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REPORT # 2XLGL-Const-0YYYP **DATE OF INSPECTION: 0X/YY/20ZZ (09:00 AM)**

A RESIDENTIAL PROPERTY LOCATED AT

XXX MY STREET, MY CITY, TX 77XXX



FOR MR. & MRS. XXX & YYY ZZZ (HOME OWNERS)

BY

JITENDRA M. VARMA, PE

Licensed Professional Structural Engineer since 1975

WE, DO LITIGATION SUPPORT, ENVIRONMENTAL (TRANSACTIONAL SCREENING, PHASE I & PHA 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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REPORT NO.: **2XLGL-CONST-0YYYP** October XX, 20YY

FACT FINDING INVESTIGATIVE REPORT

Inspected for: **Mr. & Mrs. XXX & YYY ZZZ (Home Owners-Clients)**

Subject Property: **XXX My Street, My Town, TX 77XXX**

I was requested to inspect for any structural and mechanical construction issues on house at the subject property. I surveyed the property on September XX, 20ZZ at 09:00 a.m. Here are my observations on the following:

WEATHER CONDITIONS:

Sunny at the time of investigation. Temp. 85 F. 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 South.

PERSONS PRESENT:

Mrs. YYY ZZZ

PROPERTY DESCRIPTION:

The property was located in **the City of My City, XXX County, TX.** The property comprised of a single-family home with slab on grade foundation with an attached garage on the front right side. It had composition shingled roof. Brick veneer provided cladding for the property. Property was occupied at the time of inspection. I was given to understand that there were several issues observed by the owners in the 2025 year-built home.

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FACT FINDING 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 severely assumes any responsibility whatsoever for the use of this report, or the information contained herein, by any third-party person.

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

SCOPE OF WORK & LIMITATIONS:

The Clients informed me that that there were many issues during client's stay in the house.

As such, this inspection was strictly limited in scope to address certain construction issues in the house. This report will confine to observing and reporting the aforementioned these items and NOTHING beyond that. REFERENCES TO THE BUILDING CODES &/OR CODE ILLUSTRATIONS WERE USED SOLELY FOR CLARIFICATION OF THE NOTED ITEMS/ISSUES AND DID NOT INTEND TO MEAN, IN ANY WAY, THAT A CODE INSPECTION WAS CONDUCTED.

To that end, Foresight Engineering & inspections, LLC &/ or inspector(s) &/or the author of this report jointly or individually 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"	Investigating Consultant's Qualifications

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

OBSERVATIONS & COMMENTS:

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. IRC refers to International Residential Code.

My observations are presented in **Black** ink, while the comments on my observations are in **Red** ink.

Here are my findings:

STRUCTURAL SYSTEMS

FOUNDATION & FLATWORK:

1. Foundation appeared to be working as intended.

2. There are 4 sections to the driveway. The first two sections slope from garage towards the street, the third one slopes back towards garage forming a valley. See photos #ed 01 and 02. The last section (approach) slopes to the street. Arrows depicted direction of flow of water.

   The valley created by first two sections and the third section holds water and spills back on to front yard. This fact was further strengthened by water marks on the driveway and grass being wet along the sidewalks in the nearby vicinity. The driveway was installed improperly and will always retain water along the valley line and grass being muddy alongside walk.

GRADING & DRAINAGE:

1. Downspouts were discharging at the foundation. Large volumes of rainwater at &/or near foundation has the potential of causing soil erosion, and uneven &/or too much moisture around foundation which can be conducive to foundation problems or may cause differential foundation movement. See photos #ed 5 & 7.

   Common industry practice (and also current IRC Code References: 801.3) requires that the downspout(s) should discharge water at least five (5) feet from the foundation if the soil is expansive or collapsible.

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

2. There does not appear to be a sufficient number of downspouts or the gutter run(s) were noticed to be too long. See photo #ed 04.

   Common industry practice requires that downspout spacing should not be exceeding 20' spacing. Additional downspouts should be installed to avoid spilling roof runoff at the building walls which may eventually finds its way into the interior of the house–a potential source of water damage and fungal growth in the interior of the house.

3. Soil grade and drainage patterns around right and left sides of house did not appear performing to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation. Water ponds in the middle of backyard. See photos #ed 6 through 14. Arrow in photo #ed 11 was pointing to the area of ponding.

   Water stands at the fence lines on both left and right sides and near center of backyard as can be observed in these photos. The ground was not properly graded. Common industry practice (and also current IRC Code References: 404.1.6 height above finished grade) requires that 4" (for brick veneer) and 6" (for other cladding) of clearance should be maintained between soil level and the top of the foundation walls and the grade away from foundation walls should fall about 6" (more the better) within the first 10' or to a swale when 10' is not available. See illustrations as photos #ed 15 and 16 above.

4. I was informed builder had placed rocks on right side of the house near the air-conditioning units to aid drainage. See photo #ed 14.

   This action on the part of builder blocks the water flow to the street and will further promote ponding.

ROOF

1. I observed condition of the roof from ground. There was a minor lifting of some shingles, termed fishmouthing, in some areas. See photos #ed 17 through 19.

   Such locations are prone to loosing shingles when wind hits them in right direction and then it's a domino effect after that.

2. Central gas heater exhaust vent in garage attic appeared to be about 2-6'' long. See photo #ed 20. The vent was likewise short on the upper attic unit. See photo #ed 31. It appeared to be about 2' long.

   Insufficient gas furnace vent extension was observed above roof. It should extend at least 2' above any portions of the building within 10', but should not be less than 3' above the highest point where the vent passes through the roof. References: G2427.5.3 (503.5.4) Chimney termination. See illustration as photo #ed 21.

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

3. Downspout(s) &/or gutter drop(s) were discharging onto the roof. See photos #ed 21 and 22.

These should be extended to discharge directly into the gutters below. This condition can result in premature deterioration &/or failure and staining of the roofing, as the rain water washes the protective grit of the shingles which protects the roof from weather and ultra violet rays of the sun, on the downstream side of the downspout(s) &/or gutter drop(s).

4. Counter flashing was installed improperly at the junctions of the roof deck with the brick veneer without cutting into the bricks. See photos #ed 24 and 25.

Common industry practice (and also current IRC Code Reference Section R905.2.8.4) requires that flashing shall be installed per shingle manufacturer's printed instructions. The purpose of counter flashing is to seal the opening between the tops of the step flashing sections and the brick veneer. The tab on the counter flashing is supposed to be cut back into the brick veneer to create a positive seal that covers the gap between the top of the flashing and the side of the brick. Flashing and counter flashing must be installed for the roof to perform properly without continual maintenance over its lifetime. See illustration as photo #ed 26.

5. There were 6 static vents installed (commonly termed as Air Hawks) -2 on left, 3 on right and 1on back side. See photos #ed 27 through 29. Comments covered in next section.

6. There were no soffit vents installed. See photo #ed 30. Comments covered in next section.

7. There was a 4' long strip of ridge vent installed in one area only. See photo #ed 31. Comments covered in next section.

8. The exterior siding material does not terminate above the roof covering without a proper clearance above roof. See photo #ed 32.

Such a condition is conducive to rotting of wood siding with a wicking effect during heavy rains and a potential of water intrusion into the interior of the house. The exterior stucco/siding material should terminate at least 1 1/2" above the roof covering.

8. There was a minor sag in the roof at the front porch. See photo #ed 33.

ROOF STRUCTURE AND ATTICS

There were 3 attic accesses for surveying framing, insulation and ventilation. One over the garage, second with a dropdown ladder on second floor and the third area and the third-a scuttle hole on second floor game room wall.

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

1. There was a collar tie missing in the garage attic toward back of garage.

   Collar ties are required to be at 4' center spacing per common industry practice and IRC 802.3.1.

2. Roof load coming on the garage's ceiling joists. See photo #ed 34.

   Ceiling joists are not designed to carry any roof loads.

3. Ceiling joists on both sides of dropdown ladder to the house attic were not doubled to compensate for cut/removed ceiling joist to accommodate installation of ladder and the ladder was installed without joist hangers. See photo #ed 35.

   Installation does not comply with common industry standards and should be promptly attended to.

4. Blown-in insulation depth was measured in several places of house attic as well as game room attic. It was registered at 9.5" (photo #ed 36), 8.0" (photo #ed 37) and 6.0" in photo #ed 38.

   There was a certificate installed in the attic showing that for InsulSafe SP fiberglass blown-in Insulation stating that insulation on ceilings was R-38 blown-in. R-38 was not listed on the chart. The installed and settled thickness must be 14.5" for R-36. See photo #39. None of the observed locations met the minimum installed depth. As such, the insulation FAILED the manufacturer's required specifications for R36 insulation.

5. As stated in previous section there were no soffit vents installed. There were 5 air hawks and one ridge vent in place for attic ventilation.

   A ridge vent provides about **18 square inches** of net free area (NFA) per linear foot. As such, a 4' section of ridge vent has 72 square inches or 0.5 square feet of NFA. There were 6 air hawks with a nominal* 10"x10" square opening yielding a total of 4.17 sq. ft. of total vented roof area. The gross vented area of 4.67 square feet.

   The house had a living space of 2924 square feet per HAR listing. Assuming second floor square footage was one third of total living area, total second floor living area was 975 square feet. According to IRC R806.2, minimum net free area should be 1/150 of the vented space. Thus yielding a 6.50 sq. ft of required vented area. The combined installed venting was 4.67 sq. ft. Only 71.84% of required venting was installed. This required total area should be distributed equally between soffits and ridge/ air hawks. Thus, without presence of soffit vents, air hawks/ ridge vent may look pretty, but they are nonfunctional. **No suction means no exhaust**. It is like running a pedestal fan with paper behind it. It is working but blowing NO AIR. Absence soffit vents on will cause air stagnation and humidification in the lower areas of the attic even if there is any exhaust at air hawks/ ridge vent.

*Actual opening of air hawks could not be measured because of reachability issues.

