

Residential Inspection Checklist

1. General Requirements for all inspections

- a. The address must be clearly posted on the jobsite
- b. All issued permits must be posted on site
- c. City approved plans are to be kept on site in a weatherproof location
- d. Jobsite must be clean with any trash or debris contained properly
- e. Temporary restroom facilities must be available for workers

2. Temporary meter loop inspection

- a. The temporary pole must be secure and properly braced
- b. A #6 ground wire must be secured to a ground rod buried 8 feet in the ground
- c. Two 110 GFCI outlets and one 220 outlets must be provided
- d. The panel box must be weatherproof, and the address labeled on the exterior

3. Plumbing underground inspection

- a. Verify location of fixtures per approved plumbing plan
- b. A plumbing test with a ten foot head must be provided for the DWV(drain,waste,vent) system
- c. All water lines should be under system pressure or with a minimum pressure of 50 psi. All parts of the water system must be checked for leaks
- d. Sleeves must be installed at beams that are 2X the pipe diameter and sealed at both ends
- e. DWV (drain, waste, vent) must be installed at ¼ inch slope for pipe sizes 2 inches and smaller with proper bedding and stabilization
- f. DWV (drain, waste, vent) must be installed at 1/8-inch slope for pipe sizes 3 inches or larger with proper bedding and stabilization
- g. A three-inch vent pipe must be installed on the main drain furthest from the city tap to comply with City ordinance
- h. Proper bedding must be placed under all pipes and compacted as necessary to support the pipes

4. Plumbing sewer yard line inspection

- a. A sewer clean-out must be installed a minimum of 18" from the slab
- b. A sewer line test with a ten-foot head must be provided for the sewer yard line
- c. The water line must be under system pressure or 50 psi minimum

5. Foundation Inspection

- a. A copy of the approved foundation plans and a form survey must be on site in a weatherproof container
- b. Beams and footings must be a minimum 12" wide and 24" deep
- c. The lot must be properly graded, and rainwater must be directed toward the street to prevent ponding and problems to adjoining properties

- d. A FEMA elevation certificate must be provided for any property located in the 100-year floodplain
- e. The inspector will verify the beam layout, beam sizes, tendon count, corner bards, and any reinforcing steel as designated on the approved plans
- f. Pads need to be checked to make sure they are firm and even and form boards must be properly braced and level
- g. Diagonal strings must be in place to verify the thickness of the slab
- h. A vapor barrier must be in place with no penetrations
- i. Beam trenches must be free of water, debris, and dirt from cave-ins
- j. Plumbing pipes going through beams must be sleeved
- k. Tub buckets and vent pipes must be properly installed and supported
- l. The top of the foundation must be a minimum of 6 inches above grade
- m. The plumbing DWV system shall maintain a hydrostatic test to verify that there are no leaks. Any damage to pipes must be properly repaired and tested
- n. Plastic chairs must be used to support reinforcing steel. Verify that post tension cables are protected by sleeves and properly connected to form boards

6. Exterior sheathing inspection

- a. T-ply must be properly overlapped or taped at joints and installed per engineer's specifications and manufacturer's requirements
- b. OSB must be fastened every 6" on edge and 12" in the field or per engineer's specification on the approved plan
- c. The vapor barrier must be properly installed with all windows properly installed and sealed

7. Roof decking inspection

- a. Decking must be properly secured and supported
- b. Decking to be spaced 2" from ridge board if ridge vents are used
- c. Zip board roof decking must be sealed at joints with Zip tape per manufacturer's recommendations

8. Sidewalk/driveway inspection

- a. Sidewalk must have no more than 2% slope from front to back and no more than 8% laterally
- b. The minimum sidewalk steel reinforcement must be #4 rebar with wire ties and placed on plastic chairs
- c. Two pins must be set in the center of the driveway along the right of way to maintain the sidewalk level
- d. An expansion joint must be placed at the junction of the sidewalk and driveway

9. Building pre-cover inspection

- a. The structure must be dried-in with the roofing complete, all doors and windows installed, sheathing and moisture barrier installed to prevent water damage to the interior of the home

