

RESIDENTIAL INSPECTION CHECKLIST

DO YOU HAVE THE FOLLOWING COMPLETED?

- | | |
|---|--|
| <input type="checkbox"/> Property platted & recorded | <input type="checkbox"/> Building plans reviewed |
| <input type="checkbox"/> Property zoned properly | <input type="checkbox"/> Tree review |
| <input type="checkbox"/> Residential building permit application approved | <input type="checkbox"/> Building permit issued |

NO

Contact the Development Services Department (DSD) about the documentation you are missing.
(210) 207-1111

YES

STAGE 1

At this stage, you are required to secure a 3rd-party inspection from a licensed and registered engineer for your foundation. Other inspections include the Plumbing Rough-in and Electrical.

Key items inspected include: water pipe in-slab, underground water lines and final Sewer. Electrical inspections include concrete encased electrodes and an optional TML inspection.

- Foundation Plumbing Electrical

STAGE 2

This stage inspects the Electrical Rough-in for boxes, wires/conductors, grounding method and meter to breaker panel. The Plumbing Top-out will review pipe sizes, use of proper materials, drain lines, securing of piping, equipment installation and a water test. A gas pipe test will be performed. The Mechanical checks the vents, duct-work, drain lines and equipment installation. A Frame Inspection is performed after all Trade Inspections have been completed.

- Mechanical Plumbing Electrical Gas Frame

STAGE 3

The Insulation and 3rd-Party Duct Inspection must be completed after all the above inspections have been approved and prior to concealment. Note: A Shower/Pan Liner Certification Letter and the Insulation Certification Letter is acceptable in place of an inspection. (IB181)

STAGE 4

The final set of inspections will ensure that your structure meets all the necessary requirements. In order to consider your project completed, you must obtain the following final inspections; Building, Electrical, Mechanical, Gas, Plumbing and a Tree Inspection. These final inspections must be approved for your project to be completed and before you can apply for your Certificate of Occupancy and transfer of utilities.

- Mechanical Plumbing Electrical Gas Tree Building

INSPECTIONS OVERVIEW

Building inspections are performed at each stage in the building process to ensure the health and safety of our community. Department inspectors are either licensed in the trade itself or have achieved the International Code Council Certification. These inspections are required to ensure your project is in compliance with City Building Codes. As the project owner, you need to ensure inspections are done at the right time whether it's new construction or additions.

Call the Development Services Department at (210) 207-1111 about required documentation and any questions regarding the Inspection process.

**CERTIFICATE
OF
OCCUPANCY**

Residential, authorizes the builder to transfer utilities to the homeowner