



## Phase I Inspection for: 1135 Paradise Pkwy Poolville, TX 76487

Date: Monday, March 14, 2022

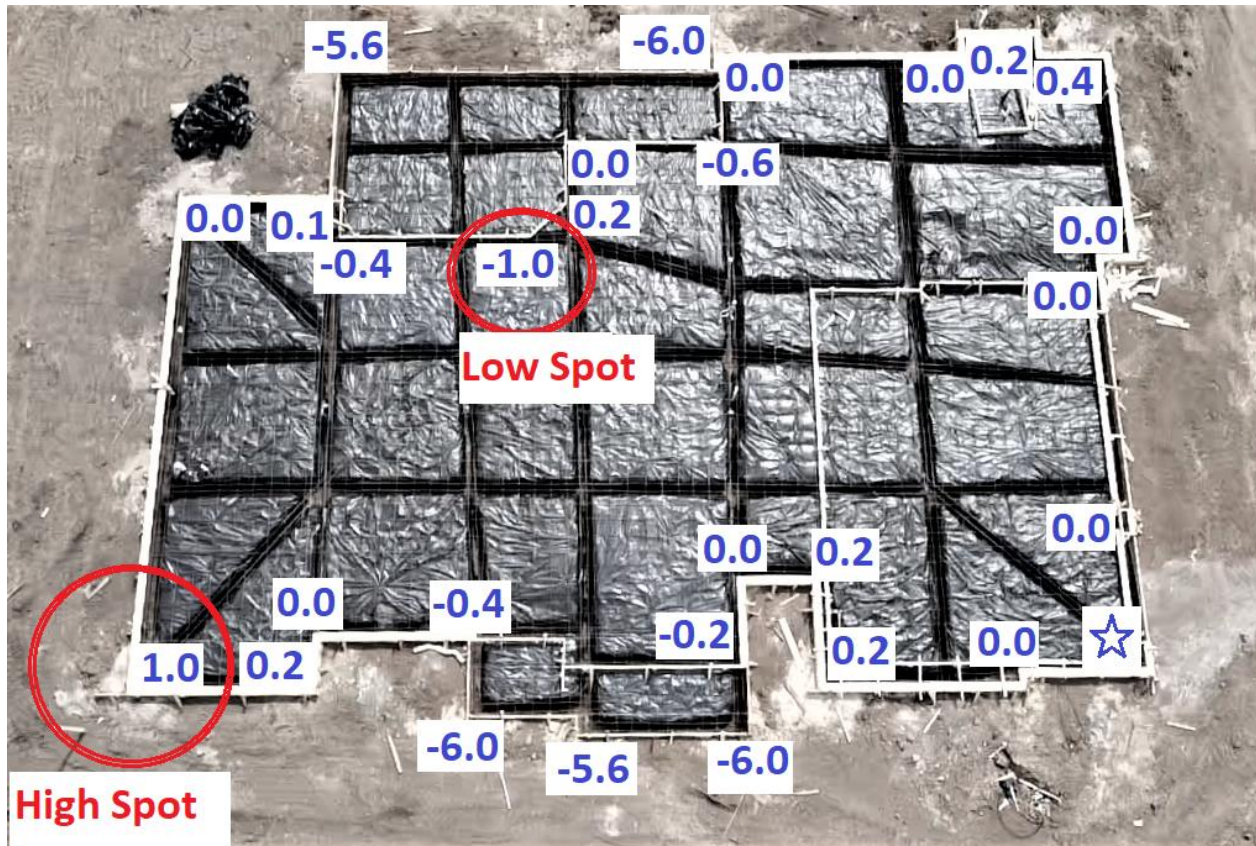
### Plans:

- Number of Stories One (1).
- Were foundation plans available on site for review? No
- Were the foundation plans designed by an engineer or an architect? N/A (No plans available)  
If yes name of the Engineering Firm: \_\_\_\_\_

### Bearing Soil Conditions:

- Combination of compacted fill and virgin soils
- The soils appear to have been properly compacted. .

