



# Residential Inspection Check List

## Before 1<sup>st</sup> Inspection Request

- Post Job Box with permit, approved stamped plans, and Site Plan
- Post Lot # (IRC 319.1)
- Back Flow on water lateral
- Erosion Control Installed (silt fence, construction exit, storm drain inlet protection, etc.)
- Chemical Toilet (IRC 306)
- Trash bin must be on site not in road
- No dirt in road, curb and gutter adjacent to lot

## Saw Pole

- Pole must be securely and firmly installed in the ground
- #8 ground conductor to ground rod with suitable clamp (NEC 250)
- Proper Conductor size (NEC 110.6)
- All receptacles must be rain tight and GFI protected (NEC 210.8)
- Circuit Breakers must have legible amp rating (NEC 110.9)

## Plumbing in Slab

- Horizontal drainage piping slope between 1/8"-1/4" (IRC 3005.3)
- 10' stack pipe must be full of water for 15 minutes (IRC 2503.4)
- Pipes through foundation walls and scoop footings must be sleeved with pipe 2 sizes larger and sealed on either end between sleeve and interior pipe (IRC 2603.4, and 2606.1)

## Sewer Tie In

- Sewer line must be open trench to see run-off lines and connections
- Sewer line from road connection to first clean out not under drive way
- Required cleanouts at house and street and 1 every 100' (IRC 3005.2.2)
- Horizontal drainage piping slope not less than 1/8" for diameters of 3" or more (IRC 3005.3)
- Tracer wire must be maintained at street cleanout

### **Footings/ Stem Walls and Slabs**

- Setbacks- All string lines must be pulled (Must agree with those on permit and site plan)
- Footings shall be in natural soil or engineered fill (12") (IRC 403.1.4) or as called for by plans
- Must have passed compaction test and had a termite treatment
- Reinforcement rods as per plans
- Vertical bars to be at 4' OC or as per plans (can be wet set, but must be bent and on site)
- Vapor barrier- minimum 6 mils (IRC 506.2.3)
- Bond Beam as per plans or 1 #5 rebar
- Minimum slab thickness 3 ½" (IRC 506.1)
- Anchor bolts as per plans
- No organic material
- Scoop footings must be to plans

### **Monolithic Slabs**

- Setbacks- All sting lines must be pulled (Setbacks must agree with those on permit and site plan)
- Total depth of a monolithic slab is 20" (8" above ground and 12" in ground)
- Must have passed compaction test and had a termite treatment
- Footings shall be in natural soil or engineered fill (12") (IRC 403.1.4) or as called for by plans
- Reinforcement rods as per plans
- Vapor barrier- minimum 6 mils (IRC 506.2.3)
- No organic material
- Anchor bolts/ mud sills/ tie downs as per plans
- Scoop footings must be to plans

### **Nail**

- No House wrap can be installed
- Exterior straps and hold downs installed per plans
- Nail spacing 3" on the seams and 6" in the field or as per plans (ICC 600-307)
- Sheathing must be attached to the top member of the double top plate (ICC 600-307)
- Sheathing must overlap at floors (ICC 600)
- Minimum 15/32" sheathing thickness (ICC 600)
- Purlin blocking on all seams of wall sheathing (ICC 600)

