

# Keycodes Inspection Agency

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## 2026 Fee Schedule – Residential Inspection Services

### FLAT RATE COSTS INCLUDING PLAN REVIEW (NEW CONSTRUCTION ONLY)

#### RESIDENTIAL DEPOSIT (DUE AT TIME OF SUBMITTAL):

\$ 80.00 (This is non-refundable but will be credited to your account for all flat rate projects listed for your specific project. **ALL PLANS MUST BE COLLATED.**)

#### RESIDENTIAL DWELLING PACKAGE:

\$ 1050.00 (Up to 2500 Square feet)  
Includes building, mechanical, energy, plumbing and electrical  
– Up to (12) site visits included  
\$ 105.00 Cost for each 1 - 500 additional square feet above 2500

#### INDUSTRIALIZED (MODULAR) HOMES (or manufactured homes over full basement):

\$ 575.00 Includes building, mechanical, energy, plumbing and electrical  
– Up to six site visits included

#### MANUFACTURED (MOBILE) HOMES:

\$ 500.00 Includes building and electrical  
Building – Up to three site visits– electrical – Up to two site visits

#### BASEMENT FINISH OR INTERIOR ALTERATION:

\$ 500.00 Includes building, energy and electrical  
– Up to five site visits  
\$ 125.00 Additional cost for any plumbing in renovation (requires plumbing inspections)  
\$ 125.00 Additional cost for any new HVAC units (requires mechanical inspections)

#### ADDITIONS:

\$ 700.00 (Up To 750 Square Feet)  
Includes building, energy and electrical  
– Up to seven site visits  
\$ 110.00 Cost for each 1 - 500 additional square feet above 750  
\$ 125.00 Additional cost for any plumbing in addition (requires plumbing inspections)  
\$ 125.00 Additional cost for any new HVAC units (requires mechanical inspections)

#### ROOF STRUCTURE (over deck or patio)

\$ 410.00 Includes building only – Up to four site visits

#### CONCRETE SLAB:

\$ 130.00 Building - one inspection

#### DECKS:

\$ 255.00 Building – Up to two inspections for decks over 48” or more above ground  
\$ 315.00 Building – Up to three inspections for decks less than 48” above ground

#### SWIMMING POOLS:

\$ 255.00 (ABOVE-GROUND)  
Building, electrical – Up to two site visits  
\$ 410.00 (IN-GROUND)  
Building, electrical – Up to four site visits  
\$ 255.00 (SPA OR HOT TUB)  
Building, electrical – Up to two site visits

#### ACCESSORY STRUCTURES:

(up to 1000 square feet)  
Includes building and energy  
\$410.00 – Up to four site visits  
\$ 110.00 Cost for each 1 – 500 additional square feet above 1000

## 2026 Fee Schedule – Residential Inspection Services

### FLAT RATE COSTS (NEW CONSTRUCTION ONLY) - CONTINUED:

#### DEMOLITION:

- \$ 130.00 (includes first 2000 square feet)
- \$ 32.00 (for each additional 500 square feet)

#### MINOR ALTERATION (at the discretion of the inspector):

- \$ 160.00 – includes one site visit
- \$ 265.00 – includes up to two site visits
- \$ 345.00 – includes up to three site visits

#### RETAINING WALL:

- \$ 315.00 – includes up to three site visits

#### PHOTOVOLTAIC (SOLAR) or WIND TURBINE ALTERNATE POWER SYSTEMS:

- \$ 345.00 Roof Mounted First 5kw of system – Building and electric two total site visits.
- \$ 32.00 Each additional 5kw of system.
  
- \$ 450.00 Ground Mounted First 5kw of system – Building and electric four total site visits.
- \$ 32.00 Each additional 5kw of system.

#### GENERATOR (back up power) OR GEOTHERMAL SYSTEMS:

- \$ 275.00 – Up to two visits – Building, Mechanical and Electrical Only

ROOF REPLACEMENT:  
\$115.00 - includes one site visit

POLE BUILDING  
\$250.00 - Building only – up to two site visits

POOL FENCE REPLACEMENT:  
\$160.00 – includes one site visit

**NOTE: ALL FLAT FEES LISTED ABOVE INCLUDE PLAN REVIEW**

**OTHER THAN FLAT RATE AND OTHER SUB CODES: (Must add plan review to fees as applicable.)**

#### RESIDENTIAL BUILDING INSPECTIONS (when not included in flat rate pricing):

- \$ 80.00 per hour with one hour minimum

#### RESIDENTIAL PLANS EXAMINATION (when not included in flat rate pricing):

- \$ 80.00 per hour with a one hour minimum

#### PLUMBING SUB-CODE FEES (when not included in flat rate pricing):

- \$ 160.00 Including first (6) trapped fixtures – Up to two site visits
- \$ 15.00 per each additional trapped fixture(s)
- \$ 85.00 - new water line
- \$ 130.00 - Sanitary Sewer Hook-up (each lateral)
- \$ 85.00 – Water Heater replacement (plus electric)
- \$ 160.00 – Residential Sprinkler System