- b. Temporary guard rails must be in place at stairs and balconies to make sure all areas of the home are safe for contractors and inspectors
- c. Plate anchor (1/2") or mud clips placed within 12' of each end of a sill plate and every 6 feet
- d. Top plate end joists offset 24"
- e. Top plates at tee's overlap
- f. The wall studs shall be a minimum of No. 3, standard or stud grade lumber. The size, height, and spacing of studs shall be in accordance with table R602.3
- g. Ceiling joist bearing on top plate a minimum of 1 1/2" and spanned per code
- h. Joist taper is cut a maximum of 1 1/4" for 2x6, 1 3/4" for 2x8 etc.
- i. When metal connectors are used or required, they must be installed per the manufacturer's recommendation with all rounds or obround holes filled with nails
- j. Where joists, trusses, or rafters are spaced more than 16" on center and the bearing studs are spaced 24" on center, such members shall bear within 5" of the studs beneath
- k. The notching of any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25% of the width of the stud. Nonbearing studs may be notched no greater than 40% of the width
- l. When any stud is drilled or bored the diameter of the resulting hole shall not be more than 60% of the stud's width, the edge of the hole is no more than 5/8 inch to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40% and up to 60% shall be double with no more than 2 successive double studs bored
- m. Top plates shall not be less than 2" nominal thickness and have a width at least equal to the width of the stud. The same rule applies to the bottom(sole) plate and studs shall have full bearing on a nominal 2x or larger plate or sill having a width at least equal to the width of the studs
- n. Cutting of the top plate by more than 50% of its width shall require a galvanized metal tie to be fastened across the cut with eight 16D nails on each side
- o. Fire blocking shall be provided to cut off all concealed draft openings (both horizontal and vertical) and to form a barrier between stories and between the top floor and the attic space
- p. Headers over windows must be sized properly. Where the opening of an operable window is located more than 72" above finish grade, the lowest part of the clear opening of the window shall be a minimum of 24": above the floor of the room, it's located in unless provisions are made for fall protection
- q. Stairs, handrails, guardrails, and landings must be properly framed and built to code

- r. Windows must be properly installed, meet the energy code, and have safety glass where required by code
- s. Rafters must be properly spaced and properly aligned at ridge board
- t. Roof trusses must be properly spaced and braced per the approved engineering design and approved details

10. Brick tie inspection

- a. Brick ties must be installed 24" horizontally and vertically
- b. All penetrations in the exterior wall must be sealed
- c. All windows must be flashed properly and taped to prevent moisture infiltration

11. Mechanical Rough-In Inspection

- a. Components must be R-8(except in structures insulated with spray foam)
- b. No gas appliances can be installed in bedrooms, bathrooms, or closets
- c. Furnace equipment installed in a garage must be 18" above finished floor
- d. Duct connections and plenums must be sealed
- e. Return air cannot be taken from bathrooms or kitchens
- f. Flex ducts must be supported properly per the manufacturer's requirements
- g. A minimum working space of 30"x 30" is required to be provided on the service side of mechanical equipment
- h. Access openings to equipment must be a minimum of 22"x 30"
- i. A walkway with a minimum width of 24" and maximum length of 20' is to be provided for all mechanical equipment
- j. A light fixture and a service outlet is to be provided on the service side of mechanical equipment
- k. Drain pans are required under evaporator coils that are 1 ½" deep and extend 3" beyond the equipment
- l. Drain pans are to be equipped with overflow detection devices and must be plumbed to the exterior or to an indirect waste
- m. The primary evaporator drain must be insulated
- n. Bathroom exhausts are to be ducted to the exterior of the home
- o. Dryer vents must be a minimum of 4" diameter and smooth on the inside
- p. The dryer vent maximum length shall not exceed 35 feet with 5' deduction for 90's and 2.5' deduction for 45's
- q. Combustion air must be provided for fuel burning appliances

12. Electrical rough-in inspection

- a. Service meters shall not be installed below 4.5' or above 6.5' measured from the center of the meter
- b. Breaker panels located in thermal envelope must allow for R-13 insulation behind them
- c. A means of disconnect must be located on the exterior and within 50 feet of the main structure
- d. Nail guards must be in place for wires less than 1 ¼" from the face of the stud

- e. Kitchen countertops of 2 feet or more require an electrical outlet and must be spaced a minimum of 4 feet apart
- f. Kitchen counter outlets can be no more than 20" above the countertop
- g. Islands and peninsulas must have an outlet no more than 12" below the countertop and the countertop cannot exceed 6" over the electrical outlet
- h. Bathroom outlets must be within 3 feet of the outer edge of the lavatory
- i. An exhaust fan is required in all bathrooms unless it has an operable window
- j. Pendant lights and ceiling fans must be a minimum of 3 feet horizontally and 8 feet vertically from the top of a tub
- k. Light fixtures above a shower or tub must be rated for wet locations
- l. Hydro tubs must be bonded and have an access panel for the motor and GFCI outlet
- m. At least one electrical outlet is required for outlets exceeding 10 feet in length
- n. Wall spaces exceeding 2 feet require an outlet and outlet spacing cannot exceed 12 feet along a continuous wall space (doors break the space but windows do not)
- o. Foyers exceeding 60 s.f. require an outlet if each wall measures more than 3 feet
- p. Garages require one general circuit with a minimum of one outlet per car
- q. GFCI outlets are required at the front and rear of the dwelling exterior
- r. A service outlet is required at the A/C condensing unit and must be within 20 feet of the appliance
- s. Lights are required in all habitable rooms, entry ways, stairs, and hallways. Three-way switches are required at the top and bottom of stairs and at hallways
- t. Smoke detectors are required in all bedrooms and immediately outside of bedrooms. A detector must be a minimum of 3 feet from any bathroom that has a bathtub or shower

