

The Colony 1 & 2 Family Home Inspections

The following is a list of the **minimum** on-site inspections required for all new one- and two-family dwellings. Other inspections may be required as determined by the Building Official or as specific job-site conditions dictate.

1. **T-Pole-** page 2
2. **Rough Plumbing-** Page 3
3. **Piers-** Page 6
4. **Foundation-** Page 6
5. **Wind Bracing-** Page 8
6. **Seconds** (Framing, rough electric, plumbing top-out, a/c rough-in, a few elements of energy)- Page 9
7. **Insulation** (Energy)- Page 17
8. **Drive Approach and Sidewalks-** Page 18
9. **Final-** Page 19

Following Pages are a breakdown of all types of inspections, required and optional, and the critical inspection items.

The list is not intended to be all inclusive.

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1. TEMPORARY ELECTRICAL POLE INSPECTION

Scheduling: This inspection may be performed at any time after the building permit has been issued and the T-pole has been properly installed.

Critical Inspection Items:

- 1.** Pole is located on lot for which the building permit is issued, and pole is addressed.
- 2.** Pole complies with guidelines set forth by utility purveyor regarding height, burial depth, and bracing.
- 3.** Minimum service conductors.
- 4.** All G.F.C.I. protection as required. 590.6(A)(1), 590.6(A)(2),590.6(B)
- 5.** Properly grounded. 250.92
- 6.** No uncovered or open blanks in the breaker panel. 408.7
- 7.** Minimum clearances for overhead service drops as applicable. 230.24 [230.9 for openings in structure and 680.8 for swimming pools]

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2. ROUGH PLUMBING INSPECTION

Scheduling: Inspection is requested after installation of plumbing below slab or below the first floor. This inspection **must** also include the sewer, water and gas (if applicable) services. For clarity the items are separated below.

General Inspection Items:

1. All loose and blowing trash/debris is placed in the trash container
2. The footprint of the foundation forms matches the site plan
3. Visually determine if lot drainage complies with the approved grading plan
4. Water meter installed unless no tap exists yet.

SEWER, DRAIN, WASTE AND VENT PIPING

1. Building Sewer materials are a listed pipe-type. P3003.2
2. Connection of sewer line to city lateral line is correctly done. P3003
3. All sewer and drain piping is subject to a water or air test (5-foot head of water or a minimum of 5 pounds of air pressure). P2503.5.1
4. Sewer piping, building drain piping, and all fittings are properly connected, aligned, bedded and have positive slope. Table 3005.4.2, and P2604 & P2605
5. All changes in direction of flow on drain lines shall use proper fittings. Table P3005.1
6. Two-way cleanout is installed on sewer line within two feet of the foundation or single direction cleanout at building drain and sewer connection with properly installed end of the line cleanout. P3005.2.7
7. Check trap arms for maximum allowed lengths. Table P3105.1
8. Traps arms must be properly supported to prevent any dislocation during the pouring of the slab. P2604
9. Cleanouts installed as required. P3005.2
10. Island sink is roughed per code. P3112
11. Drainage piping may only cross foundation beams perpendicularly. Drainage piping may not run in and parallel with any concrete beams. P2604.4

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WATER SERVICE AND DISTRIBUTION PIPING

1. Water service line from the meter to the foundation is a minimum $\frac{3}{4}$ -inch line of approved material and properly sized for demand. P2309.7
2. Water service line is at least 12" deep (measured to the top of the line). CoA Construction Chapter amendment of P2603.6.1.
3. Water piping is pressurized to 50 psi with hydrostatic pressure or is active and connected to the municipal supply for test. P2503.7
4. One water cut-off valve is required for the building. Cut-off valve will be located in a water box with gravel in bottom and valve exposed for easy access by homeowner. P2309.9
5. Water lines shall not be deformed. P2608.2
6. Properly size water lines with $\frac{1}{2}$ -inch being the minimum size. Amend P2309.7
7. All water piping is protected or sleeved where it crosses other water piping and where it passes through concrete. P2603.3
8. All copper water piping within or under the foundation is not less than type "L" copper. Table P2905.5
9. All hose bibs must be equipped with non-removable atmospheric vacuum breakers. P2902.4.3

