



New Home Inspection Checklist

Site/Footing

1. Property address posted
2. Erosion control in place / site entrance
3. Survey + plans on site
4. Site location, check survey/setbacks
5. Dimensions per plan
6. Soils OK, no water, mud, loose or frozen soils
7. Forms in place per plan, + pad footings
8. Rebar if required, correctly placed
9. Debris contained, dumpster or fenced area

Cold Weather Masonry + Concrete

1. Protection required when temp is less than 40° F
2. Protect mortar from freezing for at least 24 hours
3. Protect concrete from freezing for at least 5 days
4. Insulating blankets or equivalent on site before work
5. Below 20° use heat to keep masonry temp above 32°
6. Below 0° concrete not without heated enclosure
7. Concrete can never be poured on frozen soil

Foundation

1. Property address posted
2. Site entrance has rock, street free of soils
3. Anchor bolts/straps – depth, placement, spacing
4. Top of wall sealed/cap blocks filled
5. Footing projection at least 2"
6. Wall not hanging over footing
7. Waterproofing
8. Insulation
9. Slip sheet for non-draining insulation

Underground Plumbing

1. All pipe visible for inspection
2. Purple primer on all joints
3. Piping laid on firm bed
4. Uniform slope, no dips
5. Pipe shall not move with downward pressure
6. Verify ¼" per foot pitch or 1/8" with exception
7. Main clean out within 10' of exterior wall
8. Cleanouts, each horizontal run + change of direction
9. Backwater valve installed if required
10. Vents, location, size, length
11. 5-pound air test - 15 minutes

Radon Mitigation System

1. Rock 2" to ¼" in size under slab
2. 6-mil poly over rock, seams lapped 12"
3. 3" pipe in "T" fitting or drain tile loop

Plumbing Rough-In Above Ground

1. Vent Cross-Section Area = largest *req'd* building drain
2. 4-inch required vent = one 3" + 2- 2" or 4- 2"
3. At least one 3" Vent Pipe through roof
4. Nail Plates when pipe is within 1" of framing edge
5. Nail Plates to extend 1 ½" beyond pipe diameter
6. Wet Vents max length 36" - 1 ½" pipe, 42" - 2" pipe
7. 5-pound Air Test - 15 minutes
8. Washer Standpipe min 2" 18" to 30" above trap
9. Washer Standpipe Trap, 6" to 18" above floor
10. Shower Pan liner slopes ¼" per foot toward drain
11. San Tee fitting not in horizontal drainage pipe

Mechanical Rough-In

1. Heat supply + return air ducts balanced
2. Joints + seams sealed, approved tape or mastic

Gas Piping

1. 25-LB air test on main + each appliance line
3. ½" pipe secured every 6'
4. Piping in holes, < 1 ½" to wood edge, steel plates
5. No concealed joints/connections
6. Separated from dissimilar materials
7. Valve, Sediment Trap, Regulator, Union, *sequence?*
8. Gas Leakage Check at final

Framing

1. Structure is weather tight
2. All windows, doors and roof complete
3. Roof vents installed correctly
4. All rough-in inspections passed
5. Truss specs on site for inspection
6. Roof & floor truss bracing per specs
7. Roof trusses attached with positive connections
8. No altered or damaged trusses
9. Double top plates offset min 24"
10. Joist bearing min 1-1/2" or hangers or pinch block
11. Point loads follow path to foundation
12. Interior bearing walls anchored
13. Anchor bolts - tightened nuts and 2" washers
14. Draft stop – every 1,000sf of concealed space
15. No floating edges with floors & walls
16. Stairs rise, run, headroom
17. Cut, notching, boring in floor joists
18. Fire blocking - 10' vertically & horizontally
19. Portal Frame Hold Downs & connections
20. Sealed 22" x 30" Attic Access with side blocking

Insulation

1. No voids, holes or cuts in poly
2. 4-mil poly sealed around all openings
3. Foam around window & door frames
4. Wire & pipe holes in floor & ceiling fire blocked

Final Plumbing

1. House has hot & cold running water
2. All required fixtures are in
3. Fixtures are sealed to floor
4. Hot water piping is insulated as required
5. Water heater valve within 6' of unit
6. T&P valve/pipe secure + within 18" above floor
7. Manometer test passes

Final Heating

1. Gas leakage check with manometer
1. All diffusers are in
2. Furnace has clean filter installed
3. Exterior gas pipe penetration sealed
4. Air exchanger good
5. Make-up air provided *if required*

Building Final Inspection Checklist

1. All inspections complete including *electrical final*
2. Blower Door, Attic Insulation, Septic, Water, Well
3. Final Grade complete, agreement signed or escrow
4. Property Address posted and visible from street
5. Construction Debris and Equipment are gone
6. Temporary Steps *if present* are code compliant
7. Exterior Penetrations sealed
8. Fire Wall in garage, fasteners good, no holes or gaps
9. Hot and Cold Water and Heat working
10. Duct Openings clean, diffusers installed
11. Exhaust Fans are working
12. Air Exchanger working & Exterior Vents labeled
13. Make-Up Air OK *if req'd* & Exterior vent labeled
14. Radon Pipe labeled
15. **Smoke & carbon monoxide alarms**, in & working
16. **Patio Door blocked** to less than 4 inches opening
17. **Window Fall Protection** installed where required
18. **Safety Glass** installed where required
19. **Steps, landings, handrails & guards code compliant**
20. Sump basket lid secured
21. No holes in exposed flame-retardant poly
22. Basement ceiling protected with gyp board
23. Enclosed accessible space under stairs protected
24. Radon, slab sealed to foundation wall
25. Attic access has gasketed seal

Final plumbing with building final must include:

1. House has hot and cold running water
2. Hot Water Piping is properly insulated
3. Manometer Test good, no visible signs of leaks
4. All Required Fixtures installed and sealed
5. Utility Sink, Water Meter & outside sill cocks secured
6. T & P Valve & Pipe secure & within 18 inches of floor
7. Water Heater venting OK, shutoff valve within 6 feet
8. Dishwasher Air Gap installed or alternate installation

Final heating with building final must include:

1. Manometer Test is good and furnace is operational
2. Main Gas Line labeled & secured at proper intervals
3. Main Gas Line Valve within 6 feet of furnace
4. Valve, Sediment Trap, Regulator, Union, *sequence-?*
5. Furnace Intake & Exhaust Vent Terminations comply
6. Outside Fresh Air intake & exhaust outlets labeled
7. Basements have one supply & return separated
8. Ducts in unconditioned space are air tested
9. Under Cabinet Ducts connected to toe kick diffusers

Note: *This checklist does not address all requirements.*

CODE OF ETHICS

Place the public's welfare above all other interests.

Accept no personal favors for public services.

Demonstrate integrity, honesty, and fairness.

Strive for excellence in ethical conduct.

Seek to improve professional competence.

Do what is right and do your best.

Treat others as you would like to be treated.

Working Together



To Build Safe Homes

Accuracy – Efficiency – Uniformity