



Manufactured Home Inspections Procedure

Before calling for an inspection of your manufactured home, the following must be completed:

- I. **Footing/Site Inspection:** This inspection is to be done prior to the home being placed on the lot. Any footings for masonry skirting over 40 inches high, perimeter footing foundations, and any additions such as porches, decks, garages, etc. must be inspected prior to any concrete being poured. The footing must meet all the requirements of the North Carolina State Building Code (Code) and be free of any loose soil, mud, water, roots or other foreign matter. Have the soil test/compaction test at the site or have a copy of it faxed to this office (980-484-4903). Any portion of the footing that is placed on fill dirt will require a compaction test showing at least 90% compaction. (This is different than the soil test/compaction test mentioned earlier.)
- II. **Rough-In Inspection:**
 - a. All piers, anchors, tie down straps, shims, and any other foundation requirements are complete per manufacturer's set-up manual.
 - b. A water or air test must be ready for inspection on the drain lines located under the home. Insulate the water line above grade (R-6.5) except in crawl spaces when masonry underpinning is used. Install a thermal expansion tank on the cold water line if the home is to be connected to a "closed" water system.
 - c. Marriage walls connections and fasteners per manufacturer's set up manual.
 - d. HVAC crossover duct installed per Code for multi-section homes. Avoid kinds in the duct-use **METAL** hanger straps that are a minimum of 1 ½ inch wide.
 - e. Install electrical bonding jumper between units for multi-section homes. Any other electrical installations under the home shall be complete per the Code.
 - f. Install vapor barrier on the ground in the crawlspace where required by the set-up manual.
 - g. Have all sub-contractors call and give their license numbers **BEFORE** scheduling the rough-in inspection.
- III. **Final Inspection:**
 - a. All electrical work must be completed including any exterior feeders such as well pumps and A/C units.
 - b. All porches, steps, and decks exceeding 36 square feet in area, must be installed per the Code.

- c. Septic tanks have been installed and approved by the Environmental Health Department (980-484-5130)
- d. All heating and air conditioning work is completed per the Code.
- e. Leave door unlocked to allow inspection of the inside panel or schedule a time to meet the inspector on site.
- f. All grading work around the home must be completed.

Notes:

1. Handrails are required on all steps with four or more risers.
2. Landings larger than 3'x3' and are thirty (30) inches or more above grade require guardrails and pickets not more than four inches apart around the porch and open sides of stairs.
3. Homes must have at least two means of egress with proper steps.
4. DO NOT underpin the home, or enclose the crawlspace, until AFTER the rough-in inspection has been completed and approved. This must be in place at the Final Inspection.
5. Power will NOT be authorized for the home until all inspections have been completed, unless in unusual circumstances. Should you have any questions pertaining to the set-up of your manufactured home please contact us at 980-484-4997.
6. Proper Drainage: The area under and within a minimum of three feet of the perimeter of every manufactured home shall be graded such that no water will collect and stand in these areas and such that surface runoff is diverted away from the home. Such drainage may be accomplished as follows or by other acceptable practices.
 - a. The grade outside the home shall be sloped at a minimum of three feet on each side of the home.
 - b. If the ground level under the home is below outside finished grade, adequate precautionary measures shall be taken to always assure positive drainage.
 - c. In all cases, the area under the home shall have all pockets filled and shall be reasonably smooth, and all excavations for footings shall be backfilled up to grade level to prevent water entrapment.