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GAS SERVICES:

1. Minimum cover depth – 18 inches for plastic line, 12 inches for steel line (measured top of grade to top of line). G2415.10
2. Gas stop is required at outside of buildings when more than one building per lot is supplied with gas. G2420.3
3. Pressure test of **at least** 3 psig is required or 1.5 times working pressure. Pressure gauge shall be the diaphragm type or monometer. G2417.4
4. Yellow Tracer wire of at least 18 Ga. Must run parallel with non-metallic underground piping. Tracer wire must be continuous and terminate above grade at both ends. G2415.15.3
5. Steel risers must be factory coated to above grade except for connections or coating that had to be removed for connection. G2415.17.1

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3. PIER INSPECTION

This is not a called inspection. If piers are required as part of the engineer's design, an original sealed letter from the foundation design engineer stating that the drilling, placement of steel and concrete are in accordance with his plans, specifications and design criteria and were observed by the foundation design engineer or the engineer's authorized agent must be provided to the inspector at the time of the foundation inspection. The inspector will not approve the foundation inspection without this letter.

4. FOUNDATION INSPECTION

Scheduling: This inspection is scheduled after approval of the rough plumbing inspection and before placing any concrete within the forms of the foundation. All slabs of habitable structures are required to be designed by an engineer.

The following items must be available and/or provided to the inspector:

1. Approved plans **must** be on site for use by the inspector during this inspection.
2. An original form survey **must** be on the job site for delivery to the inspector showing all required set back measurements.
3. An original Minimum Finish Floor Letter (MFF) **must** be on the job site for delivery to the inspector when the City approved plans are stamped **"MFF = XXX.XX FEET"** This letter is on the approved format. Verify in AMANDA info tab if minimum finished floor is required.

General Inspection Items:

1. All loose and blowing trash / debris is placed in the trash container.
2. Visually determine if lot drainage complies with the approved grading plan.

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3. All plumbing, electrical, or mechanical system located under or penetrating through the foundation is protected and has been previously inspected and approved. IRC P2603, NEC Table 300.5, and IRC M1408 & M1601.1.2
4. The foundation is consistent with the approved foundation plan (dimensions, slab thickness, location of beams, beam depth and width, reinforcing steel, post tension cables, chairs, vapor barrier, or any other special requirements listed by designing engineer).
5. Plumbing drain pipes and conduits do not run parallel and within a beam unless specifically engineered and approved. R403
6. Conduit or pipe located within the slab is not larger in outside dimension than one third the overall thickness of the slab, wall or beam in which it is embedded. R403
7. All beams are dug into undisturbed soil per the design engineer's requirements. Any foundations placed on fill will require additional information from the design engineer (soil compaction testing and results, required piers, etc.). All additional design requirements due to the foundation being placed on fill will require the documentation being on file prior to the foundation inspection. If the design engineer requires piers, the piers will also require inspection by the design engineer or his representative and an inspection report. R403
8. Form boards are adequate to prevent concrete from spilling out of foundation limits.
9. If there is no underground metallic water piping, a ½-inch steel reinforcing bar or a #4 bare copper conductor at least 20 feet in length is required in the bottom of the concrete footing. All connections to the grounding electrode conductor must be made with approved connectors. 250.2(A)(3)
10. Any water lines under the foundation are still under a test or city water.

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5. WIND BRACING

1. Verify that the components of the wind bracing system match the approved plans for location and installation. This includes let-in bracing, internal sheer walls, external wind brace components, and wind-brace anchors.

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6. SECONDS INSPECTION

Scheduling: The seconds inspection may be requested after the project is “dried-in” and the framing, electrical rough, mechanical rough and plumbing top-out are completed. The doors and window shall be installed and sealed. The building envelope compliance method for energy code will be inspected. This may include a building wrap or the sealing of the exterior envelope.

General Inspection Items: The items listed above have been separated for clarity. Refer to the individual inspection description below for the specifics of the inspection. The framing inspection will be the last part of the seconds inspection performed.

