



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)
- ☐ ½" drywall on garage walls to habitable space
- ☐ Screw type and location
- ☐ No paperback gypsum in wet locations

Lath

- ☐ Securing of wire
- ☐ Lap of wire
- ☐ Window flashing
- ☐ Waterproofing
- ☐ Weep screed clearance
- ☐ Repair holes as needed
- ☐ Drywall/assembly for rated walls

Roof

- ☐ Tear off or roof nail (if new sheathing)



RESIDENTIAL CONSTRUCTION INSPECTION CHECKLIST

- ☐ Final

Final

- ☐ Illuminated address (**no switches**)
- ☐ 2% Grade slope away from house
- ☐ Vent caps / spark arrestor
- ☐ Trash & debris removed
- ☐ Smoke & carbon monoxide detectors
- ☐ GFCI / AFCI / tamper resistant outlets
- ☐ Garage door to house self-closing & solid core
- ☐ Electric panel (sub panels) – labeled, grounded & bonded (**continuity test required**)
- ☐ 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 inspected and signed 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 \$156.00 ****

Inspection Order:

- 1) Underground - utilities (optional)
- 2) Forms & Footing and/or Slab
- 3) Underfloor MEPS (if applicable)
- 4) Underfloor framing
- 5) Exterior Shear/ Roof nail/Framing
- 6) Rough Mechanical/Electrical/Plumbing
- 7) Fire sprinkler - if required
- 8) Rough Framing/Interior Shear
- 9) Insulation
- 10) Sheetrock
- 11) Shower pan/Interior lath
- 12) Exterior lath
- 13) Final

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



RESIDENTIAL CONSTRUCTION INSPECTION CHECKLIST