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October 5, 2015

Dear Home Buyers,

On June 1, 2015, Cities' Inspection Service, Inc. completed a fourth stage new construction inspection of the property located at 123 Oak Street, Someplace Minnesota for you. Doug Hastings did all the fieldwork related to this project. Doug used the 2007 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
  - Set backs \_\_\_\_\_ ●
  - Elevations \_\_\_\_\_ ●
  
2. Excavating
  - Soils and fill \_\_\_\_\_ ●
  - Rough grade \_\_\_\_\_ ●
  - Finish grade \_\_\_\_\_ ●
  - Landscaping \_\_\_\_\_ ●
  
3. Hardscape
  - Walks \_\_\_\_\_ ●
  - Steps \_\_\_\_\_ ●
  - Driveway \_\_\_\_\_ ☹ .....not completed
  - Patio \_\_\_\_\_ ●
  - Deck \_\_\_\_\_ ●
  
4. Utilities
  - Electric \_\_\_\_\_ ●
  - Water and sewer \_\_\_\_\_ ●
  - Gas \_\_\_\_\_ ●
  
5. Foundation
  - Footing \_\_\_\_\_ ●
  - Walls \_\_\_\_\_ ●
  - Drain tile \_\_\_\_\_ ●
  - Floor slabs \_\_\_\_\_ ●
  
6. Floor Framing
  - Beams and posts \_\_\_\_\_ ●
  - Joists and subfloor \_\_\_\_\_ ●
  
7. Wall Framing
  - Studs \_\_\_\_\_ ●
  - Sheathing \_\_\_\_\_ ●
  - Stairs \_\_\_\_\_ ●
  
8. Roof Framing
  - Rafters and boards \_\_\_\_\_ ●
  - Overhangs \_\_\_\_\_ ●

9. Wall Covering

- Barriers and flashing
- Siding and trim
- Veneers
- Doors
- Windows  .....missing shutters

10. Roof Covering

- Shingles  .....scaffolding left on roof
- Flashing
- Gutters  .....sagged front gutter

11. Plumbing

- Water supply
- Interior water pipes
- Water heater
- Waste pipes
- Drain and vent pipes
- Floor drain
- Kitchen fixtures
- Laundry fixtures
- Bath fixtures
- Bath rough in
- Distribution wiring
- Gas pipes

12. Heating

- Furnace
- Vent and flue
- Humidifier
- Air cleaner
- Ventilation

13. Cooling

- Condenser
- Refrigerant lines
- Wiring

14. Insulation

- Foundation
- Rim Joist
- Ground walls
- Attic
- Vaulted ceilings
- Attic ventilation
- Vapor retarders

15. Millwork

- Window trim\_\_\_\_\_●
- Baseboard trim\_\_\_\_\_●
- Interior doors\_\_\_\_\_●
- Garage doors\_\_\_\_\_●
- Stairs\_\_\_\_\_●
- Cabinets\_\_\_\_\_●
- Countertops\_\_\_\_\_●
- Finish hardware\_\_\_\_\_☉ .....no closet shelving / missing knobs & stops

16. Plastering

- Walls\_\_\_\_\_●
- Ceilings\_\_\_\_\_●
- Fire barriers\_\_\_\_\_●

17. Flooring

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

18. Painting

- Exterior\_\_\_\_\_●
- Interior walls\_\_\_\_\_●
- Interior trim\_\_\_\_\_●
- Cabinets\_\_\_\_\_●

19. Glass Products

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

20. Appliances

- Kitchen\_\_\_\_\_●
- Laundry\_\_\_\_\_●
- Water softener\_\_\_\_\_●
- Final cleaning\_\_\_\_\_☉ .....not completed

## Conclusions and Recommendations

### 1. Major Defects

- a. Sagged front gutter.
- b. Scaffold jacks left on roof.
- c. Missing garage window shutters.
- d. Restricted opening of basement bar refrigerator door.

### 2. Potential Defects (Unfinished Work)

- a. Driveway
- b. Fence
- c. Closet shelving
- d. Finish hardware
- e. Interior cleaning

### 3. Final Comments

The general building construction exceeds the minimum industry building standard relative to material and workmanship. The attention to energy and moisture detail meets or in some instances exceeds today's building code standard.



