

PROPERTY INSPECTION REPORT



Pre-Slab Inspection

Date of Inspection: 10/8/2021

Addr: 1832 N. 49th Drive, Lot #39

Inspection For: Ben Buyer

Paul Staron, AZ Lic. #: 38061



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Valley Building Inspections performed a review of the pre-slab components at the subject property. This review includes all exposed and accessible concrete, plumbing and electrical components, post tension cables and components. The items observed needing attention are noted below in the blue type.



HOW TO USE THE REPORT

All findings, or items needing attention, appear in **BLUE** throughout the report. Boxes appear at the beginning of each section with letters above them. Each letter represents what type of action may be needed for items in that section. Use the legend below to understand each action:

(R) Repair - Items with this rating should be evaluated by a trade specialist and repaired or replaced to ensure proper operation and/or mitigate any further damage/deterioration. This rating also includes components/systems that are present, part of a home inspection, and could not be tested.

(G) General maintenance - Items with this rating are common maintenance items and minor repairs that may not require a trade specialist to perform. These items are typically corrected by a handyman or similarly experienced individual.

(U) Upgrade recommended - Items with this rating may include components that were not required when the home was built, but are recommended upgrades to improve overall safety or efficiency of the home.

(T) Typical/common - Items with this rating are typical items found in homes of this era and do not require repair at this time, but should be monitored periodically to ensure that the item hasn't worsened, warranting repair or replacement.

(A) Acceptable - The component was observed to be in acceptable condition for age and use (to the extent visible), but may still need minor repairs or general maintenance.



REPORT SUMMARY

PRE-SLAB COMPONENTS		
Page 8 Item: 1	STEEL	<ul style="list-style-type: none">• Rebar out of position. Minimum standards require a min. of 2" of concrete around all areas of steel. Noted at both front corners of garage
Page 8 Item: 2	FORMS	<ul style="list-style-type: none">• Turn down footings are very shallow at rear of home. Advise review.• Form not plumb at edge of rear patio. Advise adjustment.
Page 8 Item: 3	POST TENSION	<ul style="list-style-type: none">• Cable supports crooked at several areas
Page 9 Item: 4	MISC	<ul style="list-style-type: none">• Clean all debris from area prior to pour.• Several safety caps not installed at form stakes

GENERAL INSPECTION INFORMATION

1. ATTENDANCE

IN ATTENDANCE:

- No other parties present at inspection.

2. HOME TYPE

HOME TYPE:

- Single Family Home
- Multi-story

3. WEATHER/TEMPERATURE

Materials:

- Outside temperature: 80 degrees
- Weather condition: Sunny

4. NOTES

Materials:

- For the purposes of this report the home is facing North.
- Plumbing rough-in was substantially complete for any pre-slab components.
- Concrete forms were complete.
- Aggregate Base (AB) and compaction was complete.

PLUMBING

1. PLUMBING

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



ELECTRICAL

1. ELECTRICAL

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



PRE-SLAB COMPONENTS

1. STEEL

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Rebar out of position. Minimum standards require a min. of 2" of concrete around all areas of steel. Noted at both front corners of garage



Rebar out of position to maintain 2" of concrete around all areas. Noted at both front corners of garage



Rebar out of position to maintain 2" of concrete around all areas. Noted at both front corners of garage

2. FORMS

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Turn down footings are very shallow at rear of home. Advise review.
- Form not plumb at edge of rear patio. Advise adjustment.



Turn down footings are very shallow at rear of home. Advise review.

3. POST TENSION

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Cable supports crooked at several areas



Cable supports crooked at several areas



Cable support out of position at rear patio

4. MISC

R	G	U	T	A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Clean all debris from area prior to pour.
- Several safety caps not installed at form stakes



Clean all debris from area prior to pour.

Clean all materials from trenches

Several safety caps not installed at form stakes

GENERAL PHOTOS

1. GENERAL PHOTOS

R	G	U	T	A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



General view of site



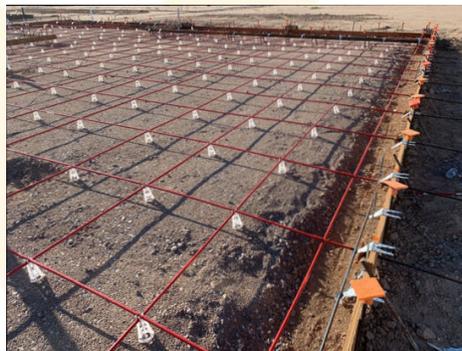
General view of site



General view of site



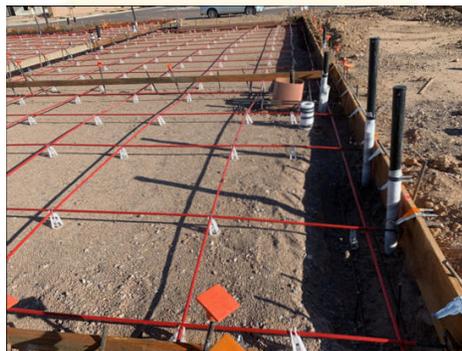
General view of site



General view of site



General view of site



General view of site