



MOST COMMONLY OBSERVED NON-COMPLIANCE ITEMS (RESIDENTIAL)

THIS LIST IS PREPARED BY THE BUILDING INSPECTION DEPARTMENT FOR INFORMATION PURPOSES ONLY, AND SHOULD NOT BE LIMITED TO THE FOLLOWING:

BUILDING LAYOUT (the 1st inspection called)

- Job site address not displayed (note: address must be displayed through out construction and be permanently affixed to building with minimum of 4 inch letters visible from the street for final inspection)
- Form Survey, Port-A-Can and Trash bin not on job site
- Tree protection
- Make site safe & sanitary

TEMPORARY POWER

- Pole not supported properly
- Missing cover or damaged outlets
- Ground rod length not to code
- No job site address

PLUMBING ROUGH – Performed w/Layout

- No water or low water level in drain piping
- Developed length from trap to vent exceeds code
- Joints leaking
- Parts of drain covered by foundation workers prior to inspection
- No sleeve where drain exits foundation
- Buried covered unable to inspect
- Air test below 5 pounds

WATER AND SEWER YARD LINE

- Other utilities in same ditch
- Water and sewer not separated or water line not sleeved if closer than 5 foot to sewer line (depends on piping material used)
- No water test on building sewer
- Water and sewer line not properly bedded
- Clean outs at street and at building not roughed in Sewer line not graded properly
- Buried or covered unable to inspect
- 10-foot head required

COPPER AND WATER – Performed w/Foundation

- Copper not sleeved
- Water piping not insulated 2 feet back from exterior walls and where copper enters foundation
- Copper in contact with reinforcing steel
- Water piping flattened or kinked
- Relief line for water heater without proper fall
- Insulate all hot water lines if circulating pump to be used

FOUNDATION

- No plans on job site
- Engineer's Pre-pour report not uploaded into MPN
- Plans have different address than job site
- Foundation not per plan
- Reinforcement not to plan, (improper size, improper spacing, improper clearances)
- Beam depth and width not to plan
- Bottom of form boards not reaching the ground allowing leakage of concrete
- Beams not square and bottom of beam not clean
- Poly not cut and removed from bottom of beam
- No dowels at garage entrance
- Tree roots in beams
- Water in beams
- Wood supporting reinforcing steel
- Make site safe & sanitary

PLUMBING TOPOUT – Performed w/Frame

- Gas pressure below 20 PSI
- No test on water supply
- Hot and cold water not tied together for test Copper water pipe in contact with dissimilar metal.
- Water heater drain pan line smaller than 1-inch Water heater vent in contact with combustibles
- Water heater vent termination less than 5 feet above draft hood Water heater not on 18-inch platform above garage floor Combustion air for gas water heater closet not roughed in, roof vents not extended through roof
- No water test on shower pan or no water test on upstairs tubs leaks in drain or water supply piping
- Vents and water piping not supported to code
- Water supply piping not insulated in outside walls and unheated areas
- Under the counter remote gas range cutoff not roughed in
- Insulate all water lines in attic or exterior walls
- No "S" trap allowed
- Air test to be 60 pounds or water pressure test on all water lines

UNDERGROUND ELECTRICAL

- Burial depth less than 24 inches
- Riser above ground is less than schedule 80

ELECTRICAL ROUGH – Performed w/Frame

- Wires closer than 1 1/4 inches from face of studs Damaged insulation
- Outlets more than 12 feet apart
- No outlet provided for hall or halls over 10 feet in length
- No Noalox on aluminum service wire
- Other outlets on bathroom GFI circuit
- Wiring in contact with water heater vent, furnace vent, or fireplace flue pipe
- Bare copper ground in contact with gas pipe
- Separate circuit not provided for dish washer, disposal, refrigerator, and or gas dryer
- Smoke detectors not provided in areas where required by code

ROUGH MECHANICAL – Performed w/Frame

- Return air located in kitchen or within 10' of gas fired appliance
- Wood in drain pan
- Primary and secondary drain line termination not complete
- Furnace vent in contact with combustibles
- Combustion air not provided to furnace closet
- Dryer vent not complete or exceeds maximum developed length (25')
- Exhaust fans not provided where required by code, or exhaust piping is damaged or not terminated to exterior
- HV AC duct is damaged, incomplete, or not supported to code
- Attic unit not supported by minimum of 3/4-inch decking
- Needs to meet IECC (International Energy Conservation Code)

