PARIS PRESSLEY
REAL ESTATE INSPECTOR
Two generations of building experience



FOUNDATION REPORT

Client: Cleta and Jacquette Burks
Address: 2976 Waterford Dr. Conyers, GA. 30094
Date: 8-17-2024

These are the results of the “Pre-Pour” inspection for the home, property or building 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. Items or components found defective, need repair or lack maintenance may be identified here, in the report and or in the photos at the end of this report. The information summarized here is my best opinion following the inspection.

ITEM

GROUNDS: Verify the wooded property use or what is it zoned for at this rear property boundary line. Verify documents box will not be shared with another home (two permits in the same box at this address)

BASEMENT FOUNDATION/FLOOR: Builder and floor slab contractor, verify all rebar and any wire will be in place before pouring concrete slab at the basement level. Verify all rebar will rest on proper chairs before pouring. Take photos before ready to pour and text to the buyers.

Verify vapor retarder is properly placed over the gravel, extends to the footings properly, lapped at least 6 inches at all seams. Improperly placed vapor barriers, gaps or openings can allow moisture and vapor intrusion under certain conditions. Verify vapor retarder properly extends to the footing, properly sealed around pipe risers. Verify all vapor retarder covering meets the code requirements before pouring. Verify the basement floor wood-forms are level before pour so that framed walls will have level top plates and walls level at all areas.

Verify the basement level patio dug footings are at the proper dept for frost line (bottom of dug footings shall be 6 inches below the frost line). Verify patio footings are proper width and thickness for 2nd floor porch or deck weight before pour. Verify all loose soil has been removed from the patio footings.

Verify after basement floor slab is finished and wood frame walls are installed, the framed walls will be at the proper height to cause the main floor system to be level.

MANI LEVEL SLABS AND FOOTINGS: The garage back wall wood forms appear to slope to the front of the property or house (see from the driveway looking at from vehicle door opening side, buyer can show where area is). If forms slope to the front of the house, the garage floor will slope to the front of the house. The garage floor slab rebar is very close to or touching the gravel and foundation at the front side of the garage.

There appears to be pieces of cinder blocks used for chairs or support under the garage floor rebar instead of metal or plastic chairs (can cause weak points in the floor slab, rebar can sink where not supported). Verify all wire mesh is in place where required in the garage floor slab. all floor slab rebar properly extends to and turns down into the footing where required at the garage floor perimeter.

