

FORESIGHT ENGINEERING & INSPECTIONS, LLC.

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



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Fax (832) 672-4166

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REPORT # 23LGL-CONST-1107P DATE OF INSPECTION: 11/07/23 (10:00 AM) & 11/13/23 (09:30 AM)

A RESIDENTIAL PROPERTY LOCATED AT

123 ABC COURT, CONROE, TX 77385



FOR JOHN & JANE SOMEBODY (HOME OWNERS)

BY

JITENDRA M. VARMA, PE

Licensed Professional Structural Engineer since 1975

WE, DO LITIGATION SUPPORT, ENVIRONMENTAL (TRANSACTIONAL SCREENING, PHASE I & PHASE II ASSESSMENT) & ALL TYPES OF COMMERCIAL INSPECTIONS (NEW & EXISTING APARTMENT/CONDOMINIUM/TOWNHOUSE COMPLEXES, OFFICE/WAREHOUSE/FREE STANDING/RESTAURANT/CONVENIENT STORE BUILDINGS, STRIP/SHOPPING CENTERS AND INDUSTRIAL BUILDINGS). YES, WE DO, REGULAR HOME (STRUCTURAL & MECHANICAL INSPECTIONS, NEW CONSTRUCTION (PHASED), ELECTRO-MAGNETIC FIELD (EMF), EIFS (ARTIFICIAL STUCCO), THERMAL IMAGING (INFRARED), COMMERCIAL, ENVIRONMENTAL, POST-CATASTROPHIC EVALUATIONS, & MANY OTHER INSPECTIONS INCLUDING "NACA" INSPECTIONS. WE PROVIDE MANY OTHER INSPECTIONS & SPECIALIZED SERVICES ON REQUEST.

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EXPERIENCE THE DIFFERENCE >>>>>> WE GO THE EXTRA MILE

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REPORT NO.: **23LGL-CONST-1107P**

December 04, 2023

CONSTRUCTION QUALITY REPORT

Inspected for: John & Jane Somebody

Subject Property: 123 ABC Court, Conroe, TX 77385

I was requested to inspect the subject property for construction issues. I surveyed the property on November 07, 2023 at 10:00 a.m. and again on November 13, 2023 at 09:30 a.m. Here are my observations on the following:

WEATHER CONDITIONS:

Partly cloudy at the time of investigation. Temp. 79 F on 11/07/23 and slight rain on 11/13/23 with 76 F temp. Site-specific soil data were not available.

DIRECTION DESIGNATIONS:

As facing the investigated property from the main driveway: **Front Right Rear Left.**

For the purpose of discussions and reporting, front was facing West.

PERSONS PRESENT:

Mrs. Doe (Property Owner) on both dates

Mr. William Does (Attorney for Home Owners) on both dates

Mr. Dennis Doe on November 13, 2023.

PROPERTY DESCRIPTION:

The property was located in **the City of Conroe, Montgomery County, TX.** The property comprised of a single-family home built on wooden piles. This subject property had a storage area under the living quarters on second floor. It had composition shingled roof. Cement based siding provided cladding for the property. Property was occupied at the time of inspection. I was given to understand by Mr. Downs that there were multiple construction issues with the property and I was requested to determine such construction issues. **As such, the conducted survey was a fact-finding mission.**

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CONSTRUCTION QUALITY 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 structure of this building or any component thereof (as requested & authorized by the Client). 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.

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 as I observed them, with no representation or warranty as to the efficiency or future life of the structure, foundation or any component thereof. 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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CONSTRUCTION QUALITY REPORT (Contd.)

SCOPE OF WORK & LIMITATIONS:

Mr. Does informed me that the owner had extensive flood damage from hurricane Harvey in 2017 and the house had to be torn down and rebuilt. Rebuilding was done by Ducky Recovery, which had many construction issues. Mr. Does wanted "Foresight" to determine whether there were any structural issues and shed light on construction quality in general.

I would like to add that my investigation was limited in scope to visible and accessible items only with NO invasive survey & NO destructive testing/inspection.

AS SUCH, THE CONDUCTED SURVEY WAS A FACT-FINDING MISSION AND NOTHING BEYOND THAT.

To that end, Foresight Engineering & inspections, LLC &/ or inspector(s) &/or the author of this report jointly or severally carry or assume no responsibility &/or liability of any kind. 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".

EXHIBITS:

Following exhibits are included at the tail end of the report and become a part of this report by reference:

Exhibit "A"	Photo section
Exhibit "B"	Micro-elevation survey
Exhibit "C"	Investigating Consultant's Profile.

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CONSTRUCTION QUALITY REPORT (Contd.)

OBSERVATIONS & COMMENTAREY

Not every photo of condition or similar condition is included in this report. As such, a photo of damage/condition simply communicates that similar issues may be present in nearby/other areas and were cited in this report but photos not included to make this report concise and less obfuscated. **Furthermore, Illustrations and other attachments, cited in this Section, are referred to as "PHOTOS" since these are included in "PHOTO" Section.**

Observations are made, along with the commentary in **RED** after the observations, where needed (this is done to make the presentation smooth and easy to understand). Here are our findings:

EXTERIOR:

1. The structure was a straight up two-story box building. See cover photo.
2. Concrete pad around the building was measured at 30'-0" on front and back, and 54'-0" along sides. See photos #ed 01 and 02.
3. The building was measured, at the ground level, to be 28'-4" by 52'-4". See photos 03 and 04.
4. The concrete pad extension was observed to be 10" all the way around $\{(30'0"-28'4")/2$ and $(54'0"-52'4")/2\}$. See photo #05.

Since the pad extension was level on all 4 sides, it was directing rain water to the interior of the property and damaging owner's belongings.

5. This amounted to a total living area of 1482.51 square feet (58.33' by 28.33') out to out.

Signed Form 11.02 of Texas General Land Office called for Floor Plan to be 1545 sq. ft. See Photo # 06 with arrow pointing out to the square footage. DocuSigned 11.17 Scope of work write-up also indicated square footage to be 1545 sq. ft. See photo #07.

2021 International Residential Code(IRC) in Chapter 2 Section R202-DEFINITIONS (page 2-09) states LIVING SPACE as "Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes".

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A common practice is to follow the Square Footage-Method for Calculating: ANSI® Z765-2021 ("ANSI standard") when measuring, calculating and reporting the gross living area and non-gross living areas (basement, additional structures, etc.) of the subject property for most property types. It is used by Appraisers. It is the total living area that is conditioned and is measured from out to out dimensions of all heated &/or cooled areas.

6. Downspouts can be seen discharging rain water near the foundation. Please see photo #05.

Large volumes of rainwater at &/or near foundation has the potential of causing soil erosion (seen in photo #05), and uneven &/or too much moisture around foundation can be conducive to foundation problems or may cause differential foundation movement. The downspout(s) should discharge water at least five (5) feet from the foundation. Storm water should be encouraged to flow away from the building at the point of discharge. See soil erosion at the point of discharge in Photo #05.

7. Door to the first-floor storage area had one window on right side and two windows on left of the door, (photo # 08).

8. The Floor Plan Drawing 1 showed one window on left of the door and 2 window on right of the door. (high-lighted). See photo # 09.

Door and window were flipped.

9. Waviness was discovered on siding all around. See photos #ed 10 and 11.

It is an indication of not having enough/proper securing to structural framing and poor workmanship.

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CONSTRUCTION QUALITY REPORT (Contd.)

10. Nails were popping out. See photos #ed 12 through 14.

This condition was happening as the builder did not use shanked nails or wood screws which bite into the meat of the wood and prevent them popping out.

11. Hand rail was warped, twisted and lifted off the supports. See Photos #ed 15 and 16. Photo #16 depicted a closer view of the far end.

This condition was happening as the builder did not use shanked nails or wood screws which bite into the meat of the wood and prevent them popping out.

12. Header flashing was missing on several exterior openings. See photos #ed 17 and 18.

This is an unsafe condition as the rain water will find its way in and can cause fungal growth and structural disintegrity of framing lumber. See illustrations as Photos #ed 19 and 20.

Note: Circled 2 indicates flashing in the Photo #20.

13. Fixed louvers were discovered on clothes dryer vent. See photo #21.

Backdraft damper should be used on the exhaust vent as required by 2021 IRC 1502. Fixed louver allows rats and vermin entry into the dryers through the exhaust ducts. See illustration as photo #22.

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CONSTRUCTION QUALITY REPORT (Contd.)

17. All bathroom exhaust vents were screened. See photos #ed 23 through 26.

Backdraft damper was missing on the exhaust vent as required by common industry practice (IRC 1503.1). Screens are not allowed on the bathroom exhausts. See illustrations as photos #ed 27 and 28. This depicted code knowledge of the builder.

