



Soberano

PRE-POUR CHECKLIST

FOR CUSTOM HOMEBUILDERS BUILDING IN
FULSHEAR, HEMPSTEAD, BELLVILLE, AND PATTISON

WE KNOW WHAT YOU'RE UP AGAINST

Home building isn't just about getting it built – it's about getting it done right while juggling an invisible load no one else sees but you.

You're managing a lot behind the scenes:

- **Client Emotions & Expectations:** From HGTV fantasy timelines to last-minute design changes, you're the one who smooths things over and keeps progress moving.
- **Sub Coordination:** Orchestrating dozens of trades, hoping every one of them shows up, on time, ready, and aligned.
- **Materials, Permits & Red Tape:** From volatile supply chains to local inspections, you're constantly playing defense to keep the schedule intact.
- **Labor Realities:** Crew shortages, communication barriers, and motivating people to finish strong – it's all on your plate.
- **Unexpected Problems:** Soil shifts. Design conflicts. Weather delays. You're solving them all – quietly, quickly, and constantly.

We see all that. That's why we made this checklist – not just another generic list, but insights from 1,261+ foundations we've poured since 2003. We've made the mistakes so you don't have to.

This checklist combines standard best practices with hard-won lessons from 23 years working Houston-area clay, unpredictable weather, and the unique challenges of custom builds where every foundation is different.

QUICK REFERENCE CHECKLIST

Print this page and keep it in your truck. Check off each item before pour day.

SITE READINESS

- Jobsite accessible for concrete trucks (clear of debris, obstacles, mud)
- Weather forecast reviewed; 48-hour dry window confirmed
- Pour path and exit route planned (consider truck turning radius)
- Designated washout location established (min. 50ft from drainage)

FORMWORK & LAYOUT

- Forms square, level, and properly braced (check diagonals)
- Blockouts, sleeves, and embeds installed per plans
- Dimensions double-checked against foundation plans
- Forms cleaned of debris (especially beam bottoms)

SUBGRADE PREPARATION

- Subgrade compacted and approved by engineer/inspector
- Moisture content adequate (not dust-dry, not saturated)
- Vapor barrier installed if required (6-mil minimum, lapped 6")
- All utilities marked and protected

REINFORCEMENT

- Rebar or post-tension cables placed per engineering drawings
- Proper cover maintained (chairs/dobies at correct spacing)
- All tie wire ends bent down (away from vapor barrier)
- Beam reinforcement clear of cave-ins and properly supported

COORDINATION & LOGISTICS

- Mix design confirmed (PSI, slump, additives for conditions)
- Pour start time confirmed with finisher (arrival 30min before)
- On-site superintendent contact verified for pour day
- Required inspections completed and signed off

EQUIPMENT & SAFETY

- Water source available (hose with pressure for finishing)
- Power source available if needed (early AM or evening pours)
- Safety barriers, cones, and signage in place
- Crew briefed on pour sequence and safety protocols