



Inspection Guide for Manufactured Homes 2021

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 [24 CFR Part 3285](#).

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 third inspection be needed.

Instructions for installation must be on site for all inspections.

Footing/Runners

- ☐ Steel for any footing is in place
- ☐ The ground slopes away from the home or pit set home is on a slope or with adequate natural drainage to divert water from collecting under 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
- ☐ Pads, runners, or slabs are properly sized and meet 12-inch frost depth.

Blocking/Tie Down

- ☐ Home is level and utilities are connected
- ☐ Anchoring and marriage lines completed per manufacturer's instructions or engineering
- ☐ Installer certification card is required
- ☐ Installer certification tag attached to the home indicating that all installation work has been performed by the certified installer

Final

- ☐ A CO2 detector must be installed
- ☐ Wood stove installation completed.
- ☐ Belly fabric must be repaired using an approved method
- ☐ Skirting installed around the perimeter of the heated space 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 is run around the perimeter of the home's heated space. If skirting is desired around porches or decks it must be separate and not block venting of the unit.
- ☐ The ground under porch areas must slope away from the home.
- ☐ 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 1/4" 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, properly seal to meet energy code standards, 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 protected from freezing. Heat tape must be listed for use.
- ☐ 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 1/4" 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 3/4" 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 3/4" rise maximum rise, 10" run. Ramps are permitted per International Residential Code Chapter 3
 - f) Stairs require a minimum of 6'-8" of headroom