



Please accept this letter as confirmation that the requested foundation repair on the structure located at 606 22nd St. Beaumont, TX 77706 was completed on January 29th, 2025.

The completed work, as per our contract, is as follows: Sister 14 2x10x16 floor joist, add 24 ft. of 6x6 beam and 5 new piers. Install 10 exterior pilings, straighten pier, and replace broken block. Adjust on pier to level as much as possible.

The home comes with a 2 year warranty and is owner transferable at the time of any sale.

We appreciate your business and hope you will utilize our company for any future foundation repair needs.

If you have any questions or concerns, please call us at 409-842-2725.

Sincerely,

Darren Duffy

**National Foundation Repair
of Beaumont
*Pier and Beam***

2 YEAR FOUNDATION REPAIR WARRANTY

National Foundation Repair Co., warrants to Jeff Spoeri should movement occur in the property located at 606 22nd St., Beaumont, TX in the area repaired by National Foundation Repair Co., on Jan 27, 2025, National Foundation Repair Co., will adjust the foundation to bring it back to the elevations shown on the attached drawing.

The 2 year warranty covers only the areas underpinned by National Foundations Repair Co.

1. The structure has not been altered, modified or additions made to it without prior written approval from Nation Foundation Repair Co.
2. The structure has not suffered fire, flood, or storm damage. Flood damage should include water or sewer leaks under or adjacent to the foundation
3. In the event change of ownership occurs, assignment of warranty to a new home owner or owners must be assigned to accomplish within thirty (30) days of the transfer of title. Assignment made will be in accordance with the procedures in effect at the time of transfer.

Should assignment not be properly made, the warranty is void. Written notice of change of ownership, I.E., copy of deed or turst or other closing documents, long with payment of \$200 transfer fee should be made payable to:

National Foundation Repair Co., and sent to 1920 W Cardinal Dr. Beaumont, TX 77705
(409) 842-2725

Date Jan 30, 2025

Darren Duffy, Owner

Darren Duffy



National Foundation Repair
Professional House Leveling & Mudjacking Services

Jeff Spoeri

606 22nd St., Beaumont TX

Date: Dec 18, 2024

Dear Jeff Spoeri,

Thank you for giving us the opportunity to complete to repair estimate on the foundation of the above stated property. We made a very thorough inspection focusing on the performance of the foundation. It is based on this thorough inspection that we recommend/propose the following repairs:

Pier and Beam Contract

Our company employs many repair procedures and techniques, depending upon the nature of the foundation problem at hand. Only time-proven techniques have been considered for the proposal repairs. We guarantee the proposed repairs be fully completed in a timely manner.

For your protection, we carry general liability as well as worker's compensation.

Should you decide to have the work performed, please sign the contract and return it to us. When the signed contract is received, we will call you with proposed start date for the repairs.

If you have any further questions or would like any additional information, please feel free to call us at (409) 842-2725. Our office hours are from 9:00 A.M. to 5:00 P.M. Monday thru Friday. We look forward to hearing from you!

Respectfully,

National Foundation Repair

Here is your drawing we provided for your project
[606 22nd st.pdf](#)

If you wish to reply to this email please click on the email address here:

kat@nationalfoundationrepairla.com

Pier and Beam Contract

Proposal Submitted To:	WE ACCEPT:
Client: Jeff Spoeri	Cash, Check
Address: 606 22nd St., Beaumont TX	Visa, MasterCard
Telephone: 561-324-4387	and Discover

Work to be completed: Sister 14 2x10x16 floor joist, add 24 ft of 6x6 beam and 5 new piers. Install 10 exterior pilings, straighten pier, and replace broken block. Adjust on pier to level as much as possible. Work Notes: Homeowner is aware that some areas cannot be leveled all the way due to the add-ons.

