

## ***Termite and Shower Repair Inspections***

### ***Required Inspections***

**Subfloor Repair:**    **Subfloor Inspection**  
                              **Final Inspection**

**Shower Repair:**    **Subfloor under shower or tub**  
                              **Wall framing**  
                              **Wall board cover**  
                              **Shower pan test**  
                              **Final inspection**

### ***Subfloor Repair Inspections:***

#### **Subfloor Inspection:**

- Check for subfloor damage. If the damage is minor, the area can be scraped clean of fungus, rot, etc., and be treated with a wood preservative (Copper Green®).
- If the damage extends under the shower pan or tub and the tub/pan needs to be removed, a plumbing permit will be required for the removal and replacement of a fixture. The water closet is exempt. Generally, when the shower pan or tubshower is removed and the wall tile base is a gypsum backer board, the tile walls will need to be removed and replaced. The permit will need to include those walls. If not included, a separate permit must be issued.
- If the damage has been removed, any new framing to support the new subfloor must be in place and inspected before covering.
- Be sure to have the inspector sign your permit card in the appropriate places.

#### **Final Inspection:**

- The water closet must be reset and caulked at the base to the floor.
- The tub or shower pan must be caulked.
- If the valuation of the project exceeds \$1,000, smoke detectors and carbon monoxide detectors must be installed.
- Be sure to have the inspector sign your permit card in the appropriate places.

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## ***Shower Repair Inspections:***

### **Subfloor Inspection:**

- Check for subfloor damage. If the damage is minor, the area can be scraped clean of fungus, rot, etc., and be treated with a wood preservative (Copper Green®).
- If the damage extends under the shower pan or tub and the tub/pan needs to be removed, a plumbing permit will be required for the removal and replacement of a fixture. The water closet is exempt. Generally, when the shower pan or tubshower is removed and the wall tile base is a gypsum backer board, the tile walls will need to be removed and replaced. The permit will need to include those walls. If not included, a separate permit must be issued.
- If the damage has been removed, any new framing to support the new subfloor must be in place and inspected before covering.
- Be sure to have the inspector sign your permit card in the appropriate places.

### **Framing Inspection:**

- Check for wall framing damage. If the damage extends below the tub or shower pan, a plumbing permit is required for the removal and replacement of a fixture. If the damage to the stud(s) is minor and no more than 25% of the stud thickness, the damage may be cut out and replaced with new material. A piece may be scabbed alongside for no less than 24 inches beyond the cut section.

### **Wall Board Covering Inspection:**

- The wall board must be installed in accordance with the manufacturer's instructions or the ICC-ES Evaluation Report. The standard for water resistant gypsum board is to have the factory edge face down toward the lip of the tub or shower pan and 1/4-inch above the lip. The fastener spacing is 7 inches center to center along the studs for nails and 8 inches center to center along the studs for screws. The corners, cut seams, and fastener heads must be caulked or sealed with water proof materials.

### **Shower Pan Inspection:**

- Built-up shower pans must be water tested when the liner is installed. The base of the pan liner must slope no less than 1/4-inch per foot to the drain. The drain must be plugged and the pan filled with water for the inspection.

### **Final Inspection:**

- The tile and grout must be finished and the fixture must be installed.
  - The tub or shower pan must be caulked
  - If the valuation of the project exceeds \$1,000, smoke detectors and carbon monoxide detectors must be installed
  - Be sure to have the inspector sign your permit card in the appropriate places.
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