

PHASE 1 (PRE-POUR) PROPERTY INSPECTION REPORT

REPORT # SM 1X-0825P1P

DATE & TIME OF INSPECTION 08/25/201X (03:00 PM)

A SINGLE FAMILY RESIDENCE AT
12861 XYZ DRIVE, PORTER, TX 77000



FOR MR. & MRS. DANIEL ANYONE (CLIENTS-BUYERS)

BY:
JITENDRA M. VARMA, Professional Inspector # 3864



FORESIGHT
ENGINEERING & INSPECTIONS, LLC.

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

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INSPECTED ITEMS:

(AS CHECKED & AS PRESENT)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> GENERAL | <input checked="" type="checkbox"/> STRUCTURAL SYSTEMS | <input checked="" type="checkbox"/> ELECTRICAL RISERS |
| <input type="checkbox"/> HVAC SYSTEMS | <input checked="" type="checkbox"/> PLUMBING RISERS | <input type="checkbox"/> APPLIANCES |

WE APPRECIATE YOUR BUSINESS

THIS IS AN INSPECTION REPORT AND IS NOT A WARRANTY NEITHER STATED NOR IMPLIED. THIS STRUCTURAL AND/OR MECHANICAL INSPECTION REPORT REFLECTS ONLY THE OPINION OF THE INSPECTOR AS VISUALLY OBSERVED ON THE DAY AND TIME OF THE INSPECTION. **THIS COMPANY OR THE INSPECTOR ASSUMES NO RESPONSIBILITY FOR THE CONDITION OR THE PERFORMANCE OF STRUCTURAL AND/OR MECHANICAL ITEMS INSPECTED FOLLOWING THE DAY AND TIME OF THIS INSPECTION, AND ANY/ALL INACCESSIBLE AND/OR HIDDEN STRUCTURAL/MECHANICAL COMPONENTS.**

STRUCTURAL & MECHANICAL INSPECTIONS ARE PERFORMED FOR THE PERSON(S), OR COMPANY (CALLED CLIENT) NAMED ON THIS REPORT & ARE NOT TRANSFERABLE TO ANY PERSON(S), OR COMPANY WITHOUT WRITTEN CONSENT OF THE CLIENT & INSPECTOR.

YES, WE DO NEW CONSTRUCTION (PHASED), ELECTRO-MAGNETIC FIELD (EMF), EIFS (ARTIFICIAL STUCCO), THERMAL IMAGING (INFRARED), COMMERCIAL, ENVIRONMENTAL & MANY OTHER INSPECTIONS.

➤ PL. CALL US WITH ALL YOUR SPECIFIC NEEDS <

WE DO ENGINEERING, FOUNDATION & STRUCTURAL, AND POST-CATASTROPHIC EVALUATION. WE, ALSO, DO TX DEPARTMENT of INSURANCE INSPECTIONS

EXPERIENCE THE DIFFERENCE ➤➤ ☺☺☺ << WE GO THE EXTRA MILE

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THE INSPECTION, UPON WHICH THIS REPORT IS BASED, WAS CONDUCTED UNDER THE TEXAS REAL ESTATE COMMISSION'S INSPECTOR'S LICENSE & WAS NOT AN ENGINEERING INSPECTION AND SHALL NOT BE CONSIDERED AS ONE. THIS REPORT IS NOT AN ENGINEERING REPORT AND SHALL NOT BE CONSTRUED AS SUCH.

IF ANY CAUSE OF CONCERN IS NOTED IN THIS REPORT, OR THE CLIENT(S) WANTS FURTHER &/OR MORE DETAILED EVALUATION, THE CLIENT(S) SHOULD CONSIDER ENGINEERING EVALUATION BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER, EXPERIENCED IN RESIDENTIAL DESIGN & CONSTRUCTION, OR BY "FORESIGHT ENGINEERING & INSPECTIONS, LLC" FOR AN ADDITIONAL FEE, AND SUCH AN INSPECTION IS STRONGLY RECOMMENDED.

Acceptance of this report confirms your acceptance of all the conditions contained in this report and the enclosed Real Estate Inspection Agreement & Contract (REIAC). Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client.

