



## PHASE 1 – Foundation & Drainage New Construction Phased Inspection Report



**John & Mary Doe**  
**5237 Clinton Street, Denver, CO 80238**



Vango Inspections | PO Box 13606, Denver, CO 80205 | Phone: (303) 250-8444





## PHASE 1 – Foundation & Drainage New Construction Phased Inspection Report

Buyers Name: John & Mary Doe  
Address: 5237 Clinton Street  
Denver, CO 80238

Email:  
Email:

Builder's Name:  
Address:

Phone Number:

### Part 1: TYPE OF HOME

This is a 2-story home

### Part 2: DESIGN CRITERIA

1. Are the foundation plans on site?  Yes  No
2. Has this foundation system for this structure been designed by an engineer, architect, or other design professional?  Yes  No
3. Have the plans been reviewed during the inspection?  Yes  No

### Part 3: BEARING SOIL CONDITIONS

1. Type:  Compacted Fill  Combination  Virgin
2. Are soils loose or lightly compacted? Lightly
3. Are trees or shrubbery within 20' of the foundation?  Yes  No
4. Excavations free of debris?  Yes  No

### Part 4: BASEMENT

- A. Slab Type:  Concrete  Wood Structural  Steel Structural  
 Slab on Grade  Piles and Grade Beams  Piers



**Part 5: ROUGH IN PLUMBING**

**A. Main Water Supply**

- 1. Material Used for Main Water Supply?  Copper     Plastic     Not Installed
- 2. Depth of the City Water Supply? \_\_\_\_\_ 9'
- 3. Size of water supply line?  3/4"     1"     1-1/2"
- 4. Location of main water shut-off valve? \_\_\_\_\_
- 5. Proper void in place below the water supply?     Yes     No     Not Visible  
(Requirement is 2x the void below the foundation wall. Example 4" void below foundation, then 8" of void is required below the main water supply line)

**B. Main Sewer Line**

- 1. Size of Main Sewer Line?  3"     4"
- 2. Material used for main sewer line?  PVC     ABS     Cast Iron
- 3. Location of main cleanout? \_\_\_\_\_ South Exterior of Garage
- 4. Proper void in place below the main waste line?     Yes     No     Not Visible  
(Requirement is 2x the void below the foundation wall. Example 4" void below foundation, then 8" of void is required below the main waste line)
- 5. If no, what was observed? Drain properly sloped downward toward City sewer connection?  Yes     No     Not Visible (Does drain maintain a minimum of 1/4 unit vertical in 12 unit horizontal – 2%)

**C. Drainage Tile**

- 1. Interior or Exterior Drain Tile? \_\_\_\_\_ Interior
- 2. Sump Pit Present?     Yes     No
- 3. Water in Pit at Time of Inspection?     Yes     No     Not Visible
- 4. Number of Inlet Pipes?     1     2     Not Visible



## Part 6: ASSUMPTIONS

These are items that should be monitored throughout the building process to insure that we do not encounter any concerns:



The soil was lightly compacted at the time of the inspection. The grading around the home was relative flat and sloping away from the foundation. This will continue to be worked until final grade is in place at time of the FINAL inspection. We will continue to evaluate the grading in between the residences to ensure that a proper swell is in place to help manage water run-off.

Proper grading is critical to the future success of the homes foundation. Many builders try to slope the lot  $\frac{1}{4}$ " per 1'.





## Part 7: GENERAL PHOTOS & NOTES

- 1) The sump pit was installed. This pit will be monitored throughout the process. Many times builders will install a pump during rough plumbing. This will be evaluated during the next phased inspection;
- 2) The beam pockets were cut in to the foundation wall. This will be further evaluated during the pre-drywall inspection to ensure they are properly grouted into place; and
- 3) A counterfort or tee section is constructed perpendicular to the main wall and the tee section acts as a beam, supporting the main wall. With the tee section extending over the footing, it strengthens the main wall.

### Part 7: General Photos – Cont.



Rear Elevation



Beam Pockets – Cut Into Place



Pier Pad – Prior to Slab Being Poured



Pier Pads in Place – Column Attachment Sites





Part 7: General Photos – Cont.



Sewer Clean Outs – South Exterior Garage



Window Well Drains – Each Basement Window



Sump Pit



Roughed In Plumbing



Anchor Bolts – Wall Attaches to these Bolts



Main Water Line Plumbed – East Wall



**Part 7: General Photos – Cont.**



**Basement Slab – Control Joints Cut In**



**Garage Slab – Control Joints Cut In**

**Part 8: Recommendations**

When the foundation walls are poured, many times during the end of a pour lumpy aggregate becomes part of the foundation wall. Depending on where this aggregate builds up, depends on whether or not additional work is needed. Since the aggregate ended up towards the bottom of the foundation wall, on the South and East sides, additional work should be performed to these sections of wall. See below for further recommendations:



**East Wall – Aggregate At Bottom of Wall**



**South Wall – Aggregate At Bottom of Wall**

**Recommend having these sections of wall skim coated with additional concrete to prevent the aggregate from becoming displaced from the foundation wall by a qualified concrete professional.**

