

Tile and stone final inspection checklist

Tile and stone 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 ANSI A108 / A118, TCNA guidance. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The GC's superintendent with the tile foreman, walking finished rooms before the owner's punch walk. When: After grouting and initial cleaning, once grout has set enough to walk, before turnover walks and before sealer is applied on stone.

Surface and joints

- ☐ **Lippage within tolerance under raking light**
Edges of adjacent tiles checked by feel and under grazing light along the run, lippage within the tolerance for the tile size and joint width. **2 photos required**
- ☐ **Grout joints full, uniform and consistent in color**
Joints packed full with no voids or pinholes, consistent width and depth, no color variation from inconsistent mixing or early washing. **2 photos required**
- ☐ **Layout and cuts match the approved plan**
Module and pattern carry through as laid out, perimeter cuts balanced, cuts at outlets and fixtures clean and not chipped. **1 photo required**

Movement and penetrations

- ☐ **Movement joints honored as soft joints**
Soft joints left open of grout at perimeters, plane changes and marked substrate joints, filled with the specified sealant rather than grout. **2 photos required**
- ☐ **Penetrations sealed at changes of plane and fixtures**
Sealant instead of grout where the tile meets tubs, curbs, thresholds and pipe penetrations, tooled and continuous. **1 photo required**

Bond

- ☐ **Hollow-sound spot check across the field**
Field sounded with a tap tool on a sample per area, hollow or drummy tiles marked for repair rather than left in place. **2 photos required**