The following is a listing of inspection requirements for residential construction projects. The list is intended to itemize some of the more common inspections but may not include every required inspection on any given project. Always check with your project Inspector for specific details. This information is intended to be illustrative but not inclusive of all aspects of the inspection process and should not, therefore, be considered as a "punch list" of all required inspections.

For purposes of this information, a residential construction project is defined as the construction of a one or two family dwelling. For more information, please contact Hillsborough County Planning and Growth management, Development Services Division at ***813-635-7300***

RESIDENTIAL SITE INSPECTIONS

Pre-Site Inspection

1. Performed when plans are submitted for permits, generally does not require an inspection request.

Site clearing: Prior to beginning construction and clearing of land.

1. All tree protection must be in place.
2. Silt barriers must be in place.
3. All root and limb pruning must be completed.
4. All permitted trees removed or relocated.
5. All demolition completed.

Driveway Apron and Sidewalks

Pre-Pour

1. All construction in the Right- Of –Way should be inspected before and after placing concrete or installing any other improvements.
2. Forms must be in place to proper depth (driveway aprons to be 6" minimum and sidewalks not in the driveway are to be 4" minimum) and location. Maximum sidewalk side slope is 1/2" to the foot, and maximum pedestrian ramp slope is 1" to the foot.
3. Sub-grade must be compacted.
4. No reinforcement is allowed in driveway or sidewalks.
5. Expansion joint material shall be used between apron and curb, at property line and to separate new work from existing.
6. Curb must be installed to approved plan.

Final

1. All concrete completed, forms removed, and right of way restored.

Masonry Fences (walls)

Foundation must be located as shown on the approved plans.

1. Size of excavation must be as shown on plans and bottom a minimum of 18" below grade.
2. Reinforcing must be supported and with the minimum number of laps.
3. Lintel/tie beam must be installed or formed as shown on the approved plans.
4. Weep holes (if required) must be located at grade elevation.

Culverts, Manholes, Inlets, Mitered End Sections, Headwalls (in right of way only)

Foundation, structure walls, and tops

1. All reinforcing steel and forms must be inspected prior to placing concrete.

Culverts

1. Only material and size as specified on the approved plans may be used.
2. Pipe location, and invert elevations must be as shown on the approved plans.
3. All culverts must be inspected during placement, before covering, and after completion. Density tests must be performed along both sides of the excavation at the springline, and over the pipe at one (1) foot intervals.
4. All joints must be wrapped with filter fabric and banded.

Final Inspections

1. All required trees, one (1) inch caliper (minimum), 30 gallon container grown, planted on site, and must be in good health.
2. All required gutters, downspouts, swales, retention ponds, and any other drainage features, sod in place, and site grading as approved on the plans.
3. Driveways, sidewalks, culverts, headwalls, mitered end sections, right of way restoration completed, and any other improvements in the right of way completed.

RESIDENTIAL BUILDING INSPECTIONS

Foundations, Grade Beams, Pile Caps, Foundation Pads

1. All trenches or excavations and formwork shall be in accordance with the size(s) and configuration(s) as per approved plans.
2. Area within excavation or forms must be properly compacted and free of any organic material or other debris.
3. The bottoms of all foundations shall be a minimum of 12" (inches) below grade unless designed differently by an Architect or Engineer and approved by the plans examiner.
4. All steel reinforcement must be in place, and properly sized, supported, spaced, overlapped, and tied as required. All steel must be free of excessive mud, scale, rust, soil or debris.
5. Foundation survey shall be on site and available for review by the Building Inspector.
6. All concealed electrical, plumbing, gas or mechanical components must be completed, tested and must have passed inspection before covering.

Stem Wall Inspection

1. Foundation and footer excavations and/or forms must be formed and placed in accordance with the requirements of the approved plan.
2. Area within the footer or forms must be properly compacted and free of any roots, debris or organic materials.
3. The bottoms of all footers shall be a minimum of 12" (inches) below grade unless designed differently by an Architect or Engineer and approved by the plans examiner
4. All steel reinforcement must be in place, and properly sized, supported, spaced, overlapped, and tied as required. All steel must be free of excessive mud, scale, rust, soil or debris. Foundation survey shall be on site and available for review by the Building Inspector.
5. All concealed electrical, plumbing, gas or mechanical components must be completed, tested and passed inspection before covering

Slab Inspection

1. All excavations and/or forms must be erected in accordance with the size and configuration as per the approved plans.
2. Area within excavation of formwork must be properly compacted and free from any cellulose containing materials such as roots, scrap lumber or cardboard material.
3. Provide certification of soil treatment by a licensed pest control company.

