

Northampton County Code Enforcement

Manufactured Home Inspections Procedures

Before calling for an inspection on your manufactured home be sure the manufacturer's set up manual is in the home and no skirting has been installed. The following must be completed:

Footing Inspection

Required for any masonry skirting over 40 inches high, perimeter foundations, and any additions such as porches, decks, garages, before any concrete is poured. The footing must meet all the requirements NC Regulations for Manufactured Homes 2004 Edition and be free of any loose soil, mud, water, roots, or any other foreign matter.

Set Up Inspection

1. All piers, anchors, tie down straps, shims, and any other foundation requirements are complete per manufacturers set up manual. A NC engineer shall design all pier and tie-down systems when more than 25% of the support piers are greater than 36 inches.
2. Water and sewer lines installed to State Code. Insulate the water line above ground except in crawl spaces when masonry underpinning is used.
3. Sewer line installed to septic tank or city sewer per State Code with required cleanouts. Seal sewer line at tank. Leave ditches open for inspection.
4. Water line installed to well or public water system per State Code. Ditch must be a minimum of 12 inches deep where well wire is installed in the same ditch. Leave ditches open for inspection.
5. Marriage wall connections and fasteners per manufacturers setup manual. Do no cover up end walls.
6. Plumbing/Set-up contractor is responsible for complying with all code requirements including a water test on the mobile home's drainage and vent system.
7. HVAC crosses over ducts installed per State Code. Avoid kinks in the duct and use approved hanger straps that are a minimum of 1 ½ "wide. Ductwork must meet code.
8. Install electrical bonding jumper between units with self-tapping screws or star washers. Any other electrical installations under the home shall be complete per the manufacturer's instructions.
9. Install vapor barrier on the ground in the crawl space where **required** by the set up manual. There is to be no trash or debris in the crawl space.
10. Have the Manufacturers Installation Manual; Manufactured Home Soil Bearing Report Form must be forwarded to our office before issuance of Certificate of Occupancy.
11. House numbers must be visible from the road. (4 inches min.)

Final Inspection

1. All electrical work must be completed to the current NEC, including any exterior feeders such as well pumps and A/C units.
2. All porches, steps, and decks installed per NCSBC: Residential Code with footings where required. Leave footings exposed for inspection.
3. Septic tanks and wells have been inspected and passed by the Environmental Health Department.
4. All heating and air-conditioning work is completed per State Code.
5. Manufactured Home Soil Bearing Report Form must be on file in our office.
6. Access must be provided.
7. Lot must be graded so there is positive drainage under the home and no water can run under the home. Water must drain away from the home at least 3 feet on all four sides.

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No power will be authorized for the home until everything is completed and passes final inspection and CO issued.