PHASE I FOUNDATION (PRE-POUR) INSPECTION REPORT

ULTIMATE
PROPERTY INSPECTIONS

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1455 Somewhere Ln, Anywhere, TX 71111
Inspection Prepared For: Jane Doe

Date of Inspection: 10/23/2019 - Time:
Year Built: - Size:
Weather: Overcast - 50 to 60 degrees

PROPERTY INSPECTION REPORT

Prepaired For: Jane Doe

Concerning: 1455 Somewhere Ln, Anywhere, TX 71111

By: Stephen Monroe, Trec TREC License #21413

Date: 10/23/2019

SCOPE AND GENERAL LIMITATIONS

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

(i) items other than those listed within these standards of practice;
(ii) elevators;
(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
(iv) anything buried, hidden, latent, or concealed;
(v) sub-surface drainage systems;
(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
(ii) cosmetic or aesthetic conditions; or
(iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
(iii) the presence, absence, or risk of asbestos, lead-based paint, MOLD, mildew, corrosive or contaminated drywall “Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
(iv) types of wood or preservative treatment and fastener compatibility; or
(v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

(i) decay, deterioration, or damage that may occur after the inspection;
(ii) deficiencies from abuse, misuse or lack of use;
(iii) changes in performance of any component or system due to changes in use or occupancy;

(iv) the consequences of the inspection or its effects on current or future buyers and sellers;
(v) common household accidents, personal injury, or death;
(vi) the presence of water penetrations; or
(vii) future performance of any item;
(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
(F) designate conditions as safe;
(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
(K) operate recirculation or sump pumps;
(L) remedy conditions preventing inspection of any item;
(M) apply open flame or light a pilot to operate any appliance;
(N) turn on decommissioned equipment, systems or utility services; or
(O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property and/or home warranty company.**

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Jane Doe
THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE ACCEPTED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

I. PRE-POUR CHECKLIST

A. PRE-POUR CHECKLIST

Materials:

PART 1: TYPE OF HOME
Single Family One Story

PART 2: DESIGN CRITERIA
1. Were the foundation plans on site? None in place
2. Was the foundation system for this structure designed by an engineer, architect or other design professional? None in place
If yes, provide name and registration number of the engineer as specified on the plans:
3. Were the plans reviewed during the inspection? None in place

PART 3: BEARING SOIL CONDITIONS
1. Type: Combination
2. Were soils loose or poorly compacted? No
3. Were trees and shrubbery within 20’ of the foundation? No
4. Had Root shields been installed? None in place
5. Excavations free from debris and roots to 12-inch depth? Yes

PART 4: SLAB ON GRADE
A. SLAB REINFORCEMENT:
Slab was: Mix Post Tension and Rebar

B. SLAB FORM WORK
1. Was stringline in place? No
2. Average thickness of slab: 4 inches
3. Were boards straight and properly braced? Yes
4. Was the slab properly thickened to support the fireplace? (Min 12" thickness) Yes

C. BEAM
Measurements:
Approximate Depth 29 -inches Perimeter 32 -inches interior
Approximate Width 12 -inches .
1. was there water in the beam excavation? Yes
2. Were there any cave-ins? No
3. Did beams extended a minimum of 6” into undisturbed soil or compacted fill? Yes
4. Were Beams spaced as per plans? N/A

D. MOISTURE BARRIER
1. Was the barrier 6 mil., and over lapped ? (6” Minimum) Yes
2. Was the polyethylene barrier taped at over laps? Yes
3. Were the plumbing penetrations covered with mastic? Yes

E. REINFORCING STEEL
1. Exterior Beam: Yes
2. Corner Bars: Yes
3. Shear Supports: Yes
4. Proper Supports: Yes
5. Proper Splice: Yes
6. Proper Coverage: Yes
7. Deep Beams: Yes
8. Dowell Bars: Yes
9. 6x6 6-guage Wire Mesh: No
10: #3 Rebar: No

11: #5 Rebar: Yes

F. TENDONS/Stands (POST TENSION CABLES)
1. Were the tendons per plans? Yes
2. Were the tendons ½"? Yes
3. Were the tendons installed with live and dead ends? Yes
4. Were the tendons in good condition (sheathing, nicks, abrasions, etc.) with exposed cable taped? No
5. Was there a sand cushion? No
6. Were the tendons properly raised above the finished grade? Yes

