

FORESIGHT ENGINEERING & INSPECTIONS, LLC.

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



RESIDENTIAL - COMMERCIAL - ENVIRONMENTAL



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P.O. BOX 440204, HOUSTON, TX 77244

Phone (713) 661-9200

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REPORT # SFFXX-XXXXX

DATE OF INSPECTION: XX/XX/20XX (03:00PM)

A RESIDENTIAL PROPERTY LOCATED AT
123 XYZ DRIVE, CITY, TX 770XX



FOR MR. & MRS. ANY BODY (CLIENT-BUYER)

BY:

JITENDRA M. VARMA, Licensed Professional Structural Engineer

CONTENTS

ENGINEERING INVESTIGATIVE REPORT

5 PAGES

REAL ESTATE INSPECTION AGREEMENT & CONTRACT (REIAAC)*

3 PAGES

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CONSULTANT'S PROFILE

1 PAGE

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REPORT NO.: SFFXX-XXXXX

XXX XX, 20XX

ENGINEERING INVESTIGATIVE REPORT

Inspected for: Mr. & Mrs. ANY BODY (Client-Buyer)

Subject Property: 123 XYZ Drive, City, TX 770XX

I was requested to investigate the foundation at the subject property. I performed a limited visual, non-intrusive and non-destructive investigation of the foundation at the subject property on XXX XX, 20XX at 03:00PM. Here are my findings on the following:

WEATHER & SOIL CONDITIONS:

Partly cloudy at the time of investigation. Temp. 80 F. Site-specific soil data were not available.

DIRECTION DESIGNATIONS:

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

PERSONS PRESENT:

Mr. BODY
Mr. & Mrs. Seller

PURPOSE:

The purpose of this structural report is to describe the results of a visual inspection that was conducted on accessible and visible conditions of the load bearing structure of this building or any component(s) thereof (as requested & authorized by you, the CLIENT, on the signed Real Estate Inspection Agreement & Contract) at the subject property. This visual inspection was conducted at your request, the CLIENT, to provide an opinion regarding performance the load bearing structure of this building or any component(s) thereof.

PROPERTY DESCRIPTION & LIMITATIONS

The property was located in **the City of City, TX**. The property was a two-story home with a detached garage on back left side, which was not surveyed and hence excluded from findings of this report. This wood-framed house has a slab/grade beam foundation and composition shingled roof. Brick veneer and siding provided cladding for the property. Property was occupied and recently painted limiting inspection to certain extent. The investigation was limited in scope to surveying the foundation as this was the only item requested to be inspected and paid for.

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ENGINEERING INVESTIGATIVE REPORT (Contd.)

GENERAL & DISCLAIMERS:

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

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

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

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

In using this report, the Client further agrees, except as may be limited by law, that there are no other agreements or understandings concerning the standard, grade quality, or amount of services provided by Foresight Engineering & Inspections, LLC., other than what is contained in this report or the inspection Agreement & Contract. Finally, no other representations &/or statements have been made that this report and the inspection Agreement & Contract include rights, remedies or obligations which are not contained in these instruments. Neither the author 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.

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ENGINEERING INVESTIGATIVE REPORT (Contd.)

FOUNDATION & EXTERIOR STRUCTURE:

Soil/mulch & driveway being too high, siding being too low and deck & belongings on backside prevented surveying the foundation, however, exposed areas of the foundation appeared to be in good condition. Two trees were discovered close to foundation on front and right sides.

SLAB & INTERIOR STRUCTURE:

Condition of slab could not be ascertained due to presence of flooring materials in the house. Reveals were fairly even on most doors. All doors on first floor operated properly during closing and opening cycles.

Compulevel (an electronic digital level) was set near back left corner of living room on the wooden floor. This location was used as a reference point for taking relative micro elevations of the first floor on 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 for different type of flooring.

The relative micro-elevations vary from a high of +0.2" near back right corner of breakfast nook to a low of -1.9" near front right corner of dining area. Other salient elevations fall within these extremities and were -1.5" near back right corner of living room, -0.5" near back left corner of laundry room, -1.2" near center of left wall of family room, -1.7" near front left corner of family room, and -1.8" near right side of front door.

CRITERION:

Our criterion for maximum acceptable variance in slab elevations is a slope of 0.5% or 6" in 100'. This is based on the Texas Section of American Society of Civil Engineers' (ASCE) "Guidelines for the Evaluation and Repair of Residential Foundations", with a maximum allowable deflection for concrete slabs/beams as L/360 or 1" in 30' which produces an average slope of 1" in 15' or 6.67" in 100'. ASCE's deflection criterion is based on the International Residential Code for One and Two-Family Dwelling's live load deflection of L/360.

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ENGINEERING INVESTIGATIVE REPORT (Contd.)

CONCLUSIONS & RECOMMENDATIONS:

1. This one-time survey cannot establish if the observed elevations were indicative of true settlements.
2. The observed settlements did not exceed the criterion cited above.
3. Foundation was performing as intended and no repairs are needed or recommended at the present time

It is, however, strongly recommended that root barrier shall be placed between house and the trees on front and right sides to prevent moisture loss from under the foundation.

CERTIFICATION:

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

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

Digitally signed by **Jitendra M. Varma**

MSC & UE, CPI, CRMI, EIFSIP, EAC, PI, EIFSII, ESC, LRA, PE.
Licensed Professional Structural Engineer



F-4647

XXX XX, 20XX

IMPORTANT NOTE: The seal appearing above was authorized by Jitendra M. Varma, P.E. 38703 on May 10, 2025. 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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THIS REPORT SHALL NOT BE REPRODUCED BY ANY MEANS (DIGITAL, MECHANICAL, ELECTRONICAL OR COMBINATION THEREOF).

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) (Inactive)
- ◆ 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