Apex Foundation Repair

FOUNDATION REPAIR PROPOSAL SAMPLE

Prepared For	Johnson Residence — 4521 Swiss Ave, Dallas, TX 75214
Date	October 10, 2026
Proposal #	SAMPLE

1. Inspection Findings

North foundation wall MODERATE

- Stair-step cracking through mortar joints, up to 1/4 inch wide
- Crack runs from the window corner down to the footing
- Efflorescence on the interior wall face indicating moisture migration

East foundation wall / cove joint MODERATE

- Active water seepage at the wall-floor joint after heavy rain
- Hairline vertical crack, approximately 3 ft long
- No lateral displacement observed at this time

Moderate differential settlement along the north and east foundation walls, with active water intrusion at the cove joint. The structure is stable today, but continued movement is likely without intervention.

2. Recommended Solution

1. **Steel push piers (10)**
   Stabilize the settling north wall and restore load-bearing support down to competent soil.

2. **Interior drainage system (48 ln ft)**
   Relieve hydrostatic pressure and channel water to the sump before it reaches the cove joint.

3. Investment

Scope of Work	Qty	Unit Price	Amount
Push pier (installed) (each)	10	$1,750.00	**$17,500.00**

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Interior drainage system (per ln ft)	48	$75.00	**$3,600.00**

Total Investment **$21,100.00**

4. Contract Clauses

Exclusions

This proposal excludes repair of interior finishes disturbed during the work, landscaping restoration beyond rough backfill and grading, and correction of pre-existing structural deficiencies unrelated to the described scope of work.

Warranties

Lifetime transferable warranty on all piering work. 25-year warranty on waterproofing and drainage systems. 5-year workmanship guarantee on all labor.

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Lifetime transferable warranty on all piering work. 25-year warranty on waterproofing and drainage systems. 5-year workmanship guarantee on all labor. Warranty transfers to future homeowners at no cost.

6. Financing

Flexible financing options are available, including 12-month same-as-cash plans. Ask us for details — most homeowners qualify in minutes and we can start work within days of approval.

Ready to protect your home?

Accept this proposal online in one click — no account needed — or call us to schedule your installation.

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