4. Vapor barrier, steel reinforcement and expansion joint materials properly in place. Vapor barrier must be 6 mil plastic and all joints must be lapped and taped or sealed. Use of Fiber-mesh entrained reinforcement must be indicated on approved prints. If welded wire mesh is to be used for reinforcement, the mesh must be supported on proper supports.

5. All concealed electrical, plumbing, gas and mechanical components must be completed, tested and have passed inspection before covering. The inspections for all trades must be performed and passed before the pre-pour slab inspection can be performed.

Column/Tie Beam Inspection

1. Masonry walls must be complete and steel reinforcement in place, properly overlapped, supported and tied.

2. All tie beams and columns must be installed and/or formwork erected in accordance with the size(s) and configuration(s) as per approved plans. Substitution of alternate materials or methods must be approved by the Plans examiner.

3. All formwork must be properly braced, supported and tightly constructed.

4. All cleanouts must be provided and the vertical cells clean of all debris. No excessive scrap cement or mortar is allowed in cells. No debris, cellulose containing materials, or dirt is allowed in the cells.

5. An approved barrier material must be used to block cells which are not to be poured. The approved materials are metal caps or screening material. Under no circumstances is felt paper allowed to be used without prior approval from the Building Official.

6. All concealed electrical, plumbing, gas or mechanical components must be completed, tested and *have* passed inspection before covering.

Sheathing Inspection

1. All wall and roof sheathing must be installed in accordance with the fastening schedule on the approved plans and shall be inspected prior to dry-in. All miss-nails and “shiners” must be removed. All valley and eaves blocking must be in place. Roof sheathing shall be installed using approved plywood clips and must have 1/8” gap on all butt joints. All wall sheathing shall be installed using 1/8” gap on all joints.

Framing Inspection

1. Provide inspector on site with approved plans and engineered truss drawings.

2. Provide certificate of elevation when required (flood zones).

3. Lot must be strung for the Inspector to verify setbacks or a Tie-In survey must be provided.

4. All framing, bracing, fire-blocking, draft-stopping and anchoring devices must be in place and installed in accordance with the type, sizes(s) and configuration(s) on the approved plans. All clamps, fasteners, clips, hold down devices, and straps must be installed in accordance with manufacturer specifications.

5. Walls, partitions, floors, floor/ceiling and roof ceiling assemblies must be installed in accordance with the approved plans. All smoke barriers must be in place and in accordance with approved plans.

6. Rooms, spaces, corridors, accessibility areas and doorways shall be sized and configured in accordance with the approved plans. Any changes must have an approved addendum to the plan.

7. The building must be weather-tight and the roof dried-in, windows and doors installed and completed, all documents relating to the installation *of* the doors and windows must be on site for review.

8. Fireplace and chimney must be installed and provided with the proper clearances as per manufacturer specifications, proper fire-blocking and any required venting must be in place.

9. Every sleeping room in dwellings and dwelling units must have emergency egress openings (windows) which shall be sized and installed per code.

10. Attic and crawl space ventilation must be provided. Attic access must be framed in and noted on plan.

11. All concealed electrical, plumbing, gas and mechanical components must be completed, tested and *have* passed inspection before covering. All other trades inspections, Electrical, Gas, Plumbing and Mechanical/HVAC roughs must be approved prior to frame inspection. Wiring provisions made for smoke detectors and the locations must be indicated on the approved plans.

12. One ground level 29-inch clear width bathroom door provided to meet the Florida Accessibility Code requirements if required by the plans. One ground level emergency egress door, 32-inch clear width, must be provided. The egress door cannot open into the garage area and must be a side-swinging door.

13. All safety glazing in hazardous locations must be in place and properly identified.

Insulation Inspection

1. Framing inspection approval required before insulation inspection can be performed.

2. All concealed insulation, i.e. batts, blankets, foils, loose blown fill and depth fill gage must be in place, properly fastened and supported in accordance with the approved plans and industry standards.

