

PENNSAFE BUILDING INSPECTION SERVICES LLC

RESIDENTIAL INSPECTION GUIDE HANDOUT

This handout is provided as an informational guide. The contractor/homeowner should be aware of the requirements of the applicable code, manufacturer product installation specifications and engineered components installation submittals. The following items must be on the job at the time of inspection: Building Permit Placard, Inspection Checklist Form and approved Plans.

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 column pads 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 should be continuous with a 6" minimum extension before stepping the footer. Footings must be protected in adverse weather conditions.

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. $\frac{1}{2}$ " 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 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 and the manufacturer specifications.

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 the inspector can confirm the 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 completed, including required flashing. All fire blocking is in place and trusses are braced and fastened as required on truss specification and installation instructions.

FINAL ELECTRIC: All electrical devices are to be installed and working properly with cover plates on. Smoke detectors and carbon monoxide 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.

Temp Final for CO: All fire, health and life safety items must be completed. At least one working bathroom must be provided.

ADDITIONAL INSPECTION INFORMATION

If Inspection is not approved, the Inspector will leave an explanation of the reason(s) for disapproval at the jobsite. Work cannot proceed until each Inspection is approved.

Note that the original approved Plan must be on the jobsite and given to the field inspector at the time of the scheduled inspection.

****Remember you must provide a minimum of 24 hours notice when scheduling an inspection****