

RSH ENGINEERING, INC.

LIGHT COMMERCIAL INSPECTION REPORT

INSP#: S06110

DATE: 08/30/06

PAGE #: 1

Client: Jane Doe

Address: 12345 Main St, Anywhere, Texas

PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION
1	 <p>FRONT VIEW OF BUILDING INSPECTED</p>	2	 <p>LEFT SIDE OF BUILDING</p> <ol style="list-style-type: none"> LOW SPOT/NEGATIVE SLOPE AREA TOWARDS THE BUILDING WHERE WATER PONDS. GENERAL NOTE: AT ALL FLAT/LOW/NEGATIVE SLOPED AREAS GRADE SURFACE AWAY FROM THE FOUNDATION MINIMUM 6.0-INCHES DROP IN 10- FEET (2000 INTERNATIONAL RESIDENTIAL CODE # 401.3) RECOMMEND A POSITIVE SLOPE (AWAY FROM THE FOUNDATION) OF 1-INCH OF DROP EVERY FOOT FOR THE FIRST FIVE FEET IF POSSIBLE. DO NOT LET WATER POOL/POND AROUND AND WITH-IN 5- FEET OF FOUNDATION. <p>SEE PIC. # 2 TO PIC. # 12 FOR DETAILS.</p>	3	 <p>LEFT SIDE OF BUILDING:</p> <ol style="list-style-type: none"> SOIL LEVEL IS TOO HIGH. 2000 IRC # 323.1 REQUIRES THAT THE BOTTOM OF SILL BE 8-INCHES TO EARTH. JAMES HARDIE SPECIFIES 6 INCHES FROM BOTTOM OF PLANK TO SOIL. 	4	 <p>LEFT SIDE OF BUILDING:</p> <p>INSTALL AN ELL FOR THE EMERGENCY DRAIN PIPE.</p>
5	 <p>LEFT SIDE OF BUILDING:</p> <p>CAULK TRIM/BRICK INTERFACE TO PREVENT WATER LEAKS (WATER DAMAGE AND MOLD) TO THE INSIDE.</p>	6	 <p>LEFT SIDE OF BUILDING:</p> <ol style="list-style-type: none"> INSULATION MISSING AT FREON LINE – ADD INSULATION SUCH THAT NO COPPER TUBING IS UNINSULATED. WIRING NOT COMPLETELY ENCLOSED IN CONDUIT. 	7	 <p>LEFT SIDE OF BUILDING:</p> <p>LOW SPOT AREA WHERE WATER PONDS FOR MORE THAN 24 HOURS – CORRECT DRAINAGE SLOPE.</p>	8	 <p>LEFT SIDE OF BUILDING:</p> <p>THE AC CONDENSER COILS ARE CLOGGED. HAVE THE CONDENSER COILS CLEANED.</p>

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9	 <p>LEFT SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. 2000 INTERNATIONAL RESIDENTIAL CODE SECTION R703.8.4. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: <ol style="list-style-type: none"> 4. ABOVE ALL PROJECTING WOOD TRIMS. 2. CAULK THE WINDOW TRIM/SIDING INTERFACES. 	10	 <p>LEFT SIDE OF BUILDING:</p> <p>SIDING PLANK IS CRACKED ABOVE THE WINDOW TRIM AT THE FRONT TOP CORNER.</p>	11	 <p>LEFT SIDE OF BUILDING:</p> <p>GENERAL NOTE: SOFFIT VENTS ARE MISSING AND/OR IS INADEQUATE – ADD SOFFIT VENTS. PROVIDE ADEQUATE # OF SOFFIT VENTS TO MEET THE NET FREE VENT OPENINGS OF 1/300 (IF VAPOR BARRIER IS PRESENT) OR 1/150 (IF VAPOR BARRIER IS NOT PRESENT). (UNIFORM BUILDING CODE # 1505.3) (1999 STANDARD BUILDING CODE – 1203.1.3), 2000 INTERNATIONAL RESIDENTIAL CODE # 806.1& # 806. 2.</p>	12	 <p>LEFT SIDE OF BUILDING:</p> <p>RAIN GUTTER IS BENT. REPAIR OR REPLACE THE GUTTER.</p>

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13	 <p>FRONT SIDE OF BUILDING SEE PIC. # 14 TO PIC. #22 FOR DETAILS.</p>	14	 <p>FRONT SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. THE LIGHT FIXTURE IS MISSING. INSTALL A LIGHT FIXTURE AND SEAL/CAULK AT THE LIGHT FIXTURE BASE. 2. EXPANSION JOINT IS MISSING IN BRICK VENEER – INSTALL EXPANSION JOINT 3. PROVIDE EXPANSION JOINT THAT IS CLEAR OF ALL MORTAR AND SEAL WITH EXPANSION JOINT SEALANT 	15	 <p>FRONT SIDE OF BUILDING: DIAGONAL STEP CRACK IN THE MORTAR BETWEEN THE BRICKS ABOVE THE WINDOW. SEAL THE MORTAR CRACKS. GENERAL NOTE: CAULK AROUND ALL WINDOWS OF THE BUILDING.</p>	16	 <p>FRONT SIDE OF BUILDING: SEAL THE MORTAR CRACKS BETWEEN THE BRICKS BELOW THE WINDOW TO PREVENT WATER LEAKS TO THE INSIDE AND PREVENT MOLD AND/OR PREVENT MOLD DAMAGE.</p>
17	 <p>FRONT SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. CAULK/SEAL THE WINDOW FRAME AT THE TOP OF THE WINDOW. 2. RUSTING LINTELS – RE-PAINT. 	18	 <p>FRONT SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. CAULK WINDOW FRAME/BRICK INTERFACE TO PREVENT AIR DRAFT AND WATER LEAKS TO THE INSIDE. 2. SEAL THE MORTAR CRACKS BETWEEN THE BRICKS TO PREVENT WATER LEAKS TO THE INSIDE AND PREVENT MOLD AND/OR PREVENT MOLD DAMAGE. 	19	 <p>FRONT SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. FILL/SEAL THE VOID AT THE CAPSTONE WITH MORTAR. 2. CAULK WINDOW FRAME/BRICK INTERFACE TO PREVENT AIR DRAFT AND WATER LEAKS TO THE INSIDE. 	20	 <p>FRONT SIDE OF BUILDING: SEE NOTES AT PIC. # 19. SEAL THE MORTAR CRACKS BETWEEN THE BRICKS TO PREVENT WATER LEAKS TO THE INSIDE AND PREVENT MOLD AND/OR PREVENT MOLD DAMAGE.</p>

