

A+ HOME INSPECTIONS

Structural & Mechanical



1234 Anywhere Street
Houston, TX 77000

Prepared for: John Doe

Inspector: David Rogers T.R.E.C.: #5048

Date: 02/13/2023

Office: 281-440-8901 Cell: 832-265-8238 Email: david@aplushomeinspectionstx.com Website: www.aplushomeinspectionstx.com

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Date: 02/13/2023

John Doe
1234 Anywhere Street
Houston, TX 77000

Re: Pre-pour foundation inspection at 1234 Anywhere Street

Dear John:

It was a pleasure meeting with you this afternoon. As requested I have performed a pre-pour foundation inspection of the property. The engineering plans were not provided by the builder at the time of inspection. The following items are deficiencies observed at the time of inspection:

- Re-entrant rebar missing at the interior corner of the rear patio form.
- Standing water observed at the bottom of the footings at several locations. Remove all water prior to pouring concrete to avoid dilution of the cement mix.
- Cave-in's and or erosion observed at the perimeter beams at the following locations: right perimeter beam, left perimeter beam, front perimeter beam, rear perimeter beam. Builder should verify that the engineer specified footing depth is obtained once cave in dirt is removed prior to pouring of the concrete.
- Improper clearance post tension cable buckles observed at the following locations: front form board, left form board.
- Cable contact with the pad observed at the rear patio.
- Holes in the vapor barrier observed at the following locations: interior pad adjacent to the front porch, rear patio right interior beam.
- Vapor barrier overlap seam not taped at the interior beam running front the front to rear of the dwelling.
- Adjust sleeves where the cables are exposed at the port side at the following locations: right and rear form boards at multiple locations.
- Rebar contact observed at the side of the rear patio pad.
- Rebar beams not installed with stirrups at the front porch and rear patio.
- Remove construction debris from the footings prior to concrete installation.
- Standing water observed on several of the interior pads. Remove all water prior to pouring concrete to avoid dilution of the cement mix.
- Cat heads missing at the post tension cables at the perimeter form boards.
- Water pipe conduit detached at the 90 degree fitting at the left garage wall.
- Cable contact at the PVC plumbing vents/drains at the following locations: right perimeter beam front drain, interior pad rear of the garage, left perimeter beam rear drain.
- Vapor barrier is not installed with enough poly to cover the bottom of the garage interior beam running left to right.
- Damaged cable chairs observed at the following locations: garage interior pad, rear patio pad.
- Cable chairs shifted and not providing the proper space between the cables and pads at several locations.
- Capped PVC drain or vent pipe not removed at the right perimeter beam. This reduces the amount of concreted at the perimeter beam.
- Cable chairs missing at the rear patio pad. Cables not properly elevated above the pad.
- Rebar contact with the interior pad side wall observed at the rear patio rear perimeter beam.
- PVC drains and or vents encroach the brick ledge at the left perimeter beam at two locations. The drains and or vents should be located with the proposed wall framing. This will interfere with the brick veneer installation.
- Cable contact observed at the proposed floor plug housing and conduit at the rear of the dwelling.
- Rebar clearance left perimeter beam at rear patio.

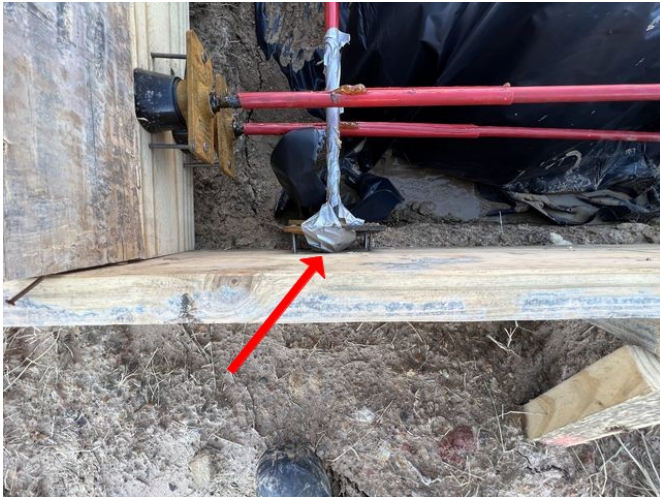
It is beyond the scope of this report to verify that the form work is properly located on the lot, to verify the elevation, to verify that all below grade plumbing and conduit are positioned properly, nor to verify the dimensions as indicated on the engineering plans (if plans are available at the time of inspection). This report contains only visual observations of deficiencies by the inspector at the time of inspection. This report is not intended as a recommendation on how any of the items listed above should be repaired and should not be construed as such. It is recommended that all deficiencies listed in this report be reviewed by the builder, engineer, architect and or professional trades where applicable to determine what corrective action should be taken, if any, to ensure proper construction standards are implemented prior to pouring of the concrete.

