

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.