

# *Bulls Eye Home Inspection, PLLC*

## Phase Inspection Report



Inspection prepared for: [REDACTED]  
Real Estate Agent: Vicki Haislup - Wayne Murray Properties

Date of Inspection: 2/25/2019 Time: 11:00 AM  
Order ID: 441

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# Pre-Pour Checklist

## PRE-POUR CHECK LIST

Materials:

### PART 1: TYPE OF HOME

Single Family Two Story

### PART 2: DESIGN CRITERIA

1. Were the foundation plans on site? Yes
2. Was the foundation system for this structure designed by an engineer, architect or other design professional? Yes  
If yes, provide name and registration number of the engineer as specified on the plans:
3. Were the plans reviewed during the inspection? Yes

### PART 3: BEARING SOIL CONDITIONS

1. Type: Combination
2. Were soils loose or poorly compacted? No
3. Were trees and shrubbery within 20' of the foundation? No
4. Had Root shields been installed? None in place
5. Excavations free from debris and roots to 12-inch depth? Yes

### PART 4: SLAB ON GRADE

#### A. SLAB REINFORCEMENT:

Slab was: Mix Post Tension and Rebar

#### B. SLAB FORM WORK

1. Was stringline in place? Yes
2. Average thickness of slab: 4 inches
3. Were boards straight and properly braced? Yes
4. Was the slab properly thickened to support the fireplace? (Min 12" thickness) N/A

#### C. BEAM

Measurements:

Approximate Depth 29 -inches Perimeter 32 -inches interior

Approximate Width 12 -inches .

1. was there water in the beam excavation? No
2. Were there any cave-ins? No
3. Did beams extended a minimum of 6" into undisturbed soil or compacted fill? Yes
4. Were Beams spaced as per plans? Yes

#### D. MOISTURE BARRIER

1. Was the barrier 6 mil., and over lapped ? (6" Minimum) Yes
2. Was the polyethylene barrier taped at over laps? Yes
3. Were the plumbing penetrations covered with mastic? Yes

#### E. REINFORCING STEEL

1. Exterior Beam: Yes
2. Corner Bars: Yes
3. Shear Supports: Yes
4. Proper Supports: Yes
5. Proper Splice: Yes
6. Proper Coverage: Yes
7. Deep Beams: Yes
8. Dowell Bars: Yes
9. 6x6 6-guage Wire Mesh: No
- 10: #3 Rebar: No

11: #5 Rebar: Yes

F. TENDONS/Stand (POST TENSION CABLES)

1. Were the tendons per plans? Yes
2. Were the tendons 1/2"? Yes
3. Were the tendons installed with live and dead ends? Yes
4. Were the tendons in good condition (sheathing, nicks, abrasions, etc.) with exposed cable taped? Yes
5. Was there a sand cushion? Yes
6. Were the tendons properly raised above the finished grade? Yes

PART 5 ROUGH-IN PLUMBING

A. MAIN WATER SUPPLY LINE

1. Material used for city water supply line: CPVC
2. Depth of the city water supply line. N/A -inches
3. Size of the water supply line: 1"
4. Location of the main water shutoff: Front

B. MAIN SEWER LINE

1. Size of the main sewer line: 4-inches
2. Material used main sewer line: PVC
3. Location of the main cleanout: Front
4. Drain properly sloped downward toward city sewer connection? Yes  
(Does drain maintain a minimum of one fourth unit vertical in 12 unit horizontal (2%) slope)

C. DISTRIBUTION WATER SUPPLY LINE

5. Material used for water distribution lines: N/A
6. Size of water distribution line: N/A
7. Depth of water distribution lines: N/A inches
8. Were the water supply lines properly protected from concrete contact? N/A

# Pre-Pour Descriptions

## FORMS

### Observations:

Large gaps were observed under the form boards. We recommend having this corrected to prevent the concrete from flowing out during its placement.



Missing formwork



Gap under formwork



Gap under formwork



Gap under formwork



Gap under formwork

## MOISTURE BARRIER

### Observations:

The vapor barrier has multiple holes/tears/opening at overlapped joints/under the drain pipes or on side beams etc... All opening in the barrier should be taped prior with a manufacturer approved tape prior to placing the concrete.

