

Invoice

141 Danube Dr STE 201
San Antonio, TX 78213
Business Hours
Monday - Friday 9am-4pm



Date	Invoice #
4/14/2026	4103
	Due Date
	4/21/2026

E-mail
afr@afconstructionllc.com

Bill To
Ryan Spearman

Project	2864 Sea Scape LN NB TX 78130
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Quantity	Description	Amount
	Foundation System - Slab Partial Repair	
32	Exterior Concrete Press Piling Piers	
11	Interior Concrete Press Piling Piers - Breaking Through Interior Flooring	
	Concrete Break Outs	
	Plumbing Test for Sewer Lines Only - Perform by a 3rd Party Independent License Plumber - Test Passed	
	Engineering Inspection and Report- By a 3rd Party Independent License Engineer - Inspection Passed	
	City Permits and Final City Inspection by a City Building Official	
	10 Year Transferable Warranty	
	All Material and Labor Included	
	Total Cost:	16,000.00
	This includes the total cost of all items listed above.	
	Please Read Notes Below or on Page 2	
	Trenching needed to prevent damage to the existing electrical wiring and plumbing lines in that area	
	Total Cost:	400.00
	This includes the total cost of all items listed above.	

Total Cost

Payments/Credits

Balance Due

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Quantity	Description	Amount
	<p>To protect your home's foundation from water damage and structural issues, two key measures:</p> <p>1. Proper Grading with Dirt: Add Dirt Around the Foundation:</p> <p>Ensure that the ground slopes away from your home. This grading helps direct rainwater away from the foundation, reducing the risk of water pooling and infiltrating.</p> <p>2. Gutter Installation with Extensions: Install Gutters: Ensure your gutters are clean and functional to collect rainwater effectively</p> <p>Gutter Extensions: Use extensions that direct water at least 5 feet away from the foundation. This helps prevent water from draining back toward the base of your home.</p> <p>Additional Considerations: A/C Drip Line: Ensure that the drip line from your air conditioning unit directs water at least 3 feet away from the foundation. This prevents excess moisture from accumulating near your home's base.</p> <p>These measures work together to effectively divert water away from your home's foundation, helping to mitigate the risks of water damage and structural problems. Regular maintenance and monitoring can further enhance your home's protection.</p>	

Outstanding balances exceeding 30 days from due date will incur a reoccurring 20 % late fee charge monthly.
 AFR reserves the right to place a Mechanics Lien on real property until balance and fees are paid in full.
 We Accept:
 Checks and Cashiers Checks
 Master-card, Visa, Discover with a 3.5 % processing fee are also Welcome.

Total Cost	\$16,400.00
Payments/Credits	-\$16,400.00
Balance Due	\$0.00



LIMITED WARRANTY

AFR Construction, L.L.C. ("Company") provides this Limited Warranty to the current owner:

New Owner: Ryan Spearman

Property Address: 2864 Seascape Lane, New Braunfels Texas 78130

Warranty Coverage

AFR Construction, L.L.C. provides a **Limited Warranty** against foundation movement in the specific areas repaired by the **Company** at the above-referenced property.

This Limited Warranty is valid for a period of **(10) years**, **only for the areas where work was performed**, and **only if all terms and conditions of the Residential Foundation Construction Contract** between the Company and the Original Owner are met.

Original Contract Date: March 3, 2026

Effective Warranty Date: April 3, 2026

Scope of Limited Warranty

This Limited Warranty is strictly limited to the Company's obligation to make additional adjustments, if necessary, to the repaired areas of the foundation in order to bring those areas into compliance with generally accepted standards within the foundation industry for underpinning operations.

Limited Warranty Work

This warranty applies **only** to the work performed by the Contractor and specifically identified as **Limited Warranty Work** under the terms, provisions, and conditions of the contract, unless otherwise stated in the "Warranty" section of the contract.

HIS WARRANTY SHALL BE NULL AND VOID IF:

- An additional story is added to the structure, or major structural changes are made, without prior written approval from the Company, where such changes affect foundation loads.
 - Underground facilities, pools, or similar structures are installed within a horizontal distance from the foundation that could affect soil stability.
 - Plumbing or drainage issues arise near or beneath the foundation, including b waterlogging, erosion, unaddressed plumbing leaks or breaks, creek beds, excavations, or any signs of excessive moisture.
 - The warranty is not properly transferred upon sale of the property.
 - Improper foundation grading or inadequate soil maintenance occurs.
 - Proper gutter installation or gutter extensions are not maintained.
 - Damage results from accidental or intentional acts, fire, flood, windstorm, earthquake, or other acts of God.
-

Warranty Claims

The property owner must notify the Company **within ninety (90) days** of discovering any condition that may be subject to this warranty.

