



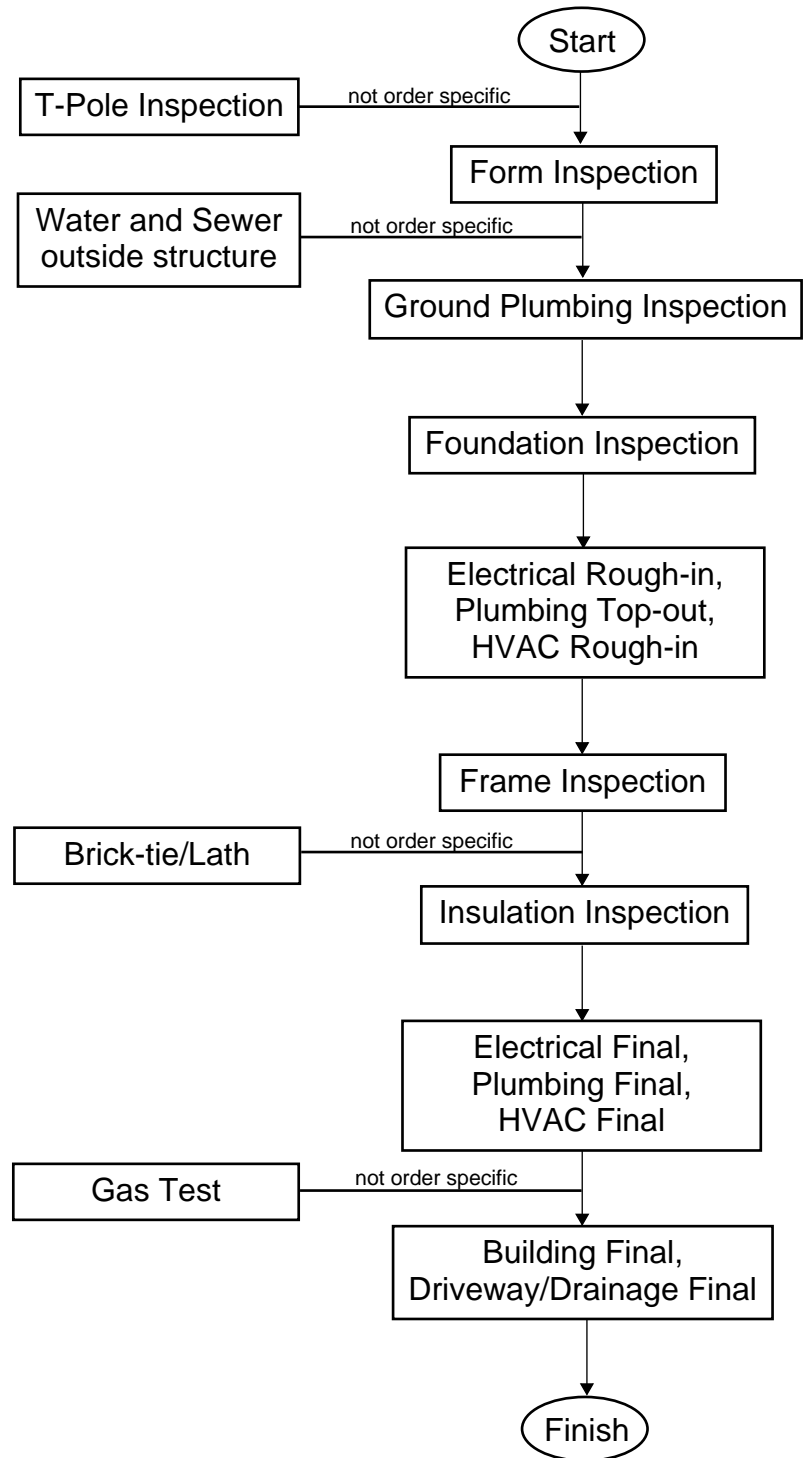
RESIDENTIAL NEW CONSTRUCTION INSPECTION CHECKLISTS AND INFORMATION

The checklists on the following pages have been designed to give builders and sub-contractors a general idea of the types of items the building inspectors check while performing the different inspections shown on Figure 1. The lists are to be used as a general guide only and do not necessarily reflect a comprehensive inspection. Most of the items are general code or ordinance statements and do not include all of the code and ordinance details.

