



Jorge Galleano
13802 Arroyo Grande Dr
Cypress, TX 77433
08/04/2023

FOUNDATION INSPECTION REPORT

Prepared For: Jorge Galleano
(Name of Client)

Concerning: 13802 Arroyo Grande Dr, Cypress, TX 77433
(Address or Other Identification of Inspected Property)

By: Blake Salcetti, Lic #TREC#10389 08/04/2023
(Name and License Number of Inspector) (Date)

PRESENT at INSPECTION: Buyer/Agent

Weather Condition at Time of Inspection

☒ Clear ☐ Overcast/Hazy ☐ Cloudy ☐ Rainy

Outside Temperature: Arrival 84° Departure:86°

The contents of this report are for the sole use of the client named above and below and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at his or her own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

The photos provided in this report SHOULD NOT be considered representative of the 'only' -or- 'most significant' items in the report. The photos provided are merely for 'visual reference' of random items in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the property.

Purpose:

The purpose of the inspection was to observe and provide an opinion as to whether or not the foundation steel, cables and form work was adequate for pouring of concrete, or if adjustments may be required.

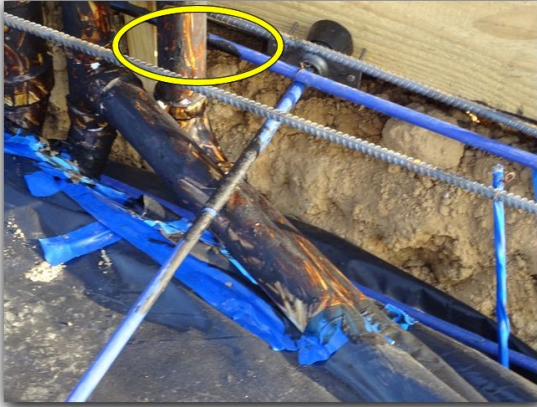
Observations:

Observation of the foundation was performed in the normal manner by viewing those areas of the form work, exposed grade beams, post tension cables and structural steel.

The blue prints for the foundation were not supplied by the builder at the time of the inspection. The foundation inspection was performed to assure the client the construction of the foundation was installed properly but not to the specs of the builder's blue prints.

Foundation recommendations:

Post tension cables in contact with plumbing pipe.





The brick ledges have not been installed.



The front form boards are incomplete and final punch-out has not been performed.



Re-secure all poly.



Remove all trash from beams.



Plumbing recommendations:

Electrical recommendations:

Floor plugs have been installed.

Conduit for island electrical outlets has been installed.

The UFER ROD is installed.

Please call with any questions or concerns.

Thank you,

**Blake Salcetti
Texas Certified Home Inspection
281-923-1221**