

Building Inspections Required

Demolition Inspections

Sewer Disconnect	Disconnect sewer line from sewer line and stub up cleanout above ground & disconnect water line to house and install hose bib with vacuum breaker right outside water meter.
Sewer Final	Backfill sewer disconnect hole.

After Sewer Final Passes Pre Demo can be scheduled

Pre Demo	Utilities disconnected (water, sewer, gas & electric). Tree protection and silt fencing where needed.
Final Demo	Lot is cleared of structure and trash.

Building Inspections

Site Inspection	Tree protection, Silt fence on edge of property if there is no vegetation to inhibit water runoff, fencing with green fabric in front, fenced Portable toilet, dumpster, document box, address posted and working hours posted in plain view.
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No foundation inspections until Site Inspection has passed

Piers	Check plan for depth, width and size of pier, rebar size and layout.
Foundation	Check: set back measurements from property line, plans for beam depth, size and rebar configuration, top grid rebar size and maximum spacing, pier heads must be clean.
Wind Bracing	Simpson straps as required.
Wallboard Exterior	Nailed every 6" on edge and 12" in the field
Frame Cover	Check bottom plate bolts. There are some Simpson straps that are inserted in foundation pour and are used instead of bolts but not often done. Check roof supports, beam and header supports liked we looked at. Check that there is no drafting between floor levels or into the attic.
Poly Seal	All penetration of top plates and exterior wall corners and top & bottom plates edges. Also any penetrations out of exterior walls.
Insulation	All exterior walls and bats under attic equipment on decking. Foam insulation will include attic rafters.

Lathe	Staples every 6 inches and all support edging complete
Brick Ties	Every 32" horizontally and 24" vertically
Wallboard Interior	7 inch spacing on edge & 12 inch in the field. Varies with wallboard thickness.
Driveway/Flatwork	Check that it matches approved plan dimensions. Rebar Spacing: #3 at 14 inches maximum and #4 at 18 inches maximum.
Final Building	Project must be approved by the Fire Marshall. Check that all permits are finalized.

Mechanical Inspections

Change Out	Check vent pipe support and no contact with wood. Pan & primary drains reconnected. Float switch in drain pan and primary drain. Check for correct breaker size on new outdoor unit.
Mechanical Cover	All flex connected. Boxes must be sealed on corner joints. Check for nail plates protecting copper lines. Check primary drain lines for each coil is run to a sink to drain into. Check hood vent piping and dryer piping for joints sealed with silver tape or duct sealant. New homes need Kitchen Make up Air for the Kitchen hood.
Box Seal	All boxes and exhaust fans sealed with caulk.
Kitchen Make up Air	Make sure it is controlled by a damper and 15 feet minimum away from the kitchen hood exhaust.
Vent Hood	Check vent hood installed and connected and sealed to vent hood pipe.
Final Mechanical	Check that primary drains are tied in to sink drains. Float switches in all drain pans and all primary drains. Check exhaust pipe so they are supported and not touching wood. All grilles and exhaust fans installed and working.

Plumbing Inspections

Underground Plumbing	Pipes must be sleeved with pipe two sizes larger through beams. Pipes must be on water test.
Cover Plumbing	Check water lines (cold & hot), DWV on test and gas line on test with high pressure gauge.
Sewer Line	Clean out near house and near sewer tap. Must be under water test same as a ground inspection.

Water Line	At least 6" deep and water cutoff valve within 12" of water meter.
Gas Line Inside	Gas line supported/strapped and on test. Must hold pressure (low pressure gauge) for 20 minutes when inspected.
Gas Turn On	Same as above on new house or repair.
Gas Meter Upgrade	Same test but usually for pool heater or generator.
Shower Pan/Wallboard	Wallboard: (no Green board) hardy board or purple board is good and does not have to be complete because we just want to see what the wallboard type. Liner must be at least 2" above finished threshold level which is usually not an issue. No nails less than 1 inch above finished threshold level. Must slope a 2% down to drain, which I've seldom found less than 2%. Water tight joint between liner and the outlet. Must hold water level 15 minutes.
Water Heater	Check vent pipe for support and no contact with wood. Check that T&P valve (pop off) is working. Check drain lines are connected properly. In a new house the water heaters must have continuous decking from stairs to each unit at least 22 inches wide. Platform in front of units is 30 inches deep in front of water heaters.
Final Plumbing	Vacuum breakers on all hose bibs. Water heater pan drains terminate 6" to 24" off ground. Temperature & Pressure valve pipe must terminate no more than 6 inches off the ground. Gas must be on and working. Must have hot water at all fixtures. Gas cooktop must ignite. Cover on Water cutoff by meter. Toilets caulked to floors. Dryer gas lines must be plugged if not hooked up to gas dryer. Dishwasher drain line must be looped up higher than the bottom of the kitchen sink. Check water heaters and that attic decking in compliance with IRC.

Pool Inspections

Stake out & Site Inspection	Layout matches plan and check tree protection & silt fence if needed
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Pool Steel	Check plans for details. Steel supported and tied. No cave in on the sides.
Piers	Very Rare but must match pier detail on plans
Drains (deck drains)	6" minimum drain lines and match plan layout
Pool Deck	Matches Deck layout on plan and 14" max on #3 rebar
Final Pool	check door alarms, gates & fence

Pool Plumbing

Pre Gunite Piping	pool piping stubbed out of pool gunite shell.
Pool Piping	P-Trap within 6 feet of equipment & check Backflow Protection for the water line that fills the pool. Pressure on line min. 20lbs.
Gas Line	12-18" deep and holding pressure
Final Pool Plumbing	pumps running, all gas lines connected and turned on & check for Vacuum breakers on all hose bibs.

Drainage

Drain Cover	Must have drain plan on job to check layout for cover. If not there it fails. Check pipe sizes on plan and box placement. 6 inch minimum except down spouts can be 4 inch pipe. Piping under driveways must be PVC. If partial inspections are needed additional inspections must be paid for.
Final Drainage	Catch Basins have concrete inside so there will be no standing water.

Irrigation

Final Irrigation	Need PVB Backflow report to turn into Permit Department.
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Roof

Final Roof	All work must be complete. I always check the flashing and see if job is cleaned up. If resident is home I check the furnace and water heater vent pipes to see they are still connected to units.
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Fence

Post Holes

Fence Final 8' max height, no fencing past front of house

Driveway

Pre-pour Steel and Forms Check forms match plan and check rebar. 14" center max for #3 rebar and 18" center max for #4 rebar.

Final Driveway All work must be complete. Forms removed and job cleaned up.

Generators

Layout and Slab inspection

Plumbing

Gas line & pressure test for possible gas meter upgrade.

Plumbing Final Gas line connected and turned on.

Generator Final After plumbing and electrical inspections have been approved.