Contractors and builders desiring to know the actual building and trade codes may purchase code books through the International Code Council at www.iccsafe.org. The International Code Council publishes and sells a similar checklist called "Code Check". Code Check is a very beneficial illustrated guide and the City strongly recommends contractors utilize it. Contractors and builders desiring to know the actual local ordinances and amendments to the codes may view them through the City of Conroe's web site at www.cityofconroe.org.

The City of Conroe pays for on-line contractor permitting services. These services are offered free to all contractors working in the city limits of Conroe. With these services, contractors may obtain certain permits on-line, request inspections, receive inspection results, view a project's inspection history, and much more. To register for these services or learn more about these services, please visit www.buildingdepartment.com.

FIGURE 1
Minimum Required Inspections



Note: Multiple inspections within the same flow box indicates those inspections can be done concurrently or within any order amongst each other but not prior to earlier sequenced flow boxes.

Residential Form Inspection Checklist**

- ☐ Verify contractor has temporary restroom facilities within 500' of project.
- ☐ Form survey required unless exempted by the Building Official.
- ☐ Front setback of 25' unless platted otherwise.
- ☐ Side setback of 5' unless platted otherwise.
- ☐ Rear setback of 10' unless platted otherwise.
- ☐ Corner lots are 25' on front street side and 10' on the side street side, unless platted otherwise.
- ☐ Top of forms to be 1' above the crown of the road or 1' above finished grade.
- ☐ Garage/driveway not in line with storm sewer inlets or fire hydrants.

Notes:

- 1) Form surveys will be accepted in lieu of a form inspection if approved by the Building Official.
- 2) Form inspections should be requested prior to the placement of any plumbing.
- 3) Refer to the survey or subdivision plat for platted building lines and easement locations.
- 4) Form elevations in the 100 yr flood plain must be surveyed and approved by the Building Official.

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Residential Plumbing Inspection Checklist**

Ground Plumbing (under slab)

General requirements:

- ☐ Approved plans on site.
- ☐ Does the pipe layout match the plans?
- ☐ Check sewer tap elevation to verify gravity flow is achievable.
- ☐ All workers must be licensed.

Installation of drain, waste, and vent piping:

- ☐ All drain, waste, and vent piping (DWV) to be Sch. 40 or better.
- ☐ Min size drain for toilets is 3".*
- ☐ Pipe grade to be a min of 1/8" to 1/4" per foot.*
- ☐ All fixtures to be stack vented unless otherwise approved by the Inspector.
- ☐ Cleanouts as required by code.
- ☐ Pipe properly bedded and supported.
- ☐ Pipes within or passing thru foundation beams should be sleeved.
- ☐ Pipes penetrating the slab to be coated with mastic; or foam; or thick mil tape.
- ☐ All pipes to be reamed to full bore.

Prohibited fittings:

- ☐ Double sanitary tees (cross fittings) receiving discharge from back to back toilets.
- ☐ Sanitary tees oriented on their side or back, except for dry venting purposes only.
- ☐ Fernco repair couplings.
- ☐ Saddle type fittings.
- ☐ Water fittings of any kind.
- ☐ Low heel fittings oriented on their back

DWV test:

- ☐ Water test with 10' pressure head

Island gas supply and down draft vent hood piping:

- ☐ Sleeve for gas to be sealed on both ends and vented to outside of the building.*
- ☐ Gas piping to be factory coated steel or CSST.
- ☐ Vent hood down draft pipe to be graded to drain and terminate above finished grade.

Looped water distribution lines:

- ☐ Type "L" copper w/o joints, or PEX.

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Residential Plumbing Inspection Checklist (continued)**

- ☐ All pipes to be reamed to full bore.
- ☐ Sleeved where passing thru concrete.

Plumbing Top-out (above slab)

Installation of drain, waste, and vent piping:

- ☐ All drain, waste, and vent piping (DWV) to be Sch. 40 or better.
- ☐ Check for proper trap arm lengths.
- ☐ Pipe grade to be a min of 1/8" to 1/4" per foot.*
- ☐ All first floor fixtures to be stack vented unless otherwise approved by the Inspector.
- ☐ Second story low venting and line venting is allowed where there is not room to stack vent.
- ☐ Cleanouts as required by code.
- ☐ Check for proper support and hangers
- ☐ Check notching and boring of framing members; Check nail shields, structural straps, stud shoes.
- ☐ All vents to penetrate a min of 10" above roof, min 10' from fresh air intakes or operable windows.
- ☐ Fire stop penetrations where needed.
- ☐ All pipes to be reamed to full bore.

