READY TO INSPECT — FIELD CHECKLIST

Exterior decking final inspection checklist

Exterior decking final inspection is where the punch list is either short or expensive. This checklist walks the finished work the way an owner or AHJ will see it: devices on, systems running, everything labeled. Each item gets the photo that closes it instead of reopening it. Work is commonly verified against the applicable building code, manufacturer's published instructions. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The deck crew lead with the GC's superintendent, walking the finished deck before the owner's walk and daily use.
When: After decking, railings and stairs are complete, before turnover and before the deck sees foot traffic.

Decking surface

- [ ] Boards fastened flat with consistent gaps
  Deck boards fastened per the product with even gaps for drainage and movement, no cupped, proud or loose boards, ends supported.
  1 photo required
- [ ] Board fasteners on the pattern the decking maker lists
  Hidden clips or face screws at every joist on the manufacturer's pattern, screws set to the depth the product calls for with no mushroomed or split faces.
  1 photo required
- [ ] Fascia and border boards fastened with room to move
  Fascia, picture-frame and breaker boards fastened to blocking on the maker's pattern, gapped at splices and corners for the day's temperature.
  1 photo required
- [ ] Underside clearance and airflow per the decking maker
  Open airflow under the boards with the clearance to grade, roof or slab the decking manufacturer requires; skirting vented where it is installed.
  1 photo required

Drainage and the building edge

- [ ] Water on the surface runs off away from the building
  Water hosed on the deck drains through the gaps or off the outer edge, with no ponding at the door threshold or along the wall.
  1 photo required
- [ ] Step from the door threshold to the deck matches the drawings
  Height from the interior floor or sill down to the finished deck surface matches the drawings, with the sill flashing still able to drain out over the deck.
  No photo required

Guards and railings

- [ ] Guards and railings secure, to height, with correct spacing
  Guard height and baluster spacing consistent to the requirement, posts anchored so the guard does not flex under a firm push, top rail continuous.
  No photo required
- [ ] Guard height taken from built-in benches and planters
  Where benches, planters or steps are built into the deck beside a guard, guard height is measured from their top as the drawings require, not from the boards.
  No photo required
- [ ] Decking notched around guard posts with a drainage gap
  Boards cut neatly around each guard and stair post with the gap the decking maker lists, no board bearing on the post or trapping water against it.
  No photo required
- [ ] Manufactured guard system matches its evaluation report
  Where a manufactured guard or railing kit is used, its evaluation report or load test is on file and the post spacing and mounting match what it covers.
  No photo required

Stairs

- [ ] Stair rise, run and handrail consistent and secure
  Even rise and run, stringers fastened, treads solid, handrail continuous and graspable at the required height, no wobble.
  No photo required

- [ ] Stair base lands on the pad or footing the drawings show
  Where the deck has stairs, stringers bear on the landing pad or footing detailed rather than soil or pavers, and the landing drains away from the stair.
  No photo required

Deck closeout records

- [ ] AHJ deck inspection result logged with any open items
  The AHJ's final or framing inspection result for the deck is recorded with the inspector's notes, and any correction items are tracked to closed.
  No photo required

- [ ] Decking care, snow removal and warranty data collected
  The decking maker's cleaning, snow and ice removal guidance and warranty registration for the installed product logged for the turnover package.
  No photo required