

Bungalow Inspections

Property Inspection Report



, Wesley Chapel, FL 33543
Inspection prepared for: Pre-Slab-Pour Sample
Real Estate Agent: -

Date of Inspection: 7/19/2024 Time: 8:30 AM
Age of Home: 2024 Size: 2537
Weather: Sunny 86
Order ID: 5144

Inspector: Shaun Douglas
7241 Drifting Sand Dr, Westly chapel, FL 33544

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BungalowHomeInspections.com



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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Foundation		
Page 5 Item: 1	Slab Foundation	<ul style="list-style-type: none">• Secure wire mesh.• Fix vapor barrier not fully extended under footers to outer edge of slab.• Several missing chair rails seats under wire mesh.• Remove debris• Recommend builder evaluate and repair listed items with proper contractors.
Page 10 Item: 4	Foundation Plumbing	<ul style="list-style-type: none">• Supply lines not pressurized at the time of inspection, inspector noted zero psi, recommend builder evaluate. FBC 2503.7. <p>No Gauge found on property.</p> <ul style="list-style-type: none">• P2503.7 Water-supply system testing. <p>Upon completion of the water-supply system or a section of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, for piping systems other than plastic, by an air test of not less than 50 psi (345 kPa). This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.</p> <p>Exception: For PEX piping systems, testing with a compressed gas shall be an alternative to hydrostatic testing where compressed air or other gas pressure testing is specifically authorized by all of the manufacturer's instructions for the PEX pipe and fittings products installed at the time the system is being tested, and compressed air or other gas testing is not otherwise prohibited by applicable codes, laws or regulations outside of this code.</p> <ul style="list-style-type: none">• Main sewer line not installed.• Recommend builder evaluate and repair listed items with proper contractors.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant - New Construction-Pre-Slab

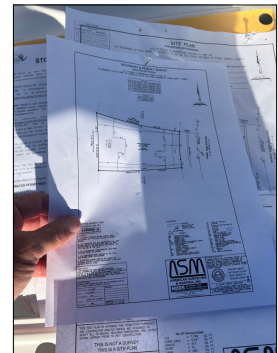
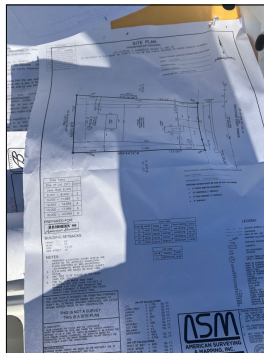
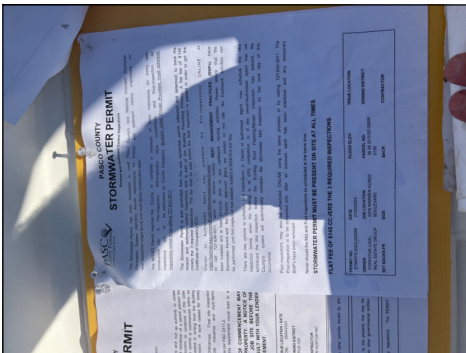
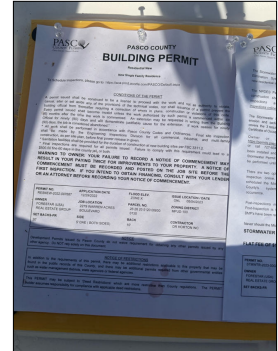
Foundation

1. Slab Foundation

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
		X		

Observations:

- Secure wire mesh.
- Fix vapor barrier not fully extended under footers to outer edge of slab.
- Several missing chair rails seats under wire mesh.
- Remove debris
- Recommend builder evaluate and repair listed items with proper contractors.



Secure wire mesh.



Fix vapor barrier



Fix vapor barrier not fully extended under footers to outer edge of slab.



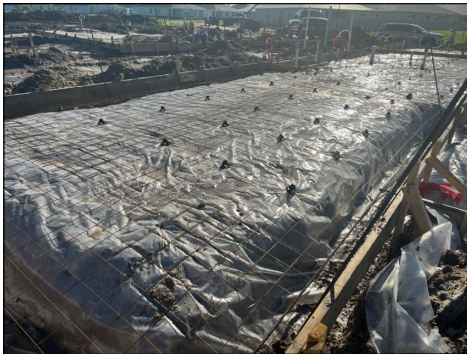
Fix vapor barrier not fully extended under footers to outer edge of slab.



Fix vapor barrier not fully extended under footers to outer edge of slab.

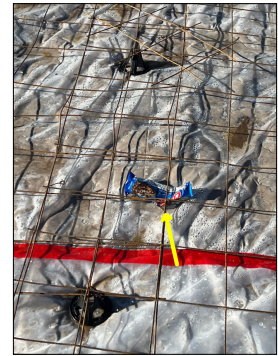


Fix vapor barrier not fully extended under footers to outer edge of slab.





