

Final Inspection Report

OBN Client _____

Date _____

Address _____

City _____

Of Unacceptable Items _____

	Completion Verified	Not Acceptable	Acceptable
Appliances			
1. Range/Cooktop anti-tip device installed.			
2. Oven calibrated and timer operating properly.			
3. Dishwasher installed, secured and operating properly.			
4. Dishwasher drain connected, door seals tight.			
5. Disposal operating and free of debris.			
6. Kitchen exhaust and vent operating properly.			
7. Microwave operating and secure in cabinet.			
8. Intercom operating (checked on radio only).			
9. Smoke detectors (manual test only).			

Plumbing			
1. Gas leak test (mechanicals only).			
2. Water meter box set to grade and free of debris.			
3. Cold and hot water not crossed.			
4. Plumbing supplies and drains do not leak.			
5. Faucet aerators in place and clear of debris.			
6. All plumbing fixtures secure and operate as intended.			
7. All sinks have stoppers in place and hold water.			
8. Jacuzzi operates properly and does not leak.			
9. Tub and shower heads do not leak.			
10. Commodes tight to floor and flush properly.			
11. Shower enclosure level and square.			
12. Shower enclosure does not leak.			
13. Hose bibs flush with face of brick.			
14. Drain clean out caps in place and flush with brick.			
15. Main shut off valve is readily visible and sewer clean outs flush with grade.			
16. Water heater installed and vented properly and pilot lit.			
17. Elbow on T&P valve and 6" from grade.			



Completion Verified

Not Acceptable

Acceptable

Plumbing Hardware

1. Pedestal sink securely fastened to wall.			
2. Bath hardware finishes consistent in color.			
3. Rings, towel bars and toilet paper holders level and tight.			
4. Mirrors secure and have no chips or scratches.			
5. Tile grouting complete and uniform, all corners caulked, no missing or cracked grout.			
6. No scratches or chips on marble or porcelain tub surfaces.			

Fireplace

1. Damper and screen operate properly.			
2. Gas valve operates properly and escutcheons flush and secure.			
3. Flush with wall and surrounding material, proper size hearth.			
4. Mantle level, plumb and secure.			
5. Log liter notches cut (3).			
6. Chimney cap installed properly.			

Heating

1. Burners and blower/fan unit operating properly.			
2. Thermostat installed, level, snugly fastened and operational.			
3. Electric pilot operates properly.			
4. Ducts connected and plenums sealed.			
5. Furnace accessible, attic clean of debris.			
6. Furnace vented properly.			

Air Conditioning

1. Start up complete.			
2. Primary drains tied in properly.			
3. Temperature differential 15 degrees or greater. (checked in attic)			
4. Supply/Return vents straight and square.			
5. Filters in place.			
6. Suction line insulated.			
7. Condensation drain pan (auxiliary) slopes toward drain line.			
8. Condensing units set above grade and level.			
9. A/C secondary drains properly located and escutcheon secured.			



Electrical

	Completion Verified	Not Acceptable	Acceptable
1. Fixtures working properly and undamaged.			
2. Fixtures clean.			
3. All light fixtures respond.			
4. Cover plates straight, secure and undamaged.			
5. Light switch is closest to the door when there is a fan.			
6. Outlets secure and wired properly			
7. Attic light responds.			
8. Door bell responds.			
9. Exhaust fans operate quietly.			
10. Panel box functioning, labeled, wired, and grounded properly.			

Foundation

1. Final grade complete.			
2. Proper swales established.			
3. Foundation nails cut and honeycombs grouted.			
4. All brickwork including arches, window treatments, quoins etc. done properly.			
5. Minimum of 3/8" expansion joints caulked in brick every 25'.			
6. Poly cut on brick and windows.			
7. Weep holes in place and clean.			
8. Brick pointed up properly.			
9. Brick sills have slope.			
10. Foundation movement.			

Exterior

1. Permanent address posted.			
2. Windows caulked at exterior.			
3. Window lintels treated with dark rust proof paint.			
4. Skylights installed properly and free of scratches.			
5. All vent covers and bird screens in place.			
6. Vertical joints at brick and cornice caulked.			
7. No openings greater than 1/4" in cornice.			
8. All window screens installed and without defect.			
9. Fence installed, nailed properly and complete.			
10. Gates close and latch properly.			
11. All flatwork and concrete complete			



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Exterior continued

12. Concrete work has no hole, cracks or stains. (no patchwork)			
13. All concrete spoils, mortar, trash, etc. removed.			
14. Flatwork has proper finish and double edged.			
15. Porches and flatwork have proper slope for drainage.			
16. Flatwork expansion joints correct especially where flatwork meets house or turns 90 degrees.			
17. Flatwork clean of markings.			
18. No paint overspray on brick, roof, windows, etc.			
19. Fascia, soffits, siding and trim free of damage or defects.			
20. Plumbing vents and flashings painted properly (dark paint).			

Interior

1. Home clean.			
2. Drywall patch complete.			
3. Paint substantially complete.			
4. Cabinets complete, installed securely and function properly.			
5. Cabinet shoemold installed at vinyl, wood and tile.			
6. Cabinet doors and drawers operate and are aligned properly.			
7. Cabinets and tops have no nicks, scratches, holes, etc.			
8. Countertops tightly secured.			
9. No paint overspray on cabinets.			
10. Carpet seams tight and unobtrusive.			
11. Carpet tucked and stretched properly.			
12. Carpet free of spots.			
13. Vinyl seams tight and sealed.			
14. Vinyl has no cuts or tears.			
15. Vinyl and subfloor dips and ridges within standards.			
16. Wallpaper free of tears and cuts			
17. Bows in the walls.			
18. Attic access works properly, is safe and without defect.			
19. Insulation blown in attic. Insulation on side walls of skylights.			
20. Garage floor swept, washed and clean.			
21. Garage overhead door locks and operates properly.			
22. Windows and locks operate properly.			
23. Windows have no cracks, moisture or rainbows.			



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Acceptable

Interior continued

24. Windows, frames and tracks clean and not bent.			
25. Subfloor does not squeak or pop.			
26. Stair and handrail systems secured and finished properly.			
27. Door hardware installed securely and properly.			
28. Doors latch and lock properly.			
29. Hand bolts and bullet catches clean and working properly.			
30. Exterior door key locks and deadbolts latch and lock properly.			
31. Front door stained and sealed completely.			
32. Interior doors have proper gap at floor for air circulation.			
33. Door spring stops are installed properly.			
34. Moldings have tight joints and are cut smoothly.			
35. Trim carpentry has nail heads set.			
36. Closet shelving caulked on top joints.			
37. Entry and fireplace surfaces have no chips, scratches or glue marks.			

Roofing

1. Roof surface flat – no sags or crowns.			
2. No evidence of missing, damage or pulled shingles.			
3. Finishings complete.			
4. Roof vents secure and flush with roof.			
5. Furnace and water heater caps installed with rain collars.			
6. Diverters in place over AC condenser, entry and back door if required.			

Miscellaneous

1. House locked.			
2. Gas meter in place if applicable.			
3. Electric meter in place.			
4. Water meter in place.			