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21	 <p>FRONT SIDE OF BUILDING: STARTER COURSE OF SHINGLES MISSING AT BOTTOM ROW OF SHINGLES ALL AROUND THE BUILDING.</p>	22	 <p>FRONT SIDE OF BUILDING: SHINGLES DAMAGED ABOVE FRONT PORCH.</p>	23	 <p>RIGHT SIDE OF BUILDING SEE PIC. # 24 TO PIC. # 31 FOR DETAILS.</p>	24	 <p>RIGHT SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. LOW SPOT/NEGATIVE SLOPE AREA TOWARDS THE BUILDING WHERE WATER PONDS. 2. GENERAL NOTE: AT ALL FLAT/LOW/NEGATIVE SLOPED AREAS GRADE SURFACE AWAY FROM THE FOUNDATION MINIMUM 6.0-INCHES DROP IN 10-FEET (2000 INTERNATIONAL RESIDENTIAL CODE # 401.3) 3. RECOMMEND A POSITIVE SLOPE (AWAY FROM THE FOUNDATION) OF 1-INCH OF DROP EVERY FOOT FOR THE FIRST FIVE FEET IF POSSIBLE. DO NOT LET WATER POOL/POND AROUND AND WITH-IN 5-FEET OF FOUNDATION.
25	 <p>RIGHT SIDE OF BUILDING: 2000 INTERNATIONAL RESIDENTIAL CODE SECTION R703.8.4. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: 4. ABOVE ALL PROJECTING WOOD TRIMS.</p>	26	 <p>RIGHT SIDE OF BUILDING: GENERAL NOTE: SOFFIT VENTS ARE MISSING – ADD SOFFIT VENTS. PROVIDE ADEQUATE # OF SOFFIT VENTS TO MEET THE NET FREE VENT OPENINGS OF 1/300 (IF VAPOR BARRIER IS PRESENT) OR 1/150 (IF VAPOR BARRIER IS NOT PRESENT). (UNIFORM BUILDING CODE # 1505.3) (1999 STANDARD BUILDING CODE – 1203.1.3). 2000 INTERNATIONAL RESIDENTIAL CODE # 806.1 & # 806.2.</p>	27	 <p>RIGHT SIDE OF BUILDING: GENERAL NOTE: CAULK ALL BUTT JOINTS IN THE SIDING ALL AROUND THE BUILDING. SEE NOTES AT PIC. # 25 FOR ADDITIONAL DETAILS.</p>	28	 <p>RIGHT SIDE OF BUILDING: CAULK TRIM/BRICK INTERFACE TO PREVENT WATER LEAKS (WATER DAMAGE AND MOLD) TO THE INSIDE.</p>

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29	 <p>RIGHT SIDE OF BUILDING:</p> <ol style="list-style-type: none"> CONTROL JOINTS ARE MISSING FROM THE SLAB OF THE DRIVEWAY. SEE NOTE # 185 REGARDING DRIVEWAY CONTROL JOINT DESIGN. DRIVEWAY IS CRACKED FROM ONE SIDE TO THE OTHER – CHECK TO SEE IF HAS FRACTURED (THE CRACK EXTENDS FROM TOP TO BOTTOM OF THE SLAB – IF IT HAS FRACTURED - REPLACE SLAB/DRIVEWAY. 	30	 <p>RIGHT SIDE OF BUILDING: SEE NOTES AT PIC. # 29.</p>	31	 <p>RIGHT SIDE OF BUILDING: SEE NOTES AT PIC. # 29.</p>	32	 <p>BACK SIDE OF BUILDING SEE PIC. # 33 TO PIC. # 50 FOR DETAILS.</p>
33	 <p>BACK SIDE OF BUILDING: THE STAIRWAY IS INDEPENDENT OF THE BUILDING AND IS VERY UNSTABLE. SECURE THE STAIRWAY AND/OR REPLACE IT WITH NEW STAIRWAY.</p>	34	 <p>BACK SIDE OF BUILDING: GENERAL NOTE: THE BALUSTERS OF THE STAIRWAY ARE LOOSE. THEY ARE NAILED AT EACH END WITH ONLY ONE NAIL. PROPERLY SECURE THE BALUSTERS.</p>	35	 <p>BACK SIDE OF BUILDING:</p> <ol style="list-style-type: none"> THE STAIR TREADS ARE WARPING AND SEPARATING FROM THE RISERS. SECURE THE TREADS. THE RISERS ARE SPLITTING. REPAIR OR REPLACE THE RISERS. 	36	 <p>BACK SIDE OF BUILDING: PROVIDE FOOTING FOR THE BASE OF THE STAIRWAY.</p>

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37	 <p>BACK SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. LOW SPOT/NEGATIVE SLOPE AREA TOWARDS THE BUILDING WHERE WATER PONDS. 2. GENERAL NOTE: AT ALL FLAT/LOW/NEGATIVE SLOPED AREAS GRADE SURFACE AWAY FROM THE FOUNDATION MINIMUM 6.0-INCHES DROP IN 10- FEET (2000 INTERNATIONAL RESIDENTIAL CODE # 401.3) 3. RECOMMEND A POSITIVE SLOPE (AWAY FROM THE FOUNDATION) OF 1-INCH OF DROP EVERY FOOT FOR THE FIRST FIVE FEET IF POSSIBLE. DO NOT LET WATER POOL/POND AROUND AND WITH-IN 5- FEET OF FOUNDATION. 4. JAMES HARDIE SPECIFIES 6 INCHES FROM BOTTOM OF PLANK TO SOIL 	38	 <p>BACK SIDE OF BUILDING:</p> <p>220-VOLT ELECTRICAL WIRING IS NOT TIED/CLAMPED TO THE BRICK WALL SUCH THAT IT IS NOT TOUCHING THE SOIL/GROUND. PROVIDE CLAMPS AND FASTEN THE 220- VOLT CABLES/WIRING AWAY FROM THE SOIL.</p>	39	 <p>BACK SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. 220- VOLT ELECTRICAL WIRING IS NOT TIED/CLAMPED TO THE BRICK WALL SUCH THAT IT IS NOT TOUCHING THE SOIL/GROUND. PROVIDE CLAMPS AND FASTEN THE 220- VOLT CABLES/WIRING AWAY FROM THE SOIL. 2. SECURE THE FREON LINE ABOVE THE SOIL TO PREVENT DAMAGE BY LAWN EQUIPMENT. 	40	 <p>BACK SIDE OF BUILDING:</p> <p>THE COIL GUARD IS BENT/DAMAGED. REPAIR OR REPLACE THE GUARD.</p>

