



IJD INSPECTIONS LTD.
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WHEN TO CALL FOR INSPECTIONS

BUILDING DISCIPLINE RESIDENTIAL & COMMERCIAL		
INSPECTION STAGE(S)	CONFIRM COMPLETE	
Foundation prior to backfill	<ul style="list-style-type: none"> ✓ footings and wall poured forms removed 	<ul style="list-style-type: none"> ✓ weeping tile in place ✓ washed rock and damp proofing applied
Framing / HVAC prior to insulation /vapor barrier	<ul style="list-style-type: none"> ✓ foundation backfilled ✓ walls framed ✓ floors and roof completed, mechanical and electrical rough-in started ✓ heating duct installation started 	<ul style="list-style-type: none"> ✓ exterior doors ✓ windows installed ✓ manufacturer's engineered floor layout on site ✓ trusses layout and roof bracing details on site
and Final prior to occupancy	<ul style="list-style-type: none"> ✓ drywall and paint complete ✓ interior finishing complete ✓ handrails/guardrails in place ✓ plumbing and electrical complete (including fixtures) 	<ul style="list-style-type: none"> ✓ heating/ventilation system installed and ductwork complete ✓ smoke and carbon monoxide detectors installed ✓ all items from previous inspection reports or plans examination complete
DOCUMENTS REQUIRED AT BUILDING FINAL		
RESIDENTIAL	COMMERCIAL	
<ul style="list-style-type: none"> ✓ Engineers Report (if engineering was required) 	<ul style="list-style-type: none"> ✓ Architectural Compliance ✓ Mechanical Compliance ✓ Structural Compliance – Structure ✓ Structural Compliance – Foundation 	<ul style="list-style-type: none"> ✓ Electrical Compliance ✓ Fire Alarm Verification ✓ Sprinkler System Verification ✓ C Schedules
ELECTRICAL DISCIPLINE		
	RESIDENTIAL PROJECTS	COMMERCIAL PROJECTS
Rough-in prior to drywall	<ul style="list-style-type: none"> ✓ all wire and boxes installed and visible ✓ main service installed ✓ bonding and grounding complete 	<ul style="list-style-type: none"> ✓ Depending on the value of the project and your municipality, a rough-in inspection may be required ✓ A final Inspection is always required
Final prior to occupancy	<ul style="list-style-type: none"> ✓ all load devices and switches installed and operational ✓ smoke detectors installed ✓ panel labeled 	
PLUMBING DISCIPLINE		
Rough-in below grade - prior to covering	<ul style="list-style-type: none"> ✓ all drain or sewer lines installed ✓ all drain lines installed ✓ All vent stacks installed ✓ All water lines installed 	<ul style="list-style-type: none"> ✓ Depending on the number of fixtures and your municipality, a rough-in inspection may be required ✓ A final Inspection is always required
Rough-in above grade - prior to covering		
Final – prior to occupancy	<ul style="list-style-type: none"> ✓ all fixtures installed and operational 	
GAS DISCIPLINE		
Rough-in - New Dwellings	<ul style="list-style-type: none"> ✓ all gas piping installed ✓ pressure test completed ✓ gas meter hung ✓ appliances firing 	<ul style="list-style-type: none"> ✓ If the total BTU load is greater than 400,000, 2 inspections are required (rough-in & final)
Final – prior to occupancy		
PRIVATE SEWAGE DISCIPLINE		
Rough in prior to backfilling of dirt	<ul style="list-style-type: none"> ✓ majority of system installed ✓ percolation test acceptable 	