The purpose of an inspection is to perform a visual (eye ball) inspection, in a limited period of time, of the structural components of the foundation readily accessible and visible without moving or the removing any item or object that would obstruct visual observation; & mechanical systems components without any disassembly of any unit or item inspected; and to express an opinion as to whether, in the sole opinion of the inspector, they are performing satisfactorily or are in need of immediate repair. The main objective of the inspection and of this report is to better appraise you, our client, of the conditions existing at the time of the inspection. Any item not capable of being seen at the time of the inspection that was concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection were not considered in reaching the conclusions or rendering the opinions contained in this report. Unexpected repairs could be anticipated.

Any mechanical equipment and components, if present, was visually inspected. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded.

It is emphasized that this is a limited visual inspection made in a limited amount of time and that some defects may not be apparent during the time of the inspection. This inspection is **NOT** intended to be an exhaustive evaluation of all the systems and components, nor is it intended to be a total list of defects, existing or potential. Items marked as "inspected" mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items not noted as "inspected" in the following report are not covered by this report & should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. No comment in a section means that the item was performing the function for which it was intended without the apparent need of immediate repair at the time of inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

We **cannot and do not** represent or warrant that the foundation systems, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function for which they were intended and that **all deficiencies have been found in the structural & mechanical systems.** We **do not represent or warrant that the future life of any item will extend beyond the time of this inspection.** The intention and purpose of the inspection and of this report were to INFORM YOU EXCLUSIVELY of the observations and opinions of the inspector, made on the day and at the time of the inspection, as to the condition and performance of the structural and mechanical systems inspected. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive. **This inspection and report were prepared for your exclusive use. Use of this report by or liability to third parties, present or future owners and subsequent buyers is specifically excluded and prohibited. Reliance on this report by third parties, present or future owners and subsequent owners is at their peril. No warranties or guaranties to third parties, present owners or future owners are implied or should be assumed.**

Items not specifically noted as "inspected" in the following report are not covered by the report. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. **THIS IS NOT INTENDED TO BE AN EXHAUSTIVE EVALUATION OF THE STRUCTURE, NOR IS IT INTENDED TO BE A TOTAL LIST OF DEFECTS, EXISTING OR POTENTIAL.** The inspector does not take care, custody or control of the structure at any time.

We **DO NOT & DID NOT** test the compressive strength of concrete and **DID NOT** make any concrete cylinders for future testing so we **CAN NOT** guarantee the compressive strength or the quality of concrete. If you, as a client, are concerned about these issues, you are encouraged to hire the services of a testing lab that can provide you these services and other desired services for a fee. The main objective of the phase I inspection was to verify reinforcement size, placement & location; and concrete cover, beam depths and sizes with the design drawings. **We DO NOT** normally stay for concrete pour unless requested by you, the Client, before hand and appropriately compensated for as this involves too much additional time and cost.

The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property are not included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property. All photos can be furnished via email to you only, as a client, upon a written request and a payment of \$100.00 in certified funds to cover for our time.

REFERENCES TO THE BUILDING CODES ARE USED SOLELY FOR CLARIFICATION OF THE ITEM NOTED AND DO NOT INTEND TO MEAN THAT A CODE INSPECTION WAS CONDUCTED.

READ THIS REPORT IN ITS ENTIRETY

Present at Inspection: ☒ Buyer ☐ Buyer's Agent ☒ Contractor ☐ Listing Agent ☐ BUYER'S KINS

Inspector's arrival time: 03:00 PM

Inspector's departure time: 05:00 PM

For report orientation purposes the building faces: ☐ North ☐ South ☐ East ☐ West ☒ Undetermined

Wind: ☒ Calm ☐ Breezy ☐ Windy Weather: ☒ Clear ☐ Overcast ☐ Light drizzle ☐ Rain ☐ Sleet ☐ Snow/Ice

Builder Name _____ Phone # _____ Site Foreman _____

STRUCTURE TYPE:

☐ Two story ☐ One & one-half Story ☐ One story ☐ Three story ☐ Townhouse ☐ Other _____

Reinforcement: ☐ Rebar ☒ Post-tension cable system

DETAILED INFORMATION FOR KEYS TO OBSERVATION CODES

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INSPECTED: Item was inspected and significant repair needs or imminent unsafe conditions were not observed by the Inspector during the limited time spent at the property. Unless specified, the following is undetermined or incomplete; compliance to code, insurability of item, remaining life expectancy, and that the property is free of unsafe conditions. Comprehensive inspections can further reduce risk.

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NOT INSPECTED: The item was present but was / could not be inspected. Explanation is provided under the affected section &/or concluding Comments' section.

