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PHASE 1 PRE-POUR INSPECTION REPORT



INSPECTED FOR

**Sample Report
1234 Any Street
Anytown, TX 12345**

March 25, 2020

PRE-POUR INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: 1234 Any Street, Anytown, TX 12345
(Address of Inspected Property)

By: Joshua Gibson, Lic #23054 03/25/2020
(Name of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property condition report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected.

The inspection does NOT imply insurability or warrantability of the structure or its components.

This inspection is not an exhaustive inspection of all of the systems or components and is intended to help discover major defects. The inspection may not reveal all deficiencies. An inspection helps to reduce some of the risk involved in building a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance.

When a deficiency is reported, it is the client's responsibility in having the repairs performed by those parties reasonable for the repairs. Any such follow-ups or repairs should take place before the project progresses to a point that make the repairs impossible or impractical. Evaluations by other qualified tradesmen may lead to the discovery of additional deficiencies.

The inspector is not required to provide follow-up services to verify that proper repairs have been made.

This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

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 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.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY; Sample Report. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

GENERAL INFORMATION

Building Orientation (For Purpose Of This Report Front Faces): **West**

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **90 °+ Degrees**

Parties present at inspection: **No other parties present during inspection.**

STRUCTURE TYPE: One Story

FOUNDATION TYPE: Slab on Ground

REINFORCEMENT TYPE: Post Tension and Rebar

DESIGN CRITERIA

Are the installation drawings (foundation plans) on site? **Yes**

Has the foundation system for this structure been designed by an engineer, architect or other design professional. **Yes**

If yes, provide name and registration number of the engineer as specified on the plans: D. Alan Birbeck 85385

Have the plans been reviewed during the inspection? **Yes**

BEARING SOIL CONDITION:

Are soils loose or poorly compacted? **No**

Are trees and shrubbery within 20' of the foundation? **No**

Have root shields been installed? **No**

Excavations free from debris and roots to 12-inch depth? **Yes**

Is the site cleared / cleaned a minimum of 5-feet beyond the foundation perimeter? **Yes**

Is there a sand cushion? **No**

DRAINAGE

Does the building pad site have proper drainage? **Yes**

(Water must not be allowed to pond adjacent to the foundation before, during or after concrete placement.)

REPAIR RECOMMENDATIONS

EDGE FORMS

- The form boards are not properly backfilled to help prevent blowouts on the north side, east side, west side of the foundation.

BEAMS AND FOOTINGS

- All debris in the foundation beam trenches need to be cleaned out before the concrete is poured.

REINFORCEMENT

- The post tension tendon should have a minimum of 3-inches of clearance from waste pipes through the beams footings. A support chair can be placed between the pipe and the tendon tied in place to correct this condition.
- The post tension anchors are installed within 6-inches of the form corners on the east side of the foundation. The anchors should be moved a minimum of 6-inches away from the corners to help prevent blowouts from occurring when tension is applied to the tendons.
- The pocket former at the end of cable is not installed flush with the form on the north side, east side of the foundation.
- There is damaged sheathing on the post tension cables in the area of the master bathroom. This should be corrected to help prevent concrete from adhering to the metal post tension cable.

MOISTURE / VAPOR BARRIER

- All openings in the moisture/vapor barrier should be closed and/or taped.
- The moisture/vapor barrier is not properly overlapped in the master bathroom, hall bathroom, kitchen area. The moisture/vapor barrier should be overlapped a minimum of 6-inches to provide a continuous sheet under the entire foundation and any joints taped to ensure that there is no separation when concrete is placed.

PLUMBING

- The drain lines need to be properly protected in the beam / footing areas. The drain line is not properly insulated across the beam / footing. This condition should be corrected prior to the concrete being poured to help prevent future slab leaks from occurring.
- One or more drain lines are not properly sloped towards the sewer line. This condition should be corrected prior to concrete pour to prevent poor drainage/blockage.

