

Inspections for Most Houses

For first inspection and all subsequent inspections –

1. A construction drive is needed with geotextile material put down first and #2 or larger gravel put down
2. Silt fence on all sides unless the side is going up a hill
3. The permit should be posted near road and something identifying the job should be posted by the road

Temporary Pole -

1. Temporary service pole with inside cover on and GFCI protected outlets
2. The wire provided for underground or overhead service with mast or conduit into ground
3. 8' ground rod driven and connected to service with ground wire

Footers –

1. The bottom of all footers must be 12" down into undisturbed ground because of our frost line
2. The footer widths vary depending on what is being built. Minimum is 12" wide, but they could be 16" or even 24" wide depending on the number of stories. You can find charts online easily. Lookup 2018 IRC foundation codes. You want the codes.iccsafe.org one.
3. Two runs of minimum #4 rebar in footers on chairs or similar setup.
4. If underwater or full of muck, they will not pass

Foundation Wall –

1. Proper steel grid pattern
2. Forms boards fully on the footers and not on the edges

Slab Plumbing –

1. Properly sized piping for drain (DWV) system with fittings going in the correct direction
2. Proper piping and fittings, including p-traps for showers or tubs
3. Either a pressure test of 5 psi on drains or a water test with a 10' stack filled to the top. This 10' creates enough gravity pressure to show any leaks in the system. It cannot be less than 10'
4. Proper water line materials run
5. All hot water lines in the slab must be insulated with at least R-3 or better pipe insulation even as it turns up into the slab. R-2.3 pipe insulation does not meet the code
6. If plumbing is underwater, it will not pass.

Slab –

1. The bottom of all footers must be 12" down into undisturbed ground because of our frost line
2. The footer widths vary depending on what is being built. Minimum is 12" wide, but they could be 16" or even 24" wide depending on the number of stories. You can find charts online easily. Lookup 2018 IRC foundation codes. You want the codes.iccsafe.org one.
3. Slab must be 3.5 inches thick at least.
4. Remember that the finished house wood must be 8" from dirt for termite protection, so this will make your footers about 20" thick with the 12" deep footers
5. Two runs of minimum #4 rebar in footers suspended on chairs or something similar.
6. 6 mil vapor barrier covering the whole slab area and taped up around any pipes

7. Reinforcement mesh if you are not using fiber-reinforced concrete

Rough-in –

1. Framing done
2. HVAC, plumbing, electrical done
3. Electrical boxes should be made up, - at least the ground wires should be mechanically bonded with crimps or other approved device
4. Shingles or metal on
5. Housewrap on, unless using Zip System
6. Windows and doors in
7. Hurricane straps on all rafters
8. All exterior walls fastened to foundation within 4-12" of any breaks in sill plates and no more than 6' apart from there if using bolts or straps.
9. Water supply line test 50 psi minimum
10. Drain test, test on tubs and showers too
11. All ¾" or larger hot water lines must be insulated with R-3 or better pipe insulation even in the building envelope. R-2.3 does not meet the code and will fail
12. Plumbing boots on
13. Fireplaces in and chimney caps on
14. Gas lines run with minimum 5 psi line test
15. At minimum, all exterior wall penetrations up, down, or out should be foamed with fire caulk (orange foam) the rest of the penetration sealing can be checked at the insulation inspection
16. Walls backing up to attic space (knee walls) must be deep enough (5.5") to handle r-19 insulation with OSB or plywood on the attic side that must be sealed, or they must have r-5 insulation polystyrene foam board on the attic side that must be sealed just like the osb so that once r-13 is put in the cavity it meets the requirement for r-18 (r-5 foam board + r-13 batt equals r-18)
17. All knee walls must have fire-blocking at the top and bottom of the wall and the attic side of it sealed
18. Exhaust fans all vented to outside with straps or HVAC metal tape holding hose to fan
19. Dryer vent hard piped to outside and gas vents run to outside
20. R-8 ductwork in attic areas unless it is closed cell spray foam in attic then it can be R-6
21. Weight carried to the ground
22. Tension straps on all openings 6' or wider
23. A ridge beam must be deeper than the rafters butting up to the ridge so that the rafters are fully supported
24. Gable ends should be braced properly
25. All joists should be supported on either metal joist hangers or 1 ½' wide piece of wood
26. A pull-down stair area framed in if any equipment is in the attic (GA amendment) If installed in the garage, the stairs must be fire-rated.

