

Residential Field Inspection Checklist

This checklist is intended to be used as a general guide when inspecting new residential construction and contains references applicable to the most common situations. Additional code sections, inspections, or variations to the process may be necessary based on specific conditions.

Footing Inspection

- Site address [R319]
- Setbacks to property lines (per local authority)
- Soil conditions [R401, R403.1.8]
- Footings:
 - Strip or pad footing width, thickness, slope, strength [R402.2, R403]
 - Deck footings [R507.3]
- Depth and frost coverage [R403.1.4]
- Rebar: per approved plans if specified

Foundation Wall: Cast-in-place (pre-pour) Inspection

- Forms: wall height & thickness [R404.1.3, R404.1.5]
- Form placement on footing, footing projections [R403.1.1]
- Reinforcement: vertical & horizontal rebar [R404.1.3]

Foundation Wall: Block or Cast-in-place (post-pour) Inspection

- Block: thickness, block arrangement [R404.1.2, R404.1.5]
- Anchor bolt or strap placement and spacing [R403.1.6]
- Hold-downs for garage openings [R602.10.6.2]
- Waterproofing [R406.2, RE402.1.1]
- Insulation: draining or non-draining (6-mil poly slip sheet required for non-draining) [RE402.1, RE402.2.8]
- Walls braced for backfill [R404.1.7]
- Drain Tile: rock base, sock or fabric cover [R405]

Plumbing Rough-In Inspection

- Underground: visual & air test [P Chapter 7, P712.3]
- Above ground: visual & air test [P Chapter 7, P712.3]
- Supply piping: support, hot supplies insulated [P Chapter 6, P313.3, RE403.4]
- Mixing valves [P408.3]
- Tile shower pan [P408.5 – 408.7]

Slab Inspection/Radon (pre-pour)

- Gas permeable material (washed rock) [MR 1303.2402]
- Soil-gas membrane/6 Mil Poly [MR 1303.2402]
- Radon Tee (or use interior drain tile) [MR 1303.2402]

Mechanical Rough-In Inspection

- Supply & return ducting [RE403.2.2, RE403.5.6, M603]
- Exhaust fans: bath, kitchen, dryer, insulation [RE403.2.1, M501, M504, M505]
- Gas Lines: visual, air test, support [M305, FG406, FG407, FG408.4]
- Fireplace: per manufacturer requirements [FG604]

Electrical Rough-In Inspection

- Verify completion by appropriate authority

Framing Inspection

- Water resistive barrier (House wrap) [R703.2]
- Flashing: drip cap, pan flashing, deck ledger flashing, foundation insulation flashing, other [R703.4, R903.2, R507.2.4]
- Roof covering: sheathing, venting, step flashing, ice barrier [Table R503.2.1.1(1), R803.2, R806, R903.2, R905.1.2]
- Wall bracing [R602.10]
- Wall sheathing [R316.5.12, R602.3, R604]
- Roof truss: bearing, bracing, uplift restraint, fastening, energy heel [R802.10.3, R802.11, Table RE402.1.1 footnote J]
- Attic access opening [R807]
- Outlet in attic for future Radon fan [MN Rules 1303.2402 Subp. 6]
- Headers, beams, girders: load path, bearing, size [R301.1, R502.6, R602.7]
- Walls: stud height, spacing [R602.3.1]
- Columns, point loads, blocking: follow load paths [R301.1, R407]
- Floors (truss, I-joist, lumber): blocking, framing, bearing, subfloor [R404.1, R502, R503]
- Fenestrations: sealing, tempered glazing, fall protection, U-factor, air leakage [R308, R609, RE402.3, RE402.4.3]
- Smoke & CO alarm locations [R314, R315]
- Stairway: rise, run, width, landings, total height [R311.7]
- Headroom clearance [R305.1]
- Hallway width [R311.6]
- Treated sills and plates, anchorage [R317.1, R403.1.6, R404.1, R404.3]
- Boring & notching [R502.8, R602.6]
- Fireblocking & draftstopping [R302.11, R302.12]

