ATLAS HOUSE LEVELING

959 SW 41 St.
San Antonio, TX. 78237
(210)380-5434

INVOICE

DATE: 10/24/2025

Ship to:
ALAN KING

Job location:
144 Briar St.
Cibolo, Tx.
78108

Quantity	Description	Price	Subtotal
13	Pressed piers		$7540.00
	City Permit		$500.00
	Engineer		$500.00
	Sidewalk		$150.00
		Total	$8690.00
		Advance	
		Balance	

ALPHA HOUSE LEVELING

419 Gardina, San Antonio, Tx.78201
(210)381-3171

OWNER ALAN KING FAX & PHONE (210)378-4681

ADDRESS aking9@satx,rr.com

JOB LOCATION 144 BRIAR ST. CIBOLO, TX.78108

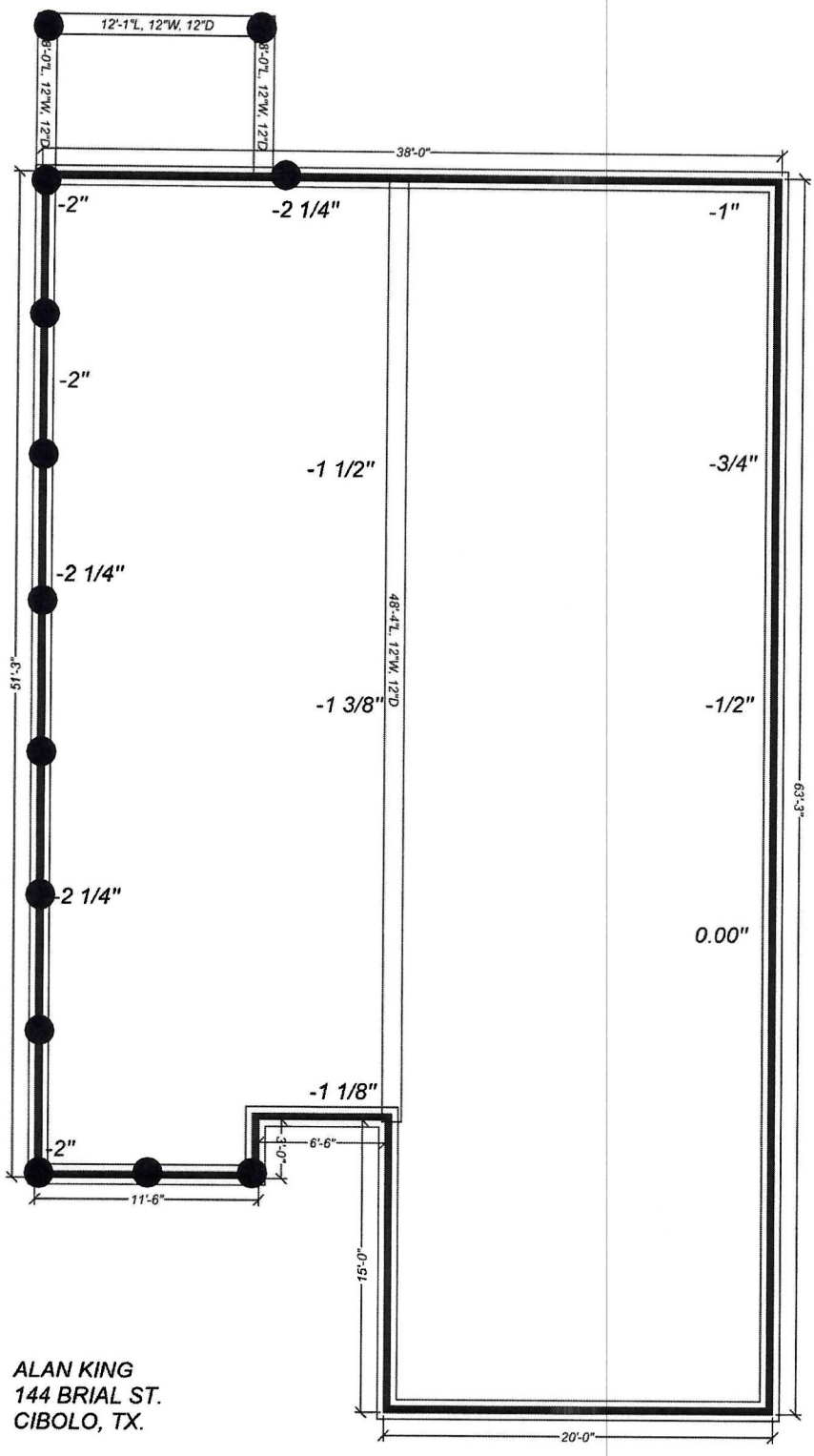
1. - Pier & Beam Construction / Install reinforce footings piers. Number of piers --- on approx. --- Ft. spacing
2. - Pier & Beam Construction / Install sill lumber / size ---- Lf. ---.
3. - Pier & Beam Construction / Install stucco underpinning ---- Lf.
4. - Concrete Construction / Install 13 Piers (SLAB)
   In places recommended by contractor and accepted by owner.
5. - Under slab tunneling --------- YES ------- NO.....Linear feet ----.
6. - Structure Adjustments: Alpha House Leveling shall hydraulically jack the structure to attempt to stabilize it, however, the unit will be considered stable when the structure has been raised to a reasonable sturdy condition AND in the sole judgment of Alpha House Leveling, further movement would result in damage to the structure.
   PLEASE NOTE: bows and warped flooring or joints may prevent attempts by Alpha House Leveling to stabilize completely.
7. - This agreement will not extend to any portion of the building other than the portion upon which Contractor actually performs work. There exists no warranty or guarantee of any kind or nature, expressed or implied, to any area not piered by Alpha House Leveling.
8. - In the event it is necessary to break loose original construction piers to safely lift the structure, additional charges will apply with respect to the labor and materials required to perform the task.
9. - Alpha House Leveling is not responsible for inexistent rebar or beams in the monolithic slab.
10. - Alpha House Leveling is not responsible for deteriorated plumbing, previously damaged plumbing or any other existing plumbing damage that may occur as a result of the leveling process.
11. - Alpha House Leveling will temporarily remove plants, trees, shrubs, or lawns which obstruct pier installation or foundation watering system. All plants and shrubs will be replanted, but Alpha House Leveling does not guarantee the livelihood of plants, trees, shrubs or lawns. If plants are well established, we recommend owner(s) call a nursery to remove and re-establish the plants. This would be the owner's expense.
12. - When holes are broken through the slab, walks, porches, or driveways, Alpha House Leveling will patch the concrete but will not replace or reinstall floor coverings. These patches will not match the color or the texture of the original concrete. Number 10
13. - It is understood and agreed that in order to perform the above mentioned work, it is possible that the sheet rock, wallpaper, or other rigid materials may crack. Therefore, the above figures do not include any redecorating, paint o staining, repairing, plumbing work, electrical work, or the replacement of any material not called for in this agreement.
14. - Alpha House Leveling agrees to clean the job site of all excess dirt and materials.
15. - SPECIAL PROVISIONS:

