

Select Inspect

Property Consultants, LLC

New Construction Phase 1; Pre-pour Inspection

Prepared exclusively for:
Client



at: **54321 New Street; The Colony, TX 75034**

*The greatest compliment I can receive is a referral from you,
to a friend, family member, or coworker.*

Thank you for choosing Select Inspect.



*Sincerely,
Bruce W. Carr*

214-770-6954

Clear Cloud Rain Storm

 Calm Windy High Wind

Temp: _____

OK=Satisfactory

DEF= Deficient

NP= Not present / Incomplete

Drawings/plans on-site yes no

Structure / Foundation			Structure / Foundation	
OK	DEF	NP	Item/condition:	Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Footing Min 24" d X 16" w base (per plans)	depth was good; debris and large chunks of soils should be removed from trenches
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Anchor bolts; w/ in 12" at corners	These should be placed during the pour
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Anchor bolts; min (at least) 1 3/4" from foundation edges	These should be placed during the pour
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Anchor bolts; located every 6' at load walls	These should be placed during the pour
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Post Tension Cable; sleeved protection to pull end (or 2-3 min wraps w/ duct tape approved)	<ul style="list-style-type: none"> - Some post tension cable sleeves need minor taping near the collar ends and or various torn / damaged sleeve sections. This is minor; have the foundation contractor examine and repair sleeves as needed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Post Tension Cable; supported on chairs not rock/block	<ul style="list-style-type: none"> - Various locations require chairs for elevation off the vapor barrier. The inspector adjusted multiple fallen chairs at the time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Post Tension Cable; fixed end- min. 3/4 to allow concrete coverage on tails	Satisfactory
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Post Tension Cable; secured to forms	Unsecured "dead-end" exists at the north central area. The post tension cable was merely pig tailed to a loose section of reinforcing steel placed on the vapor barrier.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Post Tension Cable; Within 6" of corners	A few east, southeast post tension cable were 7-8" from the corner. Technically not close enough, though it should not be a significant issue. Relocation a few inches closer to the corners would be simple and is recommended.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Post Tension Cable; min. 16" past stress end for puller access	Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Post Tension Cable; <u>no excessive horizontal (side-side) deviation at general locations</u>	Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Post Tension Cable; <u>no horizontal (side-side) deviation adjacent plumbing pipes</u>	None discovered

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rebar; min 3" from soil	Significant issues were not found or observed concerning this item at the time of inspection
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rebar; min 3/4" spaces to allow aggregate flow	General areas were satisfactory. The rounded feature at the northeast; reinforcing steel did not have adequate separation from soil or forms. Tape / ribbon was tied around random questionable cables / pipes, to note areas that some of these conditions were discovered.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rebar; supported on chairs / metal stakes Not by PTCables	Deficiencies noted at west, northeast, east locations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tape / ribbon was tied around random questionable cables / pipes, to note areas that some of these conditions were discovered. This is not an inch-by-inch inspection, and not all conditions were marked. The site foreman should verify corrections prior to concrete pouring.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Site / Grading			Site / Grading	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proper grade / no pooling water	Satisfactory
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vapor barrier; not torn or compromised	Multiple openings/ tears exist in the vapor barrier. Areas around plumbing penetrations have openings and exposed soils. Patching overlapping minimum 6" should be made at deficient vapor barrier locations. Rear bay window, master shower; vapor barrier was short (not well into the trench wall) at the north corner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor barrier; min. 6" overlap at seams	Generally satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor barrier; min 4" gravel/sand below	Satisfactory at randomly inspected locations.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction debris/trash exists in trenches	Debris and large pieces of soil should be removed from the trenches at the northeast & southeast.
Electrical			Electrical	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electric grounding (Ufer) appropriate	Not discovered
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric conduit in place for kitchen island or similar	Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric Temporary service pole secured	Satisfactory
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electric GFCI protected 15, 20, & 30 amp circuits	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electric; other	Repair needs were not discovered at the time of inspection

