

FORESIGHT ENGINEERING & INSPECTIONS, LLC.

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STRUCTURAL & MECHANICAL SYSTEMS SURVEYING REPORT

FOR PROPERTY LOCATED AT
**1234 FM ABCD EAST
HOUSTON, TX 77009**



**PREPARED FOR
DR. JOHN XYZ & MR. REGGIE XXX**

CONTENTS

SURVEYING REPORT

39 Pages

REAL ESTATE INSPECTION AGREEMENT & CONTRACT (REIAAC)*

3 PAGES

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WE APPRECIATE YOUR BUSINESS

THIS IS A SURVEYING REPORT OF SYSTEMS REPORTED HEREIN AND IS **NOT A WARRANTY NEITHER STATED NOR IMPLIED**. THIS SURVEYING REPORT REFLECTS ONLY THE OPINION OF THE INSPECTOR(S) AS VISUALLY OBSERVED ON THE DAY AND TIME OF THE INSPECTION. Foresight Engineering and Inspections, LLC. &/or the surveying inspector 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".

THIS SURVEYING INSPECTION WAS PERFORMED FOR THE PERSON(S), OR COMPANY (CALLED CLIENT) NAMED ON THIS REPORT & IS **NOT** TRANSFERABLE TO ANY PERSON(S), OR COMPANY WITHOUT WRITTEN CONSENT OF FORESIGHT & THE ENGINEER.

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September 05, 201X

TO: Dr. John XYZ & Mr. Reggie XXX
Houston, TX

Reg.: PROPERTY CONDITION SURVEY – 1234 FM ABCD East, Houston, TX 77009

Our File Number: FEI-ForeCom-X-0827P

Dear Mr. X,

At the request of Reggie XXX we conducted a limited specific condition survey of **Structural & Mechanical Systems** at property located at 1234 FM ABCD East, Houston, Texas 77009 on August 27, 201X.

The purpose of our survey was to observe certain specific structural & mechanical system components of the property as defined under "Type & Scope of Survey" on page 5, and to list our observations of the general condition & deficiencies of said components in the property.

Transmitted herewith is the property condition survey report exhibiting our subjective professional opinion. This report is based on the field survey of accessible structural and mechanical items, and based upon the education, experience, and training of the authors of this report. **It is emphasized that our structural & mechanical survey and the accompanying surveying report, as stated in the "General, Limitations & Exclusions" of this survey on pages 8 and 9, are intended as confidential to you and cannot be relied upon by third parties.**

Thank you for requesting FORESIGHT ENGINEERING & INSPECTIONS, LLC. to perform this important survey for you. We look forward to working with you again in the future. If you have any questions regarding this report, after carefully reviewing it, please contact our office.

Very truly yours,
FORESIGHT ENGINEERING & INSPECTION, LLC.

MSC & UE, PE, CPI, CMI, CEP, EAC, CEI, ESC, ELRA, PI

President

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1234 FM ABCD East, Houston, TX

FEI-ForeCom-X-1027P

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REPORT NO. X-0827P

September 05, 201X

STRUCTURAL & MECHANICAL SYSTEMS

SURVEYING REPORT

Inspected for: Dr. John XYZ & Mr. Reggie XXX

(The Clients)

Houston, Texas

Attention: Dr. John XYZ & Mr. Reggie XXX

Foresight Engineering and Inspections, LLC. were called upon on August 27, 201X, to survey the subject property.

PROPERTY LOCATION

The physical address of the property was **1234 FM ABCD East, Houston, TX 77009** and was located in **Harris County, TX.** and was also known as **XXXX Urgent Care.**

The property was located on the south side of FM ABCD East and faced FM ABCD East. The area surrounding this site was mostly commercial.

PURPOSE OF SURVEY

The Clients were completing purchase of an existing urgent care property and wanted to have the property surveyed to appraise its condition.

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1234 FM ABCD East, Houston, TX

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TYPE & SCOPE OF SURVEY

A limited and visual structural and mechanical systems survey of specific components of this property was conducted. We have listed our observations of items and also those which indicate some deficiencies. No disassembly or destructive testing was performed at this property. No furniture or personal belongings were relocated during survey. **No warranty of any kind is implied.**

Items or conditions not outlined in this report are not covered (specially the fire protection system), and shall not be considered to be in any condition, good or bad, by such lack of notation. Major components of the structural and mechanical systems have been included and discussed in this report are foundation, interior & exterior walls, floors & ceilings, roof, heating equipment, air-conditioning equipment, electrical equipment, plumbing and appliances.

