



GENEROCITY
FOUNDATION REPAIR INC.
STRONG. FOUNDATIONS

Warranty

It is with strong integrity that Generocity Foundation Repair, Inc. extends this Lifetime Transferable Warranty with great pride and confidence in our work, firmly standing by with a promise to correct, adjust, fix, and alleviate any future problems associated with our work.

Generocity Foundation Repair, Inc. (GFR) warrants to Edward Williams the foundation repair made to the property known as 4114 19th St. North in the city of Texas City, TX 77580. This warranty extends that if movement should occur after GFR has made the recommended adjustments to correct that foundational movement, GFR will adjust the foundation back to the appropriate elevations as they were at the completion of original adjustment that were made by GFR.

Lifetime Transferable Warranty

Generocity Foundation Repair, Inc. issues a Lifetime Transferable Warranty for foundation work. Any necessary adjustments will be done at no cost to the client.

The Warranty shall be null and void if:

- Structural modifications or additions that affect loads on the foundation, without prior written approval from GFR;
- If the foundation is found to be of inadequate structural strength or constructed of substandard material;
- The structure suffers substantial damage from fire, flood, storm damage or catastrophic event. Significant drainage issues, water leaks or sewer leaks under or adjacent to the foundation shall be included as flood damage.
- Repairs or adjustments are made to any of the piers installed by GFR by anyone other than GFR.

Note: GFR does not warrant any part of the foundation that is deemed as normal or level and does not present concern at the time of repair. GFR does not warrant the future viability of the parts of the foundation that presents as normal or level at the time of repair.

Warranty transfer requires that GFR receive written notice of change in ownership (deed of trust or other closing documents) within 90 days, along with \$200.00 transfer fee. Please contact Generocity Foundation Repair, Inc. or visit our website at www.generocityfoundation.com for further inquiry.

Authorized Signature Ben Whitsett

Date May 25th, 2024





3200 Wilcrest Drive, Suite 440
Houston, Texas 77042
P: 832-240-3771
F: 832-240-2724
TBPE #F-1114
www.dunaway.com

May 28, 2024

Generocity Foundation Repair Inc.
1212 West Winding Drive
Friendswood, Texas 77546

Job Number:

Subject: Review of Foundation Repairs at 4112 19th Street North, Texas City, Texas 77590

As requested by Generocity Foundation Repair (GFR), we have reviewed the repair proposal and installation data from GFR's regarding the repairs made to the above referenced residence. GFR presented the repaired portion of the foundation using 23 exterior segmental pre-cast concrete segmental piles beneath the above referenced location for our review. The pile locations and spacing as represented were found to be in general compliance with industry standards, and generally in accordance with GFR's proposal based on the field data provided to us by GFR.

The repair work performed to the subject location is believed to have been acceptably completed, based on the information provided by GFR, in accordance with good industry practice for foundation repair work using pre-cast segmental piles. The repairs performed on the subject location should be expected to minimize the foundation settlement observed prior to the foundation repair work. In instances where partial repairs are performed, meaning the entire foundation has not been underpinned, potential differential movement may occur. It should be noted that partial repairs modify the design of the foundation and while partial repairs are generally accepted industry practice the possibility of future movement should be recognized. Non-supported areas are not covered for foundation movements by the contractor's warranty.

The future performance of the foundation system on the subject location should function as generally intended, provided proper soil moisture is maintained and there is not a loss in the load bearing capacity of the soil beneath the foundation. Soils should be graded such that there is positive drainage away from the foundation or a drainage system can be installed to prevent water from ponding around the foundation. A foundation maintenance program is recommended which can be found at www.foundationperformance.org.

We appreciate being of service. If you have any questions or require additional information, please contact the undersigned.

Regards,


Karl Breckon, PE
Dunaway | REC



5/28/2024



GENEROCITY
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STRONG FOUNDATIONS

FOUNDATION CONSULTANT:

PHONE: 281-992-7522

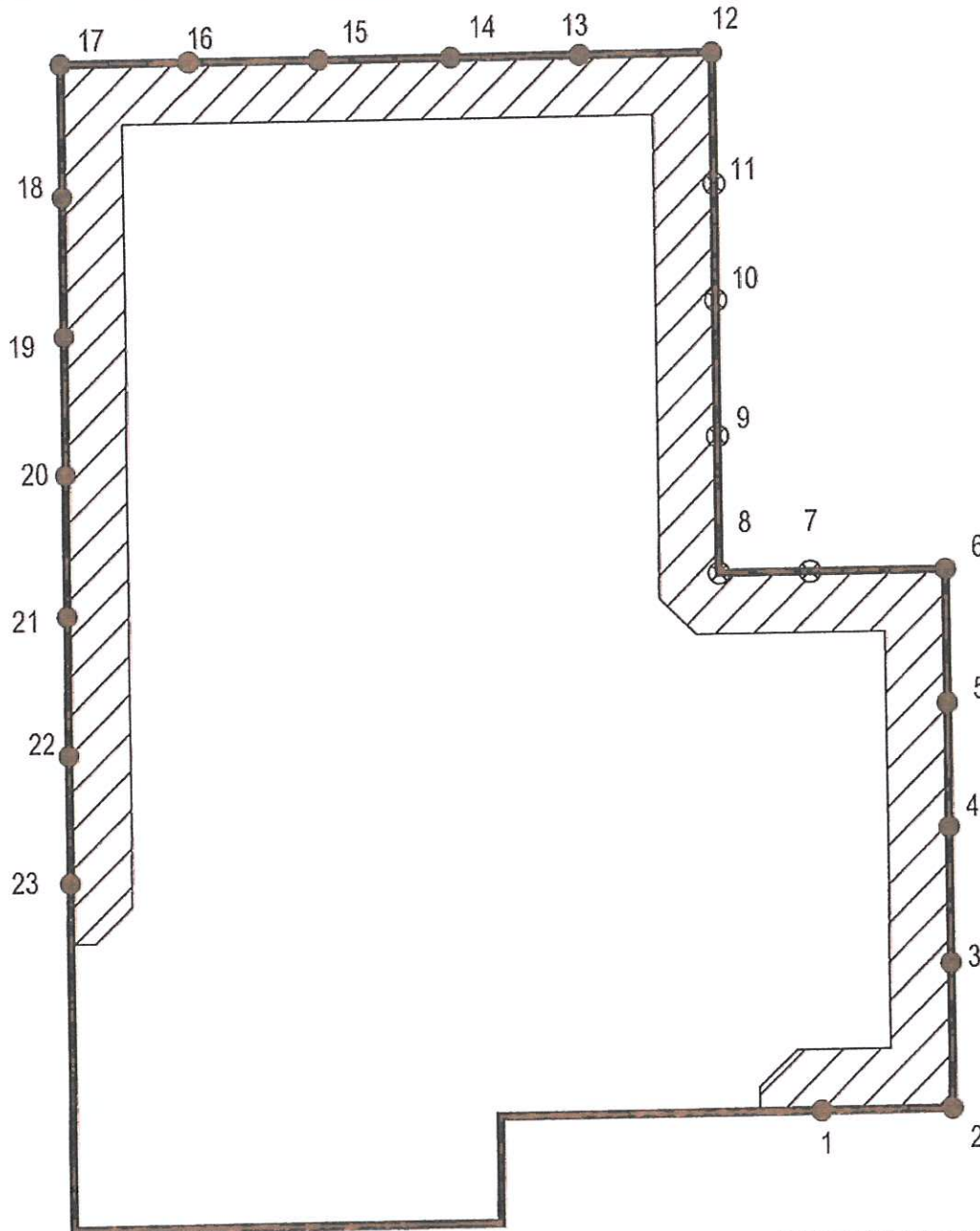
DATE: MAY 2024

HOMEOWNER'S NAME/ADDRESS:

EDWARD WILLIAMS

4112 19TH STREET NORTH

TEXAS CITY, TEXAS 77590



REVIEW OF PILE LAYOUT ONLY



5/21/2024

DUNAWAY | BEC

DUNAWAY | BEC
3200 Wilcrest Drive, Suite 440 | Houston, Texas 77042
Ph: 832-210-3771 | Fax: 832-240-2724
TBP# REGS. #: F-1114

NOTES UNLESS OTHERWISE SPECIFIED

- ① PILES SHOULD BE INSTALLED TO REFUSAL WHICH, IS DEFINED AS WHEN THE EXISTING FOUNDATION START TO HAVE UPLIFT FROM THE DRIVING FORCE EXERTED ON THE PILE.
- ② EXTERIOR PILINGS SHOULD BE AT A SPACING NOT GREATER THAN 8 FEET CENTER TO CENTER ON ONE STORY HOMES AND NOT GREATER THAN 6 FEET ON TWO STORY HOMES.
- ③ ELEVATION READINGS SHALL BE TAKEN BEFORE AND AFTER THE FOUNDATION LIFT.
- ④ INDICATES AREA AFFECTED BY NEW PILINGS.
- ⑤ ELEVATIONS HAVE BEEN ADJUSTED FOR VARIATIONS IN FLOOR COVERINGS.
- ⑥ ADJUST EXISTING PILINGS AS REQUIRED, IF ANY.

LEGEND

● PROPOSED PIER ○ BUILDERS PIER X PREVIOUS WORK