



COUNTY OF DUPLIN

BUILDING INSPECTIONS DEPARTMENT
PO BOX 950, 209 SEMINARY ST.
KENANSVILLE, NC 28349
PHONE: (910) 296-2124 FAX: (910) 296-2166

MANUFACTURED HOME INSPECTION PROCEDURE

NEW MANUFACTURED HOMES

The manufacturer's setup manual shall be used for installation of all new manufactured homes and the manual shall be available to the inspector at the time of inspection.

PRE-OWNED MANUFACTURED HOMES

The original manufacturer's setup manual, if available, or the NC Regulations for Manufactured Homes 2004 Edition shall be used for the installation of all pre-owned manufactured homes. If the original setup manual is used, it shall be available to the inspector at the time of inspection.

FOOTING INSPECTION

A footing inspection shall be required for piers, masonry skirting, perimeter foundations and any additions such as porches, decks, garages, etc. before any concrete is poured. The footing must meet all the requirements of the NC Code and be free of any loose soil, mud, water, roots or any other foreign matter.

SET UP INSPECTION

Before calling for an inspection, make sure of the following:

- No Underpinning until after first initial inspection is complete.
- Support piers in accordance with NCMH Code or Manufacturers Setup Guidelines.
- Adjacent grade to home must be sloped away to maintain positive drainage.
- Vegetation under home cut to a maximum of 2" above grade.
- All homes on permanent footings must have sod, stumps, & all other organic matter removed from footing areas.
- Anchor tie downs in accordance with NCMH Code or Manufacturer's Guidelines.
- Longitudinal tie downs in accordance with NCMH Code or Manufacturer's Guidelines.
- All ABS or PVC drain lines strapped with approved pipe strap material every 4' under house.
- No cross connection between different drain pipe materials unless approved fittings used.
- All drain lines sloped to direction of flow toward septic tank or public sewer at $\frac{1}{4}$ " per foot on pipe sizes 2-1/2" or smaller & 1/8" per foot on pipe sizes 3" or larger.
- Cleanouts on drain lines shall be in accordance with NCMH Code & NC plumbing codes
- Water supply line must be in place & must be an approved material, PVC is not approved to be used under home, a full open valve shall be located either outside home within 5' of the foundation wall in a readily accessible valve box or in the crawl space within 3' of access.



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- If water supply is private well, well must be in working condition prior to inspection (Electrical power run to, water line in place between house & well buried at proper depths in accordance with respective codes.
- If water supply is public, an expansion tank must be installed on supply side of water heater.
- Dryer vent must be of approved material & ducted to the outside of home.
- If Central A/C is to be used, it must be in place & installed prior to inspection with proper permit issued.
- Insulation under home must be in place.
- If home is multi section, crossover duct must be in place.
- All exterior doors regardless of use or nonuse must have steps, if door swings to outside(excluding screen doors) a 3'x3' landing must be in place along with steps; Any steps, landings, decks, etc. over 30" in height must have rails.
- Address #'s must be either on home if within sight of roadway or permanent sign adjacent to driveway if located outside sight of roadway.
- Inside of home must be in a habitable condition prior to inspection, no construction or repair work being performed.
- Smoke detectors must be in working condition & located near all sleeping areas.
- Electrical work must be completed prior to inspection with permit issued to either licensed NC electrician or homeowner who intends to live in the home, If intent is to rent or sale then NC Licensed Electrician must do work.
- Electrical service equipment must be in good working condition & all openings covered.
- All light fixtures & switches, receptacles must be in place & in working condition.
- Range & Dryer receptacles must be 4 wire, 4 prong.
- This checklist is intended only to help with the most common questions we receive in reference to manufactured home set-ups, while much effort was put forth to make this list it does not fully cover all aspects of code enforcement, meaning we may find other violations upon inspection.

FINAL INSPECTION

- All previous inspections shall be approved prior to final inspection unless inspector gave permission to precede with skirting on set up inspection.
- Address numbers at least 4" in height shall be posted for final inspection.
- No power will be authorized for the home until everything has passed inspection.