and must be followed to ensure no future movement occurs and to reduce the potential vertical rise of the supporting soils.

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 foundation repairs by others are performed.
3. The structure is sited on a fault or is affected by an earthquake.
4. The foundation is undermined i.e. soil slumping, eroding, plumbing leaks, creek bed, etc.
5. The natural eroding of existing structure
6. Any accidental or intentional damage, fire, flood, windstorm, plumbing leak or earthquake.
7. Homeowner fails to maintain proper moisture levels in the surrounding soils.

Transfer of Warranty:

In the event a change of ownership occurs, the warranty will be transferred for a fee of \$75.00. Any foreclosed or bank seized property will have its warranty nullified and voided. No warranty will be proved to any future homeowner thereafter.

If vertical settlement occurs, Metro-Tex Foundation, Inc. will return and re-adjust the piers at no cost to the homeowner. This Warranty will not extend to any portion of the foundation that does not have piers. There exists no warranty of any kind or nature on the portion of the foundation which work was not performed.

Signature: (Owner/Agent) _____

Signature :(Metro-Tex Representative) 

Origination Date: _____

Date of Transfer: October 10, 2017 _____

FOUNDATION MAINTENANCE

The soils in North Texas generally consist of a high concentration of water sensitive clays, which tend to expand when wet and shrink when dry. This cyclic motion of the soil in turn causes differential movement of and undue stress to the structural elements of your foundation. This type of distress can be minimized by maintenance of a more constant soil moisture content adjacent to the structure's foundation. Watering the soil at the perimeter of the foundation during dry periods and providing adequate drainage away from the foundation during periods of rainfall are essential to this goal.

PROPER WATERING

Water is removed from soil adjacent to and under a foundation by roots of trees or shrubs and by evaporation. Whenever cracking of the soil occurs or soil shrinks away from the foundation, the moisture content is too low. Trees should be located at a distance from the foundation that is equal to or greater than their height at maturity. Shrubbery adjacent to the foundation should be properly maintained and trimmed to prevent excessive desiccation of the soil. When trees are located within 20 feet of the foundation, complete removal or installation of a root barrier between the tree and the house is advised.

Water should be added to the soil adjacent to the foundation in a deliberate and systematic manner by using an automatic sprinkler system or preferably by installing soaker hoses or installation of a drip system. Water should be applied through the hoses very slowly for at least one hour or until runoff is observed. A suggested watering frequency is three or four times weekly in dry seasons and less during the remainder of the year.

DRAINAGE

Soil slopes away from the perimeter beam of a structure equal to approximately one inch per foot should be maintained for a distance of three or four feet. The soil should consist predominantly of clay. Sand or other porous materials should not be used. A sandy loam may be placed above the clayey soil to provide a more suitable soil for plant growth. Soil levels at the foundation should be no greater than 2 inches below the brick ledge or slab of a concrete slab-on-grade foundation and about halfway up on the perimeter grade beam of a pier and beam foundation.

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Office: (972) 758 1213 Fax: (469) 327 2665



2960 Harlee Drive

Prepared for: Jeff Harris (214-288-5503)

Prepared by: Steve Sutherland

October 16, 2017

10/16/2017

Jeff Harris

RE: 2960 Harlee Drive

Dear Jeff,

On 6-17-17, a foundation inspection was performed on the above referenced property. The purpose of this inspection was to visually check all exposed portions of the foundation and note any structural deficiencies. For orientation purposes, the house faces north. Elevations were taken throughout the house using a Stanley Compulevel and all exposed portions of this foundation were visually inspected from the interior and exterior.

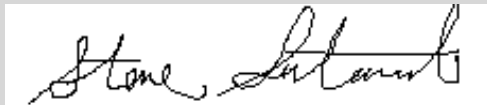
Because of foundation movement in the areas noted, it is recommended that 10 concrete piers be installed under the existing grade beams. These piers should conform to applicable construction standards and local compliance. It should be noted that some level of risk is associated with all types of foundations and there is no such thing as a "zero risk" foundation.

After the piers have been installed, the foundation shall be mechanically raised to as near the original elevation as practical and shored up with concrete blocks set with steel shims

It is understood and agreed that in order to perform the above described work it is possible that the sheetrock, tile, brick, wallpaper, windows, wood members, roof or other rigid materials may be damaged or need to be removed. Therefore the price quoted does not include redecorating, repainting, plumbing work, electrical work, or replacing any materials not specifically called for in this agreement. *Metro-Tex Foundation, Inc.* assumes no responsibility for plants, trees, or shrubs, which may be damaged during operations. It is recommended that a plumbing test be performed after any foundation work is done. The homeowner is responsible for having the test performed unless testing is included in the repair specifications.