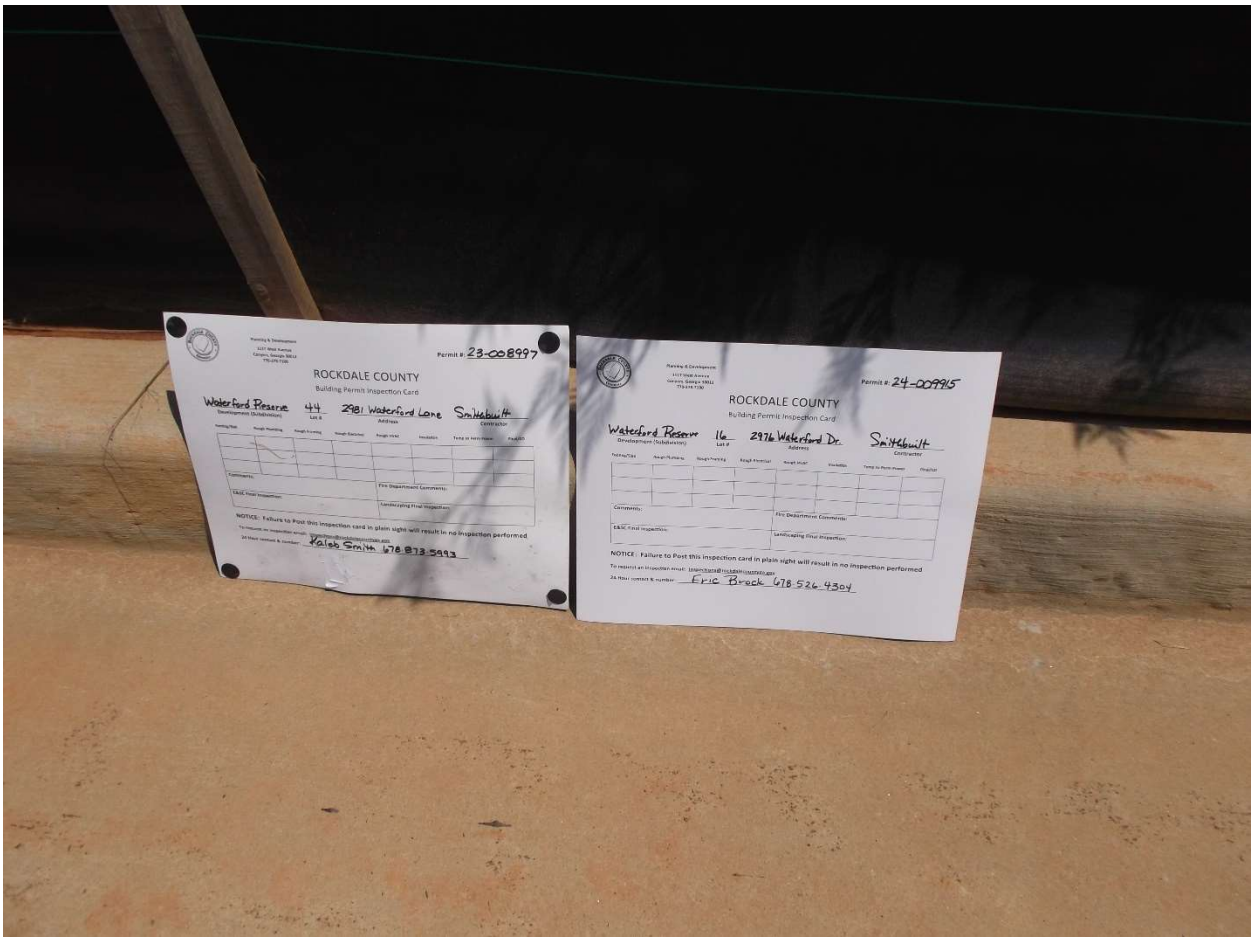
The rebar is too close to the gravel at some areas (code states rebar can be in the bottom 3rd of the floor slab but shall be in the center of that bottom 3rd not at the outer surface or on the ground). Verify all rebar is positioned within the allowed area of all floor slabs.

Verify all loose soil has been removed from footing trench and is removed before pouring. Verify all rebar in the floor slab turns downward into the footing and tied to the footing rebar. Verify all footing rebar is properly placed at the right height in the footing.