#### MECHANICAL SUB-CODE FEES (when not included in flat rate pricing):

- \$ 160.00 Including first unit or ductwork alterations – Up to two site visits
- \$ 32.00 per each additional mechanical unit. (Units include each air handler and exhaust units over 150CFM, excluding commercial kitchen exhaust.)
- \$ 160.00 Freestanding Stove
- \$ 90.00 HVAC replacement (plus electric)

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## RESIDENTIAL ELECTRICAL SUB CODE FEES (when not included in flat rate pricing):

### RESIDENTIAL UNITS, FLAT RATE (New Construction):

- \$ 160.00 - Single Family with up to 200 Amp Service – Up to two visits.
- \$ 210.00 – Single Family with up to 400 Amp Service – Up to two visits.

### INDUSTRIALIZED (MODULAR) HOMES OR MANUFACTURED (MOBILE) HOMES:

- \$ 160.00 – Single Family with up to 200 Amp Service – Up to two visits.

### BASEMENT OR INTERIOR RENOVATIONS:

- \$ 160.00 – For up to 25 outlets (plus heat) – Up to two visits.
- \$ 17.00 – For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

### ADDITIONS AND ACCESSORY STRUCTURES:

- \$ 160.00 – For up to 25 outlets (plus heat) – Up to two visits.
- \$ 17.00 – For each additional 25 outlets
- (Please note that an outlet is a receptacle, light, smoke detector, etc.)

### SERVICE ONLY:

- \$ 95.00 – 200 Amps or less
- \$ 140.00 – 400 Amps or less
- \$ 200.00 – 800 Amps or less
- \$ 42.00 – Each additional meter or panel inspected per service.
- Please note that all service inspections include one visit only.

### SWIMMING POOLS (electric only):

- \$ 160.00 – Above Ground – Up to two visits.
- \$ 250.00 – In Ground – Up to three visits.
- \$ 160.00 – Spa or Hot Tub – Up to two visits.

### HEATING AND AIR CONDITIONING UNITS:

- \$ 55.00 – (per unit)
- \$ 45.00 – Baseboard (first unit)
- \$ 10.00 – Baseboard (each additional unit)
- \$ 80.00 – Replacement of Existing HVAC Unit

### MISCELLANEOUS FEES:

- \$ 95.00 – Residential security/fire alarm systems
- \$ 200.00 – EV Charging Station
- \$ 250.00 – Wind Turbine (electric only) – Up to 5kw – Up to two visits.
- \$ 250.00 – Solar Photovoltaic Systems (electric only) – Up to 5kw – Up to two visits.
- \$ 27.50 – Solar Photovoltaic and Wind Turbine Systems – Each additional 5kw rating of system.
- \$ 200.00 – Generator (electric only) – (30KW or less) (Use commercial fee schedule if over 30KW)
  
- \$ 75.00 - RE-INSPECTION FEE FOR VIOLATIONS (PER VISIT)
- \$ 80.00 - COST (PER VISIT) FOR ADDITIONAL VISITS OR CONSULTATION  
(All permits will be assigned a number of site visits depending on the scope of work and cost of the permit.)
- \$ 80.00 - MINIMUM INSPECTION FEE (PER VISIT)
- \$ 125.00 - MINIMUM PERMIT FEE
- \$ 35.00 - COST TO ISSUE PERMIT OR CERTIFICATE OF OCCUPANCY
- \$ 5.00 – COST PER INSPECTION RESULT FOR REMOTE MUNICIPAL SOFTWARE DATA ENTRY
- \$ 30.00 – COST TO MAKE 8 ½ X 11” COPIES PLUS \$1.00 PER PAGE.
- \$ 75.00 – COST TO COLLATE PLANS per set of plans
- \$ 50.00 – COST TO MAKE COPIES LARGER THAN 8 ½ X 11” PLUS 2.50 PER PAGE.
- \$ 4.50 – STATE PERMIT FEE (COLLECTED FOR STATE)

Please call 610-866-9663 for any costs not included on these sheets or with any questions.