

Town of Paradise Valley

Residential Field Inspection Checklist

The site must be marked with the address, the permit on display and the plans available.

Water Yard Line	<ul style="list-style-type: none"> -The line exposed with a shut off valve accessible by at least a 4" riser (at street or bldg.) and properly bedded. -12" below grade for plastic (PVC) or metal (Copper or galvanized). -A Dielectric coupling is needed where copper and galvanized come into contact.
Sewer Yard Line	<ul style="list-style-type: none"> -2 way cleanout located 2' outside of building line and every 100' in clean bedding material. -Additional cleanouts are required at each 135° of bends. -Residential sewer may be ABS or PVC sch 40. -Minimum of ¼" fall per foot (1/8" per foot may be acceptable if line is 4" in diameter).
Gas Yard Line	<ul style="list-style-type: none"> -Pressure test of 10# for 15 minutes with good bedding and shading material. -Metal pipe to be coated and buried 12". Plastic pipe to have a tracer wire and buried 18".
Footing/Ufer	<ul style="list-style-type: none"> -#4 ground wire, solid or stranded, at least 30' long (20' in concrete and 10' out). <ul style="list-style-type: none"> Alternatives may be ground rods (2 rods 6' apart) or a ¼" plate (2' x 2') and may be added later. -Trench should be clean of trash, organic materials (roots) and loose soil. -3" clearance to clean rebar horizontal bar(s) in place. -Verticals enough for 4' o.c. must be on site (Verticals may be pinned to rocks if the rocks are immovable). -Bottom of footing to be 18" below finished grade and at least 12" into undisturbed soil.
Stem Wall	<ul style="list-style-type: none"> -Ensure that Footing Inspection was performed and that the building has drainage. -Verticals (at 4' o.c.) and horizontal bond beam. -Horizontal rebar at 4' o.c. maximum. -Stem to extend a minimum of 6" above grade. -Cells are clear of debris and mortar slag (if block). -Check hold-down straps or bolts for location per engineering or Braced Wall Panel section.
Other Wall	<ul style="list-style-type: none"> -Vertical and horizontal reinforcing steel is per plan. -For block, check cleanouts in every steel cell if more than 5' of wall height (large enough to be effective).
Under Slab Plumbing	<ul style="list-style-type: none"> -Ensure that Footing and Stem Wall Inspections were performed. -Sewer Test > 5# of air for 15 minutes or fill the system with water (10' head) – ABS or sch 40 PVC. -Minimum of ¼" fall per foot (1/8" per foot may be acceptable if line is 4" in diameter). -Bedding (and Shading) is required if available material is rocky or otherwise unacceptable. -Copper tubing needs to be sleeved where it passes through concrete or stem wall (Galvanized not allowed), also where they cross hot and cold lines. -Check for ½" lines except for short runs, lines to a hose bibb or lines to refrigerator. -Natural gas lines are not allowed. Propane gas lines are prohibited under slabs.
Under Slab Electric	<ul style="list-style-type: none"> -Verify installation is in conduit and sweeps are used. -Check for bedding and shading material.
Under Slab Mechanical	<ul style="list-style-type: none"> -Verify duct runs are not in interior bearing footings. -Check for bedding and shading material.
Preslab	<ul style="list-style-type: none"> -Check interior footings for location and steel. -Verify expansion material at stem wall and at least 3 ½" of concrete.
Roof Sheathing	<ul style="list-style-type: none"> -Sheathing adequately nailed to trusses or rafters (6d nails, 6" o.c. @ edges & 12" o.c. in field). -1/16" spacing between sheets with the grade stamp down. -Sheathing is at least 3/8" OSB or plywood with a span rating equal or greater than the truss/rafter spacing.
Strap & Shear	<ul style="list-style-type: none"> -Verify locations of hold-downs per plans. Check nailing and I.D. number on hold-down. -Check straps at beams and H2.5 at trusses and rafters. -Check braced wall panel nailing and blocking (if panel edges do not fall on plate line).
Rough Inspections	<ul style="list-style-type: none"> -Ensure that prior Inspections were performed (Footing, Stem, Utilities, Under Slab & Roof Sheathing).
Plumbing	<ul style="list-style-type: none"> -Gas Test > 10# for 15 minutes – Steel (black, painted if exterior or galv.), yellow brass or wrought iron. -Sewer Test > 5# of air for 15 minutes or fill the system with water (10' head) – ABS or sch 40 PVC. -Water Test > 50# of air for 15 minutes or connected to city pressure – Copper, galv. steel or wrought iron. -Verify that the gauges work properly and are holding a sufficient amount of air to charge the entire system. -Toilet compartment is 30" wide with 24" clearance in front of where toilet will be. -Pipes need to be supported (4' for sewer & 6' for water). Protect lines with 1/10" steel at stud penetrations. -Vent termination 6" above the roof and 10' from fresh air intake unless 3' above intake. -Water heater location to be 18" off the floor if located in the garage. -Grout open area around tub/shower drains in slabs.
Mechanical	<ul style="list-style-type: none"> -Bathroom vent to outside; both for moisture and odor (cannot terminate inside of gable end). -Look for Type 'B' vents from furnace and water heater locations and that they have combustion air. -Appliance vents must have clearance to combustibles, be protected from insulation and proper termination. -Verify that each room has a source of heat (Not required in baths, halls, closets, utility or storage rooms).

Frame

- Bedroom windows meet egress (44" sill ht. max., 20" wide min., 24" high min., & 5.7 sq. ft. min. - **CLEAR**)
- Anchor bolts** (embed 7") placed w/in 12" of corners, w/in 12" of joints, every 6' and have a min. of 2/plate.
- Alternate attachment by **red-head** may be used (Ramset works only on monopours).
- Pressure treated** bottom plates on interior and exterior framed walls.
- Look for post to beam connections (metal **straps** are necessary on one side) & ½" air space at beam pockets.
- Trusses – Specifications should show **dead loads** of 20psf and for the roofing materials used.
 - Check for **deflection** (TC26 is required if greater than ½") and for **bracing** on webs.
 - Check for **bearing** (double top plate and multiple studs under girders) and **H2.5** or equal at 4' o.c.
- Verify the **header sizes** (& trimmers) over windows & doors and the **beam sizes** supporting roofs and floors.
- Check for **backing** for drywall, fire blocking and draft stopping (above fireplace, around flue & at wall/floor).
- Tempered** glass beside doors (within 24") and over tubs and showers (if less than 5' above floor).
- Sufficient headroom on **stairs** (6' 8" from a line created by the toe of each step vertically to obstruction).
- Maximum **rise** is 8" and minimum **run** is 9" on residential stairs. (4"-7" rise and 11" run on commercial stairs).
- Difference between shortest and highest riser limited to 3/8".
- Landing** on each side of a door except residential interior.
- Roof must be dry in & lath installed for the Frame Inspection.
- Ventilation** is needed under floors and in attic and rafter spaces (1/300 if up & down or 1/150 of area).
- Shear panel or diagonal **bracing** at corners and every 25' of exterior and main cross stud partitions.

Electrical

- Boxes in proper locations for **Smoke Detectors** (Bedroom, hall, each floor and where ceiling height changes 2').
- Receptacle** boxes at 12' o.c. in rooms and 2' o.c. in kitchens and in halls longer than 10' (wires pulled).
- A **bond wire** runs from the house side of the insulating coupling to the cold water and gas lines (if metal).
- Look for a **dedicated circuit** for the furnace in garage (then it doesn't have to be GFCI protected).
- Protect lines with 1/10" steel at stud penetrations if less than 1 ¼" to the **hole**.
- Light outside and switch inside of each **exterior** door.
- A light is required in the kitchen and each bath.
- At least one **receptacle** must be located on the outside of the building at front and at rear (GFCI protected).
- A light or a switched receptacle is required in each room, hall, stair, and attached garage.
- Each **bathroom** shall have at least one receptacle by each lav (all receptacles in bath to be GFCI protected).
- A light is required in the attic, utility room, basement or under floor space if used for **storage or equipment**.
- A receptacle is required at or near the equipment if located under floor or in attic (**GFCI** under floor).
- Spa type tubs shall have a 20 amp dedicated circuit (**GFCI**).
- The **service panel** is a service type, is adequately supported and tied to ground (attached at 24" intervals).
- The neutral buss is **bonded** to the service can.

Lath Nailing

- Staple (16 gauge) spacing at 6" o.c. on studs at 24" o.c.
- Caulk around all penetrations (plumb, electrical, etc.)
- 2" lap and 6" joints on kraft waterproof **building paper** (2 layers over wood sheathing).
- Weep **screed** of 3 ½", 26 gauge metal is in place a minimum of 4" above earth and below the sill plate.
- No dry wall nailing inspection is required.**

Final

- Ensure that **Rough Inspections** were performed.
- Collect copies of Maricopa County Flood approval, Health Department approval, Stucco Certificate, Rural Metro Fire sticker, Special Inspection Certificate (building height), and Blue Cards.

Building

- Verify that **grading** is away from the building and House **numbers** are installed.
- Door from house to garage is **solid core, self-closing** with the springs properly loaded.
- Combustion air venting at **gas fireplaces** with fire logs installed.
- Guardrail @ 36"** with 4" spacing on intermediates & **handrails @ 34"-38"** (1 ½" to 2" in diameter).

Electrical

- GFCI** receptacles w/in 6' of kitchen sink, in baths, in garage, in unfinished basements and outside.
- Verify that all receptacles are **wired** correctly and that all circuits are **labeled** at the panel box.
- Verify that **Smoke Detectors** are installed in the correct locations and that they work, if possible.
- Check for **lights** at all exterior doors.

Plumbing

- Shut off valve** on each gas appliance at the house.
- Dishwasher loop higher than sink trap or an air gap.
- Water heater **relief line** to extend to outside (6" to 24" above ground and pointed down) without a trap.
- Vacuum breakers** installed on all hose bibbs
- Last check on pressure on **gas lines**.

Mechanical

- Check that at least one screw is in each joint of '**B**' vents & that they are inclined upward.
- Combustion air is adequate for **gas appliances** (water heater, furnace, etc.)
- Sources of ignition** should be at least 18" above the garage floor.
- Condensate** line to run from the condenser unit of the A/C to the outside in a downward direction.