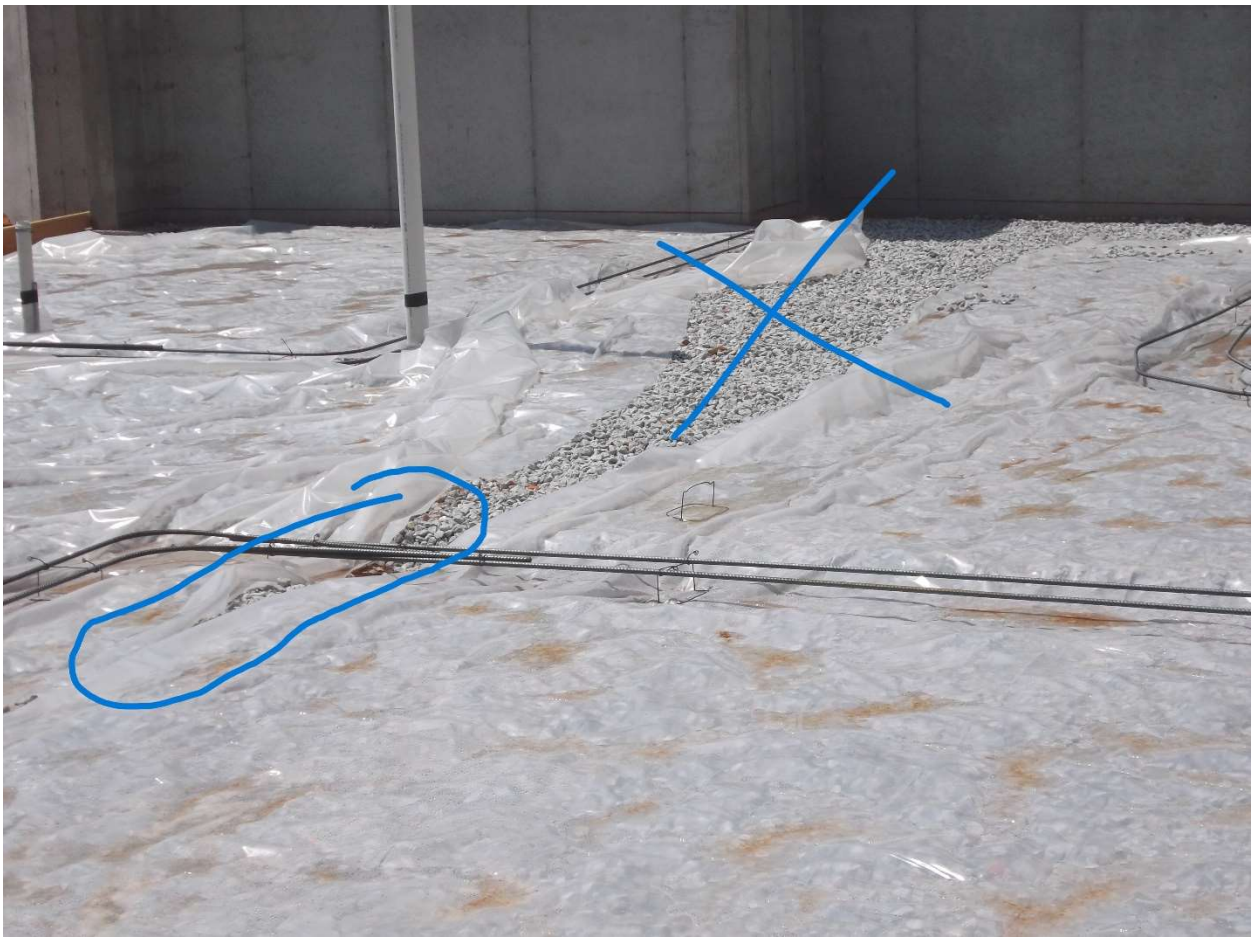
Verify all vapor retarded material has been properly placed over the gravel, extended over to the dug footing and properly lapped at all seams.

In conclusion, this home, property or building may be acceptable if the items listed here or 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.

Paris Pressley:
Phones: 404-755-9556 or 770-252-6700
Atlanta House Surgeons and Real Estate Inspector; Certified Energy Auditor
Certified ASHI, GAHI, HUD, ICC R-5 Building, Electrical, HVAC and Plumbing Inspector
State of GA. Licensed Residential Building Contractor, Master Carpenter RBI-003371
Email: info@ppinspect.com Sites: www.ppinspect.com www.atlantahousesurgeons.com


Permit # 23-008997
ROCKDALE COUNTY
Building Permit Inspection Card
Waterford Reserve
Development (Subdivision)
44
Lot #
2981 Waterford Lane
Address
Smithbuilt
Contractor
Comments:
Fire Department Comments:
E&SC Final Inspection:
Landscaping Final Inspection:
NOTICE: Failure to Post this inspection card in plain sight will result in no inspection performed
24 Hour contact & number: Kaleb Smith 678.873.5993
Permit # 24-009915
ROCKDALE COUNTY
Building Permit Inspection Card
Waterford Reserve
Development (Subdivision)
16
Lot #
2976 Waterford Dr.
Address
Smithbuilt
Contractor
Comments:
Fire Department Comments:
E&SC Final Inspection:
Landscaping Final Inspection:
NOTICE: Failure to Post this inspection card in plain sight will result in no inspection performed
24 Hour contact & number: Eric Brock 678.526.4304






OK









