Manufactured Home Inspections

Once you obtain a Manufactured Home installation permit, installation must begin within 180 days and an inspection must be approved. If no inspection is approved the permit will expire. Once an inspection is approved the permit will be active for an additional 180 days. A manufactured home must be anchored per the manufacturer’s installation instructions. If the instructions are not available then WAC 296-150M allows you to use American National Standards Institute (ANSI) A225.1, 1994 edition instead. These are available from The National Fire Protection Agency 1-800-344-3555. Or you may obtain the services of an engineer licensed in the state of Washington.

Runners/footing inspection
- Manufactured home installation instructions must be on site for all inspections.
- If Manufactured Home tie-downs are being anchored in runners, a concrete slab or continuous footings, an inspection of the forms and reinforcing steel shall be made and approved prior to pouring concrete. Please provide manufacturers installation instructions on site for tie-downs.

Blocking/Tie Down inspection
- Prior to calling for blocking inspection, the Manufactured home anchoring verification card must be completed by the installer and left for the building inspector.
- All Utilities Must be connected for Blocking/tie-down inspection prior to skirting and final inspections being ordered.

Skirting inspection
- Skirting must be installed. When using wood skirting, use pressure treated wood if skirting comes in contact with the ground or is within 4” of the ground
- Under floor ventilation must be provided. Provide one square foot of ventilation for each 150 sq. ft. of floor area. * For homes in flood plain contact the Permit Center as different requirements will apply.
- Dryer Duct must be installed and must go to the exterior of skirting. Use 4” smoothwall metal duct. Only use an approved material (such as duct tape) to fasten joints. Support pipe adequately and provide a dampered cap at duct termination.
- Run pressure/temp. relief line from hot water tank to the exterior of the skirting. Install a 90° elbow pointing down on end of the line. The termination needs to be between 6” to 24 “ from the ground.

Final Inspection
- All corrections from previous inspections must be completed for final inspection.
- Address must be posted and clearly visible from road accessing property.
- Provide a landing with a minimum size of 3’ x 3’ outside all exterior doors. Locate this landing flush with or within 7.75” of top of door threshold. If door swings out over landing, landing surface needs to be flush with or within 1” of the top of the door threshold. If landings or decks are over 30” above grade, guardrails are required around them and on both sides of any stairs accessing these landings. Guardrails must be a minimum of 36” tall measured from the deck surface.
- Slope finished grade away from manufactured home for a minimum distance of 5 ft. Provide site drainage away from the home to prevent water problems.
- Provide drainage for roof on site.
- Any exterior hose bibs not installed by the manufacturer must be an anti-siphon type or have an anti-siphon device installed.
- All water supply lines under home must be insulated.
- Minimum 6 mil/black visqueen installed under home.

Note: Since each manufactured home is different, this list should be used as a guide and not be construed as being inclusive of everything that may be inspected. The above items are the most common items required for inspections.