3. All exterior envelope penetrations shall be caulked and sealed.

4. All top plate penetrations and floor/ceiling assemblies must be sealed with the proper material. Baffles or an equivalent method of protecting attic ventilation must be provided.

Final Inspection

1. The building or structure must be substantially complete and ready for occupancy, or the work for which the permit is required, must be complete.
2. Smoke detectors installed.
3. All stairs, handrails and guardrails complete.
4. Attic and crawl space access and ventilation must be completed.
5. Attic insulation must be completed and certificate of insulation displayed.
6. All locks and door hardware must be installed.
7. Post address as required, proper sized numbers on building or properly placed on curb and mailbox.
8. Final Termite Treatment and Permanent Termite Sticker in place.

SPECIALTY CATEGORY INSPECTIONS

Aluminum Pool Enclosures

Aluminum Enclosures and Screen Rooms

1. Foundation and slab must be inspected prior to pouring concrete.
2. All steel must be in place, properly spaced, lapped and tied. All supports and forms must be in place and properly installed.
3. Vapor barrier, if required must be in place and properly sealed and secured.
4. Termite pre-treatment must be installed by a qualified professional pest control company.
5. All concealed electrical and plumbing components must be completed, tested and passed prior to being covered.

Final

1. All components must be of proper size, installed and fastened in accordance with the approved plans.
2. All hold downs, clamps and tensioner wires installed as required by plan.

Swimming Pools and Spas

Pool Steel Inspection

1. All trenches must be excavated and/or forms erected in accordance with the size(s) and configuration(s) as per approved plans.
2. All steel reinforcement must be in place, and properly sized, spaced, overlapped and supported.
3. Foundation survey shall be provided or property markers shall be exposed and strung up to verify property setback requirements.

All concealed electrical and plumbing components must be completed, tested and have passed inspection before covering.

Rough In Inspection

1. The main drain is installed and filled with water, the valet system and/or pool heating system piping shall be installed, properly tested, inspected and passed before covering.

Pool Perimeter

1. Plumbing inspection is an open ditch inspection with exposed pipes, properly tested, inspected and passed before covering.

Final Inspection

1. The pool piping is completed and tested at a pressure of not less than 25 pounds.

Swimming Pool/Spa Inspection, Electrical

1. All metal components, deck steel, pool reinforcing and pool enclosure must be bonded together.
2. One GFI receptacle must be installed in the proper location.
3. Junction box/pool light, installed, must be completed and visible for inspection of bonding to pool lights.
4. Pool electrical inspection must be approved prior to concealment.

Final

1. Proper pool protection barrier as required by code in place.

NOTE: *Pool barrier must be in place and approved **prior** to filling the pool with water*

2. Alarms on doors and windows installed as required by code.
3. All equipment installed, properly grounded and protected.
4. Pool equipment must meet all zoning set backs. Bond in place and properly installed.
5. All prior inspections performed and approved.

RE-ROOFING OF STRUCTURES

Start-Up / In-Progress Inspection

1. Job must be in progress and deck area exposed before concealing any sub-surface work.
2. All damaged wood and materials must be replaced before covering up with dry-in felt.

Re-Roof Final

1. All roofing materials must be in place, sealed and properly installed.
2. Proper fasteners and sealants must be installed per Manufacturer's, specifications and requirements. (6 Nails per shingle minimum.)
3. All drip edge metal must be installed with the proper lap.
4. All vent stacks, ventilation devices, ridge vents or other roof top penetrations must be properly installed and sealed to the weather

RESIDENTIAL ELECTRICAL INSPECTIONS

Under-Slab Inspection

1. All conduits, raceways, grounding, and other components must be installed in open excavations.
2. All openings in conduits shall be sealed.
3. No backfill shall be placed until inspection is completed.

Rough-in Inspection

1. All cables and other components must be in place and secured to studs and ceiling joists.
2. All panel boxes must be in place with wiring connected to terminals.
3. All wiring joints shall be completed.
4. Electrical rough-in must be approved prior to concealment.
5. Conduit for overhead/underground service must be properly attached. Weatherhead must have rain caps with conductors having proper drip loop.
6. Service must be properly grounded with conductors installed.

