

Jessy Foundations



Life Time Warranty

Jessy Foundation Repair

Personal: joseluismorales738@yahoo.com

Office: 469-671-4187 Fax: 214-916-8738

Warranty Certificate

Owner of Record 3911 Candlenut Ln Dallas, TX 75244

I certify that the following work has been complete. Payment has been made in full. The work is now under the limited lifetime warranty* and stays with the house.

Thank you for your business and we appreciate referrals. Call me anytime with questions or in the event adjustments are needed.

Jessy Foundations Repair

*Limited lifetime Warranty includes only the piers that Jessy Foundations Repairs Company' installed. Adjustments of other companies' existing piers are not included under warranty. Warranty will be void if slab leaks occur and undermine the integrity of the pier. Warranty will void if other companies tamper with our pier. House must have positive drainage away from exterior beam. The Company will replace any pier that breaks free of charge. Adjustments may need to be made over time and/or new piers installed to support the foundation properly. Company cannot be held responsible if other piers are needed to help support pier structure and new piers will be installed at present day cost to owner. Adjustments will be determined by the Company's best judgment. No adjustments will be made until Company receives passing hydrostatic test from a plumber. Adjustments needed within the first year will be free charge. Adjustments required after one year will be adjusted at a rate of \$65 per exterior pier and \$85 per interior pier. Company cannot be held responsible for damages that occur due to interior and/or exterior adjustments.



TOMPKINS & ASSOCIATES
2201 MIDWAY RD., STE. 108-H
CARROLLTON, TX

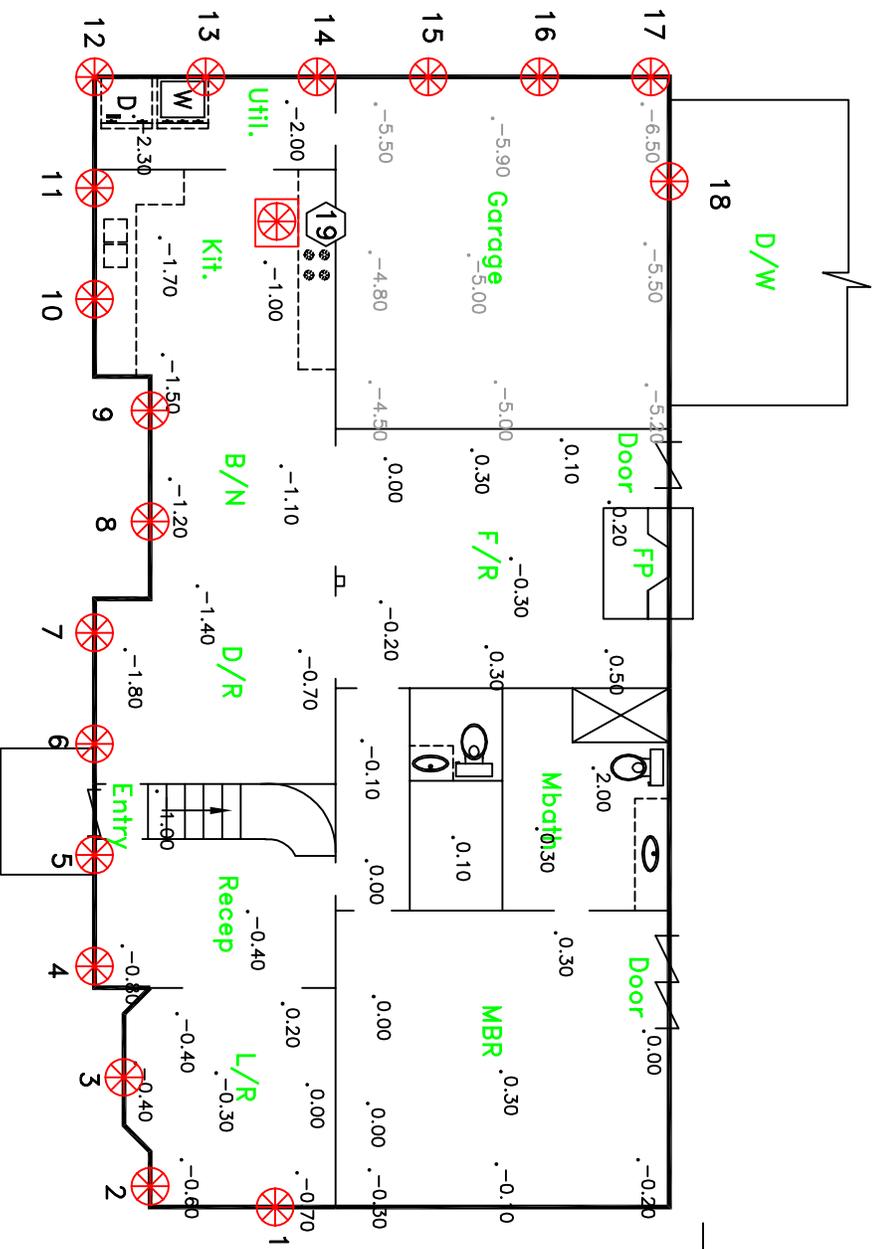
RESIDENTIAL HOUSE
3911 CANDLENUIT LN.
DALLAS, TEXAS 75150

