

September 1, 2019

Mr. and Mrs

On 12/13/2018, Cities' Inspection Service, Inc. completed the final stage new construction inspection of the property located at XXXXXXX, XXXXXXX, 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 final 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.

## Final Inspection

### Explanation of Problems

#### 1. Land Survey

Setbacks \_\_\_\_\_ (●)

Elevations \_\_\_\_\_ (●)

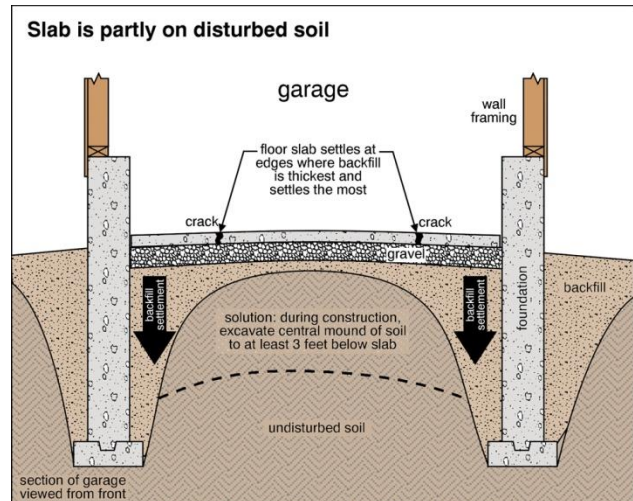
#### 2. Excavating

Soils and fill \_\_\_\_\_ (⊗).... unstable exterior & interior backfill (not compacted)

Rough grade \_\_\_\_\_ (●)

Finish grade \_\_\_\_\_ (○).... incomplete (winter escrow)

Landscaping \_\_\_\_\_ (○).... incomplete (winter escrow)



#### 3. Hardscape

Walks \_\_\_\_\_ (○).... incomplete (winter escrow)

Steps \_\_\_\_\_ (●)

Driveway \_\_\_\_\_ (○).... incomplete (winter escrow)

Patio \_\_\_\_\_ (●)

Deck \_\_\_\_\_ (●)

#### 4. Utilities

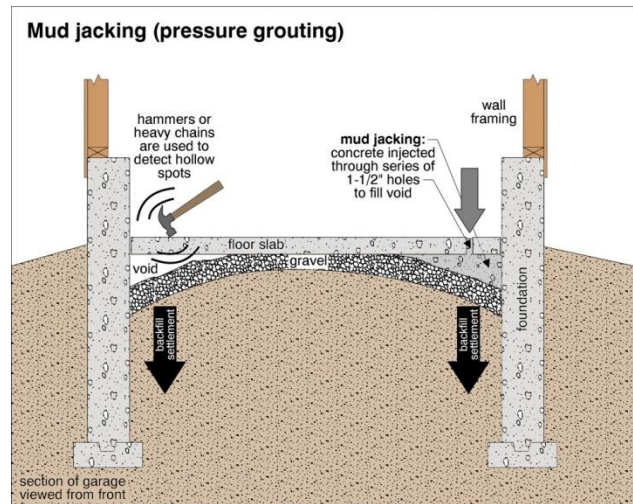
Electric \_\_\_\_\_ (●)

Water and sewer \_\_\_\_\_ (●)

Gas \_\_\_\_\_ (●)

## 5. Foundation

- Footing\_\_\_\_\_●  
Walls\_\_\_\_\_●  
Drain tile\_\_\_\_\_●.... covered & installation not visible  
Passive radon pipe\_\_\_\_\_●  
Floor slabs\_\_\_\_\_⊗.... unstable basement & garage backfill (not compacted)



## 6. Floor Framing

- Beams and posts\_\_\_\_\_⊗.... incomplete ML beam end bearing (repair, if made, not visible)  
Trusses and subfloor\_\_\_\_\_⊗.... broken & field repaired basement floor trusses (no engineer certification document)