DATE & TIME OF SURVEY

August 27, 201X

8:00 AM to 12:30 PM

WEATHER

Cloudy at the time of start of survey.

Temp. 92°F.

DIRECTION DESIGNATIONS

As facing the inspected property from the street

Front

Right

Rear

Left

For the purpose of this report, the property faces

North (Front).

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PERSONS PRESENT

Following persons were present during the time of survey:

Mr. Reggie XXX (Buyer)

Seller

INSPECTORS

Following inspectors conducted the structural and mechanical systems survey at the subject property under his professional inspector's license:

Jitendra M. Varma

PI# 3864

PROPERTY DESCRIPTION

The subject property was an existing urgent care facility but was shut down at the time of inspection. The property was a single story building with wood frame construction. The parking was on left side of the property. There was a yard sprinkler system which was not inspected at the request of Dr. John XYZ. As such, this item was not inspected and therefore, was excluded from this survey.

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EXECUTIVE SUMMERY

The general condition of the property appeared good.

Our report is based on observing the visible and accessible areas of the exterior & interior of the facilities.

We did observe some safety issues in the mechanical and structural categories included in the survey. All problem areas are discussed within their respective category sections in the body of this report.

In the body of this report, starting with Page 10 is a discussion of our findings by specific categories of structural and mechanical systems as outlined in the Table of Contents at the beginning of this report. Within each category is a brief description of the component, some discussion of our observations made during the survey, followed by conclusions with suggested action, where possible.

We took several photographs but included only some photos to make this presentation concise and for the ease of presentation. Included photographs are in the Exhibits section as Exhibit E-1 and are referenced in this report. These are incorporated to provide a sampling of the phenomena or the condition of the items or the systems, however, not every phenomenon in every location is photographed or every photograph is included in this report to keep the report concise, to the point and presentable.

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GENERAL, LIMITATIONS & EXCLUSIONS

In the conduct of this work, Foresight Engineering & Inspections, LLC. has acted as a consultant to provide visual observations and opinions with regard to the visible conditions of the mechanical systems of the buildings. Recognizing that latent defects could exist which inherently may not be detected during a survey of this type, Foresight Engineering & Inspections, LLC. does not represent that the observations described herein and their analysis thereof represent every condition that may exist. **Any condition not apparent visually at the time of survey or any component not readily accessible for survey is not reported.** Structural and mechanical items not specifically noted as inspected in this report are not covered by this report and are not to be assumed good or bad by lack of notation. Any verbal statements made at the time of the survey are not to be considered a part of this survey 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 survey, with no representation or warranty as to the efficiency or future life of the structural and mechanical systems 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 survey.**

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 survey. Finally, this report is written to satisfy the objectives of you, as our client. Neither the author(s) of this report nor Foresight Engineering & Inspections, LLC. jointly or severally assumes any responsibility whatsoever for the use of this report, or the information contained herein, by any third party person.

Our structural systems survey consisted foundation, interior & exterior walls, floors & ceilings, doors & windows, roof & attic, and paving.

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Our mechanical systems survey covered condition of electrical equipment and fixtures; heating, ventilation and air-conditioning equipment (HVAC); plumbing and water heaters; and built-in appliances.

Yard & building sprinkler systems, kitchen equipment, furniture, refrigerators & microwaves, bar room equipment, elevator, security systems and fire protection equipment, and other trade items/equipment if not included in the body of the report are to be considered as not surveyed.

Our observations were limited to those components that were readily visible without moving &/or removing any item causing visual obstruction, such as vegetation, furnishings, office equipment, floor coverings, stored items, etc.

This report excludes survey and reporting on elevators and power transformers. Our survey and report specifically excludes finish work, interior surface material & aesthetic conditions in general, interior furnishings, wall & ceiling finish, carpeting, termite infestation & damage, asbestos materials, current and previous geographical faults, area flood conditions, noise & air pollution and other general or area conditions, hazardous waste & radon gas, exterior markers or signs, security alarm systems, phone & communication equipment, function of exterior security lighting, legal description of property such as boundaries, egress & ingress, etc., conformance of governing codes, manufacturers specifications, or other legal requirements, of all kind, and all items, conditions & components which are not readily visible.