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NOT PRESENT: The item was not present or discovered by the Inspector.

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DEFICIENT: A system, component or condition that, in the inspector's reasonable opinion, adversely and materially affects (may affect) the performance of a system or component or constitutes a hazard to life, limb, or property. A deficient item/component/condition may include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsafe or unsuitable installation. Deficiency may also include comments that may affect (impact) or have the potential of affecting (impacting) the items or systems in future (like closeness of trees to the property &/or excessive moisture near foundation). Some items reported as Deficient may be considered life-safety upgrades to the property. **All further evaluation &/or repairs to deficiencies should be made by an experienced, licensed and qualified specialist/contractor, where applicable, and prior to the expiration of option period. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.** Whenever repairs to deficiencies or upgrades are made, the entire system should be evaluated by the qualified tradesmen who should, at the conclusion of the repair, confirm & certify that all aspects of the item and related components are functioning properly and are safe. Some deficiencies and unsafe condition priorities are subjective and you, with the advice of the qualified tradesmen, will need to determine what is ultimately acceptable. Where applicable, we recommend you obtain receipts and warranties for all work performed.

FEATURES OF INSPECTED ITEM SYMBOL ☐ : This indented symbol in the body of report indicates feature &/or phenomena of the inspected item, and does **NOT necessarily indicate a deficiency or deficient item/condition** in the inspected item.

HOW TO READ & BETTER UNDERSTAND THIS REPORT

For ease of understanding & presentation, we have divided each section in to following four distinctive sub-sections which are printed in distinctive colors for easy identification:

Informational Comments: This section is printed in Dark Blue. This section furnishes very helpful information for the clients (buyers) like how to minimize problems in future and tips on preventive maintenance. For example, tree limbs overhanging roof line could fall on roof & damage it and leaf pile reduces the life of roofing shingles, or trees being too close to foundation can cause foundation problems, etc.

TREC's GENERAL & SPECIFIC INSPECTION LIMITATIONS: This section is taken from the Texas Real Estate Commission's (TREC's) Most Recent Standard of Practice, printed in Deep Red and included at the tail end of the report. This section informs the Clients about TREC's inspection limitations.

FEATURES: This section is in black and informs the clients what kind of features (items) the property has and condition of the inspected items, if possible. For example, the type & condition of the foundation, roof and attic structure, & how inspected.

COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION: This is the most important section and is printed in Bright Red. It informs the clients what the deficiencies are in any particular section and are numbered for easy reference. Further explanation may be provided as to why it is deficient &/or why it should be addressed. It may be understood that it is not uncommon for service technician to find additional problems/deficiencies when a system is opened for service or repairs.

Per TREC regulations, all inspections are conducted based on most Recent TREC's Standard of Practice and most recent available International Residential Code (IRC).

COMPLETION OF ALL REPAIRS ON THE ADDRESSED DEFICIENT ITEMS SHOULD BE VERIFIED BY THE CLIENT OR THEIR REPRESENTATIVE BEFORE POURING CONCRETE.

PRE-POUR FOUNDATION

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☒ COMMENTS ON DEFICIENT SYSTEM/ITEM/CONDITION (D):