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41	 <p>BACK SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. CAULK THE TRIM/SIDING INTERFACES. 2. THE POST OF THE STAIRWAY IS SPLITTING. REPLACE OR REPAIR THE POST. 3. THE TRIM AT THE BOTTOM OF THE WINDOW IS PROJECTING. REFER TO NOTES AT NEXT PICTURE. 	42	 <p>BACK SIDE OF BUILDING: 2000 INTERNATIONAL RESIDENTIAL CODE SECTION R703.8.4. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: 4. ABOVE ALL PROJECTING WOOD TRIMS.</p>	43	 <p>BACK SIDE OF BUILDING: CAULK THE BUTT JOINTS IN THE SIDING.</p>	44	 <p>BACK SIDE OF BUILDING: SEAL/CAULK AT THE DOOR THRESHOLD/ DOOR TRIMS/BRICK INTERFACE.</p>
45	 <p>BACK SIDE OF BUILDING: CAULK ALL AROUND THE WINDOW SEE NOTES AT PIC. # 42 FOR ADDITIONAL DETAILS.</p>	46	 <p>BACK SIDE OF BUILDING: JOIST HANGERS ARE MISSING AT THE TOP OF THE STAIRWAY RISERS.</p>	47	 <p>BACK SIDE OF BUILDING: THE HAND RAILS OF THE STAIRWAY ARE LOOSE. SECURE THE HAND RAILS.</p>	48	 <p>BACK SIDE OF BUILDING: THE ORNAMENTAL KNOBS AT THE TOPS AT THE HAND RAILS AT THE BOTTOM POSTS ARE LOOSE AND DAMAGED. REPLACE THE KNOBS.</p>

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49	 <p>BACK SIDE OF BUILDING: SOIL MISSING BELOW WALKWAY NEAR THE BOTTOM OF THE STAIRS. ADD SOIL.</p>	50	 <p>BACK SIDE OF BUILDING:</p> <ol style="list-style-type: none"> 1. LOW SPOT/NEGATIVE SLOPE AREA TOWARDS THE BUILDING WHERE WATER PONDS. 2. GENERAL NOTE: AT ALL FLAT/LOW/NEGATIVE SLOPED AREAS GRADE SURFACE AWAY FROM THE FOUNDATION MINIMUM 6.0-INCHES DROP IN 10 FEET (2000 INTERNATIONAL RESIDENTIAL CODE # 401.3) 3. RECOMMEND A POSITIVE SLOPE (AWAY FROM THE FOUNDATION) OF 1-INCH OF DROP EVERY FOOT FOR THE FIRST FIVE FEET IF POSSIBLE. DO NOT LET WATER POOL/POND AROUND AND WITH-IN 5- FEET OF FOUNDATION. 4. JAMES HARDIE SPECIFIES 6 INCHES FROM BOTTOM OF PLANK TO SOIL. 	51	 <p>OUTBACK BUILDING OFFICE: SEE PIC. # 52 TO PIC. # 79 FOR DETAILS.</p>	52	 <p>OUTBACK BUILDING OFFICE:</p> <ol style="list-style-type: none"> 1. SOIL LEVEL IS TOO HIGH. 2000 IRC # 323.1 REQUIRES THAT THE BOTTOM OF SILL BE 8-INCHES TO EARTH. 2. JAMES HARDIE SPECIFIES 6 INCHES FROM BOTTOM OF PLANK TO SOIL. 3. SEE NOTES AT PIC. # 50.
53	 <p>OUTBACK BUILDING OFFICE: THE DOOR FACING AT EACH SIDE OF THE DOOR IS ROTTED OUT. REPLACE THE TRIM AND PAINT THE NEW TRIM TO MATCH EXISTING COLOR.</p>	54	 <p>OUTBACK BUILDING OFFICE:</p> <ol style="list-style-type: none"> 1. TRIM IS COMING LOOSE. SECURE THE TRIM. 2. DRIP EDGE FLASHING IS MISSING. 3. FASCIA BOARD IS MISSING. INSTALL FASCIA BOARD. 	55	 <p>OUTBACK BUILDING OFFICE:</p> <ol style="list-style-type: none"> 1. TRIM IS COMING LOOSE. SECURE THE TRIM. 2. DRIP EDGE FLASHING IS MISSING. 3. FASCIA BOARD IS MISSING. INSTALL FASCIA BOARD. 	56	 <p>OUTBACK BUILDING OFFICE: CAULK/SEAL THE WINDOW FRAME/SIDING INTERFACES ALL AROUND THE WINDOW(S).</p>

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57	 <p>OUTBACK BUILDING OFFICE:</p> <ol style="list-style-type: none"> 1. THE TRIM AROUND THE WINDOW IS ROTTED. REPLACE THE TRIM AND PAINT THE NEW TRIM TO MATCH EXISTING COLOR. 2. INSTALL FLASHING ABOVE ALL PROJECTING WOOD TRIM (REFER TO NOTES AT PIC. # 42). 	58	 <p>OUTBACK BUILDING OFFICE:</p> <p>SEE NOTES AT PIC. # 57.</p>	59	 <p>OUTBACK BUILDING OFFICE:</p> <ol style="list-style-type: none"> 1. WINDOW SCREEN IS MISSING. 2. CLEAN PAINT FROM THE GLASS PANES OF THE WINDOW. 3. SEE NOTES AT PIC. # 57 FOR ADDITIONAL DETAILS. 	60	 <p>OUTBACK BUILDING OFFICE:</p> <p>THERE APPEARS TO BE NO FOOTING FOR THE SLAB OF THIS BUILDING.</p>
61	 <p>OUTBACK BUILDING OFFICE:</p> <ol style="list-style-type: none"> 1. LOW SPOT/NEGATIVE SLOPE AREA TOWARDS THE BUILDING WHERE WATER PONDS. 2. GENERAL NOTE: AT ALL FLAT/LOW/NEGATIVE SLOPED AREAS GRADE SURFACE AWAY FROM THE FOUNDATION MINIMUM 6.0-INCHES DROP IN 10-FEET (2000 INTERNATIONAL RESIDENTIAL CODE # 401.3) 3. RECOMMEND A POSITIVE SLOPE (AWAY FROM THE FOUNDATION) OF 1-INCH OF DROP EVERY FOOT FOR THE FIRST FIVE FEET IF POSSIBLE. DO NOT LET WATER POOL/POND AROUND AND WITH-IN 5- FEET OF FOUNDATION. 	62	 <p>OUTBACK BUILDING OFFICE:</p> <p>CUT THE TREE BRANCHES AWAY FROM THE BUILDING SO THEY ARE UNLIKELY TO CONTACT THE BUILDING IN WINDS OF 20 MPH.</p>	63	 <p>OUTBACK BUILDING OFFICE:</p> <p>PROVIDE FLASHING AT THE FOUNDATION TO PREVENT WATER LEAKS TO THE INSIDE.</p>	64	 <p>OUTBACK BUILDING OFFICE:</p> <p>REPLACE THE DAMAGED SIDING. SEE NOTES AT PIC. # 63.</p>