Our efforts and this survey have been confined to problem identification. We have not analyzed the design of this building, nor have we determined as-built construction to be in conformance with plans and specifications.

Our survey and this survey report are intended as confidential to you, for your exclusive use. These can not be relied upon by any third party (parties).

We surveyed exterior and interior of visible and accessible areas of the facilities.

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STRUCTURAL SYSTEMS

PAVING, GRADING & DRAINAGE

I walked around the whole property to observe the condition of the paving and parking facilities.

Concrete paving was in fair condition. Following are our observations for deficiencies:

1. Driveway and parking were cracked but still functional. See photo #01 through 04.
2. Low spot was observed near the center of the parking area causing ponding and concrete was disintegrating in this areas. See photo # 03.
3. The underground drainage system was not inspected, however, it is strongly recommended to have it inspected prior to expiration of the Option period and repairs negotiated with the seller.
4. There was a negative slope on the left side (s) of the property causing ponding. Such areas of potential ponding adjacent to the foundation should be eliminated as such areas could cause differential movement of the foundation &/or water intrusion during heavy rains and could cause fungal growth and structural decay. Common industry practice requires that 4" (for brick veneer) and 6" (for other cladding) of clearance should be maintained between soil level and the top of the foundation walls and the grade away from foundation walls should fall about 6" (more the better) within the first 10' or to a swale when 10' is not available. See photo #05. Some of the discharge may be collected by the catch basin in photo #06.
5. Soil grade and drainage patterns around back, right and left sides of property did not appear performing to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation &/or water intrusion during heavy rains. The grading should be improved to promote the flow of storm water away from the house. The addition/removal of topsoil and/or the installation of sub surface drains (such as French drains) may be needed to achieve positive drainage away from the foundation. Common industry practice (and also current IRC Code References: 404.1.6 height above finished grade) requires that 4" (for brick veneer) and 6" (for other cladding) of clearance should be maintained between soil level and the top of the foundation walls and the grade away from foundation walls should fall about 6" (more the better) within the first 10' or to a swale when 10' is not available.

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FOUNDATION

I walked around the building and surveyed the accessible areas of the foundation. The reinforcement was of post-tension type.

The exposed areas of the foundation of the building were found it to be free of any significant cracks and in a good condition. Following are our observations for deficiencies:

1. The height of the backfill (soil adjacent to the foundation) appeared to exceed the acceptable limit. Such a condition has the potential of water intrusion in the house during heavy downpours. Common industry practice (and also current IRC Code References: 404.1.6 height above finished grade) requires that concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere. See photo #07.
2. Exposed &/or rusted post tension cable ends were observed on the exterior of the foundation. This should be protected to prevent further corrosion and foundation problems. See photo #08.
3. Downspouts were discharging at the foundation. Large volumes of rainwater at &/or near foundation has the potential of causing soil erosion, and uneven &/or too much moisture around foundation can be conducive to foundation problems or may cause differential foundation movement. Storm water should be encouraged to flow away from the building at the point of discharge. See Photo #01.
4. Downspout got disconnected from the drain.
5. There does not appear to be a sufficient number of downspouts or the gutter run(s) were noticed to be too long. Additional downspouts should be installed to avoid spilling roof runoff at the building walls – a potential source of water entry &/or water damage. Common industry practice requires that downspout spacing should not be exceeding 20' spacing.
6. Trees were too close with roots under the foundation. Loss of moisture from under the foundation could be a potential of foundation problems in future. In our opinion, trees should be planted no closer than 15' to 25' from the foundation depending on the type and full grown height of tree. Larger the umbrella of the tree further it should be from the foundation.

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EXTERIOR & INTERIOR WALLS

I walked around the exterior of the building and interior of all accessible areas. The exterior cladding comprised of hard stucco. Interior walls were in good condition.

