

4505 Red River
6/25/2012



LEVEL BEST FOUNDATION REPAIR

9806 Brown Lane Austin, Texas 78754
Phone 512-832-6161 Fax 512-832-6188

PIER & BEAM FOUNDATION REPAIR AGREEMENT

Contract Proposed To Brucie Bowman

Phone 512-656-6643 Date 2/1/2012

Job Location 4505 Red River St.

City, State and Zip Code Austin, Texas 78751

Level Best Foundation Repair, (Contractor) to perform the following work on the foundation of the above stated structure.

Contractor to install or replace approximately 59 ft. of 4X6 sill beam below structure for support. Contractor will install 36 spread footing piers with 10" sonotube. New piers to be installed with 2'X2' footing 2' deep, or less if sitting on rock. Contractor will install approximately 0 ft. of 0 joist. After installation, Contractor to raise structure to as near as possible to level to the limits of the structure, unless otherwise stated. Newly installed piers to be shimmed as necessary to retain newly attained height. Existing piers to be shimmed as necessary. All shim material to be steel plates. It is understood and agreed that in order to perform the above mentioned work: it is possible that sheetrock, wallpaper, or other rigid materials may crack. Therefore the below figures do not include any redecorating, painting, repairing, plumbing or electrical work, or replacing any materials not called for in this agreement.

Additional Work To Be Performed:

Engineer Report Included W/ City Permit

Install 130 LF of Stucco Skirting

Any Unforeseen Rotten Wood Will Be Replaced At \$15.00 LF for Beams and \$10.00 LF for Joist.

Warranty: Upon completion of above said work and payment of contract price, Contractor warrants that the above stated section(s) of structures foundation has been raised to as near as possible to level. Contractor warrants that the above stated section(s) of structures foundation will remain as near as possible to level, subject to the following limitations:

1. This warranty applies only to the section(s) of the foundation where work is performed by Contractor as outlined above. There exists no warranty of any kind or nature, expressed or implied, to any area not pierced by Level Best.
2. This warranty will remain in effect for a period of 5 years. Warranty is transferable and shall remain in effect for 5 year period.
3. Should settlement occur during the period of this warranty, Contractor shall adjust and raise said settlement to as near as possible to level. There will be no charge for this service. Materials and labor are included in this warranty. Warranty does not extend to collateral damage caused by lifting.
4. Contractor makes no warranty with respect to the following:
 1. Settlement caused by acts of others such as fire or vandalism.
 2. Settlement caused by acts of God such as earthquakes, hurricanes and floods.
 3. Settlement caused by leaking water or sewer lines that compromise the integrity of the soil under said structure.
5. The structure has been damaged, altered or modified.

Contractor to perform contract work for the consideration and price of: \$11,710.00

Customer agrees to pay 50% before starting and 50% on completion. Customer to pay contractor promptly upon completion of the contract work described above.

Contractor: Level Best Foundation Repair by Johnny Hawes

Customer accepts above contract and authorizes Contractor to perform the above specified work and to make payment as stipulated.

BRUECHER
FOUNDATION
SERVICES, INC.

January 26, 2012

Brucie Bowman

art@bgbowman.com

Re: Foundation Repair
4505 Red River

Dear Ms. Bowman:

Bruecher Foundation was founded upon a simple belief that honesty, integrity and hard work would help build and establish a good reputation for our business. In today's economy, there is one thing a business can't economize on. Its reputation.

We thank you for giving us the opportunity to submit the following bid to do the repair on the foundation of the subject property:

| | |
|--|-----------------|
| Remove cedar posts and stacked blocks, install 37 concrete spread footing piers | \$ 9,250.00 |
| Remove 4x4 beams and install 4x6 treated beams; repair rotted beams – 90 feet | 1,620.00 |
| Remove and replace underpin with open/ close vents | <u>2,175.00</u> |
| Total Bid | \$13,045.00 |
| Plumbing test, if needed | \$ 350.00 |
| Engineer's report and permit, if needed | \$ 550.00 |

Within 60 days after the completion of the job you will receive a five-year warranty on the scope of the repair work.

