

RESIDENTIAL INSPECTIONS

****PRIOR TO INITIAL INSPECTIONS (Plumbing or footing inspections), ENSURE SETBACKS ARE CORRECT. ****

(each number reflects the inspection. i.e., 1. is 1st inspection, 2. is 2nd, etc.)

1. GROUND PLUMBING.
2. FOOTINGS and REINFORCEMENT STEEL PLACEMENT (1 #4 bar top & bottom) OR PER PLAN.
3. SLAB GRADE (if poured monolithic #2 & #3 are combined).
4. FLOOR JOIST & UNDERFLOOR PLUMBING (if wood floor).
5. ROOF SHEATHING AND SHEAR WALLS. Correct nailing patterns & material.

NOTE: The exterior needs to be weather tight (lathed or sided) with the windows installed, roof papered and the roofing material loaded on the roof. #6 Framing, #7 electrical, #8 plumbing, and #9 mechanical are normally done at the same time and are referred to as a combo inspection.

6. FRAMING including:
 - a. Material sizes & spacing
 - b. Notching and hole sizes in framing members
 - c. Framing hardware installation (straps, Teco clips, hangers etc.)
 - d. Firewall construction and requirements
 - e. Correct trusses and installation
 - f. Window sizes, U-value, and Shading Coefficients
7. ELECTRICAL including:
 - a. Smoke alarm wiring and locations
 - b. Outlet spacing and locations
 - c. Required lighting, boxes and mounting for fans
 - d. Kitchen counter spacing & islands
 - e. Wire size, type, and the securing of the wiring/conduit.
 - f. Panel size and breaker installation
8. PLUMBING including:
 - a. Pipe size, correct fitting, pipe protection (nail plates), vent sizing, supports, and correct fall or slope.
 - b. Fixture clearances & spacing,

- c. Water heater thermal & pressure relief valve drain locations, Smitty pans, & drain lines.
- d. Gas pipe sizing and supports.
- e. Water piping, type material, sizing, nail plates, and anchorage.

9. MECHANICAL (heating and air conditioning):

- a. Furnace location, combustion air, platforms and walkways.
- b. Duct size, locations, pinched, supports, correct R-value.
- c. Exhaust fans and outside ducts.

10. INSULATION:

- a. Correct R-Value for walls (R-13) and ceilings (R-30 normally) or per plan.
- b. Under floor insulation if wood floor (R-19) supported by wires or netting.
- c. Correct installation, cut to fit space, slit around piping and ducting.
- d. Poly seal (expanding foam) around all plate penetrations, small spaces in the framing, and the concrete / bottom plate line.

11. DRYWALL AND LATH (drywall to be installed prior to plastering)

- a. Drywall nail/screw spacing.
- b. Firewall (5/8 type X) and nail/screw patterns and size.
- c. Lathing fastener size and type (galvanized).
- d. Proper furring or spacing of mesh away from wood members.
- e. Tie wire spacing.
- f. No holes (penetrations) in lathing paper.
- g. Double paper on shear walls.

12. GAS LINE AIR TEST

- a. After drywall and cabinet installation.
- b. 10 lbs for 15 minutes.

FINAL INSPECTION:

- 1. All electrical outlets, lights, fixtures to be installed and working (GFCI in bath, exterior, garages, and kitchen and ARC-Fault in bedrooms).
- 2. All plumbing fixtures to be installed and working.
- 3. Heating and air equipment installed and operational.
- 4. Walls and ceilings finished.
- 5. All exterior exposed wood surfaces shall be painted.
- 6. Stucco shall be in its finished stage (color coat).
- 7. Drainage and finish grading of area will drain with no standing water next to the building.