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

WALLS (INTERIOR & EXTERIOR)

Following observations were made:

1. Flashing was improperly installed with flashing under the steel beams. See Photos #ed 40 and 41.

   Flashing allows trapped moisture in wall cavities to find its way out. Installing flashing under the steel beams can cause steel beams to rust if there is a water leak. See illustration as photos #ed 42.

2. Missing flashing over back door. See photo #ed 43.

   Lack of flashing can find moisture trapped inside and will cause structural disintegration and fugal growth.

3. Brick veneer was not a minimum of 2" above the hard surface at front and back porch. See photos #ed 44 and 45.

   This is required common industry practices and per common industry practice and IBC 1405.10.1.3.

FLOORS & CEILINGS

1. With the exception of a minor hairline crack in one master bathroom tile, floors and ceilings appeared to be in good condition with the

DOORS (INTRIOR & EXTERIOR)

1. The door between the garage and the interior of the house was not fire rated (no label found)-potentially unsafe. Fire rated door is marked as such. A 1 ¾" paneled door not having a minimum 1 3/8" thickness at panel edges present). See photo #ed 46.

   A minimum of 20-minute fire rated doors are required by current codes. Such doors have a metal plate embedded on the hinge side jamb of the door with manufactures info and fire rating info.

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

STAIRS

1. Stairs had a tread width of 10" from nosing to nosing.

   No issue.

2. Risers varied from 7 ¼" to 7 ½".

   No issues.

3. Most treads appeared to have sagged in the center. See photos #ed 47 through 49.

   This sagging issue represents poor or no supports under the treads causing them to sag, or could be an indication poor quality of materials and could pose a safety concern.

ELECTRICAL SYSTEMS

SERVICE ENTRANCE & PANELS

Main electrical panel was located outside on the garage wall on the right side, while the sub-panel was located inside the garage. Both service panels were opened to survey the condition. Underground conduit supplied power to the main panel.

I DID not open the BASE electrical panel as it was added later on by the owners and NOT supplied by the builder.

MAIN PANEL & SUBPANEL

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

1. Main panel was manufactured by Siemens and had a main breaker of 150 amps. See photo #ed 50.

2. Grounding wire appeared to be coming from the grounding rod (photo #ed 51) but did not show in the main panel (photo #ed 50).

   Main panel was NOT grounded- a major safety concern.

3. There was no main bonding jumper (MBJ) in the main panel. See photo #ed 50.

   A main service panel must have the neutral and ground bonded together via the Main Bonding Jumper (MBJ), be connected to a compliant Grounding Electrode System (e.g., Ufer, water pipe, or two 8-ft rods), and use a Grounding Electrode Conductor sized per NEC Table 250.66. See illustration as photo #ed 52.

4. Subpanel was also manufactured by Siemens. See photo #ed 53

5. One screw securing dead front were missing on the sub-panel panel. See photo #ed 54.

   A minor issue.

6. The neutral wires (with white insulation) used as second hot were not re-identified or were not properly & permanently on 220-volt circuit(s). See photo #ed 55.

   When using such wires as hot wires, they should be re-identified permanently for safety.

BRANCH CIRCUITS, CONNECTED DEVICES & FIXTURES

1. No future provision for a future receptacle was discovered on the kitchen island.

   NEC 2023 (and 2024 IRC): An island receptacle is no longer mandatory. If you don't install a receptacle, you still have to provide a future "provision" – (a rough-in conduit/whip). If you do install one, it must be on, above, or in the top—not below the counter surface on the side of the cabinet allowed by current electrical code which is 1/8" around the enclosure box.

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

2. Space between face plate and edge of the electrical junction box exceeded ¼". No spacer boxes (spark rings) were present on all kitchen counter top outlets and switches with the tile/stone/granite back splash. See photo #ed 56.

   NEC Article 314.20 limits how far a box can be recessed in a non-combustible wall (like tile) to
   - **¼ inch**. If the box is recessed more than that, or if the device yoke is more than **⅛ inch** from the
   - finished surface, the receptacle is considered unsupported under UL listing standards. This requirement is stated in current IRC E3906-6).

3. None of the 15A and 20A, 125V receptacles in the dwelling unit were tamper resistant. See photos #ed 56 and 57.

   NEC 406.12 requires all 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles in specified locations to be listed tamper-resistant receptacles (TRRs) to reduce shock hazards, especially for children. A typical illustration of a TRR is shown in photo #ed 58 with milky plastic shield.

4. Missing switch and receptacle plates in some areas. See photo #ed 59.

   It poses a safety concern.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

HEATING EQUIPMENT

There were 2 central heating units-one each for downstairs and upstairs. Both were made by Goodman and gas operated.

1. No proper size, unobstructed, safe and solid access and service platform was noted to the upstairs attic furnace. See photo #ed 60. Unsafe to service the unit.

   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

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

equipment width on the service side of the horizontal unit (& 30" deep all way around of a vertical unit) are recommended for safety purposes per IRC R1305.1.3. See illustration as photo #ed 61.

2. CSST did not form a min. 12" diameter loop on both units. See photos #ed 60 and 62.

   This prevents arc jumping from lightening strikes.

3. Furnace vents were not sealed at the roof jacks. See photo #ed 63.

   Sealing around vent prevents rain water coming in.

COOLING EQUIPMENT

There were 2 Goodman condensing units located in right side of the property. They were 3 and 1 ½ ton units. Both units were operating as intended.

DUCT SYSTEMS, CHASES AND VENTS

1. Flex ducts were touching in multiple locations. See photo #ed 64.

   A 1" clearance between ducts is recommended to prevent condensation between ducts that touch, which could end up in living area(s) with potential of causing fungal growth and unhealthy conditions.

PLUMBING SYSTEMS

1. Main water supply valve was not found.

   Installation of supply valve is recommended during emergency shut of water supply.

2. There was a water leak at water meter located on left side of the property. See photos #ed 65 and 66.

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

The leak should be promptly addressed and repaired to eliminate loss of water and excessive water bills.

3. Clean-out was discovered above ground.

   Being above ground is a tripping hazard-unsafe.

4. Gas meter was located on right side of the house without a gas supply valve and gas pipe sleeved through bricks. See photo #ed 67.

   Gas supply valve should be installed outside the building for servicing house gas lines or fixtures without touching shut off valve at the meter which belongs to the gas supply company.

   The natural gas pipe supply pipe penetration through the brick veneer is required to be sleeved so that no friction between the brick veneer and the gas pipe can develop and so that corrosives from the brick veneer cannot attack the gas pipe. References: IRC P2603.3. & P2603.4.

5. Navien brand tankless water heater was installed in the garage near back right corner. See photo #ed 68.

   Given the location of the water heater (in garage), the unit was not protected from physical damage from automobile impact by protective bollards or protective wall(s) as recommended by common industry practice (and IRC 1307.3.1). See illustration as photo #ed 69.

   CSST was not bonded as required per common industry practice {and NEC 250.104(B)}.

APPLIANCES

1. Dishwasher and waste food disposer worked fine as intended.

2. Kitchen Range Hood and Exhaust Systems worked ok.

3. Range worked as intended in normal mode. Presence of anti-tip bracket and CSST bonding could NOT be verified as unit could not be tilted for verification.

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4. Microwave oven performed as intended.

5. Mechanical exhaust fans worked fine.

6. Garage door operator performed as intended.

7. Dryer vent termination could not be verified.

OPTIONAL SYSTEMS

1. Landscape Irrigation (sprinkler) system worked as intended. Effective coverage, timers and code compliance not inspected.

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FACT FINDING INVESTIGATIVE REPORT (Contd.)

CONCLUSIONS

Following conclusions can be drawn from above cited observations and comments after the observations:

1. All mandated codes appeared to violated or ignored.

2. Common industry practices were disregarded.

3. Construction personnel may not have knowledge of codes and construction practices.

4. Insufficient attic ventilation and attic insulation will cause high energy consumptions and elevated energy bills.

4. Water leakage at the water meter should be promptly investigated and corrected as need.

Summarizing, the performed work was done cutting corners, hurriedly and improperly resulting in work of poor quality.

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STATEMENT OF LIMITATIONS

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

The scope of this survey extends only to listed items related to the structural (and mechanical, 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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FACT FINDING INVESTIGATIVE 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.



