

# Foundation Repair Quote Comparison Worksheet

Lubbock, TX. Fill in one column per written quote (page 1 of 4). Get two or three inspections; compare scope, not price alone.

## Part A: Who, what, and how

|                                                                                                                         | Quote 1                                                                                                                                                                                                                                                   | Quote 2                                                                                                                                                                                                                                                   | Quote 3                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Company name</b><br>and phone                                                                                        |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |
| <b>Inspection date</b><br>and who attended                                                                              |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |
| <b>Diagnosis</b><br>what moved, how much, and why                                                                       |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |
| <b>Method proposed</b><br>tick all that apply                                                                           | <input type="checkbox"/> Pressed concrete piles<br><input type="checkbox"/> Steel or helical piers<br><input type="checkbox"/> Shimming / adjusted supports<br><input type="checkbox"/> Mudjacking / polyjacking<br><input type="checkbox"/> Other: _____ | <input type="checkbox"/> Pressed concrete piles<br><input type="checkbox"/> Steel or helical piers<br><input type="checkbox"/> Shimming / adjusted supports<br><input type="checkbox"/> Mudjacking / polyjacking<br><input type="checkbox"/> Other: _____ | <input type="checkbox"/> Pressed concrete piles<br><input type="checkbox"/> Steel or helical piers<br><input type="checkbox"/> Shimming / adjusted supports<br><input type="checkbox"/> Mudjacking / polyjacking<br><input type="checkbox"/> Other: _____ |
| <b>Why this method</b><br>and not the others                                                                            |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |
| <b>Number of piers or supports</b>                                                                                      |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |
| <b>Pier depth</b>                                                                                                       |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |
| <b>Pier locations</b><br>sketch or diagram provided?                                                                    | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                  | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                  | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                  |
| <b>Engineer involved?</b><br>review of design or sign-off on finished work; is the engineer independent of the company? | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Independent? <input type="checkbox"/> Y <input type="checkbox"/> N                                                                                                                            | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Independent? <input type="checkbox"/> Y <input type="checkbox"/> N                                                                                                                            | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Independent? <input type="checkbox"/> Y <input type="checkbox"/> N                                                                                                                            |

**Tip:** if the diagnoses are very different, consider paying for an independent structural engineer's report. The engineer has no repair to sell, and the report can be one plan that several companies bid on equally.

## Part B: Warranty, paperwork, timing and price

|                                                                                                   | Quote 1                                                            | Quote 2                                                            | Quote 3                                                            |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>Warranty covers</b><br>piers only, or also re-leveling labor?                                  |                                                                    |                                                                    |                                                                    |
| <b>Warranty length</b><br>if "lifetime": whose, and what does it mean?                            |                                                                    |                                                                    |                                                                    |
| <b>Transferable to a buyer?</b><br>fee, deadline, paperwork                                       | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Terms: | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Terms: | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Terms: |
| <b>Conditions and exclusions</b><br>drainage upkeep, inspections, plumbing leaks, cosmetic cracks |                                                                    |                                                                    |                                                                    |
| <b>Who stands behind it</b><br>insurance or third party?                                          |                                                                    |                                                                    |                                                                    |
| <b>Permit needed?</b><br>who pulls it, who pays                                                   | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Who:   | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Who:   | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Who:   |
| <b>Insurance certificate</b><br>liability and workers' comp                                       | <input type="checkbox"/> Received                                  | <input type="checkbox"/> Received                                  | <input type="checkbox"/> Received                                  |
| <b>Included in price</b><br>drainage, plumbing tests, permits, cosmetic repair, cleanup           |                                                                    |                                                                    |                                                                    |
| <b>Start date</b>                                                                                 |                                                                    |                                                                    |                                                                    |
| <b>Time to finish</b>                                                                             |                                                                    |                                                                    |                                                                    |
| <b>Payment schedule</b><br>tied to work completed?                                                |                                                                    |                                                                    |                                                                    |
| <b>Total price</b>                                                                                | \$                                                                 | \$                                                                 | \$                                                                 |
| <b>Price per pier</b><br>total divided by pier count                                              | \$                                                                 | \$                                                                 | \$                                                                 |

**Reading the grid:** a much lower bid can mean fewer piers, a different scope or corners cut; a much higher one can mean padding. Make sure each column covers the same work before you compare the bottom line.

## Questions to ask every company

- ☐ What caused the movement, and how will the plan address the cause?
- ☐ What method are you proposing, and why not the alternatives?
- ☐ How many piers or supports, how deep, and where? Can you mark them on a sketch?
- ☐ Will an engineer review the design or inspect the finished work?
- ☐ Do I need a permit? Who handles it?
- ☐ How much leveling do you expect, and what happens to doors, walls, tile and plumbing?
- ☐ What does the warranty cover, for how long, and does it transfer to a buyer?
- ☐ What is the payment schedule, and what happens if more work is needed?
- ☐ Can I see your insurance certificate and talk to recent customers?
- ☐ How long will the job take, and how will you protect landscaping and the interior?

## Red flags

- ☐ Large deposits or cash-only offers. Payments should follow a written schedule tied to work completed.
- ☐ High pressure: "today-only" prices, or insisting you sign at the first visit.
- ☐ No written scope: no diagram of pier locations, no stated depth or number, no written warranty.
- ☐ A diagnosis that never changes. A full perimeter of piers with no talk of drainage or plumbing deserves a "why?"
- ☐ Prices far above or below the others.
- ☐ Out-of-area operators who cannot explain local soils, or storm-chasers who appear after a weather event.
- ☐ Reluctance to share insurance or references.
- ☐ Telling you not to talk to other companies or an engineer.

**Licensing:** as far as we know, Texas has no statewide license for foundation repair contractors, so verify any credential a company claims with the agency that issued it, and ask the City of Lubbock or your county what permits or rules apply to your address. Put everything in a written contract; if anything is unclear, ask a lawyer to read it before you sign.

**Quick score (optional):** for each quote, count the questions that got a clear, written answer.

Quote 1: \_\_\_\_ / 10    Quote 2: \_\_\_\_ / 10    Quote 3: \_\_\_\_ / 10

# Notes

Use this page for sketches of pier locations, what each salesperson said, follow-up questions and references you called.

| Reference called | Date | What they said |
|------------------|------|----------------|
|                  |      |                |
|                  |      |                |
|                  |      |                |

We are a referral service, not a foundation repair company or engineer. We do not recommend or endorse any particular company. Free to print and share for personal use. Get more guides and a free quote request at [lubbockhouseleveling.com](http://lubbockhouseleveling.com).