**ITEMS INSPECTED**

**FOR TWO STORY HOUSE “R-1”**

**(Wood framed, Vinyl Siding)**

***NOTE:*** *All R-1 Type residences must have final inspection permit before inhabited!*

* **Items that require inspection before they are covered.**

**CONCRETE**

* **Spread Footing Excavation:** for width, depth and shape. . (“**Absolute Min.”** 24” Wide, 18” to the bottom from grade).
* **Reinforcing:** Of footing for size, quantity, type and location. (**“Absolute Min.”** 3-#4 spaced 3” from bottom of trench).

**Thickness:** Of concrete for footing. . (“**Absolute Min.”** 12” thickness of concrete).

* **Foundation:** Type (Reinforced concrete or block)

***If concrete;*** width, height, reinforcing, size, quantity, type and location.

***If block;*** width, height, reinforcing, type and size.

**Anchor bolts:** size, embedment, location, and spacing. (**“Absolute Min.”** 1/2” Dia. bolts embedded 7”, spaced at 6’-0” o/c, starting 1’-0” from ea. corner and at each side of each door opening).

* **Slab:** Thickness (Min. 4”), presents of vapor barrier, reinforcing, dimensions between expansion joints and spacing of control joints.

**FRAMING**

**Band boards:** Must be true, level and of continuous material.

* **Floor joists:** Spacing, size, connection to sills and band boards. Bearing length (1 1/2” on wood, 3” on concrete). (Bridging required if span is more than ten feet 10’-0”). (In place of bridging; tongue and grooved, glued and nailed subfloor is acceptable if of the proper thickness).

**Sub floor:** Type of material, spacing, thickness and how it is fastened.

* **Wall framing:**

*Studs:* Type of material (wood or metal), spacing, connection method.

*Sill plates:* Any lumber in contact with concrete must be treated.

*Top plates:* Must be doubled if wood.(Offset 48”)

**Trusses:** Member size, span, spacing, hurricane straps, connections and span.

* **Ceiling Joists:** Member size, spacing, span length, connection, support.

**Rafters:**Member size, spacing, span length, hurricane straps, connection, support.

**Boxing:** Exterior sheathing type, location, thickness and how it is fastened.

**Opening headers & Beams:** Member size, spacing, span length, connection, support.

**Roof rafters:** Member size, spacing, span length, connection, support.

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**Sheathing:** Roof type, installation, connection, thickness and how it is fastened.

**PLUMBING**

* **Rough in drains & vents:** Layout, direction of run, slope, and material of construction, size, and pressure test.
* **Rough in supply lines:** Layout, direction of run, expansion risers, material of construction, size.
* **Finished drains:** Pressure test, material of construction, components.
* **Finished supply:** Pressure test, material of construction, components.

**Fixtures:** Type, size, location, connections.

**ELECTRICAL**

**Meter:** Intended location.

**Service panel:** Size, location**.** (Min. 100 AMP service)

**Mast:** Size**,** location, material, components.

* **Grounding:** Size**,** location.
* **Outlet boxes:** Location, number per circuit, type of material, attachment.
* **Switch boxes:** Location, circuit, type of material, attachment.
* **Wiring:** Routing (Openings, conduit, ECT.)
* **Circuits:** Number of circuits, items served by each circuit, AMP load.

**GFI’s:** Location, number.

**Arc Fault Interrupters:** All bedroom circuits.

**Smoke detectors:** Number, location, type.

**Exterior:** Number of outlets. (Min. two outlets on exterior, one in front and one in rear).

**Exterior lighting:** Front entrance and rear entrance.

**MECHANICAL**

**Heating source:** Min. BTU required to maintain winter temperatures per code requirements.

* **Ductwork:** Material, size, location, routing, support.

**Exhaust fan:** (If required).

**Water heater:** Size, location, type (Gas or Electric), vent if gas, seismic strap.

**Roof venting:** Type and location.