Dated *October XX, 20ZZ*

Digitally signed by **Jitendra M. Varma** F-4647

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

Licensed Professional Structural Engineer

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PHOTO 01



PHOTO 02



PHOTO 03



Photo 04



PHOTO 05



PHOTO 06



PHOTO 07



PHOTO 08



PHOTO 09



PHOTO 10



PHOTO 11



PHOTO 12

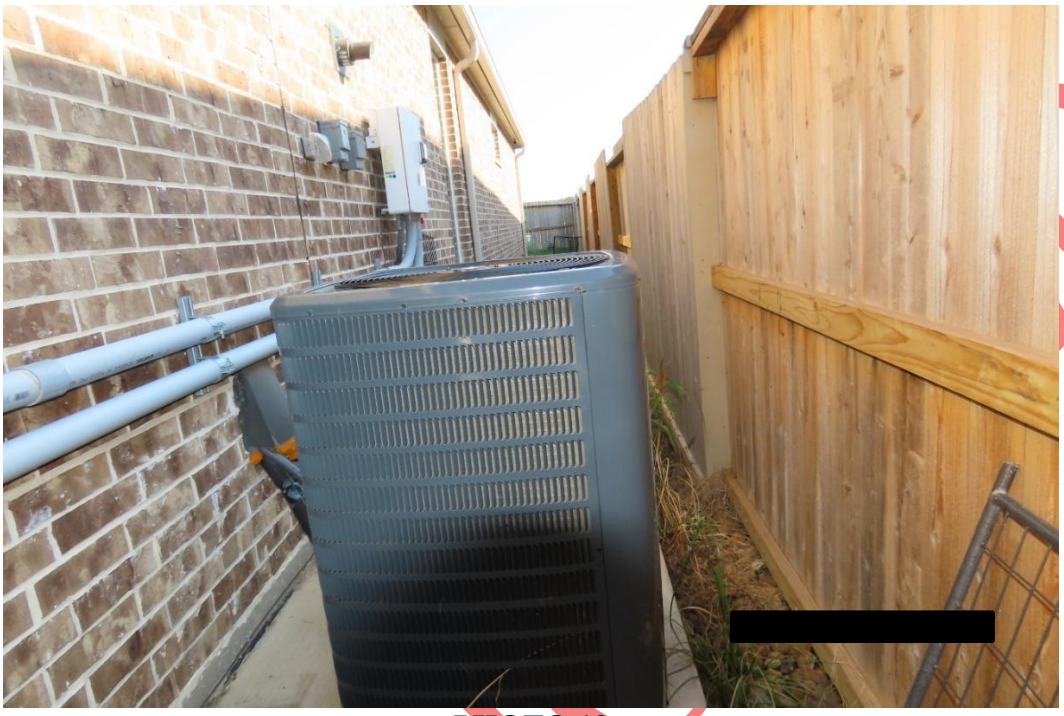


PHOTO 13



PHOTO 14

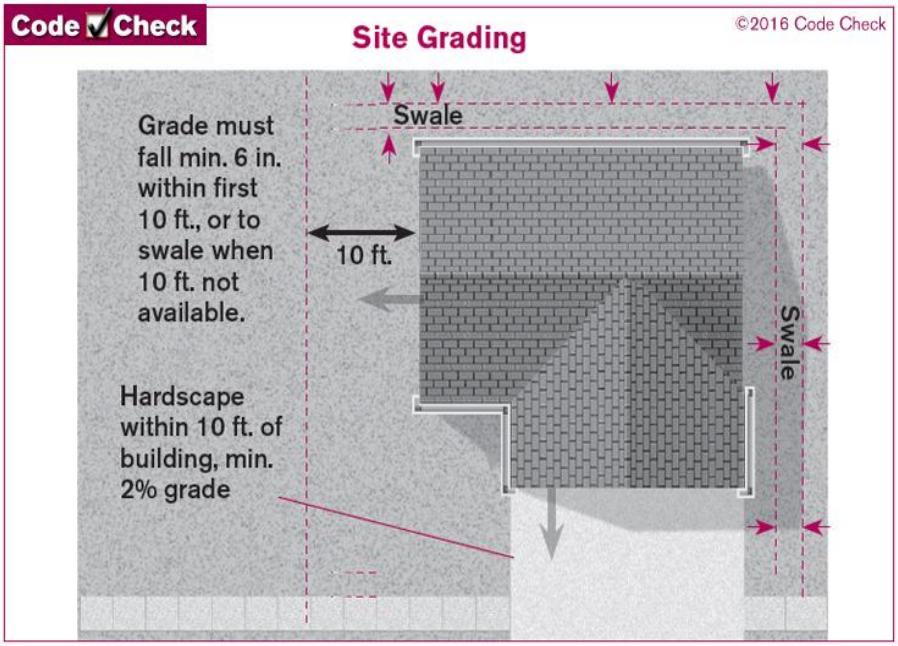


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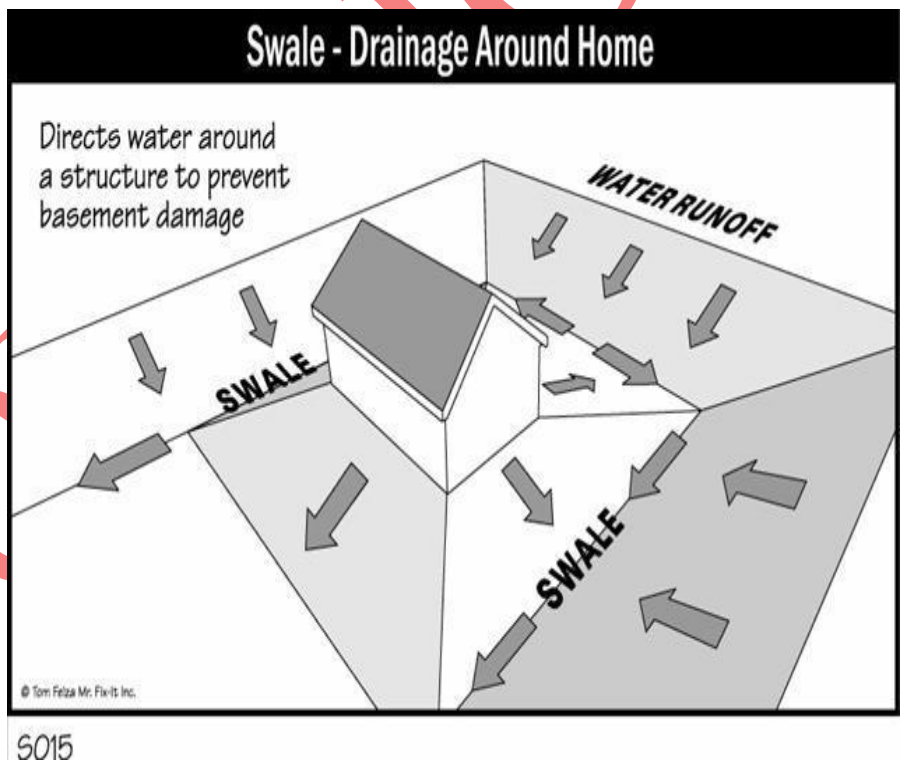