Following are our observations for deficiencies:

1. Stucco/stone/brick veneer was not a minimum of 2" above the hard surface per industry standards and recent IRC codes. See photo #10.
2. Weep screed was missing or blocked at the bottom of stucco in some areas required for venting stucco. See photo #09.
3. Penetrations of air conditioning lines, light fixtures/piping/fasteners for guardrails, junction boxes, other similar/any kind of penetrations, etc. through the exterior cladding were not caulked/sealed. Water penetration into the wall cavity may have already occurred, may be occurring or will likely occur in the future. The extent of the potential damage and/or latent damage to framing structural members that are behind the exterior cladding and inside the wall cavity is not visible and, therefore, is beyond the scope of this limited visual inspection. Full disclosure of this type of damage would require the removal of interior and/or exterior wall coverings. A qualified and trained specialist in this area should be contacted. See Photo #06. See photo #11.
4. Flashing was missing over all exterior openings such as doors, windows and other openings- this is an unsafe condition. Prompt attention is recommended. See Photo #12.

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DOORS & WINDOWS

Doors and windows were observed by operation and visible condition. Doors and windows appeared to be in good condition.

Following are our observations for deficiencies:

1. Left exterior door was slightly sticking.
2. Single pane windows were observed. These windows are not per energy code requirements as they do not meet energy saving requirements. It is recommended that insulated windows be installed for energy and cost savings.
3. Shower door was loose.

FLOORS & CEILINGS

Floors and ceilings were observed by walking all the accessible areas. The floorings and ceilings appeared to be in fairly good condition.

Following are our observations for deficiencies:

1. Floor tiles were damaged outside the front door-could be a tripping hazard. See photo #13.

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ATTIC & ROOF STRUCTURE

Attic was observed by walking all the accessible areas. The attic had conventional type framing and contained about 4" of blown insulation. Following are our observations for deficiencies:

1. The pull down ladder &/or brackets holding springs not installed with 16-16d nails OR 1/4" x 3" lag screws as recommended by many folding ladder manufacturers. Such a condition is potentially unsafe as the ladder can fail under the weight of a heavy person &/or when any heavy equipment is moved over it while storing or removing from the attic creating an unsafe condition and should be promptly attended to. See photo # 14.
2. The pull down stair(s) was (were) not insulated &/or sealed. It is recommended that weather stripping be installed &/or other repairs be made to prevent conditioned air loss to attic &/or sucking attic air into house as well as insulating stairway if not done already and thus saving on energy bills. See photo # 14.
3. Insufficient bracing or bracing exceeding standard 4' spacing. Installation does not comply with common industry standards and should be promptly attended to. See photo #15.

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ROOFING

The building had composition roof. **Roof was not walked at all due to high pitch and hence inspected from ground level and eave level with high powered high powered zoom camera lenses.** Roofs were surveyed by putting ladder up against the building. Roof appeared to be good condition.

Following are our observations for deficiencies:

1. Shingles were lifting/fishmouthing. This should be repaired promptly to minimize shingles blown off the roof, water intrusion into the interior. See Photo #16.
2. The exterior stucco/siding material does not terminate above the roof covering and were sitting on the roof. Therefore, the presence of flashing &/or other building components to direct storm fluids away from the stucco finishes could not be confirmed. Such a condition is conducive to rotting of wood siding (which may be rotting &/or already rotted). The exterior stucco/siding material should terminate at least 1 1/2" above the roof covering. See photo #17.
3. There was an unsealed area (hole) at the ridge line. See photo # 18.

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MECHANICAL SYSTEMS

HEATING, VENTILATION & AIR-CONDITIONING

Heating, ventilation and air-conditioning was supplied by 2 zoned split central units.

Furnaces were located in the attic and the condensing units are located on backside. Five-ton condensing units were American Standard and were 3 and 6 years old.

I checked the performance of both heating and air-conditioning. The heating worked fine except as noted. I noticed that the cooling was deficient. Both units did not cool very well. Following temperature differentials were observed:

Front unit	7.1°
Back unit	6.3°

1. No proper size, unobstructed, safe and solid access and service platform was noted to furnace(s). A solid & unobstructed access 24" wide with a maximum length of 20' (50' if passageway 6' high), and a solid & unobstructed service platform minimum 30" deep and length equal to equipment width on the service side of the horizontal unit (& 30" deep all way around of a vertical unit) are recommended for safety purposes per IRC R1305.1.3. See top left illustration above.
2. Replace old gas shut-off valve on left unit as these tend to leak. See photo # 19.
3. No sediment trap was present on gas line. A min 3" long sediment trap pointing downwards with a directional change in gas line is recommended. This is required by most furnace manufacturers. Absence of sediment trap may void equipment warranty from the equipment manufacturer. It is required per common industry practice (and IRC G2419.4). See photo #s 19 & 21.