## Framing

- If in flood hazard area- Building Under Construction Elevation Certificate
- Sill or bottom plate anchors installed per plans
- Shear wall strapping as per plans
- Opening Strapping as per plans
- Roof rafters strapped with proper strapping or collar ties as per plans (IRC 802.3.1)
- Gable wall blocking, and bracing as per plans
- Joist bearing min. 1.5" on wood or 3" on masonry (IRC 502.6.2)
- Minimum window and door DP rating of 40 or as per plans (DP 50 required if not providing protection per IRC 301.2.1.2)
- Verify Tempered glass areas (IRC 308) (exterior doors, stairways, and within 5' of tubs, spa... water's edge)
- Door from garage to house cannot directly enter areas used for sleeping (IRC 302.5.1)
- Egress windows must meet 5.0sf 1<sup>st</sup> floor and 5.7sf 2<sup>nd</sup> floor (min. width 20" and height 24") (IRC 310.1.1 and Exception)
- Joist boring or notching in outer 1/3 span as per IRC Figure 502.8
- Exterior and interior wall notching per IRC Figure 602.6(1)
- Maximum 2x4 stud height 10' (Bearing walls) (IRC Table 602.3(5))
- Fire Blocking of all top plates, chases, concealed spaces, and between stories (IRC 302.11)
- Top plates to overlap in corners and end joints to overlap 24" IRC (602.3.2)
- Attic Openings 22"x30" min. with head height of 30" min. (IRC 807.1)  
Double framed and hanger/ledger (802.9)
- Check spans of ceiling joist. IRC Tables R802.4(1) and (2)
- Check spans of roof rafters. IRC Tables R802.5.1(1) - (8)
- Knee walls or roof purlins must be the same size as the roof rafters, with the rafters supported by the narrow edge of the purlin and not the flat side. (IRC 802.5.1 and Figure 802.5.1)
- Draft stopping – concealed spaces of floors/ceiling assemblies more than 1,000 sf. (IRC 302.12)
- All bathrooms must have exhaust fans venting directly outside (IRC 1507)  
Or openable window (3sf) (IRC303)
- Ceilings height (not less than 7') 6'8" for stairs and bathrooms (IRC305)
- Stairways: headroom 6'8" min ,riser max 7 3/4", min tread depth 10" (IRC311)
- Width of halls and stairs 3' min. (IRC 311)
- House to be water tight. All windows installed or on site or openings otherwise sealed
- Engineered truss plans on site if trusses used (IRC 802.10.1)
- Steel Wall Framing (IRC 603)
- Decks are to be built according to the GA Deck amendment or engineered plans

## Rough Plumbing

- Hose bibs- one at rear and on the side (IRC 306.5, & GA Amendment)
- Waste Line supported max. 48" (IPC Table 308.5)

- All Water lines in unheated spaces must be insulated (IPC 305.8)
- All plumbing line protected from nails and screws within 1 ½" of stud edge (IPC 305.8)
- Metal straps for cuts in wood and notches to studs and top plates. (less than 1 ½" of edge) Min. 2" above sole plates and below top plates (IPC 305.8)
- Max. distance to a water heater from attic access 20' (IPC 502.3) (exception 50' requirements)
- Venting of water heater temp. pressure must comply with IPC 504.6 and GA Amendments
- Venting Water Heater drain pan must comply with IPC 504.7.2
- Min. pressure rating of 160psi on all service pipes (IPC 605.3)
- Min. pressure rating of 100psi on all hot water pipes (IPC 605.4)
- Not less than one vent pipe through roof (IPC 917.7)
- Roof vent covers installed (IPC 305.5)
- Water lines test pressure min. 60psi
- Gas lines test pressure min. 10 psi.
- Seal all top plate & floor penetrations with fire foam (GA JECC Appendix A, Sealing Keys Points)
- Water hammers on all fixtures with quick closing valves (washing machines, dishwasher, icemakers, etc.) (IPC 604.9)
- Corrugated Stainless Steel Tubing (CSST) shall be bonded directly to the electrical grounding system. Bonding with a #6 AWG copper wire. (IRC G2411.1.1 & GA Amendment)
- Structural safety- load bearing walls stud face 5/8" min, bored holes dia. 40% of stud width 60% of stud width if stud double, notch 25% of stud width max (IPC 307)
- No Copper lines shall be used for gas lines in walls.

## Electrical Rough

- **NEC2017**
- Two separate circuits for kitchen area, minimum of 20 amps (NEC 210.52 (B) (I))
- Conductor sizes (NEC 310.15)
- Required outlets (NEC 210.50)
- Lighting outlets required (NEC 210.70)
- Branch Circuit requirements (NCE 210)
- Wiring integrity (free of damage)(NEC 110.07)
- Wire marking (NEC 110.21)
- Clearance for panel boards 36" (NEC 110.26)
- Panels shall located in accordance with NEC 240.24.
- Protection against physical damage bored holes more than 1¼"to edge needs nail guard, notches in wood need nail guard, in both exposed and concealed locations cables parallel to framing members and furring strips shall be installed and supported so that the nearest outside surface of cable is not less than 1¼" from the nearest edge of the framing. NEC 300.4
- Box fill calculation NEC 314.16
- NM cables shall be supported and secured in accordance to NEC 334.30
- No smoke detector within 36" of air register, fan, bathroom door or kitchen door
- No smoke detector within 36" of bathroom door or kitchen door

15 amp	14g	White
20 amp	12g	Yellow
30 amp	10g (5KW)	Orange
40-45amp	8g (7.5KW)	
60amp	6g (10KW)	
2awg	150amp	
4awg	200amp	

- Interconnected smoke alarms. Located in every bedroom and outside each bedroom area, and at each level (IRC 314)
- Carbon Monoxide alarm if attached garage or gas appliances outside each bedroom area, and at each level (IRC 315)
- No exposed wiring within six (6) feet of attic access. (NEC 334.23)
- Whirlpool tub motor, etc., bonding required (NEC 680.74)
- See Georgia IECC Appendix A, Air Sealing Keys Points.