PHOTO 16



PHOTO #17



PHOTO 18



PHOTO 19



PHOTO 20

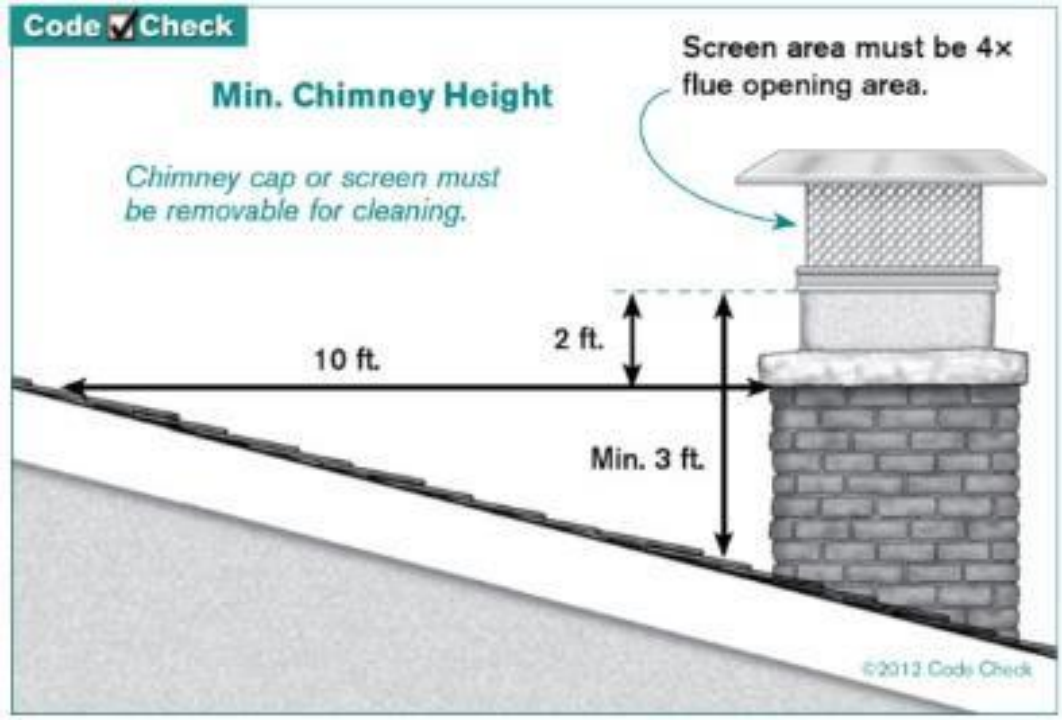


PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25

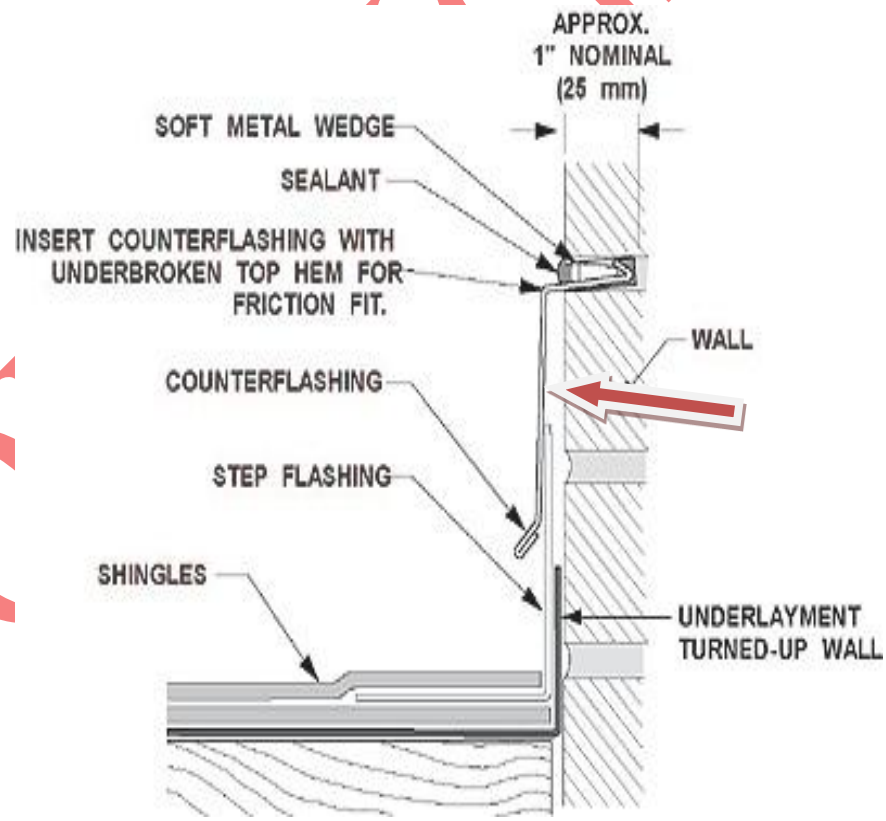


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PHOTO 27



PHOTO 28



PHOTO 29

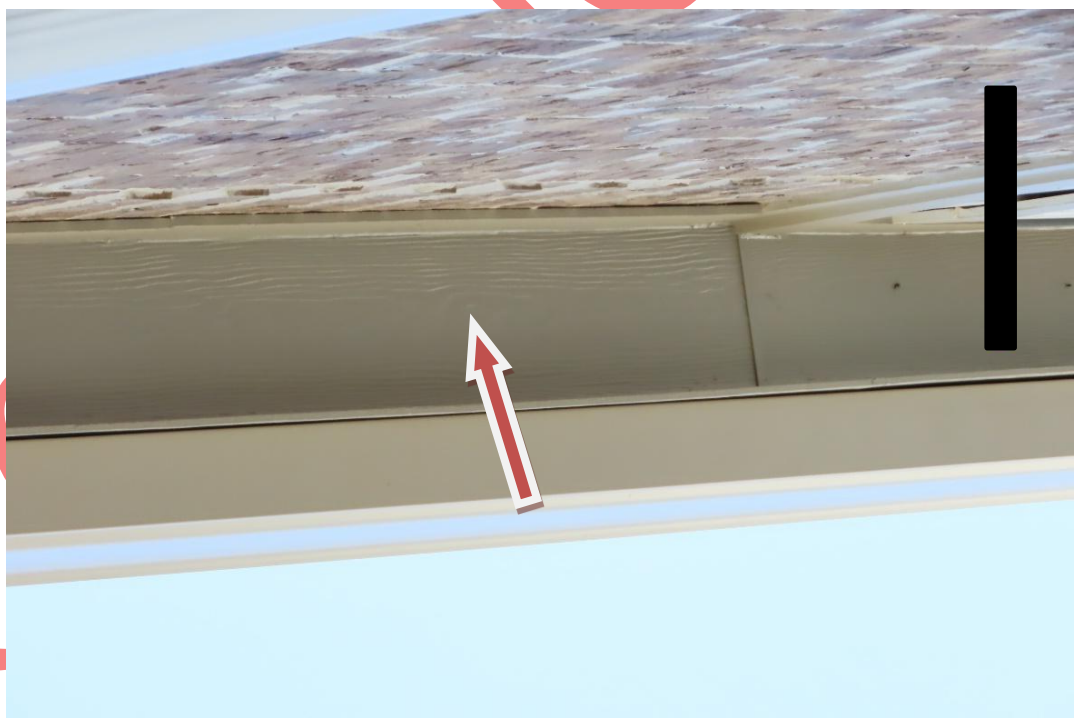


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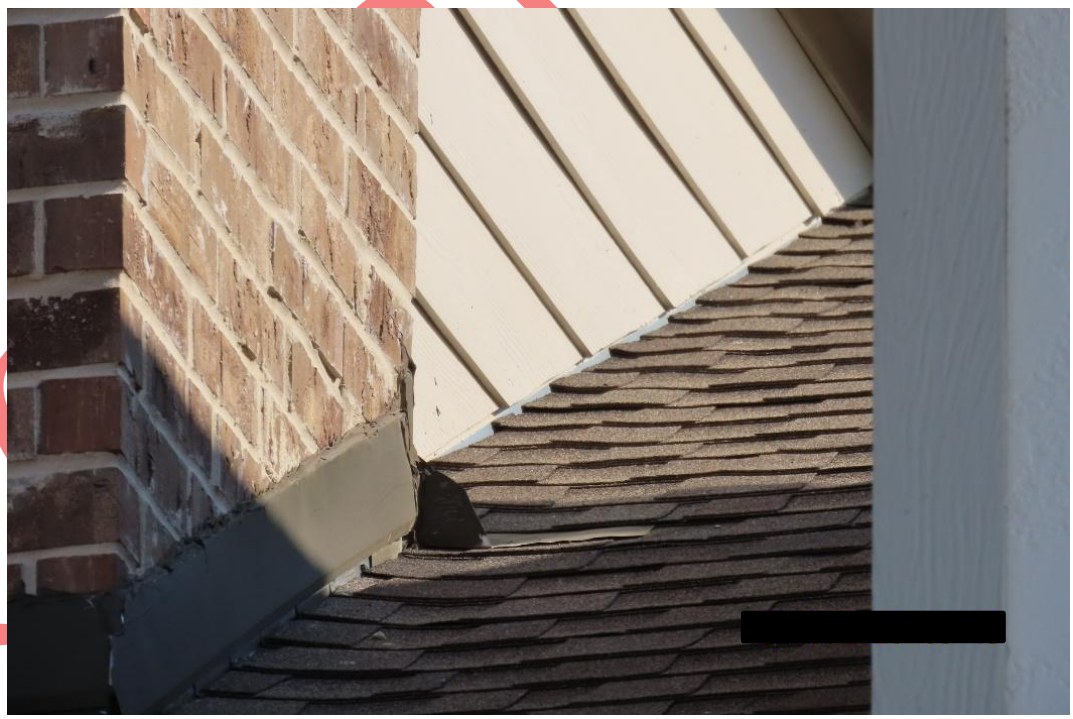


PHOTO 32



PHOTO 33



PHOTO 34



PHOTO 35



PHOTO 36



PHOTO 37



PHOTO 38

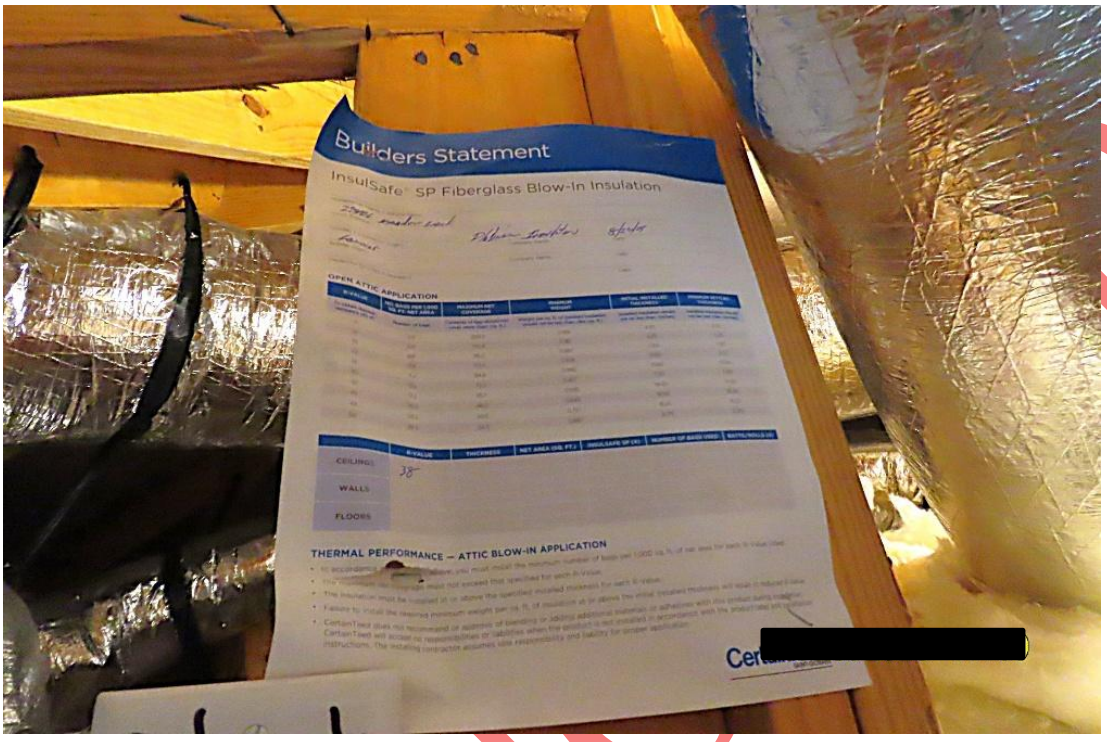


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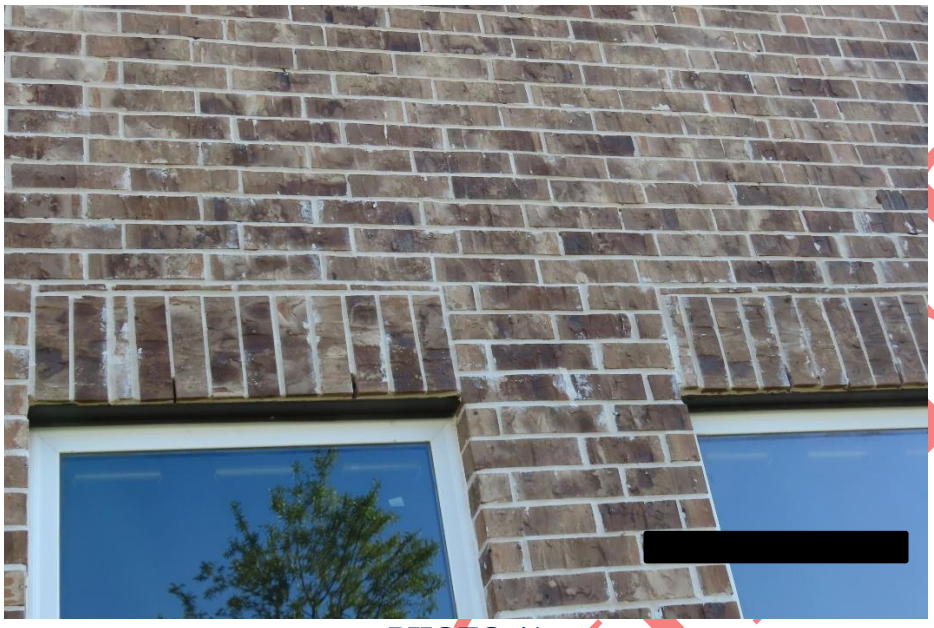


