

General Electrical and Plumbing and Gas [Under floor]

Not Compliant:

(NC) ABS DWV (Drain, Waste; Vent) Pipe Hangars (Horizontal).

- 4' O.C. spacing allowance exceeded (2019 CPC 313.3). —
- DWV Hangars inadequately secured (2019 CPC 313.1+2). —
  - Only one screw into 1 x 4 extension and/ or Joists observed in some locations.

(NC) Floor Insulation absent between some floor joist sections (2019 Title 24 3.5.5.2). R19, remove, replace.

- Bats appear removed and stock piled under house.

(NC) Under floor Hot H2O copper pipe insulation absent.

(2019 CPC 909.11.2). Hot water insul. 2" thick

(NC) Electrical MN cable (Horizontal) staples. H.w. heater.

- Exceeds allowable 4'-6" spacing in some areas. (2019 CEC 334.30).

(NC) Plumbing Notches and Holes in Structural Framing

- Allowance exceeded and/ or violated at 3 locations:
  - Master Bath Joist notch at Vertical DWV.
    - Location not allowed (2019CRC R502.8).
  - Kitchen (North) Joist bore (over sill plate).
    - Exceeds 3/D; min. 2" edge allowance (2019 CRC R502.8).
  - Kitchen (South) Joist notch/ top plate bore.
    - Notch: Location not allowed (2019 CRC R502.8).
    - Top Plate Bore: exceeds 50% allowance (2019 CRC R602.6.1).

(NC) Rodent proofing (2019 CRC R602.3.4.1)

- Utility service (plumbing, gas; elect) entering house under floor missing Rodent sealant- some locations.

(NC) DWV Pipes pressure test required (2019 CPC 712).

(NC) H2O Hot/Cold Cu Pipes pressure test required (2019 CPC 609.4).

(NC) Gas line PSI test required (2019 CPC 318.0; 1213.3).

*Seismic shut off*

Document Required:

(DR) Gas Piping Diagram/Calcs. Required (2019 CPC 1208.1+4, 1208.1.1)

- Validate pipe sections are installed in correct size to accommodate all gas appliances properly; diagram showing location, pipe size required per section through load demands, and distances of delivery calcs.

Note: Scheduled to inspect Gas seismic shut off valve on 01/04/21

**i01) Master Bathroom (N)**

Photos Requested (at present):

- (P) Wall framing
- (P) In Wall plumbing
- (P) In Wall electrical
- (P) In Wall mechanical vent (above shower ceiling)
- (P) In Wall (exterior) insulation
- (P) Sheetrock screws

*p. tub/shower  
upside  
of kitchen  
framing.*

Not Compliant:

(NC) Rodent proofing under sink around 2" DWV through wall

- Missing split escutcheon at DWV gap at sheetrock  
(2019 CRC R602.3.4.1)

**i02) Master Closet (N):**

Photos Requested (at present):

- (P) Wall framing
- (P) Sheetrock screws

**i03) Interior Lighting (N):**

*wires.*

Photos Requested (at present):  
(P) Electrical run

**i04) Gas Fireplace (R):**

Photos Requested (at present): } *specs.*  
(P) Vent and FP unit install

Document Required:

(DR) Fireplace Specification and model Data

(Title 19 (2020) Marin County building code 19.08.110)

**i05) Doors (R):**

- Properly hung — *framing.*

Photos Requested (at present):

(P) Electrical run

**i06) Pass Through (N):**

Photos Requested (at present):

(P) Wall framing

(P) In wall electrical

(P) Sheetrock screws

**i07) Windows (R):**

- Properly hung — *framing.*

Photos Requested (at present):

(P) Framing

**i08) Kitchen (R)**

Photos Requested (at present):

(P) Wall framing ✓

(P) In Wall plumbing ✓

(P) In Wall electrical ✓

- (P) In Wall mechanical vent (Range)
- (P) In Wall (exterior) insulation
- (P) Sheetrock screws

Not Compliant:

(NC) GFCI (2 total) not tamper resistant (2019 CEC 406.12).

- Only those (2) GFCI outlets are not TR on both dedicated circuits; all remaining downstream receptacles are TR.

**i10) Main Bathroom (R)**

Photos Requested (at present):

- (P) Wall framing
- (P) In Wall plumbing
- (P) In Wall electrical
- (P) In Wall (exterior) insulation
- (P) Sheetrock screws

Not Compliant:

(NC) Mechanical Vent absent. (2019 CRC 1202.5.2.1)

- Min 50cfm; vent exhaust >3' from window

**x01) Sidewalk (N):**

Photos Requested (at present):

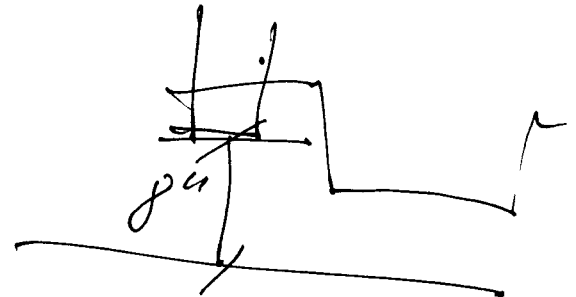
- (P) Completed excavation
- (P) Rebar
- (P) Pre-pour form work/ soil to rebar clearances

**x02) Shear Wall (South) (N):**

Photos Requested (at present):

- (P) all phases of work

**x03) Handrail (N):**



Code compliant:

(CC) Exterior handrail system on South side stairs  
MEETS REQUIREMENTS.

