

Required Residential Inspections



The specific circumstances of any project may require additional inspections to be performed. By reading the chart and applying the information contained within, you will have greater success during the inspection process. If you have further questions, call the office at 540-267-3179.

	Setbacks	Footer / Grounding (1)	Temporary Electrical	Foundation Wall Rebar	Drain Tile/Waterproofing (2)	Under Slab Plumbing (3)	Slab Preparation	Framing	Electrical	Mechanical	Plumbing	Permanent Electric	Insulation	Water / Sewer Service (4)	Final Building
House	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Garage	X	X		X	X	X	X	X	X	X	X	X	X	X	X
Carpport	X	X						X							X
Accessory structure	X	X						X							X
Pool	X								X		X				X
Deck / deck addition	X	X						X							X
Sun room	X	X						X	X	X			X		X
Screened-in porch	X	X						X							X
Covering a deck/porch	X							X							X
Mobile Home	X	X	X					X	X	X	X	X		X	X
Retaining Walls (5) (6)	X	X													X
Finishing basement/Attic								X	X	X	X		X		X
Additional living space								X	X	X	X		X		X
Additions	X	X		X	X	X	X	X	X	X	X		X		X
Metal carports	X							X							X
Enclosing a carport	X							X	X	X	X		X		X

1. Electrical ground inspection only for structures being supplied with permanent electrical service.
2. Drain Tile and Waterproofing are required for structures with finished floor levels below exterior grade.
3. Any plumbing installed below a concrete slab will require an underslab plumbing inspection.
4. Any underground plumbing pipe(s) require inspection prior to backfilling.
5. Retaining walls supporting less than 3 feet of unbalanced fill that are not constructed for the purpose of impounding Class I, II, or III-a liquids or supporting a surcharge other than ordinary unbalanced backfill are exempt from a building permit.
6. Retaining walls that retain in excess of 48 inches of unbalanced fill, or walls exceeding 24 inches in height that resist lateral loads in addition to soil, shall be designed by a Registered Design Professional (RDP).