



**TEXAS DEPARTMENT OF LICENSING AND REGULATION
COMPLIANCE DIVISION – INDUSTRIALIZED HOUSING AND BUILDINGS**

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**IHB – Installation Inspection – Checklists for Industrialized Housing
Foundation Inspection Checklist**

Revised October 3, 2014

Installation Address: _____

Date _____

Completed: _____

IHB One- and Two-Family Inspection Checklist – These checklists are a guide to the minimum code compliance items for this inspection. This checklist is only a guide and does not necessarily constitute a complete list of items to be checked, nor may all check points be applicable.

Item #	Check Point	*Code Compliance		Comments
		YES	NO	
	Reference Chapter 4 of the IRC, Chapter 18 of the IBC, ACI 318, and the NEC			
F1	Visually conforms to the foundation design type and details	<input type="checkbox"/>	<input type="checkbox"/>	
F2	Footings are supported on undisturbed natural soils or engineered fill designed and tested in accordance with accepted engineering practice	<input type="checkbox"/>	<input type="checkbox"/>	
F3	Soil bearing capacity complies with the engineered foundation plan (minimum 1,500 psf or soils investigation required): Soil Bearing Pressure = _____ psf Soil Type _____	<input type="checkbox"/>	<input type="checkbox"/>	
F4	Expansive soil site: Soil investigation required or top/subsoils removed, or soil stabilized by chemical dewatering or presaturation. (Foundation <i>shall</i> be designed for expansive soils in accordance with section 1805.8 of the IBC) Reference Technical Bulletin TB 10-01 for more information about Expansive Soils.	<input type="checkbox"/>	<input type="checkbox"/>	
F5	Footings are free of debris and standing water	<input type="checkbox"/>	<input type="checkbox"/>	
F6	Exterior footings are at least 12" below undisturbed ground or below frost line, whichever is greater	<input type="checkbox"/>	<input type="checkbox"/>	
F7	Minimum footing depth (thickness of footing) not less than 6" or as required on plans, whichever is greater	<input type="checkbox"/>	<input type="checkbox"/>	
F8	Minimum footing width not less than foundation design or minimum requirements of code, whichever is greater	<input type="checkbox"/>	<input type="checkbox"/>	
F9	Top surface of footing forms are level	<input type="checkbox"/>	<input type="checkbox"/>	
F10	Bottom surface of footings do not exceed a 1:10 slope (not to exceed 1 unit vertical in 10 units horizontal or 10% slope) or footing is stepped as required by code	<input type="checkbox"/>	<input type="checkbox"/>	
F11	Placement on or adjacent to slopes greater than 1 unit vertical in 3 units horizontal comply with applicable section of the IRC or IBC	<input type="checkbox"/>	<input type="checkbox"/>	
F12	Anchor bolts properly positioned per the engineered foundation design details	<input type="checkbox"/>	<input type="checkbox"/>	
F13	Continuous reinforcement as required on foundation plan (check grade, placement, overlap and coverage [not less than 3"]) Reinforcement is accurately placed and secured against displacement	<input type="checkbox"/>	<input type="checkbox"/>	
F14	Vapor barrier, where required, extends under foundation footings.	<input type="checkbox"/>	<input type="checkbox"/>	
F15	Electrode bonded with Ufer clamp to minimum 20' steel reinforcement in foundation forms with minimum 2" concrete cover (note: no vapor barrier under footing for minimum of 20') Reference Technical Bulletin TB 09-01 for more information about this requirement	<input type="checkbox"/>	<input type="checkbox"/>	
F116	The roughed in drainage is adequate	<input type="checkbox"/>	<input type="checkbox"/>	

* Complies with mandatory building codes, approved on-site construction drawings, engineered unique on-site drawings, and engineered foundation drawings

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Set Inspection Checklist

Installation Address:

Date
Completed:

Subtask	Item #	Check Point	*Code Compliance		Comments
			Yes	No	
		Reference the IRC, the IBC, the IECC, and ACI 318			
Drainage (Required where minimum code specified drainage cannot be obtained)	S1	Drain tiles or pipe are installed at or below the area to be protected	<input type="checkbox"/>	<input type="checkbox"/>	
	S2	Drain tiles or pipe discharge into an approved drainage system	<input type="checkbox"/>	<input type="checkbox"/>	
	S3	Drain tiles or pipe are installed on at least 2 inches of gravel that is larger than pipe perforations or tile joints	<input type="checkbox"/>	<input type="checkbox"/>	
	S4	Drain tiles or pipe are covered by at least 6 inches of gravel	<input type="checkbox"/>	<input type="checkbox"/>	
	S5	If drain tile has open joints, then the joints are covered with strips of building paper	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing, Electrical, and Cross Over Connections	S6	Plumbing connections properly made, correct size, slope, support, and materials	<input type="checkbox"/>	<input type="checkbox"/>	
	S7	Electrical crossover connections properly made in accessible junction boxes or listed wire connectors approved for use	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation Wall, Piers, Footings	S8	Under-floor space cleaned of all debris and organic materials, including, but not limited to, forms used to place concrete, removable hitch, tires, and axles	<input type="checkbox"/>	<input type="checkbox"/>	
	S9	Concrete mix ordered provides minimum specified compressive strength as required by code or the foundation plans, whichever is greater – attach concrete trip ticket or concrete test report to inspection report	<input type="checkbox"/>	<input type="checkbox"/>	
	S10	Minimum foundation wall thickness (see foundation design)	<input type="checkbox"/>	<input type="checkbox"/>	
	S11	Construction materials and types of lateral support meet the foundation design	<input type="checkbox"/>	<input type="checkbox"/>	
	S12	Hollow piers capped with 4" solid masonry or concrete or cavities of top course filled with concrete or grout or other approved materials	<input type="checkbox"/>	<input type="checkbox"/>	
	S13	Foundation walls, piers and other permanent supports extend below the frost line	<input type="checkbox"/>	<input type="checkbox"/>	
	S14	Piers are properly spaced and do not exceed the maximum height requirements of code or foundation design	<input type="checkbox"/>	<input type="checkbox"/>	
	S15	Footing projection is minimum 2" but not more than depth (thickness) of footing	<input type="checkbox"/>	<input type="checkbox"/>	
	S16	Foundation construction follows the foundation design and details. Foundation design is for specific site (manufacturer's typical may not be used)	<input type="checkbox"/>	<input type="checkbox"/>	
Anchorage and Installation	S17	Ground, or soil anchors were not used	<input type="checkbox"/>	<input type="checkbox"/>	
	S18	Use of correct anchor system as per foundation design	<input type="checkbox"/>	<input type="checkbox"/>	
	S18a	Off frame designs: Sill plate is secured to foundation as per design and/or code	<input type="checkbox"/>	<input type="checkbox"/>	
	S18b	On frame designs: Galvanized steel tie down straps properly spaced at correct angle and tied to concrete encased anchor bolts with no slack per design and code	<input type="checkbox"/>	<input type="checkbox"/>	
	S19	Lag bolts installed at marriage line connection of floors are correct size and properly spaced (see manufacturer's installation instructions)	<input type="checkbox"/>	<input type="checkbox"/>	
	S20	Hinged roof strut strapping installed correctly (see manufacturer's installation instructions)	<input type="checkbox"/>	<input type="checkbox"/>	
	S21	Lag bolts installed at marriage line connection of roofs are correct size and properly spaced (see manufacturer's installation instructions)	<input type="checkbox"/>	<input type="checkbox"/>	
	S22	End walls straight, gasket material installed between marriage walls for energy compliance	<input type="checkbox"/>	<input type="checkbox"/>	
	S23	No damage to trusses. If damaged, attach truss engineer's requirements for repair	<input type="checkbox"/>	<input type="checkbox"/>	

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Final On-Site Inspection Checklist

Installation Address:

Date
Completed:

Subtask	Item #	Check Point	*Code Compliance		Comments
			YES	NO	
ENERGY	EN1	Air leakage – Mandatory code requirement:			
		1. REScheck or other visual inspection checklist verified (site related items) – attach copy of checklist; or 2. Blower door test completed, test report attached.	<input type="checkbox"/>	<input type="checkbox"/>	
	EN2	Duct testing completed – Mandatory code requirement – indicate which test was completed and attach copy of test report:	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/> Postconstruction test <input type="checkbox"/> Rough-in test			
	EN3	Mechanical equipment meets federal efficiency requirements	<input type="checkbox"/>	<input type="checkbox"/>	
EN4	Mechanical equipment sized per heating/cooling load calculations. Equipment installed in accordance with equipment manufacturer's instructions	<input type="checkbox"/>	<input type="checkbox"/>		
EN5	Mechanical equipment and appliances labeled with title or publication number for the operation and maintenance manual. Maintenance instructions provided	<input type="checkbox"/>	<input type="checkbox"/>		
MECHANICAL	M1	Equipment and appliances installed on site meet requirements of manufacturer's approved drawing or unique engineered drawings	<input type="checkbox"/>	<input type="checkbox"/>	
	M2	Mechanical system piping insulated as required by code	<input type="checkbox"/>	<input type="checkbox"/>	
	M3	Ducts insulated as required by code, seams and joints sealed per code	<input type="checkbox"/>	<input type="checkbox"/>	
	M4	Duct work installed properly including size, support, no bends > 90 degrees, and is not compressed, twisted, or in contact with the ground	<input type="checkbox"/>	<input type="checkbox"/>	
	M5	Minimum access provided for appliances and heating and cooling equipment	<input type="checkbox"/>	<input type="checkbox"/>	
PLUMBING	P1	Plumbing meets requirements of manufacturer's approved details or unique engineered design	<input type="checkbox"/>	<input type="checkbox"/>	
	P2	Plumbing systems protected from physical damage, breakage, corrosion, and freezing	<input type="checkbox"/>	<input type="checkbox"/>	
	P3	Hose connection provided with vacuum breaker or backflow preventer	<input type="checkbox"/>	<input type="checkbox"/>	
	P4	Hose bibbs subject to freezing are equipped with an accessible stop-and-waste-type valve inside the building so that they can be controlled and/or drained during cold periods	<input type="checkbox"/>	<input type="checkbox"/>	
	P5	Joints between different piping materials made with approved fittings	<input type="checkbox"/>	<input type="checkbox"/>	
	P6	An accessible main shutoff valve is provided near the entrance of the water service	<input type="checkbox"/>	<input type="checkbox"/>	
	P7	Plumbing connections properly made, correct size, slope, support, and of approved materials	<input type="checkbox"/>	<input type="checkbox"/>	
	P8	Discharge pipe of water heater discharges to the floor, to an indirect waste receptor or to the outdoors as required per code	<input type="checkbox"/>	<input type="checkbox"/>	
GAS	G1	Gas piping in accordance with approved details or unique engineered details	<input type="checkbox"/>	<input type="checkbox"/>	
	G2	Piping materials meet minimum standards per code	<input type="checkbox"/>	<input type="checkbox"/>	
	G3	Piping supported as required by code	<input type="checkbox"/>	<input type="checkbox"/>	
	G4	Shutoff valves provided as required by code	<input type="checkbox"/>	<input type="checkbox"/>	
	G5	Piping protected from physical damage and corrosion	<input type="checkbox"/>	<input type="checkbox"/>	
	G6	Condensate piping sloped as required by code. Drips provided where wet gas exists	<input type="checkbox"/>	<input type="checkbox"/>	

