Used Mobile Home Minimum Standards
Pre-Inspection Report

Highlands County requires that previously titled mobile homes meet minimum standards before a set up permit is issued. You may request a pre-inspection to determine if a unit meets these standards, and if not, what repairs and permits are required by completing this form, submitting it to the Building Division and paying a $79.00 fee.

Skirting must be removed for pre-inspection

Make/Model: _____ Type of Unit: _____
Date of Inspection: _____ Inspector: _____

APPLICANT NAME: _____
CONTACT NUMBER: _____

CURRENT LOCATION OF UNIT: _____
DIRECTIONS: _____
_____ _____

Status: √ if in compliance, X if not

Fire Safety:

___ 1. Approved, listed smoke detector(s) shall be properly located and installed, per manufacturer's instructions, outside each sleeping area.

___ 2. All homes manufactured after 1975 shall have an operable egress window or exterior door located in each sleeping area with a minimum opening dimension of 22 inches.

Construction:

___ 1. All floor, wall and roof systems shall be structurally sound, properly secured, free of holes and intact.

___ 2. Exterior doors, including sliding glass, shall be in good working order and have operable locks. All missing or broken glass shall be replaced.

___ 3. All windows and their operators shall be in good working condition. Missing or broken glass shall be replaced and screens shall be provided.

___ 4. All interior and exterior finish shall be in good condition and properly secured in place.

___ 5. Bottomboard shall be rodent proofed throughout and sealed. Material used for repairs shall be at least equivalent to the original.

___ 6. Insulation shall be in good condition and missing insulation shall be replaced.

___ 7. Where damage due to active water leaks is apparent, repairs shall be made.

___ 8. Over-the-roof tie downs shall be free of damage.

___ 9. Data plate shall indicate compliance with Wind Zone II and Climatic Zone I requirements.

Electrical:

___ 1. The electrical system shall be complete and any hazardous conditions shall be corrected.

___ 2. Electric panel shall be properly installed, complete with required breakers or fuses and unused openings properly covered.

___ 3. All connections shall be tight and panels shall be accessible.

___ 4. All electrical fixtures shall be properly installed, wired and supported.

___ 5. Aluminum conductors shall be connected to approved, listed devices.

___ 6. Grounding conductors shall be properly secured to the correct location and/or connector on fixtures or devices.

___ 7. Grounding conductors shall be connected to approved, listed devices.

Plumbing:

___ 1. The plumbing system shall include a bathroom which provides privacy and includes a bathtub and/or shower, a toilet and a sink.

___ 2. The plumbing system shall include a kitchen sink and approved, operating hot water heater.

___ 3. All plumbing fixtures shall be securely attached, and in workable condition.

___ 4. All plumbing fixtures shall be properly vented and provided with approved, workable traps.

___ 5. The hot water heater shall have a relief valve with sufficient room to operate and a minimum ¾ inch discharge extended beneath the home.

___ 6. Drainage piping shall be complete, properly supported and not constitute a hazard.

___ 7. Water supply piping shall not be bent or kinked to retard flow and all fixtures shall be connected.

HVAC:

___ 1. All heating/cooling devices shall be properly installed and secured in place.

___ 2. If the heating system has been removed, dropouts shall be installed for connection of an exterior system.

___ 3. Homes with central heating/cooling shall have an operable thermostat.

___ 4. Air registers shall be operable.

___ 5. Ducts shall be in place, sealed and in good condition.

___ 6. Required gas furnace or water heater vents shall be properly installed and secured to the appliance.

___ 7. Proper return air to heating and air conditioning units shall be provided.

___ 8. Range hoods and bathroom exhaust fans shall be in good working condition.

___ 9. All gas appliances shall relate to an approved shut off valve in homes manufactured after May 1975.

Required Repairs:

Check if permits required: Building _____ Plumbing _____
Electrical _____ Mechanical_____

Check if unit should be evaluated for demolition* _____ and attach photographs.

*Cost of repairs equal to or greater than value of unit.