

RESIDENTIAL CONSTRUCTION INSPECTION CHECKLIST

(This checklist shall serve as a tool for inspectors to utilize during inspection and is not inclusive of all building codes. This checklist is not intended as direction or instruction for meeting building codes. 2018 IRC codes shall be followed.

Site Staking/BMP

- Permit card posted
- Structure location staked
- Structure within set-backs
- BMPs installed correctly
- Box Check if applicable

T-Pole

- Meter base installed with weather head if needed
- Grounding electrode attached and accessible

Footing

- Continuous footing and/or pier size/depth
- Horizontal & vertical steel reinforcing
- Grade
- Compaction Test
- UFER ground
- Require third-party inspection

Slab

- Horizontal & vertical steel reinforcing
- Grade
- Vapor barrier
- Compaction Test
- Require third-party inspection

Monolithic Slab

- Continuous footing and/or pier size/depth
- Horizontal & vertical steel reinforcing
- Grade
- Vapor barrier
- Compaction Test
- UFER ground
- Require third-party inspection

Foundation Wall

- Horizontal & vertical steel reinforcing
- Grade
- Compaction Test
- Require third-party inspection

Plumbing Underground

- DWV system test(either 10' water head or 5psi air for 15 minutes)
- Material and size
- Pipe slope
- Pipe depth
- Pipe protection
- Require third-party inspection

Framing Rough

- Anchor bolts
- Header straps
- Lateral Support-Hurricane ties or listed equivalent
- Fire blocking
- Fire caulking
- Floor, roof, and wall framing
- Roof and floor nail
- Header/beam size and support
- Rafter and joist spans and support
- Truss placement and support
- Roof ventilation
- Insulation baffles installed at eave vents
- Exterior and interior shear walls and nailing
- Nail plates
- Egress windows
- Safety glazing
- House-wrap
- Stairs rise and run
- Stair's stringers
- Ceiling height and Stair's headroom

Mechanical Rough

- Duct support & insulation
- Furnace installation
- Access
- Drain pan
- Shut off device
- Condensation line
- A/C lines insulated
- Flex duct support and sealed and taped

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Plumbing Rough

- Water line pressure test(50psi for 15min.)
- Piping materials
- Piping support
- Pipe slope
- Nail guards
- Vent and trap installation
- Gas line air test(10psi for 10min.)
- Gas Shut Off Valve location (6' from appliances and outside)
- Electrical wiring isolated from gas piping

Electrical Rough

- Grounding electrode(UFER or 2 electrodes 6' apart)
- Wire size and length
- Nail guards
- Outlet spacing locations
- Lighting control locations
- Smoke and CO2 detector locations
- Attic light switch and outlet location
- Exhaust fans and ducts
- Breaker panel location
- Kitchen circuits
- Meter base installed

Final Building

- Siding
- Drip-edge
- Roof flashing
- Roofing complete with approved roof covering
- Garage door and sensors operable
- Solid core entry door from garage to house
- Gypsum wallboard installed per location requirements
- Fall protection -guardrails/handrails
- Exterior door landings
- Safety glazing
- Attic insulation
- Street Address Visible
- Insulation affidavit
- GA Energy Code Compliance Certificate
- Any other paperwork required by the inspector

Final Mechanical

- Combustion air vents installed as required
- Condensation drains installed
- Mechanical ventilation where required
- Thermostat installed
- HVAC system operable
- Gas appliances installed

Final Plumbing

- Water pressure on the system
- Water closets operable
- Water closets clear width(30")
- Water closet distance from the wall(15")
- Water closets front clear space (21")
- Shower installed and headroom correct(6'8")
- Sink operable
- Water heater and expansion tank installed and operable

Final Electrical

- GFCI outlets in required locations
- ARC fault outlets in required locations
- Smoke and CO2 detectors in required locations
- Lighting control devices in required locations
- All lighting control and outlet covers installed
- Lighting and all fixtures installed
- Exhaust fans operable
- Correct circuit breakers installed in panel
- GFCI and Arc fault breakers where required
- Panel labeled and complete with no un-used openings
- Grounding electrode accessible(UFER or GND rods)
- Emergency disconnect installed and labeled
- Type 1/2 surge protection installed

Temp to Perm

- Disconnect installed
- Grounding electrode accessible(UFER or GND rods)
- One complete GFCI circuit