

WHITE COUNTY BUILDING INSPECTION

Residential Building Inspection Checklist

(This is not intended to be a complete list of items to be checked)

Footing Inspection

1. Permit is posted where visible from the street
2. The bottom of the footing is dug at 12 inches **BELOW UNDISTURBED** grade minimum.
3. All loose dirt fill and debris has been removed from the interior of the footing. Compacted footing soil is free of vegetation, roots and branches. The footing is clear of water.
4. The footing is not bearing on frozen soil. (R403.1.4.1 Frost Protection). The width of the footing is no less than 12 inches (if one-story) and no less than 16 inches (if two-story) and as established by Table R403.1 ..
5. The top surface of the footings is level. The bottom surface of the footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10 percent slope). Footings shall be stepped when the slope exceeds one unit vertical in 10 units horizontal.
6. All footings shall be supported on undisturbed natural soils or engineered fill. Rebar in Footing, (At least two runs of ½" dia. #4 reinforcing steel rebar shall be placed in the bottom 1/3 of the footing and be placed on steel rebar supports. Ends are to be overlapped and tied together with wire; rebar is used the bars must be supported to the proper height on metal "chairs".

Framing Inspection

1. All mechanical trades are complete (plumbing, HVAC, and electrical) to the current Georgia building codes
2. The roof is complete and sealed (i.e. roof boots, shingle vent, etc.)
3. All exterior windows and doors are installed
4. All openings are sealed against weather (i.e. all fireplaces must be installed)
5. All bearing points and point loads are supported properly (proper number of jacks under girders, beams down to the foundation, etc.)
6. All foundation straps or bolts are in place and secured properly
7. All hangers and/or ledger strips are in place and fastened correctly
8. All engineered members are braced and fastened according to the engineered drawings
9. All framing members and sheathing attached per required nailing schedules
10. All flashing, brick, stoops, doors and windows (if required) must be in place
11. Headers are installed and are properly sized and supported per code
12. Any damaged engineered components have been repaired according to a stamped engineered repair letter and a copy of that letter is left in the house with truss drawings and blue prints.

Insulation Inspection

1. Any inspector items from frame inspection are 100% completed
2. All mechanical trade inspections are complete
3. Tub and shower traps are fireblocked
4. All small holes in area requiring fireblocking are stuffed with unfaced insulation
5. All insulation baffles are in place
6. All side walls, floors and ceilings are properly attached with correct R-Value
7. All fire-stopping and draft stopping is in place