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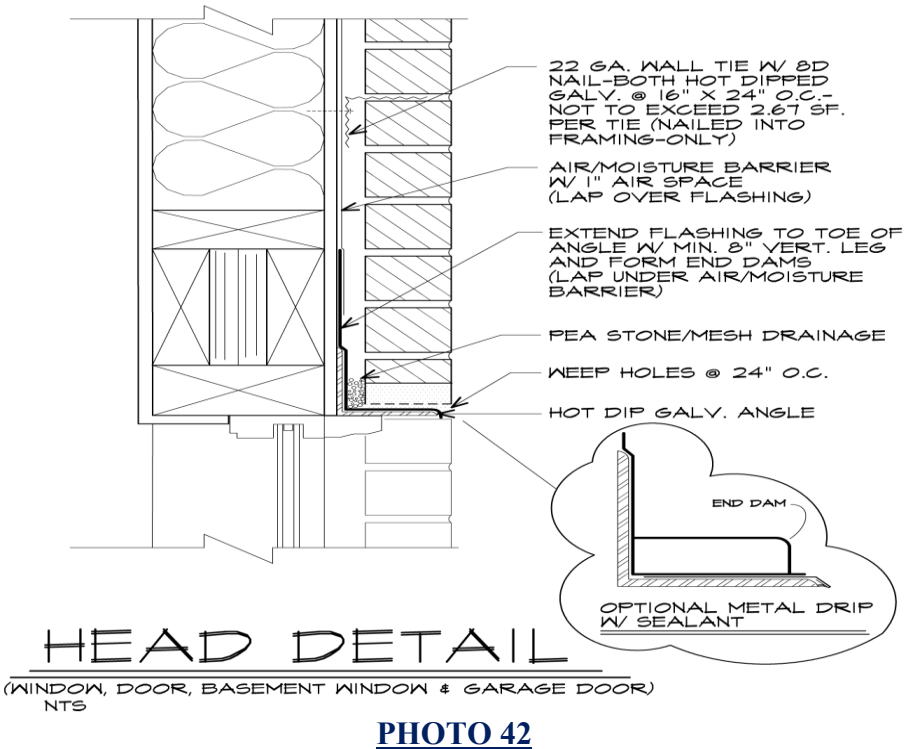


PHOTO 42



PHOTO 43



PHOTO 44



PHOTO 45

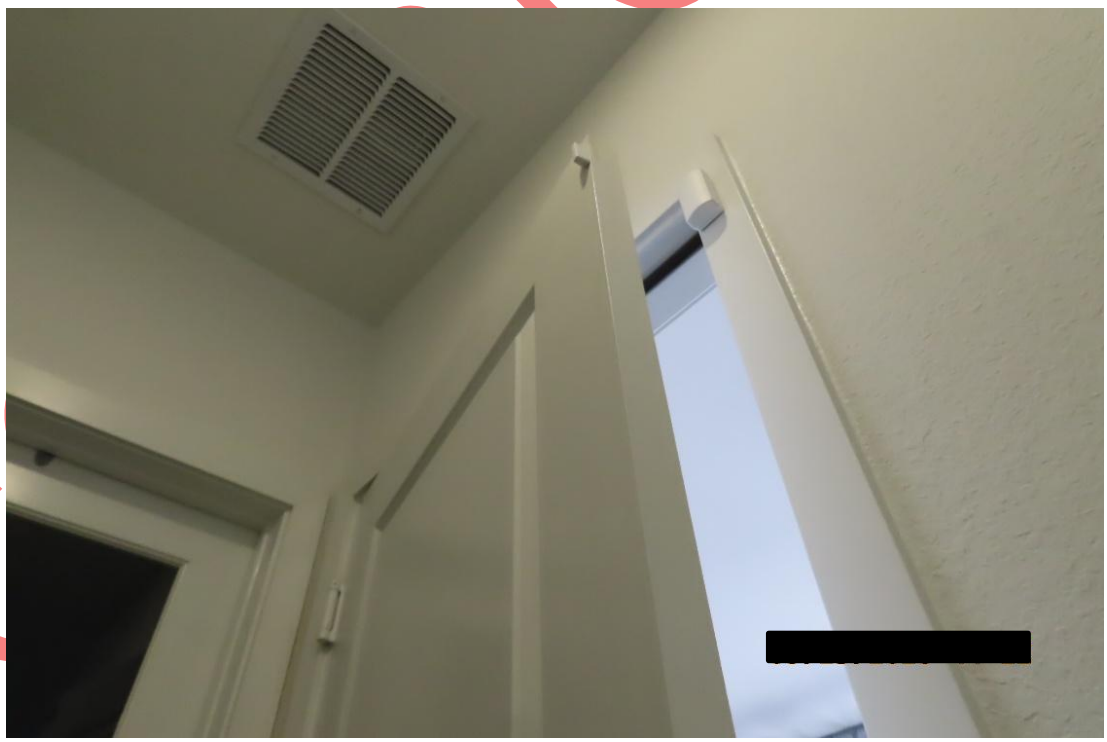


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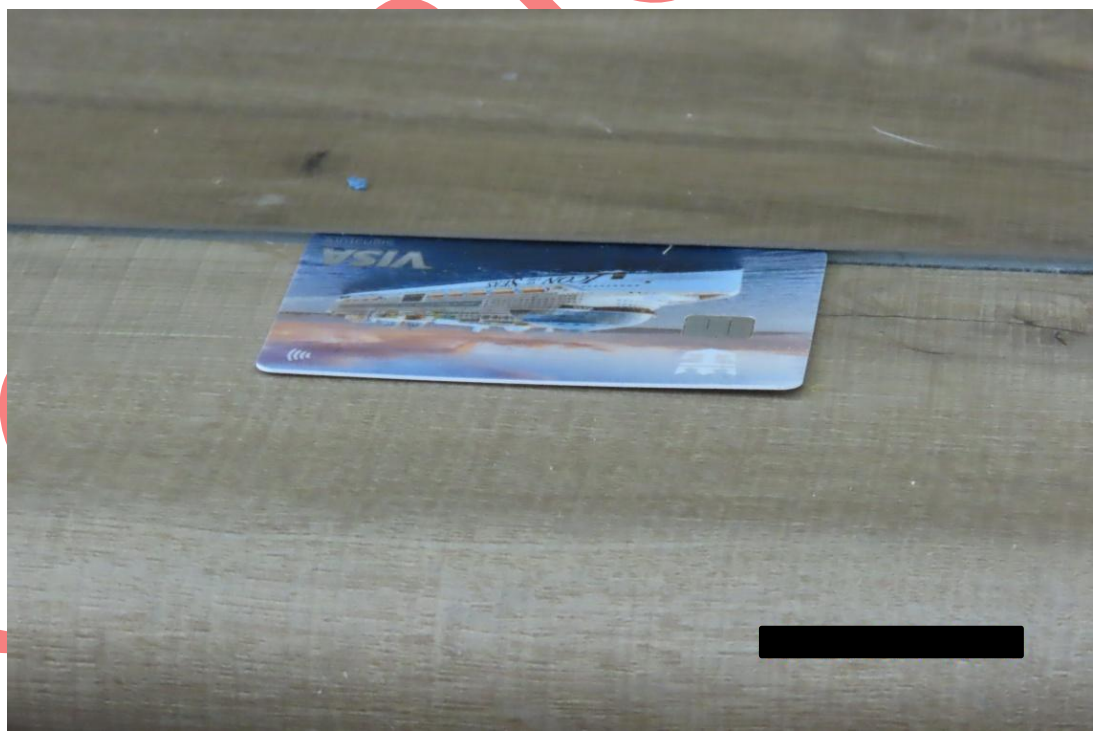


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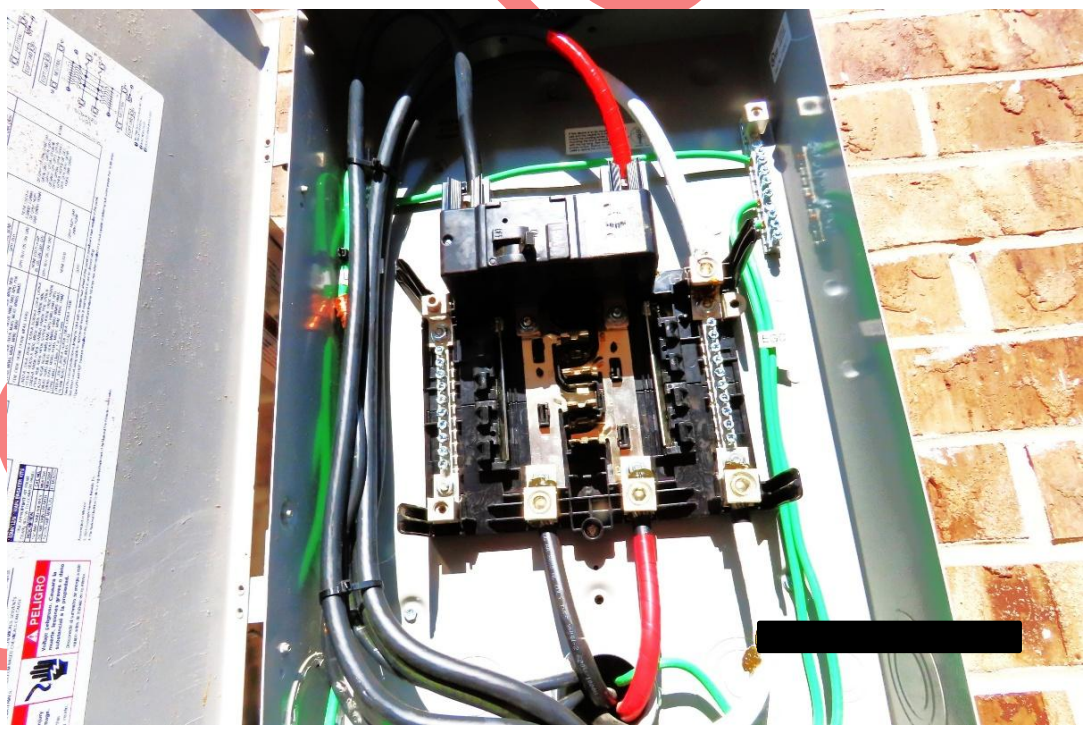