## 7. Wall Framing

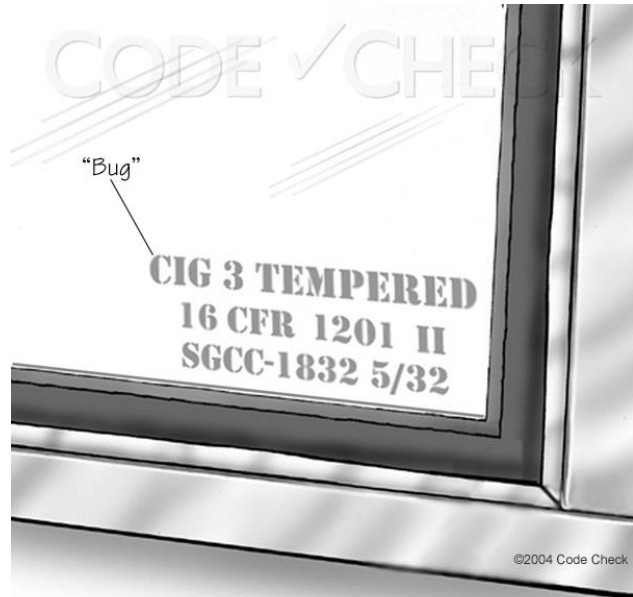
- Studs\_\_\_\_\_●  
Sheathing\_\_\_\_\_●  
Stairs\_\_\_\_\_●

## 8. Roof Framing

- Trusses and boards\_\_\_\_\_⊗.... broken attic trusses & gusset plates (no engineer certification document)  
Overhangs\_\_\_\_\_●

## 9. Wall Covering

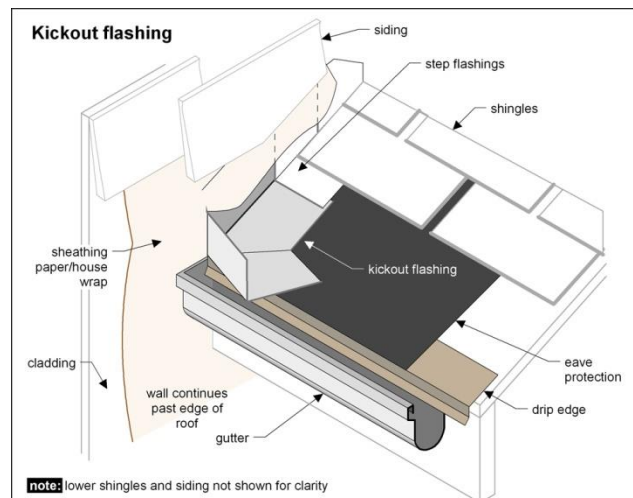
- Barriers and flashing\_\_\_\_\_●  
Siding and trim\_\_\_\_\_●  
Doors\_\_\_\_\_●  
Windows\_\_\_\_\_⊗.... gathering room windows not tempered (no document or bug)



Tempered Safety Glass

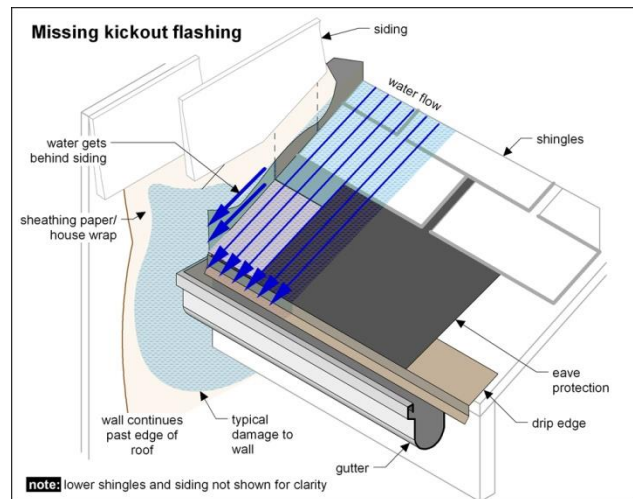
## 10. Roof Covering

- Shingles\_\_\_\_\_ ☒.... uneven, buckled, ridged, lifted shingles
- Flashing\_\_\_\_\_ ☒.... missing kickout flashing
- Gutters\_\_\_\_\_ ☉.... incomplete (winter escrow)





