

FORESIGHT ENGINEERING & INSPECTIONS, LLC.

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REPORT # XXLGL-XXXXX

DATE OF INSPECTION: 0X/XXX/20XX (10:00 AM)

A RESIDENTIAL PROPERTY LOCATED AT

123XYZ STREET, FRIENDLY CITY, TX 77XXX



**FOR MR. & MRS. ABCD
(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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LET THIS BE YOUR FIRST & LAST



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REPORT NO.: **XXLGL-CONST-XXXXP**

XXX XX, 20ZZ

FOUNDATION INVESTIGATIVE REPORT

Inspected for: **Mr. & Mrs. ABCD (Home Owners-Clients)**

Subject Property: **123 XYZ Street, Friendly City TX 77XXX**

I was requested to inspect the subject property for any foundation issues. I surveyed the property on XXX XX, 20ZZ at 10:00 a.m. Here are my observations on the following:

WEATHER CONDITIONS:

Cloudy with light drizzle at the time of investigation. Temp. 59 F on XX/YY/ZZ. 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. XXX

Mr. XYZ

PROPERTY DESCRIPTION:

The property was located in the City of Friendly City, Harris County, TX. The property comprised of a single-family home with slab on grade foundation. It had composition shingled roof. Brick veneer provided cladding for the property. Property was occupied at the time of inspection limiting inspection to certain extent. I was given to understand by the home owners that there was a foundation inspection done by Mr. XYZ of ABC Post Tension with report issued on November XX, 20YY. Mrs. XXX also indicated that during their walk-through process, prior to closing, she pointed out to a crack in back patio slab to XYZ Homes representative. I was emailed Mr. XYZ's report and the client wanted me to comment on that report. She furnished me a copy of the punch list of construction problems she had prepared for walk through at the time of my visit to the subject property.

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FOUNDATION 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 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".**

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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FOUNDATION INVESTIGATIVE REPORT (Contd.)

SCOPE OF WORK & LIMITATIONS:

The Clients informed me that they purchased the house in May of 20XX. They also informed me that the tiles in family room were cracked. They further enlightened me that there existed a crack in the back patio slab before they bought the property. They requested me to have foundation inspected to assure if there are any foundation issues with property or not.

No invasive or destructive testing/inspection were conducted at the subject property.

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 with contours
Exhibit "C"	Foundation Repair Plan
Exhibit "D"	Mr. XYZ's (ABC Post-Tension) Report
Exhibit "E"	Mrs. XXX's Walk-through Punch List
Exhibit "F"	Investigating Consultant's Qualifications

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FOUNDATION INVESTIGATIVE REPORT (Contd.)

OBSERVATIONS:

Not every photo of condition or similar condition is included in this report. As such, a photo of condition simply communicates that similar issues may be present in nearby/other areas and were cited in this report but photo(s) not included to make this report concise and less obfuscated.

Here are my findings:

EXTERIOR

Exposed areas of the foundation appeared to be in good condition, excepting a 1/16" wide crack in the foundation on the exposed side of back porch. See photo #01. This crack ran forward in the porch slab and under the back grade beam of the family room. See photo #02.

Bulging brick veneer was discovered at first brick expansion joint near top on right side. See. photo #03. Brick expansion joints were tight on both right and left sides.

Large wall to frame separations were noticed at both garage doors. See photos #ed 04 and 05 with investigating engineer's pen in the space.

Brick veneer separation was discovered at right front corner of front porch which travelled upwards into the arch above. See photos #ed 06 through 09 with arrows pointing to the affected areas.

Ceiling and trim separations were seen at right front corner of back porch. See photo #ed 10.

INTERIOR

Tiles and mortar between floor tiles were cracked in the family room. See photos #ed 11 through 14. It is worthwhile to note here that the crack in floor tile in photo #10 lined with the crack on slab in photo # 02. This crack ran for about 10' from back wall of family room into the living area.

Most of doors had uneven reveals on them with some doors had casing joints open. See photo #ed 15.

A drywall crack was noticed in the arched opening to family room. See photo #ed 16.

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FOUNDATION INVESTIGATIVE REPORT (Contd.)

There was a drywall crack on back wall of dining room near ceiling. See photo #ed 17.

Bedroom #3 door was ghosting. See Exhibit "B" for room designation.

A door stopper was placed under the master bedroom door, but the did not appear to ghost at the time of inspection. See photo #ed 18.