1. All loose and blowing trash / debris is placed in the refuse container
2. City approved plans and energy work sheet must be on the job site for use by the inspector

A. Rough Electrical Inspection:

1. Electrical outlets are installed along all the walls as required. 210.52
2. Electrical outlets are installed for kitchen counter as required. 210.52
3. At least two small appliance circuits in the kitchen area. 210.52
4. At least one receptacle for kitchen island counter space that is GFCI protected. 210.8(A)
5. A receptacle, adjacent to each lavatory with GFCI protection. 210.52, 210.8(A)
6. Lighting outlet(s) to illuminate interior stairways switched at the top and bottom. 210.70.2(C)
7. At least one GFCI protected receptacle in garages. 210.8(A)
8. At least one GFCI protected outdoor receptacle in the front and the rear of the dwelling. 210.52(E)(1)
9. Dishwasher and disposal must be on separate circuits (motor loads).
10. Interconnected smoke and carbon monoxide detectors at all required locations. R314.2, R315
11. Light(s) in attic areas with mechanical and plumbing equipment with a switch at the entrance. M1305.1.3
12. Grounding electrode system and supplemental ground as required. 250.50
13. Nail guards as required. 300.4
14. All wires in boxes must be made-up (Outer sheathing stripped back and grounds made-up.)
15. All wire sizes are checked for minimum required demands

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B. Plumbing Top-Out Inspection:

General Inspection Items:

1. Gas Piping:

1. All gas lines are hung, strapped and/or supported and not in a strain. All supporting material must be secured -not loosely stacked. G2418
2. Apply pressure test on all pipe that will be concealed by construction. G2415.10
3. Check location of gas water heater for approved location and any combustion air requirements. G2406/G2408, G2407
4. Flue piping for gas fired water heaters must extend vertically at least 5 feet above the draft hood. Inspect termination clearances above the roof and any adjacent vertical walls. Insure proper clearance of vent terminal from any openings (doors, window, outside air) into the building. Vent pipe and connectors must maintain proper clearance from any combustible material. G2426/G2427
5. CSST gas pipe systems using dual pressures shall be tested at 3 PSI on the low-pressure side and 1.5 times working pressure on the high-pressure side Using diaphragm gauge. The pressure regulator and manifold shall have access provided like any piece of equipment installed in an attic. G2417
6. Minimum size for CSST pipe is ½”.

2. Drainage, Waste & Vent Piping:

1. Washing machine standpipe is at least 18 but no more than 42 inches above the trap. P-trap cannot be located below the floor. A cleanout shall be provided on the vent. P2706.1.2.1
2. Proper venting methods are used with correct size pipe. Chapter 31
3. All piping shall be properly sized, sloped and supported. P2903/P3005.4, P3005.4.2, P2605
4. All shower pans are filled with water to test the pan and the fitting connections to the drain line. Pan has slope provided under the pan. P2503, P2709
5. All drain piping on the second floor shall be filled with water to a height of five feet above the second-floor level. P2503.5
6. All tubs shall be filled with water to test the drain connection. P2503.5.2
7. All tub boxes on the first floor are sealed with concrete or grouted to prevent the entry of termites.
8. DWV pipes are protected with nail guards when located less than 1.25” to nearest edge of framing member. P2603.2.1
9. Holes, cutting and notching of framing members are performed correctly. Over-bored or over-notched framing members shall have appropriate repairs done before this inspection. P2603.2

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III. **Water Distribution Piping:**

1. All water supply piping in exterior walls and in attics must be properly insulated with an approved material. Walls between the house and the garage are considered exterior walls. Foam insulation for walls with heat on one side must have a minimum of a ½" thick wall. Attics and walls without heat on one side must be a minimum of ¾" wall insulation.
2. All water piping is subject to hydrostatic pressure of 50 psig or city water pressure.
3. Hose bibs and wall hydrants shall have built-in vacuum breaker or permanently attached hose connection vacuum breaker. The screw on type hose connection vacuum breaker will only be allowed in preexisting conditions (not new construction).
4. Shower and tub/shower combination control valves shall be pressure balancing and thermostatic mixing types with a high limit stop set at 120° F.
5. Water piping shall be protected with nail guards where water piping is within 1.5" of edge of framing members. P2603
6. Water piping shall be secured with straps or hangars as prescribe by this code and the manufacturer's installing instructions.

