

2020 FINAL RESIDENTIAL INSPECTION CHECKLIST

***PROPERTIES IN LAKE ZONES HAVE ADDITIONAL REQUIREMENTS BEYOND THOSE LISTED BELOW FOR OCCUPANCY OR FINAL CONTACT PLANNING/ ZONING @ (260) 499-6346**

WORKING BATHROOM

- * w/ SINK, TOILET & TUB OR SHOWER w/ HOT & COLD WATER
- *GFCI PROTECTION ON ALL OUTLETS
- *EXHAUST FAN VENTED TO EXTERIOR or OPERABLE WINDOW IN NON-ELECTRIC DWELLINGS
- *ALL FIXTURES PROPERLY CONNECTED TO DRAINS w/ P-trap, (no S-traps) AND PROPERLY VENTED

WORKING KITCHEN

- *SINK CONNECTED TO DRAIN w/P-trap, (no S-traps), PROPERLY VENTED, HOT & COLD WATER
- *ISLANDS & COUNTERTOP, REQUIRE GFCI CONTROLLED RECEPTACLES

FURNACE & WATER HEATER

- *PROPER COMBUSTION AIR AND VENTING FOR FURNACE & WATER HEATER
- *IF METAL VENT PIPE IS USED, IT MUST BE CONNECTED w/SCREWS AT JOINTS AND DRAFT HOOD
- *SERVICE RECEPTACLE WITHIN 25'-0 OF FURNACE & SWITCHED LIGHTING AT ENTRY
- *SHUTOFF SWITCH AT FURNACE OR THE ELECTRICAL SERVICE PANEL WITHIN SIGHT OF FURNACE
- *IGNITION SOURCE OF FURNACE OR WATER HEATER IN GARAGE SHALL BE 18" ABOVE FLOOR UNLESS LISTED AS VAPOR IGNITION RESISTANT
- *RELIEF VALVE DISCHARGE TUBE MUST BE 3/4' PIPE TO WITHIN 6" OF THE FLOOR
- *CONDENSATE FROM ANY EQUIPMENT DRAIN PAN MUST GO TO AN APPROVED SANITARY DRAIN
- *COLD WATER SHUTOFF BEFORE UNION ON WATER HEATER SUPPLY LINE

ELECTRICAL

- *NO ELECTRICAL HAZARDS, PLUS COVERS ON ALL DEVICES & JUNCTION BOXES
- *CLOSET LIGHTS SHALL BE FULLY ENCLOSED SURFACE MOUNTED INCANDESCENT or LED ON WALL ABOVE THE DOOR 12" FROM FRONT OF SHELF STORAGE. NO PULLCHAIN EXPOSED INCANDESCENT BULBS. FLOURESCENT FIXTURES ON WALL ABOVE DOOR ONLY REQUIRE 6" CLEARANCE TO SHELF AS WELL AS RECESSED & ENCLOSED LED OR INCANDESCENT FIXTURES
- *PROPERLY OPERATING GFCIs IN KITCHEN, BATHROOMS, GARAGE, UNFINISHED BASEMENT AND EXTERIOR OF FRONT AND REAR OF HOUSE.
- *EXTERIOR LIGHTS AT EACH ENTRANCE DOOR, LIGHTS IN ACCESSIBLE ATTICS AND CRAWLSPACES, CEILING LIGHT OR SWITCHED OUTLETS IN EACH HABITABLE ROOM
- * ALL ELECTRICAL CIRCUITS LABELED IN SERVICE PANEL
- *LIGHT ON STAIRWAY WITH SWITCHES AT TOP AND BOTTOM OR TEMPERED GLASS WINDOW IN NON-ELECTRIC DWELLINGS
- *ALL GENERATOR SYSTEMS MUST BE PROPERLY GROUNDED

GARAGE

- *1/2" DRYWALL, TAPED/MUDDDED, GARAGE SIDE OF COMMON WALL, SIDE TO SIDE, FLOOR TO UNDER SIDE OF ROOF SHEATHING OR DRYWALL GARAGE CEILING AND COMMON WALL BELOW CEILING, RATED ATTIC ACCESS THEN REQUIRED
- *20 MINUTE RATED DOOR TO HOUSE w/NO WINDOWS OR DOORS WITH GLASS IN MARRIAGE WALL
- *ONE GFCI OUTLET REQUIRED. ALL RECEPTACLES MUST BE GFCI PROTECTED EXCEPT FOR APPLIANCES & DOOR OPENERS
- *5/8" DRYWALLED CEILING IF HABITABLE SPACE IS ABOVE GARAGE

STAIRWAYS & HALLWAYS

- *1/2" DRYWALL FOR STORAGE CLOSETS UNDER STAIRWAYS
- *REQUIRED HANDRAILS FOR STAIRS & RETURN HANDRAIL AT TOP & BOTTOM OF STAIRS TO THE WALL
- *GUARD RAILS REQUIRED FOR RAISED SURFACES OVER 30" ABOVE FLOOR
- *BASEMENT DOOR NOT TO OPEN OVER STAIRS WITHOUT LANDING
- *TEMPERED GLASS IN WINDOWS WITHIN 60" OF TOP OR BOTTOM OF A STAIRWAY

DECKS & OUTSIDE STAIRWAYS

- *ASK FOR ADDITIONAL HANDOUT

SMOKE DETECTORS/CARBON MONOXIDE

- *ASK FOR ADDITIONAL HANDOUT