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65	 <p>OUTBACK BUILDING OFFICE: THE ROOF LINE /FRAMING ARE NOT STRAIGHT.</p>	66	 <p>OUTBACK BUILDING OFFICE: THE ROOF LINE/FRAMING IS NOT STRAIGHT.</p>	67	 <p>OUTBACK BUILDING OFFICE: THE SLAB IS OFF LEVEL SEVERELY. THE LEFT SIDE OF THE BUILDING IS LOWER THAN THE FRONT SIDE. THE SLAB IS UP AND THEN DOWN AND UP AGAIN AND DOWN - SEVERAL PLACES.</p>	68	 <p>OUTBACK BUILDING OFFICE: DOOR IS NOT SQUARE WITH FRAME.</p>
69	 <p>OUTBACK BUILDING OFFICE:</p> <ol style="list-style-type: none"> 1. CAULK TOILET BOWL/BASE AT FLOORING INTERFACE. 2. THERE IS NO AC OUTLET IN THIS RESTROOM. 	70	 <p>OUTBACK BUILDING OFFICE: THE BATHROOM WINDOW IS LOOSE AND THERE IS A GAP BETWEEN THE FRAME AND THE WINDOW IN THE RESTROOM.</p>	71	 <p>OUTBACK BUILDING OFFICE: SEAL HOLE AT PIPE/DRYWALL INTERFACES BELOW SINK.</p>	72	 <p>OUTBACK BUILDING OFFICE: PROVIDE EMERGENCY DRAIN PAN BELOW THE WATER HEATER.</p>

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73	 <p>OUTBACK BUILDING OFFICE: 1. INSULATION NOT SECURED AROUND THE WATER PIPES ABOVE THE WATER HEATER. 2. GROUND WIRE FOR THE WATER HEATER SEEMS TO BE MISSING.</p>	74	 <p>OUTBACK BUILDING OFFICE: THE BOTTOM OF THE WATER HEATER IS RUSTY. RECOMMEND REPLACEMENT</p>	75	 <p>OUTBACK BUILDING OFFICE: SEAL HOLES IN THE WALL AT THE WATER PIPES FOR THE WATER HEATER.</p>	76	 <p>OUTBACK BUILDING OFFICE: DOOR IS NOT SQUARE WITH FRAME.</p>
77	 <p>OUTBACK BUILDING OFFICE: AIR GAP AROUND THE DOOR. REPAIR THE WEATHER STRIPPING.</p>	78	 <p>OUTBACK BUILDING OFFICE: DOOR IS NOT SQUARE WITH FRAME.</p>	79	 <p>OUTBACK BUILDING OFFICE: THE FLOOR IS OFF LEVEL FROM END TO END.</p>	80	 <p>ROOF: FOR CLOSE-UP AND DETAILS SEE PIC. # 81.</p>
81	 <p>ROOF: CLOSE-UP OF PIC. # 80. THE ROWS OF SHINGLES AT EACH SIDE OF THE VENT SHOULD OVERLAP THE BASE TO PREVENT WATER LEAKS (WATER DAMAGE AND MOLD) TO THE INSIDE.</p>	82	 <p>ROOF: GENERAL NOTE: SEAL OVER ALL EXPOSED NAILS AND/OR STAPLES HOLDING DOWN THE FLUE/ATTIC VENTS/SEWER VENT BASES WITH ROOF CEMENT.</p>	83	 <p>ROOF: CLOSE-UP OF PIC. # 82.</p>	84	 <p>ROOF: GENERAL NOTE: SEAL OVER ALL EXPOSED NAILS AND/OR STAPLES HOLDING DOWN THE SKYLIGHT WITH ROOF CEMENT.</p>

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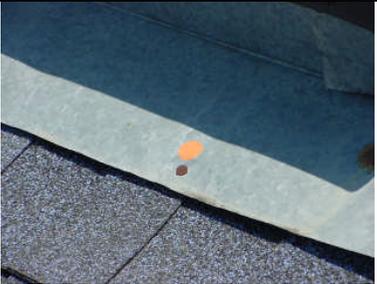
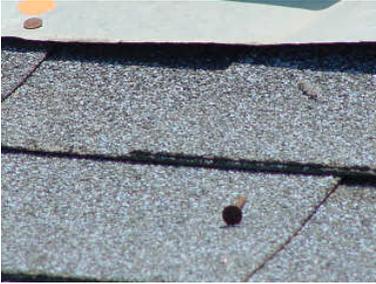
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85	 <p>ROOF: CLOSE-UP OF PIC. # 84.</p>	86	 <p>ROOF: CLOSE-UP OF PIC. # 87 AND PIC. # 88.</p>	87	 <p>ROOF: CLOSE-UP OF PIC. # 86. THE ROWS OF SHINGLES AT EACH SIDE OF THE VENT SHOULD OVERLAP THE BASE TO PREVENT WATER LEAKS (WATER DAMAGE AND MOLD) TO THE INSIDE.</p>	88	 <p>ROOF: CLOSE-UP OF PIC. # 86. GENERAL NOTE: SEAL OVER ALL EXPOSED NAILS AND/OR STAPLES HOLDING DOWN THE FLUE/ATTIC VENTS/SEWER VENT BASES WITH ROOF CEMENT.</p>
89	 <p>ROOF: FOR CLOSE-UP AND DETAILS SEE PIC. # 90.</p>	90	 <p>ROOF: CLOSE-UP OF PIC. # 89. REMOVE THE NAIL AND PATCH THE RESULTING HOLE WITH ROOF CEMENT.</p>	91	 <p>ROOF: FOR CLOSE-UP AND DETAILS SEE PIC. # 92.</p>	92	 <p>ROOF: CLOSE-UP OF PIC. # 91. THE ROWS OF SHINGLES AT EACH SIDE OF THE VENT SHOULD OVERLAP THE BASE TO PREVENT WATER LEAKS (WATER DAMAGE AND MOLD) TO THE INSIDE.</p>

