Homeowner Checklist
Manufactured and Mobile Home
Title Elimination

Manufactured and Mobile Homes must be installed per the manufacturer's installation instruction, according to an engineered design. Manufactured and Mobile Homes that have been relocated without manufacturer instructions can use ANSI A225.1 1994 edition.

This checklist will assist the homeowner in ensuring all installation requirements have been met. The building inspector will complete the checklist at the time of inspection. A re-inspection fee may apply should a second inspection be needed.

Instructions for installation must be on site for all inspections.

Footing/Runners
☐ Special inspection by a testing laboratory of any required reinforcing steel
☐ The ground slopes away from the home
☐ Clearance under home: Eighteen inches minimum clearance beneath 75% of the lowest member of the main frame (I-beam or channel beam) and the ground or footing all remaining clearance is 12" minimum

Blocking/Tie Down
☐ Utilities are connected
☐ Anchoring complete per instructions or engineering
☐ Installer certification card is required

Final
☐ Skirting installed around the perimeter per manufacturer's installation instructions, or
    a) Must be a material suitable for ground contact
    b) Fasteners must be galvanized, stainless steel, or corrosion-resistant materials
    c) Non-corrosion-resistant ferrous metal members in contact with the earth must be asphaltic coated
    d) Must not trap water between the skirting and siding or trim.
    e) Must be recessed behind the siding or the trim
    f) Must have a covered crawl space access not less than 18 inches x 24 inches located to allow inspection of all areas under the home
☐ Skirting does not enclose recessed entries, porch or decks unless fully vented and water can flow out from under home
☐ The ground under porch areas must slope away from the home.

(OVER)

- ☐ Vents:
    a) Contact the flood plain manager for homes located in a special flood hazard area to determine ventilation requirements
    b) Must be covered with corrosion-resistant mesh with not more than ¼" openings
    c) Provide one foot of vent for each 150 square feet of floor area
    d) Be located as close to the corners and as high as practical to provide cross ventilation on two opposite sides
- ☐ Heat duct crossovers:
    a) Must have a minimum of 1" clearance above the ground, be strapped or blocked, and
    b) Installed to avoid standing water, prevent compression, sharp bends, and minimize stress at the connections
- ☐ Field installed dryer ducts shall comply with the dryer manufacturer's installation instruction or shall be made of smooth interior metal
- ☐ Hot water tank pressure relief lines must discharge outside. The end of the pipe must be at least six inches, but not more than two feet above the ground and pointing down
- ☐ The pressure relief line is not to be interconnected with any other line
- ☐ Concrete slab, 3.5" minimum thick or 6-mil black plastic is installed under the home
- ☐ Where indicated by the manufacturer, water lines, waste lines, gas lines, and electrical systems must be per the manufacturer's installation instructions and must be tested
- ☐ Water lines must be insulated to a minimum of R-3
- ☐ Address posted
- ☐ All exterior complete, siding, decks, flashings, stairs, handrails, guardrails, ramps, roofing system, skylights, etc.
- ☐ Heat pump and air conditioning condensation lines must extend to the exterior of the home
- ☐ Where indicated by the manufacturer, water lines, waste lines, gas lines, and electrical systems must be per the manufacturer's installation instructions and must be tested
- ☐ One egress door must be provided. A landing serving the egress door with access to grade must comply with the following – rise, run, width, headroom, guards and handrails
    a) Landings shall be 36" in the direction of travel sloped not to exceed ¼" per foot
    b) Doors that swing over landing need the threshold to be 1.5" minimum to the landing
    c) Doors that swing in may have a threshold to be within 7 ¾" of the landing
    d) Decks and Landings over 30" inches above final grade require a 36" guardrail with 4" maximum opening of 4"
    e) Stairs require a 7 ¾" rise maximum rise, 10" run. Ramps are permitted per International Residential Code Chapter 3
    f) Stairs require a minimum of 6'-8" of headroom