Prohibited fittings:

- ☐ Double sanitary tees (cross fittings) receiving discharge from back to back toilets.
- ☐ Sanitary tees oriented on their back, except for dry venting purposes only.
- ☐ Saddle type fittings.
- ☐ Low heel fittings oriented on their back.

Water distribution piping:

- ☐ Check for proper pipe sizing.
- ☐ Check for proper hangers and supports.
- ☐ Test for leaks (50 psi or working pressure).
- ☐ Static pressure above 80 psi requires a pressure reducing valve.
- ☐ Protection from damage (insulate pipe in exterior walls and attics, check nail shields)
- ☐ Check for cross connections
- ☐ PEX pipe should be clear from heat sources such as can lights
- ☐ Copper pipe should be isolated from any ferrous metals and concrete or mortar.
- ☐ All pipes to be reamed to full bore.

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Residential Plumbing Inspection Checklist (continued)**

Gas piping:

- ☐ Check for proper sizes.
- ☐ Verify no unions or bushings installed.
- ☐ Check for proper support and hangers.
- ☐ Test for leaks (30 psi on spring gauge, or 10 psi on diaphragm gauge). See “plumbing final” for additional testing requirements.
- ☐ Check valve type and location.
- ☐ Verify correct size of flex supply connectors.
- ☐ Use proper fittings for couplings and reducers. No Tee’s with caps.
- ☐ All pipes to be reamed to full bore.

Site built shower pans:

- ☐ Check slope on bottom, height of sides min of 2” above threshold.
- ☐ Water test for leaks.
- ☐ If pan is not installed at top out phase, only a partial pass will be given and a separate pan inspection is required.

Water heaters:

- ☐ Gas: unapproved locations (not located in or accessed thru a sleeping room or bathroom)
- ☐ Gas: if located in a garage or near flammable liquid source, it must be elevated min 18”.
- ☐ If located in attic, check for structural support, unit access and working space requirements.
- ☐ Gas: check flue size, type, termination location, clearance to combustibles, strapped and secured, proper height above roof and approved cap.
- ☐ Check pan drain and T&P drain for size, material type, and gravity flow.
- ☐ Check for heat traps and pipe insulation.
- ☐ Gas: check combustion air requirements.

Plumbing Final Inspection:

Fixtures:

- ☐ Verify air gaps/backflow prevention at all fixtures.
- ☐ Check for leaks on all fixtures and drains.
- ☐ Verify access to Jacuzzi tub pumps/motors
- ☐ Check for s-traps on all fixture drains.
- ☐ Check dishwasher discharge for high loop or air gap.

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Residential Plumbing Inspection Checklist (continued)**

- ☐ Re-check water heater.
- ☐ Check PEX manifolds for proper labeling

Outside piping:

- ☐ Exposed water pipe to be insulated.
- ☐ Water line to be buried a min of 12"
- ☐ Sewer clean-out to be glued and set to grade.
- ☐ Verify vent penetrations are not capped and extend 10" above roof.
- ☐ Check water heater drains for 90° fittings no more 6" above grade.
- ☐ Check anti-siphon device at hose bibs-set screw to be tightened until the head snaps off.

Gas test:

- ☐ Final gas test to use 15 psi low pressure diaphragm gauge pressured to 10psi.
- ☐ Release air from gauge to verify system is indeed pressurized.
- ☐ Verify fire place supply piping is being tested.

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Residential Foundation Inspection Checklist**

- ☐ Approved plans with foundation and beam details on site.
- ☐ Beam depth and width are constructed per plan.
- ☐ Beams extend 6" into undisturbed natural ground or engineered, compacted dirt pad.
- ☐ Rebar size, quantity, and placement corresponds to plan.
- ☐ Check for corner bars and beam dowels.
- ☐ Slab thickness verified by contractor installed string-lines.
- ☐ Cable quantity and placement corresponds to plan. (Post Tension slabs)
- ☐ Cables and rebar have adequate clearance from ground, pad, beam edges and top of slab. (Post Tension slabs)
- ☐ Chairs installed as needed to elevate cables and rebar and prevent cables from touching pipes. (Post Tension slabs)
- ☐ Beams and pad are clean, dry, not sloughed, free of organic material and ground is stable.
- ☐ Live ends of cables are sheathed, not taped, with no more than 1" of bare cable exposed. (Post Tension slabs)
- ☐ Dead ends of cables are sheathed or taped, with no more than 6" of bare cable exposed. (Post Tension slabs)
- ☐ Cables have clamps on the live ends. (Post Tension slabs)
- ☐ Cables are installed straight or draped per plan, not kinked and sheathing isn't torn. (Post Tension slabs)
- ☐ Moisture barrier is installed and is intact; Tears and joints are taped or overlapped.
- ☐ Underground pipes are installed in a separate trench, backfilled, and not laying in the beams.
- ☐ All underground pipes protected with sleeves where passing thru beams or penetrating the slab.
- ☐ All underground plumbing shall have a water test visible during the foundation inspection.
- ☐ Slab electrical ground installed per most current adopted NEC.