Plumbing			Plumbing	Plumbing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing: wrapped / sleeved appropriately at concrete penetrations	Unprotected supply pipes exist at the west, northwest, central, and central north areas; discovered deficiencies were marked with orange ribbon.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing: copper & galvanized- no contact allowed	Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing: not located within 45 ° below footing	Satisfactory; issues not discovered
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing: pipes fully supported	Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing: drains slope min 1/4" per foot	Satisfactory
OK	DEF	NP	Item/condition:	Comments:
Other			Other	Other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing: no hollow supports- WDI conducive	Hollow plumbing support stakes are a potential future entry point for termites; these exist at plumbing penetrations at the slab foundation of your home. Recommend filling with mortar epoxy or appropriate sealant (This can be done anytime before drywall is installed). Recommend a wood destroying insect inspection- every 2 years for the first 5 years or when wood destroying insects are discovered (whichever comes first), then annually.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing: wood/cardboard (cellulose) protective boxes Remove prior to pouring- WDI conducive	Plastic used instead of cellulose at this property. Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WDI pretreat label Location: ____ Permit pouch at trash bin_	Documents indicate the perimeter trenches and plumbing penetration locations were treated with a solution of "Baseline" termiticide. http://www.fmcprosolutions.com/FMCSpecialtyProductsLibrary/ProductLibrary/Baselinepretreatmiticide/tabid/1310/Default.aspx
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	After the pour....	All wood forms shall be removed after the concrete cures. The concrete should cure and the post tension cables shall be stressed <u>prior</u> to framing; preloading the slab with the weight of framing and construction supplies/lumber prior to tensioning is not acceptable. Sill plates alone would be satisfactory, though vertical framing, excess loads, etc are strongly discouraged prior to stressing of the cables

Limitations & Scope of Inspection Statement

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If a concern arises, regarding this report, you must notify Select Inspect prior to purchasing the property, and allow us to reinspect the property and or components of concern prior to any changes being made to the components or condition of concern. Otherwise, all claims for damages or costs incurred from those complaints and related improvements, modification or repair are waived by the client.

Select Inspect makes no representation except what is specifically contained within this document and the Select Inspect Inspection Contract. This report and the Select Inspect Inspection Contract are the sole and only agreement between Select Inspect and the client, and supersedes any prior written, verbal, or implied agreements between the client and Select Inspect regarding content within the Select Inspect Property Report, and Inspection Contract.

By acceptance of and or reliance upon information in this report, the client agrees that any potential controversy or claim between the client and Select Inspect shall in good faith be brought to mediation by a third party, having no interest in this case, before filing suit for any amount of damages. By acceptance of and or reliance upon information in this report, the client agrees that any damages resulting from breach of this contract or report are limited to the fee charged to the client by Select Inspect for this inspection service.

By accepting and relying on the information within these documents, the client expressly agrees to all agreements and limitations herein. The inspection is cursory and limited. The findings represent observed conditions at the property on the day and time of the inspection. This is not a fully comprehensive inspection, and there may be items or conditions that are not discovered. Though reference to current standards or the word "code" may be noted in portions of this document, Select Inspect does not inspect the property for compliance to prior, current, or future "code" regulations. The service attempts to reduce risk, but cannot eliminate all risk of purchasing any property. Select Inspect does not warrant or guarantee that all conditions will be discovered. Protection regarding errors and omissions are not stated nor implied. Comprehensive inspections of components and areas of the property can be arranged for through specialists in each given field. The inspector does not offer opinions regarding value or whether the property should be purchased. It is strongly recommended to obtain any available municipal inspection reports, and builder warranty information.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any previous inspection or engineering reports, municipal inspection departments, lenders, insurers, and appraisers.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary reader of this information should hire a licensed inspector to perform an inspection to meet your specific needs and to obtain current information concerning this property.

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This report does not prioritize the inspector's findings. Whenever possible, it is recommended that all repairs be made. As a minimum, Select Inspect strongly recommends that any and all safety and health issues including but not limited to: fire safety, electrical, HVAC, moisture intrusion / leakage, fungal, and structural failure concerns be examined by a licensed or occupationally certified specialist in the respective field. Repairs should then be made without delay.

Select Inspect is committed to providing the best possible services to the client, in an efficient, professional manner, and to report discoveries to the client in an understandable format. Select Inspect inspectors will represent Select Inspect in a professional and courteous manner, and we will be respectful to our clients, to all parties involved, and to the properties at which our business is performed. The client, their personal information, this report, and information about the home are not offered or distributed to other persons or affiliations, unless specifically requested by the client.

It is important to understand that this inspection is a first step towards gaining a partial understanding of the property condition. The inspector uses a systematic and limited method of inspection that attempts to identify and report issues of concern however the inspection is time limited, general in nature and subject to human error. The inspectors opinion can vary from the opinion of other persons. The inspection is very good at reducing risk but it does not eliminate risk. If these limitations or this service does not meet your needs call our office about comprehensive inspection services.

This inspection does not inspect for the presence or conditions conducive to mold and microbiologicals. If the inspector sees a suspect condition (fungus) it may be reported as a supplemental and incomplete comment, but it does not mean the inspector saw and reported all mold conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete. The inspector does not use special tools to detect moisture in inaccessible areas.

