MANUFACTURED HOME INSPECTIONS

FOUNDATION / SITE WORK INSPECTION

Setbacks, forms and reinforcing bar if concrete stemwalls. Water line from meter to coach with 14 gauge blue tracer wire under test 50# min., 12” min. depth to top of pipe, no PVC under coach. Sewer line from curb cleanout to coach cleanout within 24” of skirt line, under static test to top of cleanout, 12” min. depth to top of pipe. Gas line from tank to coach, under test, 15” min., 18” min. depth to top of conduit. All trenches shall have min. 2” of sand bedding and enough sand on site to cover with 2” min. after inspection. Concrete encased grounding electrode, (UFER), or driven rod.

UNDERFLOOR INSPECTION (BEFORE SKIRTING OR SHEAR)

Perimeter, main frame, door openings and mating line piers and pads per approved plans. End wall and side wall bolting or tie downs. Approved jacks or piers. Sway bracing and supports at 48” o. c. for ABS sewer line, approved water line, no PVC under coach. Electric feeders for condenser, sub-panels, outbuildings. Electric bonding of gas pipe and frame. Inspect electric junction boxes. Gas piping supports. Framing for skirt before covering. Running water test for sewer line, flush all toilets twice and 5 gallons down tub/showers, all faucets on. No ridge bolting inspection required. Tag electric panel. Footings for decks, stairs, forms for concrete landings.

SHEAR / ROUGH IUNSPECTION

Shear nailing. Manometer test on flex connectors and gas piping, 10-14 inches of water column or 8 ounces per square inch (psi) for five minutes. All gas valves turned on. Continuity test. Turn main breaker off. Disconnect neutral from service entrance. All breakers and switches turned on. No light bulbs installed. Check for continuity between supply conductors and neutral. No continuity should be found. All metal parts of appliances and fixtures shall be checked for continuity to the grounding conductor. Any wood for skirting within 6” of grade shall be pressure treated and labeled for contact with earth. Rough framing for decks and porches before installing deck boards. Galvanized nails, no screws for framing. Contractor shall provide all testing equipment.

FINAL

Address posted, final grading, erosion control, landscaping in place. Sewer cleanout shall be in boxes and have a glued on hub and screw in plug. No test caps allowed. All raw wood shall be painted or sealed. Under-floor access within 20’ of cleanouts. Adequate under-floor ventilation, 1 sq. ft. per 150 sq. Ft. Hand rails and guardrails installed. Temperature and pressure relief valve drain installed properly. Condensate drain line installed. All circuit breakers labeled, subpanels shall have neutrals and grounds isolated. Copy manufacture’s name, serial number, date of manufacture and insignia numbers.