13 PRESSED PIERS	$7540.00
ENGINEER REPORT	$ 500.00
CITY PERMIT	$ 500.00

Price: $8540.00 Payment terms as follows: _____

GUILLERMO URANO

_____ Date: 10/15/2025
AUTHORIZED SIGNATURE



ALAN KING
144 BRIAL ST.
CIBOLO, TX.

ALPHA HOUSE LEVELING
419 GARDINA, SAN ANTONIO, TX.
(210)381-3171
alphahouseleveling@yahoo.com

ALAN KING

Re: Foundation Repair Warranty applicable to 144 BRIAR ST

Attached is your FOUNDATION REPAIR WARRANTY. Subject to certain conditions expressed in your repair contract and the warranty itself, ALPHA'S foundation repair work is guaranteed to you for 5 years as long as the structure supported by this foundation remains unchanged. This Foundation Repair Warranty is an important legal document that should be maintained in a safe and secure location.

Prorated repair warranty rights are transferable to a new buyer/owner at onetime during the Warranty Period, as long as the foundation continues to support its original structure. In the event you sell this property, the new owner should send ALPHA HOUSE LEVELING all the following items within thirty (30) days of the new deed being recorded on the public records:

1. This original warranty.
2. A photocopy of the Warranty Deed evidencing changes in ownership; and
3. Transfer fee of $250.00 made payable to ALPHA HOUSE LEVELING
4. One time transferable

Within fifteen days of receiving the above information, Alpha House Leveling will inspect the structure and reissue an original Foundation Warranty for the unexpired portion of the Warranty in the name of the new property owner (s).

