



Confidential Inspection Report



Pre-Slab Inspection Report

PREPARED EXCLUSIVELY FOR

Justin Case

LOCATED AT:

1 Key Biscayne Blvd. Miami FL 33143

INSPECTED ON:

09/06/2026

Inspected and Prepared By: Steve Johnson,

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GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

Satisfactory

Indicates the visible condition of the inspected item was acceptable at the time of the inspection.

Deficiency

A visible condition that warrants correction or attention by the builder/contractor prior to concrete placement.

Limitations

Conditions or circumstances that restricted the inspector's ability to observe or evaluate portions of the work.

Significant Findings

The Significant Findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant finding is a condition observed during the pre-slab inspection that can affect the proper installation or performance of the foundation or associated components and should be addressed by the builder or contractor **prior to concrete placement**.

Construction Drawings

Plans and specifications made available for review and used, when applicable, as a reference for visible construction conditions.

PRE-SLAB SITE INFORMATION

Present For Inspection	Builder/Contractor
Weather Conditions	Sunshine, No Rain Last 3 Days
Ground Conditions	Dry
Start Date/Time	09/06/2026 9:00AM
End Date/Time	09/06/2026 10:00AM
Builder Name:	Miami Vice Builders
Plan/Construction Drawings Designer Name:	Miami Engineers
Were Plan/Construction Drawings On Site At The Time Of Inspection?	Yes

SITE PREPARATION

SITE PREPARATION PHOTO GALLERY (These photos are provided as a visual overview of site conditions and the construction layout at the time of the inspection.)



Appropriate Signage Present

- Yes



Site Cleared and Free of Debris

- Yes. Site preparation areas associated with the planned slab were generally clear of debris and materials that could interfere with foundation preparation or concrete placement.



Site Grading and Drainage

Satisfactory

- Visible grading and drainage conditions at the foundation preparation area were satisfactory at the time of the inspection, with no significant standing water, erosion, or drainage concerns observed.



FOUNDATION

Foundation Type

Type : Slab-On-Grade

A slab-on-grade foundation is constructed by pouring concrete directly onto a prepared ground surface, typically after a layer of compacted gravel or sand and a vapor barrier. These slabs are often reinforced with steel mesh or rebar to enhance their strength and durability, especially at the edges where they form footings.

Plan/Construction Drawings

- Site plan/construction drawings were not available for review at the time of the inspection. Observations were limited to visible conditions and components.

Drainage/Foundation Preparation

Satisfactory

- Visible foundation preparation areas were generally free of standing water, significant erosion, and other conditions that could interfere with concrete placement at the time of the inspection.



Form Boards

Satisfactory

- Visible form boards were generally aligned, secured, adequately braced, and configured for the planned concrete placement at the time of the inspection.



Vapor Barrier

Satisfactory

- The visible vapor barrier was generally continuous, properly positioned beneath the slab area, and free of significant damage at observed locations at the time of the inspection.



Rebar

Satisfactory

- Visible reinforcing steel was generally positioned, supported, and installed consistent with the available construction drawings at the time of the inspection.



Plumbing

Satisfactory

- Visible under-slab plumbing components were generally positioned, supported, protected, and installed consistent with the available construction drawings at the time of the inspection.

Type : Pressure Test in Progress

The plumbing system was under pressure test at the time of the inspection.



Electrical

Satisfactory

- Visible under-slab electrical conduit and stub-ups were generally positioned, secured, and protected consistent with the available construction drawings at the time of the inspection.