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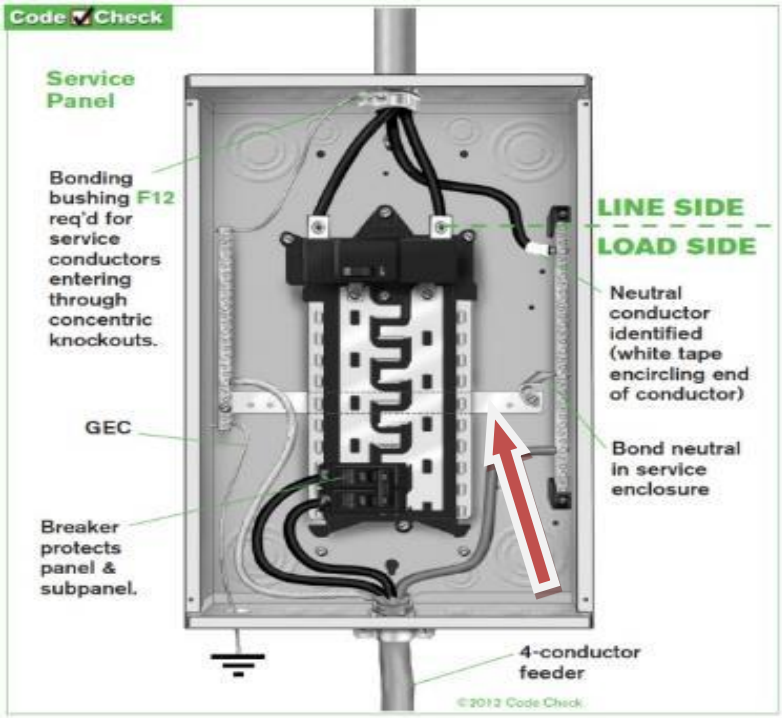


PHOTO 52



PHOTO 53



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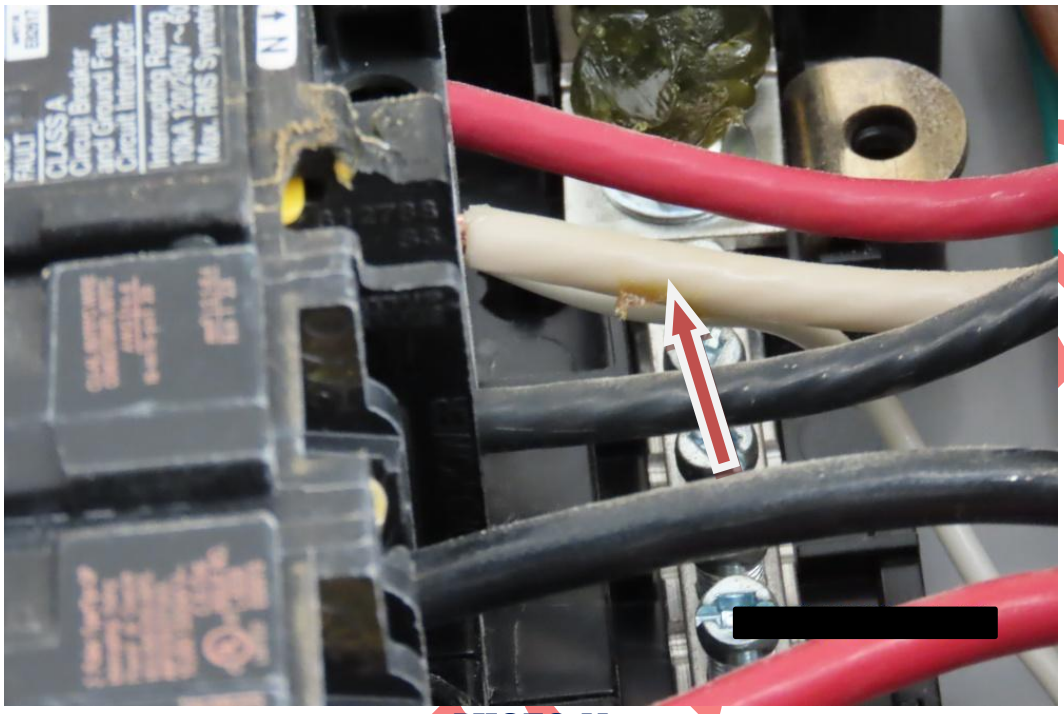


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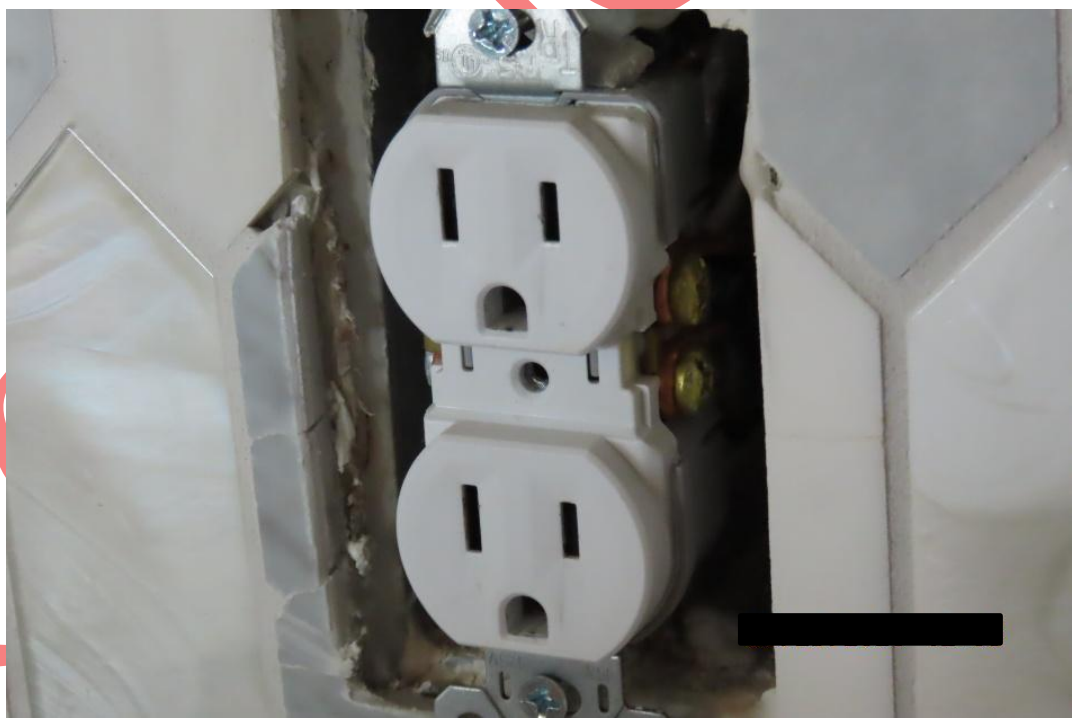


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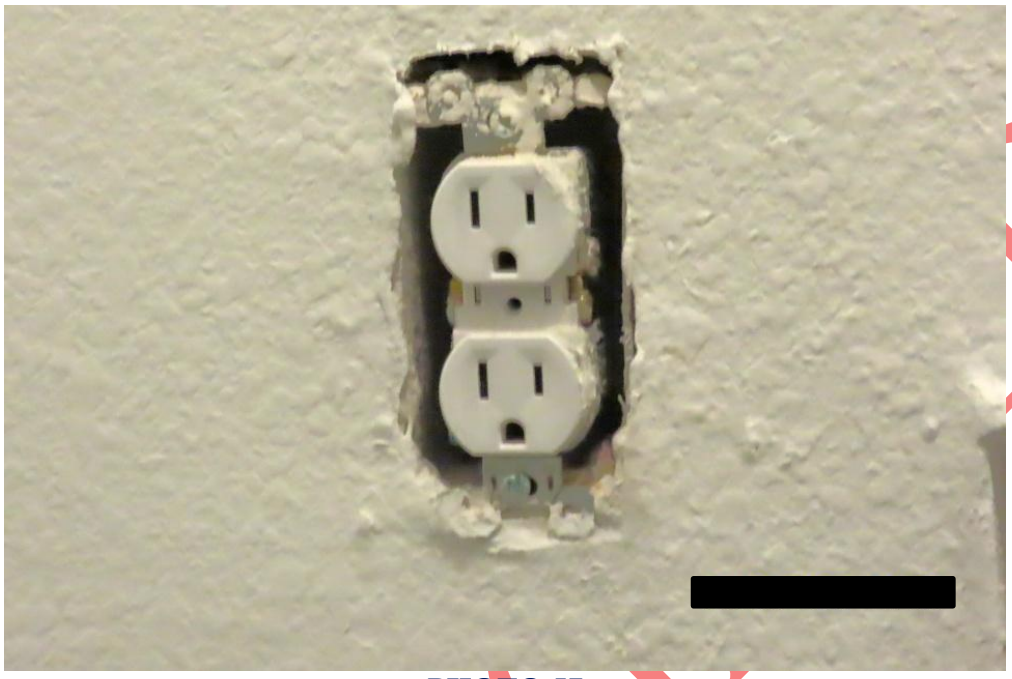