We are extremely pleased you have placed your confidence in ALPHA HOUSE LEVELING to perform these critically important structural services. ALPHA HOUSE LEVELING has been successfully correcting foundation deficiencies similar to yours for years. We take great pride in our quality of workmanship, our substructure expertise and our business integrity.

Respectfully,

Guillermo Urano,
President

Enc: FOUNDATION REPAIR WARRANTY
REASSIGNMENT OF FOUNDATION WARRANTY REPAIRS

ALPHA HOUSE LEVELING
419 GARDINA, SAN ANTONIO, TX.
(210) 381- 3171
alphahouseleveling@yahoo.com

FOUNDATION REPAIR WARRANTY

This **FOUNDATION REPAIR WARRANTY** is issued this, day of 24 OCTOBER 2025 by ALPHA HOUSE LEVELING of San Antonio, Texas (hereafter referred to as "ALPHA"). The warranty is being issued as a result of foundation repairs performed for ALAN KING , (hereafter referred to as "OWNER") on the then existing structure located at:

144 BRIAR ST. CIBOLO, TX. 78108

All repairs were performed in accordance with a foundation repair contract between the parties dated the 15 day of OCTOBER 2025 The foundation repairs performed by ALPHA are warranted by ALPHA for 05 years providing the structure it supports remains unchanged, subject to the following limitations, conditions and performance obligations of the OWNER stated hereafter:

SCOPE OF ALPHA WARRANTY

This foundation repair warranty applies only to work performed by ALPHA for the OWNER that is within the scope of the contract referred to herein and the enclosed field notes of work to be performed. ALPHA's sole obligation under this warranty is specifically limited to re-leveling of the foundation, and is restricted to those foundation areas actually repaired by ALPHA under the terms and conditions of the contract with the OWNER, whereby confirmed engineering differential deflections, after repairs, exceed one part in three-hundred sixty parts (1/360) or conformance with the conditions on the drawing dated OCTO BER 24 2025. This drawing is attached hereto and incorporated herein by reference as if set forth in full being marked as "Exhibit: A".

ALPHA's warranty liability shall be expressly limited to the following:

1. **All materials used shall be in accordance with the specifications of the foundation contract between the two parties.**
2. **All materials are those commonly accepted in the foundation repair trade and are furnished under the manufacturer's guarantees and liabilities only.**
3. **This repair Warranty does not include: Minors or major's fractures of concrete, spalling of concrete, existing posts, minor or major's drywall and plaster cracks, repair of floors, reinstalling carpet, exterior veneer surfaces, wallpaper replacement/repair, repainting, door or cabinet readjustment, landscape repair/replacement, patios, driveways, sidewalks, porch's, latent defects, plumbing repairs, before or after the foundation work, or warranty adjustment, electrical repairs, normal wear and tear, owner's neglect or negligence beyond the control of ALPHA.**
4. **Repair of only those foundations areas repaired by ALPHA, i.e., pilings installed.**

EVENTS, ACTIONS, OR CHANGES THAT VOID WARRANTY

This Warranty is null and void, and of no force or effect if any of the following events, actions or changes should occur during the warranty period:

1. The structure or the foundation is modified (either inside or outside) to any significant degree which affects, or could affect, the load/weight distribution on the foundation.
2. Any improvements involving changes, additions or demolition performed without the written consent of ALPHA.
3. The structure or foundation is undermined or subjected to soil slumping, excessive soil expansion, running surface water, erosion, plumbing leaks before or after the foundation work or warranty adjustment, excessive fire, flood, nearby excavation, earthquake, storm damage, rising water, acts of God, or any other condition that has caused or could have caused the foundation to move;
4. The structure or foundation is located on a fault line.
5. Underground facilities or swimming pools are subsequently installed within a horizontal distance equal to or less than their depth from the foundation.
6. The Warranted time has expired.

DISPUTES AND/OR ARBITRATION

In the event of any dispute or claim between the parties, ALPHA and the OWNER, as to the meaning or interpretation of any provisions of the Contract, this Warranty, foundation repairs, tolerances, plans or specifications, the following rules of binding arbitration shall apply:

1. This Warranty is governed by the laws of the State of Texas and proper venue is Bexar County.
2. Arbitration shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association and shall be made within a reasonable period of time after a dispute has arisen. The award rendered by the three

arbitrators shall be final, and judgment may be entered upon it in accordance with the applicable law in any Court having jurisdiction thereof.

