

VERDICT

NEEDS CORRECTION

7 Pass · 5 Needs Correction · 3 Major Concern · 5 N/A

PROPERTY & INSPECTION DETAILS

Property	9875 Mile East South, Prestea, Western Region, Ghana	Inspection Type	Progress Inspection
Property Type	Residential	Inspector	Open Havens
Construction Stage	Block Work to Floor Level	Inspection Date	May 3, 2026
		Completed	May 3, 2026

INSPECTOR SUMMARY

Notes

The project is progressing, but not without notable issues that require timely intervention. Core structural elements such as concrete curing, foundation depth, and most reinforcement work are performing within acceptable standards. Several wall alignments, lintel placements, and site-safety practices also meet expectations.

However, the inspection identified multiple areas needing correction, including misaligned walls, undersized openings, improperly stored materials, and missing roof-to-wall anchors. More critically, there are major concerns involving insufficient beam bearing, unsecured trenches, and incomplete truss anchoring — all of which pose structural or safety risks if not addressed promptly.

Overall, the site demonstrates competent workmanship, but progress should not advance to the next construction stage until the highlighted major concerns are resolved and corrective actions are verified. Continued monitoring is recommended to ensure compliance with design specifications and safety standards.

CHECKLIST RESULTS

Foundation

Concrete curing quality and strength

Pass

Note: Concrete appears to be curing evenly with no signs of premature drying or surface scaling. Moisture retention methods are in place, and the surface hardness is consistent with expected curing progress. No discoloration or soft spots detected during probe testing.

Foundation depth meets design specification

Pass

Note: Spot measurements taken at accessible points confirm that the excavated and poured foundation depth aligns with the approved structural drawings. Depth tolerances fall within acceptable limits, and no areas of under-excavation were observed.

Steel reinforcement placement and spacing

Pass

Note: Rebar is properly positioned with adequate cover from soil and formwork. Spacing matches the structural engineer's specifications, and all intersections are securely tied. No visible corrosion or deformation noted. Chairs and supports are appropriately used to maintain elevation.

Damp-proof course (DPC) properly installed

Pass

Note: DPC is installed at the correct height relative to finished ground level and appears continuous across all load-bearing walls. Overlaps are sufficient, and no tears, gaps, or bridging issues were observed. Material is consistent with approved submittals.

Foundation walls free of visible cracks

Pass

Note: Foundation walls show no visible cracking, spalling, or honeycombing. Surface finish is uniform, and cold joints are minimal and well-bonded. No signs of water intrusion or structural stress at this stage.

Structure

Block/brick wall alignment and plumb

Needs Correction

Note: Wall sections on the north elevation are generally straight and within acceptable plumb tolerance. However, the east-side partition wall shows a noticeable outward lean of approximately 12–15 mm over 2 meters. This requires correction before plastering to avoid long-term structural and aesthetic issues.

Column dimensions and reinforcement

Needs Correction

Note: Most columns match the specified dimensions on the structural drawings. One column near the southwest corner measures approximately 20 mm undersized on one axis. Reinforcement is present but the reduced cross-section may affect load capacity. Recommend structural engineer review before proceeding.

Beam spans and lintels correctly placed

Needs Correction

Note: Lintels above window openings are correctly positioned and adequately supported. One beam over the main living area appears to have been cast with insufficient bearing length on the supporting column (approx. 40 mm short). This is a major concern and requires immediate evaluation and possible remediation.

Wall-to-roof connection secure

Major Concern

Note: Roof trusses are anchored to wall plates on most sections, but three trusses on the rear elevation lack proper hurricane straps/anchor ties. This is a safety-critical issue, especially in high-wind regions. Correction required before roofing continues.

Window and door openings correctly sized

Major Concern

Note: Openings generally match the approved architectural drawings. The kitchen window opening is 25 mm narrower than specified, which may cause installation issues for the ordered frame. Adjustment recommended before lintel curing progresses further.

Finishes — Not applicable at this construction stage

Safety & Site Conditions

Site perimeter fencing intact

Pass

Note: Perimeter fencing is continuous around the site with no visible breaches or unsecured sections. Gates are functional and properly locked. Signage is posted and legible.

Building materials stored safely

Needs Correction

Note: Most materials are stacked properly, but several pallets of cement bags are stored too close to an active work zone, creating a trip hazard. Timber planks near the west boundary are not elevated off the ground, increasing moisture-damage risk. Recommend reorganizing storage to designated zones.

Trenches and excavations properly secured

Major Concern

Note: Two open trenches on the south side lack edge protection and warning barriers. No shoring or trench boxes observed in deeper sections exceeding safe depth. This presents a serious fall and collapse hazard. Immediate corrective action required before work continues.