OBSERVATIONS AND COMMENTS

A. Edge Forms

General Information

Is the string line in place? **Yes**

The foundation design call for the slab to be 4-inches thick.

Is the concrete slab-on-ground foundation floor a minimum of 3.5-inches thick? **Yes**

Average thickness of the slab? 5-inches

Has the concrete thickness been increased to a minimum of 12-inches in the areas of the masonry fireplace?
N/A

Are edge form boards straight? **Yes**

Are the edge form board adequately braced? **Yes**

Are the edge form boards level? **Yes**

Are the edge form boards properly backfilled to prevent blowouts? **No**

Observations and Comments:

- The form boards are not properly backfilled to help prevent blowouts on the north side, east side, west side of the foundation.





B. Beams and Footings

General Information

Beam Measurements:

Perimeter Beam Depth Approximately: 24-inches

Interior Beam Depth Approximately: 17-inches

Beam Width Approximately: 13-inches

Are Beams spaced as per planes? **Yes**

Is there water in the beam excavation? **No**

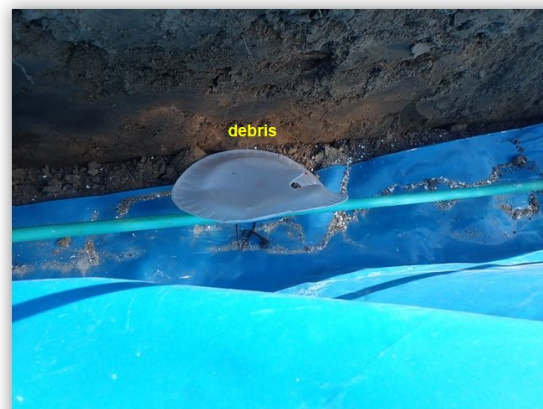
Are there any cave-in's? **Yes**

Do beams extended a minimum of 6" into undisturbed soil or compacted fill? **Yes**

Are the beam and footings clear of all debris and trash? **No**

Observations and Comments:

- There is a cave-in in the beam in the area of the kitchen. The cave-in needs to be cleaned out to maintain the proper beam depth and width.
- All debris in the foundation beam trenches need to be cleaned out before the concrete is poured.





C. Reinforcement

General Information

STEEL REINFORCEMENT

If required by engineered drawings or foundation plans, is the rebar properly installed at:

Beam Footing: **Yes**

Masonry Fireplaces: **N/A**

Foundation Steps: **Yes**

Reentrant (Internal) Corners: **Yes**

Is the steel rebar properly overlapped a minimum of 12-inches and ties at both ends? **Yes**

Is the steel rebar properly supported (chaired / blocked) off the earth? **Yes**

Is the steel rebar free from any non-bonding agents (mud, dirt, grease, etc.)? **Yes**

Is the steel rebar in contact with any of the post tension cables? **Yes**

POST TENSION CABLES

Do the number of tendons in place match the design drawing? **Yes**

Quantity:

Front to Back: 22

Side to Side: 14

Are the tendons per plan? **Yes**

Are the tendons ½"? **Yes**

Have the tendons been installed with live and dead ends? **Yes**

Are the tendons in good condition (sheathing, nicks, abrasions, etc.) with exposed cable taped? **Yes**

Are the tendons properly raised above the finished grade? **Yes**

Are the pocket formers properly installed and flush against the forms? **No**

Are the tendons a minimum of 6-inches from the corners? **No**

Are there any plumbing risers or blockouts within the 45-degree bearing cone behind the tendon anchor? **N/A**

Are the tendon ends installed above finished grade or per the design engineered drawings? **Yes**

Are the tendons installed in relatively straight lines (NOT twisted or spun together)? **Yes**

Do the tendons have a minimum of 3-inches of clearance from plumbing and blockouts? **No**