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Residential Electrical Inspection Checklist**

Underground

- ☐ Approved plans on site.
- ☐ All underground electrical must be in conduit (Sch 40 or Sch 80 PVC, rigid metallic, or intermediate metallic). Flexible corrugated plastic conduit is not allowed.
- ☐ All secondary wiring to be buried at least 18" unless it is under pavement.
- ☐ Contact electrical utility provider for primary wiring installations.
- ☐ All under slab installations shall be in separate trenches not in the grade beams.

Rough in

Required receptacles and outlet spacing:

- ☐ Approved plans on site.
- ☐ A min of one per vehicle space in the garage.
- ☐ one exterior at the front of the house and one at the back.*
- ☐ one exterior within 25' of A/C condenser.
- ☐ On the kitchen countertops 1' or wider: receptacles should be spaced such that an appliance with a 2' cord could be placed anywhere along the back of the counter and reach a receptacle outlet. Peninsula cabinets shall have a min of 1 outlet. Island cabinets shall have at least 1 outlet.* All such counter outlets shall be limited to no more than 2 outlets per circuit (breaker).
- ☐ Each bathroom lavatory must have a receptacle outlet within 3'.
- ☐ In all habitable rooms, wall receptacle outlets shall be spaced such that an appliance with a 6' cord could be placed anywhere against the wall and reach a receptacle.*
- ☐ Attics with serviceable appliances shall have an outlet for those appliances.

Smoke detectors:

- ☐ All smoke detectors must be interconnected, hard wired with battery backup.
- ☐ Shall be located on the highest part of the ceiling.*
- ☐ Shall be installed in each sleeping room and one outside, adjacent to each sleeping room.
- ☐ For multi-story houses, one shall be installed at each floor level
- ☐ Not to be located within 3' of a forced or return air supply. (NFPA 72)
- ☐ Not to be located within 3' of ceiling fan (measured from the blade tips).
- ☐ Not to be located within 3' of a bathroom.*
- ☐ Not to be located in the kitchen.*

Wiring methods:

- ☐ No wires smaller than 12 AWG allowed, including grounds and stingers. (preempted by HB 2439)
- ☐ No aluminum wire allowed. (preempted by HB 2439)
- ☐ Check bending radius on Romex. (should not be bent tight or kinked)

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Residential Electrical Inspection Checklist (continued)**

- ☐ Look for torn outer jacket on romex. Torn outer jacket should be properly taped. Wires with torn inner insulation should be replaced.
- ☐ Any splices must be in accessible junction/outlet boxes.
- ☐ Romex passing thru studs should be in the center of the stud. Nail shields are required if wire is within 1 1/4" of the stud face.
- ☐ Romex installed along the side of a stud should be positioned in the center and properly secured.
- ☐ Check for over anchored romex staples.
- ☐ Check outlet boxes for ceiling fans to be rated for fan use.
- ☐ All major appliances shall be on a dedicated circuit (breaker).
- ☐ Kitchen counter top receptacles shall be isolated from other receptacles and no more than two per circuit (breaker).
- ☐ All bathroom receptacles shall be GFCI protected and isolated from all other non-bathroom receptacles.
- ☐ Switches shall not be installed within three feet of a tub or shower.
- ☐ Jacuzzi motors shall be properly grounded and bonded, on an individual circuit, and GFCI protected thru a faceless GFI receptacle or GFCI breaker.
- ☐ Attics shall have a light outlet switched from a switch located at the attic access.
- ☐ Check closet light location. Not to be within 1' of the vertical plane of closet shelves.
- ☐ Verify panel box location is suitable (accessible, not located in bathroom or clothes closet).
- ☐ Check wire entrances into panel box. Each 1/2" Romex connector shall have no more than 2 wires and each 3/4" connector shall have no more than 3 wires.

