MERCED COUNTY

DEPARTMENT OF PUBLIC WORKS
Building and Safety Division

Paul A. Fillebrown
Director

Richard S. Graves, C.B.O.
Deputy Building Official

2222 "M" Street, 2nd Floor
Merced, CA 95340
(209) 385-7477
(209) 385-7302 Fax
www.co.merced.ca.us

Equal Opportunity Employer

GENERAL INSPECTION CHECKLIST (for most wood framed structures)

Underslab Inspection: Verify all requirements of the soils report have been met.

1. Drain/waste/vent - Check size, location, fall, fittings, cleanouts, pipes wrapped, water test.
2. Gas pipe - NOT ALLOWED UNDER SLAB - exception for natural gas to island stove in approved vented pipe or chase.
3. Water supply pipe - Pressure test, size, location, pipes wrapped.
4. Electrical underground - conduit, wiring size, approved materials.
5. Plenums and Ducting - Approved materials & installation by Code or listing.

Foundation Inspection: Verify all requirements of the soils report have been met.

1. Location - check setbacks, easements, proximity to slopes.
2. Anchor bolts, Hold downs.
3. Footings - size, re-bar, Ufer ground, Compaction test (if required).
4. Stemwalls - size, blockouts, re-bar.
5. Slab - Vapor barrier, reinforcement wire or steel, plumbing wrapped.
6. Pier footings - size and placement, re-bar, masonry fireplace.
7. Advise owner that elevation certificate is required prior to passing framing (if in flood zone).

Underfloor Inspection:

1. Drain/waste/vent - Check size, location, fall, fittings, cleanouts, water test.
2. Gas pipe - size, anchorage, pressure test, NOT ALLOWED UNDER SLAB.
3. Water pipe - Pressure test, support, regulator (if supply pressure exceeds 80 psi).
4. Electrical underfloor - size, approved for use, support.
5. Plenums and Ducting - Clearance, support, approved materials.
6. Girders, sills, joists, anchor bolts, vents.
7. Ties, splices and special connectors.
8. Wood to earth clearances.
9. Insulation (may be a separate inspection).

Roof Nail / Shear Nail

1. Roof nail - check grade / span of sheathing, nail spacing, missed nailing.
2. Trusses - girder truss bearing, truss bracing.
3. Exterior shear - location, nailing (edge, seams & field), straps, hold downs.

Plumbing: **fr* means check at frame inspection

1. Water Heater - Vent**fr*, combustion air**fr*, anchorage, access, 18" above floor in garage**fr*.
2. Water pipe**fr* - pressure test, support, nail protection.
3. Drain/Waste/Vent**fr* - water test, support, nail protection.
4. Shower pan - water test.
5. Tubs**fr* - Access if slip joint, varment-proof @ drains.

6. Gas pipe - Pressure test, support**fr*, size**fr*, materials**fr*.
7. Metal plumbing @ firewall penetrations**fr*.

Electrical: **fr* means check at frame inspection
1. Light fixtures - clearance, protection, flourescent in bath & kitchen.
2. Receptacle spacing**fr*, required lighting**fr* and switches.
3. Outlet boxes**fr* - size, # of conductors, Fire walls, conductors/cable secured.
4. NM cable (romex)**fr* - Nail protection, firewall penetrations.
5. Equipment Grounding**fr* - Mechanical fasteners, bond gas & water pipe.
6. Kitchen - Two 20 AMP appliance circuits**fr*, GFI all counter outlets.
7. Service - Panel secure, solid ground rod, riser, main disconnect.
8. Clothes closet lights**fr*, Shower lights, Spa light.
9. Smoke detectors - location**fr*.
10. Arc-faults in bedrooms-all outlets **fr*.

Mechanical: **fr* means check at frame inspection
1. Heating and AC ducts**fr* - Insulation, support.
2. Exhaust Fans / Dryer Ducts - Must terminate outside**fr*, support**fr*.
3. Furnace - Vent**fr*, access**fr*, return air**fr*, combustion air**fr*, 115 volt outlet**fr*.
4. Furnace in attic - Access**fr*, light**fr*, 115 volt outlet**fr*, platform**fr*.
5. Condensate drain**fr* - drain, overflow, size, discharge to outside or approved location.