Are the tendons supported at every intersection? **Yes**

Are the tendon intersections properly secured (tied) together? **Yes**

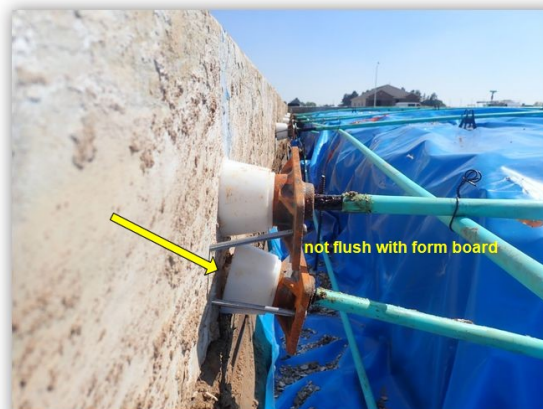
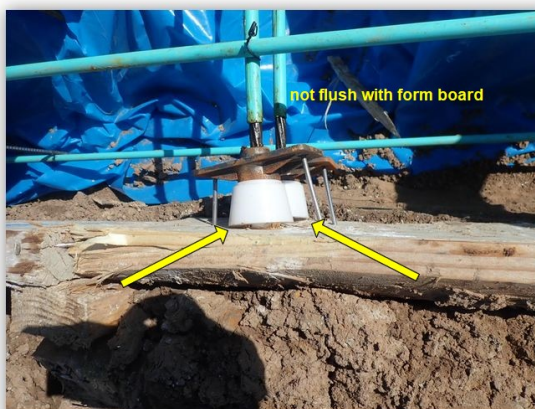
Is there a minimum of 16-inches of tendon extending past the edge of the form at all stressed-ends? **Yes**

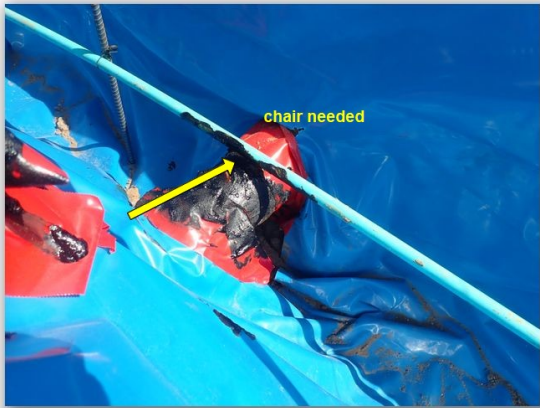
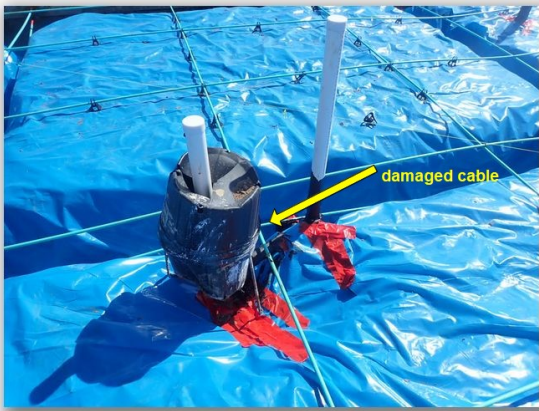
Are the tendons properly raised off the beam / footing floor and supported to maintain a minimum of 3- to 5-inches of clearance? **Yes**

Is there any damage to the tendon sheathing that needs repaired? **Yes**

Observations and Comments:

- The post tension tendon should have a minimum of 3-inches of clearance from waste pipes through the beams footings. A support chair can be placed between the pipe and the tendon tied in place to correct this condition.
- The post tension anchors are installed within 6-inches of the form corners on the east side of the foundation. The anchors should be moved a minimum of 6-inches away from the corners to help prevent blowouts from occurring when tension is applied to the tendons.
- The pocket former at the end of cable is not installed flush with the form on the north side, east side of the foundation.
- There is damaged sheathing on the post tension cables in the area of the master bathroom. This should be corrected to help prevent concrete from adhering to the metal post tension cable.





