



INSPECTION CHECKLIST

The following is a list of items inspected at the various stages of construction by category. While performing inspections, all items within each category should be checked.

FOOTING

1. Setbacks (string if close to minimum) and/or common wall duplex.
2. Check softness and below natural grade, no water, remove excessive mud and use $\frac{3}{4}$ " minus or concrete for bedding of over excavations.
3. Check size of footings per plans; rebar placement, if any; and 12" lap at splices.
4. Vertical hooks at alternative brace panel and portal frame locations.
5. 20' length of rebar for electrical grounding and tag.
6. Address posted with approved plans.

STEMWALL/FOUNDATION

1. Stemwall located center of footing.
2. Vent area per approved plans.
3. Ties to footing 48" o/c.
4. Width of stem wall per plans.
5. Hold-downs in place per specifications and approved plans.
6. Rebar according to plans.
7. Check spacing of anchor bolts on plans for special spacing, make note or comment to concrete contractor.
8. Address posted with approved plans.

UNDERFLOOR POST & BEAM

1. Gussets post to beam at splices.
2. Vapor barrier 6 mil black.
3. Debris removed.
4. Check to see that sill bolts are tight, properly spaced, and placed with washers, and additional bolts at alternate brace panel and portal frames.
5. Installed per plans—changes approved per plans examiner.
6. If TJI or floor joist system look at appropriate items, might include backing in floor joist space for nailing of hold-downs, installation per manufacturer's specs and nailed per code or installation instructions.
7. No notching or counter-sinking of mud sill bolts.
8. Underfloor access from one area to the other if pony walls used 18"x24" min.
9. If Pony walls used; pressure treated mud sill, anchorage, spacing of studs, pony walls built to comply with the code for wall framing. Example: double top plate or straps, 4' sheet of sheathing at ends and 25' of wall if necessary.
10. Beam pocket; protection of untreated material, 3" minimum bearing.
11. Approved plans and address posted.
12. Post located at center of pier pad.
13. Floor joist or blocking for interior brace panels.

UNDERFLOOR PLUMBING

1. Drain layout, grade, size, trap arm length, proper use of fittings, cleanouts for change of direction and branch line length, note if cleanouts are needed at topout and where support and restraint of drain piping.
2. Water: size of water main and its branch lines, size of branch to water heater, support, location of pressure regulator, insulate vertical water line.
3. Missing valve, support, shutoffs (butterfly), connections to fixtures, insulation and vapor barrier.
4. Hose bibs—vapor barrier and drop ear brass adapter to structure.
5. Approved plans and address posted.

UNDERFLOOR MECHANICAL

1. Dryer duct installation per code
2. Duct installation per code for support, insulation, registers secured in place, and clearance from ground.

3. Size and support of gas line.
4. Approved plans and address posted.

FRAMING

1. Electrical cover is signed as approved at the panel box.
2. Review all trusses with engineering details.
3. Lateral bracing, sheathing on top chord or lateral bracing per drawings. If bottom chord is not sheetrocked, then lateral bracing shall be per drawings; blocking at bearing points and cant trusses, 45° brace at gable ends.
4. Stick frame roof—verify size of members, support of ridge and hip intersections, purlins, etc.
5. Multiple girder-ply trusses nailed per drawings, double or triple studs at ends, hangers per drawings, nail each hole, and support studs provided.
6. Overframing at change of roof direction, rafter ties at 4' o/c and at least 1x4 materials to distribute loads under rafters; size of rafters per plans or code.
7. Proper size of beams, headers, etc. per plans and support.
8. Fire blocking at furred walls, showers with lids, stairs, chases, interior masonry fireplaces, interior and exterior manufactured fireplaces at ceilings and in attic spaces if on exterior wall, vaulted gable ends 18" insulation. Shower/tub trap at second floor and above.
9. Nailing for bottom plates, corner studs, rim joists, floor joists, or rafters or trusses, hurricane clips if required by designer.
10. Stair risers, treads, head height and width.
11. Ceiling joists at bearing locations blocked or rat run unless nailed to rafters (2x4-1x4) nailed to top of joists, rafters at bearing shall be blocked and at lateral too.
12. Shear and lateral bracing issues; hold-down locations and installations, blocking at horizontal joints, nailing in accordance with plans, straps and other hardware required by plans such as drag struts, etc. at lateral points blocking or cripple wall to sheathing to complete load path.
13. Ventilation of attic, baffles, cross ventilation at vaults, bays and skylights.
14. Check floor joists, beams, Glu-lam, drilling of holes or notching per code.
15. Blocking above plastic clothes washer boxes in garage.
16. Window U-values, tempered glass locations, height and size as it relates to egress from bedrooms, ventilation requirements if not mechanically ventilated.
17. Smoke detector locations in accordance with code and installation instructions, 3' from return air vent, hallway and bedrooms, vaults leading into sleeping areas.
18. Attic access size, location, dam for insulation protection.

19. Approved plans and address posted.
20. Underfloor access—ducts and pipes shall not obstruct.
21. Splices at top plates minimum 48' minimum splice per code.
22. Common wall trusses do not violate 2-hour wall structurally independent. Fire retardant treated plywood bracing wire in conduit, no plumbing vents not closer than 5', no plumbing in walls.
23. Insulation and vapor barrier behind tubs and/or showers.
24. Interior brace panel framing attachments and sheetrock edge blocking.