18. Screen on one of the bathroom exhaust vents was damaged. See photo #26.

INTERIOR:

STORAGE AREA (FIRST FLOOR)

1. Most of the vents were closed defeating the basic purpose of having vents. See photo #29.

This shows the quality of work.

2. Windows on both sides of the front door were 22" from the door. See photos # ed 30 and 31.

3. Safety glass was not observed on the windows falling within 24" of the front door.

4. The said window did not have ANSI or CPSC tempered glass label. See photos #ed 32 and 33. Arrow on photo 33 shows typical location of safety etching on glass near a corner.

This was an unsafe work and indicated lack of construction and code knowledge of the builder. See 2021 IRC code Section 308.4.2. See Code illustrations as photos #ed 34 and 35.

4. Holes were drilled in wrong location in beams. See Photos #ed 36 and 37.

This represented lack of attention and carelessness.

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CONSTRUCTION QUALITY REPORT (Contd.)

5. ¼" thick cement-based material (Hardie plank type) was installed on the ceiling for fireproofing. See photos #ed 38 through 43.

James Hardie products are not fire-rated by any testing Authority. James Hardie's Technical Bulletin Fire Prevention & our Products FAQ) very clearly disclaims that the ¼" product is NOT 1-hour fire rated. See blocked area on page 1 (photo #44). It goes further to state that JH products cannot be substituted for Type X, fire-rated Gypsum. See blocked area on page 2 (photo #45).

6. Joints, gaps and damaged areas in cement-based material were not sealed. Some arrows pointed to such locations in photos 38 through 43.

Fire barrier joints, gaps and damaged areas were not taped and sealed on the ceiling. This presented a potentially unsafe condition as such openings can provide a quick and easy pathway for fire to travel to the living quarters upstairs, even if cement based was fire-rated (which it is not), for any fire originating in the storage below.

7. Right top horizontal arrow in photo #38 pointed to location where bare wood can be seen.

This evidences quality of workmanship.

ATTIC AREA

1. The drop-down ladder was not installed with 16d nails or ¼"X3" lag screws. See photo #ed 46.

Most manufacturers of these products require 10 to 16 (16d) nails or 10 to 16 (1/4"x3") lag screws, this requirement is either included with installation manual or posted directly on to the plywood base of the ladder.

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CONSTRUCTION QUALITY REPORT (Contd.)

2. Insulation was partially missing towards backside. See photo # 47.

It appeared that the insulation was intentionally removed to have an accessway path for accessing or repairing something, but was never put back.

3. No proper size, unobstructed, safe and solid access and service platform was noted to furnace and the water heater. See photos #ed 48 through 50.

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 R1305.1.2. See code illustration as photo #51.

4. Collar tie was cracked. See photo #ed 52.

This defeated the purposes of having it as it will not perform its intended function.

5. There was no safe access to examine purlin struts over the dining room on the left near front and the access was blocked with duct work (photos # 53 and 54). It was observed from a location past the furnace. This location was marked on the collar tie. See photo # 55. It appeared from this location that purlin struts were directly resting on the ceiling joists. See photo # 56 with arrow pointing to struts.

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CONSTRUCTION QUALITY REPORT (Contd.)

Purlin struts are required to be supported on to interior bearing partitions per IRC Code 805.4.5 (see Illustration as Photo #57).

Reviewing the floor plan, there was no wall between family room and dining room near front. See Floor Plan (photo # 58). Studying the Ceiling Joist Plan, it appeared that 2x8 joists were placed at 16" on centers on 2x6 joists 16" centers on left side (dining room). See Ceiling Plan (Photo #59). That signaled that purlin ends were resting directly on ceiling joists near front over dining area. Ceiling joists are not designed to carry heavier roof loads.

MICRO-ELEVATION SURVEY:

Compulevel (an electronic digital level) was set near back left corner of family room on laminated floor. This location was used as a reference point for taking relative micro elevations of the first floor at selected locations in different areas of the house. 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 different type of floors.

The relative micro-elevations vary from a high of +0.7" near front left of back left bedroom to a low of -0.2" near front door. Other salient elevations fall this range and may be seen in Exhibit "B".

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CONSTRUCTION QUALITY REPORT (Contd.)

CONCLUSIONS

Following conclusions are drawn from above observations:

1. The living area floor was pretty level.
2. Living area was short by 62.5 sq. ft. (1545-1482.5). Percentage wise, it was short by 4.05%.
3. Above observations shed a good light on the work and quality which appeared to be sub-standard.
2. It lacked pride of trade workmanship.
3. Workmanship depicted poor quality of construction throughout.
4. Cement based material (James Hardie) did not meet any fire codes.
5. Builder did not follow any codes, like International Residential Code. It appeared that the builder did not have any code knowledge or intentionally ignored and took cheapest route.

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CONSTRUCTION QUALITY REPORT (Contd.)

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, if requested). 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.

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CONSTRUCTION QUALITY REPORT (Contd.)

CERTIFICATION

I certify that I personally performed a limited visual, minor intrusive and non-destructive investigation of water damage and construction quality at the subject property on the stated dates. I have properly reported our 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 limited visual, minor intrusive and non-destructive survey. 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".

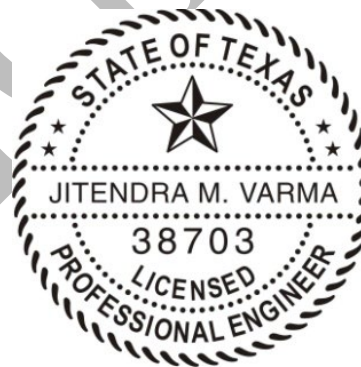
Thank you for choosing Foresight Engineering on this important assignment. We appreciate your business and look forward to working for you in future.

Digitally signed by

Jitendra M. Varma

MSC & UE, CPI, CRMI, CEP, EAC, PI, CEI, ESC, CMI, LRA, PE.

Licensed Professional Structural Engineer



F-4647

Dated December 04, 2023

IMPORTANT NOTE: The seal appearing above was authorized by Jitendra M. Varma, P.E. 38703 on December 04, 2023. 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 and subsequently this document are no longer valid if any unauthorized modifications are made to it.

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EXHIBIT "A"

SITE PHOTOS

& OTHER DOUMENTS

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PHOTO #01



PHOTO #02

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PHOTO #03



PHOTO #04

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PHOTO #05

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Texas General Land Office
Community Development and Revitalization
Form 11.02

Pre-Construction Conference Report and Notice to Proceed-Harvey

Pre-Construction Conference Report and Notice to Proceed			
State Representative Name: IEM		Date of Pre-Construction Conference: 2/10/2020	
Applicant Name: Dennis Ray Mustard		Co-Applicant Name: Darlene	
Applicant Address: 817 Glen Hollow Court, Conroe, Texas 77385			
Building Contractor Name: Ducky Johnson		Building Contractor Address: 12815 gulf freeway rd, Houston, TX 77034	
Builder Zone: 2	Floor Plan Selected: Rosline	Square Footage of Floor Plan: 1,545	Number of Bedrooms: 4br/2ba
Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.			
Applicant(s)			
Statement of Applicant(s):			
<p>I/We, the undersigned, participated on this date in a pre-construction conference prior to signing the Unsecured Forgivable Promissory Note for the <input checked="" type="checkbox"/> reconstruction <input type="checkbox"/> rehabilitation <input type="checkbox"/> elevation of my/our property. I/We understand the terms of the contract, the explanation of the work to be performed by the Building Contractor, the roles of the above-referenced State Representative, and my/our responsibilities during the construction phase. My/our questions have been adequately answered and I/we are aware that assistance will be provided by the State Representative as requested.</p>			
Printed Name of Applicant: Dennis Ray Mustard			
Signature of Applicant:		Date: 2/10/2020	
Printed Name of Co-Applicant: Darlene			
Signature of Co-Applicant:		Date: 2/10/2020	
Building Contractor			
Statement of Building Contractor:			
<p>I, the undersigned, hereby certify that I participated in a pre-construction conference with the above-referenced Applicant and the State Representative's authorized representative at the above-referenced location on this date. I understand the procedures to be followed for work write-ups, change orders, work performance, construction, requests for inspections, and requests for payments. I understand and hereby certify that, upon completion, the work performed will meet or exceed all minimum standards, specifications, and codes as required by the Community Development Block Grant Disaster Recovery (CDBG-DR) Program and local building ordinances. I hereby certify that the work performed will be covered under warranty for a period of one (1) year from date of project completion, and that the applicant will receive copies of manufactures warranty documents as applicable.</p>			
Printed Name of Building Contractor: Ducky Johnson			