Temporary Power Turn-on Inspection

Panel boxes:

- ☐ Verify service is not energized.
- ☐ Check service entrance conductors for proper size and tight connections.
- ☐ Check all grounds and neutrals for individual connections to busses.
- ☐ Check all connectors and nipples for anti short bushings where required. Make sure bushing is not severed.
- ☐ Check all breakers sizes and verify ampacity of connected wires.
- ☐ House branch circuits to have combination arc-fault breakers except, bathrooms, garages and outdoors.*
- ☐ Check ground wire connections at panel and ground rod.
- ☐ Check ground rod for proper size (min 5/8" copper clad, 8' long).
- ☐ In sub-panels, the neutrals must be isolated from the grounds.

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Residential Electrical Inspection Checklist (continued)**

Inside the house:

- ☐ House should be essentially complete. All cover plates should be installed. (not currently enforced)
- ☐ All fixtures should be installed.(not currently enforced)
- ☐ Missing fixtures, switches or receptacles should have wire nuts on bare wires and outlets should have blank covers.
- ☐ Remove a cover plate and check switches, receptacles, or fixtures for proper grounding.

Final Inspection

- ☐ Verify system is energized.
- ☐ All fixtures, switches, receptacles are installed with cover plates.
- ☐ Check all receptacles in kitchen, bathroom, garage, and outside to verify they are GFCI protected.
- ☐ Verify all receptacles are tamper resistant type.
- ☐ Check connections to A/C condenser; verify ampacity and breaker size is correct.
- ☐ Check water heater for a disconnect or breaker lock out.
- ☐ Verify smoke detectors are functioning properly/interconnected.
- ☐ Check Jacuzzi electrical feed for faceless GFI receptacle or GFCI breaker.
- ☐ Check panel box cover for proper labeling of breakers.
- ☐ All exterior receptacles exposed to weather elements shall have bubble covers.
- ☐ Check panel box for arc-fault and GFCI breakers where required by code.

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Residential A/C-Mechanical Inspection Checklist**

Unit access/catwalks/working clearances:

- ☐ Min of 24" wide, unobstructed catwalk to air handler.
- ☐ Max catwalk length of 20' from attic access.
- ☐ Min 30"X30" working platform on control side of air handler.
- ☐ Attic access opening is sufficient size to remove/replace largest appliance.

Supply and return air duct installation:

- ☐ Flex ducts are stretched, strapped and supported (not pinched or laying on ceiling joists).
- ☐ Duct inner lining is firmly attached and mastic or tape (UL-181) sealed at termination points.
- ☐ Duct insulation (see energy efficiency).

Condensate drains:

- ☐ Min size 3/4" or outlet size provided on appliance, whichever is greater.
- ☐ Drains are sloped at a min of 1/8" per foot.
- ☐ Primary drain should be p-trapped near the air handler.
- ☐ Primary drain terminates at the "clean" side of a wet P-trap.
- ☐ Secondary drain terminates in a conspicuous location.
- ☐ Where a secondary drain is impossible to install, an automatic shut-off float switch is required.

Venting and installation of gas furnace units:

- ☐ Min size equal to the size of flue collar supplied by manufacturer.
- ☐ Vent adequately supported/strapped.
- ☐ Min vent height of 5'. *
- ☐ Min flue clearance of 1" to combustible materials. *
- ☐ Min height of 3' above roof and 2' above any roof/walls within a 10' horizontal projection. *
- ☐ Gas shut off valve required at unit.
- ☐ Proper size flex connector attached to a pipe nipple that extends through the unit.
- ☐ Unit located in approved location (not accessed thru a bedroom or bathroom). *
- ☐ Unit has adequate combustion air (1 square inch of opening per each 4,000 BTU).*

Condenser:

- ☐ Not located in front of electrical equipment.
- ☐ Installed on a concrete, fiberglass, or other approved pad a min of 3" above grade.
- ☐ Refrigerant low pressure lines insulated with continuous minimum insulation value of R-4.
- ☐ Condenser disconnect located within sight.

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Residential

A/C-Mechanical Inspection Checklist (continued)**

Exhaust fans:

- ☐ Vented to the outside.
- ☐ Exhaust duct adequately strapped/supported (not laying loosely on joists).
- ☐ Exhaust duct firmly attached and sealed to outlet and or connectors.

Clothes dryer vents:

- ☐ Vented to the outside.
- ☐ Backdraft damper installed without screens.
- ☐ No screws or fasteners within the interior of the duct.
- ☐ 4" smooth wall metal pipe.
- ☐ Max duct length of 35' without a booster; less 2.5' for 45° fittings and 5' for 90° fittings.