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93	 <p>ROOF: FOR CLOSE-UP AND DETAILS SEE PIC. # 94.</p>	94	 <p>ROOF: CLOSE-UP OF PIC. # 93. GENERAL NOTE: SEAL OVER ALL EXPOSED NAILS AND/OR STAPLES HOLDING DOWN THE FLUE/ATTIC VENTS/SEWER VENT BASES WITH ROOF CEMENT.</p>	95	 <p>ATTIC: INSULATE THE ATTIC PULL DOWN DOOR TO SAVE ENERGY AND SAVE ON UTILITY BILLS. THIS DOOR SHOULD BE TREATED AS A DOOR TO THE OUTSIDE. IN FACT THIS DOOR SEES HIGHER TEMPERATURES THAT ARE MORE SEVERE THAN THE OUTSIDE DOORS. USUALLY THE OUTSIDE DOORS ARE INSULATED AND/OR ARE SOLID.</p>	96	 <p>ATTIC:</p> <ol style="list-style-type: none"> THE BOTTOM STEP OF THE PULL-DOWN DOOR IS MISSING. CUT THE LEGS OF THE LADDER SO THEY ARE FLUSH WITH THE FLOORING.
97	 <p>ATTIC:</p> <ol style="list-style-type: none"> PROVIDE DECKING AROUND THE PULL-DOWN DOOR TO PREVENT ACCIDENTS. PROVIDE UNOBSTRUCTED ACCESS PATH 24 INCHES WIDE, NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE, FROM THE ACCESS POINT TO THE APPLIANCE. 2000 INTERNATIONAL RESIDENTIAL CODE SECTION M1305.1.3. 	98	 <p>ATTIC: FOR CLOSE-UP AND DETAILS SEE PIC. # 99.</p>	99	 <p>ATTIC: CLOSE-UP OF PIC. # 98. INSULATE SO ATTIC AIR DOES NOT GET BETWEEN THE CEILING AND FLOOR.</p>	100	 <p>ATTIC: PROVIDE GROMMET AROUND THE WIRING WHERE THE WIRES ENTER THE UNIT.</p>

RSH ENGINEERING, INC.

LIGHT COMMERCIAL INSPECTION REPORT

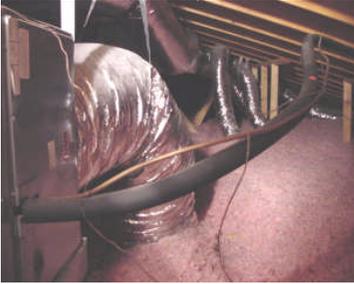
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Address: 12345 Main St, Anywhere, Texas

PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION
101	 <p>ATTIC: ELECTRICAL WIRING IS TOUCHING THE DRAIN PAN – RE-LOCATE THE ELECTRICAL WIRING SUCH THAT IT IS AWAY FROM THE DRAINPAN.</p>	102	 <p>ATTIC: ONE OF THE RIDGE BOARD STRUT IS TERMINATED OVER A SINGLE JOIST – TRANSFER THIS TO A LOAD BEARING WALL/POINT.</p>	103	 <p>ATTIC: LIGHT IS NOT FUNCTIONAL.</p>	104	 <p>ATTIC: PROVIDE MINIMUM 24-INCH CONTINUOUS DECKING IN FRONT OF THE AC/HEAT UNIT.</p>
105	 <p>ATTIC: THE EMERGENCY DRAIN PAN IS DAMAGED AND NOT HAVING PROPER SLOPE TOWARDS DRAIN AND WILL NOT PREVENT WATER DAMAGE TO THE INTERIOR OF THE BUILDING DURING TIMES OF EMERGENCY.</p>	106	 <p>ATTIC: CLOSEUP OF PIC. # 105</p>	107	 <p>ATTIC: PROVIDE STRAIN RELIEF FOR THE FREON LINE USING NYLON STRAPS.</p>	108	 <p>ATTIC: SKYLIGHT WALL AREA IS MISSING INSULATION – SEE PIC. # 109 FOR CLOSE UP</p>

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PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION
109	 ATTIC: CLOSEUP OF PIC. # 108 WHERE INSULATION COVERAGE IS MISSING. INSTALL INSULATION.	110	 INSIDE KITCHEN: WATER DAMAGE ON DRYWALL BELOW THE WINDOW.	111	 INSIDE KITCHEN: CLOSE-UP OF PIC. # 110.	112	 INSIDE KITCHEN: THE SINK IS LOOSE. SECURE THE SINK. CAULK THE SINK RIM/COUNTERTOP INTERFACE. THE SPRAYER ASSEMBLY IS LOOSE. TIGHTEN THE SPRAYER. THE GARBAGE DISPOSAL DOES NOT OPERATE.
113	 INSIDE KITCHEN: GROUT CRACKS AT THE COUNTERTOP/SPLASH BACK INTERFACE.	114	 INSIDE KITCHEN: BASEBOARD JOINT CRACK.	115	 INSIDE DOWNSTAIRS REAR HALLWAY: AIR GAP ALL AROUND THE BACK DOOR. REPAIR WEATHER STRIPPING	116	 INSIDE DOWNSTAIRS REAR HALLWAY: JOINT CRACKS AT DOOR TRIM CORNERS.

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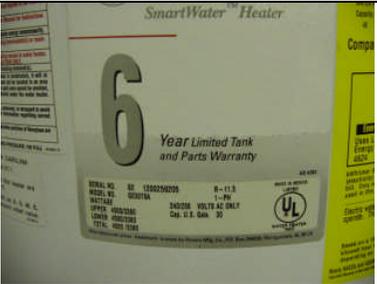
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PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION
117	 <p>INSIDE ELECTRICAL PANEL CLOSET: SEAL THE OPENINGS WHERE BREAKERS AND TABS ARE MISSING WITH PLASTIC FILLERS THAT CAN BE PURCHASED AT RETAILERS WHO SELL THE BREAKERS FOR THIS MODEL PANE.</p>	118	 <p>INSIDE MIDDLE REAR ROOM: WATER DAMAGE BELOW THE WINDOW. THIS IS LIKELY CAUSED BY THE MISSING FLASHING ABOVE PROJECTING WOOD TRIMS ON THE OUTSIDE AND BY VOIDS IN THE CAULKING AROUND THE WINDOWS.</p>	119	 <p>INSIDE ROOM 2 (DOWNSTAIRS RIGHT REAR ROOM):</p> <ol style="list-style-type: none"> CLEAN PAINT FROM GLASS PANES OF WINDOWS. WINDOW NOT LATCHING/LOCKING PROPERLY. CAULK WINDOW FRAME/DRYWALL INTERFACES. 	120	 <p>INSIDE ROOM 2 (DOWNSTAIRS RIGHT REAR ROOM): BASEBOARD/DRYWALL SEPARATION CRACKS.</p>
121	 <p>INSIDE RIGHT MIDDLE ROOM DOWNSTAIRS: DOOR IS NOT SQUARE WITH FRAME.</p>	122	 <p>INSIDE ADMINISTRATIVE OFFICE: CROWN MOLDING/DRYWALL SEPARATION CRACK.</p>	123	 <p>INSIDE CLOSET OF ADMINISTRATIVE OFFICE: SEAL THE HOLES IN THE WALL OF THE WATER HEATER CLOSET.</p>	124	 <p>INSIDE CLOSET OF ADMINISTRATIVE OFFICE:</p>