Form 11.02 - Pre-Construction Conference Report and Notice to Proceed-State-Run Program
April 2019
Page 1 of 2

PHOTO #06

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11.17 Scope of Work Write-Up

Subrecipient/State Representative Name IEM		Contract Number 18-304-032-B318			
Homeowner Name Dennis Ray Mustard		Project Number GLO17-03966-P			
Home Address 817 Glen Hollow Court, Conroe, Texas 77385		Scope Deferment			
Building Contractor Name and Address Ducky Johnson 12815 gulf freeway rd, Houston, TX 77034		Builder Contract Number 18-304-032			
GENERAL CONSTRUCTION - HARD COSTS					
Composite Price - INCLUSIVE OF: Plans, permits, engineering costs, labor and materials, contractor insurance, bonding, normal site prep, and normal flat work.					
Description	Specification Detailed Description	Square Feet Number of Items or Linear Feet	Cost per Square Foot or per Item (including Labor)	Cost per Item	Total
Composite Price	Rostline	1,545	\$121.89	188,320.05	
Other					
Composite Price Cost					188,320.05
Summary of Rehabilitation Costs - (Line items are itemized below)					188,320.05
Description	Specification Detailed Description	Square Feet Number of Items or Linear Feet	Cost per Square Foot or per Item (including Labor)	Cost per Item	Total
Rehabilitation Cost					
Rehabilitation Cost				\$0.00	
Rehabilitation Cost				\$0.00	
SITE SPECIFIC - In Addition to Normal Scope (Reconstruction Only)					\$0.00
Description	Specification Detailed Description	Square Feet Number of Items or Linear Feet	Cost per Square Foot or per Item (including Labor)	Cost per Item	Total
Site Prep	8-12 yard loads of fill to backfill to fill slab and footing demo	8	\$350.00	\$2,800.00	
Flat Work				\$0.00	
Other	200 sq ft of flatwork connecting the ada ramp and front porch	200	\$8.00	\$1,600.00	
Other				\$0.00	
Subtotal - Site Specific/Site Prep					\$4,400.00
SITE SPECIFIC - ELEVATION					\$56,778.75
Description	Specification Detailed Description	Square Feet Number of Items or Linear Feet	Cost per Square Foot or per Item (including Labor)	Cost per Item	Total
Coastal				\$0.00	
Non-Coastal	Elevate 11' above grade Home had a 9' of water	1,545	47.75	\$73,773.75	
Other	deduct slab on grade	1,545	\$-11.00	\$-16,995.00	
Note: Activities in the above area may be subject to Windstorm certification.					
Subtotal - Site Specific/Elevation					\$56,778.75
SITE SPECIFIC - DEMOLITION					
Description	Specification Detailed Description	Square Feet Number of Items or Linear Feet	Cost per Square Foot or per Item (including Labor)	Cost per Item	Total
Demolition	DEMO existing brick and slab home	2,885	\$11.00	\$31,735.00	
MHU Disposal/Haul	back porch flat work 150 sq ft. and driveway flatwork 480 sq ft.	630	\$2.50	\$1,575.00	
MHU Decommission				\$0.00	
Other				\$0.00	

PHOTO #07

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PHOTO #08

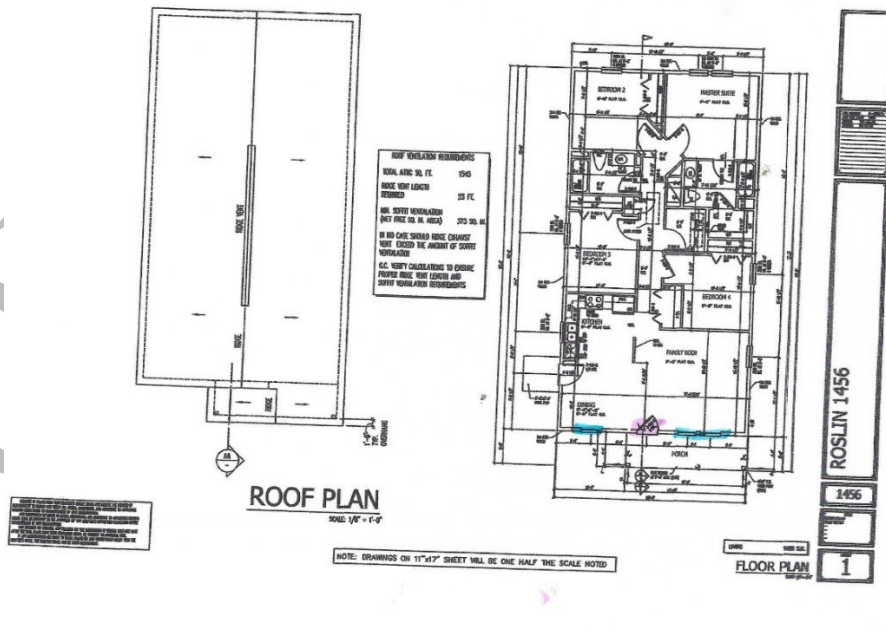


PHOTO #09

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PHOTO #10



PHOTO #11

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PHOTO #12



PHOTO #13

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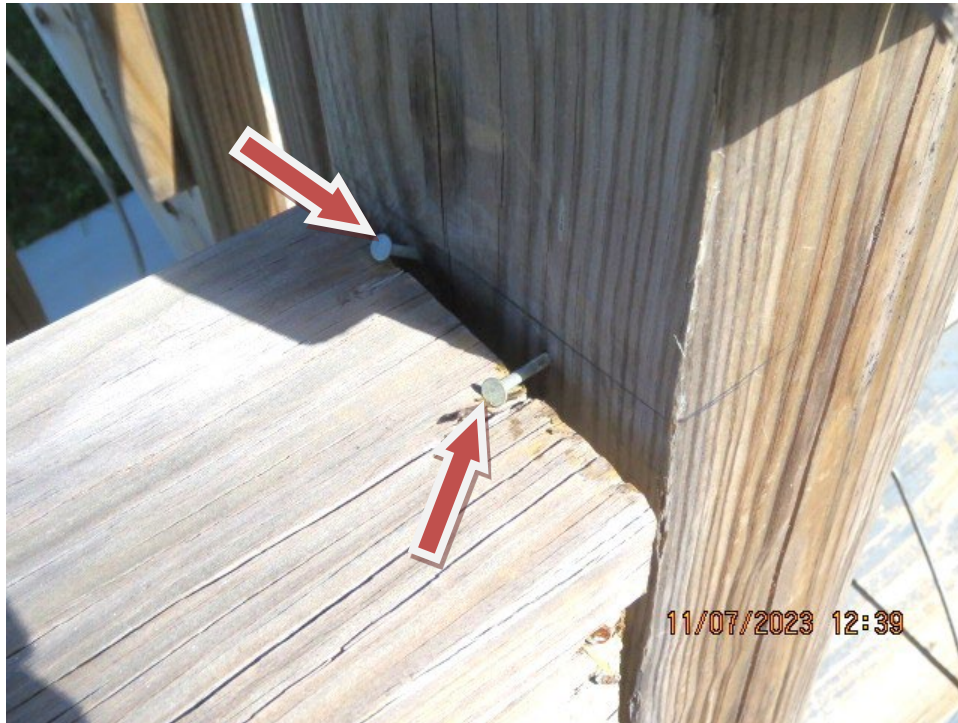


PHOTO #14



PHOTO #15

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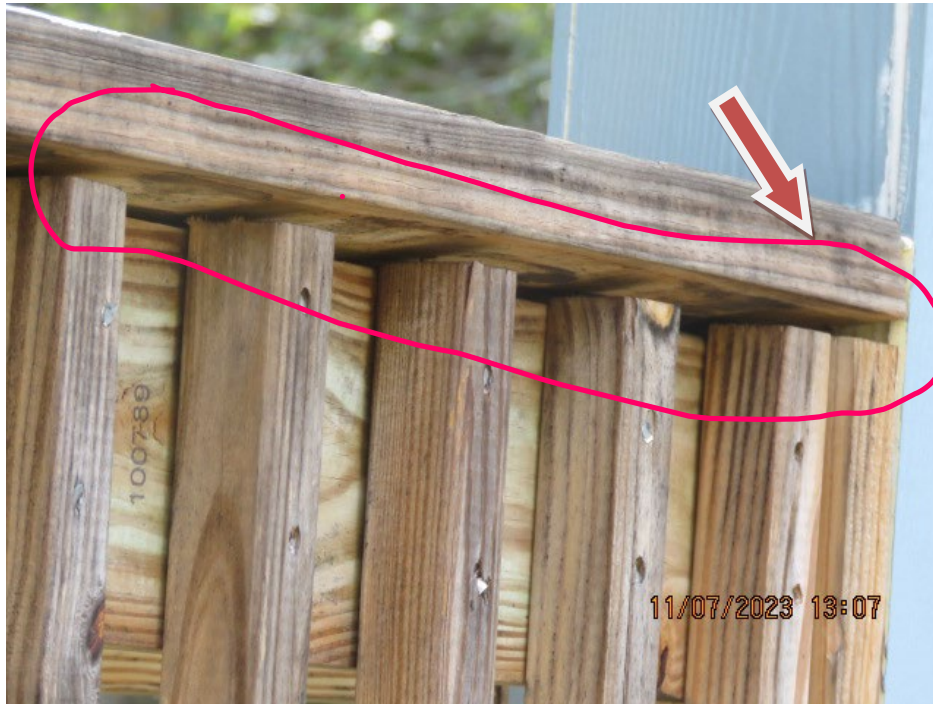


