



P.O. Box 151652 Arlington, Texas 76015
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 www.a-action.com

PHASE 1 PROPERTY INSPECTION REPORT

Buyers Name _____	Phone # _____
Property Address _____	Lot No. _____ Block No. _____
City _____	Texas, Zip _____ 75063 _____

Builder Name _____	Phone # _____
Builder Address _____	
City _____	Texas, Zip _____ County _____
Site Foreman _____	Phone # _____

Part 1: TYPE OF HOME

Two Story

Part 2: DESIGN CRITERIA

1. Are the foundation plans on site?..... No
2. Has the foundation system for this structure been designed by an engineer, architect or other design professional. **Not Determined**
If yes, provide name and registration number of the engineer as specified on the plans: _____
3. Have the plans been reviewed during the inspection.... **No**

Part 3: BEARING SOIL CONDITIONS

1. Type: Compacted Fill Combination
- Virgin
2. Are soils loose or poorly compacted?No
3. Are trees and shrubbery within 20' of the foundation? No
4. Have Root shields been installed? No
5. Excavations free from debris **No**

Part 4: SLAB ON GRADE

A. SLAB TYPE:

Post Tension

B. SLAB FORM WORK

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

C. BEAM

Measurements: Approximate Depth 28-inches Perimeter 24 to 28-inches interior Approximate Width 13-inches

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

D. MOISTURE BARRIER

- 1. Is the barrier 6 mil., and over lapped ? (6" Minimum) No
- 2. Is the polyethylene barrier taped at over laps No
- 3. Are the plumbing penetrations covered with mastic? No

E. REINFORCING STEEL

- | | | |
|-----------------------------|------------------------------------|-------------------------------|
| 1. Exterior Beam No | 5. Proper Splices (12 in.) ... Yes | 9. 6x6 6-gauge Wire Mesh. N/A |
| 2. Corner Bars Yes | 6. Proper Coverage No | 10. #3 Rebar N/A |
| 3. Shear Supports N/A | 7. Deep Beams Yes | |
| 4. Proper Supports No | 8. Dowell Bars N/A | |

F. TENDONS (POST TENSION CABLES)

- 1. Quantity: Front to Back 23 Side to Side 32
- 2. Are the tendons per plan? Not Determined
- 3. Are the tendons 1/2"? Yes
- 4. Have the tendons been installed with live and dead ends? Yes
- 5. Are the tendons in good condition (sheathing, nicks, abrasions, etc.) with exposed cable taped? No
- 6. Is there a sand cushion? Yes
- 7. Are the tendons properly raised above the finished grade? No

Part 6 ROUGH-IN PLUMBING

A. MAIN WATER SUPPLY LINE

- 1. Material used for city water supply line. 1-inch Pex
- 2. Depth of the city water supply line. 12 to 16 inches
- 3. Size of the water supply line. 1-inch
- 4. Location of the main water shutoff. Front Curb

B. MAIN SEWER LINE

- 1. Size of the main sewer line. 4-inch
- 2. Material used main sewer line. 40 gauge PVC plastic
- 3. Location of the main cleanout. Exterior Wall – front curb side of the house
- 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. Pex (plastic)
- 6. Size of water distribution line. 3/4, 5/8, 1/2 water lines
- 7. Depth of water distribution lines. 10 to 12 inches
- 8. Are the water supply lines properly protected from concrete contact? No

ITEMS IN NEED OF REPAIR BEFORE POURING THE CONCRETE

1. There is damaged and missing post tension cable sheathing at the ends in various locations. The tension cables should be covered at all points from beginning to end. This condition should be corrected prior to pouring the concrete. All of the exposed post tension cable ends should be wrapped with Teflon tape and/or 6-mil plastic. These help prevent the concrete from adhering to the post tension cables.
2. One of the beams needs to be widened in the front porch area. The beam measured 10-inches. The beam should be a minimum of 12-inches wide.
3. The steel rebar is in contact with the post tension cable at the front porch area. The tension cable should be wrapped with plastic or Teflon tape before the concrete is poured.
4. All of the post tension cables need to be properly raised off of the pad floor and suspended a minimum of 2-inches off the finished grade at and around the back porch area.
5. The plastic vapor barrier is applied over the top of some of the cables. This condition should be corrected to help prevent air-pocket from occurring in the beam areas.
6. All openings in the plastic vapor barrier should be closed and taped.
7. The plastic vapor barrier does not extend fully into the beam area and overlap by 6-inches. This should be corrected before the concrete is poured.
8. All debris in the foundation beam trenches needs to be cleaned out before the concrete is poured.
9. It is recommended to add two addition steel rebar stands in the lower portion of the large footer in the back porch.
10. It is recommended to add two addition steel rebar strands in the lower portion of the front porch footer.
11. Backfill dirt is needed on the south former board.
12. The Pex water lines are not properly protected and/or covered with insulation. This condition should be corrected prior to pouring the concrete.
13. The waste pipes are not properly protected and/or covered with insulation. This condition should be corrected prior to pouring the concrete.

Photo Log



Debris needs to be removed from the crawl space.



Cable ends need to be wrapped. Plumbing lines need to be insulated.



Cable ends need to be wrapped.



Debris needs to be removed from the crawl space.



Recommend adding rebar in the lower footer.



Chairs are needed under the cables and steel near the back porch area.



The plumbing needs to be covered with insulation.



The plumbing needs to be covered with insulation.



Cable ends need to be wrapped.



Fill needed against the former boards.



The beam needs to be widened in the front porch area.



It is recommended to have two additional steel rebar strands in the beam footer at the front porch.

It has been a pleasure providing this inspection service for you. If you have any questions at all, please feel free to email me or call my cell phone @ 972-743-5588.

You Can Visit Our Website at: www.a-action.com

Brian P. Murphy

A-Action Home Inspection Group

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Your Home Consultant for Life

A handwritten signature in black ink, appearing to read 'BPM', with a horizontal line underneath the letters.

Brian Murphy - Operator & Lead Inspector of A-Action Home Inspection Group

- Licensed Professional Real Estate Inspector #3948 (Texas Real Estate Commission)
- Licensed Certified Applicator (Structural Pest Control Board)
- Member of International Code Council (ICC)
- Certified Code Inspector - ICC #5186355-R5 International Residential Code for One- and Two-Family Dwelling
- Certified Residential Electrical Inspector ICC #5186355-E1
- Certified Exterior Insulation and Finish System (EIFS) Third Party Inspector – Exterior Design Institute (EDI)
- Certified Third Party Moisture Analysis Inspector – Exterior Design Institute (EDI)
- 2005 President of the Texas Association of Real Estate Inspectors (*TAREI*)
- *TAREI* Certified Professional Inspector
- Member of the Texas Real Estate Commission Inspectors Advisory Committee
- IESO Certified Level I & II Mold Assessment Inspector
- American Society of Home Inspectors MEMBER #211910