We appreciate your interest in our system, and feel confident that it is the best method of foundation repair available. It is our hope that Our Reputation helps you to decide.

Sincerely,

Wm. Howie Bruecher, III

Wm. Howie Bruecher, III

Time and materials

| | |
|------------------------|---------------------------|
| Client name | Ms. Brucie Bowman |
| Client's administrator | |
| Project name | Demolition 4505 Red River |
| Engagement duration | |
| Begin date | |
| End date | |

Schedule of rates

[Include fixed-rate costs for items such as equipment and hourly rates for employee time and service.]

| Item description | Delivery schedule (Business days) | Cost (estimate) |
|--|--------------------------------------|--------------------|
| Remodel entire house Bedrooms, living room, kitchen, bathroom, closets redo wooden floors, plumbing, electrical, wind- ows, doors, kitchen cabinets, | | \$94,600.00 |
| Outside- replace all rotten wood, prime and paint, install new garage door, | | |
| Add new bathroom and extend kitchen | | |
| | | |

Payment terms

| Phase | Completion date | Payments due |
|-------|-----------------|--------------|
| | | |

| ITEMS | | COST ESTIMATES | | Estimated Cost | Ac C |
|-----------------------|--|----------------|--------|-------------------|---------|
| PRELIMINARY COST | Plans | \$ | | | |
| | Survey and Laying off House | | \$1000 | | \$ |
| | Insurance: Fire — Liability | | 300 | | |
| | Building Permit | | 300 | | |
| | Temporary Service Water & Lights | | | | 1800 |
| PREPARATION OF LOT | Removing trees | | | | |
| | Clearing site | | 2000 | | |
| | Excavation | | 1000 | | 3000 |
| | Hauling | | | | |
| FOOTINGS | Excavation | | | | |
| | Concrete footings | | | | |
| | Backfilling | | 1500 | | 1500 |
| MASONRY MATERIALS | Block | | | | |
| | Common brick: Piers | | | | |
| | Foundation | | | | |
| | Chimney: Brick | | | | |
| | Fire brick | | | | |
| | Damper, ash dump, | | | | |
| | cleanout | | | | |
| | Tile for hearth | | | | |
| | Flue lining | | | | |
| | Face brick | | | | |
| | Cleaning brick | | | | |
| | Sand | | | | |
| | Brixment | | | | |
| | Waterproofing (where used) | | | | |
| | Drain tile (where used) | | | | |
| | Back filling (basement) | | 0 | | 0 |
| | Scaffold | | | | |
| STEEL | Lintels | | | | |
| | Reinforcing rods and mesh | | | | |
| | Steel sash or vents | | | | |
| | Pipe piers and columns | | | | |
| | Fitch plates, bolts, and anchors | | 1000 | | 1000 |
| MASONRY LABOR | Skilled | | | | |
| | Common | | 0 | | 0 |
| CONCRETE WORK | Basement floor | | | | |
| | Porches | | | | |
| | Stoops | | | | |
| | Steps | | | | |
| | Walks | Drives | | | |
| | Garage or carport floor | | 2500 | | 2500 |
| | Forms | | | | |
| ROUGH LUMBER | Joist, girders and wall plates | | | | |
| | Stud, plates and purlins | | | | |
| | Rafters, ridge and valleys | | | | |
| | Sheathing and Sub-floors | | | | |
| | Bracing and headers | | | | |
| | Stringers, ties, and bridging | | 6000 | | 6000 |
| ROOFING | Shingles | | | | |
| | Building paper | | 2000 | | 2000 |
| | Flashing chimney and eaves | | | | |
| ROUGH HARDWARE | Nails | | | | |
| | Building paper | | 2000 | | 200 |
| | Bolts, anchors and ties | | | | |
| EXTERIOR MILLWORK | Front doorway | | | | |
| | Doors and frames | | | | |
| | Windows and frames | | | | |
| | Porch columns and rails | | | | |
| | Moulds | | | | |
| | Louvres | | | | |
| | Shutters | | | | |
| FINISH LUMBER | Garage Door | | 1000 | | 1000 |
| | Porch and carport ceiling | | | | |
| | Porch and carport box | | | | |
| | Soffit and fascias | | | | |