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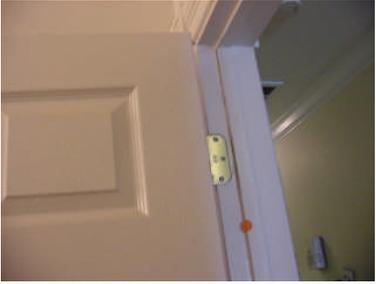
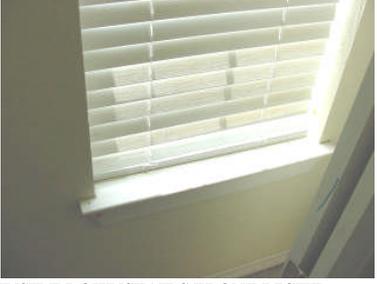
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PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION
125	 INSIDE CLOSET OF ADMINISTRATIVE OFFICE: SEAL THE HOLES IN THE WALL OF THE WATER HEATER CLOSET	126	 INSIDE CLOSET OF ADMINISTRATIVE OFFICE: GROUND WIRE LOOSE - TIGHTEN THE GROUND WIRE.	127	 INSIDE CLOSET OF ADMINISTRATIVE OFFICE: PROVIDE EMERGENCY DRAIN PAN BELOW THE WATER HEATER AND PROVIDE A DRAIN PIPE THAT WILL PROVIDE PROPER DRAINAGE IN TIMES OF EMERGENCIES.	128	 INSIDE DOWNSTAIRS REAR RESTROOM: FLOOR TILES ARE CRACKED.
129	 INSIDE DOWNSTAIRS REAR RESTROOM: TEXTURE MISMATCH ON WALL.	130	 INSIDE DOWNSTAIRS REAR RESTROOM: CROWN MOLDING/DRYWALL SEPARATION CRACK.	131	 INSIDE DOWNSTAIRS REAR RESTROOM: THE DOOR JAMB IS LOOSE. SECURE THE JAMB.	132	 INSIDE DOWNSTAIRS ROOM 1: CAULK AROUND THE WINDOW FRAME.
133	 INSIDE DOWNSTAIRS ROOM 1: DOOR KNOB IS LOOSE.	134	 INSIDE DOWNSTAIRS FRONT RIGHT ROOM: 1. PANELS OF DOOR ARE SEPARATING. REPAIR OR REPLACE THE DOORS. 2. DOORS DRAG ON CARPET. ADJUST THE DOORS.	135	 INSIDE DOWNSTAIRS FRONT RIGHT ROOM: SEE NOTES AT PIC. # 134.	136	 INSIDE DOWNSTAIRS FRONT RIGHT ROOM: THE TRIM BELOW THE WINDOWSILL IS COMING LOOSE.

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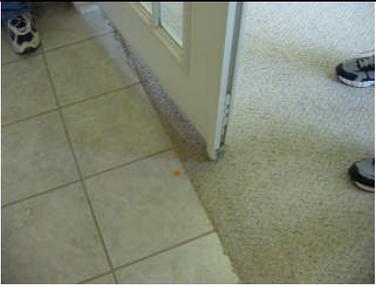
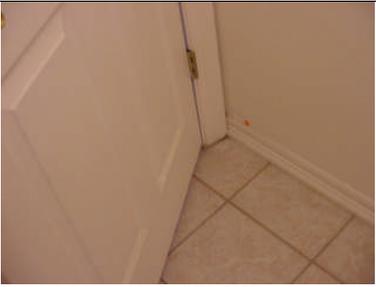
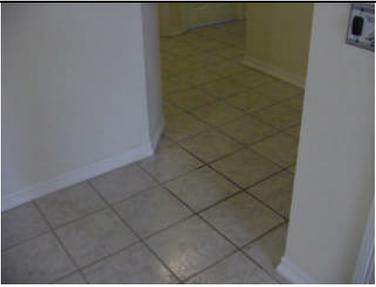
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137	 INSIDE DOWNSTAIRS FRONT RIGHT ROOM: CORNER CRACK AT WINDOW.	138	 INSIDE DOWNSTAIRS FRONT RIGHT ROOM: GENERAL NOTE: THROUGHOUT THE BUILDING DOOR STOPS ARE MISSING.	139	 INSIDE DOWNSTAIRS FRONT RIGHT ROOM: NO LATCH PLATE FOR BOTTOM OF DOOR.	140	 INSIDE RECEPTIONIST'S AREA: SEAL THE HOLES IN THE WALL BELOW THE COUNTERTOP IN THE RECEPTIONIST'S AREA.
141	 INSIDE RECEPTIONIST'S AREA: CAULK THE SINK RIM/COUNTERTOP INTERFACES.	142	 INSIDE DOWNSTAIRS FRONT RESTROOM: CAULK/GROUT THE SINKTOP/SPLASHBACK INTERFACE.	143	 INSIDE DOWNSTAIRS FRONT RESTROOM: DRYWALL DAMAGE BEHIND THE DOOR.	144	 INSIDE DOWNSTAIRS FRONT RESTROOM: GAP AT SWITCH COVER/DRYWALL INTERFACE.
145	 INSIDE DOWNSTAIRS FRONT RESTROOM: TEXTURE MISMATCH ON WALL.	146	 INSIDE DOWNSTAIRS FRONT RESTROOM: SEPARATION CRACK AT THE WALL/CABINET INTERFACE.	147	 INSIDE UPSTAIRS LANDING AREA: THE FLOOR IS OFF LEVEL BY 3/4-INCH IN 4 FEET TOWARDS THE LEFT WALL.	148	 INSIDE UPSTAIRS ROOM 6 (FRONT LEFT): TEXTURE MISMATCH ON WALL.

