

CITY OF FARIBAULT

Time of Sale Program

CHECKLIST INFORMATION FOR MANUFACTURED HOME “TIME OF SALE” INSPECTION PROGRAM

The information provided with this document is an overview of the items the Private Evaluator will be checking for to ensure that you meet with the city’s requirement when you sell your manufactured home. There may be other issues the inspector checks based on deficiencies identified during his/her inspection.

If the Private Evaluator finds deficiencies, the Housing Inspector for the City of Faribault will conduct all follow-up inspections and that inspector has the authority to determine if the home meets all requirements. **If the city inspector finds deficiencies, they must be corrected before the home can be sold.**

These are the basic items that will be checked by the Private Evaluator when you sell your home:

1) Electrical:

- Do all exterior receptacles have weatherproof protector covers; this includes heat tape receptacles mounted under the home?
- Is N-M cable added under or on the exterior of the home protected by rigid metal conduit and conductors suitable for wet locations?
- Are exterior and interior receptacles securely fastened and in sound working condition?
- Is all N-M cable located 15 inches or less above the floor covering? *(i.e. wiring in closets or storage areas)*
- Do all electric ranges and clothes dryers have the required 4-conductor cords and plugs?
- Is the electrical service panelboard and all sub-panelboards properly located and in compliance with protections measurements. *(Panel boards shall not be located in bathrooms. A minimum of six-inch clearance in front of the panel must be maintained from ignitable materials and a working space of 30 inches wide and 30 inches in front of the panel shall be maintained.)*

The private evaluator is required to check all electrical outlets, ranges, stoves, furnaces, etc. to ensure they work properly. If that evaluator is not sure, he/she will mark that as a deficiency and instruct you to contact an electrician so all electrical codes are met. *(The city Housing Inspector will check with that electrician if a deficiency is noted in the initial inspection to ensure compliance.)*

2) Plumbing:

- Is the gas water heater listed and approved for use in a manufactured home? *(The inspector will check to ensure there is hot water and the heater works correctly.)*
- Is there gypsum board present in the water heater compartment as a fire barrier?
- Is the gas water heater flue/stack listed and approved for use with the appliance? Is the flue/stack in good condition and proper working order? Is there an approved fire stop collar at the ceiling line?
- Does the water heater have a pressure-temperature relief valve and drain line? *(The relief valve element must relieve pressure at 150 p.s.i. or 210 degrees F temperature and must also have a full size drain line with cross section area equal to that of the relief valve and extended to discharge beneath the home.)*
- Do all gas appliances (i.e. range, clothes dryer, furnace, water heater, etc.) have the required shutoff upstream of the union connector? *(The shutoff is also required to be within six (6) feet of a cooking appliance and within three (3) feet of other appliances.)*
- Are all plastic pipe fittings or materials used for drain lines properly installed?
- Are all exterior water faucets installed with backflow preventers? *(Options for correction include: The addition of a non-removable vacuum breaker OR removal of the exterior water faucet and capping the water line.)*
- Do the hot and cold water faucets work and does the hot water heater work? *(The private evaluator will check the hot water heater to make sure it works properly.)*

The private evaluator is required to check all plumbing in the mobile home, i.e. stools, sinks, faucets, etc. to ensure they work properly. If the evaluator is not sure, he/she will indicate that as a deficiency and instruct you to contact a plumber so all plumbing codes are met. *(The city Housing Inspector will check with that plumber if a deficiency is noted in the initial inspection to ensure compliance.)*

3) Heating:

- Are the solid fuel-burning fireplaces and/or stoves listed and approved for use in a manufactured home and properly installed in accordance with listing or standards, (i.e. chimney, doors, hearth, combustion or intake, etc.)?
- Is the furnace listed and approved for use in a manufactured home?
- Is there gypsum board present in the furnace compartment to act as a fire barrier?
- Is the furnace flue/stack listed and approved for use with the appliance?
- Is the flue/stack in good working condition and proper working order?
- Is there an approved fire stop collar at the ceiling line?
- Is the furnace working properly and is it clean?