End of Written Report

Thank you for choosing Select Inspect. Please contact me if you have any questions; 214-770-6954

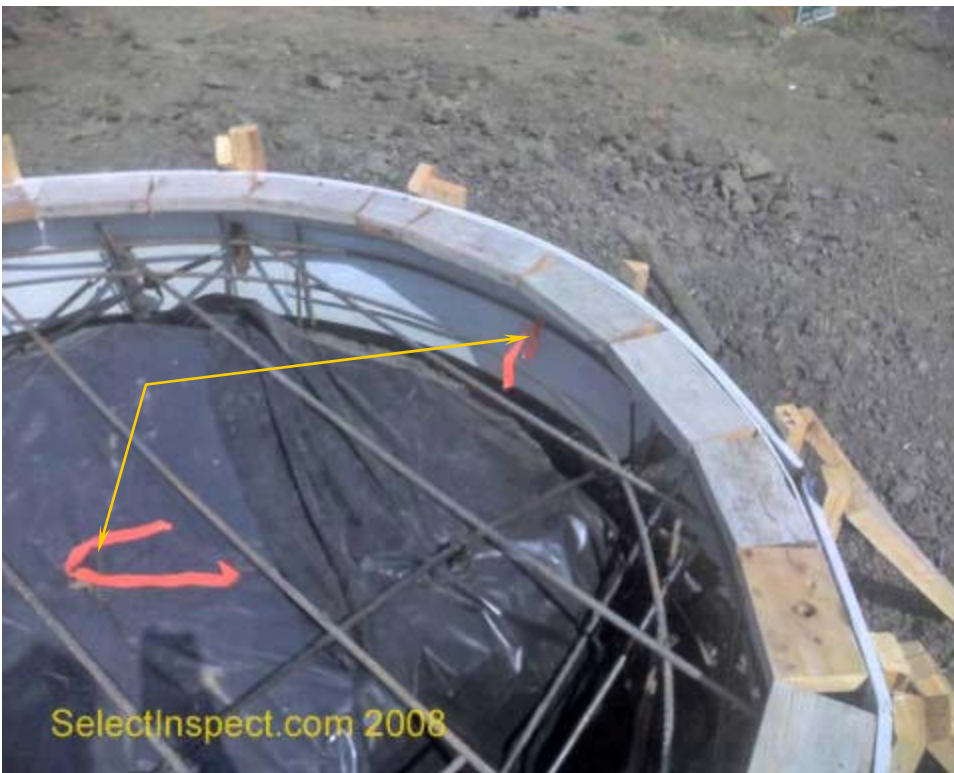
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Property Inspection



↑ debris in trenches, torn vapor barrier, and less than 3" separation of reinforcing steel to soil



↑ dirt chunks in trench, and less than 3" separation of reinforcing steel & soil



↑ torn vapor barrier and less than 3" separation of reinforcing steel & form



↑ debris in trenches

*Residential & Commercial
Property Inspection*



↑ unsecured dead end of post tension cable; after the concrete cures, this may be stable enough by the lateral reinforcing steel it is attached to, but the condition is unconventional, and I recommend the builder's engineer examine and determine if additional bracing is required.



↑ close view of image above

Property Inspection



↑ unprotected plumbing supply pipe that will be routed through the concrete.



↑ close view of image above

*Residential & Commercial
Property Inspection*



↑ unprotected plumbing supply pipe that will be routed through the concrete. Upper area of top image on prior page



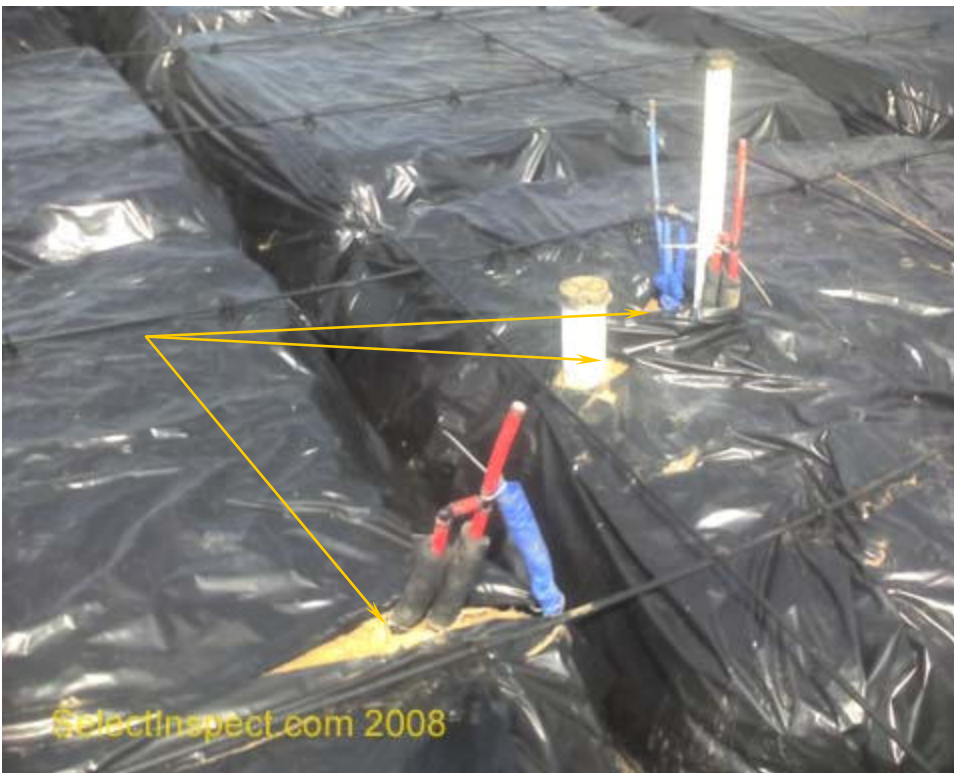
↑ unprotected plumbing supply pipe that will be routed through the concrete. South



