

September 1, 2019

Mr. and Mrs.

On 10/15/2018, Cities' Inspection Service, Inc. completed a second stage new construction inspection of the property located at XXXXXXXX, XXXXXX, 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 structure framing, mechanical, plumbing, and electrical rough in 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.

Structure, Mechanical, Plumbing, and Electrical Rough-In Inspection

Explanation of Problems

1. Land Survey

Setbacks_____●

Elevations_____●

2. Excavating

Soils and fill_____⊗.... unstable exterior & interior backfill

Rough grade_____●

3. Utilities

Electric_____●.... temporary / not completed

Water and sewer_____●

Gas_____●

4. Foundation

Footing_____●

Walls_____●

Drain tile_____●.... floor slab in place / aggregate & perimeter drain tile not inspected

Damp proofing_____●

Insulation_____⊗.... loose & broken styrofoam panels / large corner gap

Floor slabs_____⊗.... basement and garage slabs supported on unstable backfill







Uncompleted garage floor



Completed basement slab

5. Floor Framing

Bearing walls _____ ●

Trusses and subfloor_ ❌.... broken & field modified basement trusses / unfinished main level metal hanger nailing & incomplete truss beam end bearing



Broken trusses



Damaged gusset plates



Joist hanger nails



Main level beam end bearing

6. Wall Framing

Studs _____ (●)
 Sheathing _____ (●)
 Stairs _____ (●)

7. Roof Framing

Trusses and boards _____ (⊗....) damaged trusses
 Overhangs _____ (●....) not completed



Cracked truss

8. Wall Covering

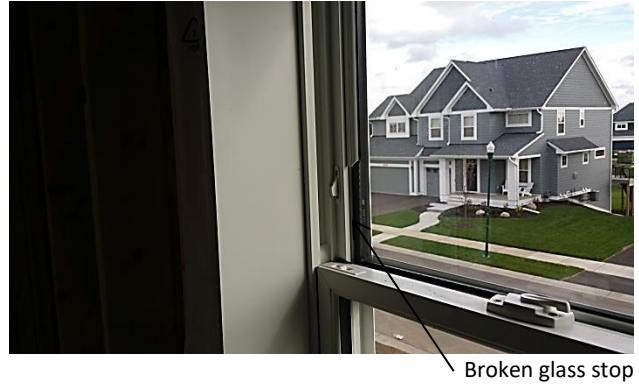
- Barriers and flashing_ ☒.... loose pieces of housewrap / not extended & taped on roof flashing & foundation insulation
- Siding and trim_____ ☐.... not completed
- Veneers_____ ☐.... not completed
- Doors_____ ☐.... not completed
- Windows_____ ☒.... gathering room lower awning windows not tempered (not marked) / upper level front bedroom broken window glass stop



Short housewrap & no tape



Windows glass not tempered



9. Roof Covering

Shingles _____ ✗.... uneven, buckled, ridged, & lifted shingles & underlayment / crooked hip ridge shingles / poorly installed front valley shingles

Flashing _____ ●



Buckled, lifted, & uneven shingles



Poorly installed valley shingles

10. Rough In

- Electrical _____ (○).... not completed
- Plumbing _____ (⊗).... upper level bathtub water pipes may be located in unheated & confined space
- Heating _____ (●)
- Radon pipe _____ (●) passive system / recommend active



Limitations to Rough-In Observations

- Soil compaction not visible.
- Basement floor slab completed; aggregate and drain tile installation not visible.
- Electrical rough in not completed.
- Dining room deck and garage fire doors not installed.
- No window fall protection.

Conclusions and Recommendations

- ✓ Loose and broken foundation exterior styrofoam insulation panels.
- ✓ Garage floor will be installed on unstable backfill. Steel rods do not eliminate hollows and settled concrete.
- ✓ Damaged floor and roof trusses require truss manufacturer or structural engineer certification as to the field repairs. You should retain a copy of this document.
- ✓ Dining room floor truss metal joist hanger nailing is incomplete. Verify wall bearing points on double floor truss (at cantilever) are per manufacturer specs.
- ✓ Loose housewrap and not seam taped at foundation and roof flashing.
- ✓ Gathering room awning windows not tempered glass (not marked).
- ✓ Upper front bedroom broken top sash window glass stop.
- ✓ Roof shingles are not flat on the roof. Shingles on front valley are poorly installed. Hip ridge shingles are crooked.
- ✓ Upper level bathtub water pipes appear to be located on exterior wall in unheated cavity.
- ✓ Recommend adding an active fan on the passive radon pipe.