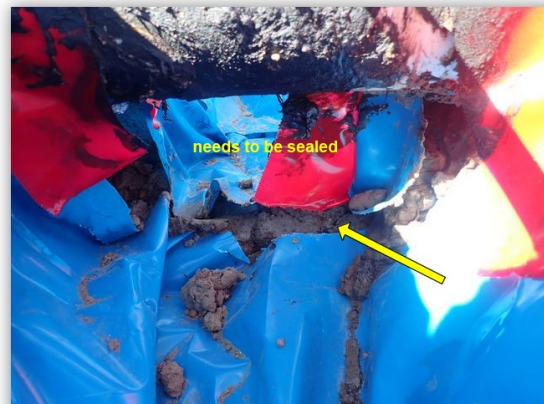
D. Moisture / Vapor Barrier

General Information

Is the moisture barrier installed in the footer area per the design notes? **Yes**
Is the moisture barrier a minimum of 6-mil-thick (.15 mm) polyethylene film? **Yes**
Is the moisture barrier overlapping a minimum of 6-inches? **Yes**
Is the moisture barrier overlaps and penetrations sealed with adhesive? **No**
Are the plumbing penetrations sealed with mastic / adhesive? **Yes**
Is there damage to the moisture barrier that needs to be repaired? **Yes**
Is the moisture barrier covering any tendons or rebar? **No**

Observations and Comments:

- All openings in the moisture/vapor barrier should be closed and/or taped.
- The moisture/vapor barrier is not properly overlapped in the master bathroom, hall bathroom, kitchen area. The moisture/vapor barrier should be overlapped a minimum of 6-inches to provide a continuous sheet under the entire foundation and any joints taped to ensure that there is no separation when concrete is placed.



E. Plumbing

General Information

MAIN SEWER

Size of the main sewer line: **4-inches**

Material used main sewer line: **PVC**

Location of the main cleanout: **Within 3-feet of west exterior wall.**

Does drain system properly sloped downward toward sewer connection? **No**

(Does drain maintain a minimum of one fourth unit vertical in 12 unit horizontal (2%) slope)

Are the plumbing drain and water lines passing through beams or footings properly sleeved? **No**

Are the plumbing lines properly protected from concrete? **Yes**

Are the plumbing risers / stand pipes properly capped with a rubber cap (NOT TAPED)? **Yes**

Are there stand / riser pipes in a footing / beam area (Not recommended placement)? **No**

Are bath-traps block-outs made of plastic (NOT cardboard or wood)? **Yes**

Are water lines protected from damage? **N/A**

Are the water and drain lines under pressure? **No**

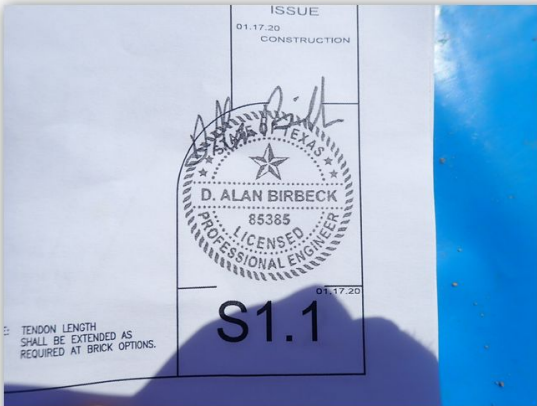
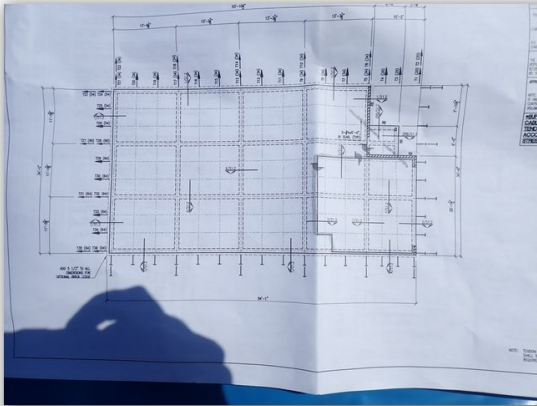
Observations and Comments:

- The drain lines need to be properly protected in the beam / footing areas. The drain line is not properly insulated across the beam / footing. This condition should be corrected prior to the concrete being poured to help prevent future slab leaks from occurring.
- One or more drain lines are not properly sloped towards the sewer line. This condition should be corrected prior to concrete pour to prevent poor drainage/blockage.