| | | | Estimated | Actual |
|-------------------------------|---|--|-----------|--------|
| BROUGHT FORWARD | | | \$ | \$ |
| STORM SASH | Doors Windows | | 3000 | 3000 |
| INTERIOR MILLWORK | Doors and frames Interior casings Mantel Flooring (Hardwood) Moulds, base and shelving Stairway (where shown) | | 0 | 0 |
| KITCHEN CABINETS | Shop built Built on job | | 4000 | 4000 |
| CARPENTER LABOR | Rough Finish | | 3000 | 3000 |
| SHEET METAL WORK | Doors and Window Flashing Termite Shields Gutters and Downspouts Splash blocks | | 2000 | 2000 |
| INTERIOR WALL FINISH | Lath and Plaster yds..... @..... Sheet-rock sq. feet..... @..... Special Dry Wall finish sq. feet..... Corner bead | | 5200 | 5200 |
| FINISH HARDWARE | Locks Hinges Cabinet hardware Screen hardware | | 200 | 200 |
| WIRING | Electric openings Fixtures and installation Dishwasher Dryer Hot water heater Bell Furnace Washer Range Air Conditioning | | 5000 | 5000 |
| PAINTING AND PAPERING | Caulking Exterior woodwork Interior woodwork Interior walls and ceiling Kitchen Bath | | 4000 | 4000 |
| FLOORS | Sanding and finishing (hardwood) | | 4500 | 4500 |
| SPECIAL WALLS AND FLOORS | Kitchen wall..... floor..... Bath wall floor..... Other | | 5000 | 5000 |
| PLUMBING | Cutting street and ditches Septic tank..... Well & Pump..... Fixtures and piping..... Hot water heater Medicine Cabinets Towel, paper, and soap racks Labor | | 6500 | 6500 |
| HEATING | Unit Tank..... Ducts | | 5500 | 5500 |
| AIR CONDITIONING | Unit Installation..... | | 500 | 500 |
| ORNAMENTAL IRON | Columns Rails | | 0 | 0 |
| INSULATING | Walls ceilings floors..... | | 3000 | 3000 |
| WEATHER STRIPPING | Windows Doors | | 200 | 200 |
| CLEANING AND HAULING | Windows House..... | | 1500 | 1500 |
| GRADING, SEEDING AND PLANTING | | | 0 | 0 |
| SHADES OR BLINDS | | | | |
| SPECIAL EQUIPMENT | Refrigerator..... Dishwasher..... Range top & Oven Washer..... Exhaust Fan..... Dryer..... Hood & duct Disposal..... | | 3200 | 3200 |
| OTHER ITEMS | | | | |
| Labor and Materials (Total) | | | 44600 | 44600 |

| C o s t | | Value | Rate | Monthly Int |
|----------------------------|--------------|---------|------|-------------|
| | Land | 210,000 | 4% | 700 |
| | Construction | 300,000 | 4% | 1000 |
| | Total | | | 1700 |
| D u p l e x | | | | Monthly |
| | Rent | | | 4000 |
| | Taxes | | | -1000 |
| | Repairs | | | -400 |
| | Insurance | | | -400 |
| | Total | | | 2200 |

| C o s t | | Value | Rate | Monthly Int |
|----------------------------|--------------|---------|------|-------------|
| | Land | 210,000 | 4% | 700 |
| | Construction | 180,000 | 4% | 600 |
| | Total | | | 1300 |
| H o u s e + | | | | Monthly |
| | Rent | | | 2000 |
| | Taxes | | | -700 |
| | Repairs | | | -400 |
| | Insurance | | | -300 |
| | Total | | | 600 |