FRAMING

- Job site not safe and sanitary; trash, lumber with nails, port-a-can missing, no job site address
- Fire blocking not to code; no fire stopping around tub traps at 2nd floor, no fire stopping at the top of fir down, chases, arches, stairs, flue pipes at ceiling and floor at each level, and all penetrations through plates and decking at ceiling and all upper levels
- Exterior sheeting not sealed (if you can see daylight through holes and cracks in the sheeting moisture can enter the walls of the structure)
- All ground floor columns, studs, and lower floor supports not resting on treated plates
- Headers not shimmed, over cut studs not repaired, door frames not blocked at hinges and striker, wind bracing not to code or installed improperly, cut trusses, holes cut or bored in lam beams, girders not supported with proper amount of studs, garage door header over spanned, stairs not to code, ridge and purling not properly sized to code, ridges, hips and valleys not supported properly, dead end of ceiling joists and beams not supported properly, ends of ceiling joists not tied together, over cut plates not strapped, plate anchors not to code, glazing within 5 feet of tub or shower drain

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not safety plate, attic access to all spaces over 30 inches not framed in, fire place flue pipe in contact with combustibles, fire place not installed per manufacture's installation procedures.

- Sill plate (sole plate) not properly anchored to foundation.
- Make site safe & sanitary
- Wall bracing not per plan

INSULATION

- ResCheck/ComCheck forms not posted
- Does not meet ResCheck/ComCheck requirements

PERMANENT POWER

(The electrical company that pulled the permit only calls this inspection. The meter may be moved from the temporary construction pole to the building so that circuits may be tested and labeled for the electrical final)

- Underground electrical not called for or passed
- Unable to verify proper grounding/bonding
- Wiring within structure not properly terminated
- Exposed wire

FINAL ELECTRICAL – Performed w/Final

- Smoke/carbon monoxide detectors not to code
- Main and sub panel breakers not labeled
- Power not turned on at building
- No disconnect on outside a/c unit if unit is out of site of main disconnect
- Required GFCI outlets are not labeled or properly identified
- Single outlets not installed for designated circuits
- Wires not protected at attic access or equipment catwalks
- Missing fixtures, cover plates, and unused outlet boxes not blanked off
- Island counters over 4 feet without the proper amount of outlets
- Dish washer and disposal wires not strapped or supported
- Exposed wire/fixture cover plates not in place
- Arc-fault protect not to code
- Improperly sized breakers

PLUMBING FINAL – Performed w/Final

- Gas/B-vent installation not to code
- Gas pressure test below 20 PSI
- Clean out for kitchen sink covered
- Leaking traps
- No vacuum breakers on outside hose bibs
- Relief line for water heater not to code
- Fixtures not trimmed out
- Gas pipe not protected at attic water heater and HV AC catwalk
- Plumbing vents not painted for UV protection
- Combustion air not to code

MECHANICAL FINAL – Performed w/Final

- Catwalk around attic units not to code
- Drain pans for secondary condensate full of insulation
- Disconnect for inside HV AC units not provided
- Bath and utility room vent fans not trimmed out or operational
- Range vent hood duct to outside not connected
- Primary condensate lines not connected at lavatory traps
- HVAC outside compressor at or below finished grade
- Improper breaker size

BUILDING FINAL

EXTERIOR

- Plumbing vents not painted for UV protection
- Vent caps and fireplace flue cap missing
- Roof flashing damaged, not properly installed or not sealed at overhangs
- Expansion joints in masonry not caulked and weep holes not to code
- Exterior penetrations not sealed at hose bibs, A/C lines, dryer vent, and at all electrical boxes
- Finished grade too close to finished floor and proper drainage not provided around foundation
- Drive way, curb, or sidewalk cracked
- Water meter box and customer cutoff covered with dirt or full of dirt
- Sewer cleanouts buried or extending too far above grade
- A/C compressor behind privacy fence and out of site of disconnect
- Window screens missing
- No permanent address on house
- Steps and hand rails not to code
- Make site safe & sanitary

INTERIOR

- GFCI outlets not labeled
- Tub or shower stall not completed
- Weather stripping missing from exterior doors
- House to garage door not to code
- Exposed wiring in garage walls Insulation certificate missing
- Unable to access attic, no pull down stair or ladder on site
- Range, dishwasher, and vent hood not installed
- No non absorbent, washable surface behind kitchen range
- Smoke alarms not operational or not wired together
- Fireplace hearth not to code
- Carbon monoxide alarm missing
- Duct leakage test report missing/not uploaded into MPN
- Dryer vent length not properly indicated
- Energy compliance certificate not posted @ subpanel
- Trades working or buyer walk in progress
- Building locked