



All Foundation Repair LLC

Leveling one Home at a Time!

210.377.2244

info@allfoundationrepair.com

All Foundation Repair LLC

141 Danube Ste 103
San Antonio, TX 78213

Invoice

Date	Invoice #
7/1/2020	6007
Due Date	7/1/2020

Bill To
Alyssa Mahoney

Project
6314 Ridge Tree San Antonio TX 78233

Phone #	Fax #	E-mail	Web Site
210.377.2244	210.447.9131	info@allfoundationrepair.com	www.allfoundationrepair.com

Quantity	Description	Amount
	Foundation System - Slab All flat ground surfaces along the foundation on the right side of the property were corrected and properly graded Rear Porch to foundation - corrected Interior trim was sealed and secured in areas that were needed All Material and Labor Included Total Cost No Warranty	2,200.00

Outstanding balances exceeding 30 days from due date will incur a reoccurring 20% late fee charge monthly.

All Foundation Repair reserves the right to place a Mechanics Lien on real property until balance and fees are paid in full.

We Accept:

Mastercard, Visa, Discover with a 3.5 % processing fee.
Checks and Cashiers Checks

Thank you for your Business

Total	\$2,200.00
Payments/Credits	\$0.00
Balance Due	\$2,200.00

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To whom it may concern,

I have completed the following repairs at 6314 Ridge Tree Drive in San Antonio:

- a) Previous excavations along the foundation perimeter beam did not have adequate soil backfill, so we ensured any perimeter beam areas were sufficiently back-filled with compacted fill materials to eliminate voids and spaces that would otherwise allow stormwater to infiltrate under the residence foundation system.

Foundation perimeter was back filled with adequate soil along the perimeter as needed. Backfill and grading was with a 10" natural dirt at an approx. 35 % elevation away from the property

- b) Rear porch-to-foundation gaps were indicated and were eliminated.

Portion of the broken concrete was removed and a concrete step was created. Broken concrete and gaps along the rear porch were sealed and resurfaced with concrete.

- c) Interior partition wall-to-floor surface gaps were indicated that were eliminated by re-attaching the wall to its supporting floor surfaces.

½ inch Quarter round trim was installed around the baseboards where none was present. ½ inch Quarter round was replaced as needed where it was removed. Quarter round was chalked, sealed and secured to baseboard.

- d) Flat ground surface areas principally adjacent to the north and west foundation perimeters: Sloped these ground surfaces downward and away from the foundation wall to ensure stormwater will not infiltrate beneath the residence foundation system.

All flat ground surfaces along the foundation that were in need of proper grading was corrected.

If you should have any questions or concerns, please feel free to call our office.

Thank you
All Foundation Repair LLC



Raul Ortiz License #11-916955

All Foundation Repair LLC

General Maintenance Sheet

1. This is the first step in any foundation maintenance. Slab or Pier and Beam Foundation. As is the case for all foundation types, moisture seeping under the foundation is a sure-fire way to damage or destroy it. Therefore, even greater care should be taken. All patios and sidewalks need to slope slightly away from the foundation. Trench drains can be dug in the case of flooding or other unexpected soil moisture. The wetter the soil under the pier footings, the more chance of movement.

2. Check the internal structure of the home for any telltale signs of movement. These would include windows and doors that do not shut properly. Also, large cracks in the ceiling, above doors and in shower tiling are also very bad signs. These generally suggest that there is some movement in the foundation that can cause problems if not treated immediately. "Water and poor drainage are some of the main causes."

3. Check the crawl space at least every six months. In the pier and beam foundation; this is a little easier, because the way the pier meets the beam is clearly visible. Look for any signs of movement. These would include a clear shift of position on the pier itself. This is fairly easy to see. Any angling of the piers is also a clear and obvious sign of movement that can cause structural havoc in the house. Skirting must be installed once Foundation has been leveled, please understand that the skirting is intended to direct water away from the footprint of the building and is a critical part of your home. Not have a proper skirting can Void your warranty

4. Adding dirt around the foundation for proper grade when need is very important. It's important to keep an even amount of moisture all around your home and foundation. Uneven moisture due to plumbing issues, A/C pipes, no gutters, and not maintaining your soil can causes the soil to swell in one area and contract in another. Your foundation could shift with the difference in moisture. The use of a sprinkler system or soaker hose, around the foundation can help keep the soil at a constant moisture level. Please keep in mind over watering can also cause shifting.

5. Gutters with extensions funnel water off of the roof and away from your home, which protects your siding, windows, doors and foundation from water damage. Without a doubt, gutters will protect your foundation from water. It's particularly important to have gutters installed if you live in an area that gets large amounts of rain. Since many cities receive 30"-45" of rain annually, they're frequently used to protect both slab and pier and beam foundations.

6. Keep an eye on your gutters and downspouts. The minimum area for water discharge should be 5 feet from the house. The grade from the foundation edge outward from the house should be at least 5 percent, or 5/8 of an inch for every foot. Keep gutters from splashing out and onto the ground below right next to the foundation. The pier and beam construction have many advantages, but the smaller level of underground support requires greater vigilance, since even a small amount of movement in a single pier can lead to severe damage inside the house. Remember also that gardens against the house can be a problem unless they, too, are either graded away from the house or fitted with drains. Mulch, bark or peat can accumulate more water than normal, leading to seepage underground.

7. Plant shrubs with short root systems to absorb some water. Too much absorption can shrink the soil, leading to settling and more movement. Root systems that are too large can grow underneath the soil and harm the pier or the slab. Trees or large bushes next to the foundation are rarely a good thing and should be removed. Small shrubs can act as a drain.

Following these few steps can make a big difference on your foundation.