

# MODULAR HOME INSPECTIONS

## Off-Frame Structures

**911 Address** - Must be posted by the first inspection of a job. It may be posted temporarily or permanently at the drive entrance (unless the home is less than 100 feet from road). If the house is more than 100 feet from a named road, then a 911 address is required at the house and at the drive entrance. This must be permanent before the final inspection. Numbers shall be 4 inches in height.

**Footing** - Shall be dug and ready to be poured, at least 12 inches below grade, prior to inspection. Bulkheads, grade stakes or marks and reinforcement (when required) should be in place prior to inspection. At a minimum, footings should be at least 6 inches deep and 16 inches wide for a one-story house. The bottom of footing shall be level, with no more than a 10% slope. The base of footing shall consist of soil that will support a minimum of 2000 psf. or engineering may be required. The top of a poured footing shall not have more than ½ inch slope in 10 feet.

**Footing Projections** - Before any backfill material is placed, there must be a projections inspection. Projections are concrete footings that extend out from the foundation and/or piers. These projections must extend at least 2 inches on each side of the foundation/piers or engineering may be required. NOTE: Before backfilling, see Waterproofing/Dampproofing.

**Foundation** - An 8-inch minimum foundation, complete with mud sill anchored 6 foot on center and 12 inches from the ends is required. Footings/piers must be backfilled and the crawlspace smoothed and leveled, with no grass or roots. NOTE: Before backfilling, see Waterproofing/Dampproofing.

**Termite Treatment** - All foundations and slabs shall be treated. Inspectors will use the exterminator's receipt for verification.

**Waterproofing/Dampproofing** - All foundations are required to be at least dampproofed, using a listed dampproofing material, except when the interior grade is less than 12 inches below exterior grade. When backfill is more than 30 inches higher than the grade in the crawlspace, then waterproofing is required from the top of the footing to the outside final grade. Use listed material for waterproofing, with a minimum of 2 inches of washed gravel under perforated pipe and not less than 6 inches of gravel cover, with filter membrane on top of the gravel.

## (If required, possible basement installation)

**Ground Work Under Slab** - Plumbing, electrical or mechanical that may be in or under slab must be inspected prior to covering. Plumbing piping will require a 100 psi pressure test for water supplies, piping and hydronic systems. Drain waste piping will require a 5 psi pressure test or a 10-foot water stack on that system at the time of inspection.

**Slabs / Basements** - Concrete slabs require inspection prior to pouring, including checking for proper fill material, moisture barrier, area condition and reinforcement or supports in slab (4-inch thick base of sand, gravel or crushed stone). On-grade slabs for heated areas must be insulated with at least R-5 or a recheck will be required. Concrete subject to weathering shall be air entrained.

**Marriage Walls** - Per manufacturers' recommendations that must be available on-site.

**Rough-In (Trades) - Framing, Electrical, Plumbing, HVAC/Mech., Gas Test** - Trades inspection shall be made when all electrical, plumbing, fire protection, heating/cooling systems have been roughed-in, including porches, garage etc.

- **Plumbing Test:** Water distribution system 100 psi, DWV (Drain Waste Vent system) test 5 psi air or filled with water, plumbing that has been installed on site. Normally a stack test up to foundation height is acceptable. Two (2) stories or more will require additional testing. Draftstopping & fireblocking to limit air movement from floor to floor.
- **Gas test 10 psi (when required)**

**Water/Sewer Lines** - Water lines must be at least 12 inches below grade and inspected. Sewer lines must have at least 3 inches of cover below grade and have a slope to the tank of at least 1/8 inch per foot. Lines must be grouted or sealed at the septic tank. There must be a water shutoff valve installed within 3 feet of the building or in the crawlspace within 5 feet of access. Public water systems (town, county, etc.) must have a pressure reducing valves or regulator (set @ 80 psi or less) and a thermal expansion device on the water supply line, as close as possible to the hot water tank.

- **Note:** Lines through foundation walls must be sleeved (masonry or concrete only).

**Final Inspection** - After all trades have completed their work required under the technical codes.

- **Outside Grade:** Must be graded to have fall away from foundation for at least 10 feet.
- **Steps:** Handrails are required for more than 3 steps
- **Porches/Landings:** More than 30 inches to grade must have guardrails.
- **NOTE:** Final approval of well and/or septic systems by the Environmental Health Department is required prior to scheduling a building final. All Inspection fees must be paid prior to scheduling a building final. Wells require electrical disconnect for pump and well casing must be bonded with ground wire.

**Engineers' Letters** - Letter with compaction report may be required if soil supporting the footing does not appear to be adequate. A letter may be required if alterations from the North Carolina Building Codes that are identified by a Code Enforcement Official during inspection. When an Engineers' letter is required, it must be job specific and must have the Engineers' seal on the letter.

**Please Call** - For information about an inspection, our Code Enforcement officials are usually in the office during early morning hours or late afternoon. They may answer any questions you have.

**Telephone number 919-542-8230.**

\* Rev. 10/10/06