No kickout flashing

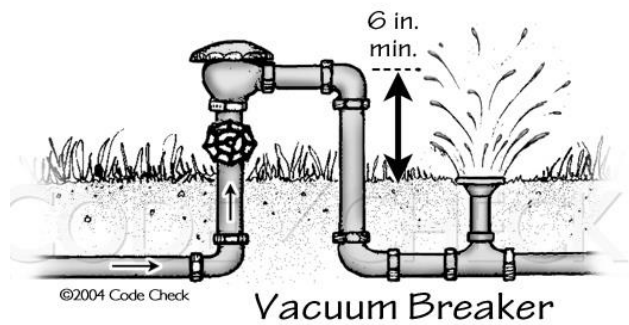


## 11. Plumbing

- Water supply\_\_\_\_\_●
- Interior water pipes\_\_\_☒.... UL bathtub located on exterior wall (no ventilation)
- Water heater (50g)\_\_\_●
- Waste pipes\_\_\_\_\_●
- Drain and vent pipes\_●
- Floor drain\_\_\_\_\_●
- Kitchen fixtures\_\_\_\_\_☒.... unsupported & poorly finished sink water piping
- Laundry fixtures\_\_\_\_\_☒.... unsupported & poorly finished sink water piping
- Bath fixtures\_\_\_\_\_☒.... unsupported & poorly finished sink & toilet water piping
- Bath rough in\_\_\_\_\_●
- Yard sprinkler\_\_\_\_\_☒.... incomplete (winter escrow) / poorly located vacuum breaker)
- Gas pipes\_\_\_\_\_●



Vacuum breaker



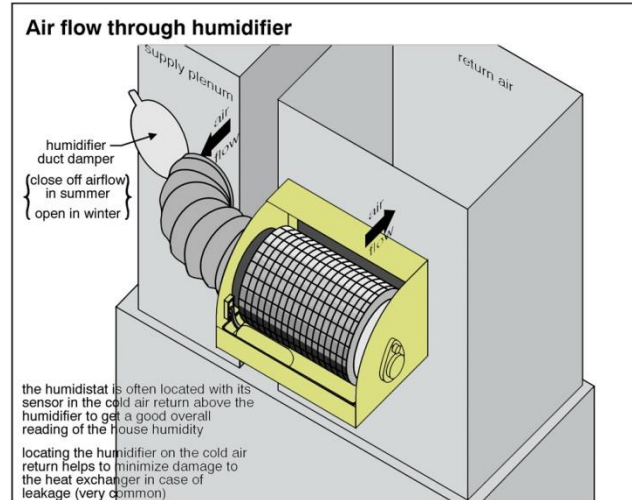
## 12. Electrical

- Size (200 amp) ☒
- Panel ☒
- Outlets ☒
- Fixtures ☒
- Smoke & CO ☒

## 13. Heating and Ventilation

- Furnace ☒
- Vent and flue ☒
- Humidifier ☒ .... missing damper knob
- Air filter ☒
- Ventilation (HRV) ☒
- Bath fans ☒ .... noisy ML fan
- Kitchen fan ☒ .... unvented fan





#### 14. Cooling

Condenser \_\_\_\_\_ ●  
 Refrigerant lines \_\_\_\_\_ ●  
 Wiring \_\_\_\_\_ ●

#### 15. Insulation

Foundation \_\_\_\_\_ ⊗.... incomplete styrofoam parging (winter escrow) / exposed, damaged & missing garage styrofoam  
 Rim Joist \_\_\_\_\_ ⊙.... not visible  
 Ground walls \_\_\_\_\_ ⊙.... not visible  
 Attic \_\_\_\_\_ ⊙.... not visible  
 Attic ventilation \_\_\_\_\_ ⊙.... not visible  
 Vapor retarders \_\_\_\_\_ ⊙.... not visible