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4. Old discarded furnace was left in the attic-should be removed. See photo # 20.
5. CSST was not bonded as required per common industry practice {and NEC 250.104(B)}. See photo #s 19 & 21.
6. The vent pipes serving the furnace did not have safe clearance (1") from combustible materials-unsafe. Has a potential of igniting combustibles from the heat. See photo # 21.
7. Vents appeared to be too close to combustibles as there were burn/heat marks on the sheathing. See photo #s 21 & 22.
8. No service receptacles were discovered at or near furnace units -potentially unsafe.
9. Furnace vent(s) was(were) not sealed or properly sealed at the roof jacks. See photo #22.
10. Flex ducts were touching and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch.
11. The ducts need to be raised off the attic insulation.
12. Some gray duct type wrapping was observed. This product was recalled many years ago due to deterioration of exterior vapor barrier when exposed to light. Such ducts should be replaced. See photo #s 23 & 24.
13. Duct was not properly secured to plenum as seen in photo #23.
14. Auxiliary drain pan was not sloped to drain. Water can build up and overflow onto attic flooring which can leak down to ceiling below causing damage to interior and fungal growth.
15. The condenser did not have a minimum height of 3" above grade.
16. No service disconnect within sight &/or service receptacle within 25' were discovered of the near unit(s)-potentially unsafe.
17. Insufficient cooling was observed on all the units as noted above. I recommend a temperature differential between 18° to 22°. This condition should be investigated and corrected for personal comfort, energy savings and efficiency of units.

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ELECTRICAL

SERVICE ENTRANCE & PANELS

We surveyed the accessible electrical system of the property. The power supply for the building comes from a pole mounted transformer near right front of property to the electrical meter mounted on right wall near front. The 2 main pull down Eaton disconnects are located in right front closet and an open area in back. See photo #s 25 and 26. These were not opened as this would have required shutting the power down to the whole building. There were 2 sub-panels and 2-fuse disconnects in the right front closet which were powering the Condensing units.

I opened the 2 sub-panels and the fuse disconnects to observe the condition of the wiring. The power comes through copper feeders through gutters. See photo #s 25 through 28. Wiring appeared to be in good condition.

Following are our observations for deficiencies:

Sub-Panels:

1. Left fuse box had 3 phase wiring, however, the condensing units were single phase. See photo #29.

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BRANCH CIRCUITS, CONNECTED DEVICES & FIXTURES

We inspected all accessible fixtures, switches and receptacles.

Following are our observations for deficiencies:

1. The exterior outlets need a water proof bubble type plastic cover.
2. Ground fault circuit interrupters (GFCI) were not present &/or were inoperative on all the required receptacles {in the kitchen, wet bars, laundry room near sink, baths, exterior, hot tubs, pool, garage, unfinished basements, crawl space and other wet/potentially wet area(s)}. These were inoperative &/or missing on center service sink, laundry sink, and outside receptacles -a safety hazard. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of a ground fault circuit interrupter (GFCI) is recommended. Such locations were marked with red dots for ease of identification of such receptacles. See photo #31.
3. Non-grounded or loose ground on 110 volt receptacles were observed, &/or grounded receptacles were installed on non-grounded (two conductor) wiring in several rooms/areas. This presents an unsafe condition because it gives the illusion of safety of grounded receptacles. Such locations were marked with green dots for ease of identification of such receptacles. See photo #31.
4. Non-grounded 220 Volt dryer &/range plug was found. Does not comply with current National Electric Code (NEC) minimum standards and is unsafe as it has risk of electrical shock. Will not fit recently purchased dryer with 4 prong electrical plug. See photo #32.
5. Missing or damaged receptacle/switch plate(s) were observed. See photo #33.
6. Several lights were observed not working or missing bulbs.
7. Open wiring connections &/or termination without a junction box-unsafe and improper. It should be terminated in a junction box. See photo #34.

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PLUMBING

We surveyed the accessible plumbing on the exterior as well as on the interior. The water was supplied by the City of Houston with the meter located on front side but main water cut off valve could not be located. The water was supplied by copper tubing in the building while the accessible drainage pipes were by plastic pipes. Observed water pressure was 56 psi at the time of survey. There was a gas meter located on the front side.

