



Town of Black Mountain Manufactured Home Inspections Procedures

Before calling for an inspection of your manufactured home, be sure that 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, and before any concrete is poured. The footing must meet all the requirements of the NC Residential Building Code and be free of any loose soil, mud, water, roots, or any other foreign material. Footers must be a minimum depth of 18".

Set-Up/Final Inspection

1. All piers, anchors, tie down straps, shims, and any other foundation requirements are complete per manufacturer's set-up manual.
2. Water and sewer lines installed to State Code. Insulate the water line above ground except in crawl spaces where masonry underpinning is used.
3. Sewer line installed to septic tank or 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 18 inches deep where well wire is installed in the same ditch. All water lines must have a personal shut-off valve.
5. Marriage wall connections and fasteners per manufacturer's set-up manual. Do not cover up end walls.
6. HVAC cross over ducts installed per State Code. Avoid kinks in the duct and use approved hanger straps that are a minimum of 1 ½" wide. Keep ducts a minimum of 4" off the ground.
7. Install vapor barrier on the ground in the crawl space where *required* by the set-up manual. Make sure there is no trash or debris in the crawl space.
8. All new manufactured homes shall have a copy of the manufacturer's installation manual available on site.
9. All electrical work must be completed to current National Electric Code, including any exterior feeders such as well pumps and A/C units.
10. All porches, steps and decks must be installed per the NC Residential Building Code. Footings must be exposed for inspection. **NO DECKS OR STAIRS MAY SIT ON CAP BLOCKS.**
11. Septic tanks have been approved by the Environmental Health Department and a copy of the permit has been submitted to the permit office.
12. All heating and air-conditioning work is completed per State Code.
13. The home must have positive drainage under the home so that no water can run under the home and water should drain away from the home at least 3 feet away from the home on all four sides of the home.
14. Any prefab fireplaces must be complete, including the chimney cap.
15. Inspector must be able to access the house for inspections. Leave a door unlocked or let us know where a key can be found.
16. House numbers must be posted on the outside of the home with minimum 3" reflective numbers.
17. Skirting and all decks must be complete prior to final inspection.

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

Progress Energy customers must have a Premise ID # before power is released. Please make sure that an application for power has been made with your power company ahead of time.