Several missing chair rails seats under wire mesh.



Remove debris



Remove debris



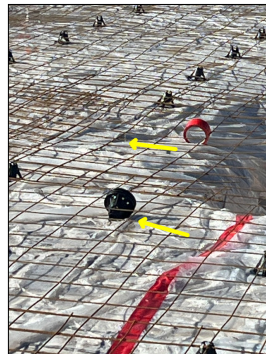
Several missing chair rails seats under wire mesh.



Several missing chair rails seats under wire mesh.



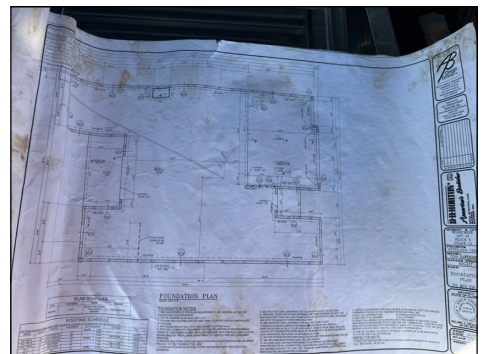
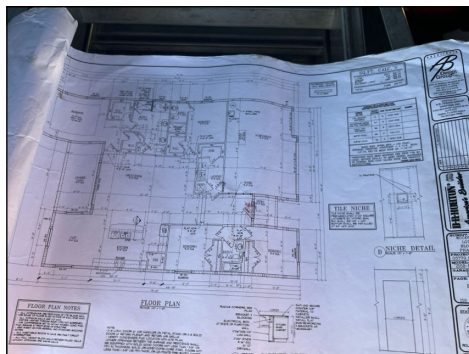
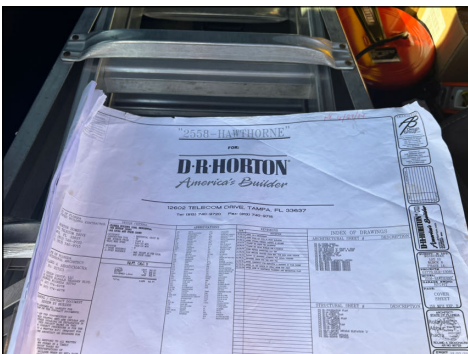
Several missing chair rails seats under wire mesh.

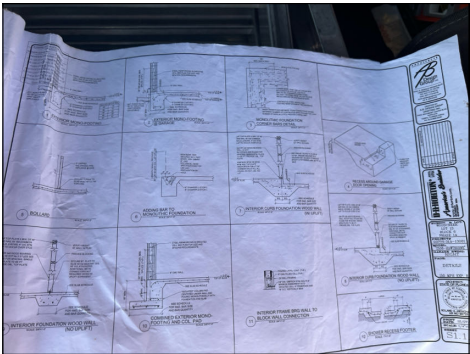


Several missing chair rails seats under wire mesh.



Several missing chair rails seats under wire mesh.





2. Foundation Perimeter

Appear
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Servic
eable

Minor
Concer
n

Moder
ate
Concer
n

Major
Concer
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Safety
Concer
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Observations:

- See Slab section for details.

		X		
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3. Foundation Electrical

Appear
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Servic
eable

Minor
Concer
n

Moder
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Concer
n

Major
Concer
n

Safety
Concer
n

Observations:

- Ground wire installed.

X				
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Ground wire installed.



Ground wire installed.

4. Foundation Plumbing

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
			X	X

Observations:

- ****SUPPLY****Pex

- Sewer **PVC**

- Supply lines not pressurized at the time of inspection, inspector noted zero psi, recommend builder evaluate. FBC 2503.7.

No Gauge found on property.

- P2503.7 Water-supply system testing.

Upon completion of the water-supply system or a section of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, for piping systems other than plastic, by an air test of not less than 50 psi (345 kPa). This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.

Exception: For PEX piping systems, testing with a compressed gas shall be an alternative to hydrostatic testing where compressed air or other gas pressure testing is specifically authorized by all of the manufacturer's instructions for the PEX pipe and fittings products installed at the time the system is being tested, and compressed air or other gas testing is not otherwise prohibited by applicable codes, laws or regulations outside of this code.

- Main sewer line not installed.

- Recommend builder evaluate and repair listed items with proper contractors.



Supply lines not pressurized at the time of inspection, inspector noted zero psi, recommend builder evaluate. FBC 2503.7. No Gauge found on property.



Supply lines not pressurized at the time of inspection, inspector noted zero psi, recommend builder evaluate. FBC 2503.7. No Gauge found on property.





Main sewer line not installed.

Main sewer line not installed.



Main sewer line not installed.

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.