The private evaluator is required to check the furnace, all solid working fireplaces and/or stoves to ensure they work properly. If that evaluator is not sure, he/she will mark that as a deficiency and instruct you to contact the city Building Official so all codes are met. *(The city Housing Inspector will check with the Building Official if a deficiency is noted in the initial inspection to ensure compliance.)*

4) Structural Components:

- Is all floor decking in good sound condition? *(Rotted or decayed floor that will not support a 40 p.s.f. uniform live load must be corrected before the sale.)*
- Is all floor decking in kitchens, bathrooms, laundry areas and water heater compartments protected from moisture damage?

- Is the bottom board material free from holes and are all pipes, ducts, etc. sealed properly to prevent entrance of rodents?
- Are the exterior coverings of the home free from defects that would allow the elements (i.e. rain, snow, etc.) into exposed interior materials? *This includes broken or missing exterior doors and/or windows.*
- Do all windows, which have been remodeled or replaced, comply with light, vent and **egress requirements?**
 - A) Each habitable room requires 8% of gross floor area light and 4% ventilation.
 - B) Kitchens may be provided with artificial light and mechanical ventilation capable of producing an air change every 30 minutes.
 - C) Bathroom and toilet compartments must have 1½ square feet of openable window OR a ventilation system capable of a change in air every 12 minutes.

D) Egress Windows:

Every bedroom requires an egress window which has a net clear opening of 20” wide and 24” high, five (5) square feet in area, with the bottom of the window opening no more than 36” above the floor.

Locks, latches, operating handles, tabs or other operational devices SHALL NOT be located more than 54” above the finished floor.

- If the original doors/patio door glass, tub surround and shower door glass or window glass around bathtubs have been replaced must have the approved safety glazing. *(The inspector will check all glazing in entrance doors, sliding glass doors, unbacked mirrored wardrobe doors, shower and bathtub enclosures to a height of six (6) feet above the floor, and sidelights within twelve (12) inches of either side of an entrance door to ensure they have safety glazing materials that comply with code requirements.)*

- Are all additions and alterations to the dwelling in conformance with building and other codes at the time of construction? *(This includes egress windows, light & ventilation, electrical, mechanical, plumbing and structural aspects of the addition or alteration.)*
- Does the mobile home have two exit doors that are operational and approved stairs with landing for each exit? *(All exit doors are required to have outside steps in good condition.)*

The private evaluator is required to check all code issues listed above and if that evaluator is not sure, he/she will mark that as a deficiency and instruct you to contact the city Building Official so all codes are met. *(The city Housing Inspector will check with the Building Official if a deficiency is noted in the initial inspection to ensure compliance.)*

5) Miscellaneous Life Safety Concerns:

- Is there a minimum of one working smoke detector? (Additional smoke detectors may be required in each bedroom if construction or repair cost exceeds certain limits. Check with the Faribault Building Official (507) 333-0457) if you are going to do repairs and/or construction and have questions.
- Is the location of the detector(s) in compliance with the manufactured home recommendations?
- Mobile homes with bedrooms at each end of the unit, separated by living spaces, are required to have two working smoke detectors.
- Is the manufactured “tied down” properly?
- Are the location and number of tie downs correct for the size of the mobile home? *(Tie downs should appear in sound condition and comply with manufacturers specifications.)*
- Does the manufactured home have an access panel (minimum of 18” X 24”) to provide a view under the home?
- Are existing sheds structurally sound and in good repair?

- Is the manufactured home free of refuse, rodents, animal waste, or other materials making it unsanitary for human occupancy?

The private evaluator is required to check all code issues listed above. This includes removing some skirting if necessary to check the tie downs to ensure they comply with code requirements.

This is a list of the basic requirements the Private Evaluator is responsible for, however, there may be other issues he/she identifies that are not listed in this document. The inspection conducted by the Private Evaluator is a private contract between you and that individual.

The City of Faribault Housing Inspector will conduct ALL final inspections and that individual has the responsibility and authority to sign the final papers approving the sale of the manufactured home.

If you have questions about this document or any issues regarding the Time of Sale program, please contact Mike Monge, the Director of Fire & Code Services, at 507-334-8773.