

OPERATING PARTNER, CHRIS MURPHY TREC #20503



PHASE 1 INSPECTION

WHAT IS A PHASE 1 INSPECTION?

A Phase 1 Inspection happens at the beginning of the building process, right before the builder pours the foundation. The inspection will give you peace of mind knowing that your new home is being constructed in accordance with the International Residential Code (IRC) for One & Two Family Dwellings; local building codes; and standards and design specifications.



Observations and Comments:

- The pocket frame at the end of cable is not installed flush with the form on the north, east, west and south sides of the foundation.
- The post tension tendon should have a minimum of 3 inches of clearance from water pipes through the basement footings. The tendon has poor clearance in the area ball ballroom, master bathroom. A support chair can be placed between the pipe and the tendon tied in place to correct this condition.
- Chairs are needed on the post tension cables post under form boards to provide 3" clearance.
- One or more of the post tension dual ends are not properly attached to the form boards.
- One rope was used on the post tension cables. It is recommended to use a new stick, rubber style rope to prevent concrete adhesion.



WHAT DOES A-ACTION INSPECT?

If the engineer plans for the foundation are on site, we review all aspects of the plans and ensure that everything is installed according to the engineer's specifications. We look at forms, the vapor barrier, post tension cables/rebar, and drain lines. The inspection report will identify sizing, spacing, materials used, location of HVAC Equipment, panel boxes, water heaters, water lines, and plumbing cleanouts.

WHERE DO WE SERVE?

We go up to Conroe, down to Galveston, west to Katy, and east, over the bridge, into Baytown...and if you draw a big circle we hit every city and town in between.

HOW MUCH DO WE CHARGE?

We charge by square footage, the best way to get an accurate price is to call our office or use the scheduling feature online. Price includes: the TREC report, the termite report, the sprinkler system, an infrared scan of the home, and drone if we can't access the roof.