



PRO SPEX HOME & COMMERCIAL INSPECTION SERVICES

844-675-8851

sales@pro-spex.com

<https://www.pro-spex.com>



PRO SPEX RESIDENTIAL FOUNDATION/FRAMING INSPECTION REPORT COPY

15503 Sample Report Rd
LAUREL MD 20707

Boo Bah Loo
JULY 10, 2018



Inspector

Glenford Blanc

CEO. BA Architecture, MD LIC #29749, HUD 203K P-
1474, LVL-1 IRT

(301) 675-8411

sales@pro-spex.com

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Comment Key or Definitions

This home is new construction. This is a framing inspection only. Please review this report closely to determine if any item or component was not inspected due to incomplete work. Utilities are not on during this inspection and therefore this inspection is limited framing related issues. Please note, while we may identify code compliance issues, this is not the same as a code compliance inspection (which we are not authorized to perform).

This inspection was performed visually. We did not inspect using a tape measure to determine where walls, floors or stairs are to be located. This inspection examines workmanship, and typically does not rely on construction drawings, or the use of measurement equipment. This Guideline is intended to help the customer understand the limitations of this inspection. The time spent inspecting the progress of the construction limits the inspector to a visual inspection for workmanlike practices. It does not determine the conformity to the blueprints in regards to dimensions and locations. It cannot prevent shortcuts by sub-contractors that could occur in between inspections and in the absence of the builder. The inspector does not determine whether or not agreed selections of fixtures or materials were used.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any items listed in the report as "Not Inspected" or "Unfinished or Unsatisfactory" suggests to you to obtain a second opinion and or consult with your builder .

Inspected (IN)= I visually observed the item, component or unit and if no other comments were made then it appeared to be constructed or installed properly.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Unfinished or Unsatisfactory (UN) = The comment from the inspector will clearly state whether the construction or installation of item, component or unit is not complete, or if it was not constructed or installed in a standard workmanlike practice.

Not Visible (NV) = Unable to view this item due to obstructions, location, not complete at this stage etc.

SUMMARY



FURTHER INVESTIGATION

- ⊖ 2.2.1 Foundation Walls & Footings - FOOTING & POST ALIGNMENT: FOOTING & POST ALIGNMENT
- ⊖ 3.1.1 Foundation Drainage - FOUNDATION DRAINAGE: FILTER FABRIC INSTALL

1: INSPECTION DETAILS

Information

In Attendance

Purchaser, Foreman

Type of Building

Single Family (2 Story +
Basement)

Weather Conditions

Clear Skies, Hot

Approx Temperature

80 (F)

Ground/Soil Condition

Saturated

Foundation Coating Installed

Black Foundation coating with plastic vapor barrier has been installed on below grade walls and partially (75%) backfilled.

Sample Photos



2: FOUNDATION WALLS & FOOTINGS

		NV	NI	UN	AS
2.1	WATER PROOFING & DRAIN TILE				X
2.2	FOOTING & POST ALIGNMENT			X	

NV = Not Visible NI = Not Inspected UN = Unsatisfactory AS = Appears Satisfactory

Observations

2.2.1 FOOTING & POST ALIGNMENT

FOOTING & POST ALIGNMENT

Being pocket intended the steel beam and footings for steel posts do not align.

Recommendation

Contact a qualified professional.



3: FOUNDATION DRAINAGE

		NV	NI	UN	AS
3.1	FOUNDATION DRAINAGE			X	

NV = Not Visible NI = Not Inspected UN = Unsatisfactory AS = Appears Satisfactory

Observations

3.1.1 FOUNDATION DRAINAGE

FILTER FABRIC INSTALL

The filter fabric has shifted in a few areas, ensure it is properly in place before backfill. Filter fabric keeps soil from entering the drain pipes after backfill.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE
