

# HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections  
713.408.1129 Office  
[www.houstoninspect.com](http://www.houstoninspect.com)



## INSPECTED FOR

Johnny Concrete  
1234 Concrete Lane  
Houston, TX 77777

January 31, 2017

## CONSTRUCTION / PHASE INSPECTION REPORT

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**Prepared For:** Johnny Concrete  
(Name of Client)

**Concerning:** 1234 Concrete Lane, Houston, TX 77777  
(Address or Other Identification of Inspected Property)

**By:** Shawn Emerick, Lic ##4623 01/31/2017  
(Name and License Number of Inspector) (Date)

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### 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.

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### 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=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on Grade Concrete

#### Site:

Subdivision Lot

Compaction verification paperwork onsite:  Yes  No (Verify Compaction Test w/Builder)

Are trees within 5' of foundation:  Yes  No

#### Slab:

Thickness\_4-8"\_(inches)

String line in place:  Yes  No



Level and Firm:  Yes  No

#### Forms:

Forms secure:  Yes  No

Brick ledge not installed at all sides - verify plans to insure brick ledge installed at proper locations



Floats installed:  Yes  No

Proper clearance at floats:  Yes  No

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**Beams:**

Design Depth: ? (inches) Exterior: ? Interior: ? Unknown X

Actual Depth: 32 - 34 (Inches)

Design Width: ? (inches) Unknown X

Actual Width: 12 - 14 (inches)

Clean of Soil & Debris:  Yes  No

Water in beams  Yes Average Depth  No

Will Water Drain:  Yes  No

Plumbing obstructions accommodated (beams increased):  Yes  No

Pier tops clean:  Yes  No  Not Applicable

**Tendons/ Rebar:**

Count: Left to Right: 18 Top / 8 Bottom Front to Back: 21 Top / 9 Bottom

Total: 56 Variance: Unknown

Number of tendons left on site: 0 Rebar: 0

Tendons spaced over 6':  Yes  No

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

The amount of tendon exposed at the live ends should be decreased to 1"



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

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Cathead clamps all tight:  Yes  No

Many of the cathead's are loose / not secured firmly at form boards. Recommend improvements.



All intersections tied:  Yes  No

All tendon intersections should be properly tied with wire.



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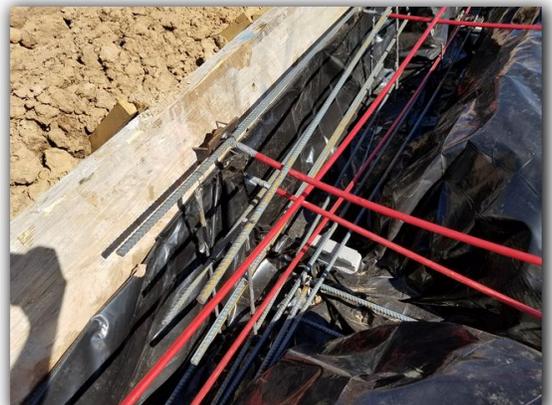
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Dead ends have 3/4" clearance to forms:  Yes  No

The clearance between dead ends and form boards should be improved to provide 3/4" to 1" clearance or less.



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Loose dead ends were found at the back middle portion of the foundation and at the garage. Recommend nailing dead end properly.



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

Amble chairs all tied:  Yes  No

Missing wire ties were found at various cable chairs.

Provide provide proper clearance at pads and tendons.



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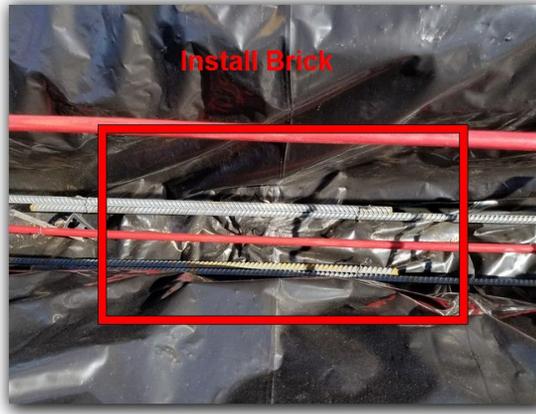
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Rebar supported off bottom of beams:  Yes  No  
Rebar should be supported with bricks off bottom of beams.



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**Polyethylene Sheeting:**

- 6-mil lapped & taped
- Seated in bottom of beams
- Secured at sides

Damaged and missing polyethylene sheathing was found at beams and sections of the pad.  
Recommend repairs to provide proper coverage at all areas.



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Loose intersection of poly.



**Reinforcing Steel**

- Corner rebar installed at corners & dead ends
- Extra rebar added

**Retaining Walls:**  Yes  Not Present

**Electrical:**

Structural steel grounded / bonded:  Yes  No

Structural steel should be properly bonded prior to completion of home.

Branch wiring present at make-up (floor receptacles, etc.):  Yes  No

**Plumbing:**

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

Mastic present at exposed sewer lines:  Yes  No

Exposed PVC piping was found. All exposed PVC should have mastic applied prior to pour.



Shower forms / recessed shower area present:  Yes  No

Sewer lines filled with water:

Yes - Estimated fill time: \_\_\_\_\_  Unknown

No - Recommend filling lines with water and re-inspecting 24 hours after filled.

Downdraft vent piping installed:  Yes  No  Not Determined

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Separation / chairs installed between tendons and plumbing pipes:  
Recommend improvements between tendons and plumbing pipes.



**Is foundation ready for concrete placement:**

Recommend correction of items noted on inspection report prior to placement of concrete.