3. Each party shall pay one-half of the costs of the arbitration process.
4. Each party shall select one (1) arbitrator who shall be a Texas Registered Professional Structural Engineer, licensed and experienced in shallow foundations for at least ten (10) years. These two P.E.'s shall, if at all possible, agree upon a third engineer with comparable professional qualifications, absent agreement on a third engineer within thirty (30) days after arbitration is filed, the third arbitrator shall be selected by the American Arbitration Association.

WARRANT TRANSFER BY OWNER

The OWNER has the right to transfer this Warranty to a new OWNER or buyer within thirty (30) days after transfer of Title or Warranty Deed on the public records in the appropriate Court House. Transfer/Assignment must be made by the OWNER with the Alpha Form attached to this Warranty (Exhibit "B"), together with a transfer fee of $250.00. A replacement FOUNDATION REPAIR WARRANTY for the unexpired term of the warranty period will be issued in the new OWNER's name after a simple inspection conducted by ALPHA, or ALPHA's designee.

THIS WARRANTY IS NULL AND VOID IF:

1. **Transfer application is not made by the Buyer/Transferee (new owner) within thirty (30) days of the property transfer on the Public Records; or**
2. **The Transfer Application is not signed by both the previous and the new owner, or;**
3. **The property (described above) is foreclosed against any owner.**

ENTIRE AGREEMENT

It is expressly understood and agreed upon between all the parties that this is the complete Warranty Agreement between them, and there are no other written or oral agreements not incorporated herein.

BINDING AGREEMENT

This Warranty and all its terms and conditions shall extend to and be binding upon the parties hereto and upon their respective heirs, successors, executors, administrators and assigns.

GUILLERMO URANO, PRESIDENT,
ALPHA HOUSE LEVELING

10/24/2025
DATE OF ISSUANCE

ALPHA HOUSE LEVELING
419 GARDINA, SAN ANTONIO, TX.
(210) 381- 3171
alphahouseleveling@yahoo.com

REASSIGNMENT OF FOUNDATION REPAIR WARRANTY

Pursuant to the terms of a foundation repair contract previously executed and performed between **ALAN KING**, (hereafter referred to as OWNER) and ALPHA HOUSE LEVELING (hereafter referred to as ALPHA), the OWNER received a 05 year foundation repair warranty in accordance with the terms of that contract, subject only to the limitations and exclusions. On the_____day of _____, 201 ___, the OWNER of the property located at the mailing address of **144 BRIAR ST.**, in the city of CIBOLO, and County of _____, sold or otherwise transferred OWNER's interest in the title to said property on the County public records to the following named new owner(s)/assignee(s): _____

For this Warranty instrument to be enforceable against ALPHA HOUSE LEVELING the OWNER (s), based on personal knowledge, belief and information that the following events, conditions or actions did not occur **subsequent** to the time ALPHA performed foundation repairs, either under its original contract with the OWNER or any subsequent foundation repairs under the terms and condition of the Warranty:

1. The structure or foundation was not altered or modified (either inside or outside) to any significant degree which affects or may affect the load/weight on the foundation, improvements constructed, or demolition performed without written consent of ALPHA.
2. The structure or foundation was not undermined or subjected to soil slumping, excessive soil expansion, running surface water, erosion, plumbing leaks before or after the foundation work, excessive fire, flood, nearby excavation, earthquake, storm damage, rising water, act of God, or any other condition that has caused the foundation to move.
3. The structure or foundation is not located on a fault line.
4. Underground facilities or swimming pools were not subsequently installed within a horizontal distance equal to or less than their depth, from the foundation.
5. The transfer fee of $250.00 is included with this request.
6. Alpha House Leveling is a foundation contractor and does not adjust drainage away from the foundation. The owner understands the importance of proper drainage and will get the work done, if necessary, at a later date.
7. This ASSIGNMENT OF WARRANTY was executed by the previous and current Owners on This_____ day of_____, 201___.

