



Home Inspections of Minnesota

190 Wildwood Bay Drive
Mahtomedi, MN 55115
651-653-7111



New Home Plan Review and Inspection

The following is a list of most of the items that are expected to be shown on home plans that are submitted for review by Home Inspections of Minnesota. Complete and accurate information is necessary and will expedite the plan review process. Please be sure to attach copies of any documents from an approval process that may have been required by a city engineer, planning commission, city council, city attorney, watershed district, etc.

Survey – signed and drawn to scale including:

- a. The statement:, “I hereby certify that the proposed grades, lot elevations, building elevations and foundation type are in conformance with the approved grading plan except as noted.”
- b. Building elevations for the top of foundation and garage floor. The garage floor and top of foundation must be at least 18” above the curb at the center of the driveway.
- c. Foundation type – fill basement, lookout, walkout
- d. Driveway grade – 3% minimum, 10% maximum
- e. Building dimensions including cantilevers, bay windows, decks, porches
- f. Setback dimensions from building(s) to adjacent property lines, wetlands, etc
- g. Spot elevations conforming to the as built grading plan at the following locations: lowest ground elevation adjacent to the building, lot corners, high point drainage breaks, where drainage swales intersect lot lines and where ponding easements intersect lot lines.
- h. Curb elevation at the center of proposed driveway and extended lot lines
- i. Easements and drainage ways abutting or within the property
- j. Drainage directional arrows
- k. High water level for adjacent ponds, wetlands, and other water features
- l. Existing elevations of adjacent buildings and lot corners.
- m. Additional information as required by Home Inspections of Minnesota

Foundation Plan – 1/4” scale minimum

- a. completely and accurately dimensioned
- b. footing sizes and locations:
 1. exterior and interior bearing walls
 2. post pad footings
 3. porch and/or deck footings
 4. fireplace footings
 5. anticipated soil type
- c. vertical foundation wall reinforcement – 1 #4 bar at 5’ wall height, 1 #5 bar at 6’-7’ wall height, 1 #6 bar at 8’ wall height installed at maximum 6’ on center. Anchor bolts and align with vertical reinforcing. If foundation walls are parallel to floor

- framing, solid blocking or diagonal bracing must be installed at anchor bolt locations in the first two joist or truss spaces. In addition, approved metal angle clips must be used to fasten floor joists or blocking to the sill at the anchor bolt locations.
- d. brick ledge and stepped wall locations
 - e. door and window locations and sizes – note fire egress window(s)
 - f. interior wall construction materials
 - g. identify cantilevers and method of construction
 - h. identify plate materials
 - i. size of all beams and headers
 - j. crawl space location, access size, wall insulation
 - k. floor joist size, spacing and direction
 - l. identify room use by name
 - m. identify unexcavated areas
 - n. location of:
 1. furnace
 2. smoke alarms
 3. water heater
 4. floor drains
 5. sump pump
 6. bathroom fixtures / rough-in
 7. water meter
 - o. location and size of stairs, direction of travel
 - p. slab on grade dwellings must have draitile installed at the footing level around the entire perimeter of the building, including the garage. The draitile must be connected directly to the sump basket.
 - q. Poured foundations – identify wall thickness, reinforcement size and location
 - r. Wood foundations – require supplemental detailed information of all components

Floor Plan(s) – 1/4” scale minimum

- a. completely and accurately dimensioned
- b. door and window location and sizes – note fire egress window(s)
- c. brick facing location
- d. identify cantilevers and method of construction
- e. size of all beams and headers
- f. floor joists size, spacing and direction
- g. identify room use by name
- h. location and size of stairs, direction of travel
- i. deck and/or porch construction:
 1. ledger size and fastening method
 2. beam and header size
 3. floor joist size and spacing
 4. rafter/truss size and spacing
- j. attic access size and location(s)
- k. location of fireplace, type of fireplace, hearth size
- l. rafter/truss size and spacing
- m. location of any girder trusses
- n. handrail and/or guardrail – height and spacing or stiles or rails
- o. location of furnace flue

- p. smoke alarm location(s)
- q. carbon monoxide alarm location(s)
- r. location of plumbing fixtures and exhaust fans
- s. identify garage firewall construction

Cross Section(s) – 1/4” scale minimum

Provide necessary cross sections which shall be sufficiently detailed to indicate the location, nature and extent of the work proposed.

- a. footing size – exterior and interior bearing walls
- b. draintile location, sump basket location
- c. foundation type, size, number of courses of block, reinforcing
- d. anchor bolt size and spacing
- e. identify plate material
- f. identify floor joist size and spacing
- g. identify sub-floor and flooring material
- h. identify foundation insulation, R-value and vapor barrier/retarder
- i. basement and garage floor thickness and type of vapor barrier
- j. stairway – rise, run, headroom and handrail
- k. exterior wall construction:
 - 1. siding
 - 2. weather barrier type
 - 3. sheathing type and thickness
 - 4. stud size and spacing
 - 5. sill plate material type
 - 6. insulation
 - 7. vapor barrier/retarder
 - 8. interior finish material
- l. ceiling height
- m. roof construction:
 - 1. rafter/truss size and spacing
 - 2. ceiling finish material
 - 3. ceiling vapor barrier/retarder
 - 4. roof sheathing type and size
 - 5. attic insulation
 - 6. roof insulation
 - 7. attic/roof ventilation
 - 8. soffit/fascia material
 - 9. soffit ventilation
 - 10. wind wash
 - 11. ice build-up protection material
 - 12. roof materials

Elevation(s) 1/4” or 1/8” scale

- a. roof pitch
- b. roof ventilation
- c. roof overhang dimension
- d. siding material
- e. location of doors and windows

- f. location of decks and/or porches
- g. location and height of chimney
- h. location of chimney saddle
- i. location of 4" minimum house numbers

Energy Information

- a. attach energy code compliance worksheet

Furnace and HVAC Size Information

- a. attach furnace size compliance worksheet

Soil Engineering

- a. if applicable, attach soil report

Structural Engineering

- a. if applicable, attach structural engineers report

Septic System

- a. if applicable, attach septic system design
- b. include percolation test information
- c. location of all surrounding lot lines, wetlands, structures, etc
- d. must be designed by SSTS MN licensed designer

Complete and accurate information provided on plans will expedite the plan review process. Additional information may be required as determined by Home Inspections of Minnesota.

If Home Inspections of Minnesota is asked to perform periodic onsite inspection services during the construction phase of the home we will designate specific inspection times that will coincide with certain work performed on site. The builder must notify Home Inspections at least 48 hours in advance of necessary inspections. These inspections may or may not coincide with city or municipal inspections. The contractor shall not cover up any work to be inspected until such work has been reviewed by Home Inspections of Minnesota. Please be sure to notify Home Inspections of Minnesota of any changes to submitted plans prior to making any changes.

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