PART 5 ROUGH-IN PLUMBING
A. MAIN WATER SUPPLY LINE
1. Material used for city water supply line: CPVC
2. Depth of the city water supply line. N/A -inches
3. Size of the water supply line: 1"
4. Location of the main water shutoff: Front

B. MAIN SEWER LINE
1. Size of the main sewer line: 4-inches
2. Material used main sewer line: PVC
3. Location of the main cleanout: Front
4. Drain properly sloped downward toward city sewer connection? Yes
(Does drain maintain a minimum of one fourth unit vertical in 12 unit horizontal (2%) slope)

C. DISTRIBUTION WATER SUPPLY LINE
5. Material used for water distribution lines: Pex
6. Size of water distribution line: 1/2"
7. Depth of water distribution lines: N/A inches
8. Were the water supply lines properly protected from concrete contact? Yes

II. PRE-POUR INSPECTION

Note: References are to the International Residential Code (IRC), (R = Residential, M = Mechanical, G =Gas, E = Electrical), Uniform Plumbing Code (UPC), Post-Tensioned Institute (PTI), American Concrete Institute (ACI)

A. FORMS

Observations:

Large gaps were observed under the form boards. We recommend having this corrected to prevent the concrete from flowing out during its placement. This was observed on the Northwest Corner.

FILL NEEDED AROUND FORMS

B. MOISTURE BARRIER

Observations:

The vapor barrier has multiple holes/tears/opening at overlapped joints/under the drain pipes or on side beams etc… All opening in the barrier should be taped prior with a manufacturer approved tape prior to placing the concrete.

Water was found in the beams and will create an air pocket when the concrete is placed. This condition should be corrected with removal of all water.

TEARS IN MOISTURE BARRIER

WATER IN BEAM

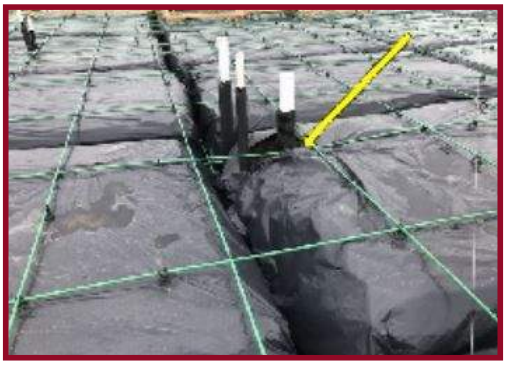
C. TENDONS

Observations:

The sheathing on multiple tendons was damaged/ cut short and left the strands exposed to being in contact with the concrete. The tendons should be greased and taped prior to placing the concrete.

A tendon was found to be in contact with a PVC pipe (drain/vent). This could put stress on the piping when the tendons are put under tension, risking damage to the piping. Tendons should have 3" clearance from drain pipes and blockouts. This should be corrected prior to placing the concrete.

TENDONS NEED TAPING



TENDON TOO CLOSE TO PIPE

D. REBAR

Observations:

Rebar was touching the finished beam floor due to lack of support. All of the rebar should be properly raised off of the finished beam floor to allow the concrete to fully envelop the reinforcement.

E. PLUMBING

Observations:

The PVC drain line is in contact with the rebar near the back porch area. The drain should be raised a minimum of 2 inches above the rebar prior to pouring concrete.

PLUMBING IN CONTACT WITH REBAR

Glossary

Term	Definition
CPVC	Acronym for Chlorinated Polyvinyl Chloride. CPVC pipe is more expensive and able to handle higher operating temperatures than PVC pipe.
PVC	Acronym for Polyvinyl Chloride, which is used in the manufacture of white plastic pipe typically used for water drain lines.
Vapor Barrier	A a plastic or foil membrane that is placed between the insulation and the roof deck, as well as the ceiling, wall and floor assemblies, which resists the diffusion of water vapor from the building and into the insulation, where it may subsequently condense into liquid water and cause structural problems.
rebar	Nickname for reinforcing bar that is used to increase the tensile strength of concrete.