1. Anchor bolts were not installed at the time of inspection. **This is a most important item for the integrity of the structure and must be properly addressed & installed before the pouring of concrete.** These should be placed per latest IRC code and City of Houston approved drawings.
2. No water should be allowed in the concrete on the job site. If pumping is used to speed up pouring, the concrete mix design must 3500 psi instead of 3000 psi as required per engineer's drawing.
3. A minimum of 3" clearance shall be maintained from outside & bottom of beams and rebars. See first 3 photos.
4. Bottom of all beams should be pumped out of all muddy water and cleaned of all debris & foreign matter. See all photos.
5. Bottom rebars of grade beams may supported on 3" tall concrete bricks. No clay bricks allowed. See second row photos.
6. There were plumbing risers in the beam areas. This condition is not recommended as it weakens the beams and beams' integrity. See top row right photo.
7. Two #4x4' diagonal rebars shall be placed on all front side on all inside corners. See second row left photo.
8. Assure that all rebar chairs were in place at no more than 4' centers before the concrete pour. Floaters may be used instead. See last photo.
9. Make sure that all rebars have a min. of 1" clearance from the plumbing risers or horizontal pipes so that the rebar is embedded in concrete. See last photo.
10. Assure that all beam stirrups are in vertical position before concrete is poured. See second row right photo (lower beam).
11. It appeared from the drawing that there was a kitchen island; however, there no conduit/branch wire was installed for the power to the island. It must be in place before the concrete pour to avoid breaking concrete out later. See second row right photo.
12. There were two areas where the dirt (supporting exterior side of beams) was removed. Such areas should properly and adequately formed to have a clean exterior surface.
13. Bottom of all beams should be cleaned of all debris and foreign matter.
14. There were plumbing risers in the beam areas. This condition is not recommended as it weakens the beams and beams' integrity.
15. Two #4x6' diagonal rebars shall be place on left side of the front door opening (similar to rebars on right side of the front door).
16. Foundation drawing S1.1 calls for 6-#6x4' top & bottom under the common wall of foyer and garage. Only bottom rebars were in place. Top rebars were missing.
17. Ufer ground electrode was observed to be less than 14'. It should a minimum of 20' per latest IRC code.
18. Assure that all cable/rebar chairs were in place per drawing before the concrete pour.
19. Missing rebar pins (U-shaped) around live (stressing) ends of the tendons. It is important that they are in place before the concrete pour to minimize failures at live ends.
20. Move #3 rebar 1" away from the plumbing riser on back right corner so that the rebar is embedded in concrete.
21. It appeared from the drawing that there was a kitchen island, however, there no conduit/branch wire was installed for the power to the island. It must be in place before the concrete pour to avoid breaking concrete out later.



IMPORTANT CONCLUDING COMMENTS & DISCLAIMER OF WARRANTY OR GUARANTEE

Thank you for using Foresight Engineering and Inspections, LLC. to conduct your inspection. **It is important that you and all parties, for whom this report was prepared, read the report in its entirety, including the Real Estate Inspection Agreement & Contract (REIAAC) as it is an integral part of this report and neither is complete without the other. "REIAAC" CLEARLY SETS THE LIMITATIONS ON INSPECTIONS, LIABILITY & LIMITS OF LIABILITY, AND OBLIGATIONS.** This inspection report attempts to provide you with a competent first impression about the property. This inspection consists of a licensed inspector spending a limited amount of time **observing only readily accessible and unobstructed areas** for significant repair needs. The inspector may verify placement of systems/items against the foundation drawings, if available, but cannot guaranty the accuracy as the placement may be moved by construction personnel during placement of concrete and/or during installation of other systems like embedded plumbing or electrical items. **As such, all workmanship warranty lies with the builder&/or other tradesmen.** It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span and/or issues unnamed in this report. **If you have questions or are unclear regarding our findings, please feel free to call before the placement of concrete.** The inspection procedure is visual only and was not intended to be diagnostic &/or technically exhaustive. **Please read Page 1 & 2 of this report for important information (from Texas Real estate Commission) about the conducted inspection, this report and Texas Real Estate Consumer Notice on Hazards and Deficiencies (next page).**

Because this inspection was a cursory and superficial eye ball inspection, it was intended to reduce your risk associated with this transaction but is not designed to eliminate you risk or assume your risk. Because of this inspection's general nature, **all defects, repair needs or hazards may/cannot be discovered, be they are in accessible or inaccessible areas. Guarantees, warranties or assurances against errors and omissions are not expressed or implied.** Foresight Engineering & Inspections, LLC. &/or the Inspector is not an insurer or guarantor against defects in the building and improvements, systems or components inspected. This inspection service does NOT have provisions, which will pay you for the repairs of undiscovered problems. **Although code might be referred to, this is not a code inspection.** Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report. Unless commented on as a courtesy, identification of safety concerns not specifically contained in the TREC Standards are not a part of this service and are departed from. You are advised to **have all issues, regardless of their apparent insignificance resolved before the placement of concrete.** Opinions are made based upon what was seen at the time of inspection in readily accessible areas. There are times when an inspector may recognize a specific condition or make a recommendation which exceeds the scope of the report and such is simply presented to you as an added convenience and such should not be construed as a comprehensive statement.

This inspection and the furnished report was conducted under the Real Estate Inspection Agreement & Contract of even date signed & agreed by you, as a Client/Customer, which binds you to the terms and conditions stated therein. **IN CONSIDERATION OF THIS INSPECTION, THE CLIENT AGREES & BINDS TO ABOVE STIPULATIONS & CONDITIONS.**