HISTORICAL / UNVERIFIED
Historical third-party documents provided for informational purposes only. Seller did not commission the reported work and has not independently verified its scope, quality, permits, warranty status or present condition.

A-TEX Roofing & Remodeling

1150 N. Loop 1604 West
San Antonio, TX 78248

Phone: (210) 857-4151
FAX: (210) 599-2100

Certificate of Job Completion

Job Name: Crystal Wells
Job Address: 5751 Wood Oak
San Antonio, TX 78233

This letter is notification that the Job has been completed on the aforementioned address as of 5/30/15.

The Completed Job included the following items;

Removal and replacement of shingles on entire roof
Installation of all new plumbing boots

Please contact me if any additional information is needed.

Regards,

Nicholas Sanson

Nicholas Sanson
A-TEX Roofing & Remodeling
(210) 777-ROOF (7663)

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MITCHCO **will not be held responsible past, present, or future for damage to superstructure, windows, siding, roofing, floor coverings, plant life, any structural members interior or exterior, any seepage from water pipes, sewer/septic/gas lines, and soil expansion.**

MITCHCO CERTIFICATE OF LIMITED LIFTIME WARRANTY

***MitchCo offers a limited lifetime warranty, which applies to the homeowner of record signed on the original agreement. Warranty is transferable for a 20 year warranty in the event the property of record is sold. 20 year warranty starts from the date of original contract.**

SCOPE OF LIMITED LIFETIME WARRANTY

1. Any re-adjustment and/or re-leveling in piered area of the structure once movement is determined by *MITCHCO* and all records have been reviewed.
2. There will be no charge to re-level piered area*(exception for concrete pier sytem) if needed during warranty period equal to the elevation at time of first annual inspection. In accordance with terms identified as per warranty and it entirety here in.
3. The warranty period is intended for the purpose of correcting any settling problems that occur in the piered area only during the amount of time stated on the contract. The warranty applies only to work performed by *MITCHCO* for owner found within the scope of the contract referred to herein.
4. *MITCHCO* finds it in the best interest of the client to conduct the initial property inspection one year from the date of the contract. This is a mandatory inspection that incurs an annual fee as indicated below over the life of the warranty. The inspection enables *MITCHCO* to take all preventative measures to minimize any further substantial adjustments regarding property in the piered area. This inspection also allows *MITCHCO* to analyze the superstructure in its entirety for possible elevation differentials and possibly foreseeing preventative circumstances to keep warranty from becoming void.
5. *MITCHCO* warrants re-adjusting and/or re-leveling in piered area over the duration of the warranted period, but will not exceed half of the original contracted amount based on per pier cost deemed by *MITCHCO* and contract agreement in its entirety of all work performed for adjustments.

LIMITED LIFETIME WARRANTY RENDERS NULL AND VOID FOLLOWING

1. Any seepage from water pipes, sewer/septic/gas lines, soil expansion, swimming pools installed within equal to or less than their depth from the foundation.
2. It is owner's responsibility to test any water, gas, sewer or septic lines after piering and leveling have been completed and in the event following annual inspection if requested by *MITCHCO*.
3. Modifications to structure inside or outside which affects the load/weight of foundation and improvements or demolition performed without the written consent of *MITCHCO*.
4. *MITCHCO* warrants against sinking only. Uplift or heaving of foundation for whatever reason is not covered under this warranty. Coverage is only in areas where piers are installed by *MITCHCO*. Adjustments will not be performed on existing piers if heaving or uplifting has occurred.
5. In the event non-underpinned areas affect/influence underpinned areas and *MITCHCO* recommends additional piers and work is not performed by a licensed foundation repair company.
6. Warranty does not cover any damage to foundation caused by flooding, act of God, or any other condition that caused foundation to move.
8. Failure to comply with this service warranty mandatory annual fee.

LIMITED LIFETIME WARRANTY TRANSFER

Fee of $300.00 applies unless otherwise noted in proposal and agreement. It is the responsibility of the client/buyer to contact *MITCHCO* to update database at the time of sell/purchase.

This is the complete warranty agreement between both parties and there are no other oral or written agreements not incorporated herein. This is a binding warranty and all of its terms and conditions extend to and is binding upon parties hereto and upon their respective heirs, successors, executors, etc.

WARRANTY PAYMENT:

☒ **I understand and agree to pay a $100.00 annual fee for the service warranty.**
☐ **I understand and agree to pay a $100.00 re-adjustment fee per pier for concrete piling system only.**

Crystal Wells — **Signature of Acknowledgement and Acceptance** — 4/29/15 — **Date**

MitchCo Representative — 4/29/15 — **Date**

18866 Stone Oak Parkway Suite #103-8, San Antonio, Texas 78258
www.safoundationrepaircompanies.com • MitchCoContractor@yahoo.com

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