The surveyed plumbing appeared to be in good condition. Following are our observations for deficiency:

WATER SUPPLY AND FIXTURES:

1. Water pipes were not bonded as required per common industry practice {and NEC 250.104(B)}
2. Missing &/or damaged anti-siphon device(s) or back flow preventer(s) were discovered on one or more exterior hose spigot(s) and is recommended for safety by common industry practice (and IRC P2902.1). These should be installed to reduce the possibility of contamination of the potable water supply system. See photo #35.
3. Hand held sprayer was not fully operative on sink water in exam #2 as intended and thus wasting.
4. Left back 1/2 bath sink was inoperative. See photo #36.
5. Shower could not be inspected because of storage in it. See photo #37.
6. Hot & cold faucets of laundry room are not identified, color coded (red-hot, blue-cold). See photo #38.
7. Low water pressure in men's vanity.
8. Main gas supply valve not found. It is recommended to have one installed outside the building for servicing house gas lines or fixtures without touching shut off valve at the meter which belongs to the gas supply company.
9. Gas line was not bonded as required per common industry practice {and NEC 250.104(B)}. See photo #39.

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DRAINS, WASTES, AND VENTS:

1. Clean-out was discovered above ground and was a tripping hazard-unsafe.
2. Vent was open in the attic releasing sewer gases-unsafe. See photo #40.

WATER HEATER

Hot water heater was located in the attic. The 40-gallon electric unit was manufactured by Bradford White and was one year old.

Following is a list of observed deficiencies:

1. Water temperature is too hot, scalding hazard, temperature measured was 128.3° F. Water temp above 120 degrees F is a safety hazard. P2713.3
The following temperatures will produce 2nd & 3rd degree burns on adult skin:
 - 160°F in about 1/2 second,
 - 150°F in about 1-1/2 seconds,
 - 140°F in less than 5 seconds,
 - 130°F in about 30 seconds and
 - 120°F takes more than 5 minutes.
2. No proper size, unobstructed, safe and solid access and service platform was noted to water heater(s). A solid & unobstructed access 24" wide with a maximum length of 20' (50' if passageway 6' high) and a solid & unobstructed service platform minimum 30" deep and 30" wide on the service side are recommended for safety purposes per common industry practice (and IRC P2801.3 & R1305.1.3).
3. No electrical service disconnect on or near unit-a potential safety hazard and does not meet current industry (and IRC T4101.5) requirements which recommend electric disconnect in sight or a lockable disconnect. See photo #41.
4. Water supply lines not insulated for first 6 feet at unit(s). See photo #41.
5. It appeared that TPR and pan drains were combined. They should be running independently and terminating outside to within 6" of ground and pointing down. P2803.6.1.6 and P2803.6.1.10. See photo #42.
6. Improper TPR drain material (PVC used) -unsafe and not constructed of listed materials in P2904.5. See photo #s 41 and 42.
7. Combined temperature & pressure relief (TPR) & pan drain line was not terminating to within 6" of the ground and not pointing down. P2803.6.1.6 and P2803.6.1.10. See Photo #43.

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APPLIANCES

There was a Kenmore dishwasher, a garbage disposer, and refrigerator which was not a built-in appliance and, therefore, was not inspected.

Following is a list of observed deficiencies:

1. The dishwasher lacked an air gap/backflow loop device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed. See photo #44.
2. No electrical disconnect (switch or plug-in) for dishwasher was observed. Does not comply with current National Electric Code (NEC) and a potential safety hazard.
3. Dryer vent was kinked.

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CONCLUSIONS & RECOMMENDATIONS

Overall condition of the property was good. Some deficiencies were noted in the structural and mechanical systems.

It is recommended that all the deficiencies addressed in the body of this report be corrected.

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STATEMENT OF LIMITATIONS

The submitted opinions are based upon generally accepted criteria & practices, and the personal & professional knowledge and experiences of those involved. Such a survey cannot detect all existing or potential defects and it should therefore be understood that future conditions affecting items listed in this report cannot be predicted since they are subject to change.

The scope of this survey extends only to listed items related to the structural and mechanical systems. This survey should not be considered a warranty or representation of any kind. Hence, the liability of Foresight Engineering & Inspections, LLC. extends only to the fee paid for the performance thereof at the time of our survey.