MICRO-ELEVATION SURVEY:

Stanley's Compulevel* (an electronic digital level) was set near front right 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. No elevations were observed in garage as it's floor slopes towards exterior for drainage purposes.

The relative adjusted micro-elevations vary from a high of +0.9" near back right corner of family room to a low of -0.8" near front door on left side and front right corner of bedroom #2. Other salient adjusted elevations fall this range and may be seen in Exhibit "B". Minus readings were shown in red ink, positive readings in green ink and elevations level with reference location in black ink for an easier visual look of floor condition. Contours are also drawn here.

*It's a self-contained altimeter instrument that needs only one person to set/observe/verify floor elevations. The instrument has a base unit and connected to a display unit through a 100 feet cord. As such, it has the capability of covering an area of 200' diameter. See photo # 19.

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FOUNDATION INVESTIGATIVE REPORT (Contd.)

CRITERION FOR FOUNDATION:

Our criterion for maximum acceptable variance in slab elevations is a slope of 0.5% or 6" in 100'. This was 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 & Two-Family Dwelling's live load deflection of L/360.

CONCLUSIONS:

Following conclusions are drawn from above observations:

1. No initial floor measurements were available. It was unknown how level the floor was at the time of foundation pour in year 20XX.
2. This one-time survey cannot establish if the observed elevations were indicative of true settlements.
3. Foundation appeared to be sloping from back to front. See Exhibit "B" for micro-elevations and contours.
4. This total deviation reflected possibly a combination of out of level slab when it was poured and settlements from the time the slab was poured to the day of inspection.
5. The total differential was well within the criterion cited in the section above.

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FOUNDATION INVESTIGATIVE REPORT (Contd.)

6. The observed settlements did not exceed the criterion cited above, but caused/contributed to the adverse phenomena cited above.
7. **It should be noted that crack in patio slab existed at the time of client's walkthrough prior to the purchase (over 9 years ago). See item 4 (highlighted) in Exhibit "E" enclosed. Mr. XYZ's report (Exhibit "D"), done over 28 months ago, stated that the patio crack radiated into the family room Tiles, but failed to recommend any foundation repairs. This confirmed the progression of the crack into living quarters. It is an ACTIVE crack in the slab that must be addressed.**
8. Foundation repairs, therefore, are recommended on the house.
9. **It is further stated that foundation repairs may not close the crack between front segment of brick veneer with back section of brick veneer at the front porch.**

A copy of micro-elevation survey and contours is enclosed as Exhibit "B" as stated earlier.

RECOMMENDATIONS:

1. Drilled and under-reamed piers or friction pilings shall be installed under all the exterior and interior grade beams of the house at no more than 6' centers and at all corners. The 12" dia. drilled & belled supports shall have a minimum bearing area of 3.1 square feet (a 24" diameter bell) and be founded on soils with a bearing capacity of 2500 PSF & installed to a depth of at least 10' to eliminate shrink-swell effects of weather variations in accordance City of Houston Code. This will minimize the foundation from future movements due to season extremes. Concrete used shall have a minimum compressive strength of 3000 PSI with 40 KSI 4-#4 rebars and #3 ties placed at 16" on centers.

If friction segmented piles are used, they shall be driven to refusal at each location as evidenced by ½" lift of the foundation. Concrete used shall have a minimum compressive strength of 5000 PSI for this application.

As a minimum alternative to paragraph # 1 above, the piers may be installed under the exterior grade beams at no more than 6' centers shown as circles on the enclosed repair plan. This will provide support to the foundation where it is needed at the present time. This alternative will correct the problem at hand. See Exhibit "C".

A recommended pier/piling layout is included for this alternative (shown as circles) in the enclosed pier/pile foundation plan. See Exhibit "C".

Material specifications in the above paragraph # 1 shall apply.

2. Bring house foundation to acceptable levels.

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FOUNDATION INVESTIGATIVE REPORT (Contd.)

ADDITIONAL RECOMMENDATIONS:

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

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

COMMENTS ON EXHIBIT "C":

The home owner requested to comment on Mr. CDEF's report. Following is presented:

1. This report was done on November 12, 20XX.
2. It was a basic and boiler plate report.
3. Foundation elevations survey were performed, but the report failed to provide any elevations or a drawing with elevations.
4. The report failed to address the reason for the bulleted observations except the first bulleted item.