PHOTO #16



PHOTO #17

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PHOTO #18

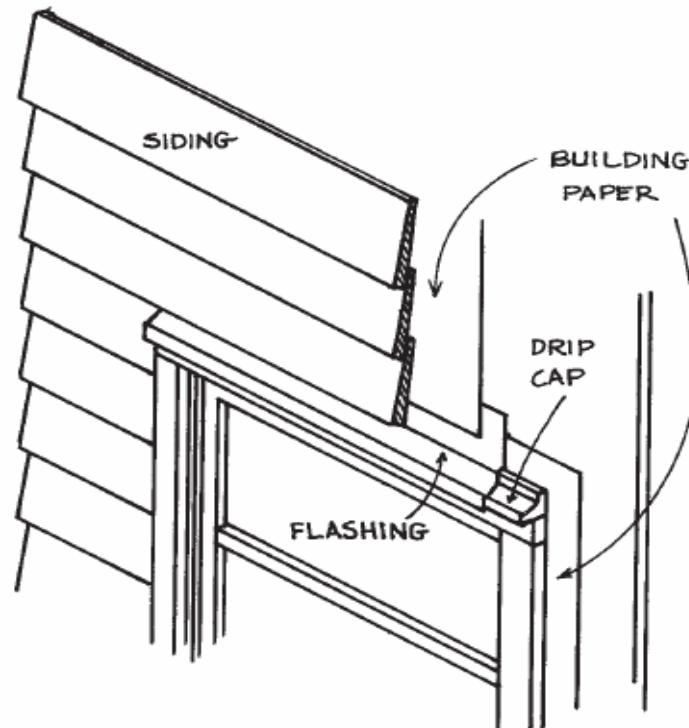


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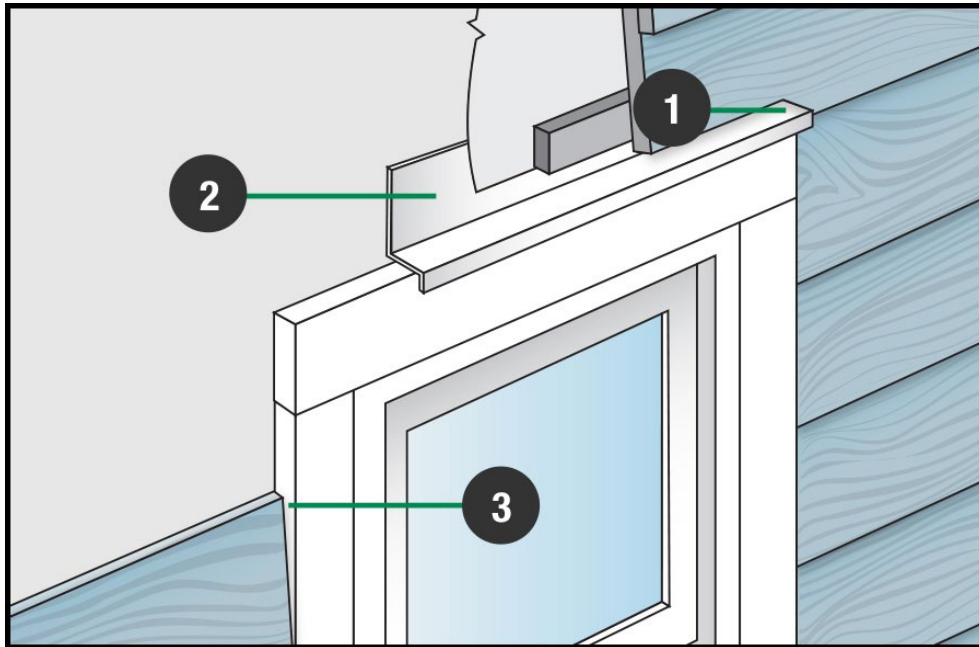


PHOTO #20



PHOTO #21

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Code Check

Dryer Exhaust

If duct length based on MFR instructions, copy must be provided to AHJ & duct must be inspected.

Dryers are a leading cause of U.S. home fires. The Consumer Product Safety Commission (CPSC) estimates that up to 16,000 home fires a year originate at clothes dryers. Common causes are lint buildup from improperly installed or maintained exhaust ducts. Screws should not penetrate to the interior of the duct as they accumulate lint and lead to blockage.

NOTICE
Concealed duct length 39 ft.

UMC: Max 14 ft. plus connector, up to 2 90° bends, deduct 2 ft. for each additional 90°

IRC max length 35 ft. counting connector or AMI

IRC: Deduct for bends **T38**

Transition ducts metal, L&L, and not concealed

Dryers w/ specific MFR instructions are allowed longer lengths than otherwise permitted by code.

Code Check

Backdraft Damper

No screens

© Code Check 2019

PHOTO #22

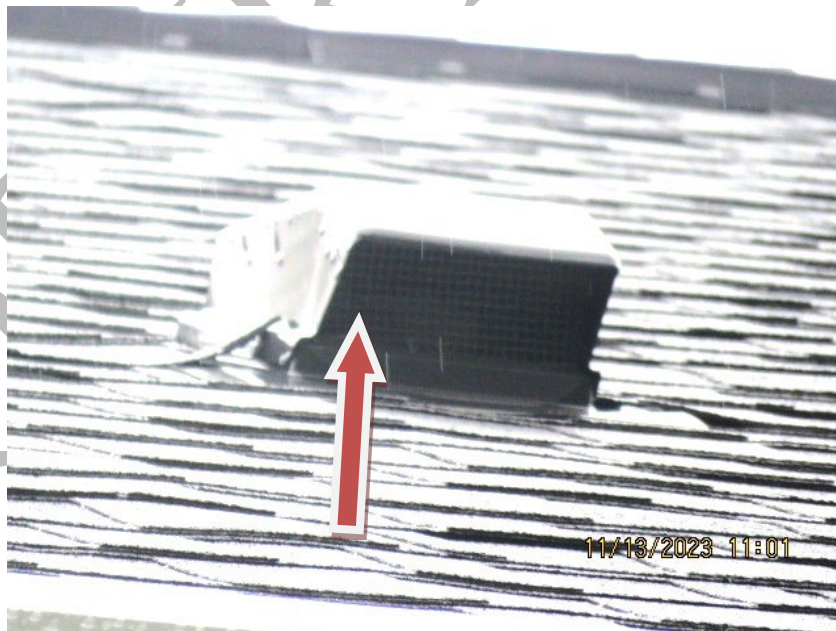


PHOTO #23

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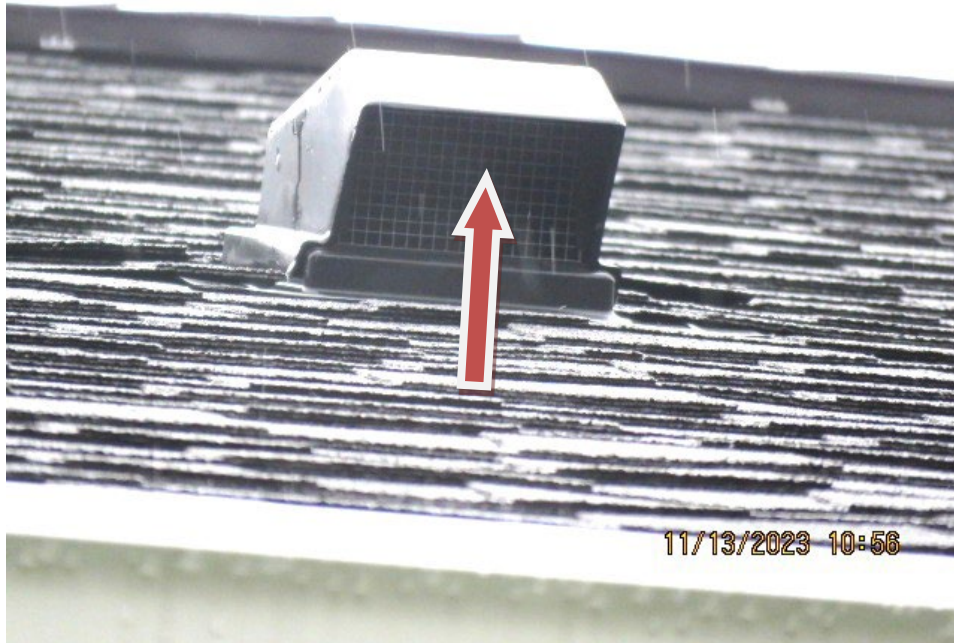