C. **Heating, Air Conditioning & Mechanical Rough Inspection:**

General Inspection Items:

1. Indoor equipment and associated duct, piping and drains are installed.
2. Air conditioning condensate drains must go to a permanently wet trap. Secondary drains for attic installations must drain to a conspicuous place over a door or window.
3. All gas-fired heaters must be provided with combustion air supplied by ducts if located in a confined space. Flue piping must terminate in an approved and listed flashing and cap above the roof and 8 feet from adjacent vertical surfaces. Flue piping may not terminate near openable windows or doors unless they meet clearances per code.
4. All equipment located with an attic space must be located within 20 feet of the access opening (unless 6' headroom is maintained along catwalk). There must be an opening sufficient to remove the largest piece of equipment but not less than 30 inches by 22 inches. There must be a walkway not less than 24 inches wide from the point of attic access to the unit. There must be a working/service platform in front of the unit on the entire firebox/control side not less than 30 wide and 30 inches deep. There must be a light and an electrical outlet at or near the equipment. The light must be controlled by a switch located at the point of attic access.

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5. All ductwork and plenums are supported or hung. Flex duct may be installed resting on framing members. If flex duct is hung, it must be supported at least at 4-foot intervals. The flex duct may sag no more than 1/2 inch per foot between the supports. Excessive flex ducts creating unnecessary bends shall be removed. When flex duct is bent, the center line of the radius shall be no less than one duct diameter. Holes or tears in the vapor barrier must be repaired. If the internal core is penetrated the duct must be replaced. Vertical ducts shall be supported at 6-foot intervals minimum.
6. Dryer vents shall be at least 4 inches in diameter or of equal cross section area. Dryer vents shall terminate on the outside of the building and shall be equipped with a backdraft damper. Dryer vents shall not be connected or installed with sheet metal screws or other fasteners which will obstruct the flow. The maximum length of any dryer exhaust vent shall be 25 feet with no more than two bends. When extra bends are installed, the maximum length of the duct shall be reduced 2 1/2 feet for each 45-degree bend and 5 feet for each 90-degree bend after the first two bends. Flexible dryer duct connectors may not be installed within walls.
7. Bathroom exhaust vents and other exhaust vents must go to the outside. Exhaust ducts shall be equipped with backdraft dampers.
8. Factory built fireplaces must be installed in accordance with manufacturer's specifications. Metal chimneys shall be separated from combustible materials in accordance with their listing.
9. Factory built chimneys must terminate at least 2 feet above any part of the building within ten feet. (Manufactures installation instructions must be on job site for review if requested.)
10. Outside air is required to be supplied to the room with a fireplace. This can be supplied thru the connection supplied on the fire box. **1.** Electrical circuit for tub is roughed in. This circuit will be protected with a GFCI plug at final. **2.** Bond all metal parts associated with hydro tub together with a # 8 copper wire. **3.** Access to motor will be checked at final inspection. The opening must be large enough to reach and remove the motor.

D. Hydro Massage Tub

This inspection is required as part of the seconds inspections even though it is understood that the tub will not be set until later. This is not a separate inspection.

At the time of the seconds inspections, the following items are checked:

- 1.** Electrical circuit for tub is roughed in. This circuit will be protected with a GFCI plug at final.
- 2.** Bond all metal parts associated with hydro tub together with a # 8 copper wire.
- 3.** Access to motor will be checked at final inspection. The opening must be large enough to reach and remove the motor.

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E. Masonry Fireplace Inspection

This inspection is required as part of the seconds inspections even though it is understood that the masonry fireplace may not be constructed yet. However, if a factory built fireplace is not in place, it will be assumed that a masonry fireplace will be constructed in the empty hole. The inspectors will note on the seconds inspections advising "Call for masonry fireplace inspection".

