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TX  
Date:

# PRE-POUR FOUNDATION INSPECTION

## CONSTRUCTION / PHASE INSPECTION REPORT

Prepared For: Sample Report

Concerning:

By:

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This construction 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 report may address issues that are code-based or may refer to a particular code; however, does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components.

This construction inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A construction phase inspection helps to reduce some of the risk involved in building a home, but it cannot eliminate all risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Buyer Present:  Yes  No  Not Present Entire Inspection

Superintendent Present:  Yes  No  Not Present Entire Inspection

Weather Conditions:  Dry  Clear  Cloudy  Rain

Plans On-Site for Review:  Yes  No

This a pre-pour inspection of the accessible and visible components installed prior to the placement of concrete. This is not a engineering evaluation to determine if the beams, steel, cables, or other structural components are adequately designed. Rather this inspection is intended to determine if applicable codes and other standards have been adhered to during the make up of this structural component. We cannot and do not warrant or guarantee the performance of the foundation, piping, other components.

I. STRUCTURAL SYSTEMS

**Foundations**

Type of Foundation(s): **Post Tension Slab on Grade**

**Site:**

- Subdivision Lot     Acreage Subdivision     Acreage     Commercial
- Compaction verification paperwork onsite:  Yes     No
- Are Trees within 5' of foundation:  Yes     No

**Slab:**

- Thickness: **4"**
- String line in place:  Yes     No
- Level and Firm:  Yes     No



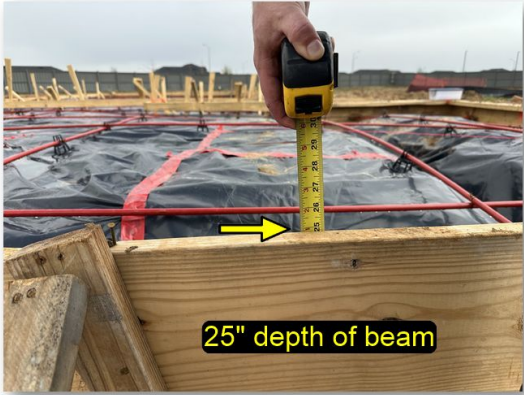
**Forms were checked for level with a precision laser level instrument. Front right corner of foundation form inclosure showed 1" higher than the rest of the form boards at time of inspection. Adjust to level prior to concrete placement.**

**Forms:**

- Forms secure:  Yes     No
- Brick Ledges present:  Yes     No     N/A

**Beams:**

- Design Depth: **26"**
- Actual Depth: **25"**
- Design Width: **12"**
- Actual Width: **12"**



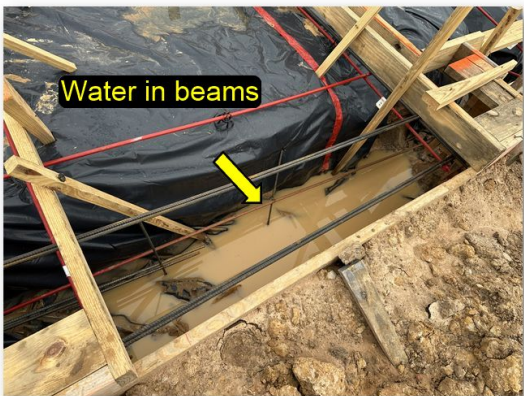
**Beam depth not to 26 inches at time of inspection as prescribed in the foundation plans. Clear beams to obtain 26" of depth.**

Clean of Soil & Debris:  Yes  No



**Soil and debris found to be at the bottom of some beams at the time of inspection. Clear beams prior to concrete placement.**

Water in beams:  Yes 2" average depth  No



**Water in beams at time of inspection. Drain all water prior to concrete placement.**

Will water drain:  Yes  No

Plumbing obstructions accommodated (beams increased):  Yes  No

Pier tops clean:  Yes  No  N/A

**Tendons/ Rebar:**

Count: Left to Right: 11

Front to Back: 17



Total: **28**

Number of Tendons/ Rebar left on site: **None**

Tendons spaced over 6':  Yes  No  N/A

Live ends stripped of plastic not over 1" or taped:  Yes  Deficient



**More than 1" exposed cable at some live ends. Cover with plastic or other appropriate material prior to concrete placement.**

Pocket former's installed and appropriate style at all locations:  Yes  No  N/A

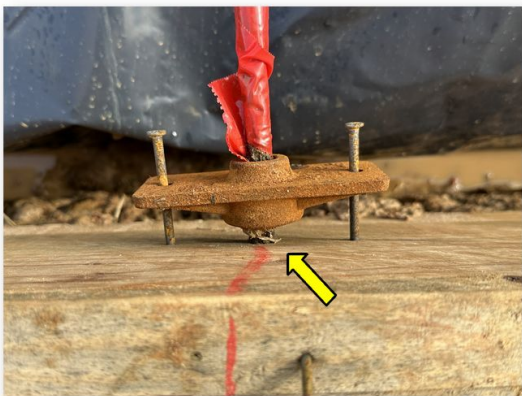
Cathead clamps all tight:  Yes  No  N/A



**Some cathead clamps not tight to form board. Tighten all prior to concrete placement.**

All intersections tied:  Yes  No

Dead ends have 3/4" clearance to forms:  Yes  No  N/A



**Some dead ends have exposed cable and are against the form board. Cover end and provide adequate clearance from the form board.**

Beam tendons draped and secured by #3 rebar stakes or concrete bricks:  Yes  No  N/A

Amble chairs all tied:  Yes  No  N/A



**Some chairs are not tied to cable. Secure all chairs prior to concrete placement.**

Rebar supported off bottom of beams:  Yes  No  N/A

Corner rebar installed at corners:  Yes  No

**Polyethylene Sheeting:**

6-mill lapped & taped:  Yes  No

Sealed in bottom of beams:  Yes  No

Secured at sides:  Yes  No



**Some tears observed in the poly sheeting at the time of inspection. Tape all tears prior to concrete placement.**

Retaining Walls:  Yes  Not present

**Electrical:**

Structural Steel grounded/ bonded:  Yes  No

Branch wiring present at make-up (floor receptacles, etc...)  Yes  No  N/A (see note below)



**Conduit present for electric branch conductors to be routed to the island from an interior wall at future phase of construction..**

**Plumbing:**

Supply piping present at make-up (kitchen islands, middle floor fixtures, etc.)  Yes  No

Mastic present at exposed sewer lines:  Yes  No

Shower forms / recessed shower area present:  Yes  No  N/A

Sewer lines filled with water:

Yes - Estimated fill time: \_\_\_\_\_  No  Unknown

Downdraft vent piping installed:  Yes  No  Not Determined  N/A

Separation / chairs installed between tendons/ rebar and plumbing pipes:  Yes  No

**Is foundation ready for concrete placement:  Yes  No**

Comments: **Foundation is ready for concrete placement given the above items are addressed and remedied prior to placement.**