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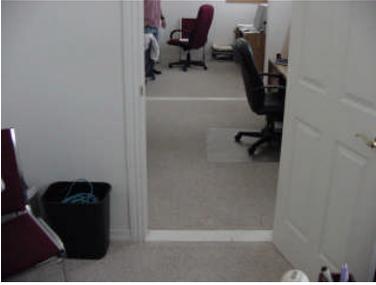
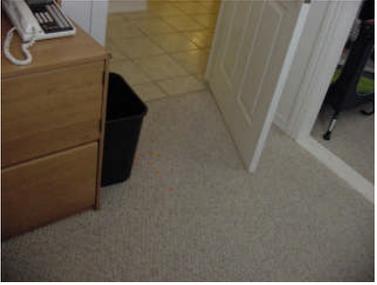
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149	 INSIDE UPSTAIRS ROOM 6 (FRONT LEFT): CAULK THE WINDOWFRAME/DRYWALL INTERFACE.	150	 INSIDE UPSTAIRS ROOM 6 (FRONT LEFT): TEXTURE MISMATCH ON WALL.	151	 INSIDE UPSTAIRS ROOM 6 (FRONT LEFT): TEXTURE MISMATCH ON WALL.	152	 INSIDE UPSTAIRS ROOM 6 (FRONT LEFT): TEXTURE MISMATCH ON WALL.
153	 INSIDE UPSTAIRS FRONT RESTROOM: WEATHER STRIPPING IS OUT AT BOTTOM OF SHOWER DOOR.	154	 INSIDE UPSTAIRS FRONT RESTROOM: DOOR IS NOT SQUARE WITH FRAME.	155	 INSIDE UPSTAIRS REAR RESTROOM: SINK DAMAGED AROUND THE DRAIN.	156	 INSIDE UPSTAIRS FRONT RESTROOM: FLOOR TRIM MISSING.
157	 INSIDE: DRYWALL DAMAGED ON CEILING ABOVE STAIRWAY.	158	 INSIDE UPSTAIRS LEFT REAR OFFICE: 1. FLOOR IS OFF LEVEL FROM REAR TO THE FRONT OF THE MIDDLE LEFT OFFICE BY 1-1/2 INCH. 2. THE FLOOR IS OFF LEVEL FROM THE REAR OF THE REAR OFFICE TO THE FRONT OF THE FRONT OFFICE BY 1 INCH.	159	 INSIDE UPSTAIRS LEFT REAR OFFICE: THE WINDOWS ARE NOT OPERABLE IN THE UPSTAIRS LEFT THREE OFFICES. CHECK WITH CITY OF THE COLONY REGARDING EGRESS VIOLATIONS, THE OFFICES EACH HAVE A DOOR INTO THE HALLWAY AND HAVE DOORS BETWEEN THE THREE OFFICES.	160	 INSIDE UPSTAIRS LEFT REAR OFFICE: THE FLOOR OF THE MIDDLE OFFICE IS OFF LEVEL FROM LEFT TO RIGHT BY 1 INCH.

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PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION	PIC #	DESCRIPTION
161	 <p>INSIDE UPSTAIRS LEFT REAR OFFICE: WATER DAMAGE ON DRYWALL BELOW WINDOW OF FRONT OFFICE</p>	162	 <p>INSIDE UPSTAIRS LEFT REAR OFFICE: PHONE JACK COVER MISSING.</p>	163	 <p>INSIDE UPSTAIRS LEFT REAR OFFICE: THE DOOR TO THE MIDDLE OFFICE DRAGS ON THE CARPET.</p>	164	 <p>INSIDE UPSTAIRS LEFT REAR OFFICE: SMOKE ALARM IS MISSING IN REAR OFFICE.</p>
165	 <p>INSIDE UPSTAIRS LEFT REAR OFFICE: DOOR AT ENTRANCE TO THE REAR OFFICE DRAGS ON CARPET.</p>	166	 <p>INSIDE UPSTAIRS REAR MIDDLE OFFICE:</p> <ol style="list-style-type: none"> 1. WATER DAMAGE ON DRYWALL BELOW WINDOW. 2. BASEBOARD BELOW THE WINDOW IS WATER DAMAGED. 3. WINDOW TRIM JOINT CRACK. 4. ONLY ONE DOOR INTO THIS OFFICE AND THE WINDOW IS A NON-OPERABLE WINDOW. THIS IS LIKELY AN EGRESS CODE VIOLATION. CHECK WITH THE CITY OF THE COLONY REGARDING POSSIBLE EGRESS VIOLATIONS. 	167	 <p>INSIDE UPSTAIRS REAR MIDDLE OFFICE: SMOKE ALARM IS MISSING.</p>	168	 <p>INSIDE UPSTAIRS CENTER OFFICE: FLOOR POPS/SQUEAKS – REPAIR.</p>

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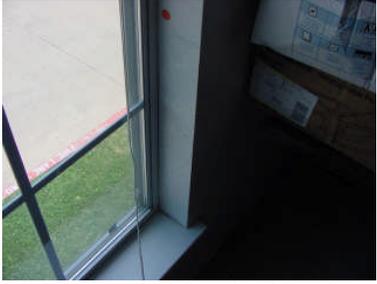
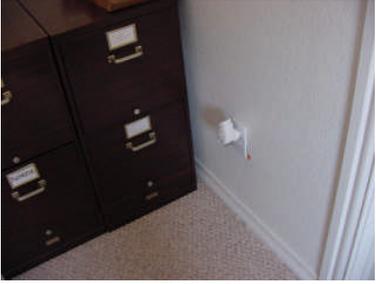
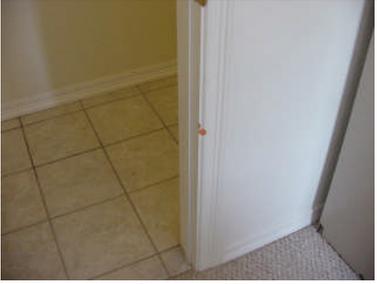
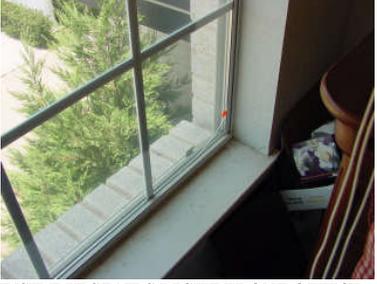
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169	 INSIDE UPSTAIRS REAR MIDDLE OFFICE: DOOR IS TOO NARROW FOR THE FRAME.	170	 INSIDE UPSTAIRS CENTER OFFICE: DRYWALL DAMAGED ON CEILING.	171	 INSIDE UPSTAIRS CENTER OFFICE: 1. DRYWALL CRACK AT TOP CORNER OF PASSAGEWAY. 2. CROWN MOLDING/DRYWALL SEPARATION CRACK.	172	THIS SPACE INTENTIONALLY LEFT BLANK FOR FORMATTING PURPOSES
173	 INSIDE UPSTAIRS RIGHT REAR OFFICE: CAULK THE WINDOW FRAME.	174	 INSIDE UPSTAIRS ROOM 10: FRONT BASEBOARD IS MISSING.	175	 INSIDE UPSTAIRS ROOM 10: GAP AT AC OUTLET COVER/DRYWALL INTERFACE.	176	 INSIDE UPSTAIRS ROOM 10: DOOR FACING IS DAMAGED.
177	 INSIDE ROOM 9: BASEBOARD MISSING AT REAR WALL.	178	 INSIDE UPSTAIRS : REPAIR DOOR HINGE	179	 INSIDE UPSTAIRS RIGHT FRONT OFFICE (ROOM 8): CAULK WINDOW.	180	 INSIDE UPSTAIRS RIGHT FRONT OFFICE (ROOM 8): CRACKED WINDOW.