### Slab:



1135 Paradise , Poolville TX  
3/14/2022

☆ = reference point  
#.# = elevation Differences



- The Slab was checked for level using a technidea zip level.
- The slab was checked for square at the corners using the Pythagorean theorem.

#### Pre-stressed rebar slab .

- A string line was NOT in place at the time of the inspection.
- String lines are used to check cable depth, pad depth and beam depth. String lines can also be used to check the forms for level.
- The average pad depth was measured to be Four (4) inches.

#### **Beams:**

- The average beam depth was measured to be Twenty six (26) inches.
- The average beam width was measured to be Twelve (12) inches.
- Are beam spacing and dimensions per plan: N/A (No plans available).

#### **Moisture barrier:**

- Is the barrier 6 mill poly or thicker? Yes
- Do the edges of the poly over lap at least 6 inches? Yes
- Are plumbing penetrations sealed where they pass through the poly barrier? No



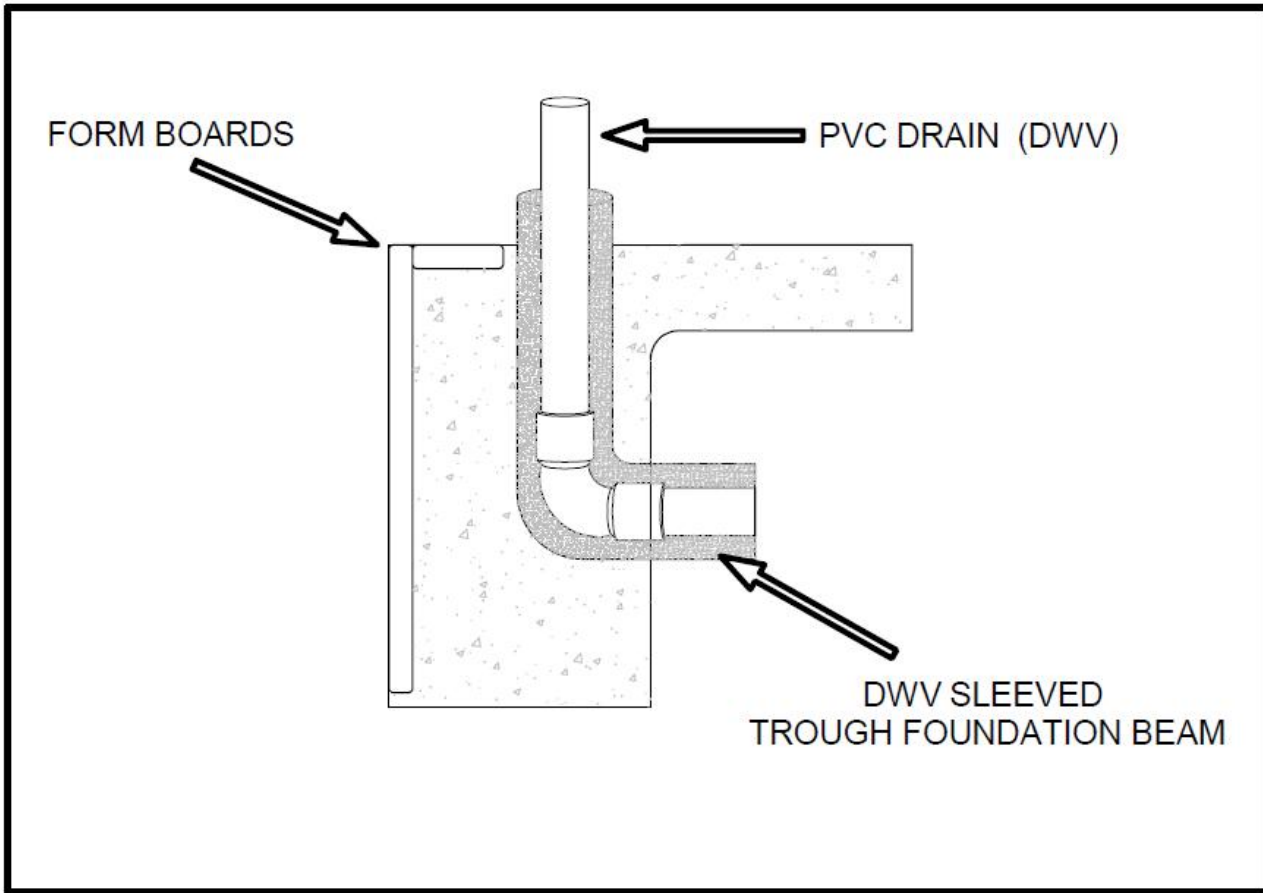
- Gaps in the poly should be taped where plumbing pipes penetrate the poly.