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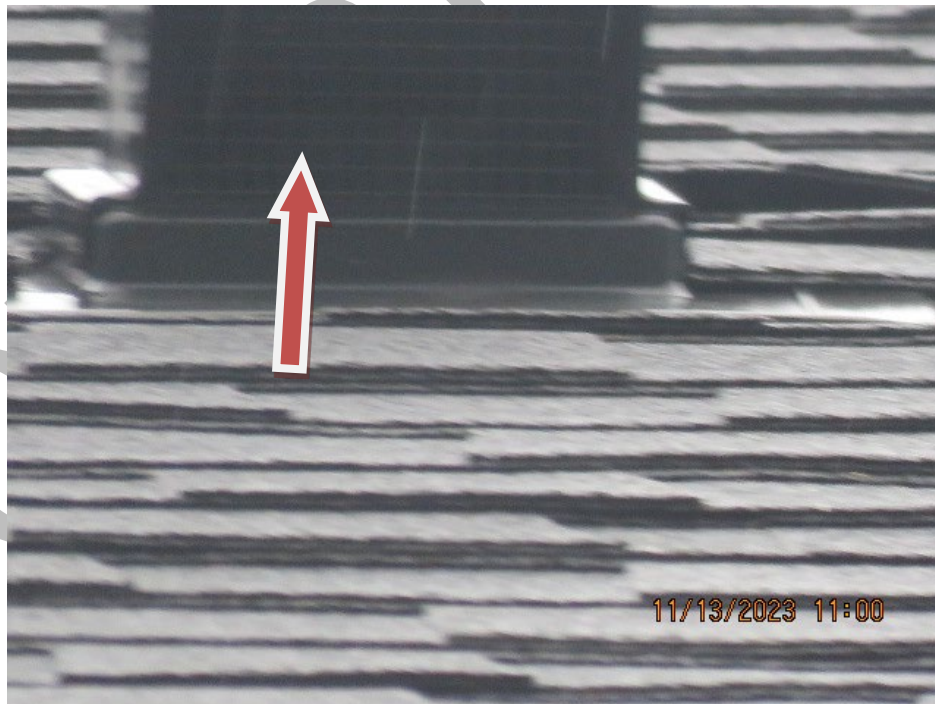


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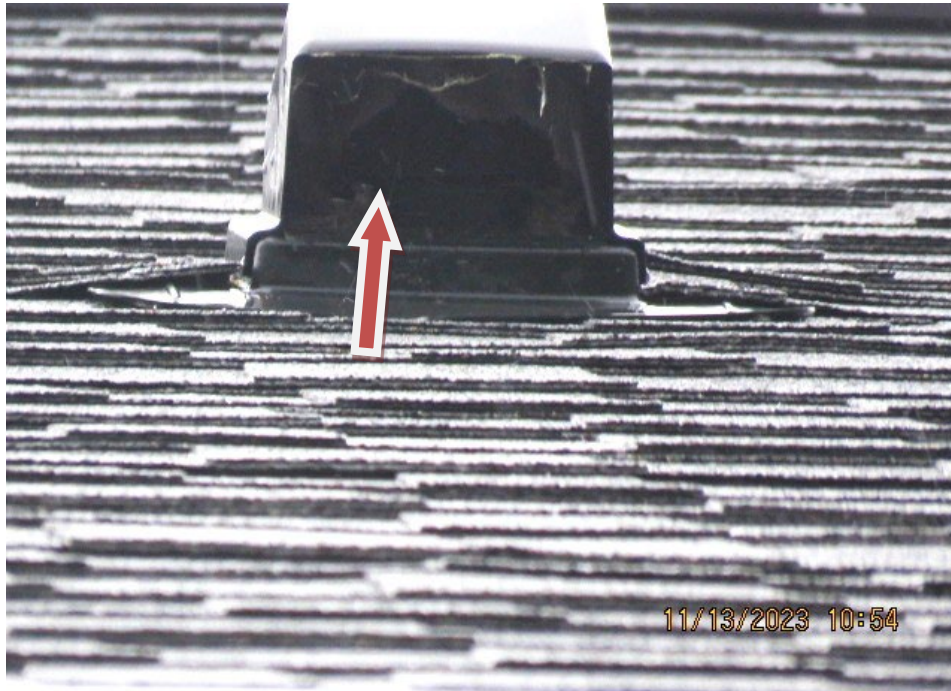


PHOTO #26

Code Check

Bathroom Exhaust Venting

Exhaust air is vented to the outside to prevent the build-up of mold or mildew from condensation.



© Code Check 2019

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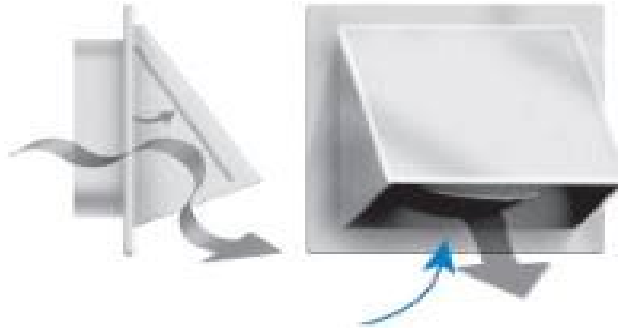
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Code Check

Backdraft Damper



End outside & no screens

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PHOTO #28



PHOTO #29

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PHOTO #30



PHOTO #31

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PHOTO #32



PHOTO #33

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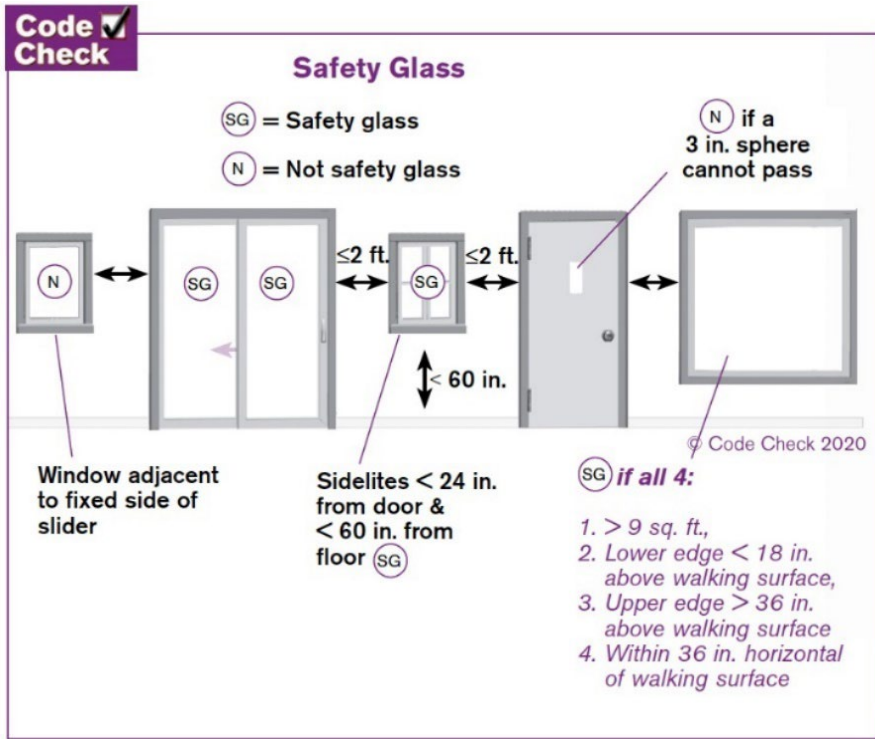