↑ reinforcing steel is touching the forms at the front rounded feature.



↑ close view of prior image; reinforcing steel is touching the forms at the front rounded feature. Recommended an offset of at least $\frac{3}{4}$ " for concrete to pass on all sides.



↑ large gaps at vapor barrier should be better sealed with minimum 6" overlap. This is to resist moisture seepage up from the soil into the concrete.



↑ unprotected plumbing supply pipe that will be routed through the concrete. Insulation was open and deficient.



↑ upper- chair needed to raise the post tension cable off the vapor barrier/pad; example lower- unprotected plumbing supply pipe that will be routed through the concrete.



↑ chair needed to raise the post tension cable off the vapor barrier/pad; example and deficient insulation/protection of plumbing supply at northwest

Property Inspection



↑ chair needed to raise the post tension cable off the vapor barrier/pad; example



↑ chair needed to raise the reinforcing steel off the vapor barrier/pad & openings in the vapor barrier; reinforcing steel shall be supported on chairs, not by post tension cables; example

Property Inspection



↑ post tension cable sleeve ends need better tape to protect the steel from the corrosive ingredients of concrete; example



↑ close view of prior image post tension cable sleeve ends need better tape to protect the steel from the corrosive ingredients of concrete.

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New Construction Phase Inspection; day of the pour

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Bruce W. Carr

214-770-6954

Sept. 22, 2008

This inspection was performed at the **concrete** stage. Portions and components of the home, not specifically noted in this document were excluded from the inspection. Changes in conditions are common throughout the building process, and some modifications should be expected.

If changes are made to the structure that deviate from the original plans, you should obtain verification from the builder's engineer and or the local code inspection department for approval of modifications.

Building code is a minimum standard, and not a "perfect" methodology or standard. This is not a "code" inspection, as many cities adopt variations, amendments, and modifications of generally accepted building-code guidelines. If you have specific interest or concern regarding the home meeting "code", you should try to obtain or verify documentation of city / code inspection reports if available from your builder or local building officials.

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↑ wood stake was broken off below the soil at this location; I removed as much as possible without compromising the vapor barrier and soil pad. This will not significantly affect the foundation, though over time the wood will decay and this location may be more prone to wood destroying insect entry.

Before the pour, I helped the construction crew correct reinforcing steel chairs, reinforcing steel clearances, protection at plumbing supply pipes, and removal of trench debris; and confirmed vapor barrier repairs/improvements, post tension cable taping at ends.

The post tension cable dead end that was noted as questionable in your pre-pour report, was confirmed as approved in the plans; satisfactory.

I was at the site from approximately 7 am - 9 am for the first 9 trucks of concrete. I returned from 10:15 am - 11:15 am as more concrete had arrived and a pump truck to deliver concrete to areas near the central and garage locations.

The crew did not have a long enough extension cord to access the northeast areas of the slab with the vibrator (used in trenches to “shake” the concrete in order to remove air pockets, and allow the concrete to settle/flow under and around reinforcing steel and forms). I do not know if a cord of adequate length was brought to the site after my departure, nor do I know if the areas furthest from the electrical service (southwest) were eventually accessed with this device. Refer to the builder for information regarding this item.

Property Inspection



↑ the master bedroom, bathroom, & closet areas were poured first





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↑ trenches are filled, then the pads





↑ as is typical, the garage is poured last





↑ placement of anchor bolts was made after smoothing and the brick ledge forms removed as the concrete begins to firm. Remaining forms should be removed after curing @ approximately 5-7 days. The slab should be kept consistently moist to aid in curing. Wetting and covering with a moisture barrier may be necessary if temperature remains in the upper 80° - 90° range.





↑ breakfast nook; satisfactory





↑ a few of the anchor bolts were not completely vertical; Generally the framers can work with this without issue. Significant issues were not found or observed concerning this item at the time of inspection, this can be improved by drilling out and replacing with an approved concrete epoxy or other architect approved method.



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