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181	 <p><u>INSIDE UPSTAIRS RIGHT FRONT OFFICE (ROOM 8):</u> CAULK WINDOW.</p>	182	 <p><u>INSIDE UPSTAIRS RIGHT FRONT OFFICE (ROOM 8):</u> SMOKE ALARM IS MISSING.</p>	183	 <p><u>INSIDE:</u> SEVERAL ROOMS HAVE DEADBOLTS WHICH ARE NOT FLUSH WITH THE DOOR AT THE LATCH PLATE.</p>	184	<p><u>OTHER NOTES:</u></p> <ol style="list-style-type: none"> GROUT CRACKS BETWEEN FLOOR TILES AND THRESHOLD OF FRONT ENTRANCE DOOR. CAULK WINDOW FRAME/DRYWALL AT WINDOWS THROUGHOUT THE BUILDING. CAULK THE WINDOW FRAMES/WINDOWSILLS THROUGHOUT THE BUILDING. PAINT BEGINNING TO PEEL AT THE WINDOWSILLS THROUGHOUT THE BUILDING. UPSTAIRS RIGHT SIDE OFFICE (ROOM 11) WAS LOCKED. WEEP HOLES MISSING AT BASE OF COLUMNS AT EACH SIDE OF THE FRONT PORCH AREA. PAINT THE STEEL LINTELS ABOVE WINDOWS. THE SEWER VENT BASE IS LIFTING AT THE OUTBACK OFFICE BUILDING AND THE SHINGLES AT EACH SIDE OF THE VENT SHOULD OVERLAP THE BASE TO PREVENT WATER LEAKS TO THE INSIDE.
185	<p><u>CRACKS IN DRIVEWAY-</u></p> <ol style="list-style-type: none"> INSTALL/SPACE EXPANSION/ CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB/DRIVEWAY, BUT NEVER MORE THAN 20 FEET APART.(OBTAINED FROM TEXT BOOK "CONSTRUCTION - PRINCIPLES, MATERIALS, AND METHODS, BY OLIN, SMITH, AND LEWIS - SECTION 3.12). THE SECTION NEAREST THE HOUSE MEASURED APPROXIMATELY 30- FEET IN ONE DIRECTION. THERE WAS NO EXPANSION AND/OR CONTROL JOINT. PER SECTION 3.12 & FIGURE 3.12.2 OF THE BOOK MENTIONED ABOVE, THE CONTROL JOINTS THAT ARE PRESENT ARE NOT MINIMUM 1- INCH IN DEPTH. THE CONTROL JOINT SHOULD BE MINIMUM ¼ THE DEPTH OF THE SLAB AND 1/8-INCH WIDE. FOR EXAMPLE IF THE SLAB THICKNESS IS 4-INCHES THEN THE CONTROL JOINT DEPTH SHOULD BE MINIMUM (4-INCH * ¼ = 1-INCH DEPTH). 		<ol style="list-style-type: none"> ALSO, THE BOOK SAYS "CONTROL JOINTS CAN BE MADE BY SAWING A GROOVE IN THE HARDENED BUT NOT YET FULLY CURED CONCRETE, BY USING A POWER SAW, OR BY INSTALLING A KEYED JOINT. SAWED JOINTS ARE WIDE GROOVES IN THE CONCRETE TO A DEPTH OF 1/8-INCH WIDE GROOVES IN THE CONCRETE TO A DEPTH EQUAL TO ONE-FOURTH THE TOTAL SLAB THICKNESS, BUT NOT LESS THAN ¼-INCH AND AT LEAST EQUAL TO THE SIZE OF THE AGGREGATE. TOOLED CONTROL JOINTS (WHICH IS PRESENT IN THE DRIVEWAY OF THIS HOUSE) SHOULD BE OF THE A SIMILAR MINIMUM DEPTH. " 				

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Jane,

On 06/06/2006, RSH Engineering, Inc performed a Light Commercial Inspection (LCI) on your property. The following areas were inspected: Structural, Roof Covering, AC/Heat Plant, Water Heater, Electric Panel, Electrical (kitchen, baths, laundry, etc.), Appliances, Attic Insulation, Bath-Wall-Tile, Doors, Windows, Fireplace, and Interior & Exterior Finishes.

Above are the findings of the LCI. The items highlighted above fall under any one or all of these categories:

1. The ones that are functional, however, further evaluation and minor repair or service, or proper installation is recommended.
2. Other items identified may be defective or inadequate or improperly installed and further evaluation and major repair or replacement or proper installation is recommended.
3. Any items missing will also be highlighted above.

NOTE: ANY REPAIR WORK RECOMMENDED IN THIS REPORT SHOULD BE PERFORMED BY LICENSED, INSURED, CONTRACTORS ONLY, AND WITH PROPER BUILDING PERMITS. ADDITIONAL DEFECTS MAY BE DISCOVERED BY THE CONTRACTOR PERFORMING THE REPAIR, THAT MAY REQUIRE ADDITIONAL WORK OR REPLACEMENT ABOVE AND BEYOND THE RECOMMENDATIONS MADE IN THIS REPORT. OTHER ENGINEERS, INSPECTORS, CONTRACTORS, APPRAISERS, ADJUSTERS, OWNERS, REALTORS, ETC., MAY HAVE OPINIONS THAT DIFFER FROM THE OPINIONS OF THIS INSPECTION COMPANY.

If you have any questions or comments regarding this LCI report, please contact me at (972) 203-3003 or via e-mail at customerservice@rshengineering.com.

Regards,

Mathew Joseph, P.E. (License # 78695)
President
RSH Engineering, Inc.