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FOUNDATION INVESTIGATIVE 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, non-intrusive and non-destructive investigation of foundation at the subject property on the stated date. 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.



Jitendra M. Varma

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 XXX 03, 20XX

IMPORTANT NOTE: The seal appearing above was authorized by Jitendra M. Varma, P.E. 38703 on April 03, 20XX. 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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EXHIBITS

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EXHIBIT "A"

SITE PHOTOS

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PHOTO #01

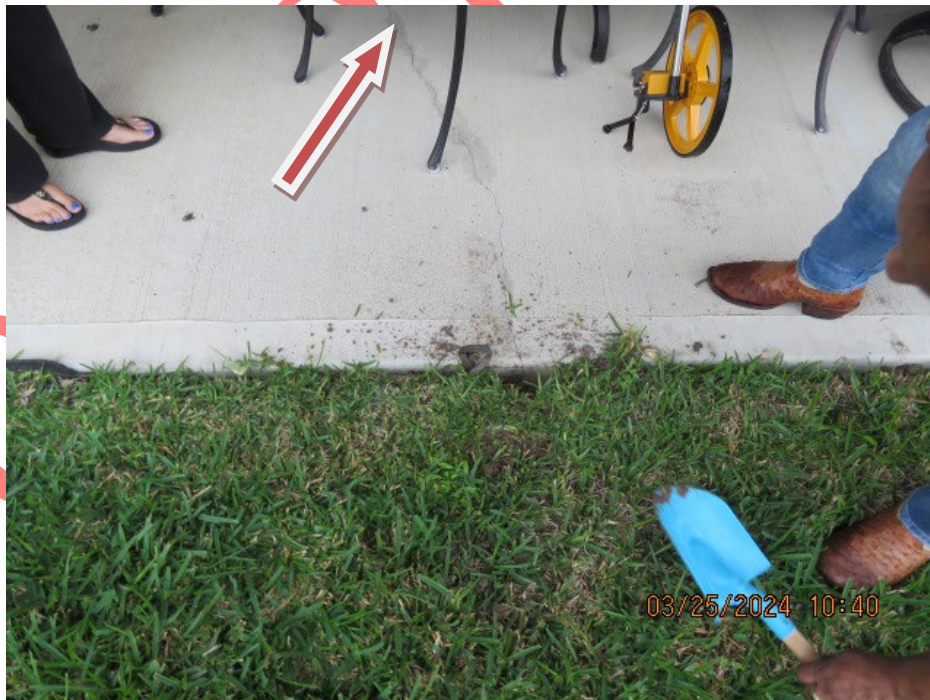


PHOTO #02

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PHOTO #03



PHOTO #04

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PHOTO #05

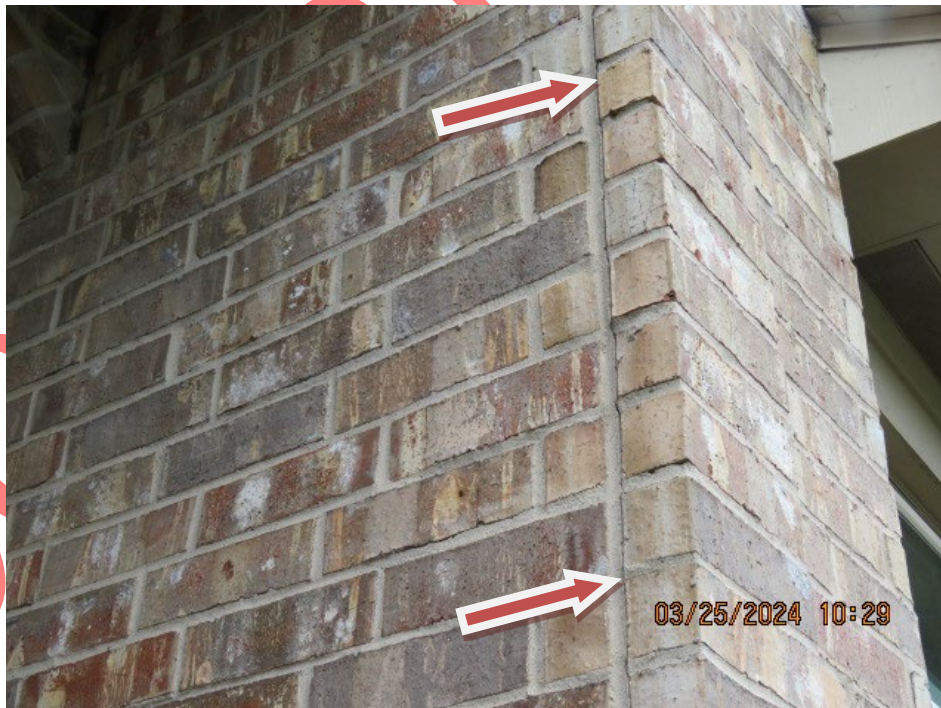


PHOTO #06

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PHOTO #07



PHOTO #08

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PHOTO #09



PHOTO #10

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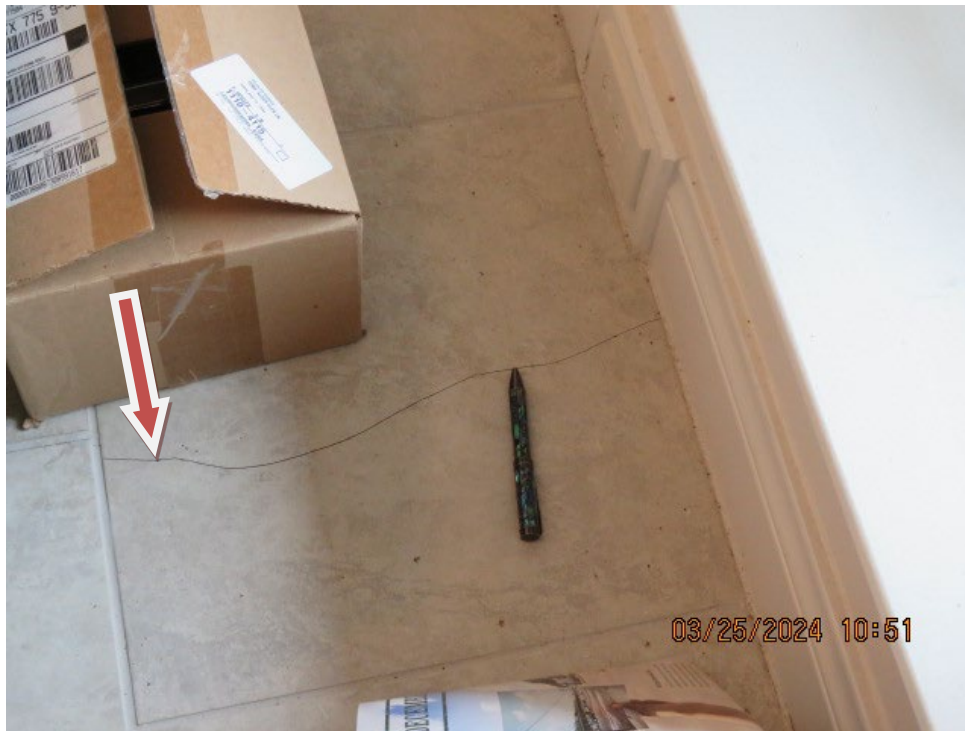