Energy efficiency:

- ☐ Duct insulation R-8 where ducts are in the attic.
- ☐ Duct insulation R-6 where ducts are elsewhere in the building.
- ☐ Min seer rating of 13
- ☐ Ducts located in conditioned space insulated to a min of R-4*
- ☐ Diffusion boxes sealed with mastic at corners.

Miscellaneous:

- ☐ Refrigerant lines protected from physical damage where passing through framing members.
- ☐ Notching and boring framing members in excess of 40% requires structural straps.*
- ☐ Refrigerant lines not in contact with ferrous metal.
- ☐ Refrigerant lines should be welded/attached to air handler and properly supported at the time of inspection.

Final inspection:

- ☐ Diffusion and return air grills installed.
- ☐ Filter installed
- ☐ Check seer rating on unit.
- ☐ Thermostat installed.
- ☐ Re-check duct work in attic for post inspection damage.
- ☐ Check for minimum 1" clearance from furnace flue to roof deck and other combustible material.

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Residential Framing Inspection Check List**

Wood floor framing:

- ☐ Approved plans on site.
- ☐ All girders within 12" of exposed ground shall be pressure preserved treated.
- ☐ All joists within 18" of exposed ground shall be pressure preserved treated.
- ☐ Check joist size, spacing (max 24" O.C.), lumber grade, and spans. Utility grade not allowed.*
- ☐ Joists under parallel load bearing partitions shall be doubled or a beam provided.
- ☐ Check girder size, and span.
- ☐ Draft stopping required where concealed spaces exceed 1000 square feet.
- ☐ Check notching and boring limitations.
- ☐ Check floor decking thickness (min ¾").*

Toe plate:

- ☐ All toe plates in contact with slab shall be pressure preserved treated.
- ☐ All toe plates should fully bear on foundation.
- ☐ Splices shall have anchor bolts or overlapped block.
- ☐ Anchor bolts to be a min of ½" diameter and embedded a min of 7" into the slab.
- ☐ Anchor bolts to be non-corrosive and spaced on perimeter at 4' O.C. and within 12" of toe plate terminations.

Wall framing:

- ☐ Check stud, spacing (max 24" O.C.), lumber grade, and spans. Utility grade not allowed for load bearing applications.*
- ☐ Top plates shall be overlapped at splices, intersections and corners.
- ☐ All exterior walls shall be wind braced.*
- ☐ Fire blocking to be installed at 10' intervals vertical (stud lengths greater than 10 feet), and horizontal (fire walls and other unique situations)*
- ☐ All exterior walls to be constructed with full length studs, uninterrupted by intermediate plates (no pony walls)
- ☐ Check notching and boring limitations.*
- ☐ Check header sizing and spans.
- ☐ Every bedroom shall have at least one emergency egress opening (3'-0"/5'-0" single hung window with a finished sill height not exceeding 44" above finished floor)*
- ☐ Glazing in hazardous locations shall be tempered (example: glazing within 2' of a door or within a tub or shower enclosure, and other locations as required by code.)*
- ☐ Studs supporting double joists or beams shall be doubled or tripled to full width of joists/beam.
- ☐ Check moisture barrier for continuous coverage.*

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Residential Framing Inspection Check List (continued)**

Ceiling framing:

- ☐ Minimum ceiling height of 7'.*
- ☐ Check joist size, spacing (max 24" O.C.), lumber grade, and spans. Utility grade not allowed.*
- ☐ Check notching and boring limitations.*
- ☐ All open ended joist should be blocked or tied with a "rat run" (continuous 1X4 nailed to the top of the joists near the open ended portion).
- ☐ Draft stopping required where concealed spaces exceed 1000 square feet.
- ☐ All joists that butt instead of bear on a beam, header, or other framing member, shall have joist hangers properly fastened.
- ☐ Joists nailed properly to rafters and the assembly properly nailed to top plate per code.
- ☐ Joists supporting appliances or other concentrated loads should be doubled.
- ☐ Floating beams above joist shall be braced to prevent thrust forces.
- ☐ Stiff backs are recommended on joists where the joist spans are near maximum.

