



## Frequently Asked Questions ICC Pre-construction Surveys

- 1. I received a letter requesting that I grant permission to an independent contractor to perform a pre-construction on the interior and exterior of my property? What is the purpose of this survey?**

The purpose of the survey is to examine the condition of properties within 500 feet of the ICC corridor prior to starting construction. The surveyor will look for any existing damage or deficiencies to the property such as cracks in the foundation, cracks in the walls, uneven settlement, leaking water lines, failing septic systems, broken windows, etc.

- 2. How quickly do I need to respond to the letter and schedule a survey?**

The letter should have requested a response within 30 days. It is prudent that you contact the identified individual to arrange for the pre-construction survey at your earliest possible convenience.

- 3. What happens if I do not respond to the survey request?**

If contact is not made requesting a pre-construction survey, we will proceed with an exterior only survey, document that no interior survey was performed, and construction will proceed as scheduled.

- 4. Why should I grant access to both the interior and exterior of my property?**

Surveying the interior of the property is preferable because it allows a more complete picture of the existing conditions of the property. For instance, plaster or drywall interior walls are more susceptible to cracking than vinyl exterior siding. In the unlikely event that damage occurs to the interior of your property during construction, it would be difficult or impossible to prove that construction activities caused the damage unless we are able to document the condition of the interior prior to construction. The interior surveys are only used to establish existing conditions, and would only be used for comparison in the event that damage occurs.

- 5. Why is this essential or necessary to the SHA or to the contractor?**

By establishing the pre construction condition of properties adjacent to construction, the SHA and its contractor are able to protect themselves from false allegations of damages. These surveys also serve to protect the homeowner if the contractor were to deny that damage has occurred. We believe these surveys benefit all parties by removing any questions regarding the pre-construction condition of the property.

- 6. Can I receive a copy of the completed survey?**

You may request a copy at the time of the survey. We also encourage you to be home during the survey and to accompany the inspector and point out any items you believe could be of interest.

- 7. Am I able to have my own independent surveyor present at the same time as your SHA surveyor?**

Yes.

- 8. Is the survey providing an assessment of my property value?**

This survey is not an assessment of property value and no information concerning the property value of your home will be collected.



## Frequently Asked Questions ICC Pre-construction Surveys

- 9. Will the survey be used to help determine the possibility of a partial or full acquisition of my property?**

This survey is unrelated to any property acquisition activity.

- 10. If the "before" photo shows no damage and someone brings an "after" photo that shows damage, what redress can homeowners expect to bring (via an engineering report, an insurance claim)?**

If damage is alleged, the SHA and contractor would be required to resurvey the property and determine what damage has occurred and if that damage is due to construction. Assuming the damage was caused by the contractor, the contractor would be required to repair the damage.

- 11. If properties are damaged as a result of this work, what will SHA or the contractor do?**

Immediately upon learning that damage has or is occurring due to construction, work will be stopped and measures will be taken to ensure that no further damage occurs. The damaged properties will be resurveyed to determine the extent of the damage and engineering studies completed as necessary to recommend repairs. The necessary repairs will be undertaken, at the expense of the contractor, after coordination with the property owners.

- 12. Are there legal impacts on homeowners for accepting or not accepting being photographed that we haven't been told about?**

The pre-construction survey is a tool to assist all parties in identifying areas of concern and documenting the pre-existing conditions of your property.

- 13. Has this photographing process been used elsewhere in other projects or states, and is this common construction practice?**

Yes, SHA has performed pre-construction surveys on numerous projects throughout the state in areas where adjacent communities are near the proposed construction.

- 14. Do we need to contact our house insurance companies and/or update our insurance policies?**

We can't advise you on insurance decisions. The Design-Build contractor is fully insured to the extent required by the contract documents. The Design-Builder is fully responsible to protect your property from damage, however if damage does occur due to construction operations the Design Builder is fully responsible to make the appropriate repairs.

- 15. Who and how do we contact someone if damage is found during or even after construction?**

Ms. Odessa Phillip is the Community Liaison for Contract A and can be reached via email at [ophillip@iccproject.com](mailto:ophillip@iccproject.com) or toll-free at 877-701-4636. If you have any questions regarding this survey activity or any other project activities, please do not hesitate to contact her.