PHOTO #11

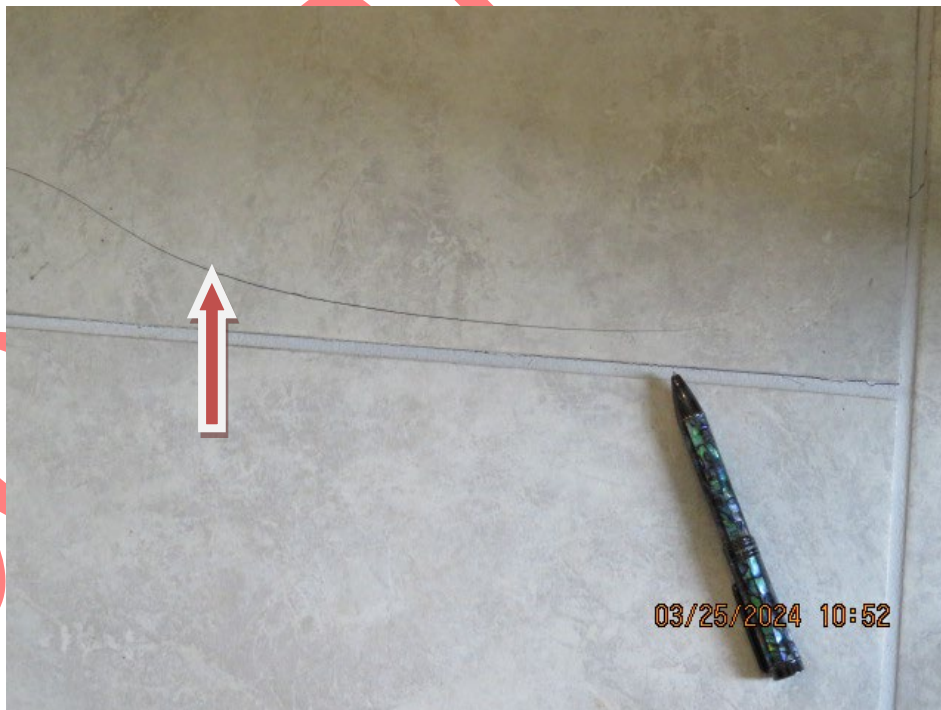


PHOTO #12

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PHOTO #13



PHOTO #14

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PHOTO #15



PHOTO #16

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PHOTO #17



PHOTO #18

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PHOTO #19

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EXHIBIT "B"

MICRO-ELEVATION SURVEY

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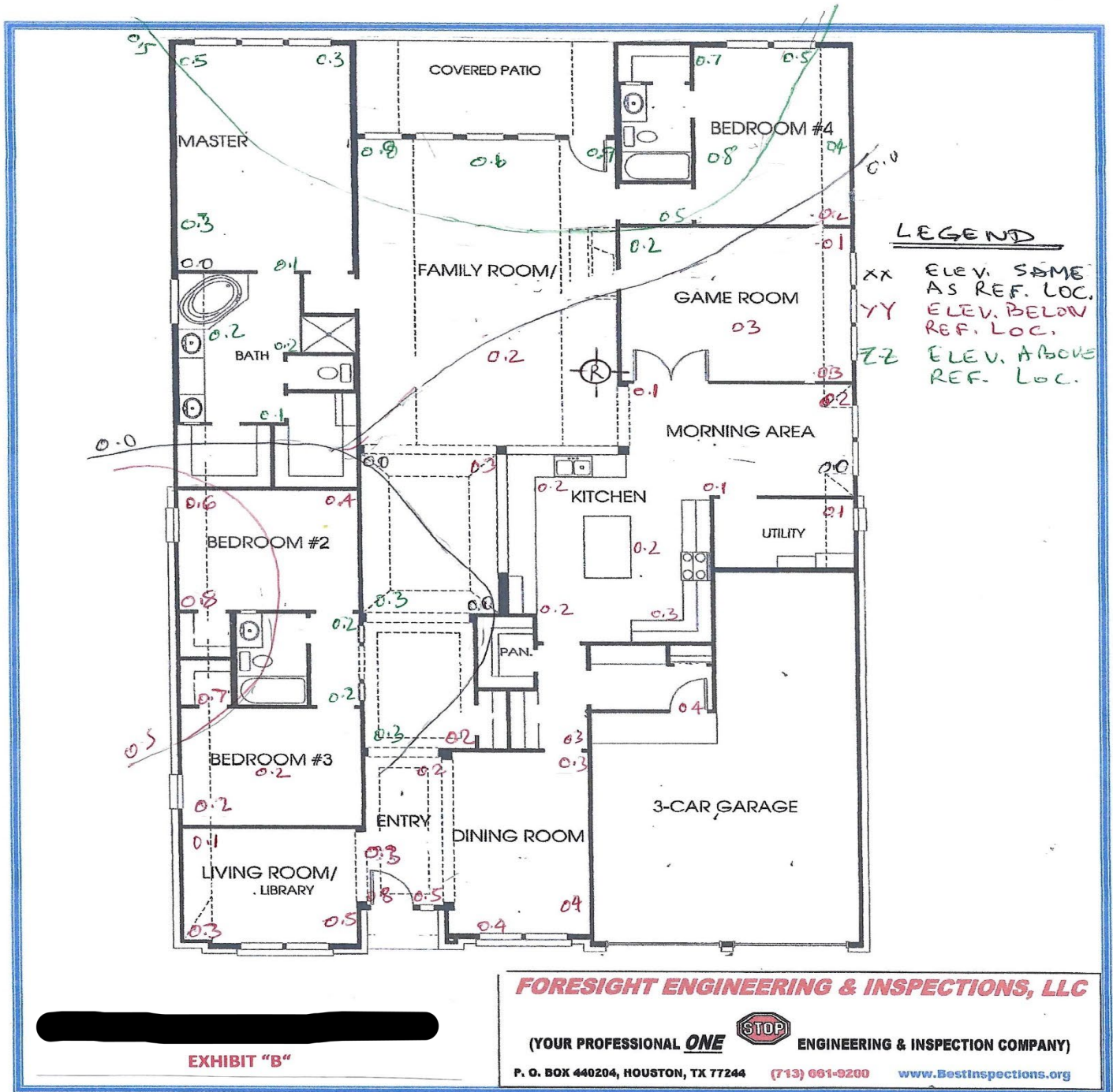
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EXHIBIT "C"

