PREMIER FOUNDATION REPAIR, INC

PRESSED PIERS LIFETIME TRANSFERABLE WARRANTY

PREMIER FOUNDATION REPAIR, INC. warrants that the pressed piers installed under the perimeter beam at the address below will be free of material defects for a period of LIFETIME from the date of installation subject to the terms and conditions herein.

PREMIER FOUNDATION REPAIR, INC agrees to furnish all labor and materials for a period of one year from the date of installation to adjust any installed pressed perimeter piers which have material defects, at no charge to the homeowner, and any adjustments after that time will not exceed 75% of the original cost. In addition, if any adjustments are through concrete or wood decking, a minimal repair cost will be charged. In the event of an unforeseen event "force of nature" (earthquake, flood, fire, etc.), this warranty will not apply.

The forgoing warranty will be void at the option of PREMIER FOUNDATION REPAIR, INC. if there is a plumbing leak or if the Homeowner modifies, damages, or otherwise changes the structural design of the foundation system or the weight load in the areas where the piers were placed. THE HOMEOWNER IS RESPONSIBLE FOR PROPER MAINTENANCE, INCLUDING PROPER WATERING, GUTTERING, POSITIVE DRAINAGE AND ROOT BARRIERS IF NECESSARY. See attached maintenance schedule.

In no event shall PREMIER FOUNDATION REPAIR, INC. be liable for incidental or consequential damages of any kind whatsoever of any nature. There are no warranties or representations other than those herein set forth. This limited warranty gives specific legal rights in addition to the rights implied by law which may vary from state to state.

In the event of a transfer of this warranty to a new owner, PREMIER FOUNDATION REPAIR, INC. must be notified in writing within 30 days of the transfer of the property or warranty will be void. There is a $150.00 transfer fee.

This warranty will be activated upon final receipt of payment in full due to PREMIER FOUNDATION REPAIR, INC.
***** We do not guarantee access to customer files on an unlimited and ongoing basis. Please keep your paperwork in a safe place, you are responsible for it. Extra copies may be provided if available by ordering 72 hours in advance of need and filling out the request form on our website. There is a $25.00 per page fee for processing. *****

CHANH & TAMMY NGO	10/09/2020
HOMEOWNER	**ACTIVATION / COMPLETION DATE**
2700 LAKE CREST DRIVE	NA
ADDRESS	**TRANSFERRED FROM**
FLOWER MOUND TEXAS 75022	
CITY STATE ZIP	

MAINTENANCE SCHEDULE

A number of conditions may cause distress to foundations founded on expansive clay soils. The major factors influencing soil movement are:

- Pre-Vegetation. Large individual trees, thickets or other vegetation requiring large amounts of moisture from the soil tend to make the soil in the areas reached by their roots drier than adjacent areas. These desiccated pockets have a much higher potential for swelling than do the adjacent less desiccated areas.
- Fence Lines, Trails, and Tracks. These surface features typically have the vegetation worn away, leaving only bare or thinly covered strips which are much drier than the soil on either side. Like the desiccated areas caused by pre-construction vegetation these areas will swell more than other areas.
- Slopes. Slopes comprised of active expansive soil have a tendency to migrate downhill as the soil experiences shrink-well cycles.
- Cut and Fill Sections. Cut and fill sections will experience differential soil movement because of variations of compacted densities.
- Drainage. If rainfall runoff is allowed to pond or collect adjacent to a structure built on expansive soil, the structure may be subjected to distress caused by the soil beneath the structure swelling as a direct result of increased soil moisture content. Lot surfaces must be graded to drain away from the structure. Excess runoff should not be collected and be disposed of by carrying a discharge pipe beneath the structure.
- **Care should always be taken with sewage and water utility lines to ensure that leaks do not develop beneath the slab**.
- Time of Construction. If the slab is cast at the end of a lengthy dry period, it may experience greater uplift around the edges when the soil becomes even more wet at the conclusion of the dry period. Similarly, a slab cast at the end of a wet period may experience greater drying around the edges during the subsequent period of dryness.
- Post-Construction. A number of post-construction practices can occur to cause distress to structures founded on expansive clay. Planting flower beds or shrubs next to the foundation and keeping these areas flooded will generally cause a net increase in soil moisture content and result in soil expansion around the foundation perimeter in that vicinity. Planting shade trees closer to the structure than a distance equal to the mature height of the tree will allow the tree roots to penetrate beneath the foundation and withdraw moisture from the soil; the results will be soil shrinkage in the region of the roots. Redirecting surface runoff channels or swells by the owner can result in improper drainage as detailed above. To minimize movements in the soils due to post construction factors that are not climate related, the following home owners maintenance procedures are recommended:
- Initial landscaping should be done on all sides adjacent to the foundation and drainage away from the foundation should be provided and maintained.
- Watering should be done in a uniform, systematic manner as equally as possible on all sides of the foundation to keep the soil moist. Areas of soil that do not have ground over may require more moisture, as they are more susceptible to evaporation. Ponding or trapping of water in localized areas adjacent to the foundations can cause differential moisture levels in subsurface soils.
- Studies have shown that trees within twenty feet of foundations have caused differential movements in foundations. These will require more water in periods of extreme drought and in some cases a root injections system may be required to maintain moisture equilibrium.
- During extreme hot and dry periods, close observations should be made around foundations to insure that adequate watering is being provided to keep soil from separating or pulling back from the foundation.