• **General Conditions**

- The work to be performed under this contract is designed to attempt to return the foundation to as near it's original horizontal position as possible
- The stabilization or stopping of foundation movement can and may reverse the damage already done to the foundation and structure and may cause or create new damage by movement or lack of movement.
- The contractor has no obligation to repair or to replace whether it is exposed, concealed, or buried, to the foundation, structure, plumbing, electrical wiring, furniture, fixtures, furnishings, or personal property without regard to when or where said damage occurs unless it is due to the contractor's negligence. contractor to disconnect "pvc" plumbing only.
- If after work has begun, it is discovered that the foundation has been constructed of substandard materials or is of inadequate structural strength to properly transfer the load imposed by underpinning, there can be and may be an adjustment in contract price.
- In the event that the contractor and the owner cannot agree that the movement in the foundation has been controlled and movement is within the tolerance specified above, the owner may retain a registered professional civil engineer in Texas engaged solely in the private practice of his profession, at the sole expense of the owner to act as an arbitrator to effect agreement between the parties.

› **Guarantee**

- › Should any movement occur within two years of the work performed, Nation Foundation Repair will adjust the foundation to bring it back to the elevation shown on the attached drawing at no expense to the home owner. Access for warranty adjustments will be performed as per access under original contract. For the terms of this warranty settlement will be defined as:
- › Differential settlement of 1" in 30' span. This warranty can be null and void if any of these situation occur: a. Payment in full is not received within 20 days of job completion; b. The structure has been modified, damaged, or altered. c. The structure or piers have been undermined by plumbing leak, water intrusion caused by any means, heaving soil erosion, or soil movement.

Total amount for work to be completed: \$11600.00

Terms: Half is due when work begins and the final is due upon completion.

Initial:

Customer's responsible for being on site the day of the job completion for final inspection and make payment before crew leaves site.

Initial:

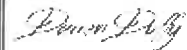
This written contract is in total agreement between National Foundation Repair, and Owner.

Signed By:

Date: Dec 18, 2024

The above prices, specifications are satisfactory and are hereby accepted: You are authorized to perform the work specified. Payment will be as stated.

Owner:

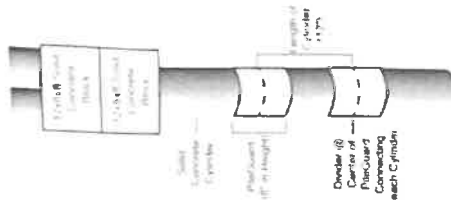


Date: Dec 18, 2024

The warrantee shall be null and void if: The structure is altered or modified, or if additions are made to it without prior written notification to National Foundation Repair. The structure suffers fire, flood, or storm damage to any degree. Floor damage should include water and sewer leaks under or adjacent to the foundation. The structure is site on a fault. Underground facilities or swimming pools are installed within a horizontal distance equal to or less than their depth from the foundation. This guarantee is assignable by the owner of this contract if National is notified within 30 days after the sale of the premises. Repossession by lien holder gives the right to assign this contract if the lien holder complies with 20 days of notice. If this assignment is not properly and timely made, the guarantee void. In the event it is necessary to file suit for enforcement of this contract, suit should be brought to Beaumont, TX, and that every party to this contract agrees to pay all cost of collecting or securing or attempting to collect or secure the monies pursuant to this contract, including a reasonable attorney's fee.

ADDRESS 606 22nd St Beaumont

ADDRESS 606 22nd St Basement



SCALE

MISC.

TOTAL BID:



INSPECTION INFORMATION

Name Jeff Sporen
Job Address 606 22nd St.
Owner's Address BMT-06
Inspection Time 11 A.M.
Directions To Job _____

