

Waypoint Property Inspection, LLC

Inspection 1: Foundation/Grounds, Pre-Block Construction

Client: John Sample

Inspector: O. Peebles/ R. Hintze

Property Address: 3009 Anystreet Dr, Dover, FL Date: 1-07-2018 Time: 1:00pm

Block: Builder: Big Builder Lot#: 63

PRESENT DURING THE INSPECTION: Inspector Client Builder's Rep

WEATHER CONDITIONS: Dry Rain Today/Recently Temp 85 degrees

PERMITS OBTAINED: Onsite PLANS: Available Not Available SPACE BELOW GRADE None

Notice: This inspection report does not in any way constitute (i) a guarantee, (ii) a warrantee of merchantability or fitness for a particular purpose, (iii) and express or implied warranty. Or (iv) an insurance policy. Inspector is NOT acting as an engineer or architect, plans are reviewed for information purposes only. We recommend that you consult with your builder, and/or a local architect or engineer to ensure that the plans meet specific local codes and requirements.

Inspection Purpose: The purpose of this inspection is to visibly inspect the property grounds to ensure proper preparation for the structure according to the site plans. Vegetation/vegetation removal is inspected and any intrusion on the sub-floor/foundation should be noted and addressed. The sub-floor (if present) and foundation are also inspected for major defects such as defective materials, spalling, significant cracks, sloping and poor craftsmanship.

01/04/2018 - Pre-pour Site Visit - Arrived on site 1/4 at 9:00am

01/07/2018- Foundation Inspection – Arrived on site 1/7 at 1:00pm.

Grounds:

Notes:

- Walked perimeter of property to inspect grade, ground clearing, slope and proximity of structure to property lines. Structure faces approximately East.
- Site appears to be properly prepped with all major debris (to include trees and major vegetation) cleared from foundation area. Rough grade is level and clean.
- No visible evidence of root/debris intruding into foundation and footings was noted.

Conclusion:

The site is adequately graded and prepped for the structure. No vegetation/debris was visible. This will be monitored throughout the construction process. Drainage appeared to be adequate and will be monitored throughout construction.

Footings/Foundation/ Sub-floor: Monolithic Slab (Slab and Footers poured at the same time)

Notes:

- Checked (probed) footings around entire perimeter. No issues noted.
- Walked perimeter and visibly confirmed no cracks, settlement or otherwise, were visible.
- Foundation slab (poured on 1/3/2018) will consists of 3 levels: garage, main living area, rear patio.

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- Garage and rear porch/deck level were slightly pitched correctly for drainage.
- Rebar (wall support) is properly spaced at no more than 48" at perimeter walls.
- Inspected pre-plumbing areas (exterior, kitchen, baths, and laundry.) Found no defects.
- Vapor barrier taped seams had visible gaps that should be sealed
- 01/18 Post slab: Rebar at the porch area had visible gap and should be sealed.

Plumbing: PVC and PEX- Rough with fill dirt and vapor barrier.

Notes:

- Visible pre-plumbed areas appeared to be properly installed and located.

Conclusion:

The footings and foundation are of good quality. No significant defects were noted after the inspection. The preformed site measured to true level with little/no variation. The pre-plumbed areas appeared to be adequate (will re-inspect pre-plumbing placement and condition during pre-drywall inspection.) Subsequent foundation settlement cracks, if visible, will be documented and monitored throughout the construction process.

(Note: Footings and Foundation: The stability of a house depends upon a foundation footing keyed into stable soil. In general, footings should be poured at least one foot deep into previously undisturbed soil, or soil that has been consolidated per specifications of a soils engineer. The footing must also extend at least one foot below the frost line. The footing must be large enough to bear the weight of the building (dead load) as the environmental and live loads. Most foundations are made of concrete (plain or reinforced) or concrete masonry units (CMU's.) Each major building code has a minimum footing width and depth requirement.)

Next Steps:

1. Ongoing visits will occur to measure the progress of the build and to ensure consistency in quality. If we observe something of concern, we will immediately contact you.
2. Please have supervisor of construction inform you prior to building pre-drywall to schedule next inspection: *Rough Framing, Electrical, Plumbing and HVAC.*

Inspection 1 : Foundation/Grounds, Pre-Block Construction Completed 1/7/2018

Inspection 2 : Rough Framing, Electrical, Plumbing and HVAC

Inspection 3 : Building Wrap prior to Siding/Stucco

Final Inspection 4 : RESIDENTIAL INSPECTION, Including Re-inspection of the Roof System

Foundation Rough Plumbing Pictures:



Front Elevation / Rear elevation



Garage / Patio



Main line / Plumbing penetrations



Laundry plumbing including water softener line / Water heater plumbing and grounding system.



Concrete form measured level at various areas



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Concrete form measured level at various areas



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Concrete form measured level at various areas



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Vapor barrier had visible gaps that should be sealed.

Post-slab Pictures:



Front / Right front corner



Right rear elevation / Left rear elevation



Plumbing Penetrations



Bathroom Plumbing Penetrations



Garage / Patio



Garage had proper slight pitch toward the door area



Foundation measured level at various areas.



Foundation measured level at various areas.



Rebar penetration at the porch area had visible gap