



Orangeburg County

Manufactured Home Checklist

AT TIME OF INSPECTION THE FOLLOWING ITEMS NEED TO BE COMPLETED (No exceptions)

- ✓ Permit must be posted in a visible location from the street named on permit.
- ✓ 911 Addressing must be in the form of 4" high numbers that are visible from the street.
- ✓ All exterior doors must have a minimum of 3'x3' landing prior to stairs. Landing must be anchored to prevent becoming wind borne debris. All landings that are higher than 30" above grade requires guards installed with a spacing no greater than 4" of clearance between guards. All guards must be a min. of 36" in height and will withstand a minimum of 200 lbs. of pressure exerted against them. When in installing a handrail, the 36" can be measured from this rail. All landings require handrails on both sides unless stairs are parallel with the exterior of home (only requires handrail on open side).
- ✓ A 6 Millimeter vapor barrier must be in place along with complete underpinning of home.
- ✓ Underpinning must have corners opened on both ends of home for inspection. **Inspectors will not remove underpinning. This will result in a failed inspection.**
- ✓ All plumbing complete with proper supports in place along with shut-off valve installed within 1' of where the water service surfaces above ground (no connections prior to valve).
- ✓ Water Heater T&P relief valves, water heater drain pans, and air conditioner condensate drains must be piped to the outside with a 90-degree elbow turned down at underpinning penetrations.
- ✓ A Fixed/Permanent heat source must be installed prior to final inspection (window units and non-vented gas fired heaters are NOT considered fixed nor permanent).
- ✓ Home must be water tight with all emergency egress exits accessible.
- ✓ Smoke alarms and or carbon monoxide alarms shall be in place.
 - Manufactured homes must have smoke alarms mounted where originally mounted at the factory. (Min. of 2 – 1 at each end outside of bedroom-depending on age of home)
- ✓ Electrical trench for underground feeders must remain open for inspection. Direct burial cables must be installed a min. of 24" deep. These cables must be protected where they penetrate the surface by 2" Sch. 80 electrical conduit (Gray in color). Conduit must extend into the ground a min. of 18" at both points of surfacing.
- ✓ All electrical services must be equipped with either a 100 or 200 amp disconnect at meter location.
- ✓ (2) 8' ground rod must be attached to this disconnect with a min. of #6 copper grounding wire. Attachment at ground rods must be done with a "ACORN CLAMPS".
- ✓ All openings in disconnect must be sealed with approved devices.
- ✓ Inside electrical panel must have panel cover removed and be connected with 4 conductors (2 hot, 1 Neutral (white), & 1 Ground (Green), these wires must be identifiable. Inside panel must have all grounds and neutrals separated with neutral bar isolated from panel box and grounding bar bonded to panel box.
- ✓ All conductors on the outside disconnect and meter base must have antioxidant inhibitor installed.

Access to inside of home must be provided. If the homeowner chooses, a door may be left unlocked with notification to the permit technician scheduling the inspection. If personal items are located within the home the inspector does have the right to refuse entry due to the concern of unattended valuables, this will result in a failed inspection and is the inspector's determination to make.