#### **Reinforcement (Cables & or Rebar):**



- Some of the rebar has not been adequately lifted off of the concrete pads at the back of the home. The rebar should be supported by chairs so that th rebar is fully encased in concrete.

## Plumbing pipes:



- Illustration about DWV (Drain Waste Vents) sleeves through foundation beams.

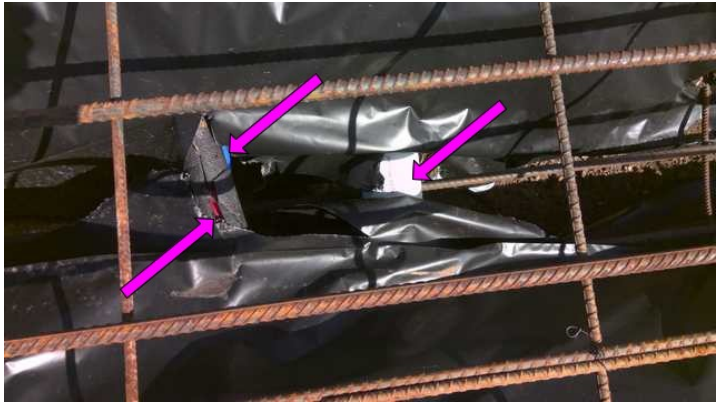
IRC Code Reference:

**P2603.5 Pipes through footings or Foundation walls.** Any pipe that passes under a footing or through a foundation wall shall be provided with a relieving arch; or there shall be built into the masonry wall a pipe sleeve two pipe sizes greater than the pipe passing through.

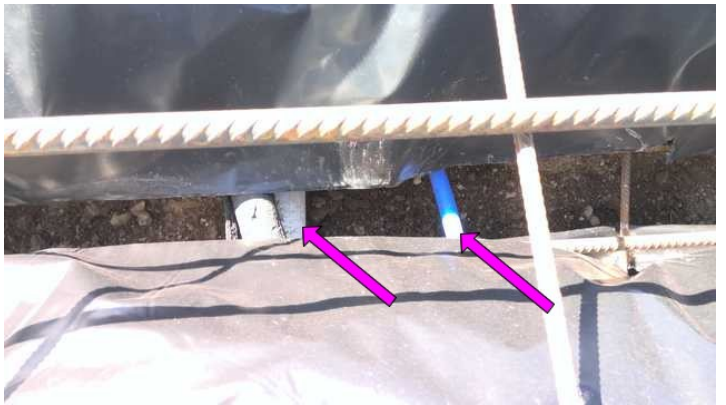


- Plumbing pipes (PEX or PVC) Should be protected from direct contact with concrete. The pipes need to be wrapped with pipe insulation or at minimum 8 mil poly so that they do not come into direct contact concrete. This also helps to protect plumbing pipes from seasonal foundation movement.





- Plumbing pipes (PEX or PVC) Should be protected from direct contact with concrete. The pipes need to be wrapped with pipe insulation or at minimum 8 mil poly so that they do not come into direct contact concrete. This also helps to protect plumbing pipes from seasonal foundation movement.