TOPOUT PLUMBING

1. Vent sizing, horizontal installation for length restrictions, 6" above flood level rim, or if allowed, graded back to fixture served and drainage fittings, fittings installed in direction of flow, aggregate area of vents through roof same as required building sewer, cleanouts as required at underfloor inspection, nail plates, level or graded but to fixture served.
2. DWV, trap are distances, grading, support, nail plates, tested through roof.
3. Water piping branch sizing, nail plates, support, pressure balance valve for shower, drop ear brass adapter at hose bibs, test at 60 psi or City pressure.
4. Flanges of water closets with plywood under, proper screws, distance from rough walls 15 1/2", flanges of showers and tubs nailed to studs.
5. Check to assure copper pipe not touching any other dissimilar metals.
6. Approved plan and address posted.

MECHANICAL

1. Return air duct and smoke detector locations.
2. No vibration isolators within 18" of garage sheetrock.
3. Exhaust fans vent to exterior (bath and range hood) maximum length per product information.
4. Support of ducts per code or installation instructions.
5. Gas piping, size, test, support, unions, shut-offs, sediment traps for necessary appliances.
6. Gas or wood burning appliances installed per manufacturer's installation instructions.
7. Insulation value of metal ductwork interior lining.
8. Joist spaces used as return air ducts; wires may cross perpendicular only, blocked at ends, insulated if in unheated space.
9. Baffles around Type-B vent.

10. Gas vents and chimneys clearances at roof sheathing and combustibles per manufacturer's installation instructions.
11. Vacuum systems, penetration of firewall ceiling of garage.

INSULATION

1. R-value of ceiling, vaults and walls.
2. Insulation baffles at eaves.
3. Vapor barrier membrane or paint if membrane.
4. Complete job.
5. Clearance of insulation at gas or wood burning appliances or interior masonry fireplace.
6. Sealing of tub trap underfloor area.
7. Protect plumbing from freezing in walls, attic tape.
8. Wire and pipes "sandwiched" by insulation.

WATER LINE

1. Proper material/fittings/size.
2. Proper bedding.
3. Laid on solid bed 24" below finish grade.
4. Minimum 24" depth.
5. Pressure regulator of either in underfloor or at meter accessible with vault.
6. Not under any porch, patio, permanent structure.
7. Blue tracer wire.
8. Above sewer line if in same trench, 12" apart.
9. Licensed plumber to install.
10. String property line if pie shaped lot to be sure water line is on property.

SEWER

1. Proper material, fittings, and size-maximum of 3 water closets on 3" sewer.
2. Green tracer wire.
3. Test—air or water—15 minutes.
4. Cleanouts at house/sewer connection and 135° change of direction.

5. Water or air tested (Fernco connection with wye or two-way cleanout) can use 3034 outside of building or any attached structure (porch, patios, etc.).
6. Laid in solid bed-3/4 minus or ground.
7. Size of pipe & type of pipe.

SHEETROCK

1. Proper spacing of nails or screws at interior brace panels.
2. Fire walls properly attached and offset joints, tape and mud if necessary.
3. Two-hour firewall - common wall duplex - two inspections required for first and second layer.
4. Assure that the firewall in garage and attic, common wall is continuous and not interrupted.
5. Garage firewall nailed or screwed.

DRIVEWAYS/SIDEWALKS

Refer to Public Works Design Standards for Driveways and Sidewalks.

FINAL

1. Address posted on house.
2. Weep holes in veneer.
3. Gutters and downspouts connected.
4. Pressure reducer valve in vault if not at underfloor.
5. Caulk exterior siding at windows, doors, penetrations, excess gaps at bird-blocking, etc.
6. Final grading away from house (box out at vent).
7. Weather-stripping on exterior doors.
8. Check water at fixtures for orientation of hot at left of fixture.
9. Check fixture traps, supply connections, cleanouts for accessibility, caulking at showers and water closets and other fixtures, water conservation fixtures and trip, backflow devices if necessary.
10. Holes in garage firewall patched.
11. Backdraft damper for range hood and clothes dryer.
12. Underfloor area has handle and inspect cleaned out, no insulation or ducts hanging down, access cover insulated and not obstructed.
13. Hose bibs anchored to house.

14. Underfloor vent screens fixed at penetrations of clothes dryer, condensate to exterior piping, etc.
15. Smoke detectors operational and interconnected.
16. Stair, risers, handrail height, return, guardrail height (required 5' of exterior) on steps.
17. Tempered glazing at doors and tubs if not done at framing.
18. Egress windows will open.
19. Ladder needed to verify insulation in attic, one last look at fans, ducts, vents or chimney, and attic furnaces.
20. Attic furnace, pan, lights, switch, drain condensate, platform.
21. Dishwasher hose tied up to highest point under counter.
22. Final on gas, pellet or wood burning appliances to manufacturer's specifications.
23. Decks, handrails, stairs, guard rail height, etc.
24. Garage appliance burners or switches 18" above floor, protection post minimum 3" diameter.
25. Check sidewalk for cracks, breaks and scoring.
26. Check top of roofs for vent termination, caps used for testing may be left on, location to windows, skylights and walls.
27. Heat pump pad, 4" above grade, shut off 6' from unit.
28. Electrical final approved.
29. Water heater strapped properly.
30. Solid core door garage/house.
31. Approved plans with site plan available.