

GUARDIAN INSPECTION SERVICES

RESIDENTIAL BUILDING INSPECTOR CHECKLIST

1. FIRST INSPECTION: FOOTINGS

- _____ Building permit posted
- _____ Approved plans on construction site
- _____ Survey stakes in place
- _____ Building location as per approved plot plan
- _____ Soil bearing conditions
- _____ Form installation as per approved plans for:
 - _____ Width
 - _____ Depth
 - _____ Stepfooting properly installed
 - _____ Number and location of column footings
 - _____ Reinforcing steel size and location
 - _____ Anything else shown on plans that should be in place prior to placing concrete

OPEN TRENCH INSPECTION

- _____ Trench location, width and depth as per approved plans
- _____ Trench bottom for loose fill or other inadequate bearing properties
- _____ Moving water, frost or ice
- _____ Alignment and proper jointing with previously poured walls

2. SECOND INSPECTION: PLUMBING, ELECTRICAL, MECHANICAL ROUGH INSPECTION

A. PLUMBING INSPECTION CHECKLIST WATER SUPPLY AND SANITARY DRAINAGE SYSTEM

I. Trenching and Bedding

- _____ Slope of pipe
- _____ Type of material
- _____ Placement of pipe in trench and backfilling
- _____ Separation of water and drainage in trench

II. Slab

- _____ Slope of pipe
- _____ Type of material and proper fittings
- _____ Location of proposed fixtures and stacks
- _____ Location of clean-outs and valves
- _____ Hanger spacing
- _____ Water or air test required

III. Wall Piping

- _____ Slope of pipe
- _____ Type of material
- _____ Location of proposed fixtures and stacks
- _____ Location of clean-outs and valves
- _____ Hanger spacing
- _____ Water or air test required

B. ROUGH WIRE INSPECTION

- _____ Required circuits, both special and general
- _____ Two or more 20 amp small appliance branch circuits
- _____ Proper circuits for stationary appliances such as heaters, dishwashers, disposals, ranges, microwaves and water heaters

- _____ One 20 amp circuit for laundry
- _____ G.F.I. circuit arranged for both outdoor receptacles, basements and attached garages
- _____ One 1500 watt general lighting circuit for each 500 square feet of living space
- _____ No wall space shall be more than 6 feet from a lighting outlet. Any separate wall space 2 feet or more in width shall have a receptacle
- _____ Each kitchen counter space 12 inches or more in width shall be spaced no greater than two feet apart
- _____ One receptacle adjacent to each basin, in each basement, halls greater than 10 feet, attached garages and outdoors
- _____ At least one wall switched lighting outlet shall be installed in every habitable room, in hallways, stairways, attached garages, at outdoor entrances and any area used for storage or containing equipment
- _____ Proper location and type of clothes closet lighting fixtures
- _____ ARC fault circuit breaker serving bedrooms

C. MECHANICAL INSPECTION CHECKLIST

(CHECK AT ROUGH-IN STAGE)

- _____ Ductwork size and type
- _____ Clearance to combustibles
- _____ Return air ducts
- _____ Chimneys - proper venting of equipment
- _____ Method of anchoring ducts and piping
- _____ Ductwork and connectors properly sealed
- _____ Size of fuel - piping

3. THIRD INSPECTION: FRAME AND MASONRY

- A. APPROVED PLANS ON CONSTRUCTION SITE
- B. FOUNDATION AS PER APPROVED PLANS FOR

- _____ Height
- _____ Thickness
- _____ Penetration protection installed
- _____ Brick ledges
- _____ Flue liners
- _____ Thimbles
- _____ Window openings
- _____ Reinforcing steel
- _____ Walls
- _____ Control joints
- _____ Beam pockets
- _____ Dampproofing
- _____ Sub-soil drains for proper stone placement and silt membrane cover
- _____ Drain runoff
- _____ Radon piping in place

C. FRAMING

- _____ Approved plans on construction site
- _____ Room sizes and arrangement: window and door sizes and their location as per approved plans. (See window and door schedules)
- _____ All framing members as per details and notes shown on the plans and code requirements
- _____ Roof trusses as per on site submittal specification sheet:

- Size and location of members
- Lumber grade
- Truss plates and other connectors
- Proper bearing and bracing

- Roof sheathing, soffit, roofing materials, valleys, flashing and ventilation
- Wall sheathing, installation and fastening
- Nailing of door jams and window frames
- Subflooring for proper thickness, grade and nailing
- Header and trimmer size, bearing and nailing
- Stud spacing, doubling, and corner details
- Firestopping; draftstopping
- Ceiling and floor joists for proper size, grade bearing and nailing
- Steel or wood beam size and bearing
- Columns in basement and crawlspace for size, alignment and bearing
- Headroom on stairways
- Fill and reinforcement for concrete floor slab areas such as garages and basements
- HVAC openings
- Framing around chimneys for proper clearance
- Bearing of partitions on joists and rafters

4. FOURTH INSPECTION: WALLBOARD

- Building permit posted
- Approved plans on construction site

- _____ Room arrangements and window and door sizes as per the approved plans. (This is a quick check for unauthorized changes after the framing inspection).
- _____ Wallboard nailing for conformity to the approved nailing schedule
- _____ Water resistant wallboard in tub and shower area
- _____ Fire resistant partition walls

5. FIFTH INSPECTION: FINAL

A. FINAL BUILDING

- _____ Approved plans on construction site
- _____ All aspects of the buildings interior and exterior in compliance with approved plans and all code requirements
- _____ Installation and operability of all fixtures and equipment shown on approved plans
- _____ Smoke alarm system
- _____ Fireplace damper and cleanouts
- _____ Exterior materials and installation
- _____ Roofing, flashing, gutters and conductors, siding, brick veneer, caulking, weatherstripping, concrete flatwall
- _____ Required retaining walls
- _____ Finished grade
- _____ Final approvals by electrical, mechanical and plumbing inspectors

B. FINAL PLUMBING

- _____ All fixtures functioning
- _____ No leaks

_____ All traps level

_____ Water supply and control valves

C. FINAL ELECTRICAL

_____ Insert a receptacle analyzing instrument into every receptacle in the building

_____ G.F.I. protection on required receptacles, bathrooms, unfinished basements, garages, outdoor receptacles and receptacles within 6 feet of kitchen sink

_____ Method of entry of cables into junction boxes of stationary equipment and method of grounding same

D. FINAL MECHANICAL

_____ Equipment connections

_____ Clearance to combustibles

_____ Equipment is operational

_____ All registers and hardware installed

_____ Combustion air availability

WHEN ALL FINALS ARE APPROVED, ISSUE CERTIFICATE OF OCCUPANCY