

## RESIDENTIAL FINAL INSPECTION CHECK-LIST

All references (unless noted) are from 2006 IRC.

- Permanent address provided (R321.1).
- Verify that down spouts extensions do not cross egress path at sidewalks creating a hazard.
- Door between house and garage  $1\frac{3}{8}$  inch thick solid core or 20 minute rated (R309.1).
- Approved flashing shall be installed at the top of windows and doors; at intersections of exterior walls with roofs, chimneys, or masonry; above all projecting wood trim; and where exterior porches, decks, or stairs attach to the building (R703.8).
- Caulk around openings for combustion air ducts, dryer vent, and bath fan exhaust; caulk around incoming water main and gas line (N1102.4.1, P2606.1). All soffits under cantilevers and fireplaces to be sealed (R703, N1102.4.1). Check for broken or cracked windows (N1102.4.2).
- Verify safety glazing, such as tempered glass, at hazardous locations: in or adjacent to doors; within tub or shower enclosures; where less than 18 inches above the floor; and adjacent to or within 5 feet of stairways, landings, and ramps. Certain exceptions may apply (R308.4).
- Smoke alarms shall interconnect and sound simultaneously when activated (R313).
- Verify correct handrail heights (34-38 inches above nosing) and handgrip dimensions ( $1\frac{1}{4}$  – 2 inches in cross-section) (R311.5.6). Check for illumination at interior and exterior stairs including landings (R303.6).
- Verify riser height ( $7\frac{3}{4}$  inches max.) and tread depth (10 inches min.) with deviation of  $\frac{3}{8}$  inch maximum between the largest and the smallest riser or tread in each flight of steps. Nosings with projections of not less than  $\frac{3}{4}$  and not more than  $1\frac{1}{2}$  inches with a maximum radius of  $\frac{9}{16}$  inch shall be provided on stairs with less than 11 inch tread depth (R311.5.3).
- Verify landings at top and bottom of stairs, 36" min length for full width of stairs. Slope of treads and landings shall not exceed  $\frac{1}{4}$ " per foot (R311.5.5).
- Verify both interior and exterior guard heights of 36 inches min.; check intermediate or ornamental railings for spacing such that a sphere 4" in diameter cannot pass through. (R312).
- Beam pockets in basement concrete walls shall be grouted where shims are used to provide adequate permanent bearing (R502.6).
- Uncovered plastic on walls shall be flame and smoke rated (R316.1).
- Verify proper crawlspace ventilation (R408 & R401.4.5.1as amended). All exposed earth in crawl space shall be covered with continuous vapor barrier (N1102.1.7). Surface of underfloor area shall be graded towards drains to prevent ponding (R401.4.5.2 as amended).
- Verify garbage disposal installation and proper operation (local ordinance).
- Check operation of all installed appliances, electrical equipment, and devices to verify correct wiring (E3303).
- Verify minimum clearance between closet shelves and any light(s) serving that closet (min. 1 foot clearance to any globe-protected incandescent and min. 6 inch clearance to any recessed fixture or enclosed fluorescent), minimum clearance shall be maintained from floor to ceiling (E3903.11).
- Outdoor receptacles provided at front and back of dwelling, protected by GFCI, and provided with "in-use" weatherproof covers (E3801.7, E3802.3, & E3902.9).
- Garage electrical receptacles GFCI protected unless dedicated for appliances not readily moved from one place to another (E3802.2).
- Verify that light fixtures in garage/dwelling separation are sealed to prevent free passage of flame and smoke with listed electrical outlet boxes (R309, E3302.2).

## RESIDENTIAL FINAL INSPECTION CHECK-LIST (Continued)

- Check exterior lights at all doors to the outside and illumination at all stairs including at decks (R303.6, E3803.3).
- Check and correct for concealed electrical boxes (E3805.10).
- Provide minimum of two spare undedicated spaces in electrical panel and run two spare 20 amp electrical circuits to basement for future finish (local ordinance). These two circuits cannot have a shared neutral.
- Check electrical panel for proper bonding and grounding (E3807, E3808).
- Receptacles in bathrooms, crawlspaces, serving countertops in the kitchen, within 6 feet of laundry, utility or bar sinks, and in unfinished basements to be GFCI protected (E3802).
- All branch circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed combination type arc-fault circuit interrupter (2008 NEC 210.12).
- Bathroom receptacles shall be provided with a 20 amp, dedicated circuit (E3603.4).
- Provide minimum size access hole at hydro-massage bathtubs sized to allow service of the largest piece of concealed equipment, motor, and wiring (E4109, P2720.1).
- Verify correctly sized combustion air provided for furnace and water heater; combustion air intake openings shall be covered with screen and located 12 inches min. above finished grade (G2407).
- Check roof for flue height clearances (M1804.2, G2427.6.5).
- Check for gas leaks on all appliance flexible connections (G2417.6.4). Check for corrosion protection on exterior ferrous metal gas pipes (G2415.8).
- Check for water leaks at all plumbing fixtures; check pipes for clean out plugs, test plugs, and pipe dope (P2503.5.2, P2503.6).
- Laundry sinks with standard hose threads are prohibited without a backflow preventer (P2902.3.3).
- Verify installation of by-pass type pressure regulator valve on water service entry (P2903.3.1).
- Check for required clearances at all plumbing fixtures (R307, P2705) and HVAC appliances (G2408.5, G2409, M1305, M1306, M1803.3.4 and manufacturer's installation instructions).
- Verify access and ventilation for air admittance valves (P3114.5).
- Check for thermostatic or pressure balancing mixing valve at shower; minimum shower dimensions 900 square inches and 30 inch minimum diameter (P2708). Nonabsorbent wall finishes at shower shall extend 6 feet above the floor (R307).
- Check for cracked and/or broken concrete in sidewalks, driveways, foundation walls, and other locations (local ordinances).
- All wood forms to be removed from concrete work. All debris and construction materials shall be removed from the crawlspace (R408.5).
- Verify that water meter, gas meter, and electric meter are in place and operational.
- Bring inspection record card to building division office along with grading certificates, improvement location certificates, special inspection letters, and insulation statement in order to obtain a Certificate of Occupancy. **It is advisable to bring all submittals to the Building Division for review well in advance of the scheduled final inspections. Any errors or omissions can then be addressed in a timely manner.**

**This list details only the most frequently missed inspection items and should in no way be considered complete.**