

As-Built Plans and Specs

The Contractor will be furnished with a set of Drawings and Specifications marked "HUD As-Built Set" at the Pre-Construction Conference. The marked set shall be maintained and used by the Contractor to record all construction changes, and modifications. Upon completion of construction and prior to release of the 10 percent retainage the Contractor shall return the set to HUD. The "HUD As-Built Set" is in addition to any other as-built or record documents required by the Owner or Architect.

As-Built Survey and Surveyor's Report

The Contractor shall furnish an "As-Built" Survey and Surveyor's Report (form HUD-92457) completed by a licensed land surveyor as part of final completion and project close-out. Progress Survey maps may be required at the initial stages of construction to verify foundation and utility locations. The Survey shall record all underground utilities with their horizontal dimensions and vertical elevations. New finish contours shall be shown at one foot intervals. The Survey shall record all new construction on the site. The Survey and Report shall be completed in accordance with the instructions on form HUD-92457, HUD Handbook 4460.1 Rev-2, paragraph 2-7B.3. (listed below), and provisions of the Construction Contract. The "back-side" of the Surveyor's Report must be completed. The Contractor shall furnish updated final property survey maps and Surveyor's Reports for HUD's final endorsement, dated less than 30 days from final endorsement. Survey map and Surveyor's Report shall be acceptable to HUD. Furnish three copies of the "As-Built" Survey and Surveyor's Report to the Owner at the time of the Final Completion inspection.

Minimum Survey map contents:

Scale 1"=40' (recommended)

- a. Contours at no more than two foot intervals. For steeply sloping site, maximum interval of five feet.
- b. Name of city, county and state of property location.
- c. North arrow, magnetic and true.
- d. Lot and block numbers of property and adjacent properties.
- e. Distance to nearest street.

- f. Dimension, length and direction, of each boundary and physical indication of boundary (monuments, markers, fences, etc.).
- g. All easements, right-of-way, set-back lines, and other restrictions.
- h. Existing streets, alleys, drives and walks.
 - 1) Provide street names or designations.
 - 2) Indicate surfacing, curbs and other pertinent data.
- i. Location and size of all utility lines and facilities. Include sewer invert elevations and direction of flow.
- j. Location of natural features such as preservable trees, streams, rock outcropping, etc.
- k. On-site and adjacent existing structures with description.
- l. Available information about subsoil, ground water, fill, and buried foundations, tanks, debris, etc.
- m. Legal description of the property, and total square feet and acreage.
- n. All encroachments or deviations from the description of the property or conflicts with descriptions of adjoining properties.
- o. Name of registered surveyor, signature and date of survey.