

Community Development

Director/ Engineer

Bobby C. Elliott, P.E.

678-840-1213

Licensing and Permits

Nyree Simpson

678-840-1224

Building Inspector/ Plan Reviews

Peggy L. Allen – 470-217-1821

INSPECTION LINE: (678-840-1018)

City of Villa Rica, Georgia

REQUIRED INSPECTIONS FOR NEW RESIDENTIAL HOMES

**** All soil and erosion measures, construction drive, sanitary facilities, posted permits and address posted at street shall be placed prior to inspections. ** Dumpsters to service lots (sites): All trash or debris shall be managed at all times: so that, it does not leave the work site.**

**** We request, that construction hours will be between (7:00 am – 7:00 pm) in residential developments (subdivisions).**

T-Pole: Construction temporary pole

Box Check and Surveyor Setback Verification Form: Required to be completed and on site or submitted to our office before the first inspection request.

Footing: When footing is dug, grade stakes set, bulkheads in place, and **before** concrete is poured.

Underground Plumbing: All plumbing under slab must be visible and inspected proper to placing base course and poly. A 10-foot head of water is required to test drainage.

Slab: This is inspected after the rebar, base course, grade beams, poly, wire and termite treatment are in place.

Drain Tile: After sealing of exterior wall underground, gravel, drain pipe and filter installed before backing filling.

House Wrap: When house is wrapped and all windows and doors are placed and taped.

Frame/Rough Inspection: (Includes framing and all rough trade inspections)

- (a) Electrical Rough: All electrical wiring ran, secured and all outlet boxes are in place.
- (b) Plumbing Rough: All drain lines ran with vent stacks through roof and booted. Water lines pressurized with the gage accessible for the inspector, secured and in place including any gas lines that will be concealed.
- (c) Mechanical Rough: HVAC equipment, ducts, flues, vents, drain pans and lines must be installed. Gas lines must have a constant pressure of 10 psi with an accessible gage in order to check for leaks.
- (d) Framing Rough: Framing must be completed with all fire stopping of chases through ceiling and floors.
 - All penetrations in top and bottom plates of walls are draft stopped.
 - All required straps or boots to protect mechanicals and support studs notched for such.
 - All hangers and ties required.

****Any cut trusses will require an engineer's letter.**

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Insulation Inspection:

- (a) All required sealing and caulking completed.
- (b) Insulation applied and air impermeable sheathing applied and sealed on all attic knee walls.
(2*6 studs with R-19 or 2*4 studs with R-13 with R-5 insulation board)
- (c) Baffles or equivalent placed in soffits

(Temp to Perm) electrical inspection: When 90% of fixtures are set and remaining opened wires are protected by wire nuts, taped, or boxes with covers, electrical panel is labeled and meter base is completed with ground.

Final Inspection:

- (a) All construction completed.
- (b) Insulation in attics and floors where required.
- (c) All Trades completed, electrical, plumbing, HVAC, and gas lines. Required appliances in place.
- (d) A Georgia Residential Energy Code Compliance Certificate, posted on or in the electrical panel. The certificate should be completed with all required information. Duct and Envelope tightness test results must be placed on the certificate by the certified tester.
- (e) All trash, construction debris and form boards removed from the site.
- (f) Porches, driveways and sidewalks clean.
- (g) **Landscape**- Final grade and all permanent ground cover on all disturbed grade
***Only cosmetic items can be unfinished at this time.

Please Note:

- ***Any failed inspections will require a reinspection fee.
- ***Inspections called in before 8:00 a.m. can be done the same day.
- ***Please leave all pertinent information requested.

C.O.'s/Certificate of Occupancy or Completion

Certificate of Occupancy or Completion will be issued no less than 24 hours after the final inspection approval, after all outstanding information is submitted and any owed fees are paid.