



FORESIGHT
ENGINEERING & INSPECTIONS, LLC.



P. O. BOX 271813
HOUSTON, TX 77277

PHONE (713) 661-9200
FAX (713) 669-9200

(YOUR PROFESSIONAL **ONE**  ENGINEERING & INSPECTION COMPANY)

www.BestInspections.org

REPORT # 16-Const-0120P

DATE OF INSPECTION: MM/DD/YEAR (09:00AM)

A RESIDENTIAL PROPERTY LOCATED AT
XXX TRAILS, Any Where City, TX 77XXX



FOR MR. XYZ (CLIENT)

BY:

JITENDRA M. VARMA, Licensed Professional Structural Engineer



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ENGINEERING INVESTIGATIVE REPORT

8PAGES

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WILL BE FURNISHED ON REQUEST*

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REPORT NO: **16-Const-0120P**

MM DD, YEAR

ENGINEERING INVESTIGATIVE REPORT

Inspected for: Mr. Client

Subject Property: XXX Trails, Any Where, TX 77XXX

I performed a limited visual, non-intrusive and non-destructive investigation of the attic framing at subject property on MM DD, YEAR at 09:00 a.m. Here are my findings on the following:

WEATHER & SOIL CONDITIONS:

Partly cloudy at the time of investigation. Temp. 58 F. Site-specific soil data were not available.

DIRECTION DESIGNATIONS:

As facing the investigated property from the street **Front** **Right** **Rear** **Left**

PERSONS PRESENT:

Mr. Client

PROPERTY DESCRIPTION & LIMITATIONS:

The property was located in **the City of Any Where, TX**. The property was a two-story home with a two-car attached garage on front right side. This wood-framed house had a slab/grade beam foundation and composition shingled roof. Brick veneer and cement based siding provided cladding for the property. Property was vacant at the time of inspection but recently painted limiting inspection to some extent. This report covers surveying a damaged truss and floor slope above the garage as these were the only 2 items requested to be investigated and paid for.



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ENGINEERING INVESTIGATIVE REPORT (Contd.)

GENERAL & DISCLAIMERS:

In the conduct of this work, Foresight Engineering & Inspections LLC. has acted as an engineering consultant to provide visual observations and opinions with regard to the visible conditions of the load bearing structure of this building or any component thereof (as requested & authorized by you on the signed Real Estate Inspection Agreement & Contract). Recognizing that latent defects could exist which inherently may not be detected during an inspection of this type, Foresight Engineering & Inspections, LLC. does not represent that the observations described herein and their analysis thereof represent every structural condition that may exist. Any condition not apparent visually at the time of investigation or any component not readily accessible for investigation is not reported. Structural items not specifically noted as investigated in this report are not covered by this report and are not to be assumed good or bad by lack of notation.

It is extremely important to understand that the authorized investigation was conducted in accordance with the signed Real Estate Inspection Agreement & Contract, and, as such, there are definite limitations to the results thereof. No attempt was made for removal of coverings, disassembly, unloading or removal. It is extremely possible that latent defects could be discovered if these structural coverings were to be removed, during remodeling, for example. The purpose of this investigation was to report any conditions which could be an indication that one of those structural components, listed in the inspection Agreement & Contract, was either failing to perform the intended function or was in need of immediate repair. The items described in this report are the author's opinion of the visible conditions, as they existed at the time of investigation, and nothing more. The Client may rely on these opinions, only to the extent of the limitations used in their formulation. **It is entirely possible that another individual inspecting this property might have differing opinions than those cited in this report. Further, it is also the nature of residential construction in the greater Houston area for the condition of the building to change, often over a short period of time.** No verbal statements made at the time of the field investigation are to be considered a part of this investigation or this report. The information contained in this report takes precedence over any communications that might have occurred prior to issuing this report.

It is emphasized that the purpose of this report is to better inform you, as a client on the subject property, of conditions existing at the time of the investigation, with no representation or warranty as to the efficiency or future life of the structure, foundation or any component thereof. You, as the client, should not rely on this report as the sole basis for any decision you may make concerning the transaction of this property nor should you conclude that all of the repairs that may be needed are described herein. Opinions relating to compliance with specifications, legal, and/or Code requirements and/or restrictions of any kind are specifically excluded by this investigation.