**x04) Carport Column Piers (R):**

Photos Requested (at present):

- (P) Pour prep- amplitude of existing concrete surfaces.
- (P) Rebar
- (P) Anchor bolt placement.
- (P) Pre-pour form work/ rebar clearances.

**x05) Carport Column Brace Retrofit (R):**

Code compliant:

- (CC) All long and trans outer perimeter braces are existing;  
retrofit reinforcement MEETS REQUIREMENTS.
- (CC) 2 intermediate trans braces added and also retrofitted with  
hardware; brace head clearance observed for 80" at 4" away from  
columns. MEETS REQUIREMENTS.

**x06) Carport Column Retrofit (R):**

Code compliant:

(CC) New columns installed aligned and properly secured to Beam and  
Base. MEETS REQUIREMENTS.

**x07) Planter (conc.) (N):**

Photos Requested (at present):

- (P) Post Excavation

(P) Rebar completed

\*long, trans, vert; splices

(P) Pre-pour form work/ rebar clearances.

(P) Conc. mix design – if available.

**x08) Perimeter drain (N):**

Photos Requested (at present):

(P) Post Excavation

(P) gravel/ wrap

(P) Fall

(P) Point of discharge.

**x09) ShearWalls (East)(N):**

Photos Requested (at present):

(P) all phases of work.

**x10) Storage platform (N):**

Access Required:

(ARP) Access needed to min. 2 perimeter and 1 in the field locations.

Photos Requested (at present):

(P) Post Excavation

(P) Pier placement

(P) framing

**x11) H2O UG Service main (R):**

Photos Requested (at present):

(P) Post Excavation

(P) Trench base prior to pipe layment.

(P) post pipe placement

(P) backfill phase

Document Required:

(DR) Piping Specification and model Data

Not Compliant:

(NC) Gas line PSI test required (2019 CPC 318.0; 1213.3).

**x12) Hot and Cold H2O Cu lines (N+R):**

See "General Electrical and Plumbing and Gas [Under floor]"

**x13) Electrical underground Service main (R):**

Document Required:

(DR) UG system Specification Data.

- Trench depth, Manufacturer, Conduit type, max rated wire, schedule, wire type, size, rating, manufacturer, etc., (not limited to but including).
- USA results
  - Horizontal distance to other UG service, i.e. sewer, tv, gas, etc.

Photos Requested (at present):

(P) Conduit Data Stamp- if available

(P) Conductor Wire Photo- if available

(P) Trench base depth measurement- if available

(P) Trench base prior to pipe placement.

(P) Conduit Pipe and sweeps post trench placement.

(P) Sand placement

(P) backfill phase

(P) OH to UG phase- if available

Note: Grounding source to be assessed on 01/04/21.

**x14) Main Electrical Panel (R):**

(Access Required) Removal of sub panel required for inspection.

**Not Compliant:** ✕

(NC): AFCI Circuit Breakers appear as absent and required (2019 CEC 210.12)

Note: Grounding source to be assessed on 01/04/21.

*Heitman*

**x15) DWV ABS (N+R):**

See "General Electrical and Plumbing and Gas [Under floor]"

**x16) Sump Pump (N):**

Access Required:

(ARP) Pathway needed

Document Required:

(DR) Sump Pump Specification and model Data

Note: Sump Pump to be assessed on 01/04/20.

**x17) Laundry Room (N)**

Photos Requested (at present):

(P) Electrical

(P) Plumbing

(P) Framing

Note: Note: Scheduled to inspect on 01/04/21 (accessibility):

- Base plate connection
- Vent
- Trap
- Valve connects

**(x18) Driveway (R):**

Photos Requested (at present):



(P) Completed excavation.

(P) Rebar

(P) Pre-pour form work/ soil to rebar clearances.

(P) Concrete mix design

**(x19) Exterior Lighting (N):**

Note: Note: Scheduled to inspect on 01/04/21 (accessibility).

**(i/xF) Final** (pg.1 of 2):

**Not Compliant:**

Listed is a list of Misc. items for correction prior to final inspection  
(including but not limited to) as follows:

**(NC) Smoke detectors (CRC R314.3):**

Smoke detectors In smoke detectors are required in each existing sleeping room, outside each separate sleeping area in the immediate vicinity of sleeping rooms, and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement.

**(NC) Carbon monoxide detectors (CRC R315.3):**

In building remodels, carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of sleeping rooms and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of

interior wall or ceiling finishes and without access via an attic, crawl space, or basement.

**(i/xF) Final** (pg.2 of 2):

(NC) H2O heater seismic strapping (CPC 507.2):

Minimum two 3/4-inch-by-24- gauge straps required around water heaters, with 1/4-inch-by-3- inch lag bolts attached directly to framing. Straps shall be at points within upper third and lower third of water heater vertical dimension. Lower connection shall occur minimum 4 inches above controls.

(NC) Fire Place Flue Damper (CMC 303.7.1):

Fireplaces with gas appliances are required to have the flue damper permanently fixed in the open position.

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End of Report.