



Inspection Report

Mr. John Homebuyer

Property Address:
123 Main Street
Houston TX 77007



Front View

EDP Consulting Engineers, PLLC

Gerald C. Reece, PE TREC #7825
14119 Willowsong Ct
Missouri City, TX 77489



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Date: 7/6/2010	Time:	Report ID: FR-07072010
Property: 123 Main Street Houston TX 77007	Customer: Mr. John Homebuyer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Vacant (inspector only)

Type of building:
Single Family (1 story)

Temperature:
Over 65

Weather:
Clear

Ground/Soil surface condition:
Staurated

Rain in last 3 days:
Yes

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components pertaining to the newly constructed pier and beam foundation, including the floors beams, girders, piers, and concrete footing. The home inspector shall: compare the provided Foundation Repair Layout to the existing structure and verify that the construction meet Windstorm Construction Standards ASCE702/IRC2003 and ASCE705/IRC2006. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Note: Based on the numerous defects and poor workmanship, it is the inspectors opinion that a sampling of piers need an internal inspection due to the lack of inspection during construction.



I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiency

I NI NP D Inspection Items

A. Foundations

Columns or Piers: Masonry block
Method used to observe Crawlspace: Walked
Comments:

(1) The pier pile placement was not the same as the provided **Engineered foundation Layout**. More than 35% of the piers were not visible on the layout or not in the same location. Foundation Repair company must provide an updated layout before a Windstorm certificate can be issued.

(2) Several braces are not bolted into the concrete pier at the floor joist/girder interface. These bracket should be installed properly to ensure an even distribution of the load during windstorm conditions.

I NI NP D Inspection Items

I NI NP D Inspection Items

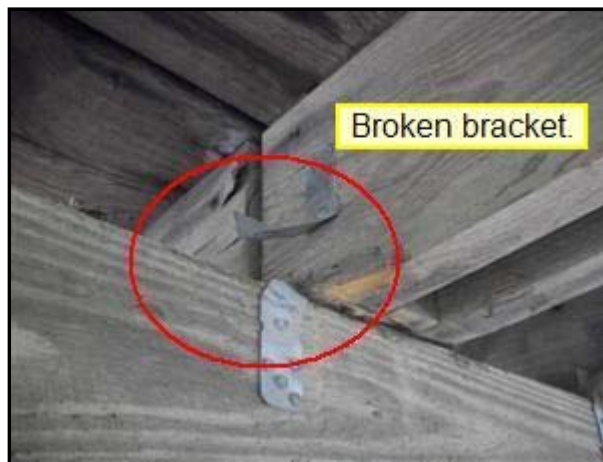


A. Picture 1

(3) Several engineering brackets are not properly installed throughout the floor joist and girder interface. They are either not completely engaged, missing or broken. These bracket should be replaced to ensure an even distribution of the load during windstorm conditions.



A. Picture 2



A. Picture 3

I NI NP D Inspection Items

I NI NP D Inspection Items



A. Picture 4



A. Picture 5

(4) There is no bracket at the rear piers. Also, the girder is not properly bolted into the pier. These bracket should be installed as per the engineered per design to ensure an even distribution of the load during windstorm conditions.



A. Picture 6

(5) Bolt at girder is not fully engaged at the rear middle pier.

I NI NP D Inspection Items

I NI NP D Inspection Items



A. Picture 7

(6) The floor joist should not be located directly at the bracket. Also, the floor joist shows sign of deteriorated/rotting wood and should be replaced.



A. Picture 8



A. Picture 9

(7) Several pier along the back rows of the foundation; the girders are not properly secured to the piers. These bracket should be properly installed to ensure an even distribution of the load during

I NI NP D Inspection Items

I NI NP D Inspection Items

windstorm conditions.



A. Picture 10

B. Grading & Drainage

Comments:

The grading and drainage along the residence are functioning as intended.

L. Other

Comments:

I NI NP D Inspection Items

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiency

The structural foundation of the home was inspected and reported on with the above information. While the inspector makes every effort to find **all** areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered or discussed with the engineer that is responsible for the foundation repair design. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



EDP Consulting Engineers, PLLC

14119 Willowsong Ct
Missouri City, TX 77489

Customer

Mr. John Homebuyer

Address

123 Main Street
Houston TX 77007

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficiency

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I. STRUCTURAL SYSTEMS

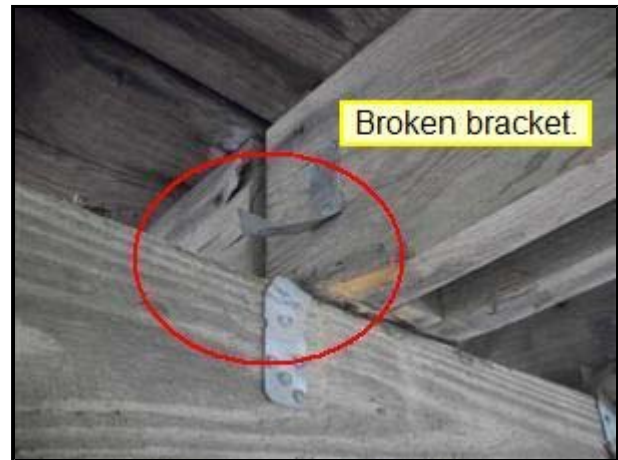


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A. Picture 4



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I. STRUCTURAL SYSTEMS



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I. STRUCTURAL SYSTEMS



A. Picture 10

B. Grading & Drainage

Inspected

The grading and drainage along the residence are functioning as intended.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

EDP Consulting Engineers, PLLC
 14119 Willowsong Ct
 Missouri City, TX 77489
 Inspected By: **Gerald C. Reece, PE TREC**
#7825

Inspection Date: 7/6/2010
Report ID: FR-07072010

Customer Info:	Inspection Property:
Mr. John Homebuyer 123 Main Street Houston TX 77007 Customer's Real Estate Professional:	123 Main Street Houston TX 77007

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.