PARIS PRESSLEY
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FOUNDATION PRE-POUR INSPECTION REPORT

Client: Corwin Guobadia
Address:1663 Fulmont Cir. Mableton, GA. 30126
Date: 8-24-2023

These are the results of the “foundation footings, trenches…, pre pour inspection” for the home, property located at the address above. This is not a warranty but it is a visual inspection and survey of the systems and components of this property based on National Professional Guidelines.

This page is a summary of various conditions found. Conditions or components found defective, need repair or lack maintenance may be identified here or in the photos. The information summarized here is my best opinion following the inspection.

ITEMS

FOOTING TRENCHES: The footing trenches have some top soil remaining in the trenches. A few of the trench footings appear to have top soil and dirt clumps in the trench. The garage footings appear to not be completely dug at the vehicle door entry opening. I am advising the contractors to verify the footings will be properly dug out, all loose and top soils removed and the bottom of the trench will have the proper

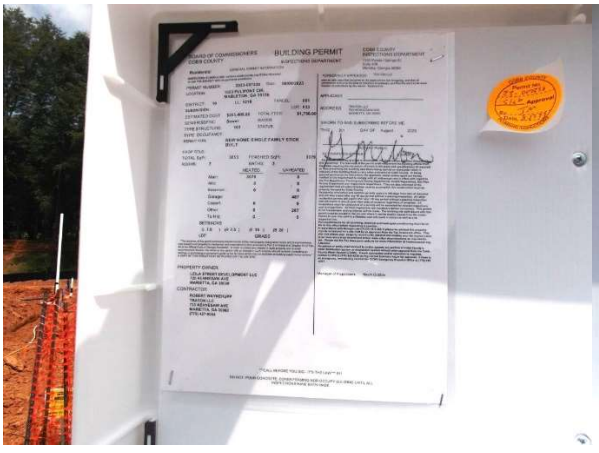
compaction before pouring concrete. Verify there is a proper footing dug for the patio as there will be a roof supported on posts resting on the patio.

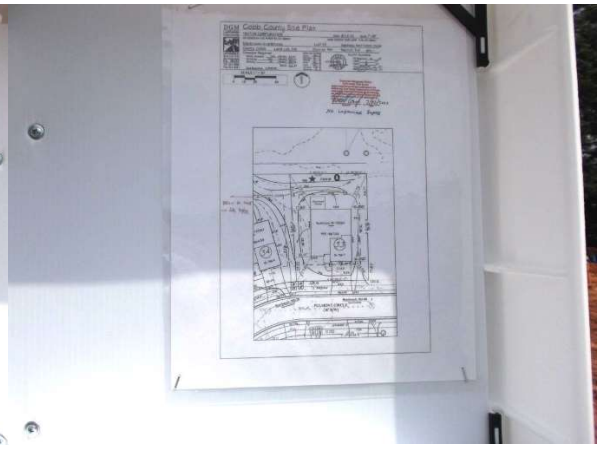






UTILITIES, PLUMBING, ELECTRICAL… Homeowner is advised to verify all city and or county inspections of plumbing, electrical and any utilities were inspected and passed inspections for proper installation before covered with the soil. It is advised there should be a inspection card inside the documents box at the street for everyone to see what has been passed, turned down and or request corrections. Builder verify the inspection card remains in the document's box.





I am advising the contractor to verify the trench footings; soil placement and all compaction has been verified before pouring the concrete. It is advised that all rebar and wire is properly installed to be near center of the floor slab after pouring.

FORMS AND INSTALLATION: It is advised to verify all forms are level and straight at all areas. It is noted that the front porch wood forms and the patio forms have excessive slope away from the foundation. Where there is a concrete floor slab for the building, there is no need for excessive slope. ½ inch slope for 10 feet is acceptable for a patio slab. Contractor is advised to verify the concrete surface has final trowel finish to prevent slump or potting in the surface after cured.



PROPER REBAR AND WIRE PLACEMENT: Contractor is advised to pay close attention to how rebar and reinforcement wire is placed before concrete is poured. It is noted that there are missing chairs under rebar and wire at the slab across the street. Contractor has placed rocks under the rebar for supports which is improper and can cause the floor slab to become defective and can cause cracking under certain conditions.



In conclusion, this home, property or building may be acceptable if the items listed in the report are considered. Some of these items may need a professional contractor to determine what is needed to correct, repair or replace. There may be other hidden conditions but none were discovered at this inspection. If you have any questions about your report or repairs needed please let me know.

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