Roof framing:

- ☐ Check rafter size, spacing (max 24" O.C.), lumber grade, and spans. Utility grade not allowed.*
- ☐ Purlins are allowed to divide rafter spans. Purlins to be sized no smaller than the required size of the rafters they support. Purlin braces to be min of 2X4's spaced a max of 4' O.C. braced to a load bearing wall or partition.
- ☐ Rafters meet tight to a ridge board that is no less in depth than the cut end of the rafter.
- ☐ Palm bracing required where hips or valleys meet at the ridge board.
- ☐ Hips and valleys properly supported to load bearing walls or partitions.
- ☐ Check notching and boring limitations.*
- ☐ Roof decking proper thickness and properly nailed.*

Stair framing:

- ☐ Stringers properly supported at upper landing.
- ☐ Moisture barrier installed under stringers that bear on concrete.
- ☐ Min clear width is 36"*
- ☐ Min headroom is 80"
- ☐ Max riser height is 7 ¾"
- ☐ Min tread depth is 10" measured from edge to vertical projection of nosing.
- ☐ Max deviation for tread depth and riser height from smallest to largest is 3/8"
- ☐ Nosing required where tread depth is less than 11": min of ¾" and a max of 1 ¼" not deviating more than 3/8".
- ☐ Handrails shall be provided at a min height of 34" and max of 38". The handrail shall be continuous from the lowest riser to the top riser unless interrupted by a newel post.*

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Residential Framing Inspection Check List (continued)**

General requirements:

- ☐ Habitable rooms shall be a min of 70 sq ft with no dimension smaller than 7'
- ☐ Guard rails shall be provided for all open stairs, balconies, and raised floor surfaces greater than 30" above grade. The guards shall be a min height of 36" and shall not have any openings such that a 4" sphere will pass.
- ☐ Attached garages shall have 5/8" fire rated sheet rock on all common to the house walls and ceilings.
- ☐ Detached garages connected by a breezeway shall have a fire stop that prevents the spread of fire thru the breezeway.
- ☐ All concealed chases and cavities open to the attic or floor above shall be draft stopped/fire blocked.
- ☐ All attic spaces greater than 30 sq ft shall have an attic access.
- ☐ Catwalks and service platforms shall be provided to all appliances in the attic.
- ☐ Attic and rafter ventilations is required at a rate no less than 1/150.*
- ☐ Fire places shall have proper clearances and chimney/flue chases shall be fire blocked at intersecting floors and ceilings.*
- ☐ All concealed chases need to be fire-blocked.
- ☐ All hole penetrations for wires and plumbing in top plates and ceiling/floor joists need to be poly-sealed.

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Brick Tie and or Lath Inspection Checklist**

Brick Tie:

- ☐ Water-resistive barrier installed continuous and overlapped as necessary and all holes, or tears are sealed with flashing tape or other approved method.
- ☐ All windows and doors are flashed if required and sealed with flashing tape.
- ☐ Brick ties spaced no more than 24" on center vertically and horizontally.
- ☐ Check for 3" O.C. nailing pattern on any Thermal Ply Structural Sheathing if used for wall bracing.

Stucco Lathe:

- ☐ Water-resistive barrier installed continuous and overlapped as necessary and all holes, or tears are sealed with flashing tape or other approved method.
- ☐ All windows and doors are flashed if required and sealed with flashing tape.
- ☐ All lath and lath attachments to be corrosion resistant. (galvanized or stainless steel)
- ☐ 7/8" long, 16 gauge, corrosion resistant staples securing the lath at 6" on center.
- ☐ Weep screeds installed at or below the foundation and a minimum of 4" above the ground.

*General statement not applicable to all installations. Check code book and manufacturers recommendations.

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Residential Insulation Inspection Checklist**

- ☐ Check wall cavities for correct R-value. Refer to approved Res-Check to verify the correct insulation is being used.
- ☐ Check ceiling cavities for correct R-value. Refer to approved Res-Check to verify the correct insulation is being used.
- ☐ If blown in insulation is to be used, verify cavities under platforms and inaccessible locations are insulated prior to sheetrock.
- ☐ Verify all insulation is properly secured and not falling or sagging.
- ☐ Check behind tubs and showers on exterior walls to see that insulation has been placed.
- ☐ Check poly seal in top plate penetrations, exterior t-wall and corners.
- ☐ Check poly seal around windows and exterior doors.
- ☐ Check to see that toe plate is sealed.
- ☐ Check orientation of vapor barrier if using faced insulation. The face oriented to the inside of the house is not recommended in this humid climate.
- ☐ All unconditioned spaces should be insulated from conditioned spaces.
- ☐ Check window and door glazing energy efficiency rating. Compare to Res-Check.
- ☐ All concealed chases need to be blocked and poly-sealed.

