PARIS PRESSLEY
REAL ESTATE INSPECTOR
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INSPECTION REPORT

Client: Yolanda V. Turner-Perry
Address: 20 White Laurel Ln. Covington, GA. 30016

Inspection Date: 10-06-2026

These are the results of the inspection for the “Foundation Pre-Pour” located at the address above. This is not a warranty but is a visual inspection and survey of the systems and components based on National Professional and Local Guidelines. These are the results of the inspection. Please see the photos following the report.

ITEMS:

1. Concrete contractor please check the plans for footing dept and with to verify in compliance with local and state requirements and what the foundation plans call for. Verify all rebar is in place where called for.

2. Verify all footings are free of loose dirt and uncompacted soil before pouring. Footing beds must be clean, soil compacted and no top soil or aerated soil in the bed of the footing before pouring concrete.
3. Verify the concrete slab reinforcement wire properly extends into the footing concrete footing area to tie both components together at required location.
4. Verify the foundation perimeter drain pipes have a 1 to 2% slope away at the rear corners of the foundation (turned up)
5. Verify the foundation for the brick veneer will be high enough and in place to keep the brick and mortar above the finish soil grade (moisture in the soil can cause structural issues).
6. Verify the foundation for the front stairs to rest on is properly raised and located above the soil grade for the stair masonry to rest on without any soil between the stairs and the foundation (concrete foundation is deep below the soil when tested).
7. Verify all rebar in the footing beds will be located in the center 3rd of the concrete where they can be and no more than the center of the top 3rd or bottom 3rd of the concrete footing.
8. The rebar at the footing for the garage floor appears to be turned down too low to be in the center 3rd of the floor slab.
9. There is a wood form at the right side of the garage that appears to have the crown turned up (can make a hump in the garage floor at this area if concrete finish is not adjusted). Verify all garage forms are straight and level.
10. Verify no rebar is needed in the slabs and basement floor slabs.
11. Verify all bottom wall plate's metal ties will be in place properly after the concrete is poured and cured.
12. Backfilling has been installed before the floor system and basement floor are installed. A poured concrete foundation should be backfilled AFTER: 1. the concrete has achieved a minimum of 75% of its design strength 2. the basement slab, if there is one, has been installed. It acts as a support column at the base of the wall preventing it from sliding off the footing 3. the wood subfloor has been installed. Ba The building site may be acceptable if the items listed in the report are considered.

It is advised to have your contractor check the footings, materials and components before pouring the concrete for proper installations. Review this county's building requirements to verify in compliance. There may be other hidden conditions but none were discovered at this inspection. If you have any questions about your report or repairs, please let me know.

Paris Pressley



Former VP/President Elect Georgia Association of Home Inspectors

Founder and President of The Brotherhood of Certified Home Inspectors

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