If foundation movement exceeds **one (1) inch per twenty (20) feet** after the first year, an evaluation may be required at the owner's expense at a rate of **\$200.00 per pier**.

Transferability

This Limited Warranty **may be transferred** to future owners during the warranty period, provided all transfer requirements outlined in the original contract are met.

Failure to properly transfer the warranty **within thirty (30) days** of property purchase will render the warranty **void and non-reinstatable**.

Disclaimer of Warranties

THE COMPANY EXPRESSLY DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY MAKES NO EXPRESS OR IMPLIED WARRANTIES REGARDING ANY MATERIALS OR SUPPLIES USED IN THE PERFORMANCE OF THE WORK.

AFR Construction, L.L.C.
A Texas Limited Liability Company

141 Danube Suite 201 San Antonio TX 78213 * Info@afirconstructionllc.com *844.691.1696

Page Two Inspection Services
CONSULTING ENGINEERS, STRUCTURAL, MECHANICAL
315 Farrar Road, Waxahachie, Texas 75165
Tel: (972) 268-4140 Fax: (972) 935-0184

Foundation Inspection
AFR Construction LLC
Tel: 846-691-1696
Email: info@afconstructionllc.com

April 3, 2026

Final Inspection: Permit # RP2026-0722

Re: Structural foundation inspection of the house at **2864 Seascape Lane, New Braunfels, Texas 78130**

Per your request, my representative or I have visited the referenced property to conduct a final inspection of the work performed by **AFR Construction LLC**.
Scope of work: (43 Pressed concrete piers installed) The following are my on-site observations:

All specified **pressed concrete piers** were installed under the **slab on grade, one-story, brick veneer, fiber cement siding, single-family residence**. At the time of the inspection, the work pertaining to the leveling and repairing of the foundation, and the backfilling of the soil along the perimeter of the house was complete.

At the time of the inspection the residence and property drainage meets the City's code.

In my opinion, the work performed by **AFR Construction LLC** was satisfactory.

The work meets or exceeds the intent of the **2021 IRC**.

Please recommend that the homeowner have the plumbing, and the drains checked by a licensed/bonded plumber and have the results forwarded to the engineer. If the homeowner would like the floors closer to level, Ardex or a two-part, high strength, self-leveling epoxy can be used for fine leveling. Repair all interior and exterior cracks so they do not get worse.

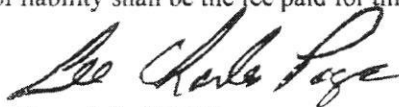
I recommend the homeowner follow the enclosed Foundation Maintenance Program.

I am pleased to perform this inspection for you. Should you need further assistance in this matter, please do not hesitate to call.

Disclaimer: This inspection consisted of visual observations only. The inspection excluded electrical, mechanical, architectural, framing, termites, wood destroying insects, wood rot, driveway, sidewalk, and all other detached structures. No performance warranty of any kind is expressed or implied. Due to the soil type in the area, the foundation may experience some movement/settlement in the future. The structure is in a condition consistent with a residential building of its age and one that has been subject to a measurable amount of foundation damage. If the local, city, county, state, federal, or any applicable code is more stringent than this report and sketch, then the code requirement overrules and takes precedent.

