

Manufactured Home Installation - Inspection Checklist

This checklist is not intended to be an exhaustive list of every item that may require verification during Manufactured Home (MH) inspections, but a list of common items that should be considered during typical MH inspections. The local building official is required, in accordance with [13VAC5-95-20\(E\)](#) of the Virginia Manufactured Home Safety Regulations, “to verify through inspection that the installation is in accordance with the federal installation standards”. The inspection recommendations included in this checklist, developed by the State Building Codes Office, are based on 24 CFR Parts [3285](#) and [3286](#) (HUD MH Installation Standards). Discretion should be used in determining if the items listed in this checklist are applicable and if any additional items are applicable to a particular MH installation.

Administrative

- Review Manufacturer’s Installation Instruction Manual and permit details.
- Any flood plain provisions to be considered
- Any site additions
- HUD Label
- HUD Data Plate – Wind Zone I, Snow load 20 psf, Thermal Zone III, HUD label numbers
(Note the factory, code edition and date of manufacture)

Foundation and Crawl Space

- Footings prior to placement of concrete
- Soil conditions, classification and bearing capacity
- Pier/Foundation and Anchorage
(Anchors installed in accordance with manufacturer’s installation instructions)
- Fire Separations where applicable
- Transit Damage
- Site Drainage
- Moisture Barrier
- Bottom Board – Cuts/Tears repaired
- 12” clearance from the main frame (I-Beam or Channel Beam) and the grade under all areas of the home
- Marriage Line at floor, ceiling, exterior walls, and roof in accordance with Manufacturers Installation Instructions
- Shipping Plastic, Blocking, Strapping and Bracing removed

Electrical

- Power Supply (Feeder Assembly) Connection in panel
- Crossovers – Properly supported, Junctions/splices in boxes, in accordance with Manufacturer's Installation Instructions
- Crawl space receptacle
- Site installed Light Fixtures (Grounding, limited combustible/noncombustible ring where required)

Plumbing

- PRV (where required)
- Accessible water shut off valve beneath or adjacent to home
- Water line cross overs and riser protected from freezing
- Drainage piping connections, slope, and support (must be tested for leaks)
- Fuel Gas Supply system installed and tested in accordance with Manufacturer's Installation Instructions

HVAC

- Crossover Ductwork connections secured and sealed
- Ductwork supported minimum 4' on center
(Straps must be minimum ½" wider than spiral spacing of flexible ducts)
- Outdoor unit properly installed

Final Inspection Considerations

- Decks, Porches, Roofs (built by installer/retailer) etc.
- Skirting/Underpinning – Access Panel, Crawl Space Ventilation
- All debris/garbage removed from under home
- T/P Valve discharge piped to outside and turned down
- Condensate line piped out to location that won't undermine outdoor unit, footings, etc.
- Doors Closing and Latching properly
(Multiple Doors with uneven reveals may indicate improper leveling of home)
- Windows opening, closing, and latching properly
- Receptacles and Switches secure in walls and **working properly**
- Smoke alarms – Correct locations and operational (must be tested)
- Carbon Monoxide Alarms (when required) Correct locations and operational (must be tested)
- Photograph Data Plate and include with copy retained of COO
- Request copy of Certificate of Installation

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