### **Mechanical**

- Appliance access in attic: Unobstructed passage way min. 30" high x 22" wide. The passage way shall have continuous solid flooring 24" wide. A level working space of 30" x 30" shall be maintained on all sides, where access is required. The clear access opening for removal of the appliance is a min. 22" x 30" (IRC 1305.I.3)
- Units set with drains for condensation and pan (IRC MI4II)
- Heat source required in all habitable rooms (IRC R303.8)
- Flexible air-connectors limited to maximum 14' (IMC 603.6.2.1 with GA Amendments)
- Ducts shall be installed and sealed (output and input) (IMC 603.9, with GA Amendments)
- Duct line support, maximum 10 feet, flex duct (see manufacturer's instructions) (IMC 603.10)
- Electric Clothes Dryer Exhaust max. 35', minus bends (IMC 504.8.4)
- No Duct opening in the garage.
- See Georgia IECC Appendix A, Air Sealing Keys Points.

### **Insulation**

- R-13 exterior walls (IECC w/ GA Amendments, Ch. 5)
- R-19 (2x6 walls) walls that back to attic space (or R-13+5, or R-15+3) (GA Amendments)
- R-30 flat ceilings (no slopes, vaulted ceilings) IECC w/ GA Amendments, Ch. 5)
- Insulation baffles to be installed adjacent to the soffit and eave vents (IECC w/ GA Amendments Section 402.2.1.1)
- No blown in insulation on sloped or vaulted ceilings, insulation batts only
- Blown in insulation must be marked in attic by stapled paper rulers for depth and R-value. Blown insulation thickness will be confirmed at the final Inspection
- Paper vapor barrier must be installed toward the living space. (IRC R318.I.D)
- Seal and insulate around windows and doors (IECC with GA Amendments)
- Insulation dams required at attic access with blown insulation
- See Georgia IECC Appendix A, Air Sealing Keys Points

### **Perm. Power Release**

- Meter box installed with 2 ground rods 6' apart uncovered and visible (NEC 250)
- Verify wiring sizes and breaker sizes in the main panels, sub panels and that service cables are properly sized to disconnect (NEC Table 310.15(B)(16)) and coated with an anti-oxidant gel where they connect to the panel lugs.
- Circuit breakers must contain a legible amp rating

- No double tapping at the circuit breakers, panel lugs, etc. unless rated and labeled for more than one wire (NEC 110.14(A))
- Verify that the sub panel neutral buss bars are not grounded or bonded (NEC 250.24(A)(5))
- All electrical receptacles, switches must be installed or the circuits must be capped with wire nuts and in junction box under 6'. (Taped wire nuts are acceptable)
- If AC compressor is not set, a disconnect and the compressor circuit whip must be in a junction box.
- All appliances must either be installed or circuits must capped with wire nuts and in a junction box. (Taped wire nuts are acceptable)
- Lights and receptacles in required locations. (NEC 210/410)
- Tamper Resistant Receptacles installed per NEC 406.12.