At this point, we are closing our file. We would again like to thank you for the opportunity to be of service. If Foresight Engineering & Inspections, LLC. could be of further assistance, please do not hesitate to contact us.

Respectfully submitted,
Foresight Engineering & Inspections, LLC.

Jitendra M. Varma, M.S.C. & U.E.



September 05, 201X

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EXHIBIT E-1

SITE PHOTOS

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PHOTO NO. 01



PHOTO NO. 02



PHOTO NO. 03



PHOTO NO. 04

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PHOTO NO. 05



PHOTO NO. 06



PHOTO NO. 07



PHOTO NO. 08

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PHOTO NO. 09



PHOTO NO. 10



PHOTO NO. 11



PHOTO NO. 12

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PHOTO NO. 13



PHOTO NO. 14



PHOTO NO. 15



PHOTO NO. 16

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PHOTO NO. 17

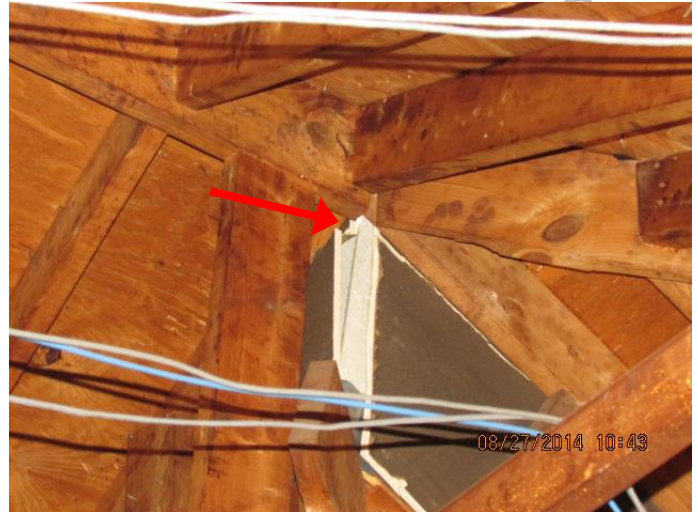


PHOTO NO. 18



PHOTO NO. 19



PHOTO NO. 20

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PHOTO NO. 21



PHOTO NO. 22



PHOTO NO. 23



PHOTO NO. 24

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PHOTO NO. 25



PHOTO NO. 26



PHOTO NO. 27

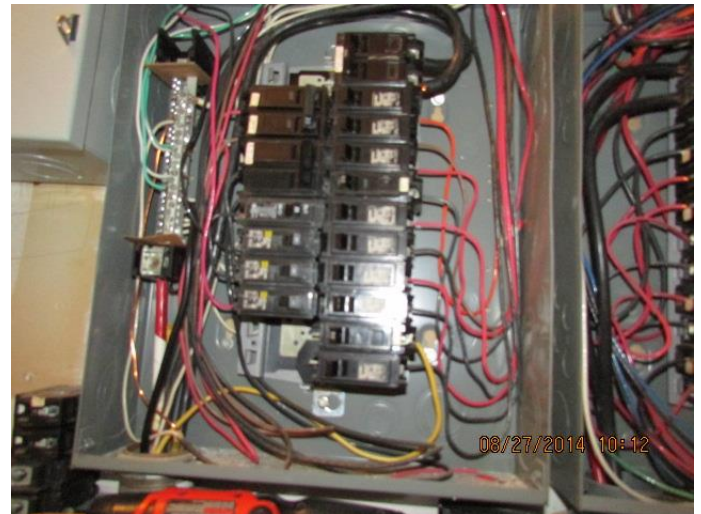


PHOTO NO. 28

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PHOTO NO. 29



PHOTO NO. 30



PHOTO NO. 31



PHOTO NO. 32

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PHOTO NO. 33



PHOTO NO. 34



PHOTO NO. 35



PHOTO NO. 36

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PHOTO NO. 37



PHOTO NO. 38



PHOTO NO. 39



PHOTO NO. 40

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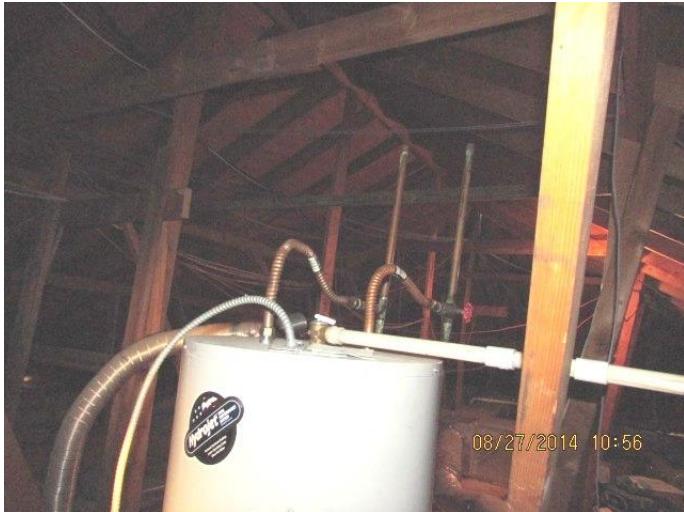


PHOTO NO. 41



PHOTO NO. 42



PHOTO NO. 43



PHOTO NO. 44

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EXHIBIT E-2

CONSULTANT'S QUALIFICATIONS

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PROFILE

JITENDRA (VICTOR) M. VARMA

MSC & UE, PI, EAC, LREB, CRT, EIFSIP, LRA, ESC, EIFSII, CRMI, CPI, PE

LICENSES & CERTIFICATIONS

- ◆ Licensed Professional Structural Engineer
- ◆ Licensed Wood Destroying Insects Inspector
- ◆ Licensed Environmental Lead Risk Assessor (exp.)
- ◆ Licensed Real Estate Broker
- ◆ Certified Home Buyers Warranty Inspector (New Homes)