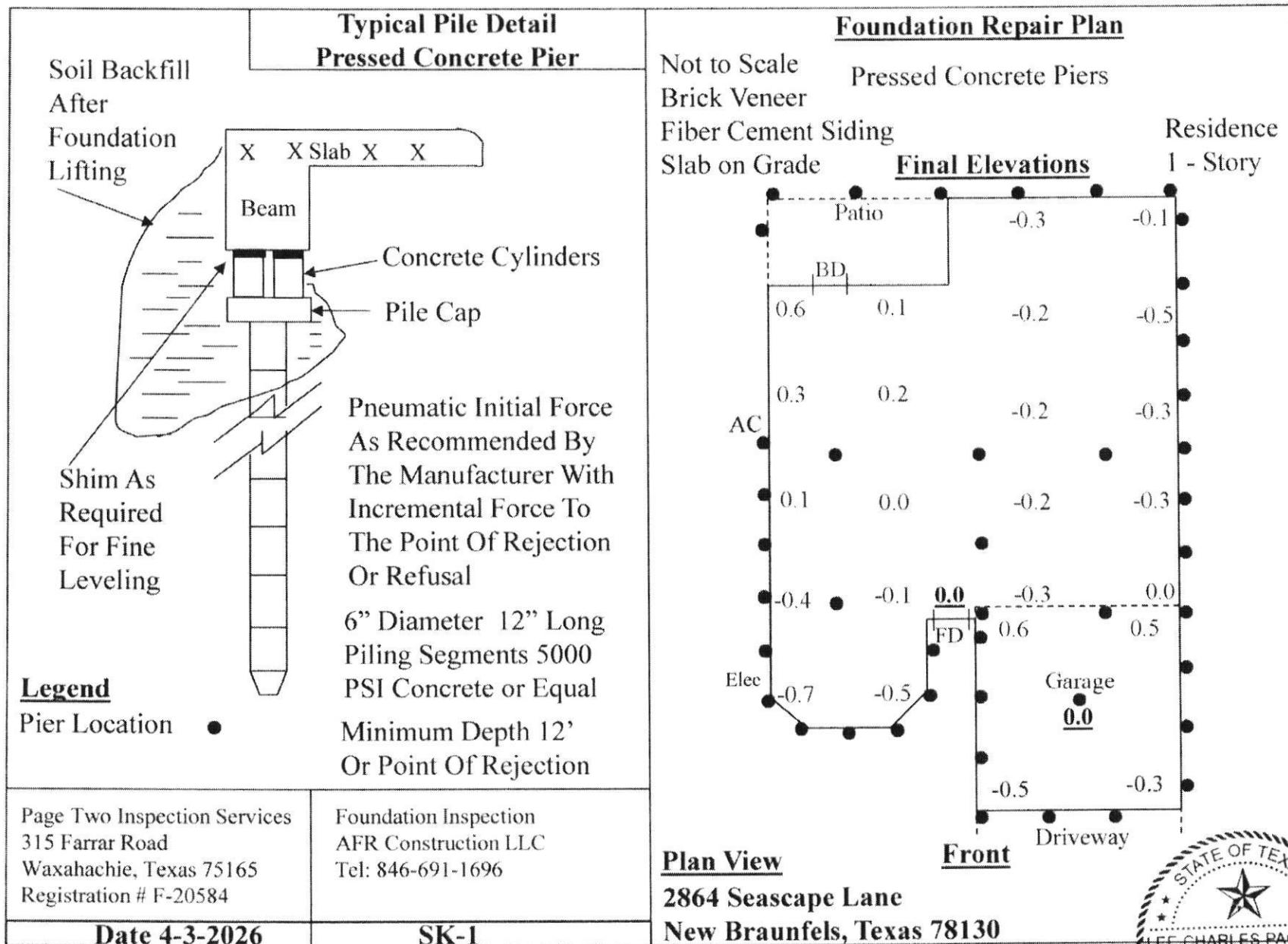
The limit of liability shall be the fee paid for this report.

Sincerely,

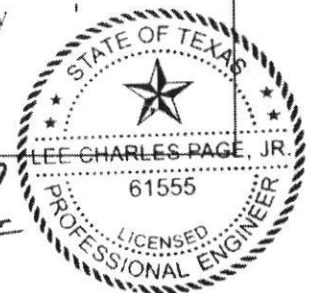


Lee Charles Page, P.E. #61555
Page Two Inspection Services #F-20584





Lee Charles Page, Jr.



AFR CONSTRUCTION LLC

From: AFR CONSTRUCTION LLC
Sent: Monday, April 6, 2026 11:15 AM
To: Ryan Spearman
Subject: 2864 sea scape ln NB Texas 78130 / Plumbing TEST

Good morning, Ryan

We have good news; your plumbing sewer test has passed.

If you have any questions regarding the results, please feel free to contact the plumbing company directly at 726-726-1542.

Below, you will find the information from your test results for your records.

Please don't hesitate to reach out if you need anything further.

Thank you,
AFR Construction LLC

From: Kiss Plumbing <kissplumbing2026@gmail.com>
Sent: Friday, April 3, 2026
To: AFR CONSTRUCTION LLC <info@afirconstructionllc.com>
Subject: 2864 sea scape ln NB Texas 78130

AFR Construction,

This email is to inform you that the property located at 2864 Sea Scape Ln, New Braunfels, Texas 78130 has passed the hydrostatic plumbing test.

The system held properly and no leaks were detected at this time.

Please let me know if you need any additional documentation or have any questions.

