

Residential Final Inspection Checklist

Prior to moving into a house a final inspection and Certificate of Occupancy is to be obtained.
Inspections are to be requested before 4:30 pm the previous work day.

Building & Miscellaneous

- Site drainage away from the house shall fall a minimum of 6 inches within the first 10 feet
- Wood siding to be a minimum of 6" above adjacent grade
- Building exterior finish to be completed
- A 3'X3' landing is required on each side of an egress door (some exceptions apply)
- Garage to be separated from living space with minimum ½" gypsum wallboard on garage side
- Door between house and garage to be a 20 minute rated door, a solid core 1-3/8" door or a steel clad insulated door
- Enclosed accessible space under stairs is to be protected with ½" gypsum wallboard
- Egress doors must be able to open from inside without the use of a key
- Handrail height is to be 34" minimum and 38" maximum measured vertically from nosing of treads; handrails are required on stairs of 4 risers or more
- Guardrails are to be installed on open sides of stairways, porches, balconies or raised floor surfaces more than 30" above the floor or grade below; finished height of guardrail is a minimum of 36"; open sides of stairways guardrail height may be reduced to a minimum dimension of 34" above the nosing of the stairs and a maximum of 38"
- Foam plastic is to be separated from the building interior or crawl space by a thermal barrier of ½" gypsum wallboard unless tested and listed otherwise (except rim joists)
- Install energy efficiency features & place completed energy sticker in electrical panel board
- Final roofing material installed
- Post permanent house numbers in location visible from the street
- Under-floor areas to be cleared of all vegetation and construction debris

Electrical

- Complete entire electrical system and install required fixtures
- Smoke detectors installed and functioning
- Interior wall surfaces to be installed to protect electrical conductors
- Lighting fixture installed outside each exterior door
- GFCI protected electrical outlets to be installed in kitchens, bathrooms, exterior (front & back), garage etc.
- Electrical panel board covers on and circuit breakers identified for use

Plumbing & Mechanical

- Heating system installed capable of maintaining 68 degrees 3 feet above the floor
- Dwelling provided with a water closet, a lavatory and a bathtub or shower with a closeable door to the space
- Dwelling provided with a kitchen area and sink
- Dwelling provided with potable water to the building and DWV system tied to approved wastewater discharge system
- Install pressure regulator at outfall of water meter (if street pressure >80 PSI) and thermal expansion tank on hot water system
- Provide an air gap on the dishwasher drain line
- Condensate lines for air conditioning and humidifier systems are to drain into the DWV system through an air gap

Rough Framing Checklist

No insulation is to be installed prior to rough framing inspection.
Inspections are to be requested before 4:30 pm the previous work day.

Building & Miscellaneous

- Approved plans and truss drawings at site for inspection
- Proper nailing on framing members
- Shear nailing and hold downs installed at braced wall panels
- Sole plate attachment (crawl space pony walls also)
- Fire and draft stop installation (floors & ceilings, concealed spaces & shafts)
- Full bearing support for beams and girders
- Check for over-notching/boring of framing members and engineered framing members
- Headroom clearance requirement at stairways (minimum 6'8")
- Proper stair tread rise and run (residential maximum rise 8 ¼", minimum run 9")
- Attic and crawl space access (22"X30"), permanent ladder in crawl space access
- Under-floor and attic ventilation required (max. under-floor 1/150 sq. ft., attic 1/150 cu. ft.)
- Roof framed and weatherproofed
- Install required truss bracing and strong-backs per truss drawings
- Fireplaces installed and fire-stopped properly
- Windows installed (egress windows in sleeping rooms)
- Positive connection at post and beam junctions (not toe-nails)
- Seismic connection of trusses and girder trusses at bearing points
- Exterior of building weatherproofed
- Exterior doors installed
- Nail plates on electrical, plumbing and CSST pipes where required
- Temporary address posted at site

Plumbing & Mechanical

- Appliance vents installed properly
- Combustion air for appliances provided
- Gas lines installed and under test (10# - 15 minutes)
- Plumbing waste and vent lines & cleanouts installed and under 5# air or 10' head of water test
- Install clothes dryer vent - smooth metal, no screws, maximum length 25' with 2.5' deduction for each 45° angle and 5' deduction for each 90° angle
- Install heating/cooling and ventilation systems (exhaust fans vented to the exterior)
- Provide clear access to gas fired appliances in attics, crawlspaces and mechanical rooms 20' maximum distance from opening to appliance
- Backwater valve installed in basement if required (drain is below level of street manhole)
- Oversize wet-vented DWV lines one size

Electrical

- Completion of rough electrical wiring and panel board installation
- Grounds and neutrals made up in boxes and panel boards
- Electrical system grounding and bonding completed (water, gas, concrete encased electrode, & Ufer ground)
- Smoke detectors hard-wired in proper locations & interconnected
- Minimum two 20-amp kitchen and one 20-amp laundry circuit provided
- Clothes closet light fixtures proper clearance from edge of shelves (12" incandescent, 6" florescent/recessed)
- Separate circuit for bathrooms if lights and outlets interconnected
- Electrical boxes not overfilled
- Spacing of electrical outlets on walls and kitchen countertops (12' rooms, 4' kitchens)
- Electrical outlet front and back of house (GFCI/weatherproof)
- Electrical outlet in hallways over 10' in length
- AFCI protection for bedroom electrical outlets