

**Accomack County  
Eastern Shore of Virginia**

**Building, Planning and Zoning  
Common Reasons for Residential Building Inspection Failures**

**Footings**

- Not ready for inspection when requested
- Not completed in accordance with the approved plans
- Improper depth and/or widths of continuous perimeter or pier footings, and masonry fireplaces
- Improper alignment of footings
- Excessive slope on trench bottom and/or soil wash-in from sidewalls
- Improper re-bar size and/or installation, including overlaps, and clearances to soil
- Re-bar supports spaced too far apart, creating re-bar deflection
- Pier footings exceed maximum spacing allowed
- Stumps, roots, organic material, or water within excavated areas
- Not in compliance with zoning setbacks

**Pre-Slab Floors**

- Not ready for inspection when requested
- Fill not compacted
- No approved vapor barrier installed in conditioned areas
- Vapor barrier joints improperly overlapped or do not fully extend to perimeter edges
- No control joints or wire reinforcement where required
- No slope indicated toward garage doors
- Indicated concrete thickness inadequate

**Foundations**

- Not ready for inspection when requested
- Not constructed in accordance with approved plans
- Improper anchor bolt/strap size, spacing, and/or installation
- Anchor bolts countersunk into sill plate
- Inadequate footing projection
- Amount of projection exceeds the footing thickness
- Improper masonry ties used in multiple wythe masonry
- Improper bonding of masonry wall intersections and/or corners
- Inadequate crawl space ventilation or access opening
- Inadequate flood venting provided, if required
- Failure to cap CMU piers with four inches of solid masonry or fully grout cells
- Inadequate damp-proofing, waterproofing, and/or drainage provided for basement

### **Exterior Sheathing Fastening**

- Not ready for inspection when requested
- Fasteners missed structural members
- Fasteners exceed maximum spacing allowed or are non-existent
- Fasteners pneumatically nailed too deeply into sheathing

### **Framing, Rough-in Plumbing, Rough-in Mechanical**

- Not ready for inspection when requested
- Not constructed in accordance with approved plans
- Rough electrical inspection not conducted or not approved
- Over-spanned structural members, including header sizing
- Engineered roof or floor trusses not braced in accordance with manufacturers instructions (permanent bracing instructions must be provided to this department)
- Improper roof truss/rafter high-wind uplift connector attachment
- Improper notching and/or drilling of structural members
- Failure to install safety glazing in hazardous areas
- No continuous support of structural walls, columns, or posts on load bearing beams, girders, or other walls
- Pressure preservatively treated wood not used where required
- Inadequate bedroom egress window size
- Minimum ceiling heights not maintained
- Lack of required flashings between wood and masonry
- Inadequate chimney flashings
- Lack of or inadequate fire stopping
- Improper clearances maintained from masonry fireplaces to wood or other combustible framing
- Improper attic ventilation
- No pressure test on plumbing supply or DWV piping, or leaks found
- Improper plumbing pipe sizing, sloping of DWV piping, materials used, and/or supports
- No protection of piping through plates, studs, or other structural members
- No anti-scald devices on shower and bath tub fixtures
- Improper plumbing trap designs installed
- Improper plumbing venting
- Inadequate LPG piping installation depth below grade or structural protection compromised
- HVAC duct work improperly installed
- No or insufficient access to the attic-installed HVAC equipment and work area
- Separate condensate drain pipes not supplied from HVAC air handler and pan in attic installations
- Crawl space - installed air handlers do not meet minimum clearances to crawl space floor

### **Energy Code Compliance**

- Not ready for inspection when requested
- Improper R-value installed, including slab
- Built-up exterior corner stud joints not caulked
- Penetrations through sole and double top plates not caulked or otherwise sealed
- Non-rated caulking installed in rated wall and/or floor assemblies' penetrations
- Vapor barrier not facing conditioned side of structure, or not installed in accordance with manufacturer's printed instructions
- No insulation installed around window or door frames, nor otherwise sealed
- No minimum one-inch air space where insulation is installed between roof rafters in a cathedral/sloped ceiling

## Final

- Not ready for inspection when requested
- Could not gain entry inside because house was locked
- 911 address number not posted, where required
- Final electrical inspection not conducted or approved
- Finished grading not completed
- Hand-railing and/or guard-railing improper or non-existent
- Smoke detectors are not interconnected
- Pop off valves on water heaters not piped to a safe location
- Leaks found around plumbing fixtures/piping
- Improper plumbing vent terminals
- Water and/or sewage connections not completed
- Mechanical installations not completed, not in accordance with manufacturer's installation instructions, or improper clearances maintained
- Improper mechanical venting termination
- Flood elevation certificate not completed, if applicable
- Improper stair width, tread, and/or riser dimensions
- Attic and/or floor insulation not completely installed
- Other energy conserving materials removed or missing
- Finished fireplace construction dimensions, terminations, or clearances not in compliance with code
- Previous code violations exist which have not been satisfactorily resolved