

◆ ◆ ◆ **REQUIRED INSPECTIONS** ◆ ◆ ◆

Manufactured Homes

1. **FOOTER INSPECTION:** After excavation, before pouring cement or before placing limestone (for pre-fab walls). Footers must be below frost line – 36”.
 - a. Trench footer - Minimum of two rows ½” rebar horizontally, 1 foot up from bottom and 1 foot down from the top of footer.
 - b. Spread footer requires two rows ½” rebar horizontally evenly spaced across width of footer
 - c. Perimeter drain tiles around basement and crawlspace footers **MUST HAVE AN APPROVED FILTER** membrane (sock). R10 insulation board required on inside of footers extending to frost line for conditioned space (ex: Heated space). Garages that are not heated do not require insulation in the footer.
2. **FOUNDATION INSPECTION: IF POURED** - After forms are set and rebar is in place, prior to pouring cement.
IF BLOCK- After blocks are laid and anchoring devices are in place, prior to setting home.
Note: All basements are required to have a minimum of two egresses with one being directly to the outside even if there are no bedrooms in the basement.
3. **UNDERFLOOR PLUMBING INSPECTION:** In basement and/or crawlspace: Prior to covering up. Note: Vapor barrier required.
4. **CRAWLSPACE ELEVATION INSPECTION IF IN THE FLOOD PLAIN:** Elevation of crawlspace needs verified before home is set. Flood vent inspection: Verify elevation and quantity of flood vents.
5. **FLOORS** — Basement Floors, Slabs and Garage Floors (Prior to pouring). All heated areas require vapor barrier under slab.
6. **ROUGH FRAMING AND ROUGH ELECTRICAL FOR ATTACHED GARAGES AND/OR PORCHES:** When frame is complete and roof is in place. All trusses must be fastened to top sill plate using hurricane straps or truss screws. ALL 110V OUTLETS in garage must be GFCI protected. The only exception is a single dedicated outlet for a refrigerator or freezer.
7. **FIREWALL INSPECTION:** Required for all attached garages and shop houses. Inspection must be done before ceiling is enclosed. Minimum thickness for firewall is 5/8” drywall on ceiling and 1/2” drywall on garage side wall with all joints taped and mudded. 1/2” firewall must extend to top of rafter in the attic area if the ceiling does not have 5/8” drywall. Any penetrations or gaps in firewall must be sealed with fire blocking caulk or foam. Attic access panels and pull down ladders in garage & doors accessing residence from garage must meet 20 minute minimum fire rating.
8. **PERMANENT ELECTRICAL SERVICE INSPECTION:** Prior to Electric Company Hook-up. After meter base installed and wired into main disconnect or breaker panel. Note: Two ground rods required minimum of 6 feet apart unless Ufer rod is utilized. Ground wire must be continuous from both ground rods or Ufer rod to the first disconnect panel. Ground wire from disconnect and/or breaker panel to ground rods or Ufer rod **MUST NOT BE ROUTED** through meter base.
9. **GAS LINE INSPECTION:** Prior to Gas Company Hook-up. After pressure gauge is on and holds minimum 15# of pressure for 20 minutes. Gauge must be on at time of inspection and holding pressure.
10. **SEPTIC:** Final Inspection. County Health Dept. (260-636-2191 Ext # 3). Required prior to Certificate of Occupancy being issued.
11. **DRIVEWAY:** Final Inspection. County Hwy. Dept. (260-636-2124) or State Hwy Dept. (260-969-8255). Prior to CofO.
12. **FINAL INSPECTION: Prior to “Occupancy of Structure”.** If structure is in Flood Hazard Area, an **As-Built Elevation Certificate is required prior to Certificate of Occupancy.** All required smoke and carbon monoxide detectors must be linked together and operational. All floors and landings at exterior doors must be at least width of door and extend minimum 36” in direction of travel. If landing is more than 30” measured vertically to the floor or grade at any point within 36” horizontal to the edge of the open side, guards and handrails must be installed. Address must be posted with 4” high and ½” stroke width minimum and visible from the street or road fronting the property.

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