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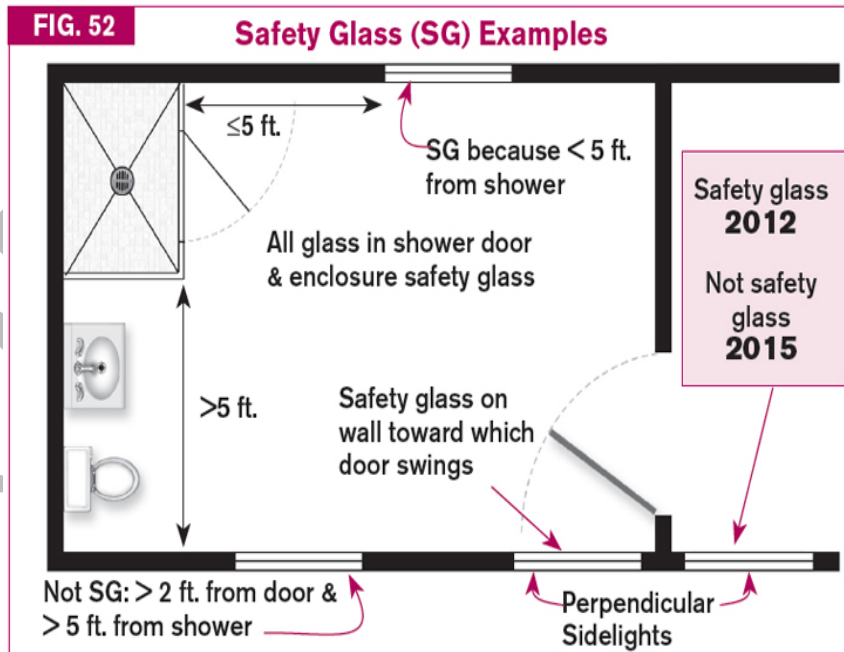


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PHOTO #37

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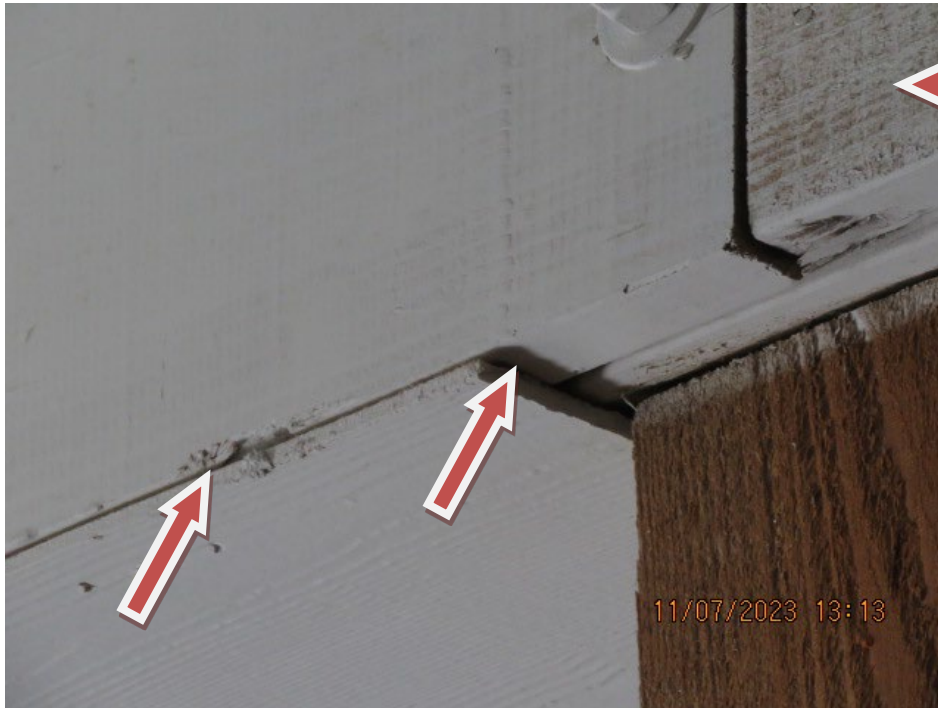


PHOTO #38



PHOTO #39

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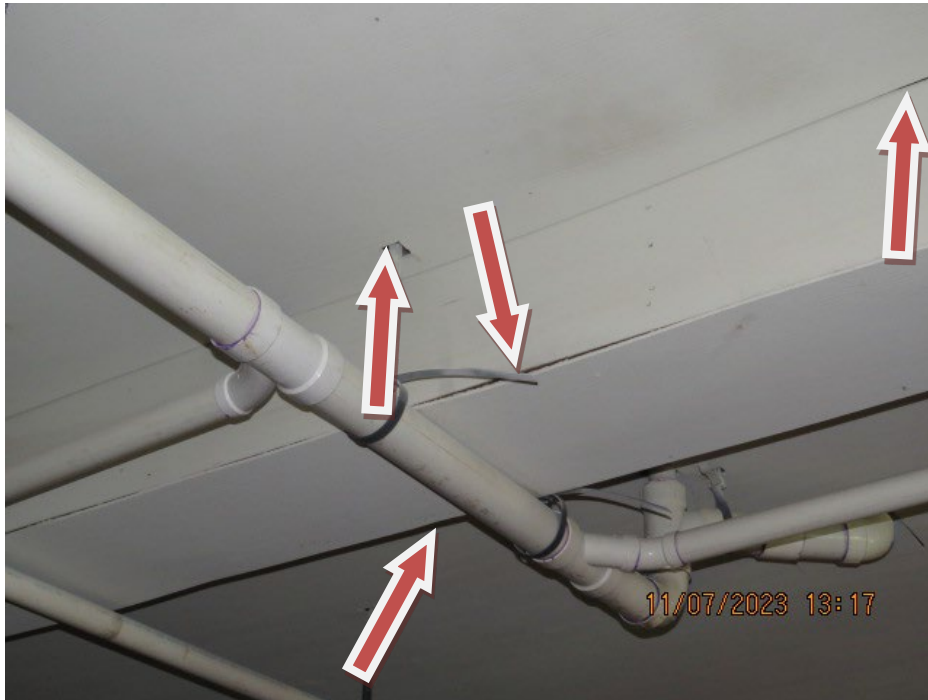


PHOTO #40



PHOTO #41

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PHOTO #42



PHOTO #43

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11/28/23, 5:51 PM

Fire Prevention FAQ | Resource Center | James Hardie



FIRE PREVENTION & OUR PRODUCTS FAQ

Are your products 1-hour fire-rated?

While JamesHardie® products will not ignite when exposed to direct flame or contribute fuel to a fire, heat will transfer through them. Because of this, the product itself is not 1-hour fire rated.

However, they do qualify for use in certain 1-hour fire rated Warnock Hersey and UL assemblies.

Think of JH products as a pan used for cooking. The pan can be directly exposed to a stove's flame and not burn, yet the food in the pan will cook in time. Having an interior wallboard that resists burning for 1-hour buys time for the homeowner and fire professionals.

What constitutes a 1-hour fire-rated assembly?

The period of time a fire resistant building element like JamesHardie® Siding along with other components of the assembly maintains the ability to confine a fire, continues to perform a given structural function, or both, as determined by ASTM E 119 tests.

Are James Hardie products a masonry product?

The Uniform Building Code defines masonry as a form of construction composed of stone, brick, concrete, gypsum, tile, glass block or other materials laid up unit by unit and set in mortar.

Although James Hardie products are installed with nails, like most masonry materials, they are primarily cement with performance characteristics similar to brick, stucco and stone. These characteristics include fire, moisture and insect resistance. Many cities include fiber-cement in their masonry definitions for these very reasons.

What is fire resistance?

The property of a wall assembly used in conjunction with JamesHardie Fiber Cement that prevents or retards the passage of excessive heat, hot gases or flames under conditions of use.

Can James Hardie products be used around a masonry fireplace?

Yes, HardieBacker® 1/4" Cement Board is deemed noncombustible when tested to ASTM E 136 and can be used in conjunction with other noncombustible materials around a fireplace. This does not mean that clearances to combustible building materials can be reduced by using

< [Technical Documents](#)



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<https://www.jameshardie.com/product-support/resource-center/technical-documents/fire-prevention-faq>

1/3

PHOTO #44

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11/28/23, 5:51 PM

Fire Prevention FAQ | Resource Center | James Hardie

protected by noncombustible materials, please refer to your local building and fire code for specific combustible clearance details around masonry fireplaces.

Can you substitute JH products for gypsum to achieve a 1-hour rating?

Because heat will transfer through JH products, they cannot be substituted for Type X, fire-rated gypsum.

Can I receive a discount on home insurance for using JH products?

Because JH products are non-combustible, many insurance companies offer a discount. We recommend sharing the information on this page with your insurance company if they are not familiar with fiber-cement siding's fire-resistance.