Thank you,

Alexander Baker

KISS Plumbing

726-726-1542

AFR CONSTRUCTION LLC

From: DoNotReply.nbpermits@newbraunfels.gov
Sent: Thursday, April 16, 2026 6:57 AM
Subject: New Braunfels Building Inspection Passed

*** ** SYSTEM MESSAGE ** DO NOT REPLY TO THIS MESSAGE ** UNMONITORED EMAIL ***

Please be aware that the following inspection has been successfully completed and given a status of Passed on your current building project permit RP2026-0722 at 2864 SEASCAPE LN :

Permit Type: Residential - Foundation
Permit Descr: FOUNDATION REPAIR

Inspection Date: 04/16/2026
Inspection Type: Building Final
Inspection Outcome: Passed

Inspector Name: Guy Clark License# 2771
Inspector Phone: 830-643-4109

No further action is needed on your part. For details regarding the inspection, please contact the Building Inspector listed above.

Thank you,
Building Safety Division
Planning & Development Services
City of New Braunfels
newbraunfels.gov
830-221-4041

*** DO NOT REPLY TO THIS MESSAGE ** UNMONITORED SYSTEM EMAIL ***

Foundation Maintenance Guide

(AFR Construction LLC) 1.844.691.1696

1. **Foundation Maintenance:** Whether you have a slab or pier and beam foundation, moisture under the foundation is a major cause of damage. It's essential to ensure that patios and sidewalks slope away from the foundation. If flooding or excess moisture occurs, trench drains can be installed to direct water away. Excess moisture under pier footings increases the likelihood of movement and potential damage.
2. **Inspect for Signs of Movement:** Look for signs of movement inside your home. Misaligned windows or doors, large cracks above doors, on ceilings, or in shower tiles are red flags. These issues often indicate foundation movement, typically caused by water and poor drainage, which can worsen if not addressed promptly.
3. **Crawl Space Inspection:** For homes with a pier and beam foundation, check the crawl space every six months. Look for any movement, such as shifting or angling of the piers. This is usually an obvious sign that could lead to structural issues. After leveling the foundation, installing skirting is crucial to direct water away from the home. Skirting is a vital part of foundation maintenance, and its absence may void your warranty.
4. **Maintain Proper Grading:** It's important to maintain proper grading around the foundation to ensure even moisture distribution. Plumbing leaks, air conditioning pipes, missing gutters, or neglected soil can cause uneven moisture levels, leading to foundation shifting. A sprinkler system or soaker hose can help regulate soil moisture, but be cautious not to overwater, as this can also cause shifting.
5. **Install Gutters and Downspouts:** Gutters with extensions help direct water away from your roof, preventing damage to your siding, windows, doors, and foundation. Gutters are especially important in areas with high rainfall (30"-45" annually), as they protect both slab and pier and beam foundations.
6. **Monitor Gutters and Downspouts:** Ensure your gutters discharge water at least 5 feet from the house, with a grade of at least 5 percent (or 5/8 inch per foot) from the foundation outward. Prevent water from splashing onto the ground next to the foundation. In pier and beam homes, even small movement in a single pier can cause significant damage inside the house. Also, be cautious with gardens near the house, as they may need grading or drainage to avoid water buildup, which can harm the foundation.
7. **Plant Appropriate Shrubs:** opt for shrubs with shallow root systems to absorb excess water without affecting the soil's moisture balance. Avoid planting large trees or bushes near the foundation, as their roots can damage the pier or slab. Small shrubs can help manage water drainage without causing issues.

By following these steps, you can significantly improve the health of your foundation and prevent costly damage in the future.



Warranty Transfer Requirements

In the event the property is sold, the existing warranty may be transferred to the subsequent owner **only if all of the following conditions are strictly met:**

1. The buyer must fully complete the **Warranty Transfer Form** and submit it together with a copy of the **Closing Disclosure Statement**.
2. The warranty transfer request must be submitted to **AFR Construction LLC within thirty (30) calendar days** from the date of property transfer.
3. A **non-refundable warranty transfer fee of \$400.00** is required to process the transfer.

Important Notice:

Failure to complete the warranty transfer within the specified timeframe shall result in the warranty becoming **null and void**. A voided warranty **cannot be reinstated**

Property & Ownership Certification

I/We hereby certify that I/we are the sole legal owner(s) of the property described below and that no other individual(s) or entity(ies) hold any ownership interest in said property.

Date of Property Transfer: _____ (Year) _____

Property Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Transfer of Ownership Information

Seller's Full Legal Name: _____

Buyer's Full Legal Name: _____

Buyer's Phone Number: (____) _____

Buyer's Email Address: _____

Executed this day of _____, _____ (Year).

Buyer's Signature: _____