FOUNDATION REPAIR PLAN

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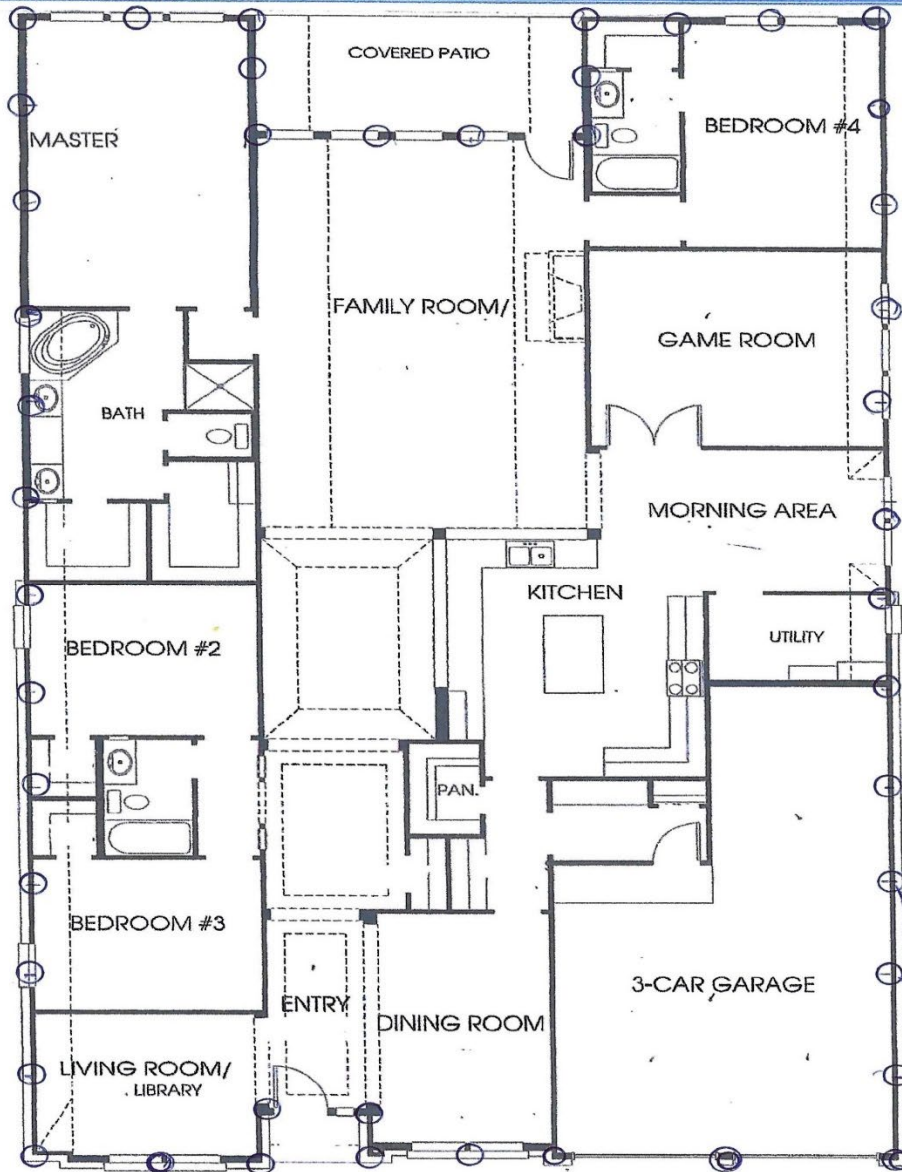


EXHIBIT "C"

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EXHIBIT "D"

MR. CDEF'S (XXXX POST-TENSION) REPORT

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November 12, 2021

At your request, we made an inspection on November 5, 2021 of the foundation that was built at the above referenced address. The purpose of our inspection was to review items related to the foundation that were of concern to the homeowner. Our records indicate the concrete was placed on 02/20/14 and the tendons were tensioned on 03/03/14.