ALAN KING _____
Previous Owner (s)/Seller

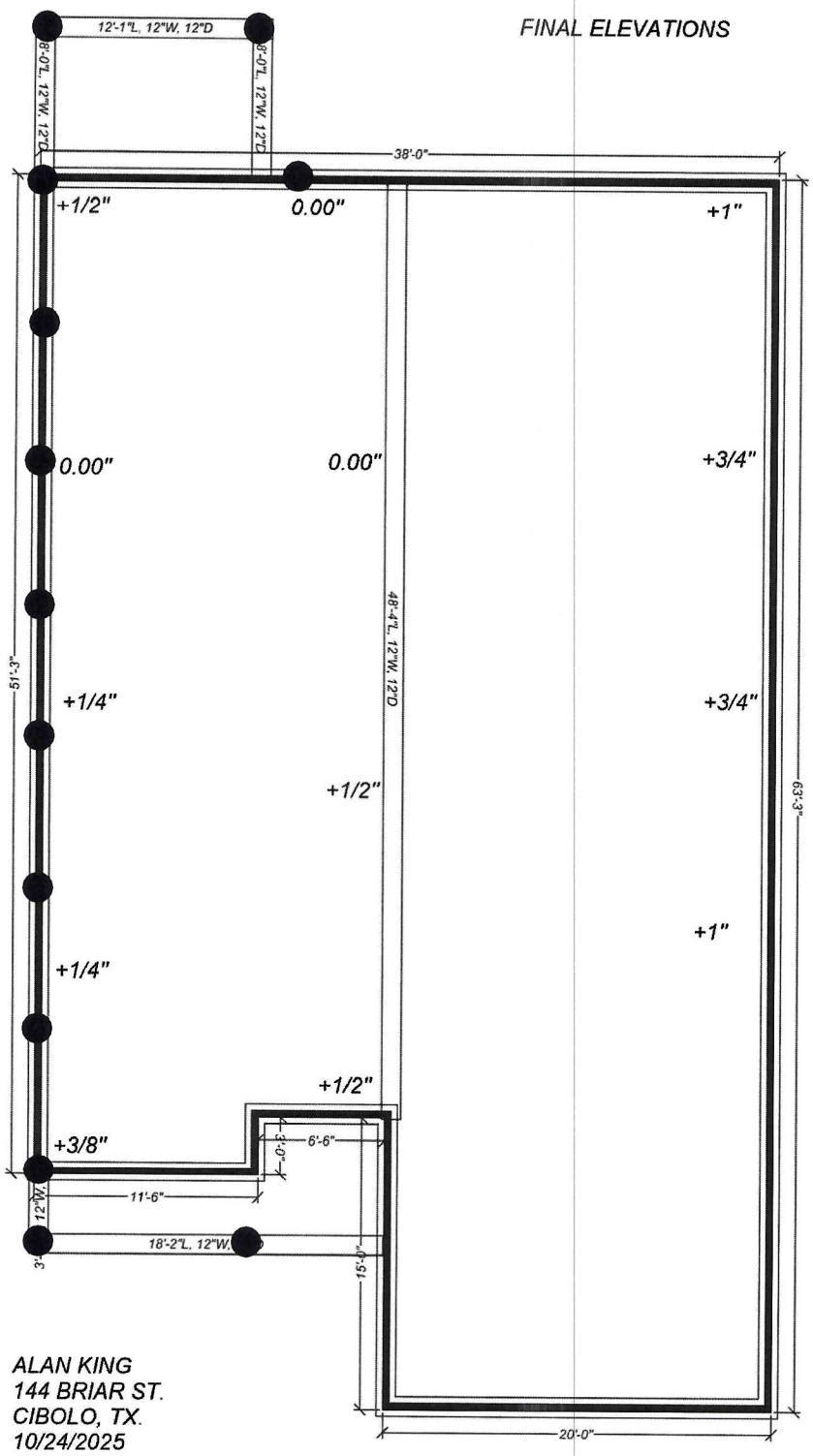
_____
New Owner (s)/Buyer

Subject to the limitations, representations, warranties and exclusions recited in this Assignment, as well as the original repair contract and Warranty, ALPHA hereby approves the **ONE-TIME transfer** of the unexpired portion of the original warranty by affixing the signature below.

_____
Guillermo Urano,
President, Alpha House Leveling

10/24/2025
Date

FINAL ELEVATIONS



ALAN KING
144 BRIAR ST.
CIBOLO, TX.
10/24/2025