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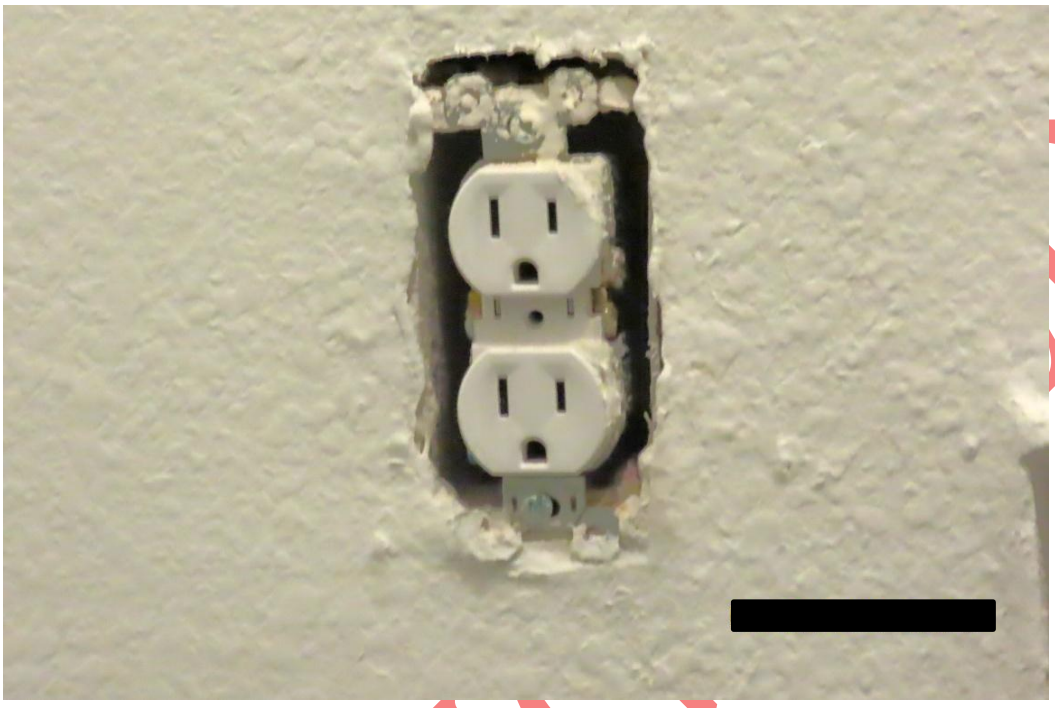


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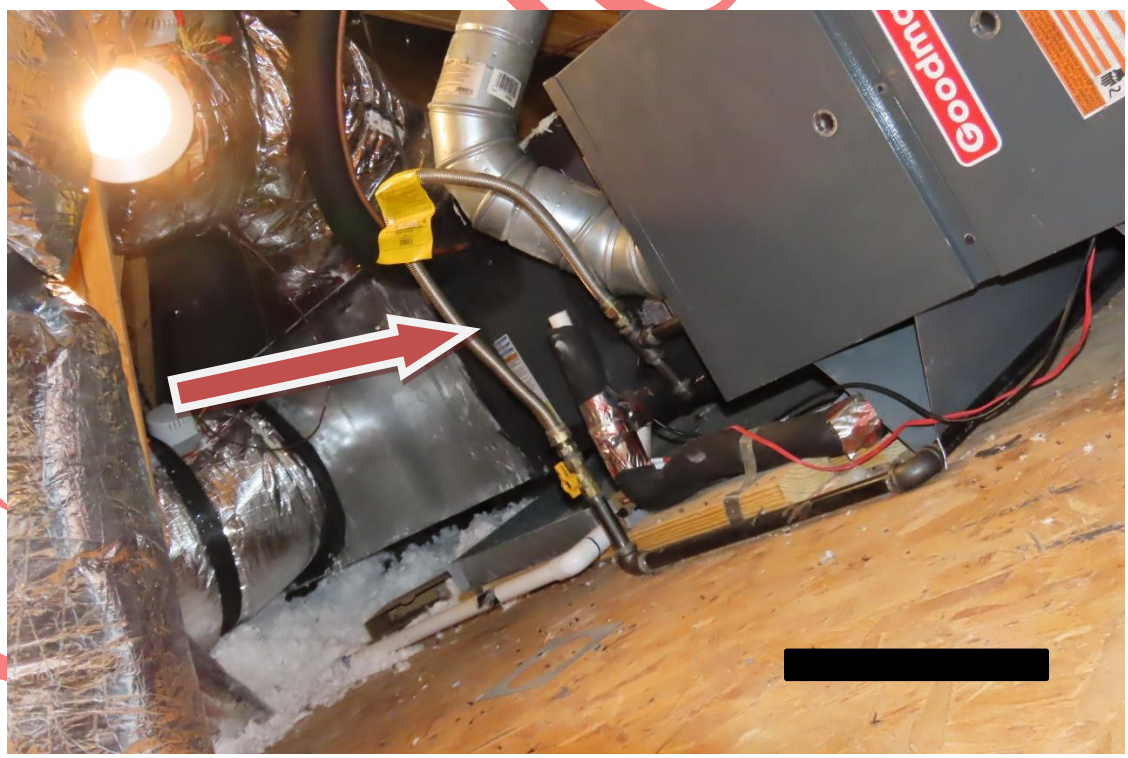


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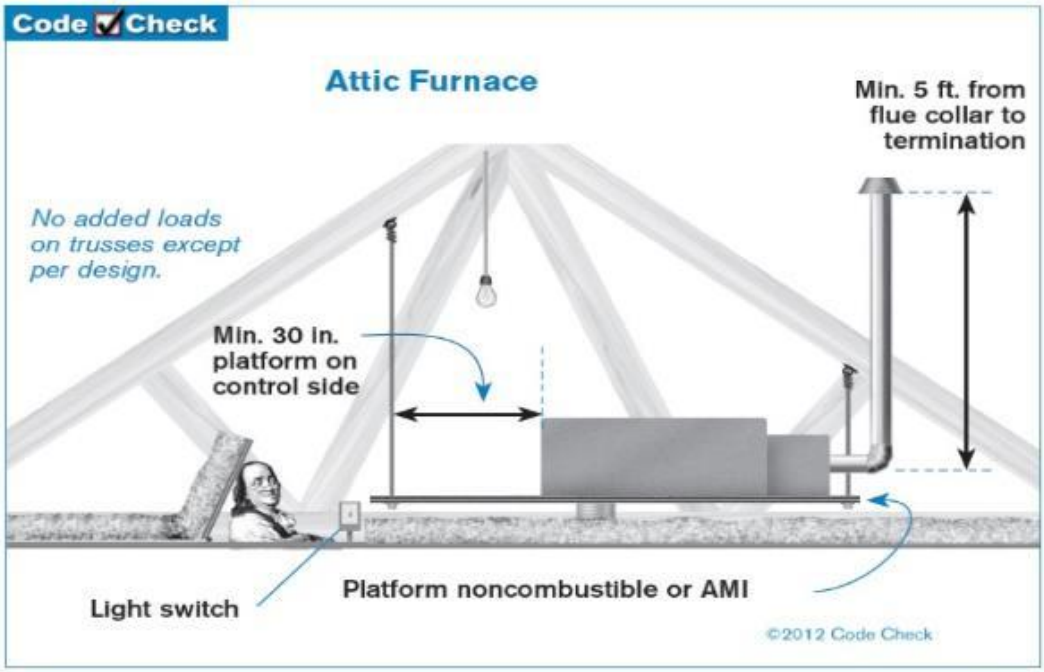


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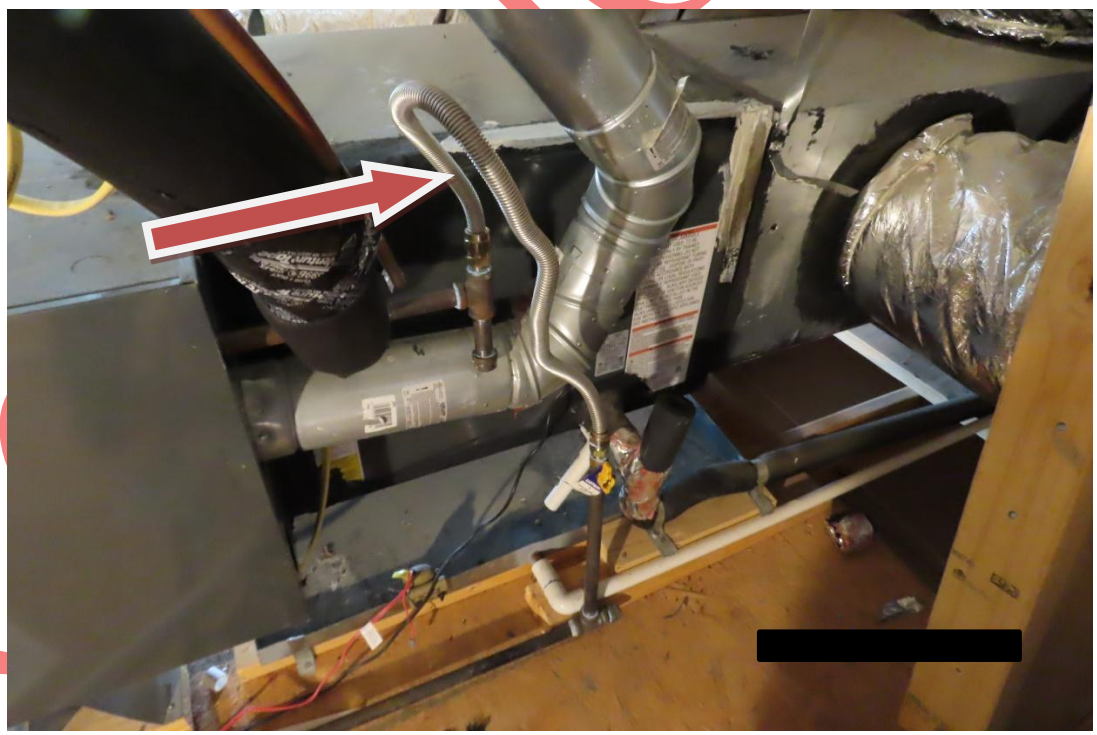