1<sup>st</sup> inspection site



1<sup>st</sup> inspection foundation insulation



1<sup>st</sup> inspection soils



1<sup>st</sup> inspection backfill & wall bracing



1<sup>st</sup> inspection interior footings



2<sup>nd</sup> inspection building framing



2<sup>nd</sup> Inspection roofing



2<sup>nd</sup> inspection flashing

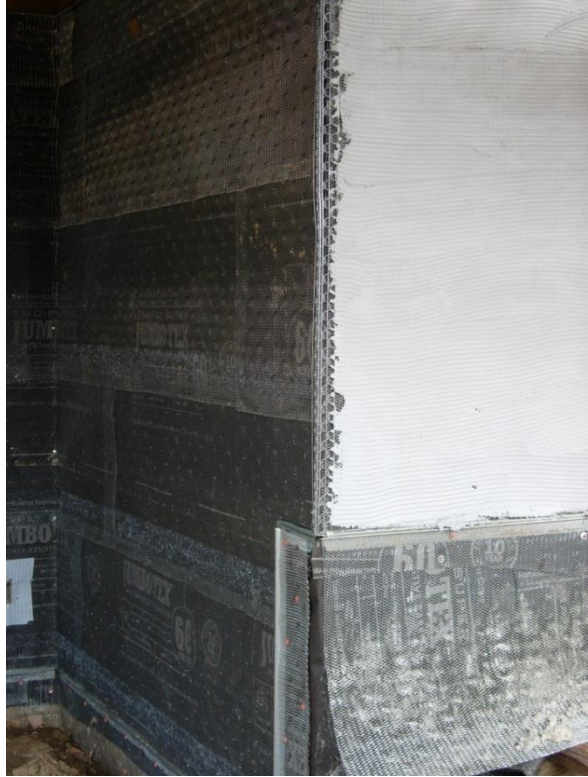


3<sup>rd</sup> inspection exterior barriers



3<sup>rd</sup> inspection caulking





3<sup>rd</sup> inspection stucco



3<sup>rd</sup> inspection flashing



3<sup>rd</sup> inspection flashing



3<sup>rd</sup> inspection basement



3<sup>rd</sup> inspection insulation



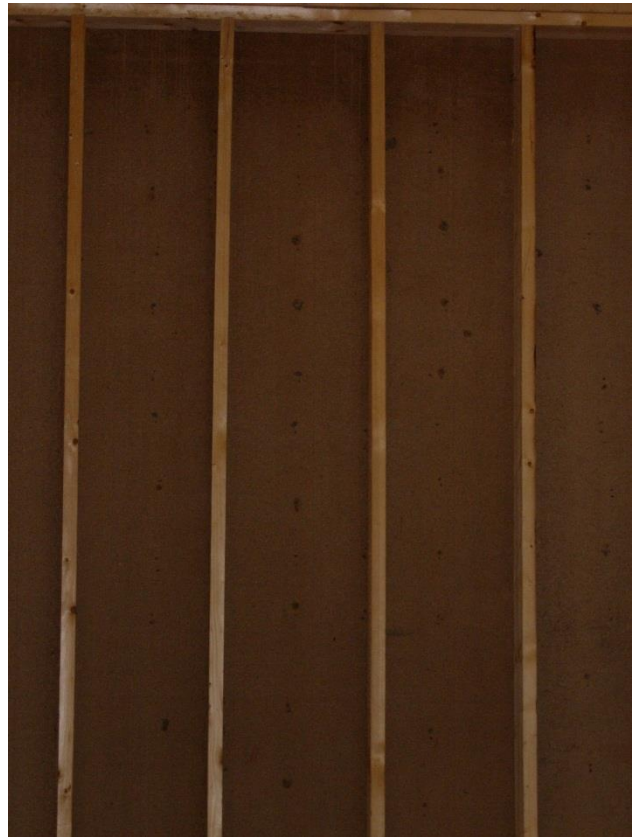
3<sup>rd</sup> inspection insulation



3<sup>rd</sup> inspection insulation



3<sup>rd</sup> inspection vaulted ceilings



3<sup>rd</sup> inspection exposed nails



4<sup>th</sup> final inspection



4<sup>th</sup> final inspection