

# INSPECTION GUIDELINE FOR CONTRACTORS AND HOMEOWNERS

As required by Guardian Inspection Services

The following list of inspection descriptions is designed to be a minimum guideline of what inspectors require to be completed for each inspection. It does not mean that by having these items ready your inspection will automatically be approved. The builder/homeowner should be aware of what each applicable code requires and manufacturer product installation specifications as well as the manufacturer of appliances and engineered components submittals. Regardless of the inspection, the following must be on the job at the time of inspection: building permit, all pages of approved plans, and heat loss/gain calculations.

## **ALL INSPECTIONS SHOULD BE SCHEDULED AT A MINIMUM OF ONE (1) WORKING DAY IN ADVANCE!!**

**FOOTINGS:** Footings are excavated to a minimum depth of 36" (inches) below grade. Sub soils below footing shall have minimum load bearing value of 1,500 psf. Soil is checked for excess water or loose materials. Frozen soil shall not be present under footing area. All footings and piers shall match approved plans. Any adjacent footing at different elevations shall have proper soil bearing. Footings shall be formed, trench type or a method of indicating width and depth of concrete footing shall be indicated at site. Reinforcing steel is to be in place per approved plans or at the discretion of the building inspector as per site conditions. Stepfootings shall be continuous with a 6" minimum extension before stepping the footer.

**FOUNDATIONS:** Masonry block or poured concrete foundation walls are to be in place with size and height as indicated on building plans. Unbalanced fill areas checked for required reinforcing and grouted units. Brick ledges and hollow block walls with size changes shall have FHA block or lower block poured solid, for proper load transfer. ½" anchor bolts shall be in place, 6' 0" maximum spacing and not more than 12" from all corners with 7" embedment. Anchor straps will be installed as per manufacturer's specifications. Any engineered foundation wall system shall require manufacturer's specifications on the jobsite. Damp-proofing and foundation drainage system shall be installed, including an approved method of discharge (daylight or sump). Backfilling should not take place until foundation approval occurs and deck is in place or proper foundation bracing is secured. Exterior backfill material shall be an approved material and installed as per code. Backfill material placed on the interior of the structure must be installed and tamped as per code requirements.

**PLUMBING UNDER SLAB:** Complete under slab drainage and distribution system shall be trenched for proper drainage slope. Any distribution piping shall be minimum type M copper, a CPVL or other approved material. A temporary air gauge shall be installed on **DwV system** with 5 pounds of air pressure indicated. Copper water supply system to be air tested with 50 PSI or charged with street working pressure. All piping, fittings, sump systems and back water valves, when required, shall be installed in compliance with all regulating codes.

**ROUGH PLUMBING:** Complete rough plumbing system shall be installed which includes: Drain, waste/venting and distribution system from slab connections to exiting of venting system. Nail plates are installed where required. Complete piping system is properly supported at required intervals. Water closet flanges are installed. All trap systems that are intended to be concealed without access are to be installed and glued. Air or water testing shall be prepared same as indicated in plumbing under slab.

**MECHANICAL:** All supply air ducts that will be concealed shall be installed. Cold air returns including areas between studs and floor joist shall be isolated from unused spaces with code approved fire blocking. Ducts for range hood, dryer, and bath fan exhaust ducts are to be installed. All gas lines that will be concealed are installed as per manufacturer specifications. An air test of 10 lbs. is required on all gas piping (completed to outside at meter location).

**ROUGH ELECTRIC:** All boxes are to be in place and conductors run to boxes (circuits completed). Grounds are to be connected together with approved connectors and metal boxes grounded with approved clips or screws. Smoke detectors shall be installed at proper locations and all low voltage wire including telephone, TV, speaker, fire/burglar alarm wire that will be concealed shall be installed.

**FRAMING:** Rough plumbing, mechanical, rough electrical and factory built fireplace (if any) will have been inspected prior to the framing inspection. Truss submittal sheets with the Manufacturer shop drawings and installation instructions for each truss design must be on the job along with the installation guide for "I" type floor joist. Any structural lumber, floor joist or truss system not covered in the code will need manufacturer submittal sheet and installation guide. If trusses are damaged or altered you must obtain documentation from the Manufacturer stating either a repair is not required or, indicating repair detail. If repair detail is required, it should be made before framing inspection so inspector can confirm repair. Pre-cut stairways and/or interior stair stringers shall be cut and installed. All exterior doors and windows are to be installed as well as roof sheathing and roof felt. The building shell is to be complete including required flashing. All fire blocking is in place and trusses are braced and fastened as required on truss sheets.

**FINAL ELECTRIC:** All electrical devices are to be installed and working properly with cover plates on. Smoke detectors are connected and working properly. AC and furnace is hooked up and the index inside panel schedule is complete.

**FINAL INSPECTION:** Must have final zoning (if required) and final grading regardless of the time of year is complete as per code. HVAC system is hooked-up and working, access for tub traps are installed and guard rail/handrails are installed and complete. At least one complete working bathroom and kitchen (range and sink) must be supplied. All exterior openings are sealed-up with weather resistant material. Approved caulk around pipes and around windows, aluminum and vinyl siding is installed and untreated wood is primed. If building deck onto house and plans are approved, deck must be complete. If deck or patio is not constructed or complete, then guards must be installed across the door opening to the deck as a life safety precaution, unless temporary steps are provided.

## **ADDITIONAL INSPECTION INFORMATION**

- \* Priority will be given and specific time can be scheduled for FOOTER INSPECTIONS AND REPLACEMENT SERVICES.
- \* Specific time for inspection can also be scheduled by homeowner who is assuming contractor role and can not be available during normal building inspection department hours. (Monday-Friday 8:00-4:30)
- \* Temporary Service Inspections are needed as per code and Borough Ordinance.
- \* All other inspections will be scheduled at the discretion of the building official.
- \* If Inspection is not approved, the Inspector will leave a detailed explanation for reason of disapproval at the jobsite and the office. No work can proceed in the pertaining discipline until each Inspection is approved.
- \* There will be one free re-inspection for each discipline. At the discretion of the building official, there will be an additional \$40.00 fee for each inspection after the first free re-inspection.
- \* No inspection will take place unless the original approved Plan Review Print is on the jobsite.
- \* A Fire-resistance-rated construction inspection is required between dwelling units or due to location on the property. The building official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished.