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**
- 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**
- 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 1/4" fall per foot (1/8" per foot may be acceptable if line is 4" in diameter).

**Gas Yard Line**
- 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**
- #4 ground wire, solid or stranded, at least 30' long (20' in concrete and 10' out).
- 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**
- 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**
- 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**
- 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 1/2" fall per foot (1/6" 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 1/4" 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**
- Verify installation is in conduit and sweeps are used.
- Check for bedding and shading material.

**Under Slab Mechanical**
- Verify duct runs are not in interior bearing footings.
- Check for bedding and shading material.

**Preslab**
- Check interior footings for location and steel.
- Verify expansion material at stem wall and at least 3 1/4" of concrete.

**Roof Sheathing**
- 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**
- 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**
- Ensure that prior inspections were performed (Footing, Stem, Utilities, Under Slab & Roof Sheathing).

**Plumbing**
- 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" of 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.
- Grount open area around tub/shower drains in slabs.

**Mechanical**
- 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) & ¼” 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 H25 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”.
  - Framing 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 rafters spaces (1/300 if up & down or 1/150 of area).
  - Shear panel or diagonal bracing at comers 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 24” o.c. 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 tree trunk and gas lines to the gas meter (if branch circuits are used).
- Protect lines with 1/16” steel at stud penetrations if less than 1 ½” 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 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 4” intervals).
- The neutral bus 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 (plumbing, 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.
- Guardrail @ 36” with 4’ spacing on intermediates & handrails @ 34”-36” (1 ¼” 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 bibs
- 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.