



ADDENDUM "A"

The process may be simple or more exhaustive. This is the decision of the home owner.

It is important through this process the contractor cooperates fully to allow this to be useful and a positive experience. This does not have to be painful and can only help the contractor to prevent the typical pitfalls of building a home. Having a skilled set of eyes with over 30 years of experience in home building is a plus for everyone concerned.

Building Solutions is not only a certified inspector but a seasoned contractor.

It is recommended to perform at least 5 to 10 inspections during the course or life cycle of new construction.

Inspection type	Timing for inspection (may not be in order as listed)	Brief description of inspection.	Costs*	Initial**	Date Completed
Footing/slab	Prior to pour	Inspect all soils, rebar, form supports.	\$150.00		
Foundation wall	Prior to pour	Inspect all forms and rebar placement and sizing	\$175.00		
Grading and fill	Prior to backfilling.	Inspect all drainage and sealing procedures and materials	Included Below		
Framing	Prior to rough in of electrical, plumbing HVAC ductwork	Inspect all materials used and tolerances were met. (much more exhaustive effort is needed typically)	\$345.00		
Rough in of electrical, plumbing and HVAC duct work	After install prior to insulation	Inspect all systems installed according to manufacturer specifications(much more exhaustive effort is needed typically)	\$185.00		
Insulation	After install and prior to sheetrock.	Inspect all systems installed according to manufacturer specifications. <i>Includes revisit of framing or mech issues</i>	\$150.00		
Sheetrock	After priming	Examine walls for fenestration or defects(Mark with owner)	NIC		
Cabinet install, flooring	Prior to tops being installed and tile.	Inspect all structure and penetrations.	NIC		
Final inspection	Prior to Punch list walkthrough with contractor.	Inspect house as new construction for both operation of all equipment and meeting all necessary health and safety conditions.	\$500.00		
Re inspection of punch items	Re inspect items previously listed as needed correcting.	Review fenestration or cosmetic items for correct product install and completion.	N/A		
Radon testing	Test during final	48 hour radon test with calibrated instrument, to measure radon levels.	\$125.00		

*Costs is associated with time on site and reporting for each step or inspection requested plus square footage.

Option if desired.

** Initial acceptance of each inspection requested per costs noted above. Re-inspection of each item is an additional \$125.00 per trip, depending on travel time.

There are no set rules of what type of inspections or when the inspections are to be made. It is sometimes good to follow the local inspection timelines, if they exist, which may help minimize extra trip charges. Local government inspectors are trained to review code and health and safety issues. We also offer site visits with owner contractor if desired, this is an hourly rate and to be determined per project. Unfortunately most local government inspection services are under budgeted and cannot afford the actual time necessary to truly review the home per both code and manufacturer installed specifications. They rely on the "contractors" to perform accordingly and follow manufacturer's specifications. Building Solutions may not schedule or direct the contractor but merely report on the issues at hand and follow up as needed. Other services may be provided as requested see attached sheet for other services.