Exposed styrofoam



Damaged garage

## 16. Millwork

- Window trim\_\_\_\_\_ ☒.... disconnected UL window fall protection hardware
- Baseboard trim\_\_\_\_\_ ☒
- Interior doors\_\_\_\_\_ ☒
- Garage doors\_\_\_\_\_ ☒.... house door deadbolt lock out of adjustment / no window trim
- Stairs\_\_\_\_\_ ☒
- Cabinets\_\_\_\_\_ ☒
- Countertops\_\_\_\_\_ ☒
- Finish hardware\_\_\_\_\_ ☒

## 17. Plastering

- Walls\_\_\_\_\_ ☒
- Ceilings\_\_\_\_\_ ☒
- Fire barriers\_\_\_\_\_ ☒.... hole in basement ceiling plaster



## 18. Flooring

- Underlayment\_\_\_\_\_ ☒
- Wood floors\_\_\_\_\_ ☒
- Tile floors\_\_\_\_\_ ☒
- Carpet\_\_\_\_\_ ☒



## 19. Painting

- Exterior\_\_\_\_\_ ☒.... deck lacks stain or sealer / incomplete (winter escrow)  
Interior walls\_\_\_\_\_ ☒.... paint on dining room floor register cover  
Interior trim\_\_\_\_\_ ☒.... various doors top & bottom edges not painted (invalidates warranty)  
Cabinets\_\_\_\_\_ ☒

## 20. Glass Products

- Mirrors\_\_\_\_\_ ☒  
Shower doors\_\_\_\_\_ ☒  
Bath accessories\_\_\_\_\_ ☒

## 21. Appliances

- Kitchen\_\_\_\_\_ ☒.... no refrigerator / inoperable burner knob / debris in disposal  
Laundry\_\_\_\_\_ ☒  
Water softener\_\_\_\_\_ ☒.... none (hard water)



Inoperable burner

## 22. Permits

- Building certificate\_\_\_ ☒.... final inspection not completed  
Manufacture specs\_\_\_ ☒.... not submitted  
Final cleaning\_\_\_\_\_ ☒.... dirty furnace ducts / final interior cleaning not complete

### **Incomplete Work (winter escrow)**

- Landscaping
- Hardscaping
- Gutters
- Yard sprinkler
- Foundation exterior parging
- Touch up exterior painting
- Deck stain or sealer
- Radon test

**Work Not Viewed (covered prior to inspection)**

- Drain tile
- Insulation
- Dining room beam end bearing repair

**Work Below Industry Standard (remedy required)**

- Unstable (not compacted) exterior, interior, and garage soil backfill material (recommend making floor slabs and hardscaping a part of 10 year structural warranty).
- Damaged floor trusses (structural or manufacturer certification and document required).
- Damaged roof trusses (structural or manufacturer certification and document required).
- Gathering room awning window tempered glass (manufacture document required).
- Buckled, ridged, and lifted roof shingles.
- Roof kickout flashing (front).
- UL bathtub water piping located on exterior wall in unventilated space.
- Plastic water piping over extended, unsupported, and exposed feeding kitchen and baths sinks and toilets.
- Poorly located and extended yard sprinkler vacuum breaker.
- Missing furnace humidifier damper knob.
- Noisy ML bath exhaust fan.
- Unvented (should be vented) kitchen exhaust fan.
- Exposed and missing pieces of garage foundation insulation.
- Disconnected UL window fall protection hardware.
- Garage fire door deadbolt lock out of adjustment.
- No garage window trim (wall is finished).
- Hole in basement ceiling fire barrier.
- Paint on dining room floor register cover.
- Various UL doors top and bottom edges not painted.
- No refrigerator.
- Inoperable stove burner knob.
- Debris in disposal.
- No water softener.
- Dirty furnace and ducts.
- Final cleaning not completed.