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**Date:** August 29, 2022 at 8:11:47 AM MDT  
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**Subject:** Smith Home visit in Dillon - Job# 7330

Bob and I were invited to come see the condition of the construction on their new home. We observed several issues relating to the foundation, setting service, and on-site work. I need to note that most new construction jobsites appear messy and unorganized until completion and this one is no exception. It is my belief all great projects start with good footings and foundation, properly designed and constructed for the site conditions.

**Noteworthy issues Bob and I saw during our visit on July 6, 2022:**

The foundation appeared to be built incorrectly at the North prow end of the home. I observed the North prow end to be 6" longer than the modular at the point, and at the same area it takes a dip of at least 2". Somebody has inserted OSB, wood shims, and spray foam to fill the gap between the foundation sill plate and rim joist of the home at the prow end but I doubt this will be acceptable by the foundation engineer. Backfill and proper water flow prevention was not performed at the rear of the home, there was standing water by the foundation and a steel window well that has pulled away from the foundation as a result. The homeowners did state that they have a sump-pump drain tile system that is working.

Very poor setting service by set crew. My set crew preforms the setting service for approximately 25 homes a year, some are homes similar to the Smith's home, 2-story loft homes. It is apparent the upper and lower modular pieces did not get placed together tight. A 2" gap between upper modules, and 1-1/2" gap between lower modules is evident. This creates problems when trying to tie the modules together and finish the mating surfaces interior and exterior. Front lower level box is 2-3/4" over the edge of the foundation. This could have been avoided had the set crew mated the modular tight. I was not onsite during the set so I don't know what challenges they might have encountered but I fail to understand what could have caused the set to be this poor. Additional interior door jamb was ordered

by the dealer and was apparently installed, it wouldn't meet my belief of acceptable construction finish work for any of the homes we build.

**The overall level of workmanship on the site construction seems to be lacking.**

Field applied window trim and siding was installed inconsistent with the factory installed window trim. 3/4" OSB bandboard is provided by Heritage to be field installed, per plans, to tie the upper and lower level modules together, none of this was installed.

The modular are designed to be supported at the center mating walls through to basement foundation footings at time of set on foundation. From what the homeowners said and the fact that the drywall had significant cracking it appears that the center of the modular were not properly supported during set process and after set on foundation by some lengthy period of time. One of the mating walls in the main level hall-way appeared to out of plumb, it is visibly evident without the use of a level.

There are a number of items I noticed that were not started or incomplete: Exterior stone on fireplace, fireplace flue extension and cap, several areas of fascia not installed, garage siding, modular ends siding and trim, backfill and rough grading, front porch, prow-end porch, back porch/stoop, stone wainscot, shingles, exterior lighting, structural bandboard, sidewalks, driveway, gutters and downspouts if applicable, final grade and landscaping, dryer vent installation, interior drywall repairs, interior and exterior painting, base trim, exterior sliding glass doors on the prow end are not installed properly or not finished, doors site installed in the mating walls have fitment issues with the jamb.

**Concerns:**

Foundation out of level by 1-1/2" at North prow end.

Foundation built too long by 6" at North prow end.

Improper placement on foundation. Poor setting performance by set crew.

Structural bandboard not installed.

No center support columns at time of set on foundation and for some time afterwards.

Damaged foamboard and exterior OSB on Northeast corner.

Damage to a few garage trusses that appeared to be repaired in the field without an engineer's stamp.

Bob and I did not check the foundation strapping tie-downs.

It disappoints me to see the end result get so far off track. There was an apparent lack of on-site management and control of this project. It started with the inappropriate foundation, then poor setting of the modular, and continued insufficient management of the site finish crews, apparently. I believe the builder needs to be concerned and remediate this as soon as possible.



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