



TYPICAL INSPECTION ITEMS

The Inspector will be checking for the following items prior to issuance of a Certificate of Occupancy:

- Address numbers shall be posted on the house within 3ft of front door, 4" minimum in height, ½" width, visible from the street-side of the house and shall contrast with the back ground color. Where the main door of the building cannot be seen from the street or where the building is set back more than one hundred (100) feet from the street right-of-way, in addition to the address numbers placed in proximity to the door as required by part (b) of this section, address numbers in compliance with part (a) of this section shall also be placed at the driveway entrance. These numbers shall be located within ten (10) feet of the driveway entrance to the building and within ten (10) feet of the edge of the street right-of-way. These numbers shall be located on a pole and be not less than three (3) feet above or more than seven (7) feet above ground level. These numbers shall be placed so to be clearly visible by traffic traveling in either direction on the street.
- Smoke detectors shall be installed inside **every** bedroom, **and** in the hallway/vicinity of the bedroom areas, **and** on each level of the house including basement level. All existing smoke detectors shall be in proper working order or replaced. Smoke detectors shall be installed on highest ceiling surface or wall nearest ceiling surface but not within 4" of the adjacent wall or ceiling surface to provide proper clearance for sensor. Any detector older than 10 years from manufactured date shall be replaced.
- Carbon monoxide detectors shall be installed in the hallway/vicinity of the bedroom areas **and** near the furnace area of dwelling units which have fuel-fired appliances installed and in dwelling units that have attached garages. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
- Electrical receptacles located in all bathrooms (including light fixtures/cabinets), laundry areas within 6' of a water source, **ALL** kitchen countertop areas, **ALL** garage areas, any receptacle servicing a sump pump, and **ALL** on the exterior of the house including detached garages/sheds shall be GFCI protected receptacles. GFCI protection can be at the receptacle or service panel. Each bathroom and laundry room shall have at minimum electrical outlet and it shall be GFCI protected.
- Electrical panel must have certified inspection sticker and be signed by electrical inspector. All open spaces inside service/breaker box shall be covered with a breaker or approved breaker tab cover.
- All electrical wiring shall be properly connected and secured, with all connections enclosed within junction or receptacle boxes. Electrical wiring shall have no visible splices or open wiring including visible wire cut connections. Garage door openers shall be plugged directly into a receptacle vs. use of extension cord.
- Interior and exterior handrails shall be on at least one side of stairways having four or more steps.

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- Interior and exterior guards (railings) shall be on both sides, with no large open area, on elevated walking surfaces greater than 30" above floor/ground surface below. This includes basement stairways with open sides, and exterior walking surfaces elevated from ground surface below such as entry ways, patios and sidewalks. Shall not have openings which allow the passage of a sphere 4" in diameter. **NO LATTICE PERMITTED.**
- Porches, decks, balconies and stairs in good repair and properly secured with minimum 1/2" galvanized bolts at all deck-to-post connections, railing supports, and ledger board connections. Two bolts, one on top of each other at each deck-to-post connection, (1) washer on each end of bolt and at least one 1/2" galvanized fastener for each joist cavity at the ledger board against the house. **CARRIAGE BOLTS AND LAG BOLTS ARE NOT PERMITTED TO BE USED.**
- Egress doors (main entry door) must be readily operable from inside without the need for keys, special knowledge or effort and must be side-hinged. Thumb turn style shall be installed.
- Walls between attached garage & living area shall be not less than 1/2" gypsum board or equivalent and all penetrations sealed.
- Ceilings in attached garages with living space located above shall be fire rated 5/8" Type X drywall or equivalent and all penetrations sealed. All piping and electrical areas shall be sealed as well.
- Doors between attached garages and living areas/utility areas shall be minimum 1-3/8" solid wood slab, steel honeycomb or other 20-minute fire rated door.
- No openings/registers in heating ducts from habitable space into the garage.
- Discharge pipe for relief valve on hot water tank shall be installed and the termination shall be within 6" of the floor.
- Clothes dryer exhaust duct vented directly to the outdoors with metallic material only in accordance with manufacturer's installation instructions. All connections shall be made either with clamps or listed metallic tape. General purpose duct tape is not allowed. Ducts that travel through the garage area shall be solid wall galvanized metal only.
- No visible damage to exterior siding/doors/windows/roof that may allow weather infiltration or rodent infestation. All doors and windows shall be intact and secure.
- ***The inspector will also check for visible safety hazards and violations not listed above.***