If you have any questions or concerns regarding this matter, please contact the office at (972) 758 1213

Thank You,



Steve Sutherland

Name: Jeff Harris

Property Address: 2960 Harlee Dr. Farmers Branch, Tx.

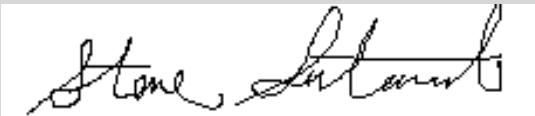
Whereby propose to furnish all labor, materials, and supervision necessary for:

Item	Price
installation of 10 piers	\$3,000.00
breakout/patch 2 sections concrete	\$200.00
adjust 5 old piers	\$500.00
place excess dirt on foundation	\$included
Total	\$3,700.00

Pier steel: #3's Hoops: 4"x4" #3's Concrete mix design: 3,000 P.S.I.

It is understood and agreed that in order to perform the above described work it is possible that the sheetrock, tile, brick, wallpaper, windows, wood members, roof or other rigid materials may be damaged or need to be removed. The owner and Metro-Tex Foundation, Inc. agree that any dispute, or lawsuit related in any way to this agreement or the work related, shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association(AAA) in accordance with this arbitration agreement and under the commercial arbitration rules of the AAA with the stipulation that in the event of arbitration, the arbitrator shall require the losing party to pay the winning party's costs and the arbitrator shall be an engineer or builder with experience in building, designing, or analyzing residential foundations. The owner and Metro-Tex Foundation, Inc. agree that, in any arbitration proceeding, Metro-Tex Foundation, Inc. liability shall be limited to the amount paid under this contract

50% DEPOSIT, 50% DUE UPON COMPLETION

Respectfully Submitted:  10/16/2017

Signature: (Owner/Agent) _____

Date: _____

2520 K. Ave #283 Plano, TX. 75074

info@metrotexfoundation.com

O: (972) 758 1213 F: (469) 327 2665

LIFETIME TRANSFERABLE WARRANTY

Name: Jeff Harris
Property Address: 2960 Harlee Dr.
Property City: Farmers Branch, Texas

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This warranty shall be null and void if:

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Signature: (Owner/Agent) _____

Signature :(Metro-Tex Representative) 

Origination Date: _____

Date of Transfer: _____

LIFETIME TRANSFERABLE WARRANTY

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Property City: Farmers Branch, Texas

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Date of Transfer: October 10, 2017 _____

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ARAMENDIA

PLUMBING
HEATING & AIR N.TX.

403 Powerhouse Rd. Ste. 303 McKinney, TX 75071
Office - 972. 283. 3636 Fax - 214.548.5952
LIC# TACLA-28438E LIC# M-16744

Date of Test: 7/10/17 Invoice: 22643

Customer: Metro Tex / Jeff Harris / Joe Holmes

Address: 2960 Harlee Dr Farmers Branch 75234

Type of Test: Pre MJ Post

Test Performed: Static Pressure Both

Domestic Water Test:

Leaks Present: Yes No Pressure 70

Test Type: Meter Personal Cut-off

Water Service Material: PVC Copper Other

Gauge Location: Powder Bath

Testing Period: 10min If loss, amount over time: No Drop

Static Drain Test:

Leaks Present: Yes No

Drain Material: Cast Iron PVC Other

Clean Outs Present: Yes No Location: Front Yard

Number of Sewer Systems: 1 2 3 4

Test Location: Powder bath Commode Sweep.

Testing Period: 15min If loss, amount over time: No Drop.

Any questions **CALL US FIRST**, Thank You!!



CCM ENGINEERING

2570 FM 407 STE. 209, Highland Village, TX 75077

Office: 972-691-6605

TBPE FIRM #605

June 19, 2017

Jeffrey Harris
El_godofredo@yahoo.com

RE: Level B Foundation Evaluation
2960 Harlee Drive
Farmers Branch, Texas

To Jeffrey Harris,

Per your request, our office inspected the above referenced single-family foundation on June 16, 2017. This existing two-story house is constructed of wood framing with brick veneer, stone and wood siding exterior supported by a concrete slab foundation. All exposed portions of this foundation were visually inspected from the interior and exterior. For the purpose of this report, the house faces generally north and is forty-three (43) years old.