Water was found in the beams and will create an air pocket when the concrete is placed. This condition should be corrected with removal of all water.

Debris was found in the beams and will create an air pocket when the concrete is placed. This condition should be corrected with removal of all debris.



Vapor barrier hole



Vapor barrier hole



Vapor barrier hole



Vapor barrier hole



Debris



Vapor barrier hole



Vapor barrier hole



Wrap penetration



Vapor barrier hole



Water in beam



Wrap penetration

### TENDONS

#### Observations:

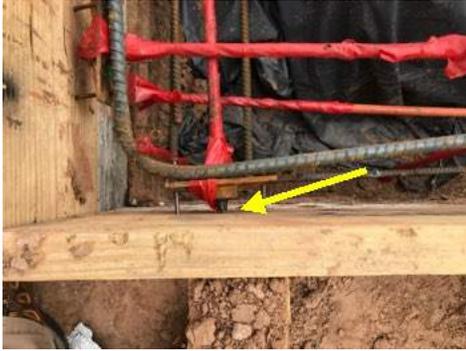
The sheathing on multiple tendons was damaged/ cut short and left the strands exposed to being in contact with the concrete. The tendons should be greased and taped prior to placing the concrete.

A tendon was found to be in contact with a PVC pipe (drain/vent). This could put stress on the

pipng when the tendons are put under tension, risking damage to the piping. This should be corrected prior to placing the concrete.

One or more tendon was found to be in contact with the form work. A 3/4 of inch gap should be left between the tendons end and the formwork. This should be corrected prior to placing the concrete.

One or more tendon had the cable end taped. There should be a minimum of 12" unwrapped on the tendons fixed end. This should be corrected prior to placing the concrete.



Inadequate gap at cable end



wrapped tendons at the fixed end



Sheathing tear



cable running below plumbing pipe



Tendons installed below the plumbing pipe.



Inadequate gap at cable end



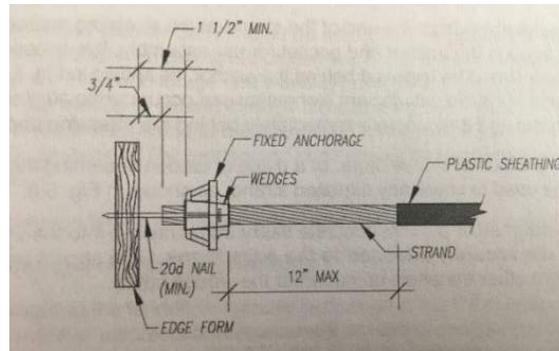
Sheathing tear



Sheathing tear



Not tied



Fixed end assembly installation

## PLUMBING

### Observations:

A waste pipe sleeve was broken making the drain line vulnerable and unprotected from the foundation structural load transfer. This should be repaired prior to pouring the concrete. Any pipe installed within or under a footing or foundation wall must be protected structurally from any transferred loading from the foundation wall or footing. A relieving arch or a pipe sleeve can be used to provide this protection. Where a sleeve is used, it must be two pipe sizes larger than the enclosed pipe. This space will allow for differential movement of the pipe. (See Figure P2603.5. International Residential Code for One- and Two-Family Dwellings P2603.5 Pipes through footings or foundation walls.) Any pipe that passes under a footing or through a foundation wall shall be provided with a relieving arch; or there shall be built into the masonry wall a pipe sleeve two pipe sizes greater than the pipe passing through.



Broken sleeve

## Glossary

Term	Definition
CU	Copper (wiring)
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

## Report Summary

Pre-Pour Descriptions		
Page 3	FORMS	<p>Large gaps were observed under the form boards. We recommend having this corrected to prevent the concrete from flowing out during its placement.</p>
Page 3	MOISTURE BARRIER	<p>The vapor barrier has multiple holes/tears/opening at overlapped joints/under the drain pipes or on side beams etc... All opening in the barrier should be taped prior with a manufacturer approved tape prior to placing the concrete.</p> <p>Water was found in the beams and will create an air pocket when the concrete is placed. This condition should be corrected with removal of all water.</p> <p>Debris was found in the beams and will create an air pocket when the concrete is placed. This condition should be corrected with removal of all debris.</p>
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