Access routes clear and safe

Pass

Note: Primary access paths are unobstructed and well-defined. Temporary lighting is adequate, and no loose debris or uneven surfaces were noted along main walkways.

Waste and debris management adequate

Needs Correction

Note: Waste bins are available, but debris accumulation is noticeable near the mixing area and around the rear elevation. Scrap materials and offcuts should be cleared to maintain safe working conditions and reduce fire risk.

PHOTO EVIDENCE



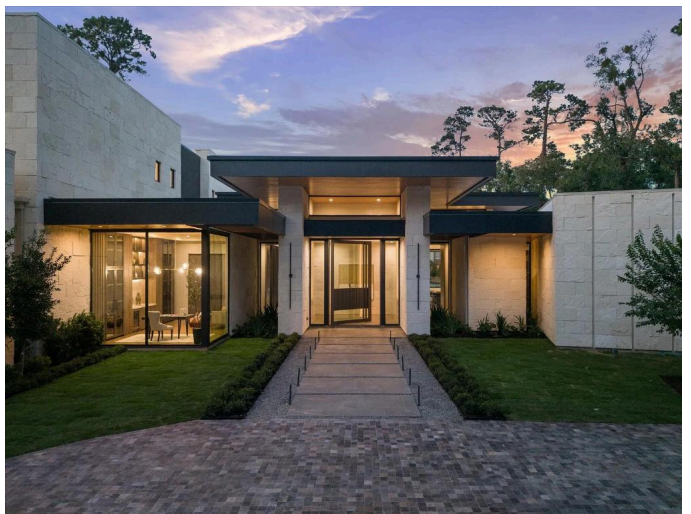
Inspection Photo 1



Debris accumulation is noticeable near the mixing area



Inspection Photo 2



Inspection Photo 3



Inspection Photo 4



Inspection Photo 5



Foundation walls show no visible cracking, spalling, or honeycombing.



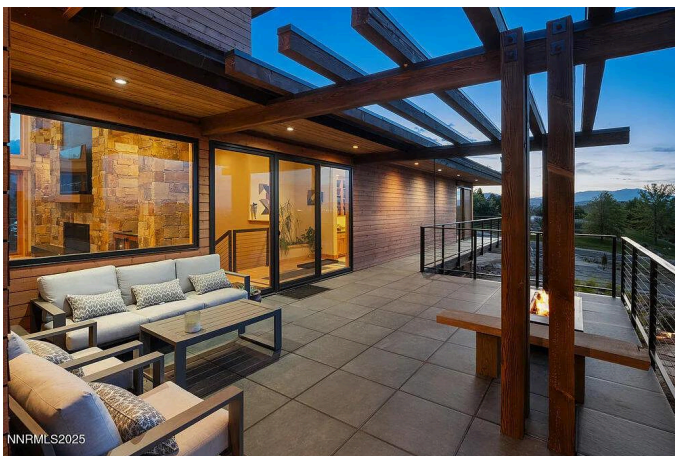
Several pallets of cement bags are stored too close to an active work zone



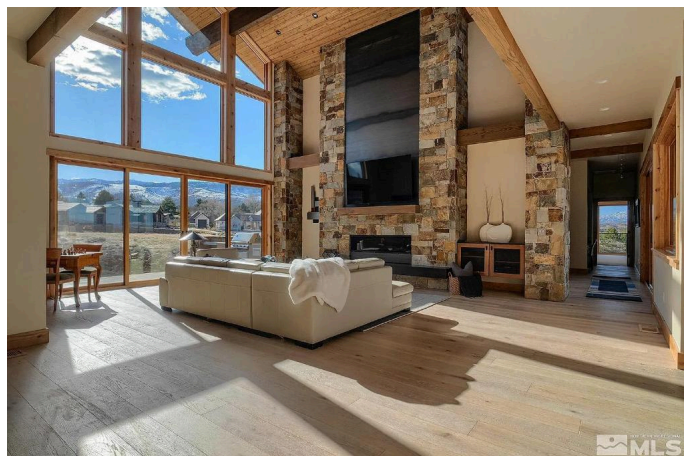
Wall sections on the north elevation are generally straight



Inspection Photo 6



Inspection Photo 7



Inspection Photo 8

DISCLAIMER

This inspection report is based on visual observations made at the time of the inspection. It does not constitute a structural engineering assessment, certification, or guarantee. The inspector has used reasonable professional skill and care in conducting this inspection, but cannot be held liable for hidden defects, inaccessible areas, or conditions that develop after the inspection date. This report is prepared for the client named above and should not be relied upon by third parties without written consent from TrustSight.