



Haywood County Inspections Department

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MANUFACTURED HOME INSPECTION PROCEDURES

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 is 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 Residential Code and be free of any loose soil, mud, water, roots or any other foreign matter. For pre-owned double and triple wide homes where the original setup manual is unavailable, ABS pads may be used in lieu of concrete footings.

SET UP/FINAL INSPECTION

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

1. **Do not install underpinning until all inspections have been completed and approved.**
2. All piers, anchors, tie down straps, shims, and other foundation requirements are installed per the appropriate manual or code.
3. Water and sewer lines are installed and tested per current NC Plumbing Code. Insulate water lines above ground except in crawl spaces with masonry underpinning.
4. Sewer line is installed to septic tank or sewer per current NC Plumbing Code with required cleanouts. Seal sewer line at tank. Leave ditch open for inspection.
5. Water line is installed to well or public water system per current NC Plumbing Code. The ditch must be a minimum of 24" deep where well wire is installed in the same ditch.
6. Marriage wall connections and fasteners are installed per appropriate manual or code. Do not cover up end walls.
7. HVAC cross over ducts are installed per NC Mechanical Code. Use approved hanger straps that are a minimum of 1 1/2" wide. Keep ducts a minimum of 4" off of the ground.
8. Vapor barrier is installed on the ground in the crawl space where required by the set up manual. Make sure any trash or debris is removed from the crawlspace.
9. All electrical work is complete and installed per the current National Electric Code.
10. All porches, steps, and decks are complete and installed per the current NC Residential Code.
11. All heating and air-conditioning work is complete and installed per the current NC Mechanical Code.
12. Positive drainage is provided underneath and away from the home at least 3' on all sides.
13. Pre-fabricated fireplaces, flues and chimney caps are complete and installed per the manufacturer's instructions and are approved for use by the manufacturer in a manufactured home.
14. Septic tank has been inspected and approved by the Environmental Health Department.
15. Grade and slope has been inspected and approved by the County Engineer.
16. **Leave a door unlocked.**

*No power will be authorized for the home until everything has passed inspection and a permanent address is issued. Also make sure that an application for power has been made with your power company ahead of time.