Insulation (Energy) –

1. R-13 minimum value batts in walls
2. R-19 minimum value batts in knee walls, garage ceilings (if there is a floor above), crawlspaces in between floor joists, and in basement ceilings
3. R-38 in attic areas if using batts at this time, or blown-in r-38 value at final inspection

4. All penetrations fire caulked, sill plates caulked or foamed, windows and doors chinked or foamed (white window and door foam), t-walls foamed
5. R-30 in cantilever areas, please be sure this is done before siding is put on
6. All insulation batts should be cut to fit, i.e. - a 14.5" batt shouldn't be stuffed into a 9" wide space
7. Insulation should be cut to wrap around pipes and wires
8. Or you can use closed cell spray foam

Permanent Power –

1. Meter base mounted with a disconnect included
2. Panel in place with all wiring run into panel and all grounds made up in the panel
3. 4 wire SER service cable run from disconnect outside to panel inside even if using a main breaker panel.
4. Be sure to use Noalox or other antioxidant on all aluminum wiring, please cover the stripped wire completely with the antioxidant
5. The ground bonding wire must be separated from the neutral and connected directly to the panel with a ground bar that is often purchased separately from panel. This bonds the panel.
6. Two 8' ground rods no closer than 6' apart driven in and a ground wire coming from disconnect to the first rod and continuing on to the second ground rod. Connect wire to rods using acorn nuts
7. If underground - Electrical PVC conduit, connector with lockring, 2 2-hole straps and 90 degree sweeping elbow provided for power company. 2" 150 AMP service, 2 ½" size if for 200 AMPs. Hart EMC requires 2 10' sticks be provided for them, make sure the appropriate knockout has been knocked out for all power companies.
8. If underground - 2' hole dug down under meter base
9. If overhead – a 2" rigid galvanized pipe with weather head at no less than 10' from ground (12' for Hart EMC) and a minimum of 2 – 2-hole rigid straps attaching the mast to the structure.
10. Appropriately sized wire for service size - some common sizes are 4/0 aluminum for 200 AMP and 2/0 aluminum for 150 AMP service
11. Smallest house service size is 100 AMPs
12. Center of meter base and/or main breaker can be no more than 6'7" from the ground and no less than 4.5' from ground
13. Most power companies have good figures and specs online, It is wise to look up what they require. For example, Hart requires the base be 4.5' to 5.5' from bottom to ground, some do not have that regulation.

Final (C/O) -

1. Painting and flooring do not have to be done for the final
2. All the electrical, plumbing, heating and air items should be complete
3. GFCI protection on both kitchen counter circuits, bath outlets, outside outlets, garage outlets, dishwasher and washer circuits
4. AFCI protection on all single pole circuits except for bathroom outlet circuits, garage circuits and outside outlets if they are on their own circuit.
5. GA amended the 2020 NEC and removed the requirement for the double pole circuit GFCI protection
6. Whole house surge protection in panel
7. No reverse polarity on outlets
8. Panel labeled fully

9. Tamper resistant outlets needed everywhere if within 5.5' of floor
10. Weatherproofed outlets outside with always weatherproof covers (not weatherproof when closed covers)
11. All sinks should have p-traps and shut offs for both hot and cold
12. Water heater should have an expansion tank and a pressure relief valve piped to proper location
13. Water heater should be protected from damage
14. Pan provided if within an area where flooding could damage the house
15. Proper shutoff at water heater and electrical disconnect
16. HVAC must have a pan underneath it and a shut-off float switch if in the attic or where flooding would damage the house, proper disconnects
17. HVAC must be functioning
18. Light and outlet in the attic if equipment is in attic
19. Attic insulation rulers placed for every 300 sq ft of attic space
20. Attic insulation in place to appropriate thickness for r-38
21. Spec sheet in attic showing the size of the attic area, how many bags of insulation used, the thickness of the insulation when blown and the settled thickness that meets the r-38 requirement
22. Attic pull down stairs must be insulated to r-5 with weatherstripping. They can be bought insulated already. They must be fire rated, if installed in a garage.
23. Tempered windows where needed like within 5' horizontally or vertically of tub or shower or within two feet of a door. There are other areas not listed.
24. Energy certificate posted in or on panel – Blower door test for all houses, duct blaster also for houses where ductwork is outside building envelope
25. Drip edge needed on both gables and eaves
26. Address posted on the house, on a sign by end of driveway or mailbox. If house is set far back, an address must be posted at end of drive for 911 purposes. If a shared drive, address needs to be at the end of the driveway and at the house.
27. Yard stabilized – all disturbed ground must be seeded and strawed or sodded per the EPA
28. All stairs inside or outside with 4 risers or more must be closed off across the front of the riser so that a 4" sphere cannot pass through.
29. All stairs inside or outside with 4 riser or more must have a graspable handrail. The best figures and details for items 17 and 18 are found easily online under the 2012 Prescriptive Deck Code pages 17-21. Just Google - 2012 GA Prescriptive Deck Code
30. All decks or porches that are 30" or more above the ground must have guard rails
31. Crawlspace should have 6 mil vapor barrier covering underneath
32. Crawlspace should have GFCI and light underneath if any equipment is underneath
33. Crawlspace access at least 18" by 24" with a door
34. Crawlspace clear of debris
35. Ground should slope away from the house 6" in a 10' distance
36. 8" of clearance from house to ground
37. Decks built to 2018 IRC code
38. Drainage away from house and to proper locations

This list is not exhaustive. It is hard to put every scenario here in this list. This is provided as a help only. There may be things not listed or different.