PHOTO SUMMARY



INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. SCOPE OF SERVICES

1. In exchange for the inspection fee (\$) paid by Sample Report, the Inspector agrees to provide the Client with an property condition report setting out the Inspector's professional opinions concerning the condition of the property further described in the report. The inspection will be performed with the use of Generally Accepted Trade Practices, the International Residential Code for One-and Two-Family Dwellings (IRC), and National Electrical Code (NEC) NFPA-70. The Inspector will attempt to identify major defects and problems with the property. However, Client acknowledges that the property condition report may not identify all defects or problems.
2. It is Client's duty to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client. The inspection is based upon the inspector's training, experience and professional judgment. Every building is different and the inspectors must rely upon their skills as inspectors to make decisions taking into account field conditions, which may include, but not limited to, completeness of the construction at the time of the inspection, site conditions, uniqueness of special architectural designs or construction, type of construction and visual accessibility.
3. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector, without hazard or harm to the inspector, at the time of the inspection as set out in the property condition report. The Inspector will not remove walls, floors, wall coverings, floor coverings, insulation or other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the property condition report are excluded.
4. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
 - The item is performing its intended function at the time of the inspection;
 - The item is in need of replacement or repair; or
 - Further evaluation by an expert is recommended.

II. PROPERTY CONDITION REPORT

1. The property condition report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By accepting the property condition report, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or 100% compliance with all codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
2. The property condition report is not a substitute for disclosures by builders or sub-contractors. Said disclosure and statements should be carefully considered for any material facts that may influence or effect the desirability and/or market value of the Property.
3. As noted above, the property condition report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By excepting this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$

V. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

Excluded from this inspection are any of the building's systems, structure, or components, which are inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector, or the Client(s) have agreed to not be inspected. The following are excluded from the scope of this real estate inspection unless specifically agreed otherwise between the Inspector and Client(s).

1. Determining compliance with: installation guidelines, manufacturers' specifications, 100% code compliance, local ordinances, zoning regulations, Americans With Disabilities Act, covenants, or other restrictions, including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers information, (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, vendors, consultants, homeowner or similar association, attorneys, agents or brokers.
3. Geotechnical, engineering, structural, architectural, design, geological, hydrological, seismic, land surveying or soils-related examinations.
4. Examination of conditions related to animals, birds, rodents, insects, wood destroying insects, organisms, bio-organic growth, mold, and mildew or damage caused thereby.
5. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties or neighbors.
6. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, applicability, marketability, quality, or advisability of purchase.
7. Environmental hazards or conditions, including, but not limited to, the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or toxic, reactive, combustible, corrosive contaminants, wildfire, windstorm, geologic, floods or damage caused thereby.
8. Examining or evaluating inaccessible fire resistive/proofing, damp/waterproofing or weather-protection characteristics of any system, structure or component of the building.
9. Systems, structures, or components not specifically identified in the written inspection report.
10. Negotiating with builders, contractors or any other person acting as the owner's representative unless specifically contracted and incorporated into a separate agreement and fees schedule for such service.

VI. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VII. ATTORNEY FEE'S

The Inspector and Sample Report agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VIII. EXCLUSIVITY

The Property Condition Report is to be prepared exclusively for Sample Report and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with the builder, sub-contractor, real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Property Condition Report may be released with written consent of both contractual parties.

Client Signature: _____

Date: 03/25/2020

Inspector: *Joshua Gibson*