During our inspection we observed the following:

- Cracks in the tile flooring at the rear of the living room. In the same vicinity of these tile cracks, cracks in the surface of the exposed foundation at the rear patio floor were observed that appear to be shrinkage cracks that extend below and radiate up through the tile flooring. Shrinkage cracks occur soon after a post-tensioned foundation's concrete is placed and are typically due to shrinkage of the concrete that takes place during the concrete's initial curing stage. Prior to the tensioning of the post-tensioning tendons, the foundation has no shrinkage reinforcement. Concrete shrinkage that occurs during this initial curing time and the subsequent restraint-to-shortening (shrinkage) cracking that can occur is not structural in nature and will not affect the long-term performance of the foundation.
- Mortar cracks in the exterior brick veneer archway at the front entry and at a top corner at the rear patio.
- Cracks in the tile flooring of the living room and laundry room.
- Sheetrock cracks along a seam in the dining room archway.
- A nail pop in the ceiling of the master bedroom.
- The homeowner reported there was movement in the patio door frame.

A foundation elevation survey was conducted using an electronic elevation-measuring instrument (Stanley CompuLevel) and a central reference point in the home. Typical construction variances were observed over the area of the foundation. There were no visible foundation induced distress conditions indicative of excessive foundation movement observed at the interior sheetrock walls or exterior brick veneer walls. The areas of concern do not appear to be related to excessive foundation movement.

Based on our observations, it is our opinion that the foundation will perform as designed provided the homeowner follows proper drainage and moisture maintenance practices.

If you have any questions concerning this or if we can be of any further assistance in this matter, please contact us.

Sincerely,



THINK SAFE

PTI POST-TENSIONING
INSTITUTE
CERTIFIED PLANT

EXHIBIT "D"

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EXHIBIT "E"

MRS. XXX'S WALKTHROUGH PUNCH LIST

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CONSTRUCTION PROBLEMS at [REDACTED]

ITEMS	LOCATION	REMARKS
1. Entire Exterior Brick blemished	Exterior walls	Perry Engineer provided Hanson Brick contact
2. Garage Gable flashing at downspout	Home Exterior Garage Gable (over house number)	Excessive water from drain washes out mulch in flower bed
3. Standing water at east and west side of house	Home Exterior gate to backyard/both sides in culverts	
3a. Exterior Master Bedroom window	Right window	Caulking cracking/separating
4. Cracked Patio	Backyard patio	Patio Slab cracked in two places; cracks increasing in size could shift unevenly
5. Archway paint touch ups (do not match)	Entry to guest bath	Corner touchups
6. Paint touch up under bar (do not match)	Bar under sink	
7. Oven clock malfunctioning	Kitchen	Clock has never worked properly
8. Paint cracks in corners/upper window edge	Rear guest bedroom	
9. Bathroom wall outlet	Rear guest bathroom	No electricity
10. Paint/Plaster cracks feature upper windows	Family room	
11. Paint/Plaster cracks archway	Family room at bar retaining wall	Crack/Buckling increasing at top of post
12. Nail head protruding	Upper wall at Morning area	
13. Floor Molding separation	Master Bathroom	
14. Nail head protruding	Master Bathroom	
15. Grout cracking vanity/tub	Master Bathroom	
16. Tile cracked at wall under window	Master Bathroom	
17. Cracked Plaster at window surround	Master Bathroom	Has been previously repaired; crack reappearing
18. Mirror discoloration	Master Bathroom	
19. Master Bathroom Wall outlet	Master Bathroom/near window	No electricity; previously inspected notified of no junction box; no return visit
20. Shower bench separating from wall	Master Bathroom	Bench was added to tiled wall area
21. Shower grout cracking	Master Bathroom	
22. Paint in water closet	Master Bathroom	Paint cracked in corners
23. Paint in shower and vanity	Bath #2	Paint cracked in corners
24. Floor Molding separation	Entry/great room-hall	

EXHIBIT "E"

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EXHIBIT "F"

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

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