

## Residential Inspection Definitions

**Setback/BMP:** Inspection of the extents of the structure to ensure location does not cross setback or build lines. Ensure exterior wall fire rating requirements for proximity to property line are being met per R302.1. Ensure compliance with Best Management Practices(BMP) for soil erosion.

**Plumbing Underground:** Inspection of all drainage and water service and distribution piping, sleeves, and protectants that are to be covered up under the slab of the building. All parts of the piping systems must be visible and under required test pressure. See IPC

**Footing:** Inspection of the footing to include depth, bearing strength of soil, any reinforcement required, etc. See IRC R403

**Monolithic Slab:** Inspection of all parts of the foundation including but not limited to soils, footing depth, reinforcement requirements, slab preparation, etc. See IRC R403, R506

**Slab:** Inspection of the slab preparation including fill, base, vapor retarder, reinforcement, etc. See IRC R506

**Foundation Wall:** Inspection of the foundation wall preparation including placement, reinforcement, forms, height, etc. See IRC R404

**Rebar Ground:** Inspection of the rebar or conductor that will make up the concrete encased electrode for the required grounding electrode system. Done as part of the Monolithic Slab or Footing Inspections. See NEC 250.52.

**Deck Footing:** Inspection of piers or footings to support decks and/or deck stairs. Includes inspection of soil bearing pressure, reinforcement, dimensions, etc. See IRC R507.3

**Combination Rough Inspection:** Complete inspection of all trades to include framing, electrical, mechanical, gas and plumbing.

- **Rough Mechanical/Gas:** Inspection of all parts of the mechanical, HVAC, and gas piping systems. All ducting, duct insulation, piping, piping insulation, fire blocking, control wiring, and all other mechanical system components must be in place, completed, supported properly, with required pressure tests applied, and flues and vents are stubbed through roof and weather capped. Should be scheduled at same time as Rough Electrical. See IRC Chapters 12 – 24

- **Rough Electrical:** Inspection of all components of the electrical systems. All service cable, branch circuit distribution wiring, and low voltage wiring should be in place and stubbed into boxes set and secured to the structure; properly bonded and grounded; required conduit is in place and fastened properly; wiring is protected from physical damage; required fire blocking is in place. Should be scheduled at same time as Rough Mechanical. See NEC

- **Rough Plumbing:** Inspection of all components of drainage, waste, vent, and water service and distribution piping systems. All piping should be in place, supported, and protected from physical

damage; all fixture connections are made; all piping insulation installed; required pressure tests are applied; all boots and flashings installed; required fire blocking in place. See IPC

- **Rough Framing:** Inspection of all components of the framing, bracing, fire blocking, etc. All framing should be completed and uncovered. Structure should be dried in and weather protected. All exterior walls and gabled ends are covered with weather protective barriers. Doors and windows are installed, sealed, and insulated around; all mechanical, electrical, and plumbing rough installs are complete. When necessary, all fire rating requirements are completed, all parts of air barriers and air sealing are complete. Nothing is to be covered without County approval. See IRC and IECC with Georgia State Supplements

**Fire Wall/Barrier Inspection:** Inspection of all components of separation wall between townhomes. All parts must be properly installed without defects per the manufacturer's instructions; if common wall must follow all prescriptions for construction of common wall; approved firestopping for penetrations through common walls; fire blocking required at floor and ceiling levels of any fur walls along with horizontal fire blocking 10' O.C.

**Insulation:** Inspection of all required insulation of the building thermal envelope that will not be accessible at final inspection. Includes verification of required R-values and installation of insulation per Appendix RA of the Georgia State Supplements and Amendments to the 2015 IECC.

**Temp to Perm:** Inspection of safety requirements for energizing the building. The intent of this inspection is to ensure that the building can be safely energized by the power company.

**Combination Final Inspection:** Complete inspection of all trades to include framing, electrical, mechanical, gas and plumbing.

- **Final Mechanical:** Inspection of all completed components of the mechanical, HVAC, and gas piping systems. All public utilities are connected; all appliances are installed and in full operation; hook-ups for future connections are terminated in approved manner and labeled as such when required; all controls, compressors, condensate drains, insulation, ties and supports, and other system designed components are in place and fully connected; all final trim and required labeling is in place; installation is ready for its intended use. Should be scheduled at same time as Final Electrical. See IRC Chapters 12 – 24

- **Final Electrical:** Inspection of all completed components of the electrical systems and devices. All public utilities are connected; all installed electrical systems are in full operation; all equipment, motors, appliances, fixtures, controls, guards and other related systems are tested and labeled; hook-ups for future connections are terminated in approved manner and labeled as such when required; completed electrical installation is ready for its intended use. See NEC

- **Final Plumbing:** Inspection of all completed drainage, waste, vent, and water service and distribution piping systems and fixtures. All plumbing fixtures are installed, operational, and in correct locations with proper clearances and separations; properly trapped and connected to drainage system; properly vented; all valves and back flow preventions are in place connected to potable water system; water heating and other plumbing devices and appliances are labeled, connected, vented, pressure protected, secured in place, supported, insulated and sealed as needed; hook-ups for future connections are terminated in approved manner and labeled as such when required; completed plumbing installations are ready for intended use. See IPC

- **Final Building:** Inspection of the building or structure after completion and when ready for safe occupancy and use. All requirements for means of egress, safety glazing, fall protection, smoke and carbon monoxide alarms, energy compliance, etc.; Energy Code Compliance Certificate is fully completed and posted near electrical panel or air handler; all deck framing is completed with all connectors, supports, anchors, etc.; all weather proofing, sealing, painting, flashing etc. is complete; building address numbers as required are installed; building or structure is ready to be occupied and used after release of Certificate of Occupancy or Certificate of Completion. See IRC and IECC with Georgia State Supplements

**Final Site:** Inspection of the site after project completion for compliance of but not limited to setback compliance, ground cover, tree requirements, silt fence removal, final grade, and erosion. See Dawson County Muni-code