HOUSE PLAN
SHEET A-1

APPROXIMATE SCALE:
1 INCH = 10 FEET

09-27-2017
TA JOB NO.
TA17-09049

FOUNDATION INSPECTION



FOUNDATION LIST OF REPAIRS

1. INSTALL UP TO 18 EXTERIOR PERIMETER REPAIR PIERS PER ATTACHED DETAIL.
2. INSTALL UP TO TO 1 INTERIOR REPAIR PIERS, THE EXACT LOCATION WILL DEPEND ON THE STRUCTURAL CHARACTERISTICS OF THE FOUNDATION AND LOCATION OF INTERIOR BEAMS.
3. USE STEEL SHIMS FOR ALL FINAL VERTICAL ADJUSTMENTS.

LEGEND

- EXTERIOR/FOUNDATION WALLS
- INTERIOR WALLS
- YARD FEATURES
- PHOTOGRAPH REFERENCE
- APPROX LOCATION OF SEWER LINES
- APPROXIMATE LEAK LOCATION
- ELEVATION CONTOURS
- 0.47 RELATIVE ELEVATION IN DECIMAL INCHES NORMALIZED FOR FLOOR COVERINGS
- HIGH/LOW POINTS OF ELEVATION
- PROPOSED REPAIR PILES/PIERS
- PROP. BREAK-OUT PILES/PIERS
- EXISTING FOUNDATION REPAIR PILES/PIERS

3911 CANDLENUIT LANE



Kent D. Tompkins



September 27, 2017

AJ Construction
P.O. Box 782732
Dallas, Texas 75244
Attn.; AJ Arman

RE: Foundation Inspection
3911 Candlenut Lane
Dallas, Texas 75244

Dear Mr. Arman,

Thank you for calling on Tompkins & Associates to inspect the foundation at 3911 Candlenut Ln. in Dallas, Texas. The initial inspection and elevations obtained at the 3 bedrooms, 2-1/2 bath indicate that the foundation will require adjustments along the left and rear areas of the house, and along the front elevation of the house.

The attached repair diagram indicates that the house appears to have settled at the front left corner extending into the interior portions of the house causing the crack, noticed at this location. The left side of the house near the kitchen and garage are down as well. The amount of deflection is considered moderate for this type of structure and age of the house. Our inspection determined localized areas of deflection at the above listed areas.

It is recommended that the areas noted above should be stabilized with unpinning and to reduce the deflection of the foundation. The repair plan calls for a total of **19** concrete pressed piles/piers. This should adequately address the deficiencies discovered during our inspection and subsequent analysis of the foundation's condition. Without the recommended repairs, the areas referenced and noted cracks will remain open and prone to continued deterioration.

I hereby certify that the recommended repair plan, and foundation repair system is adequate for a Permanent Slab on Grade Home Foundation.

I further certify that the findings and conclusions contained in this report have been, to the best of my knowledge, correctly and completely stated with no bias, and is based upon my observations and experience. No responsibility is assumed for the events that occur after the final inspection and submission of this report and no warranty is either expressed or implied. If we can be of further help, please feel free to call. You can reach us at 214-269-2388.

Sincerely,

Kent D. Tompkins, PE.
Registered Professional Engineer
State of Texas # 82501