< Technical Documents



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<https://www.jameshardie.com/product-support/resource-center/technical-documents/fire-prevention-faq>

2/3

PHOTO #45

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PHOTO #46



PHOTO #47

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PHOTO #49



PHOTO #50

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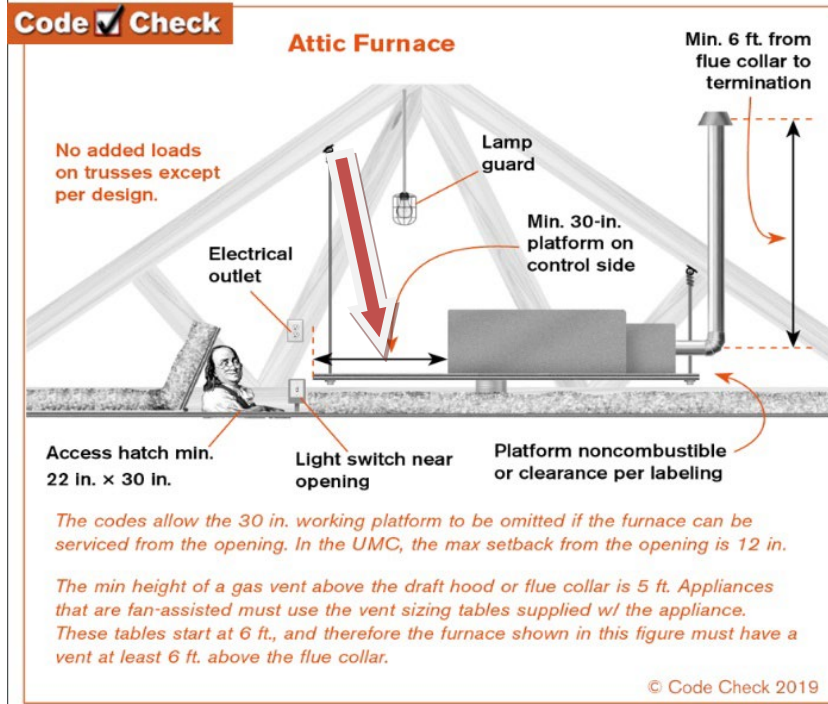


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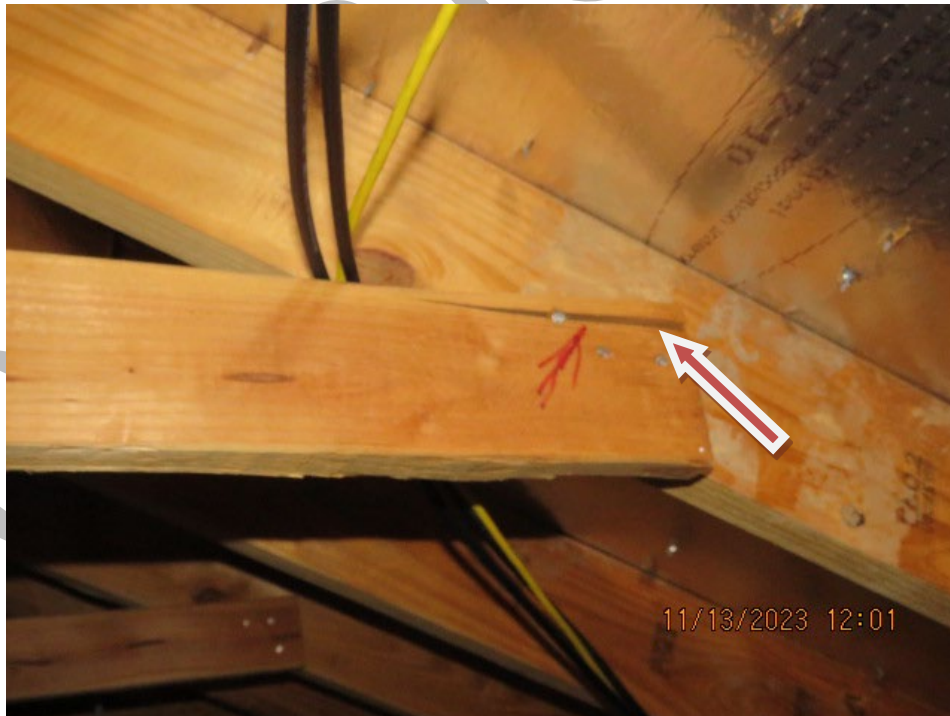


PHOTO #52

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PHOTO #53



PHOTO #54

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PHOTO #55



PHOTO #56

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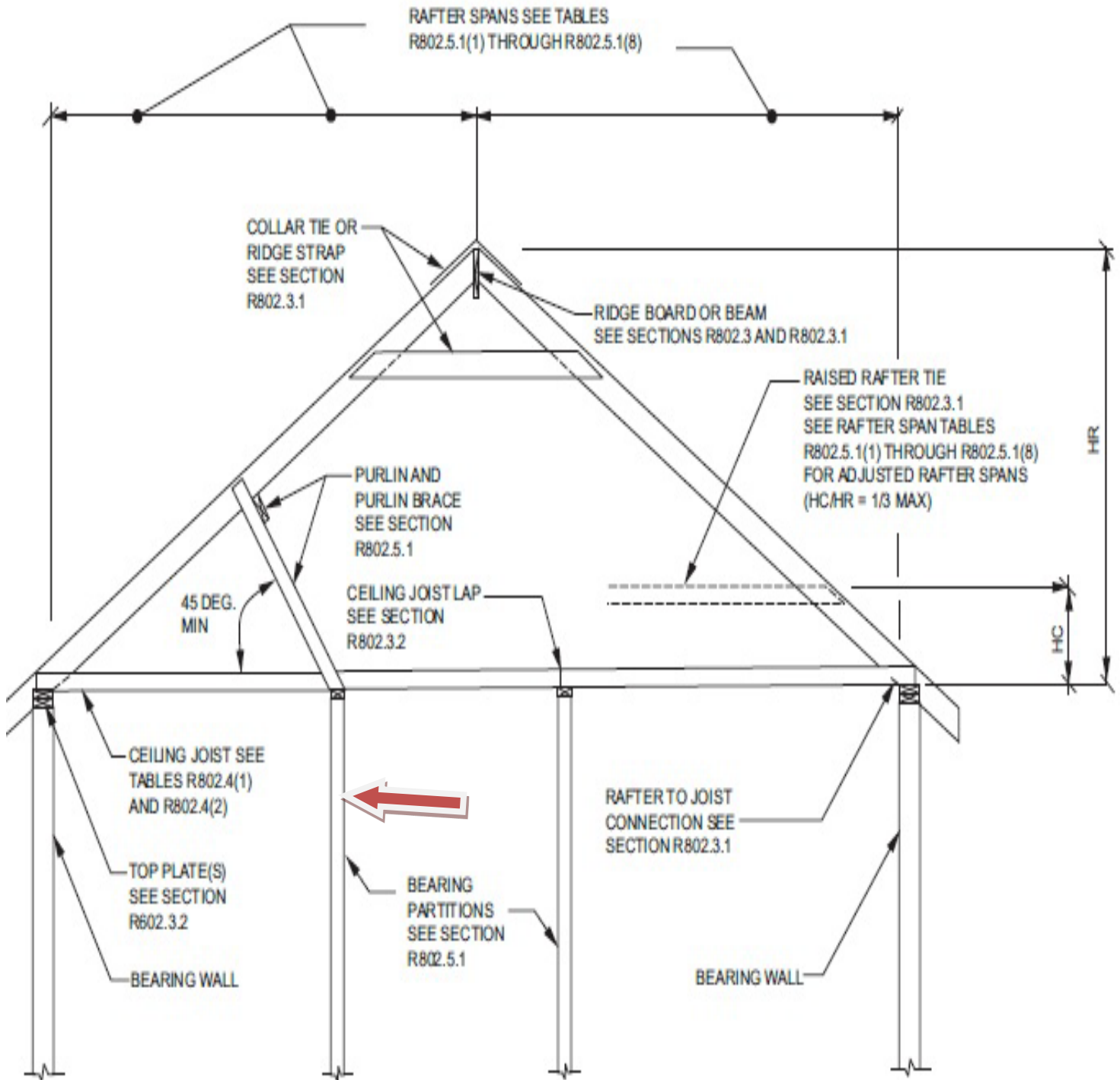