13. Plumbing Top Out Inspections

- a. Drain, waste, and vent system must be filled with water and an inspection stack installed a minimum of 42 inches in height
- b. Water lines must be under City pressure or a minimum of 50 psi
- c. The minimum size of water supply line is ¾ inches
- d. A main cut-off valve must be where the main water line enters the building
- e. Hose bibs with backflow protection must be installed at the front and rear of the home
- f. Holes in slabs under tubs or showers must be filled with concrete
- g. Shower pans must be tested, and custom shower and bathtub walls must be waterproof
- h. Hot water lines must be insulated to meet the energy code
- i. All exposed water supply lines in the attic must be insulated

- j. Individual shower valves and tub/shower valves shall be equipped with control valves of the pressure-balance, thermostatic-mixing or combination pressure-balance/thermostatic-mixing valve types with a high limit stop
- k. Toilets must be a minimum of 15" from the center of toilet to the side wall

14. Gas Rough-in Inspection

- a. All gas piping must be sized per code with approved connectors properly installed and no gas valves in concealed spaces
- b. A main shut off valve is required downstream of the meter
- c. Shut-off valves are required for all appliances in the same room and within 6 feet of the appliance
- d. Gas lines must be pressure tested at 5 psi for 15 minutes with no leakage
- e. Sediment traps must be installed downstream of the appliance shut-off and as close to the appliance inlet as possible
- f. Gas piping shall not penetrate any building foundation walls below grade
- g. Gas piping shall not be installed in or through a ducted supply, return or exhaust, or a clothes chute, chimney or gas vent, dumbwaiter, or elevator shaft

15. Mechanical Final Inspection

- a. Energy code certification must be provided at final inspection
- b. Programmable thermostats are required in new homes
- c. A/C condenser must be secured to a level pad
- d. A/C disconnect must not be placed behind the condenser unless there is a clearance of 36 inches
- e. Heating and cooling system must be operational
- f. Bathroom exhaust fans must be working in required locations
- g. Kitchen vent hoods must be working with no flex duct installed
- h. Fireplace hearth extension requirements must be met
- i. A/C condenser freon cold lines must be insulated
- j. Breaker for condenser must meet the requirements on the label

16. Electrical Final Inspection

- a. Check outlets for polarity and grounding
- b. Outlets installed in cabinets need arc rings (box extensions) if j-box is not flush with the face of the back of a cabinet
- c. Ground fault circuit interrupter (GFCI) are required on kitchen countertops, outdoor receptables, laundry rooms, garages and within 6' of any sink, bathtub or shower
- d. Bathroom GFCI circuits must be independent from outside and garage GFCI circuits with all GFCI's labeled
- e. A/C breaker amps must comply with condenser label
- f. All breaker panels must be labeled
- g. All exterior receptacle covers must be weather resistant and labeled
- h. Smoke alarms must be operational and interconnected.

- i. Attic switches must be at the opening of the attic access and must illuminate the service side of the equipment
- j. A/C condenser and furnace disconnect must be accessible
- k. Electric water heaters must have a disconnect

17. Plumbing Final Inspection

- a. All water supply pipes in the attic must be insulated
- b. Hot water must be available at all fixtures
- c. Toilets must be secured and flush properly
- d. Plumbing system must be free of leaks
- e. Hydro tubs must have access panels at the pump location
- f. Shut-off valves must be accessible for all fixtures
- g. The water heater T&P valve drain must be a minimum of $\frac{3}{4}$ inch and cannot be trapped

18. Gas Final Inspection

- a. Shut-off valves at appliances cannot be in concealed locations
- b. Flexible pipe to appliances cannot exceed 6' in length
- c. Gas pipe must be hard piped through appliance cabinet wall
- d. Utility room must have make-up air if gas is available
- e. Carbon monoxide detectors must be functional

19. Building Final Inspection

- a. Energy code certification must be on display
- b. There must be an address visible to the street
- c. Door from garage to house must be self-closing
- d. Weep holes must be open at the bottom of brick walls and over all lintels with a maximum spacing of 33"
- e. Handrails and guardrails on stairs and balconies must meet code
- f. Finish grade should be a minimum of 6-inch drop in 10 feet from slab
- g. Yard must be properly graded to drain
- h. Chimney terminations must be 2' above any roof structure within 10 feet and not less than 3' above the point of roof penetration
- i. Chimney must be properly capped
- j. Safety glass must be installed in all required areas
- k. Bedroom emergency escape windows must not exceed 44" in height and must have 20" minimum width and 24" minimum height
- l. All doors into attic spaces must be self-closing
- m. All penetrations on the exterior of the structure must be properly sealed