The purpose of this inspection was to evaluate the performance of the foundation. Elements of concern are safety, function, durability and habitability. Inadequate foundation performance may result from inadequate strength or insufficient stiffness, and is shown in many ways. The visible indications of distress noted during this inspection include the following:

EXTERIOR

- Brick cracks: **North:** None noted.
South: 1/16" fireplace.
East: None noted.
West: 1/16" garage wall.
- Foundation cracks: 1/16" garage.
- Separation between garage frame and brick: **West:** 3/8"

June 19, 2017

Page Two

**RE: Foundation Inspection
2960 Harlee Drive
Farmers Branch, Texas**

INTERIOR

- Sheetrock cracks: **Garage:** East and west walls.
 Living Room: Ceiling, east wall.
- Doors out of square: Hall bath.

Observation of the listed conditions does not imply inadequate structural performance or insufficient stiffness. The importance of these observations depends upon the age of the structure, previous repairs, or other outside influences.

SUMMARY

All interior floors were measured using an electronic compulevel. These elevation readings indicate that the foundation levels are generally within the analogous deflection limit of L/360; however cosmetic damage indicates repairs are needed.

RECOMMENDATIONS

It is recommended that the following repairs be made:

1. Install or adjust 9 exterior piers and 1 interior pier as shown on the attached sketch. Interior piers to be installed under interior grade beams. Contractor shall locate the interior beams and contact this office if their location is different than shown.
2. Adjust piers #1 - #5 as shown on the attached sketch or install new piers. Existing piers may be adjusted if they are located in the specified areas and have adequate strength to support the foundation.
3. Install missing gutter downspouts.
4. Repair and clean the gutters and ensure they are functioning properly.
5. Plumbing tests are recommended on the incoming potable water and waste water systems after the piers are installed.

Gutter downspout extensions would be beneficial.

The foundation can then be raised on these piers. The piers should be concrete, 12" in diameter and extend a minimum of 9' below the bottom of the grade beam. Dual shaft 8" diameter piers are also acceptable. Pressed pilings, (steel or concrete) are an acceptable alternative. Pressed pilings, if used, should be installed to refusal.

Complete leveling of the house should not be anticipated. The contractor should raise the foundation only as much as the house will allow without creating additional stress or cosmetic damage.

June 19, 2017

Page Three

**RE: Foundation Inspection
2960 Harlee Drive
Farmers Branch, Texas**

Foundation movement can be caused by seasonal variations in the moisture content of the soil. A consistent foundation water program should be implemented on all structures to minimize foundation movements. During dry seasons of the year, soil should be watered evenly. During wet seasons of the year, water should flow away from the foundation at all times.

Limitations of Liability: This structural inspection was conducted in accordance with generally accepted practices and procedures. The inspection of the site was limited in scope to a visual examination of the exposed interior and exterior finishes on the structure and of the adjacent ground surfaces. Destructive analysis of the foundation was not performed during this inspection. Recommendations, if any, are intended to be the most cost effective and practical solution to common foundation problems. Installation of piers around a part of the foundation is intended to reinforce the areas which appear to have deflected since construction of the home. Underpinning will not improve the performance of the foundation in non-underpinned areas. Most homes are not constructed with the ability to perform as a structurally suspended slab; therefore, installed piers will not prevent adjacent exterior or interior walls from settling. Further analysis may be performed if desired by the homeowner and our office will assist with any additional analysis desired by the homeowner. Extensive repairs may be necessary to fully reinforce the home according to accepted building codes. This option is available to the homeowner, however, it is standard practice to only repair areas which have failed and make additional repairs as necessary. Soil borings may also provide additional information regarding underlying soil conditions. This information is not provided, nor is required for a level B inspection. If further evaluation is desired, the homeowner may obtain soil data from a geotechnical testing facility and provide it to this office. Locations of existing piers if any are approximate and locations were provided by others. This report does not guarantee the quality or exact locations of any existing structural repairs. The behavior of the subject foundation and soil area was taken into consideration up to the inspection date. The results stated in this report are based on the information provided to the engineer and on the conditions observed at this time of inspection. Other problems may become evident as the seasons and climatic conditions change. Such problems or the advent of additional information may be reason to revise the report. Not all defects are noted in this report.

No foundation warranty is expressed or implied by this report, and no warranty is expressed or implied about the future condition of the foundation systems.

June 19, 2017
Page Four

**RE: Foundation Inspection
2960 Harlee Drive
Farmers Branch, Texas**

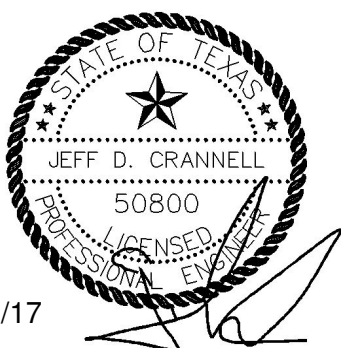
This report is consistent with a Level B evaluation as described by the American Society of Civil Engineers, Texas Section, in the "Guidelines for the Evaluation and Repair of Residential Foundations, Version 2."

