



RESIDENTIAL BUILDING INSPECTIONS

Where Life is Sweet

This is a general list of typical inspections for a new single family dwelling or addition. The required inspections for each individual project can vary depending on the complexity, design, and materials used. If you have specific questions regarding your project, please call our office 541-667-5025.

FOOTING	Call for inspection after the forms are set up and rebar installed and BEFORE any concrete is poured. Property lines must be identified with string line and property pins.
FOUNDATION WALL	Call for inspection after forms are set up, all rebar, vents, and hold downs are installed and prior to pouring concrete.
WATER/SANITARY SEWER SERVICE	Call prior to covering
UNDERFLOOR/POST & BEAM	Call for inspection after the floor system is framed, all underfloor plumbing and mechanical is installed and BEFORE any subfloor or insulation is installed.
CONCRETE FLOOR SLAB (within building)	Call for inspection after all under-floor plumbing, electrical and mechanical systems have been installed and approved, the ground surface is prepared and leveled, forms are in place and secured, reinforcing or woven wire mesh (if required) and under-slab insulation (when required) are in place. We strongly recommend that you allow 24 hours from the time of your inspection to your pour to allow for corrections and reinspection.
BRACE PANEL/SHEARWALL	Call for inspection after holddowns and/or straps are installed, exterior sheathing is installed and nailed properly, the roof sheathing is installed and nailed to any required blocking and BEFORE any house wrap, or siding is installed.
PLUMBING TOP OUT	DWV and supply piping are installed, tub, and showers installed and all piping are under test. Call before covering.
GAS PIPING/TEST	Gas piping and air pressure gauge are installed and the line has been pressurized to 10psi for 15 minutes. (Frequently requested at the Mechanical Rough In inspection)
MECHANICAL ROUGH IN	Call before covering; all ducts and vents are installed and supported
ELECTRICAL SERVICE	Meter base, service entrance conductors, service panel, and grounding & bonding are installed. Frequently requested at the same time as the Electrical Rough In inspection.
ELECTRICAL ROUGH IN	Call before covering- Service in, boxes installed, circuits run with conductors made up.
FRAMING	Call when weather tight, all backing, fire blocking, stairs, soffits in place; plumbing, electrical, and mechanical work complete and approved for cover; truss details posted on the job
INSULATION	Walls are insulated; ceilings that will not be blown-in are insulated
FINAL- STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL	Call after all structural, mechanical, plumbing, and electrical work has been completed and prior to occupying the home.

APPROVAL REQUIRED:

No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the building inspector.