

September 1, 2019

Mr. and Mrs.

On 9/1/2018, Cities' Inspection Service, Inc. completed a first stage new construction inspection of the property located at XXXXXXXX, XXXXXXXX, Minnesota for you. Doug Hastings did all the fieldwork related to this project. Doug used the 2015 Minnesota State Building Code as the minimum construction standard.



The method used for this inspection was visual. There was no destructive analysis or technical testing of any building component. The project excluded all environmental health hazards, such as concealed mold, mildew and fungal growth; and any insect and vermin infestations.

The purpose of this inspection was to observe the construction of this home at various stages of completion. The intent of the inspection was to identify defects or conditions that adversely affect the integrity of the building. This report contains the results of the foundation inspection.

These definitions were used in this report:

- **Meets** component met or exceeded minimum industry standard and was consistent with the building plan and specification.
- ✗ **Below** component fell below minimum industry standard and/or was inconsistent with building plan and specification.
- **Not complete** component was not completed or was covered and not visible.

# Foundation Inspection

## Explanation of Problems

### 1. Land Survey

Set backs\_\_\_\_\_●

Elevations\_\_\_\_\_●



### 2. Excavating

Soils and fill\_\_\_\_\_●

Rough grade\_\_\_\_\_○.... not completed



Sand & gravel

### 3. Utilities

Electric\_\_\_\_\_○.... temporary

Water and sewer\_\_\_\_\_●

Gas\_\_\_\_\_○.... not completed



Temporary service



Sewer & water

#### 4. Foundation

- Footing\_\_\_\_\_●
- Walls\_\_\_\_\_●
- Drain tile\_\_\_\_\_●.... not completed
- Damp proofing\_\_\_\_\_●
- Insulation\_\_\_\_\_●.... not completed



Extent & height of interior & exterior backfill





Extent & height of backfill



Height of garage backfill

#### Limitations to Foundation Observations

- None

## Conclusions and Recommendations

- ✓ Work completed to plans and specs.
- ✓ Backfilling exterior foundation, interior of house and garage should be discussed with builder. Typically residential contractors do not compact the backfill material and soil settlement occurs. This will not disclose itself until after the builder warranty period has expired. This will have a direct impact on landscaping, hardscaping, basement and garage floor slab. Soil not compacted will settle for a period of up to 10 years.