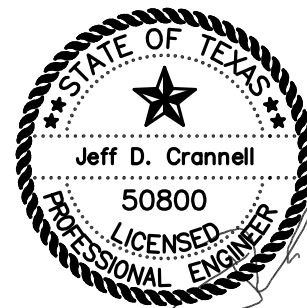
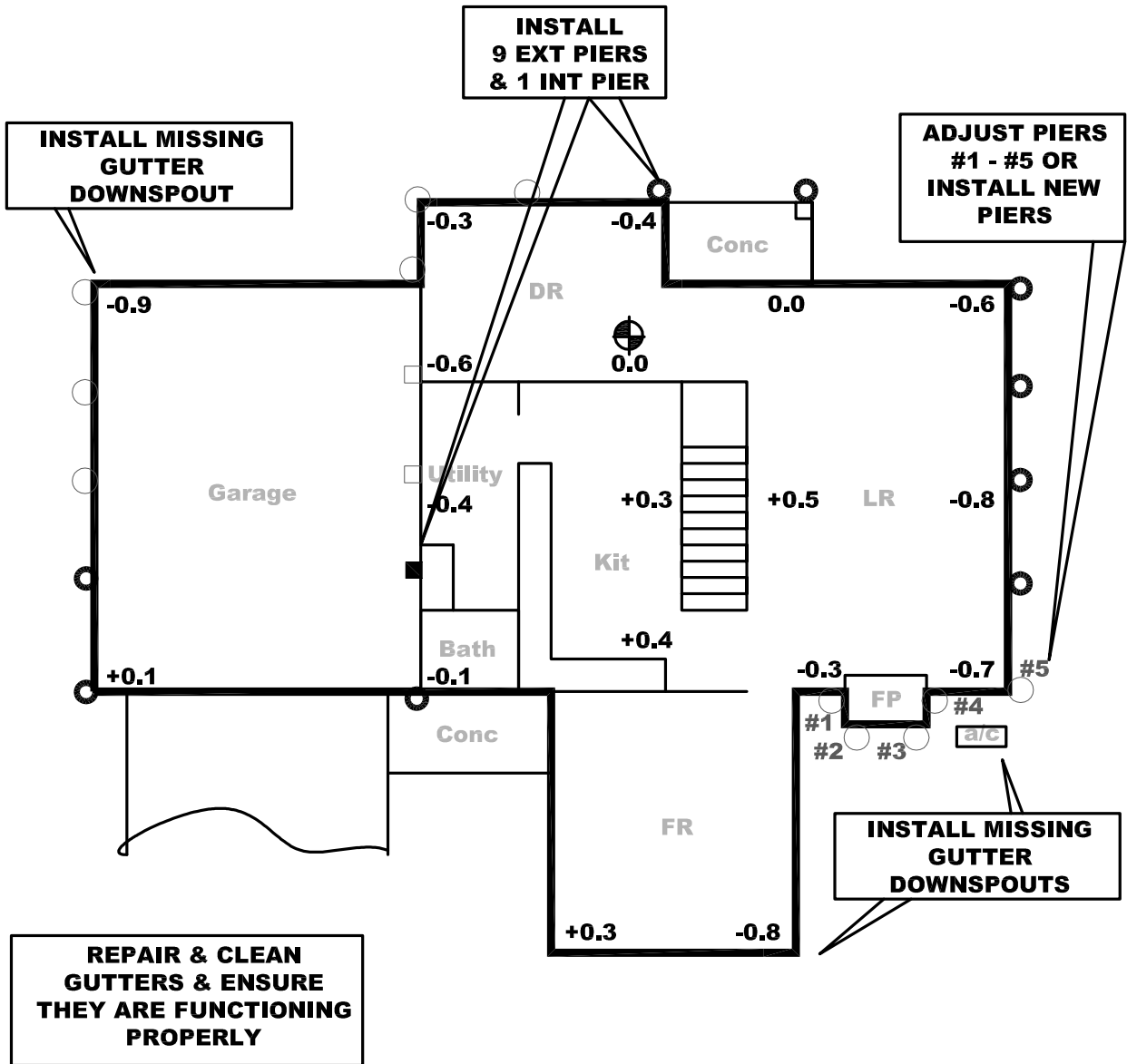
If you have questions or require additional information, please contact this office.

Sincerely,

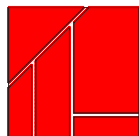
Jeff D. Crannell, P.E.
TBPE FIRM #605

6/19/17





6/19/17



CCM Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972. 691.6633
TBPE FIRM #605

**2960 HARLEE DRIVE
FARMERS BRANCH, TX**

**Approx location
of existing piers** ○