PHOTO #57

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Fax (832) 672-4166

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Phone (713) 661-9200

www.BestInspections.org

Email: Foresight920@hotmail.com or BestInspections.org

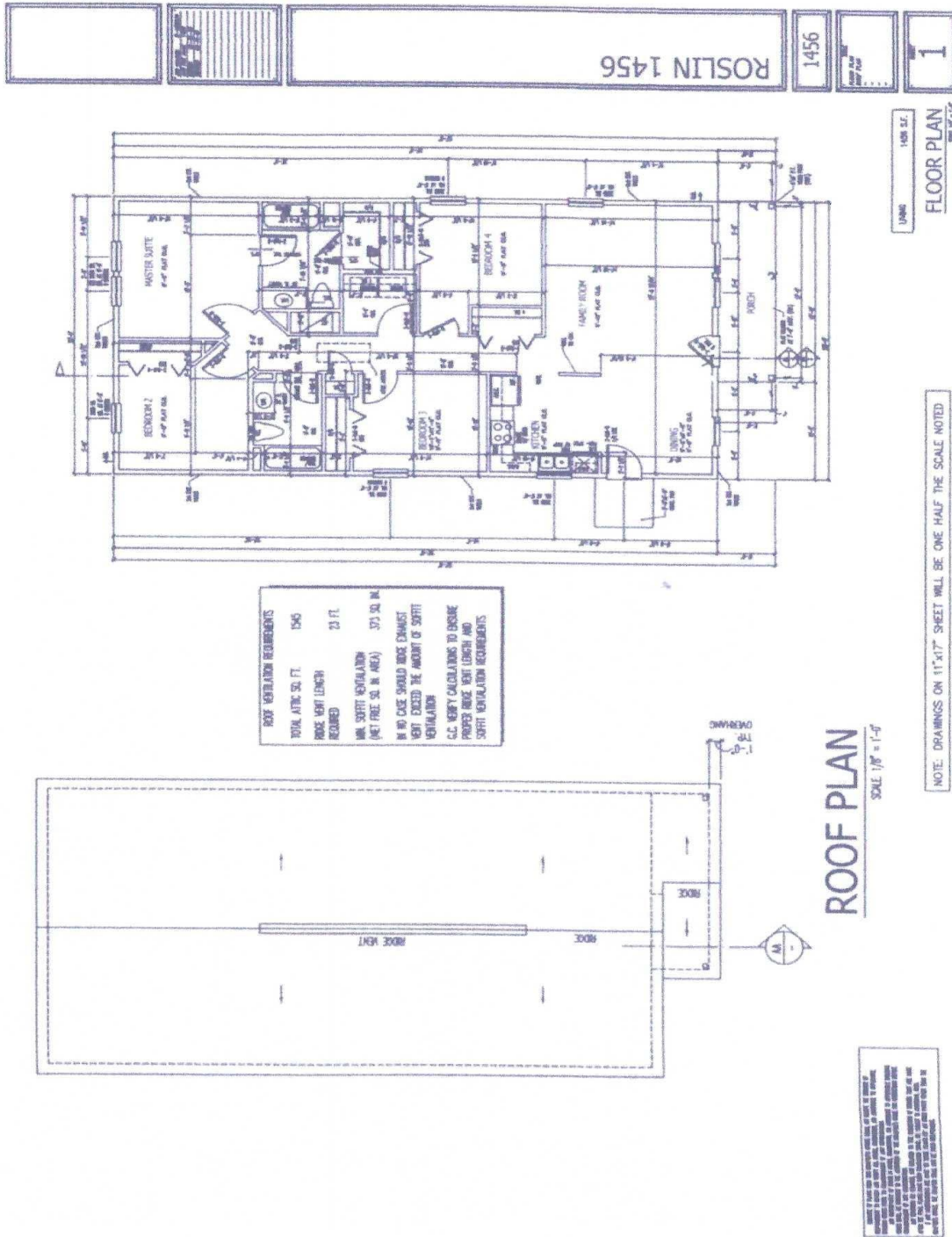


PHOTO #58

EXPERIENCE THE DIFFERENCE >>>>>> WE GO THE EXTRA MILE

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EXHIBIT "B"

MICRO-ELEVATION SURVEY

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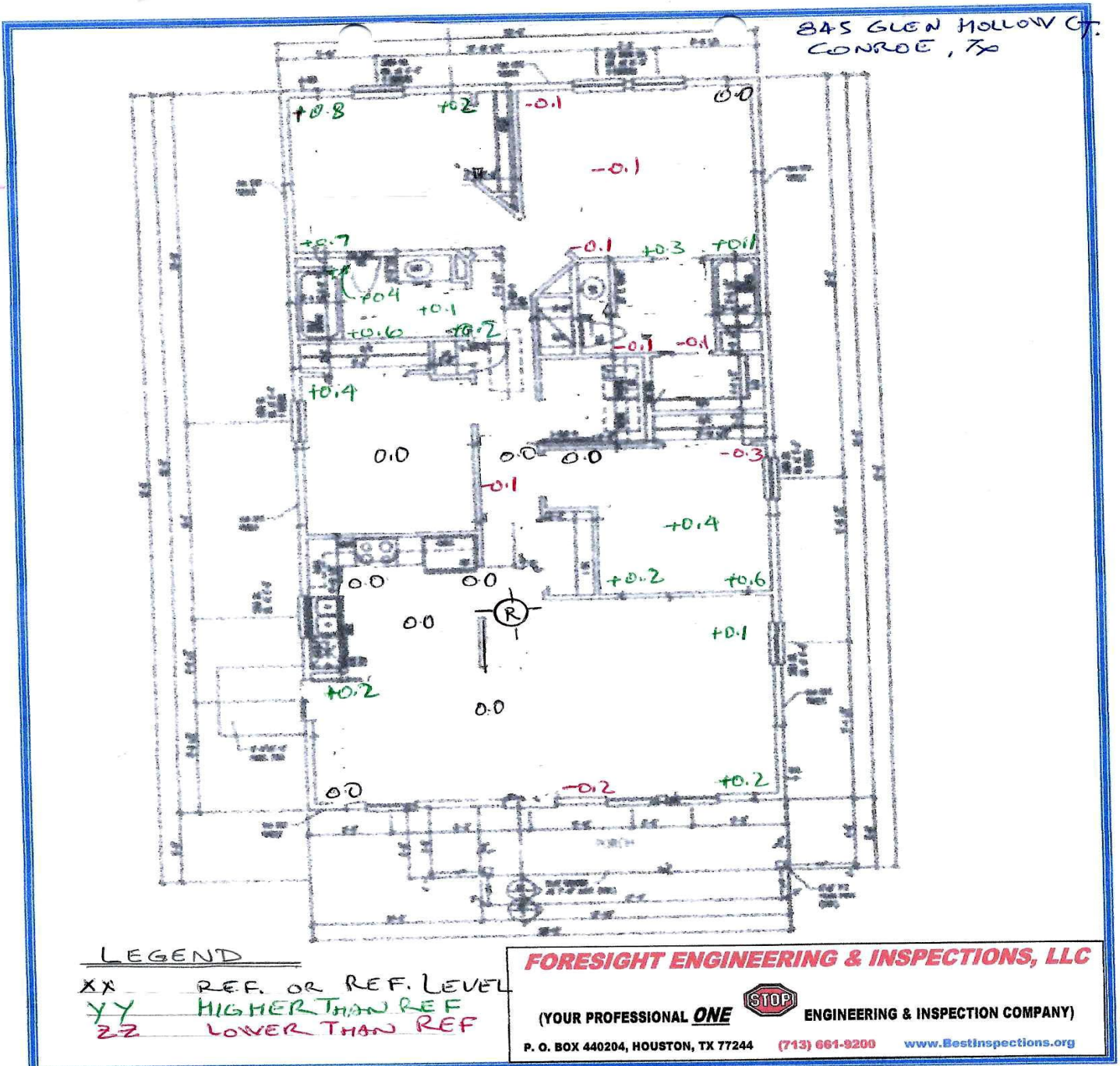
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EXHIBIT "C"

INVESTIGATING 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 (since 1975)
- ◆ Licensed Wood Destroying Insects Inspector (exp.)
- ◆ 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)
- ◆ Level 1 inspector (Post Tensioning Institute)
- ◆ Certified Residential Thermographer

EDUCATION

- ◆ Masters of Science, Civil & Urban Engineering-University of Pennsylvania (Ivy League School), Philadelphia, PA
- ◆ 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 Real Estate Inspectors (H.A.R.E.I.)
- ◆ American Institute of Steel Construction
- ◆ American Society of Construction Analysts
- ◆ 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
- ◆ Texas Professional Real Estate Inspectors Association
 - ◆ Forensic Expert Witness Association
- ◆ Board Member of Foundation Performance Assoc.
 - ◆ American Society of Civil Engineers
 - ◆ Structural Engineers Organization of Texas
- ◆ International Association of Certified home Inspectors (InterNACHI)
 - ◆ Houston Inventors Association
 - ◆ Texas Association of Realtors
 - ◆ Houston Association of Realtors
 - ◆ Better Business Bureau
 - ◆ Environmental Solutions Association
 - ◆ International Code council
- ◆ Foundation Performance Association

THE BITTERNESS OF POOR QUALITY LINGERS LONG AFTER THE SWEETNESS OF LOW COST IS FORGOTTEN

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