

Grading Inspections

What are Grading Inspections?

Immediately after a foundation has been placed, it becomes susceptible to distress stemming from shrinking/swelling of underlying soils due to differential moisture content. Grading inspections are proactive measures to ensure surrounding soils provide adequate drainage away from a structure's foundation, resulting in more uniform moisture content.

Rough grade inspections are preliminary inspections, prior to the installation of sod or landscape, which may be conducted multiple times throughout the course of construction at the builder's discretion. *Final* grade inspections are administered once all landscaping has been installed. Both inspections include review and documentation of grading material, drainage adjacent to the foundation, and exposed foundation height. In addition, final grade inspections examine landscaping and the installation of gutters, downspouts, extensions, and splash blocks.

What are the benefits of Grading Inspections?

The 2006 International Residential Code (IRC) provides grading requirements to ensure proper drainage and water runoff. Various city building officials, warranty companies, and homebuilders require final grade inspections to verify the IRC grading requirements have been met. Although not required, it is highly recommended to request rough grade inspections prior to final grade inspections to allow for corrective measures to be taken before installation of expensive sod or landscaping.

Positive drainage is imperative in minimizing soil related foundation problems. Poor drainage or ponding water can cause an increase in soil moisture content, resulting in swelling of supporting soils, causing foundation movement. Grading inspections are a pro-active approach to reducing the risk of foundation distress caused by improper drainage.

How do I obtain Grading Inspections?

Grading inspections are a service offered by Paragon Structural Engineering. Please contact us a minimum of one business day in advance to schedule. Refer to our design and inspection fee schedule for pricing.

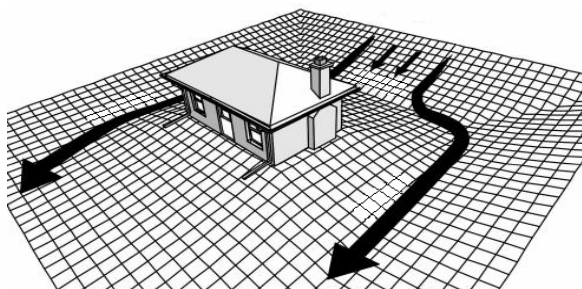


Figure 1 – Positive Drainage Representation



Figure 2 – Negative Drainage