- Plumbing pipes (PEX or PVC) Should be protected from direct contact with concrete. The pipes need to be wrapped with pipe insulation or at minimum 8 mil poly so that they do not come into direct contact concrete. This also helps to protect plumbing pipes from seasonal foundation movement.



- Plumbing pipes (PEX or PVC) Should be protected from direct contact with concrete. The pipes need to be wrapped with pipe insulation or at minimum 8 mil poly so that they do not come into direct contact concrete. This also helps to protect plumbing pipes from seasonal foundation movement.

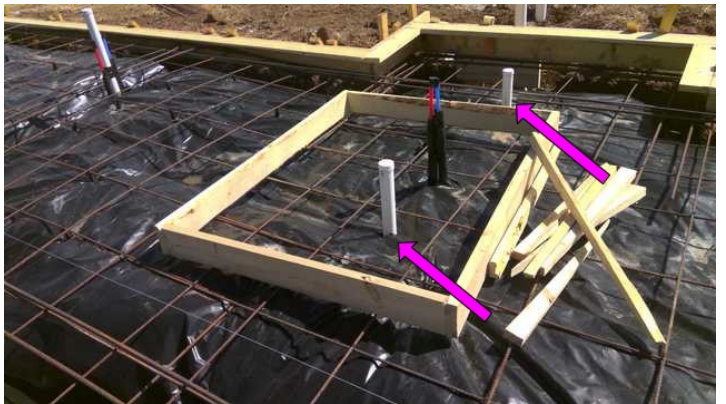




- Plumbing pipes (PEX or PVC) Should be protected from direct contact with concrete. The pipes need to be wrapped with pipe insulation or at minimum 8 mil poly so that they do not come into direct contact concrete. This also helps to protect plumbing pipes from seasonal foundation movement.



- Plumbing pipes (PEX or PVC) Should be protected from direct contact with concrete. The pipes need to be wrapped with pipe insulation or at minimum 8 mil poly so that they do not come into direct contact concrete. This also helps to protect plumbing pipes from seasonal foundation movement.

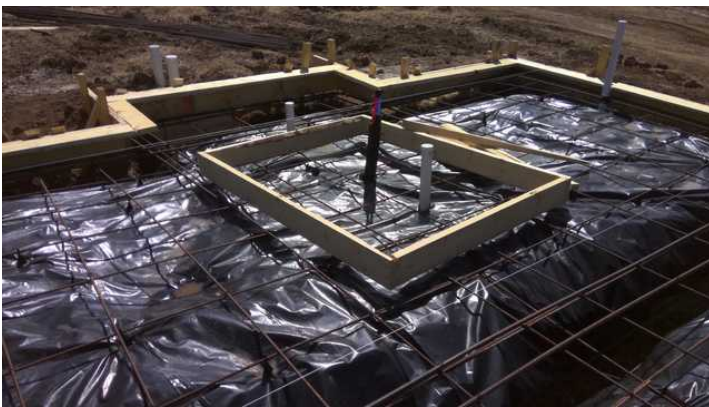


- Plumbing pipes (PEX or PVC) Should be protected from direct contact with concrete. The pipes need to be wrapped with pipe insulation or at minimum 8 mil poly so that they do not come into direct contact concrete. This also helps to protect plumbing pipes from seasonal foundation movement.





- Plumbing pipes (PEX or PVC) Should be protected from direct contact with concrete. The pipes need to be wrapped with pipe insulation or at minimum 8 mil poly so that they do not come into direct contact concrete. This also helps to protect plumbing pipes from seasonal foundation movement.



- The drop down shower pan has not been secured in place yet and should be corrected prior to pouring.

**The Sallade's**

Bill Sallade  
TREC # 10276  
Inspections@TheSallades.com  
www.TheSallades.com  
469-667-0923

**Home Inspection Services**