- ◆ Certified Environmental Assessment Consultant
- ◆ Certified EIFS (Synthetic Stucco) Industry Professional
- ◆ Certified Residential Mold Inspector (IESO)
- ◆ Third Party Structural Inspector (TRCC)
- ◆ Appointed Wind Code Engineer (Texas Dept. of Insurance)
- ◆ Licensed. Professional Real Estate Inspector (# 3864)
- ◆ Licensed Environmental Lead Risk Inspector (exp.)
- ◆ Certified Home Buyers Warranty Engineer (New Homes)
- ◆ Licensed Air Conditioning & Heating Rep. Contractor (exp.)
- ◆ Certified Max Worldwide Home Assistance Program
- ◆ Certified Environmental Screening Consultant
- ◆ Certified EIFS (Synthetic Stucco) Independent Inspector
- ◆ Certified Mold & Healthy Home Inspector (Home Test Labs)
- ◆ Appointed Wind Code Inspector (Texas Dept. of Insurance)(exp.)
- ◆ Level 1 inspector (Post Tensioning Institute)
- ◆ Certified Residential Thermographer

EDUCATION

- ◆ Masters of Science, Civil & Urban Engineering-University of Pennsylvania (Ivy League School)
- ◆ Bachelor of Science, Civil Engineering (India)

EXPERIENCE

- ◆ Over 35 Years Engineering and Inspection Experience in Commercial, Residential & Industrial Construction; Forensic Studies & Engineering; Construction Issues and Expert Testimony Work

AFFILIATIONS

(Past & Present)

- ◆ Secretary & Director of Houston Association Real Estate Inspectors (H.A.R.E.I.)
- ◆ American Institute of Steel Construction
- ◆ Foundation Performance Association
- ◆ American Concrete Institute
- ◆ Texas Association of Real Estate Inspectors
- ◆ National Association of Realtors
- ◆ Southern Council of Prof. Building Inspectors
- ◆ National Society of Environmental Consultants
- ◆ Indoor Environmental Standards Organization
- ◆ Southern Building Code Congress International
- ◆ International Code council
- ◆ Texas Professional Real Estate Inspectors Association
- ◆ American Society of Civil Engineers
- ◆ American Society of Construction Analysts
- ◆ Structural Engineers Organization of Texas
- ◆ Houston Inventors Association
- ◆ Texas Association of Realtors
- ◆ Houston Association of Realtors
- ◆ Better Business Bureau
- ◆ Environmental Solutions Association
- ◆ Board Member of Foundation Performance Association

ALL OF OUR INSPECTORS ARE ENGINEERS

**REAL ESTATE
PRE-INSPECTION
AGREEMENT & CONTRACT**

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