



RESIDENTIAL CONSTRUCTION INSPECTION CHECKLIST

Underground/floor

- Cleanouts (must have two way cleanout within 5' of structure)
- Pipe grade / slope
- Leak test
- Correct fittings
- Support/shading of pipe
- Conduit/pipe sizing

Foundation

- Setbacks – distance to P.L. or slope
- Footing size per plan
- Rebar placement & clearance
- Hold downs & anchor bolts
- Ufer / Ground Ring
- Protection of underground pipes and penetrations through slab
- Soils report/compaction report

Framing

- Treated sills
- Anchor bolts spacing
- Under floor & attic access and ventilation
- Clearance from earth to framing
- Trusses installed per plan (truss packet to be approved by city prior to frame inspection)
- Lateral support of joist and rafters
- Floor, wall & roof framing, nail plates
- Notching and boring
- Exterior & Interior shear walls & nailing
- Roof & floor nail
- Framing plates and straps
- Tie downs and shear transfer
- Fire blocking – vertical & horizontal
- Stairs – rise and run
- Egress windows
- Safety glazing
- Ceiling height

Plumbing

- Test for waste & potable water

- Pressure test gas lines

- Piping support

Mechanical

- Duct support & insulation
- Return, supply & combustion air
- Vent clearances
- Furnace

Electrical

- Temp power
- Wire size & circuit breakers
- Grounding Electrode/conductor
- Grounding & bonding
- Wire & Conduit support
- Outlet spacing
- GFCI / AFCI
- Lighting controls
- Light @ exterior door
- Lighting (efficacy & proper installation)

Insulation

- Installed per energy calculations
- Windows, doors, plates & penetrations caulked
- Ventilation holes and baffles are clear

Sheetrock

- Type of rock for location (5/8" type X in garage ceiling & under stairs)
- Screw / nailing
- No paperback gypsum in wet locations

Lath

- Securing of wire
- Lap of wire
- Window flashing
- Waterproofing
- Weep screed clearance
- Repair holes as needed

Roof

- In progress inspection
- Final – gutters and downspouts to be installed



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Final

- Site address
- Grade slope away from house
- Vent caps / spark arrestor
- Trash & debris removed
- Smoke & carbon monoxide detectors
- GFCI / AFCI
- Garage door to house self-closing & solid core
- Electric panel (sub panels) – labeled, grounded & bonded
- Final t-24 paperwork (i.e. HERS testing)
- Guardrails/handrails
- Tempered/safety glass
- Water heater -T & P, sediment trap, strapped, & bonded
- Furnace – Strapped, sediment trap, required working space, convenience outlet, lighting
- Appliances secured/earthquake straps
- Utilities hooked up and functioning
- Attic / crawl space access
- Walkways & working space for equipment
- Sealing of base of plumbing fixtures
- Landings as required
- Insulate hot water lines
- Cover plates installed
- Lighting and all fixtures installed
- Backflow device @ hose bibs (anti-tamper screws broken off)
- Construction fences removed
- Portable toilet(s) removed
- Trash and debris removed

NOTES:

- When calling for Rough framing inspection, all mechanical, plumbing and electrical shall be roughed in prior to inspection.
- Work being inspected shall be complete prior to the inspector's arrival.
- Job to be walked by contractor and subs prior to inspector's arrival.
- Special inspections are to be completed prior to inspector arrival – paperwork in hand (if required).
- Job card and approved building plans to be on site for inspection.
- Inspection hours are from 8am to 4pm. Inspector will call with a 2 hour window. You should plan to be available for full window when scheduling inspection.
- Rule of thumb – Do not cover anything prior to inspection.

**** Failure for any of the above may result in a re-inspection fee of \$125.00 ****

Inspection Order:

- 1) Underground - utilities (optional)
- 2) Forms & Footing and/or Slab
- 3) Underfloor MEPS (if applicable)
- 4) Exterior Shear/ Roof nail
- 5) Roof in progress
- 6) Fire sprinkler - if required
- 7) Rough Combo (Frame, Mech, Elec, plumb)
- 8) Insulation
- 9) Sheetrock
- 10) Shower pan/Interior lath
- 11) Exterior lath
- 12) Final

*** All final T24 paperwork due. (i.e. HERS testing, installation certificates etc.).