



Three Phases of New Home Construction – Statement of Work

Foundation – Phase I

(a copy of the engineer's drawings should be present and available for this inspection)

During this phase the inspector will physically and visually inspect the foundation and verify compliance with the engineered drawings, the proper placement, support, sizing and spacing of graded rebar and that it is supported, as well as ensuring proper beam depth, width and placement. Vapor/moisture barrier placement should be checked. If applicable, cable ends are to be anchored and the cable tendons properly placed and supported. If an engineer does not seal the drawings, then the foundation must comply with the local jurisdiction building code applicable to the property.

Framing, Mechanical and Delivery Systems – Phase II

During this phase the inspector will physically and visually verify compliance with applicable building standards or, if applicable, an engineered design. Specifically it is important to ensure proper door and window egress placement, framing members should be properly attached, spaced, graded and aligned, and that joints are not stressed and are fastened with the proper materials. The load-bearing infrastructure should show no signs of distress. Materials should not be decayed or otherwise have their structural integrity compromised. All spliced materials shall comply with the applicable building standards. Additionally, each of the major mechanical delivery systems needs to be reviewed:

- 1) Electrical Systems should be checked to ensure the system is properly grounded, all connections are made in junction boxes, proper gauge wiring installed, outlets properly spaced, working clearances are provided where required and wires are properly protected by nail plates in appropriate locations.
- 2) Adequate access to the machinery should be provided. Ductwork should not be encumbered by other building materials, punctured, crimped, crushed or otherwise compromised. Ducts are installed per the applicable building standards. Return grills are in the locations required by the plans.
- 3) The roof is appropriately supported and sloped.
- 4) Plumbing System should be reviewed to ensure all connections, bends and joints are appropriately fitted and sealed. Nail plates in appropriate locations must properly protect all pipes. Materials installed should be used for the manufactured purposes and be of appropriate size and condition, as well as being appropriately supported and anchored.

Final – Phase III

During this phase the inspector will physically and visually verify compliance with applicable building standards. It is important we also review and ensure that:

- The grading of the yard surrounding the home appropriately allows water to flow away from the home and to comply with building performance standards;
- The electrical, plumbing, and HVAC (Heating, Ventilation and Air Conditioning) systems are in complete working order;
- The exterior unit of the HVAC system (the compressor) should be located on a level surface above the ground and an electrical disconnect within 6' of the unit;
- All air ducts should be free of obstruction. Any dampers and control systems should be checked;
- The doors and windows all operate properly;
- The finish materials are properly installed, sealed, and protected from the environment;
- The flatwork around the home is free of any structural cracks, holes, or other safety hazards;
- All roof cladding is installed in accordance with the manufacturer's recommendations;
- All roof flashings are installed, where visible, without removing materials to visually inspect;
- The stairways and hallways are of proper width and have adequate headroom, handrails, landings, and treads are the proper size and spacing;
- The homes fixtures (including plumbing, electrical, and finish hardware) are all correctly installed and working properly;
- Any appliances or manufactured products installed in the home are in proper working order; and
- There are no apparent safety issues.

The above categories are not meant to be a complete list of the items needed for inspection. It is the responsibility for the inspector to verify that the project substantially meets the applicable building standards.

SCHEDULING

It is the Client's responsibility to ensure that each phase of the inspection is performed at the appropriate time. The Client should contact the Builder or Builder's Assistant to coordinate the activities on-site in preparation for each milestone event. The site should be prepared and accessible, all portions of the work to be inspected should be visible, materials available, any variance from design/construction or Code certified by the appropriate party, all of which should be available for review. Advance notification of each milestone event should be no less than seven (7) calendar days. To schedule a milestone inspection, call Vango Inspections at (720) 360-6520 during normal business hours.

If the client is unable or would rather have Vango Inspections conduct the scheduling, an additional fee of \$75.00 will be assessed on the Final Inspection.

Cancellation of these inspections can be accomplished by contacting us no less than 48 hours prior to the scheduled appointment, without incurring cancellation fees. If any scheduled appointment is cancelled and does not meet the stated criteria above then a cancellation fee of \$150.00 will be assessed.

ADDITIONAL SERVICES

Additional services are available on an "as needed" basis, as required by the client. Additional services are available, on a flat fee basis of \$125.00 per visit, not to exceed more than 90 minutes on-site, per visit. This fee includes any time for additional documentation, research, drawing reviews, telephonic communication, report writing, payment request review, and ongoing photographic documentation of the construction process. The Client is responsible for initiating and implementing additional services, as necessary. Vango Inspections is not responsible for the inclusion of any additional services that might have impact on the performance of the work.

Additional services do not include construction management or supervision of the work in process, supervision of management of crews and activities occurring on-site, or the coordination, supervision or management of contractors, sub-contractors or design professionals.

NEW CONSTRUCTION INSPECTION PRICING

Foundation Inspection

A foundation inspection will physically and visually determine if the foundation has been applied properly based on the engineer's design - \$150.00

Framing & Mechanical

A framing and mechanical systems inspection before placement of drywall, also known as the "pre-cover" - \$175.00

Final Inspection

A final inspection when the home is complete. Called a "final" inspection - This fee is based on the total "finished" square footage and will be quoted once we have that information from the builder or your real estate agent.