Date 12-16-24

Home Phone _____

Cell Phone — 561-324-4387 —

Email Address _____

Foundation Type: Slab/M/J/Chairwall/M&A. *see p. 10*

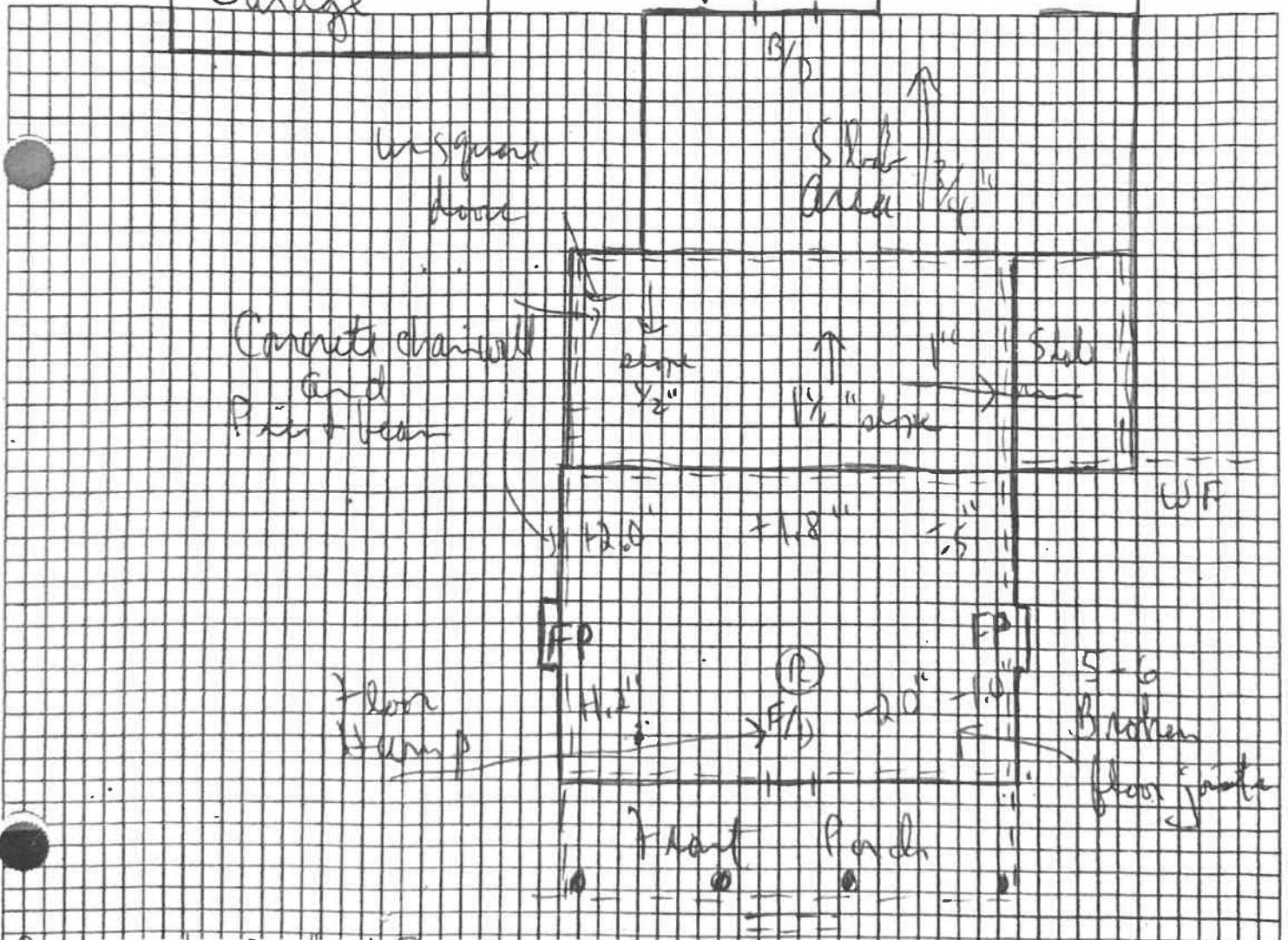
Minimum Number of Shafts _____

Drill Dirt (where wanted) \$2,500 d. \$15,000

H/C's and B/O's	Job Cost

Miscellaneous Information Two Stars - initials were

Supervisor(s): Drilling	Leveling	PA	INS
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Referred by Becky & Rodney Amer