

ENGINEERING INSPECTOR'S CHECKLIST FOR RESIDENTIAL FINAL INSPECTIONS

July 1, 2019

Preliminary

**** Prior to any Certificate of Occupancy of any dwelling, a final inspection must be performed and all improvements completed to the satisfaction of the City Engineer. All improvements shall be barricaded until a final inspection is conducted and site is approved for public access.**

1. Inspector to verify all work on the project has been completed and ready for a final inspection.
2. All required project documentation, with exception of as-built drawings, shall be turned in and approved by the inspector prior to scheduling a final inspection.
3. Inspector verifies all permits obtained and applicable fees paid. (Check with Permit Technicians)
4. Inspector verifies any in-lieu payments have been received and development agreements fulfilled (check with Inspection Supervisor).
5. Inspector verifies any equipment operation manuals received.
6. Inspector verifies all adjacent private and City property has not been damaged from construction.
7. Inspector's field maintained red-lined plans shall be available for all final inspections.
8. All sidewalks and streets shall be thoroughly cleaned of all dirt or Final is subject to be canceled at time of inspection.
9. Labor shall be provided from contractor/developer to remove storm drain manhole covers, sanitary sewer manhole covers and to expose water valves and operate water valves and hydrants.
10. All graded areas stabilized or a NOI issued by ADEQ of new operator received.
11. For any infrastructure maintained by the City, a 2-week notice shall be given of final inspections to the associated City Departments.
12. ADOT Bridge Form received for box culverts.
13. Finals shall be scheduled as follows:
 - Water and Sewer
 - Concrete, Paving, and Drainage
 - Landscape

Grading

14. All retention basins, graded to finish grades.
15. All property pins in and visible.
16. Retention basins side slope shall not exceed 4:1 on private property or 6:1 adjacent to public right-of-way, unless otherwise approved.
17. Pad elevations certification received.
18. Pad certification for compaction received.
19. Letter certifying completion of site grading received.
20. Grades that tie into adjacent properties per plans.
21. Certification received on Drywell installations if applicable.
22. Documentation received on well abandonment if applicable.
23. Parkway grading completed. 1" reveal in landscaped areas (final grade), 3" reveal in non-landscaped areas, slopes adjacent to sidewalks and curbs to EDS&PM Standards.

Water/Sewer

24. Request LPSCO approval letter for water and sewer to be turned in prior to Final Inspection.
25. All water and sewer stakes installed and in place.
26. All water meter boxes installed to grade. Detail G-3312.(2” above s/w, 1” reveal above granite and 24” behind walk)
27. Chains installed on hydrant caps.
28. Hydrants free of obstructions.
29. All water valves turned on.
30. All manholes and main lines cleaned. Inverts troweled smooth. MAG Detail 421.
31. Copy of sewer main video (camera) turned over to Goodyear or LPSCO.
32. All water main blow-offs adjusted to grade. Risers plumb, bonnet visible. Frame flush with pavement and free of noise. MAG Detail 390 Type A.
33. Lamp sewer line adding water 1 hour prior.
34. Manhole lids stamped with City logo and free of noise.
35. Approval of Construct issued by Maricopa County received.
36. BT tests and usage form submitted to water department.
37. Blue hydrant markers placed on pavement.
38. Fire hydrants face street, plumb, and adjusted to grade.
39. Food grade lubricant applied on all hydrant cap threads.
40. Electronic marker balls verified to be installed for water mains and sewer service stubs.
41. Debris shields installed on water valve risers.
42. All water appurtenances installed and adjusted to grade. (blow-offs, air-release assemblies, and water quality sampling stations)

Dry Utilities

43. All trenches tested for 95% compaction.
44. Equipment boxes set to grade and not obstructing sight triangles.
45. All conduits terminated in boxes.(No exposed conduit stub-ups)

Drainage/Structures/headwalls

46. All exposed steel on catch basins and scuppers to be painted as per MAG Section 530 and 790.
47. Handrails (galvanized) installed on all scuppers and headwalls. Color of final paint shall be per EDS&PM manual.
48. All scuppers, grade to drain.
49. All manholes and storm drain pipes cleaned of soils and debris. Inverts troweled smooth. MAG Detail 421.
50. Clean all scuppers and catch basins and rip-rap of debris.
51. Manhole lids stamped with City logo and have access handle/hole.
52. Trash racks installed on all headwalls with shear pins where call for on plans.
53. All exposed edges on catch basins and scuppers to be finished off smooth.

54. Slopes adjacent to headwalls do not exceed 4:1
55. Storm drain inlet marker placed on all catch basins, scuppers, and inlets per G-3510.

Concrete

56. Flow test gutters, mark all low spots ½” or greater and all cracked/damaged concrete for removal and replacement.
57. Concrete free of cracks, chips and scarring.
58. Patch all chipped concrete not exceeding 4 sq. inches where needed. Approved material required for patching.
59. All removed and replaced concrete to be sprayed with white cure.
60. Water and sewer stamps placed in concrete per MAG 440-4.
61. All concrete curb and gutter replacements, are to be formed against asphalt with wood form, to hold a straight line.(minimum 1’ cutback of asphalt and patch back)
62. Trim all expansion joint material where needed.
63. Construct curb and sidewalk termination points where needed.
64. Tolerance on sidewalk surface is <1/8” in 5’.
65. Handicap ramps flush with asphalt pavement at crosswalk.
66. All sidewalks to have a light broom finish and ¼” radius transverse joints.
67. Sidewalks and ramps meet ADA slope requirements.
68. Asphalt adjacent to ADA ramp landing is flush with gutter.

Paving

69. All adjustments in asphalt completed. Manholes, clean outs, monument and water valves.
70. All survey monuments to be punched. And placed in frame and cover if required per MAG Details 120 and 120-2.
71. Check asphalt for smooth joints, open gradation and soft or cracking areas in asphalt.
72. Asphalt pavement with no curb shall be per plan profile elevations on outer edge.
73. Tolerance in pavement smoothness not to exceed ¼” in 12’.
74. Water test asphalt for run-off. Water applied 1 hour prior to final at a rate to provide a continuous flow from the street into the gutter.

Streetlight

75. Streetlight numbers installed.
76. Pull boxes adjusted to grade.
77. Streetlight poles plumb and offset from sidewalk min. 1’ from back of walk (attached) or 4’ from back of curb (detached collector and arterial) or 3’ (detached local)
78. 3-Day burn test complete or lights verified on during dark hours.
79. All materials and wiring components verified approved and complete.

Signing and Stripping

80. All striping and signage completed as per plan.
81. All street sign post installed as per Goodyear's Detail with 7' to bottom of sign.
82. Sign posts not set in concrete.
83. Barricades installed where required.
84. Street name signs and block numbers correct. (Use recorded plat or request block number map)
85. Proper brackets used for sign type installation.
86. All existing signing and striping that conflict with improvements has been removed/modified.

Landscaping

87. All landscaping completed per plans.
88. Pre-emergent Certificated received.
89. Backflow certificates/test information received.
90. HOA letter of acceptance received.
91. 1" reveal on all irrigation boxes.
92. Spaghetti tubes cut to drip line.
93. Trees staked per details
94. Visibility triangle free of obstructions.
95. Street signs not blocked by trees.
96. No trees with thorns adjacent to public access ways per COG Standards.
97. Slopes do not exceed 6:1 adjacent to sidewalks and in the right of way.
98. Slopes do not exceed 4:1 on private property.
99. Block walls and sidewalks free of damage.
100. Plants have adequate clearance to power poles, overhead power lines and transformers.