

COUNTY OF CALDWELL
CENTRAL PERMITTING & INSPECTIONS
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MOBILE/MANUFACTURED HOME CHECK LIST*

NOTE: THIS CHECK LIST DOES NOT COVER IN DETAIL ALL REQUIREMENTS BUT IS AN EFFORT OF THE CALDWELL COUNTY BUILDING INSPECTION DEPT. TO HELP DEALERS, CONTRACTORS AND HOME OWNERS PREPARE FOR EACH INSPECTION. THESE REQUIREMENTS ARE IN ADDITION TO ANY CITY OR TOWN ORDINANCES AND EACH SHALL BE COMPLETED BEFORE POWER IS CONNECTED TO THE HOME AND A CERTIFICATE OF OCCUPANCY IS ISSUED.

I. FOOTING INSPECTION

- A. Bottom of footing must be 8 inches below finish grade.
- B. Footing length and width must be a minimum of 16 in. X 16 in. or sized per manufacturer's set-up manual.
- C. Footing must pour a minimum of 4 inches thick.
- D. Homes will not be permitted to set on fill dirt unless compaction test results from an approved testing agency are provided prior to request for footing inspection.
- E. The lot must be graded so surface water will drain away from the home. (This can be achieved by crowning the lot. The ground must slope 6 in. for the first 10 ft. away from the home's foundation.)

II. MARRIAGE WALL INSPECTION

- A. Roof, end walls and floor must be bolted together per manufacturer's instructions. Tape all tears and openings.
- B. Cross-over duct must be installed, supported from floor, not less than 4 in. above ground, and connected with tie wraps and approved tape.
- C. All drainage and supply of the plumbing system must be installed by a licensed contractor. Homes supplied from a public water system must have a pressure reducing valve installed. Supply lines shall be covered with R-6.5 insulation. Insulation is not required with masonry underpinning.
- D. Electrical system must be installed by a licensed contractor.
- E. A vapor barrier (6 mil plastic) must be installed under the home and fastened to the ground. (Nails with cardboard washers may be used.)
- F. Clothes dryers must be vented to an outside wall.

III. FINAL INSPECTION

- A. A deck that measures a minimum of 8 ft. X 10 ft. shall be installed at the front entrance of the home. The other entrance shall have a 3 X 3 landing. Decks, steps, guardrails and handrails shall be constructed in accordance with the N.C. State Building Code.
- B. Handrails are required on any deck more than 30 inches off the ground.
- C. All homes shall be underpinned with non-combustible masonry materials such as: block, brick, concrete.
- D. Underpinning with no less than the minimum required ventilation shall be installed.
- E. A crawlspace access door not less than 18 in. X 24 in. shall be installed. The main cut-off valve for the water supply shall be accessible and located not less than 3 ft. from the crawlspace door or a separate access door of adequate size may be provided.
- F. Finished grading and slope of home site shall be complete.
- G. Driveway shall be covered with gravel.

*Applicable portions of items I and II will be combined on the initial inspection of singlewides. Then the final inspection will be performed after all work is complete.