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Final On-Site Inspection Checklist (Continued)

Installation Address:

Date Completed:

Subtask	Item #	Check Point Reference the IRC, the IBC, the IECC, and ACI 318	*Code Compliance		Comments
			YES	NO	
ELECTRICAL	E1	Electrical in accordance with approved drawings or unique engineered drawings (i.e. any finished electrical work identified on the approved plans as being site installed; or, in cases where a garage or porch is constructed on site, the completed electrical work indicated on the engineered drawings for the structure)	<input type="checkbox"/>	<input type="checkbox"/>	
	E2	System service grounding	<input type="checkbox"/>	<input type="checkbox"/>	
	E3	Circuits are properly identified on the panel box cover	<input type="checkbox"/>	<input type="checkbox"/>	
	E4	Exposed cables and raceways supported and protected	<input type="checkbox"/>	<input type="checkbox"/>	
	E5	Disconnect means and outlet installed for servicing of HVAC equipment	<input type="checkbox"/>	<input type="checkbox"/>	
	E6	Exposed electrically conductive parts (i.e. metal boxes, metal siding) are properly bonded	<input type="checkbox"/>	<input type="checkbox"/>	
CRAWL SPACE AND DRAINAGE	C1	Materials used to enclose crawl space protected from decay or corrosion	<input type="checkbox"/>	<input type="checkbox"/>	
	C2	Minimum crawl space access of 16" x 24"	<input type="checkbox"/>	<input type="checkbox"/>	
	C3	Minimum net area of openings for crawl space ventilation	<input type="checkbox"/>	<input type="checkbox"/>	
	C4	One crawl space ventilation opening within 3 feet of each corner of building	<input type="checkbox"/>	<input type="checkbox"/>	
	C5	Materials for ventilation openings	<input type="checkbox"/>	<input type="checkbox"/>	
	C6	Minimum 6" in 10' slope of finish grade from structure or drains provided as per code	<input type="checkbox"/>	<input type="checkbox"/>	
	C7	Finished grade of under-floor space as per engineered design or as per code	<input type="checkbox"/>	<input type="checkbox"/>	
	C8	Foundation drainage provided as required by code where the finished floor of the crawl space is below the finished grade.	<input type="checkbox"/>	<input type="checkbox"/>	
BUILDING FINAL	BF1	Completed roof covering properly installed	<input type="checkbox"/>	<input type="checkbox"/>	
	BF2	Minimum net area of openings for enclosed attics or rafter space ventilation	<input type="checkbox"/>	<input type="checkbox"/>	
	BF3	Interior wall coverings completed in accordance with manufacturer's approved details, installation instructions for wall coverings, and code	<input type="checkbox"/>	<input type="checkbox"/>	
	BF4	Windows and doors operate properly without binding	<input type="checkbox"/>	<input type="checkbox"/>	
	BF5	Stairs have the maximum tread rise and minimum width as per code	<input type="checkbox"/>	<input type="checkbox"/>	
	BF6	Stairs and landings have the required width and positively anchored to building	<input type="checkbox"/>	<input type="checkbox"/>	
	BF7	Handrail and Guards comply with code	<input type="checkbox"/>	<input type="checkbox"/>	
	BF8	Unique on-site details completed as per engineered design (i.e. details for a garage or porch installed on site) and in compliance with codes	<input type="checkbox"/>	<input type="checkbox"/>	
Note any items carried over from the set inspection here			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

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Final On-Site Inspection Checklist (Continued)

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Subtask	Item #	Check Point Reference the IRC, the IBC, the IECC, and ACI 318	*Code Compliance		Comments
			YES	NO	
Note any items carried over from the set inspection here			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

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Additional Comments – You may also use this space to document any construction completed by the installation permit holder that affects the compliance of the construction covered by the inspector’s contract or work order (note that violations are to be reported on the *Violation Report* form, form #076ihb):