- Radon piping installed & labeled [MN Rules 1303.2402 Subp. 5]
- Deck: ledger, posts, beam, joists, hangers, stairs [R507]

Lath Inspection (Adhered Masonry Veneer)

- Water-resistive barrier [R703.7.3, R703.12.3]
- Lath fastening [R703.7.1]
- Flashing, weep screed [R703.4, 703.12.2]
- Clearance [703.12.1]

Insulation Inspection

- Air barrier [RE402.4]
- Vapor retarder [R702.7]
- Insulation: foundation, walls, rim joist, floor, concealed attics, window/door jambs [RE402]
- Penetrations sealed and/or fireblocked [R302.11, Table RE402.4.1.1]

Mechanical Final Inspection

- Furnace [RE403.5, FG303, FG304, FG306, FG307, FG310, FG409.5, FG411, FG503, FG610]
- Water heater [RE403.4.2, FG303, FG304, FG306, FG310, FG409.5, FG411, FG503, FG Chapter 5]
- A/C unit [RE403.3, RE403.5.17, RE403.6, M307, M1101.10]
- Mechanical ventilation, ERV/HRV [RE403.5, M501.3.1]
- Gas fireplace [M501.3.1]
- Vent terminations, hoods, locations [RE403.5.11, M401.4, M501.3.1]
- Intake & exhaust outlets labeled [RE403.5.15]
- Gas connections & sediment traps [M408.4, M411.1]
- Supply & return air grills [M603.18]

Plumbing Final

- Manometer test [P712.5]
- Fixtures set [P Chapter 4, P712.5]
- Dishwasher high loop or air gap [P414.3]
- Water hammer devices [P609.10]
- Water softener: bonding jumper, air gap [P611]
- Shower surround height [R307.2]
- Water heater [P Chapter 5]
- Backwater valve accessible [P710.6]
- Lawn irrigation backflow preventer tested & tagged [P603.4.2]
- Plumbing vent roof caps removed

Electrical Final Inspection

- Verify completion by appropriate authority

Building Final Inspection

- Site address [R319]
- Smoke & CO Alarms [R314, R315]
- Guards & handrails [R312.1, R311.7.8]
- Window fall protection [R312.2]
- Attic access weatherstripped and insulated [RE402.2.4, Table RE402.4.1.1]
- Gypsum: dwelling-garage separation, under stair protection, basement ceiling [R302.6, R302.7, R302.13]
- Mechanical Room: 80sf max unprotected and blocked to subfloor [R302.13 Exception 3]
- Finishes meet smoke/flame spread requirements [R302.9]
- Radon system labeled [MN Rules 1303.2402 Subp. 5.E]
- Sump pit lid sealed (if used for Radon) [MN Rules 1303.2402 Subp. 4.E]
- Basement floor slab sealed to foundation wall; other concrete joints sealed. [MN Rules 1303.2402 Subp. 4.B]
- Garage/dwelling separation: door, wall/ceiling gypsum [R302.6]
- Roof venting [R806]
- Siding: installed per manufacturer, flashing, distance to grade [R703.3, R703.4, R317.1]
- Deck: decking, guards, handrails, lateral load connectors [R507]
- Patio door: blocked or guard installed if a deck is not present [R312]
- Final grading [R401.3, R404.1.6]
- Energy Compliance Certificate [RE401.3]
- Blower door test [RE402.4.1.2]
- Insulation installation certificate [RE303.1.1]
- Required vegetation & landscaping (per local authority)
- Required hardcover: driveway & sidewalk (per local authority)
- Issuance of Certificate of Occupancy if all items are complete [MN Rules 1300.022]

Code Section References:

R: 2020 Minnesota Residential Code

RE: 2015 Minnesota Residential Energy Code

P: 2020 Minnesota Plumbing Code

M: 2020 Minnesota Mechanical Code

FG: 2020 Minnesota Fuel Gas Code