Foresight Engineering & Inspections, LLC. does not assume any responsibility whatsoever for any action(s) that may or may not be done as a result of information provided during the investigation, and for the existence of any latent defects that were not amenable to visual detection during this investigation, for items not specifically identified in this report as having been investigated, for changes that occur in items subsequent to this investigation, for the structure that has deteriorated because of wood destroying insects &/or organisms, or opinions expressed by others that may differ from those expressed in this report. Finally, this report is written to satisfy the objectives of you, as our Client. No warranty, either expressed or implied, is hereby made and the Client waves all warranties, except for such waivers or disclaimers that may be prohibited by law. Every user of this report is bound by this understanding of "No warranty &/or liability".

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ENGINEERING INVESTIGATIVE REPORT (Contd.)

ATTIC FRAMING:

I went into the attic to inspect a cracked truss. Following observations were made:

1. It was the third truss on the left as I walked into the attic. See first row left photo.
2. There was a main tension member that was badly cracked.
3. First row right photo depicted the condition of the underside of the member while the second row left photo showed lateral shift of damaged piece on back side of the member at the knot.
4. Second row right photo showed a lateral shift (left arrow) at the front end of the main tension along with the shift in gusset plates (right photo).





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ENGINEERING INVESTIGATIVE REPORT (Contd.)

FLOOR ELEVATIONS ABOVE GARAGE AREA:

It was observed that there was a bedroom, bathroom and a closet above the garage along with front wall of an adjoining bedroom.

Compulevel (an electronic digital level) was set near front left corner of the bedroom above garage. This location was used as a reference point for taking relative micro elevations of the area above garage at 20 plus selected locations in different areas. The Compulevel was set at zero at this location. Accuracy of Compulevel was verified by checking elevations of the reference point several times during the elevation survey and observed to be 0". Micro elevations were adjusted for different flooring materials.

The relative micro-elevations vary from a high of +0.5" above the back garage wall near center to -0.9" near back right corner of front bedroom.

CONCLUSIONS:

FLOOR SLOPE ABOVE GARAGE

1. Floor joists are carrying a lot of dead and live load coming near the center of floor.
2. These loads have caused the joists to sag and caused a permanent set in the joists.
3. This deflection should not increase unless heavy loads (much more than the normal house loads) are introduced on the floor.

In the author's opinion, no repairs are needed at the present time and the flooring was serving its intended purpose.



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ENGINEERING INVESTIGATIVE REPORT (Contd.)

ATTIC TRUSS

1. The truss, in question, was unsafe in its present condition.

In the opinion of the author of this report, attic framing had failed to serve its intended purpose due to indicated conditions cited above and the attic framing was potentially unsafe.

RECOMMENDATION:

A drawing of intended repair to the affected truss is enclosed at the tail end of this report and becomes a part of this report by reference.

ADDITIONAL RECOMMENDATIONS:

A close monitoring by a Licensed Professional Structural Engineer, from Foresight Engineering & Inspections, LLC, is recommended.

A completion report by the inspecting Licensed Professional Structural Engineer, from Foresight Engineering & Inspections, LLC, is also recommended for any future transaction of the subject property.



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CERTIFICATION:

I certify that I personally performed a limited structural visual, non-intrusive and non-destructive investigation of the attic truss and floor slope above garage of the residence at the subject property on the stated date. I have properly reported my findings and conclusions based on my observations and experience. I further certify that the information contained in this report is based *solely* on evidence and that no attempt was made to investigate any latent defects not readily detectable from visual observations. Foresight Engineering and Inspections, LLC. &/or the investigating engineer assume no responsibility &/or liability for events that occur subsequent to the date and time of inspection &/or submission of this report. No warranty, either expressed or implied, is hereby made. Every user of this report is bound by this understanding & agreement of **"NO WARRANTY &/OR NO LIABILITY"**.

Thank you for choosing Foresight Engineering on this important assignment. We appreciate your business and look forward to working for you in future.