When the masonry fireplace inspection is requested, the firebox is constructed, and the damper is in place:

General Inspection Procedure

1. All loose and blowing trash / debris is placed in the refuse container.
2. Wall thickness of fire box and smoke chamber is checked.
3. Fire box is supported on concrete foundation.
4. Distance from top of opening to throat is checked.
5. Minimum depth of fire box is checked.

Complete chimney and call for final masonry fireplace inspection.

1. Check for clearances to combustible construction.
2. Check the height of chimney above roof.

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F. Framing Inspection:

Scheduling: This inspection is the last part of the seconds inspection and should be performed after all framing, fire blocking and bracing are in place and the fireplace, chimneys and vents are complete. The rough electrical, plumbing top-out, rough heating and air conditioning have been performed as part of the seconds inspection.

General Inspection Items:

1. All bottom plates on exterior walls are of treated or weather resistant wood. The bottom plates are anchored to the foundation with ½" steel bolts embedded at least 7 inches into the slab. The bottom plates shall be anchored within 12 inches of the end of the plate and at 6 feet intervals. The places where the bottom plate have been eliminated to accommodate plumbing pipes is considered an end. A properly sized nut and corrosion resistant washer shall be used on each bolt. R317, R403.1.6
2. Interior bottom plates do not have to be of treated wood. Interior bottom plates may be shot to the foundation with power fasteners. R602.3
3. All exterior load bearing walls with masonry veneer attached shall be framed at 16 inches on centers. All first-floor walls of two story structures must be framed at 16 inches on center. R703.8
4. All joist and rafter spans subject to the span tables. Headers sized by table in the code book. R502, R802
5. Check for over cutting, notching or boring of framing members.
6. All exterior walls and main cross-stud partitions shall be wind braced at the corners and so that there is no unbraced wall section exceeding 25 feet in length.
7. Fire blocking required as follows with noncombustible materials:
 - a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor level.
 - b. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceiling, etc.
 - c. In concealed spaces between stair stringers at the top and bottom of the run
 - d. At openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor level

NOTE: except for "d" above, fire blocking shall be 2 inches of nominal lumber, two thicknesses of 1-inch nominal lumber with broken lap joints or one thickness of 22/32-inch plywood with joints backed by 22/32-inch plywood or one thickness of ¾-inch Type 2-M particleboard with joints backed by ¾-inch Type 2-M particleboard.

8. Bedrooms are required to have an emergency escape opening to the outside with a minimum sill height of 44 inches and minimum opening area of 5.7 square feet or 5 square feet if grade floor opening.
9. Hazardous locations as defined by the safety glazing provisions will have safety glass installed.
10. Stairs shall meet all the requirements in the code.
11. Poly seal holes in top plate to meet the energy code requirements
12. Attic ventilation is required per code. If upper and lower vents are used, then the net free area of the vents shall equal one square foot per 300 square feet of attic. If only lower vents are used, then the requirement is one square foot net free area per 150 square feet of attic.

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G. Roof & Ceiling Framing:

NOTE: This section applies to roofs with a minimum slope of 3:12 or greater. When the roof slope is less than 3:12, members supporting rafters and ceiling joists such as ridge boards, hips and valleys shall be designed as beams.

1. Rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board at least 1-inch nominal thickness at all ridges and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a single valley or hip rafter not less than 2-inch nominal thickness and not less in depth than the cut end of the rafter.
2. Purlins shall be the same size as the rafter but never less than a 2x6. The maximum span of a 2x6 purlin shall be 4 feet. Struts supporting purlins may not be less than 2x4. Struts greater than 8 feet in length shall be braced (teed). The minimum slope of any strut shall not be less than 45 degrees from the horizontal. Purlins and struts must bear on load bearing walls (Doubled up ceiling joists inadequate).
3. Openings in roofs and ceilings shall be framed so that trimmer and header rafters and joists are doubled, or have equivalent cross-section, when the span of the header exceeds 4 feet. The ends of header rafters or joists more than 6 feet long shall be supported by joist hangers unless they bear 1 ½" on a beam, partition or wall.

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H. Floor Framing:

Draft stopping must be provided when there is usable space above and below the concealed space of a floor-ceiling assembly so that the concealed area does not exceed 1000 square feet and so that the area is divided into two equal areas.

