Residential Building Inspection Documentation Checklist

FORMS INSPECTION - PRIOR TO CONCRETE POUR
☐ Excavation Site Safety P. Eng Report posted at the site
☐ Geotechnical Engineer Field report for soil bearing capacity (buildings and retaining walls)
☐ Structural Engineer Field report for rebar/structural (buildings and retaining walls)
☐ BC Land Surveyor Certificate Including setbacks, elevations, right of ways and easements

PRE-SLAB INSPECTION - AFTER INSULATION, AIR BARRIER, SEALANT INSTALLED - PRIOR TO CONCRETE POUR
☐ Plumbing Under slab inspection complete
☐ Electrical Under slab inspection complete
☐ Fill P. Eng field report (depending on depth and material)
☐ Garage Proposed slab meets permit drawings (maximum 10% slope from slab to PL)

SHEATHING INSPECTION - AFTER WINDOWS AND DOORS INSTALLED
☐ Structural Engineer Field report for sheathing/shear walls
☐ Confirm Windows/Doors/Skylights Meet NAFS standards

FRAMING INSPECTION
☐ Plumbing Rough-in inspection complete
☐ Gas Rough-in inspection complete
☐ Electrical Rough-in inspection complete
☐ Sprinklers Rough-in inspection complete (sprinklered building)
☐ Mechanical Heating/Ventilation Checklist
☐ Structural Engineer Field report for framing and trusses
☐ Window Wells and Retaining Walls P. Eng assurance exceeding 4’ in height
☐ Survey to confirm height of building
☐ Roof Truss Layout P. Eng stamped
☐ Roof Truss Specs P. Eng stamped
☐ Truss Joist Layout P. Eng stamped
☐ Truss Joist Specs P. Eng stamped
☐ Roof Decks over Living Space Assurance of membrane/decking assembly
☐ Exterior Building Paper Applied
☐ Moisture Content of Lumber Not to be more than 19%
☐ Fire Blocking/Fire Stopping Complete Architect/P. Eng field report (if applicable, alternative solutions, etc.)
☐ Roof Space Venting Installed
INSULATION/AIR AND VAPOUR BARRIER INSPECTION
☐ Spray Foam Application Confirmation of date/time of application/ R Value/ Product No inspection within 48 hours of application
☐ Alternative Solution - Unvented Roof Space/Spray Foam Architect/P. Eng field report
☐ Revised Energy Report from Energy Advisor Documenting any changes
☐ Pre Drywall Air Leakage Results (If applicable)

DRYWALL / FIRE SEPARATION INSPECTION – PRIOR TO MUD/TAPE
☐ Fire Rated Separations / Shafts / Assemblies
☐ Fire Stopping complete – CAN / ULC S115
☐ Fire Separations – listed system – documentation on site
☐ Fire Rated Separations / Fire Stopping Architect field report

RAINSCREEN INSPECTION
☐ Not Applicable If building envelope registered professional retained and/or project is supervised under a warranty provider

FINAL BUILDING INSPECTION
☐ Plumbing Permit Final inspection complete
☐ Gas Permits Final inspection complete
☐ Electrical Permits Final inspection complete
☐ Plumbing Site Services Permit Final inspection complete
☐ Sprinkler Permit Final inspection complete (if applicable)
☐ Structural Engineer Schedule C-B (buildings and retaining walls)
☐ Geotechnical Engineer Schedule C-B (buildings and retaining walls)
☐ Plumbing Schedule C-B Site drainage
☐ Architect Schedule C-B (if applicable)
☐ Alternative Solution Letter of assurance for completed work
☐ Glass Guard Assemblies and Windows in Stairways Acting as Guard P. Eng assurance
☐ As Built Energy House Performance Report
☐ Engineering Department Site review of project to obtain
☐ Planning Division Site review of development permit projects to obtain (coach/infill houses, duplexes, streamside development, etc.)

Checklist maybe used for typical single family dwelling, duplex, residential accessory/garage project. Scope of work may warrant additional inspections and documentation.

TO AVOID FAILED INSPECTIONS, INSPECTIONS NOT CONDUCTED AND RE-INSPECTION FEES, ENSURE APPROVED PERMIT DRAWINGS AND DOCUMENTATION ARE ON SITE AND SITE SAFETY IS MAINTAINED.