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Driveway Inspection Checklist**

- ☐ All culverts and driveways must be inspected at their appropriate stages.
- ☐ Any driveway installed, without a City of Conroe approved inspection, will be removed and replaced.
- ☐ The reinforced section of a driveway must extend from the street to the right of way line. This portion of the driveway must be a minimum of 6" thick.
- ☐ Minimum reinforcement for residential drives consists of #3 rebar placed on 12" centers with 100% tie. For commercial driveways, the minimum reinforcement consists of #4 rebar on 12" centers with 100% tie. In both applications the steel must be set at the midpoint of the thickness. IE; set at 3" for 6" of thickness or set at 5" for 10" of thickness.
- ☐ All steel must be properly supported with plastic chairs or other approved means.
- ☐ No steel can protrude beyond the edge of proposed concrete. A 2" gap is preferred.
- ☐ Please refer to the City of Conroe specifications for both residential and commercial driveway widths.
- ☐ Driveway Radii; Residential 5 foot radius, Commercial 10 foot radius, unless otherwise designed by a professional engineer and approved by the City of Conroe.
- ☐ If a driveway is at an open ditch, check for proper culvert size (shown on permit, as determined by the engineering department), and grade. Culvert bell ends should be placed upstream. All culverts are to be set in 2 sack CSS, cement stabilized sand, placed with a minimum 6" wrap of CSS. All culverts must have a headwall installed with the driveway, see details for installation requirements.
- ☐ HDPE pipe is forbidden in driveway applications.
- ☐ Expansion joints can be either redwood or treated lumber.
- ☐ Non-treated stakes or expansion joints are forbidden within any proposed concrete.
- ☐ For an existing concrete street with a 6" standup curb and gutter, saw cut full depth for the full width of the proposed driveway from end of radius to end of radius and an 18" width of pavement measured from back of curb and remove existing curb. Install $\frac{3}{4}$ " dowels every 24", epoxied into the existing pavement. No dowels may be placed within 12" of existing expansion joint to prevent cracking of existing pavement. Re-pour gutter with proposed driveway. In this application, any existing roadway expansion joints must be carried through the new driveway.
- ☐ For existing asphalt pavement with a 6" monolithic curb and gutter, the entire gutter line must be removed. Saw cut the curb and gutter full depth, and remove it the entire width of the proposed driveway from end of radius to end of radius. Epoxy 3 - $\frac{3}{4}$ " dowels a minimum of 6" into existing curb and gutter and install three pieces of #4 rebar in the curb line for the entire width of the driveway, tied to both ends to the $\frac{3}{4}$ " dowels. Re-pour gutter with proposed driveway.
- ☐ With the exception of the concrete curb and gutter, never place any concrete within the asphalt portion of the roadway. Stop the concrete outside of the edge of asphalt and place asphalt to fill the gap, paying attention to make a smooth transition.
- ☐ Provide an expansion joint at the right of way line and at the back of curb.
- ☐ For existing street with rollover curbing, install an expansion joint at back of existing curb and at the right of way, and pour a 10" by 10" concrete paving header directly behind curb.
- ☐ Forms shall be clean and dry and the subgrade must be firm and free of mud or soft material.

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Driveway Inspection Checklist (continued)**

- ☐ Owner cannot allow water to sit in the area a driveway will be placed. SWPPP Fines may apply.
- ☐ Refer to driveway detail attached to permit for addition information.
- ☐ Any breaks into the existing roadway, during construction, must be cut out and replaced at the contractor's expense.

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Residential Building Final Inspection Checklist**

- ☐ Verify all trade final inspections have passed.
- ☐ Check landscaping. A min of one 4" caliper trees must be planted in the front yard, and two 3" caliper trees must be planted anywhere on site.
- ☐ Check site drainage. Storm run-off shall drain away from the foundation and to the road or to a drainage easement. In no event should run-off drain to adjacent properties.
- ☐ Check foundation exposure. A min of 6" of foundation should be showing above final grade.
- ☐ Check blown-in insulation in attic.
- ☐ Check water meter box is adjusted to grade.
- ☐ Verify address is posted.
- ☐ Verify tempered windows are installed where required.
- ☐ Verify handrails and guards are properly installed at stairs and balconies.
- ☐ Verify Termite treatment report has been submitted.
- ☐ Verify duct leakage, and envelope leakage report (blower door test) have been submitted.

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