1. Joists shall bear 1 ½" on wood or 3" on masonry.
2. Joists shall be supported laterally at ends by solid blocking unless nailed to a header, band or rim joist. Solid blocking shall be not less than 2" in thickness and the full depth of the joists.
3. Notches on the ends of joists shall not exceed one-fourth the joist depth. Holes bored in joist shall not be within 2" of the top or bottom of the joist and the diameter of any such hole shall not exceed one-third the depth of the joist. Notches in the top or bottom of joist shall not exceed one-sixth the depth and shall not be located in the middle third of the span.
4. Joist framing from opposite sides of a beam, girder or partition shall be lapped at least 3".
5. Trimmer and header joists shall be doubled, or of lumber of equivalent cross section, when the span of the header exceeds 4'. The ends of header joists more than 6' long shall be supported by framing anchors or joist hangers unless bearing on a beam, partition or wall. Tail joists over 12' long shall be supported at header by framing anchors or on ledger strips not less than 2" by 2".

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I. Brick Veneer Wall Tie

An inspection is required, and the ties have to be installed at the “seconds inspection”. All applicable code requirements to install brick veneer shall be met.

Brick cannot be installed before the framing inspection is approved.

General Requirements:

1. All loose and blowing trash / debris is placed in the refuse container.
2. Wall ties shall be nailed to framing members spaced no more than 24” on center. Wall ties shall be spaced so as to support no more than 3 1/4 square feet of wall area.
3. Framing members must be covered with a weather resistive sheathing or membrane.
4. Anchor ties are to be of corrosive resistant sheet metal, minimum 22 U.S. gage with a minimum width of 7/8”. Wire anchor ties shall be a minimum of No. 9 gage.
5. Flashing is required at all points of support such as slab, lintel, etc. Weep holes are required in the coarse resting on this flashing. The weep holes shall be no more than 33” apart with a minimum diameter of 3/16 inch.

7. INSULATION INSPECTION

This inspection is required after an approved Seconds inspection and before the sheetrock is installed. All wall cavity insulation and ceiling insulation that cannot be inspected or installed after sheetrock is installed must be in place. The requirements will match the approved work sheet that was submitted at plan review. Any changes in the field on these requirements must be resubmitted on a new work sheet for approval.

General Requirements:

1. R-values for floor, wall, and ceiling insulation. Insulation shall not be compressed and be properly retained in the cavity.
2. Window, skylight, and door shall meet the minimum U-factor and SHGC requirements. The number and sizes shall match the approved work sheet.
3. Seal the building envelope.
4. Insulation must be installed where inspection or installation is not possible when interior drywall is installed.
5. Air tight type recessed ceiling light must be used where the building envelope is penetrated.
6. Heat traps are required for the water heater if piping system makes this necessary.
7. R-value of the duct work and plenums must match the energy work sheet.
8. Seal all connection and seem on duct work and plenums with mastic or approved tape.

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8. DRIVE APPROACH and SIDEWALK INSPECTION

Scheduling:

This inspection is required after excavation is complete and the form boards, steel reinforcement and expansion joints are in place, but prior to the placement of any concrete. The drive approach and sidewalk inspection must be called for inspection together.

General Inspection Procedure:

1. All loose and blowing trash / debris is placed in the refuse container.
2. Location of the approach and sidewalks matches with the approved plot plan. See Public Works Design Manual for residential drive approach and sidewalk requirements.
3. Generally, for local and minor streets the width is 10-28 feet measured at the property line.
4. Local and minor streets radius requirement are 2.5-10 feet. The radius must be within the lot and shall not extend across the projected side property line.
5. When sidewalks are installed as an integral part of the approach, the sidewalk portion slopes from the property line to the street at $\frac{1}{4}$ inch per foot (1% slope). The remainder of the approach slopes to the established flow line and shall not exceed the maximum slope of 9% for local/minor collector.
6. Curb and gutter has a clean saw cut completely through the concrete, and is not chipped or broken.
7. Curb inlets or aprons may not be cut to construct drive approaches.
8. Water meters and manholes may not be located in drive approaches.
9. Reinforcing steel is supported on chair and doweled into the concrete street.
10. Expansion joints are required at the property line and every 40' of sidewalk