PHOTO 62



PHOTO 63



PHOTO 64



PHOTO 65



PHOTO 66

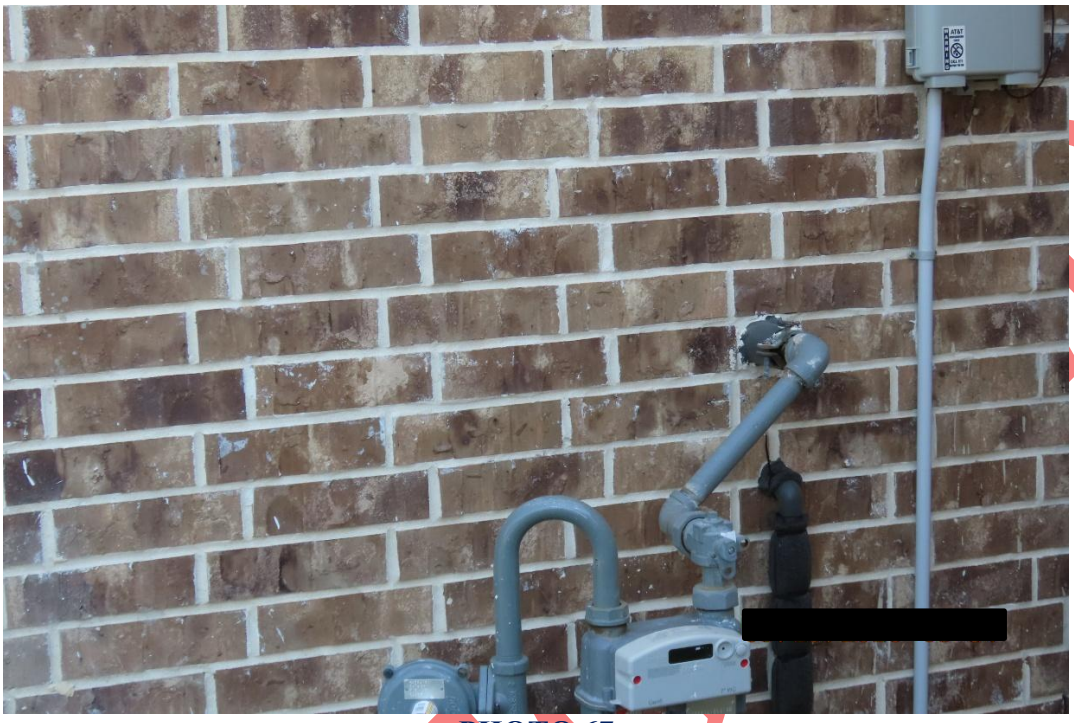


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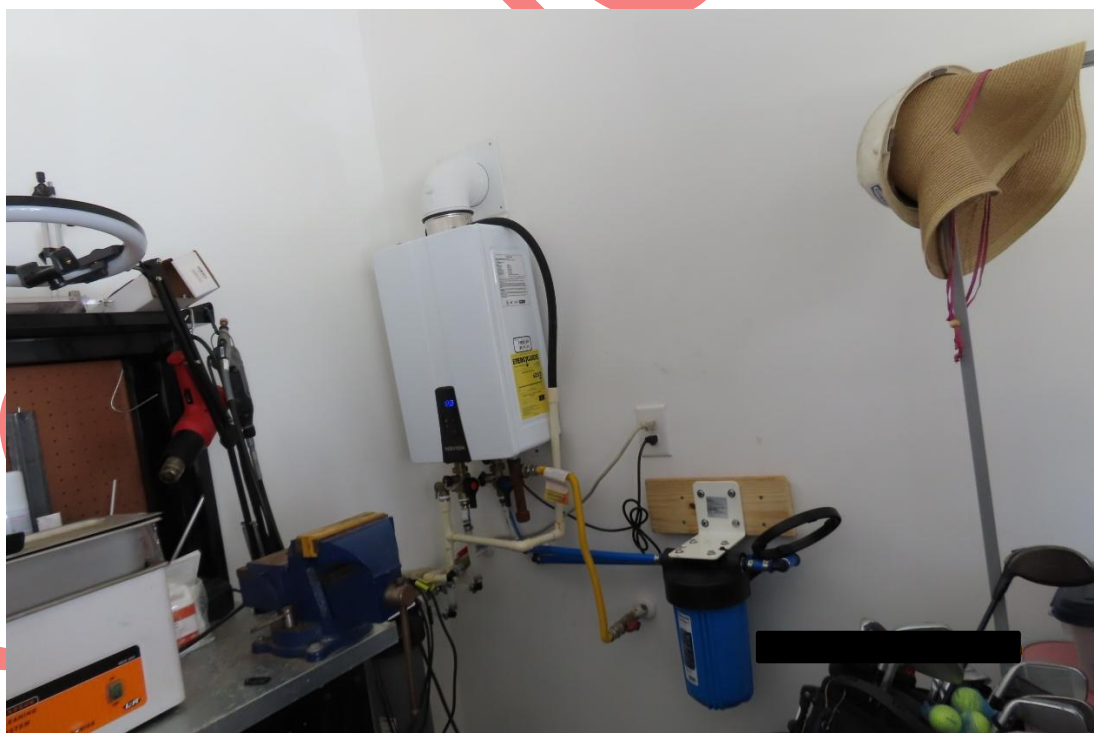


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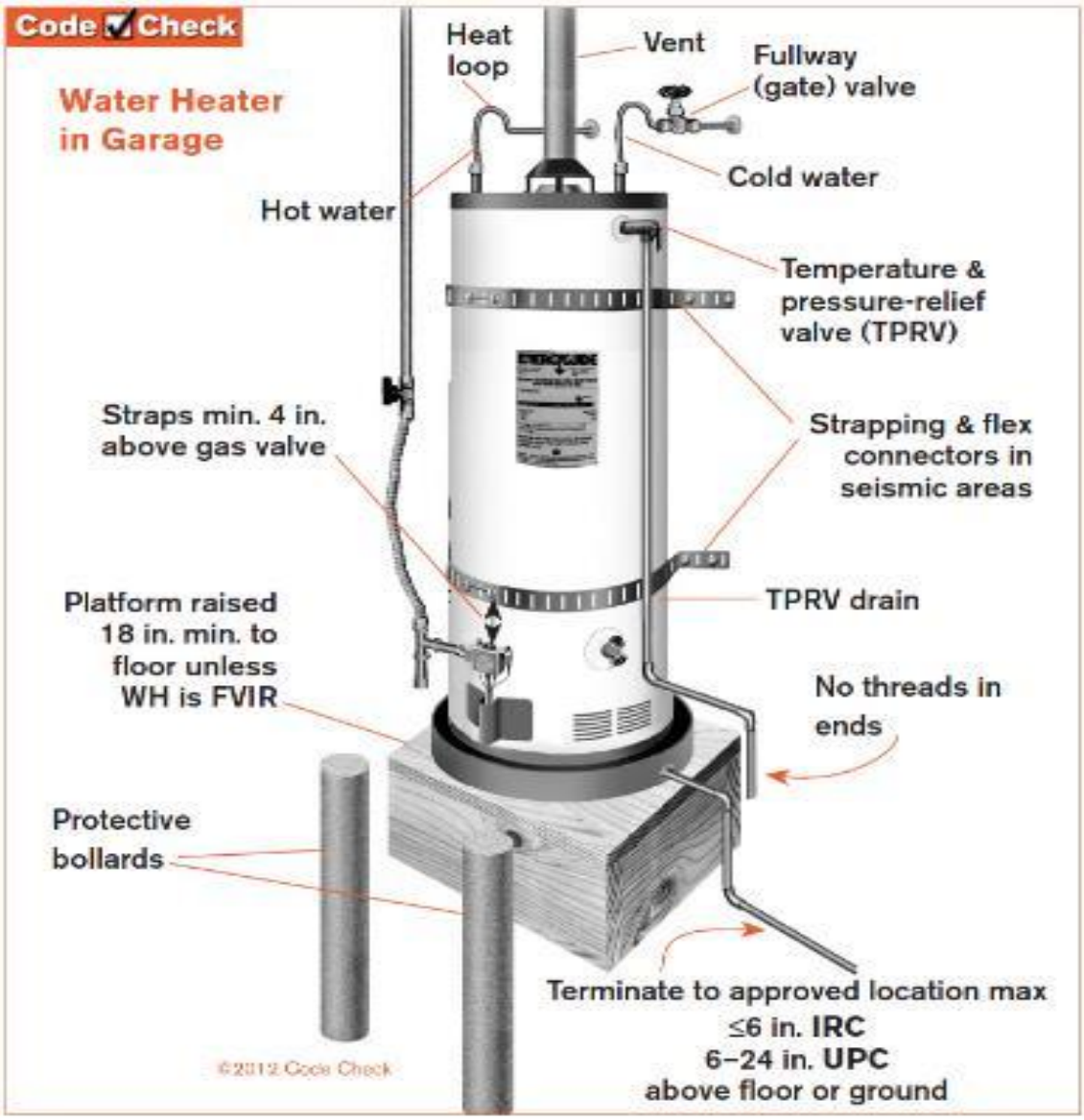

Code Check
Water Heater in Garage
Heat loop
Vent
Fullway (gate) valve
Cold water
Hot water
Temperature & pressure-relief valve (TPRV)
Straps min. 4 in. above gas valve
Strapping & flex connectors in seismic areas
TPRV drain
Platform raised 18 in. min. to floor unless WH is FVIR
No threads in ends
Protective bollards
Terminate to approved location max
≤6 in. IRC
6–24 in. UPC
above floor or ground
©2012 Code Check

PHOTO 69

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EXHIBIT "B"

INVESTIGATING CONSULTANT'S QUALIFICATIONS

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RESIDENTIAL - COMMERCIAL - ENVIRONMENTAL

Fax (832) 672-4166 P.O. BOX 440244, HOUSTON, TX 77244 Phone (713) 661-9200

www.BestInspections.org Email: foresight9200@hotmail.com or Info@bestInspections.org

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 Analysists
- 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
- 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

- Forensic Expert Witness Association

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