



**Village of Swansea
Occupancy Inspection Checklist**

Commonly failed inspection items

1. Openings between the garage and residence shall be equipped with either solid core slab wood door not less than one and three-eighth ($1\frac{3}{8}$) inch (35 mm) in thickness or Twenty (20) minute fire-rated doors. If breezeway is present and 10 feet or more between garage door and living area, the solid core door clause can be eliminated.
2. Install dirt leg or sediment trap on furnace and water heater gas lines minimum 3 inches long.
3. Install sheet metal screws into gas furnace and water heater vent pipes, 3 per joint and into water heater hood, also top of tank.
4. Equipment and appliance having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the floor in hazardous locations and private garages.

Exception: Elevation of the ignition source is not required for appliances that are listed as flammable vapor ignition resistant. Must display certification.
5. Fuel-fired appliances shall not obtain combustion air from any of the following rooms or spaces. Sleeping room, bathroom, toilet room, or confined space (Where the space in which the appliance is located does not meet the criteria.) Install two permanent openings to adjacent space. One opening shall be within 12 inches of the top and within 12 inches of the bottom space. Minimum grill size is 10" x 10".
6. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Ducts in the garage and ducts penetrating the walls or ceiling shall have no opening into garage.
7. Electrical cable shall be protected from physical damage by metal conduit, schedule 40 PVC rigid non-metallic conduit, or wall board up to 8 foot from floor.
8. Non-grounded house wiring shall have 2-prong outlets, grounded receptacles that have grounding contacts shall have those contacts effectively grounded. Every habitable space shall contain at least two separate and remote receptacles outlets.
9. Remove power to outlets in light fixtures, mirrors and cabinets that do not have GFCI protection within 6 feet of water.
10. Every habitable space in a dwelling shall contain at least two (2) separate and remote receptacle outlets. Every laundry area shall contain at least one (1) ground-type receptacle. Ground-Fault Circuit Interrupter Protection (GFCI) is required in the following locations:
 - (a) Bathrooms within (6) feet of water source.



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- (b) Kitchen within (6) feet of water source.
 - (c) All outside receptacle shall be weather proof and GFCI.
 - (d) All garage and unfinished basement outlets
11. Emergency escape basement window minimum 5 square feet at grade level. The measurements of the window are minimum 20 inches wide by 24 inches high with maximum height from floor 44 inches to the bottom of the clear opening. Basement bedroom shall have egress window and shall contain at least 70 square feet of floor area for one occupant.
 12. Swimming pools shall be completely enclosed by a barrier or fence at least 48 inches above grade. Above ground pools the barrier may be the pool structure, or mounted on top of pool structure. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door is opened. The alarm shall be capable of being heard throughout the house during normal house-hold activities.
 13. Dedicated circuits shall be simplex (single) style receptacle. Typical examples are microwave, disposal, sump pump, refrigerator and washing machine receptacles.
 14. Toilet hold-down bolts are required to be cut to proper length with a plastic cap installed.
 15. All bedrooms are required to have a working smoke detector inside the room. A carbon monoxide/smoke detector is required outside any bedroom within 15 feet. Every level of a house, including basement, is required to have at least one working smoke detector.
 16. Bedroom windows must be able to be opened and stay opened unassisted to maximum allowable height. All openable windows are required to have insect screens properly installed and in good condition.
 17. Pantry and closet lights must have a globe cover entirely encasing the bulb. Cage covers are not allowed.
 18. Stairs must have a graspable handrail and safety guardrail between 36 inches and 42 inches tall. All basement stairs must be enclosed on both sides by wall or railing. Spindle spacing can be no greater than 4 inches between spindles.
 19. Attic access hatches/pull-down stairs in garages must be covered by minimum 5/8 inch fire-rated gypsum board (drywall).
 20. All interior surfaces must be clean and finished with appropriate coverings, i.e. paint.
 21. All doors must operate smoothly and latch properly and fully. Deadbolt locks must operate smoothly and fully extend into latch.



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22. Electrical panels must have minimum 3 foot clear space in front of panel and be clearly labeled on each breaker.
23. Exterior of house must be clean and free of growth, mold and/or vegetation. Vegetation should be kept at a minimum of 6 inches from the house envelope.
24. Hose bibs need to be frost-protected or have an anti-siphon adapter installed.
25. Decks, porches, steps and railings must be in sound condition and be free from rot, insect damage, extruding fasteners and mold/vegetation growth.