Electrical Service Inspection

1. Conduit for overhead/underground service must be properly attached. Weather head must have rain caps with conductors having proper drip loop.
2. Meter can must have a lightning arrestor, and the service must be properly grounded.
3. Thru-roof risers must have a weatherproof boot installed.

Final Inspection

1. All switches, receptacles, fixtures and appliances must be installed and openings properly closed.
2. All panels must have breakers installed, and have covers installed with all circuits labeled.
3. GFI receptacle must be installed in the proper location.

RESIDENTIAL MECHANICAL INSPECTIONS

Rough-in Inspection

1. Horizontal mount air conditioning and heating air handler(s) must be installed.
2. Air handler suspended from the top chord of the trusses.
3. Plenums off of horizontal air handlers properly installed.
4. All duct work in attic is R-6.
5. Flex duct is supported properly. All air conditioning and heating duct work must be installed and properly supported.
6. Flex duct cannot be kinked at the elbows.
7. Flex duct connection. Inner liner is taped and strapped, outer jacket is taped or strapped.
8. Emergency pan and float switch is installed.
9. Attic access:

   Must be a minimum of 20" X 30" and located within 6' of the equipment.

   Walkway must be a minimum of 24" wide.

   Working platform must be the full length of the unit, 30" wide with a 30" high clear working space.
10. Secondary drain pan and drain lines installed.
11. Garage mounted vertical air handlers on platforms must have return air duct, Drywall boxes are not acceptable.
12. Air handler to have external marking for heat strip KW.
13. Air Handler Unit and condensing unit electrical disconnects must be within sight.
14. Refrigeration lines installed.
15. Bath to have a fan with metal exhaust installed and properly vented to exterior.
16. Dryer duct work must be installed and properly vented to exterior. Dryer duct length cannot exceed 25 feet. A deduction of 5' must be made for each 90 degree elbow and 21/2' feet deduction for each 45 degree elbow.
17. Gas fired equipment must have combustion air.
18. Gas fired equipment must have a flue vent installed.
19. Range hood duct work installed. The duct work is to be smooth wall sheet metal, no flexible duct is allowed.

20. Mechanical closets for attic mounted equipment to be framed in.
21. Location of condenser must meet zoning setbacks.,

Final Inspection

1. Grilles installed.
2. Air handlers in closets shall have secondary drain receptacles with float switches.
3. Air handler disconnect is installed and hooked up.
4. All equipment installed.
5. Concrete pad for the condensing unit installed in proper location and in accordance with approved plans. Disconnect in place and hooked up.
6. Dryer vent installed.
7. Range hood installed and properly connected to duct.
8. Refrigerant line cover installed.
9. Gas vents to be connected to appliances.
10. Electrical disconnects installed.

RESIDENTIAL PLUMBING INSPECTIONS

Under Slab Inspection

1. All underground water and sewer lines must be installed, and the excavation left uncovered. Thru-slab stub outs must be in place and correctly sleeved. All piping tested, inspected and passed before covering.

Rough-in Inspections

1. All piping must be properly supported, and all water and sewer lines must have the proper test and passed inspection before covering.

Tub Set Inspection

1. All tub and showers must be in place and all drains must be connected. The fixtures must be filled to overflow for test and have passed inspection before covering.

2. All water piping and diverter valves shall be tested, inspected and passed before covering.

3. All vents must be installed and must exit properly through the roof. One full size vent, thru roof, with air admittance valves allowed on all other vents. All vents must be accessible and open to free air intake.

Final Inspection

1. All fixtures must be installed, connected to the water and sewer systems and in proper working order.

2. All hose bibs must have a non-removable vacuum breaker.

3. All inspections have passed up to final stage. The site utilities and irrigation must have passed a final inspection and be signed off.

Sewer Inspection

1. All piping must be in place, under proper test and properly supported. Excavations are to be left uncovered until the inspection is made and passed.

2. All cleanouts must be properly installed, and the line must be closed off and filled with water to check for leaks.

Irrigation Inspection

1. Backflow preventer and rain check must be properly installed, and piping must be in place to pass final inspection.

NATURAL GAS INSPECTIONS

Rough In Inspections

1. The pressure test on new installations is 20 lbs. on a 30 pound gage.

Final Inspections

1. After the fixtures have been set, a manometer test and final should be called before the fixtures are in operation. If any of the fixtures or appliances requires immediate service, then contact your local gas company.