Framing: Items marked with `**fr*' on plumbing, mechanical & electrical above must be checked @ frame inspection.
1. Sills - Material, anchors, splices.
2. Wall studs - Nailing, spacing, bracing (all exterior, interior walls @ 34' o.c. max), plates.
3. Bearing walls over girders, floor nailing.
4. Draft Stops - Walls, ceilings, attics (in duplex & apartments).
5. Fire Stops - Furred ceilings, stairs, chases, tubs.
6. Headers and Beams - size, bearing.
7. Hangers - Post caps, anchors, connectors.
8. Ceiling joists/Rafters - Spacing, collar ties, purlins, bracing.
9. Trusses - Girder trusses, bearing, bracing, connections, roofing used matches truss calc..
10. Roof - Flashing, roofing, fire retardant.
11. Fireplace - Ties, throat, clearances, Class A flue.
12. Attic access - Size, location, NM cable protection, draft stops.
13. Bedroom (emergency egress) - Window sill height, dimension or exterior door.
14. Garage Fire Protection - Sheetrock type X, 5/8"; self closing, self latching, solid core door.
15. Exit Doors - One 3' x 6'8" door, garage man door, 3-story or 3,000 sq.ft.+ requires two exits.
16. Stairs - Width, headroom, rise, run, landing, fire protection.
17. Ventilation - Attic, underfloor, underfloor access.
18. Siding - Nailing, grade, bracing, weatherproofing.
19. Stucco - Mesh, screed, nailing, weatherproofing.
20. Glazing - Safety glazing, light and ventilation, energy calc.
21. Shear Walls - Nailing, bolting, special connectors.
22. Infiltration - Seal wall & plate penetrations, around windows.
23. Collect elevation certificate prior to passing frame (if in flood zone).

Insulation:
1. Walls; ceilings or insulation certificate.

Gypsum wall board:
1. Nail / screw spacing, fire rating, backing or clips.
2. If used for interior conventional bracing, 7" o.c. spacing on nailing, or per engineers specs.

Final:
1. Smoke detectors, bedroom emergency exiting/egress.
2. Furnace - vents, clearance, rating, combustion air.
3. Furnace in garage - 18" above floor, protection from physical damage.
4. GFI - Bathrooms, within 6' of kitchen sink, garage, exterior.
5. Electrical - panel boxes, breaker/wire sizes, label breakers, switch plates and outlet covers.
6. Exits - Doors, stairs, rails, openings.
7. Landings - guardrails, deck, post base/caps.
8. Stairs - handrail/guardrail, openings.
9. Kitchen - fixtures, appliance grounds, air gap, cook-top clearances.
10. Kitchen - receptacle outlets, GFI protection.
11. AC ducts in garage - 26 gauge or fire damper.
12. Garage to house door - Closer, latch, landing, solid core.
13. Garage receptacles - GFI, NM cable protected.
14. Water Heater - Vents, vent connectors, clearances, combustion air, pressure relief valve to outside, 18" above floor in garage, seismic straps (two req.), mechanical protection.
15. Plumbing, mechanical and electrical equipment listed for location.
16. Fireplace or stove - Clearances, hearth, doors.
17. Attic - insulation, ventilation.
18. Foundation vents/Underfloor access.
19. Site - Grading, drainage, house numbers.
20. AC unit - Disconnect, plumbing, electrical, secured to pad.
21. Vent termination - plumbing, appliance, fireplace.
22. Exterior electrical - Trim, GFI, service labels.
23. Exterior plumbing - Water, sewer, cleanouts, backflow prevention on hose bibs.
24. Safety glass - tub/shower enclosures, doors, sidelights.
25. All corrections from previous inspections.
26. Gas test, Meters tagged for gas and electric.
27. Check Mandatory Energy Req.-Occ Sensors-Dimmers-Auto on/off
28. Certificates - energy, insulation.
29. Department clearances - Planning, Roads, Health, Fire.
30. Issue Certificate of Occupancy.

DECKS, COVERS, CARPORTS AND GARAGES
1. Location - check setbacks, easements, proximity to slopes.
2. Anchor bolts, Holddowns.
3. Footings - size, re-bar, User ground, Compaction test (if required).
4. Stemwalls - size, re-bar.
5. Slab - Vapor barrier, reinforcement wire or steel, plumbing wrapped.
6. Pier footings - size and placement, re-bar.
7. Framing, trusses, roof sheathing nail
8. Weather exposed lumber appropriately protected.