Property Inspection Report
PRE-POUR

Amos Benjamin Charles
5115 Marble Acres Ct.
Houston, TX 77059
Reserve at Clear Lake

July 01, 2017

Phase Inspection:		**Date**
☑ Phase I:	Foundation Pre-pour	July 01,2017
☐ Phase II:	Open Frame	
☐ Phase III	Final Inspection	

Clay M. Collins
Professional Inspector, TREC License #7147
Grace Home Inspection Services, LLC
ASHI Certified Inspector #250932
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SCOPE

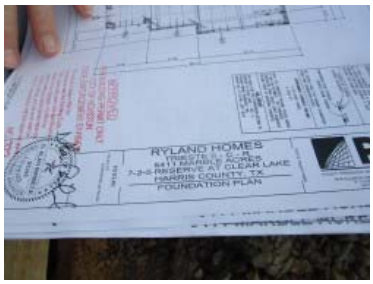
The client has contracted with this inspector to observe and evaluate the foundation form and site preparation before placement of concrete.

OBSERVATIONS

Construction Plans

Construction drawings related to the foundation were on site at the time of this inspection. There were workmen on the job-site.

- Builder: Ryland Homes
- Plan: Trieste II
  - o Elevation C
  - o Swing R
- Size: 3,955 square feet (2 story)



Report Notes

- Photographs provided are for reference and may not reflect every occurrence of an issue or deficiency.

Site Preparation

- The Authorities Having Jurisdiction (AHJ) Code Enforcement inspection approval “Plumbing Only” was posted on site.
- The compaction of fill materials, near surface soils and trench underground utility areas was not evaluated.

- Drainage for the slab-form had not been established; work had not progressed to a point that this would be expected to have been dug.

Foundation

- This was a ribbed slab, reinforced with un-bonded, post-tension cables.

GRADE BEAM SCHEDULE				
BEAM TYPE	WIDTH	DEPTH	TOP	BOTTOM
POST-TENSIONED	10”	24”	1 / 2 “ Ø	1 / 2 “ Ø
REINFORCED (RB)			2 - #5	2 - #5
SLAB NOTE 4” THICK CONCRETE SLAB ON GRADE ON 10 MIL VAPOR BARRIER OVER A COMPACTED BUILDING PAD THAT EXTENDS 5 FEET OUTSIDE THE SLAB AREA				

- General Foundation Note #15; “Refer to publication “*Construction and Maintenance Procedures for Post-Tensioned Slab-On-Ground Construction*” for additional guidance for the builder and the owner.”
- Measurements against the construction drawings were made (A) along the diagonal from the front left to back right, and (B) from the front right to the back left.

◄FL toward BR (A)

(B) FR toward BL►

- The depth, width of the beams and thickness of the slab appeared adequate and generally met the values stipulated in Grade Beam Schedule.

Depth (24”)**:** (A) 21, 26, 26, 26, 25 Measured in Inches
(B) 27, 24, 24, 24, 25 Measured in Inches



Width (10”)**:** (A) 10, 11, 11, 12, 15 Measured in Inches
(B) 11, 10, 10, 10, 10 Measured in Inches

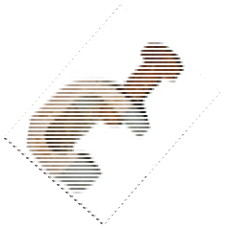


Thickness (4”)**:** (A) 5, 5, 7, 6, 5, 5, 5, 5, 4 Measured in Inches
(B) 4, 4, 4, 4, 6, 6, 5, 5, 4 Measured in Inches



- Edge forms appeared to have been adequately braced with wood braces and backfill to prevent movement during concrete placement.
- Tendons were placed per construction drawings
  - 24 tendons, side-to-side, including 4 in the back patio
  - 19 tendons, front-to-back
  - ## tendons, total
- Dead-end and Stressing-end anchors appeared well set and secured against the edge forms.
- Cat-heads were not snug against the form**. This should be repaired before placement of the concrete.**



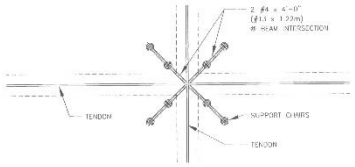


- No more than 1 inch of the encapsulated tendons was exposed at the stressing-end and no more than 12 inches of tendons were exposed at the dead-end.
- At least 16 inches of strand extended past the edge form.
- Chairs had not been placed between reinforcing tendons and plastic drain pipes. This may cause damage to the pipe during and/or following tensioning of the tendons. **This should be repaired before placement of the concrete.**



- The plastic drain pipes had not been sleeved, wrapped or greased where they are to be in contact with the concrete. Failure to do so will allow the concrete to bond to the plastic and cause them to become damaged over time. **This should be repaired before placement of the concrete.**
- There was no support of tendons over ribbed intersections. At interior beam intersections, slab tendons that are positioned directly over both beams *can* be supported by reinforcing bars that cross the beam intersection at diagonals. *(PTI®) The construction drawings did not call for reinforcement or support.*





Information: I met the project manager, Adan, on site during the inspection and identified the deficiencies noted above. By the end of this inspection, workmen had begun greasing the drain pipes and Adan said that he had called for the additional work to be done.

Clay Collins