## CO

- Final original FEMA Elevation Certificate must be turned into the Department and approved before inspection called for and scheduled. (When applicable)
- Blower Door test must be turned into the Department before inspection called for and scheduled.
- Water Meter(s) and back-flow(s) must be installed.
- All sidewalks must be installed to property lines.
- Yard clean of all debris.
- Final Grade and Final Erosion control in place. Mulch required over yard seeding. min. 6" drop in first 10' feet. IRC 401.3.
- 911 address plainly visible and legible from the road or street 4" in height and ½" stroke width (IRC R319.1)
- Outside receptacles damp and wet location covers (NEC 406.9)
- Hose-connection backflow preventer (IRC 2902.3)
- All exterior penetrations and door thresholds sealed (EC 502)
- Fresh air intake required where less than 4 air changes per hour (IMC 401.2) (cannot be over 7)
- All receptacles working properly and GFI Receptacles in all required locations (NEC210.8)
- Every circuit shall be legibly identified (NEC 408.4)
- Lighting closets location -minimum to shelf - 12" surface-mounted, 6" for recessed (NEC 410.16)
- Lights at bathtub and shower areas no parts of cord-connected luminaires, chain, cable, or cord suspended luminaries, light track, pendants or ceiling-suspended fans shall be located with a zone measured 3' horizontally and 8' vertically from the top of the bathtub rim or shower stall threshold (NEC 410.10(D))
- Branch Circuits - Small-appliance two branch circuits min., Laundry, Bathroom and shall have no other outlets on them (NEC 210.11(c))
- Arc-Fault Circuit-Interrupter protection-(15 and 20 amp branch circuits) - all must be protected except for bathrooms, Garages, and exterior. (IRC 210.12)
- Unused openings in panels covered
- Clearance for Panel boards and disconnects 36" in front NEC 110.26
- Copy of RES CHECK in panel box (IECC with GA Amendments)

- All smoke and/or CO detectors functioning, interconnected, inside and outside of the bedrooms, on each floor, etc. (IRC R313.2 and R315.1 with GA Amendment)
- Water Heater
  - Relief valves required (Private wells excluded)
  - Temperature relief valves
  - Thermal expansion control (Anti- Scald valve) when required
  - Cold water shut off valve
  - Discharge pipe installed to the outside not more than 6" above grade
- HVAC Equipment working
- Plumbing fixtures free of leaks and hot water at time of inspection.
- Guard rails required where vertical drop is greater than 30" (GA IRC Code Amendment R312.1)
- Stairs Handrail height, 34"-38" (Continuous with returns at each end) (IRC R311.7.8)
- Max. riser height= 7 3/4" and min. tread= 10" (IRC R311.7.5)
- Handrails are required on stairs with 4 or more risers (IRC R-311.5.6)
- Weather stripping around doors and attic. IECC w/ GA Amendments
- Drip edge required (IRC 905.2.8.5)
- Garage/ house separation - 20 min rated door (IRC 302.6)
- Egress Doors no key only locks and min 32" wide (IRC 311)
- Glazing tempered 60" from tub/shower, 36" stairs, stair landing less than 36", window greater 9sf and less than 18" above floor & top 36" above floor walking with 36", window 24" of door (IRC 308)
- Weep holes are required, every 33" OC, in brick veneer siding (IRC R703.7.6 and R703.8)
- Attic doors, hatches, and scuttle holes accessed from conditioned spaces to unconditioned spaces to be weather stripped and insulated (IECC with GA Amendments Section 402.2.3)
- Appliance access in attic: Rough Framed opening min. 30" high x 22 wide". The passage way shall have continuous solid flooring 24" wide. A level working space of 30" x 30" shall be maintained on all sides, where access is required. (IRC R807.1)
- Under Stair Protection (IRC R302.7)

## Manufactured Home Inspections

### Dirt Pad

- Firm Undisturbed soil (no organic material)
- Graded to provide drainage from under trailer

### C.O. & Power release

- Moisture barrier under trailer
- Tie downs
- Piers
- Stairs (36" landing outside each door)
- HVAC installed
- 911 address plainly visible and legible from the road or street 4" in Height and ½" stroke width
- Wind Zone II sticker
- Final original FEMA Elevation Certificate must be turned into Department and approved before inspection called for and scheduled. (When applicable)

### **Skirting**

- Approved Commercial Skirting or masonry
- To be installed within 30 days of CO

# Pool

## Bonding

- 8AWG or bigger
- Conductive pool shell
- Perimeter Surfaces
- Metal Components
- Underwater lighting
- Metal Fittings
- Electrical Equipment
- All Fixed Metal Part

## Final (Fence must be installed)

- 4' tall minimum, 4" maximum spacing for slats and gaps, (chain link cannot have openings over 1¾")
- No gaps within 18" of latch release
- Latches must 4' above the ground, or within 6" of the top of a 4' fence
- Gates must be self-closing
- Pool must be completely fenced
- If access is via the house , side the door leading to the pool must have an alarm
- Must prevent climbing or squeezing
- All Electrical equipment must be wired per NEC 2017