Labeled photos have been included below for visual reference. I am available to answer any questions you or the builder may have after reviewing the report. Please do not hesitate to call if I can be of further assistance.

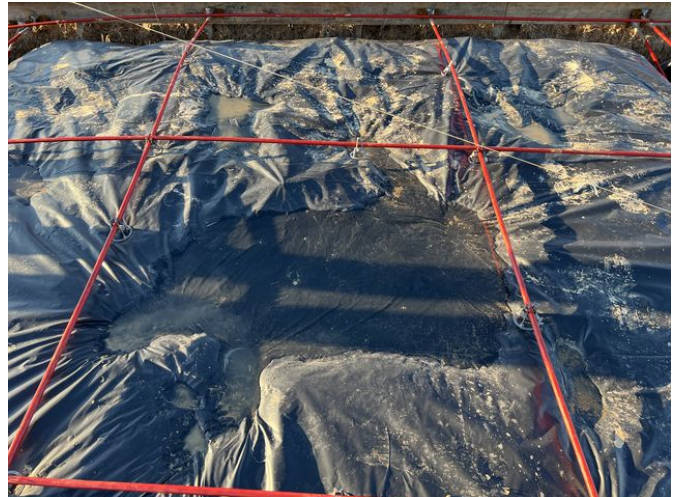
Sincerely,



David J. Rogers
Professional Real Estate Inspector
T.R.E.C. # 5048



Buckle clearance at front perimeter form boards



Excessive water standing at several pads



Tear vapor barrier interior pad near front porch



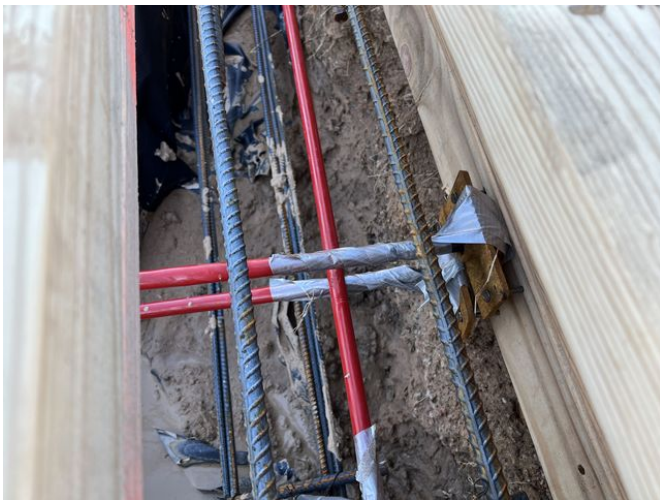
Excessive water standing at perimeter beams



Stirrups missing at front porch rebar beams



Cat heads missing at post tension cables at perimeter



Cave-in/erosion at front perimeter beam



Waterline conduit detached left garage wall



Cable clearance at the right drain pipe at garage



Cables not properly covered at the perimeter ports



Poly not covering the bottom of the garage interior beam



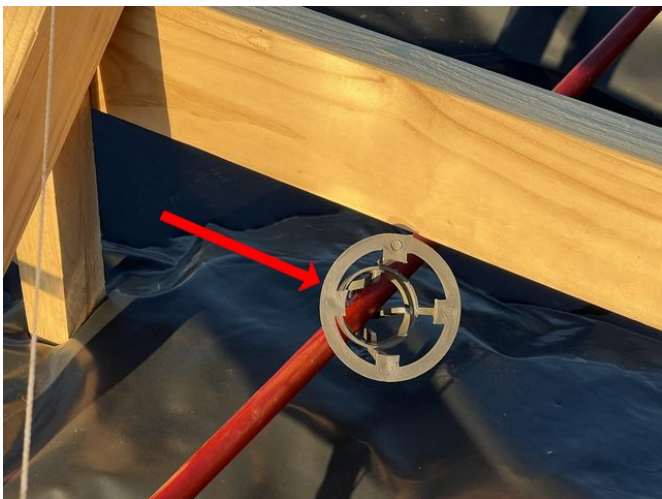
Poly overlap seam not taped at the interior beam