Dated MM DD, YEAR6

Jitendra M. Varma
Digitally signed by **Jitendra M. Varma** F-4647

MSC & UE, CPI, CRMI, CEP, EAC, PI, CEI, ESC, CMI, LRA, PE.
Licensed Professional Structural Engineer

IMPORTANT NOTE: The seal appearing above was authorized by Jitendra M. Varma, P.E. 38703 on XXX 22, 2016. Alteration of a sealed document without written approval of the responsible engineer is a criminal offence under the Texas Engineering Practice Act. The signature on this document & this document can be validated by contacting Foresight Engineering & Inspections, LLC. The signature & subsequently this document are no longer valid if any unauthorized modifications are made to it.

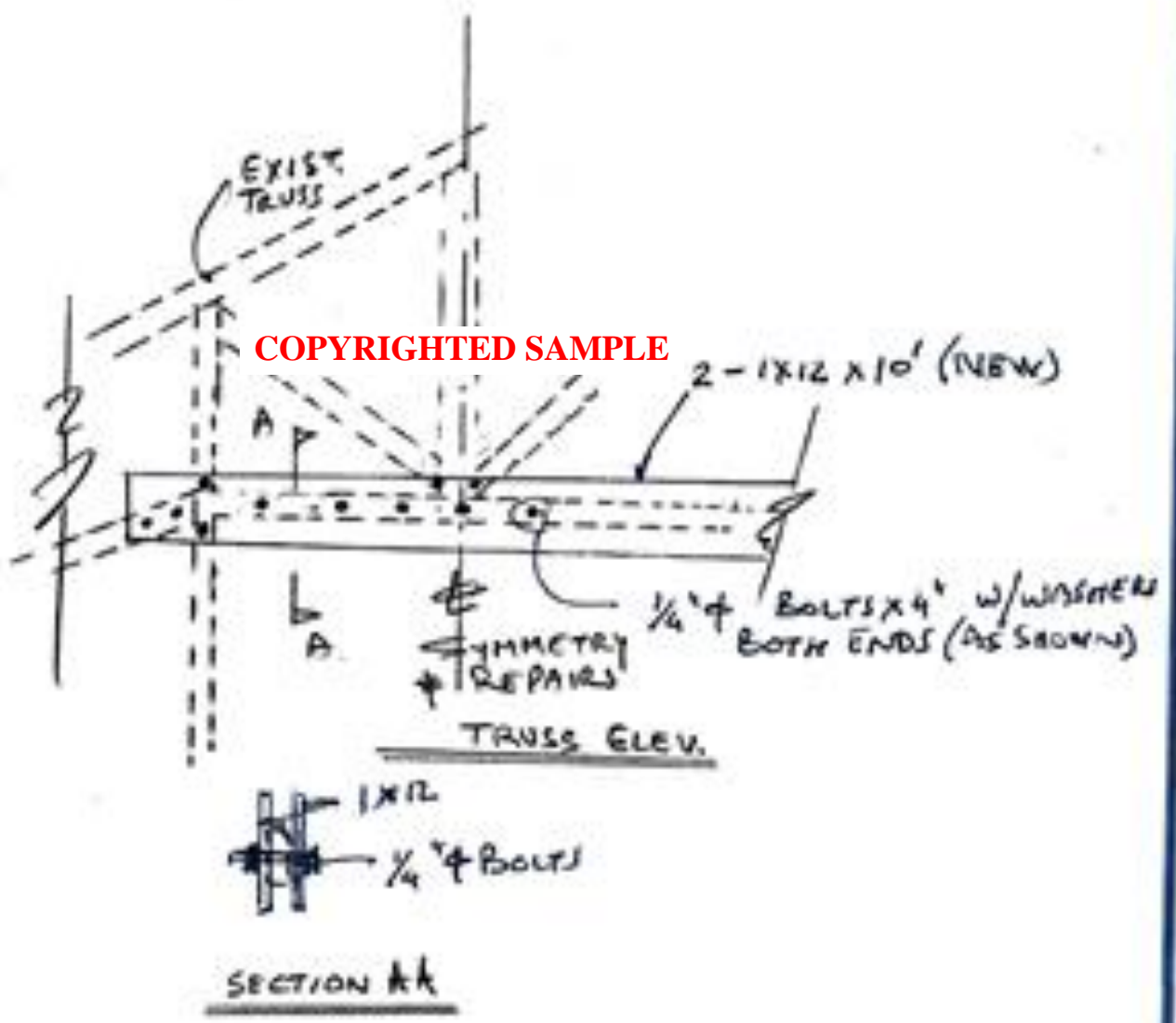
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