

Mobile Home Inspection Checklist

2/24/2025 Draft

Required inspections for new installations or replacements mobile homes.

- **General**

- 911 address posted at the road and house numbers on home if more than 50 feet from road, number to be 4" minimum height
- Permit package on site
- Home located on lot as shown on site plan, property lines marked,
- The site shall be on 95% compacted fill or graded terrain so all surface water runoff will be diverted well away from the home.
- All organic material must be removed from the footing locations
- Steps constructed to code at each door to home
- Well and septic tank located as shown on site plan
- The installer's green sticker from the State of Florida will be dated and placed near a corner of the home

- **Electrical Inspections It is recommended that all inspections be scheduled at the same time, requesting a virtual inspection*.**

- 2003 Electrical Underground Inspection
- Electrical, feeders from service to MH panel, feeder to mechanical unit, feeder to well. If applicable. Confirm if utility wants to inspect the service lateral if underground,
- The following are the most common wiring methods seen in MH underground inspections and the code requirements.
 - NEC Table 300.5 Column 1. Direct burial cables or conductors approved for burial under a yard are required to be 24" below grade and to be protected by a minimum schedule 80 PVC conduit to a minimum 18" below grade.
 - NEC Table 300.5 Column 3. Nonmetallic Raceways. The conduit shall be a minimum 18" below grade with the vertical and above ground portions to be schedule 80 PVC.
- **2080 Electrical Final Inspection**
 - Power pole, mast head, and panel mounted stable, correct wire size for service
 - Two ground rods driven a minimum 6' apart and clamped to grounding electrode conductor.
 - Electrical service shall have surge protection installed if it is a new service.
 - Dead fronts in place, (no openings in panel)
 - Electrical conduits sealed with approved materials in the homes panel.
 - Four wire from first means of disconnect, correctly landed on inside panel, neutrals and grounds separated, equipment ground must be insulated
 - Service conduit secured to frame under home or can be laid on the ground only under the chassis.
 - Over current protection installed per manufacturer's specification
 - Disconnects provided at well and HVAC units if not within sight of and closer than 50' to service panel
 - If home is a doublewide: bonding jumper from frame to frame required at end wall, crossover connections will be made up, secured, and covered in factory junction box.

- **2045 Semi-Permanent Power Inspection** This is a required inspection to release the service to the utility. In Alachua County this inspection has previously not been approved until the mobile home final. By approving it sooner we hope to get our customers moved in sooner. Please note that if a contractor does not obtain a CO future power releases may be withheld until the CO is issued.
- **4395 Plumbing Underground** This is a required inspection for the new installation of underground plumbing. If this is a replacement home, it may not be applicable.
- **4095 Gas Underground** This is a required inspection for the new installation of gas underground. If this is a replacement home, it may not be applicable.
- **1324 Manufactured Home Final**
 - **Plumbing**
 - All sanitary piping extending through floor is connected
 - Septic tank connection is to be complete and exposed for Health Department inspection
 - All fittings oriented correctly, and proper slope maintained (1/8" to 1/4" per foot)
 - Cleanout provided on sewer line 18" from edge of home if underground flush at the edge of the home if above ground.
 - Water supply shut off valve at connection point to home
 - Water supply lines above ground are to be insulated including the well piping.
 - Pressure relief device at well and well control box securely supported
 - The inspector will use the information provided by the installer in the permit package to inspect the set up of the home
 - **Set Up**
 - If the home is new, it will have blocking sized and placed as shown on the manufacturer's floor plan, manufacturer's installation instructions are to be on site.
 - New homes will have a vapor barrier of 6 mils (minimum) thickness installed on the ground below the home.
 - Straps will be crimped to all strapping supplied with the home or shown on floor plan
 - Straps will be tight with at least three wraps around the split bolts in the auger head
 - Stabilizer systems will be located as indicated on the set up documents
 - Ground augers shall be galvanized and either 4' or 5' as indicated on the set up documents
 - Augers heads shall be driven flush with the ground
 - If home has been previously set, (used) it will be installed according to State of Florida mobile/manufactured home installation standards - **15C**. A detailed booklet on **15C** can be obtained from the State of Florida www.hsmv.state.fl.us (850) 617-3004. The mobile home installer will have indicated on the documents how the installation is in compliance with **15C**
 - **Stairs**
 - Stairs are to be provided at all doorways
 - Stairs will have landings at least the width of the opening and 36" deep.
 - Guard rails will be minimum 36" on all landings over 30" above grade
 - Balusters shall be spaced less than 4" apart
 - Handrails will be between 34 and 38" in height measured from the leading edge of the treads. Handrails will be graspable, no more than 2" diameter, and standoff at least 1-1/2" from their support. Handrails shall extend one tread depth past the bottom step. They shall return back to a post or terminate a newel post.
 - Minimum tread width is 36"
 - Minimum tread depth shall be 10" maximum riser height is 7-3/4"
 - Vertical openings between treads shall be less than 4"

- **7090 CO Request** A CO is required prior to the occupancy of a new home.
- ***Virtual Inspection Scheduling to be announced later**