

Guidelines for Inspection when De-titling a Manufactured Home

- **Foundation Access** for anchor strapping must be provided by the removal of 2 panels of vinyl underpinning at BOTH ends of home. Underpinning must be complete and INTACT for rodent prevention. 6 Mil. Vapor barrier on ground surface under home must be in place. If solid underpinning has occurred, access through a min. of a 24 X 16 access door will suffice.
 - **Electrical panels** (both inside and outside) will require a safety inspection to be performed.
 - **Porches or Decks** will require compliance with current International Residential Code guidelines including railing at a min. of 36" in height, guard(pickets) spacing not exceeding 4" clearance between them (guards and railing are not required if porch or deck does not exceed 30" above finished grade), stairs having a handrail height between 34" and 38"(A handrail is required on at least on side of stairs or ramps regardless of height), and all porches or decks must be properly anchored into the ground to prevent movement.
 - **Smoke detectors** must be installed in all bedrooms and the adjoining room (an adjoining room may cover multiple bedrooms using the example of a hallway)
 - **Carbon Monoxide detectors** must be present if any gas fired equipment is present. A combination Smoke/Carbon Monoxide detector is acceptable in this case.
- Failure to have all these items completed at time of inspection will result in the failure of the inspection and a **\$45.00 re-inspection fee must be paid at our office** prior to a re-inspection occurring.

THE LISTINGS ABOVE ONLY REPRESENT A SMALL LIST OF THE MOST COMMONLY FAILED ITEMS AND DO NOT LIST ALL ITEMS THAT MUST BE CORRECT AND COMPLETED AT TIME OF THE INSPECTION.