

Building Inspection Checklist

Sienna Point

All builders, homeowners, and superintendents must follow the Missouri City Building Codes, International Residential Building Codes, National Electrical Codes, National Plumbing Codes, and Sienna Point building requirements. There are three required inspections.

I. The following items should be present at the time of the Pre-Pour Foundation Inspection:

- A form survey must be present at the time of the form inspection.
- A foundation print must be present at the time of the inspection with a clear engineer's stamp
- Lot erosion control should be in place at street and along property lines.
- Lot address should be clearly posted.
- Forms must be complete – All beams must be clear of water and debris, all metal and cables (with cat ends on cables) must be in place.
- All chairs need to be in place.
- Openings in poly should be sealed.
- Beams should be uniformed and of the proper depth.
- Plumbing pipes in beams that are exposed must be masticed over and can only cross beams.
- Plumbing risers must be capped and masticed.
- Tub buckets must be in place and raised 6 inches.
- Plumbing should be filled with water at the time of this inspection as a water check will be done.
- Kickers should be in place.
- If you are using piers, a pier inspection is required prior to pour. Piers should be clear of debris.
Brick ledge is not required for this inspection*Outfall trenching is recommended

II. The following items should be present at the time of the Pre- Sheet Rock Frame Inspection:

- Insulation must not be present at the time of frame inspection.
- The frame should be dried in and complete.
- All wind strapping for this area should be present and complete.
- HVAC mechanicals must be present.
- Plumbing top out should be complete.
- The electrical rough should be complete.
- All walkways in attic to mechanicals should be present.
- Exterior sheathing should be free of penetrations.
- All flashing should be in place.
- A rough grade should be present around the foundation.
- For post tension cable foundations, cables should be stressed and marked.
- No discolored or water damaged wood should be present in the frame.
- All shower pans and tubs should be set.

- Erosion control should be established on the lot.
- A trash receptacle or barrier should be in place.

III. The following items should be present at the time of the Final Building Inspection:

- The residence must be complete and ready for occupancy.
- All walls, doors, and trim must be complete.
- All plumbing fixtures must be complete.
- Shower doors should be installed.
- The oven, cook top, dishwasher, and disposal must be present.
- The HVAC system must be operational.
- If gas appliances are present (water heaters and HVAC system) gas should be on to the property.
- The electrical system and all fixtures must be complete.
- Lot stabilization (grass, sod, or hybrid mulching) should be in place.
- All flat work (driveways and sidewalks) should be present.
- The residence should be free of debris so that a clear evaluation can be made of surfaces and areas throughout.
- Insulation must be present in the attic.
- A clear and defined walkway (that meets the minimum code requirements) should be present in the attic leading to the mechanicals.

This inspection is not intended to critique fit or finish; rather, it is intended to ensure minimum standards required by Sienna Point have been achieved. The residence should be complete and ready for occupancy. Paint, texture, and flooring are not evaluated during the course of this inspection.