Cables not properly covered at the perimeter ports



Damaged chair at garage interior pad



Several cable chairs shifted at the interior pads



Several cable chairs shifted at the interior pads



Cable chairs missing rear patio pads



Rebar contact at rear patio pad at perimeter beam



Cave-in/erosion at left perimeter beam



Cave-in/erosion at rear perimeter beam



Re-entrant rebar missing interior corner rear patio



Cable contact drain left perimeter beam



Remove construction debris from footings



Capped drain pipe at right perimeter beam



Cave-in/erosion at right perimeter beam



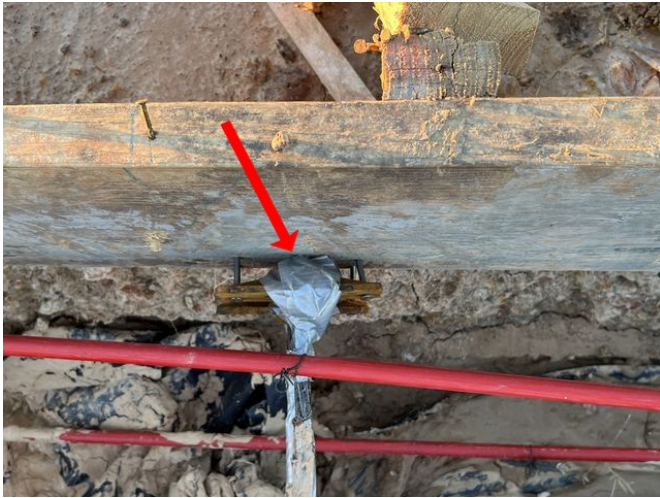
Tear poly right beam rear patio



Stirrups missing rear patio rebar beam



Damaged cable chair rear patio pad



Buckle clearance at left perimeter form boards



PVC drains encroach brick ledge left perimeter



Standing water at footings



Cave-in/erosion at left perimeter beam



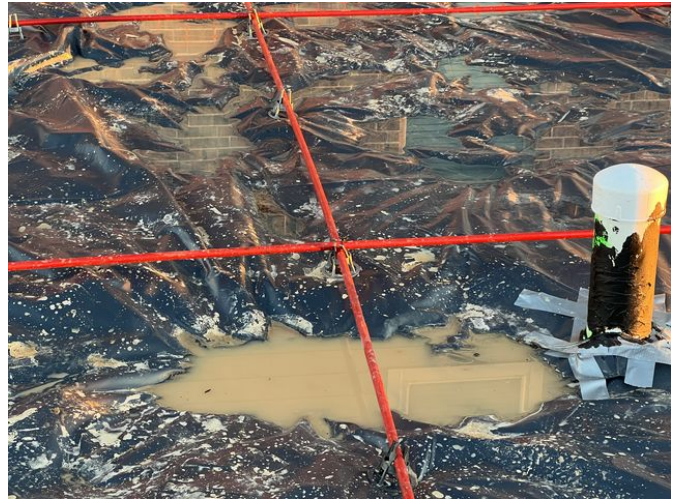
Standing water interior pads



Cable contact drain pipe at interior pad rear garage



Cable contact floor plug housing and conduit



Standing water interior pads



Rebar clearance left perimeter form at rear patio

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INVOICE

Client: John Doe

Mail Payments to:

A+ Home Inspections
6786 Cutten Parkway
Houston, TX 77069

Electronic Payments to:

Zelle Payment to 832-265-8238
Venmo Payment to @David-Rogers-202

INVOICE NUMBER	Sample Pre-Pour
INVOICE DATE	02/13/2023
LOCATION	1234 Anywhere Street Houston, TX 77000
REALTOR	

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	\$0.00
	TAX	\$0.00
	TOTAL	\$0.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

We work very hard to give you the finest quality of service. We feel our business has been successful because of this and you can be sure that anyone you may refer to us will receive the same first class service. You are our valued customer please feel free to call us with any questions you may have about the continuing maintenance and care of your home.

Thanks,

David Rogers
T.R.E.C. #5048