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FINAL INSPECTION-APPROVED FOR OCCUPANCY

1. All loose and blowing trash / debris is placed in the refuse container.
2. All construction debris has been removed from the lot and adjoining lots.
3. Street is clear of all construction debris and dirt.
4. All exterior concrete work is completed.
5. Address is properly posted on the structure. R319
6. Water meter boxes are set to grade and the meter is installed.
7. Lot is graded in accordance with city grading standards and the approved grading plan.
8. Exterior electrical outlets are G.F.C.I. protected and have weatherproof covers. If the outlet is located greater than 6' 6" above grade and in a protected area the G.F.C.I. and weatherproof cover are not required.
9. Hot water T&P drain lines are terminated not more than 24 inches and less than 6 inches above final grade and pointed down using a 90-degree fitting.
10. Sewer cleanouts fitted with caps and are positioned at grade.
11. Water line to house has main control valve exposed in a box with gravel bottom and 3" clearance to valve.
12. Chimney is terminated at least 2' above any part of the roof or building within 10 feet of the chimney.
13. A/C condensing unit has a disconnect within 50 feet and within sight of the unit.
14. All appliances inside which are not of the cord and plug type are set and correctly connected to the electrical system.
15. All plumbing fixtures are installed and properly connected.
16. Water heater is installed and equipped with shut-off valves. Heat traps are installed if required by the location of building water distribution system. The T&P relief valve operates, the drain line is not reduced, and drains downward. A drain pan with a drain to the outside is installed.
17. All garage receptacles are G.F.C.I. protected, except those receptacles, which serve appliances occupying dedicated space and which are cord and plug connected. If the receptacle is located six feet six inches above the floor no G.F.C.I. protection is required.
18. All bathroom receptacles are G.F.C.I. protected.
19. All receptacles servicing the kitchen countertops and those within six feet from a utility sinks are G.F.C.I. protected.
20. Main electrical panel is properly labeled, and does not have blanks left open in the faceplate.
21. Arc fault protection is required for all bedroom circuits.
22. All electrical fixtures are listed and approved for the use intended and no open or exposed wiring. All smoke and carbon monoxide detectors are hard wired and interconnected. They shall be installed at all required locations.
23. If the central air conditioner / heater unit, water heater, CSST manifold or other equipment is installed within the attic, it is located within 20 feet of an attic access door, is provided with a light operated by a switch located at the attic access, has a minimum 24-inch solid catwalk to the unit, has a minimum 30 inches by 30 inches floor work area at the unit, is properly wired and is provided with an electric disconnect at the unit. (20' requirement is not applicable if 6' height clearance is provided along the catwalk)
24. All doors which open from a living area of the home into the garage are a minimum solid core or 20-minute rated door without windows or openings.
25. Garage separation from the house must meet all the requirement for sheetrock, openings, and bedroom access prohibition.
26. Fireplace hearth, hearth extensions are of proper dimensions.

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27. No combustible material shall be placed within 6" of fireplace opening. No combustible material within 12" of the fireplace opening shall project more than 1/8" for every 1" of clearance from the opening.
28. Check SEER rating for HVAC units to match the energy code work sheet.
29. Confirm the insulation (blow in) in the attic by marker and certification sheet to meet or exceed the requirements of the energy code work sheet
30. Safety glazing is installed at all code required location at landings for stairway and exterior doors
31. Stairways meeting all the requirements for rise, run, width, headroom, illumination, etc.
32. Handrails installed on one side of stairs with four or more risers.
33. Guardrails installed for all areas located more than 30 inches above the surface below.
34. Check all required fire separation wall for holes or damaged drywall done during construction.
35. If an elevation certificate is required, an approved copy from Public Works is in the inspector's possession.
36. If PD requirements are applicable, then the approved requirements are supplied on site by the builder to check and confirm.
37. State licensed plumbing inspector signs off on the "Customer Service Inspection Certificate."