

MANUFACTURED HOME INSPECTION CHECKLIST

GENERAL CONDITION STANDARDS

This general conditions checklist is provided to owners who are relocating their mobile homes within the City of Tallahassee. This checklist will assure their relocated mobile home achieves the City's housing code.

- Mobile Homes must be newer than 1976 to be relocated into the City of Tallahassee.
- SANITARY FACILITIES.** Every dwelling unit should contain not less than a kitchen, sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system.
- Every plumbing fixture and water waste pipe should be properly installed and maintained in good sanitary working condition free from defects, leaks, and obstructions.
- HOT AND COLD WATER SUPPLY.** Every dwelling unit should have an adequate supply of both cold and hot water connected to the kitchen sink, lavatory, and tub or shower.
- WATER HEATING FACILITIES.** Water heating facilities should be properly installed and maintained in a safe and good working condition. Water heating facilities should be capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than 110 degrees Fahrenheit (43 degrees C.)
- HEATING FACILITIES.** Every dwelling unit should have heating facilities that are properly installed, are maintained in safe good working conditions, and are capable of safely and adequately heating all habitable rooms and bathrooms. Where a central heating system does not exist, each dwelling unit should have facilities whereby heating appliances may be connected.
- PRE-FAB FIREPLACE.** Any pre-fabricated fireplace unit that has experienced a chimney fire should be replaced unless otherwise specified by the manufacture's instructions.
- KITCHEN FACILITIES.** Every dwelling unit should contain a kitchen equipped with the following facilities:
 - Food preparation surfaces impervious to water and free of defects that could trap food or liquid.
 - Shelving, cabinets or drawers for the storage of food and cooking and eating utensil, all of which should be maintained in good repair.
- COOKING STOVE.** Every dwelling should have a freestanding or permanently installed cooking stove. A portable electric cooking equipment does not fulfill this requirement. Portable cooking equipment employing flame are prohibited.
- REFRIGERATION.** Mechanical refrigeration equipment for the storage of perishable food.
- FIRE PROTECTION.** A person should not occupy as owner-occupant nor should let to another for occupancy, any building or structure which does not comply with the applicable provisions of the fire prevention code of the applicable governing body.
- SMOKE DETECTOR SYSTEMS.** An approved listed smoke detector, installed in accordance with the manufacturer's recommendations and listing. When activated, the detector should provide an audible alarm. The detector should be tested in accordance with and meet the requirements of UL217(1989), Single and Multiple Station Smoke Detectors.
- WINDOW.** Every habitable room should have at least one window or skylight facing directly to the outdoors. The minimum total window area, measured between stops, for every habitable room should be 8% of the floor area of such room.
- VENTILATION.** Every habitable room should have at least one window or skylight which can be easily opened, or such other devise as will adequately ventilate the room. Year round mechanically ventilating conditioned air systems may be substituted for windows, in rooms other than rooms used for sleeping purposes. Window type air conditioning units are not included in this exception.
- BATHROOM.** Every bathroom should comply with the light and ventilation requirements for habitable rooms except that no window or skylight is required in adequately ventilated bathrooms equipment with an approved ventilating system.
- ELECTRIC LIGHTS AND OUTLETS.** Every habitable room or space should contain at least two separate and remote receptacle outlets. Bedrooms should have, in addition, at least one wall switch controlled lighting outlet.
- OUTLETS.** In Kitchens, two separate and remote receptacle outlets should be provided (receptacles rendered inaccessible by appliances fastened in place or by appliances occupying dedicated space are not considered as these required outlets), and a wall or ceiling lighting outlet controlled by a wall switch should be provided. Every hall, water closet compartment, bathroom, laundry room or furnace room should contain at least one ceiling-mounted or wall-mounted lighting outlet.

- OUTLETS.** In bathrooms, the lighting outlet should be controlled by a wall switch. In addition to the lighting outlet in every bathroom and laundry room, there should be at least one other receptacle outlet.
- OUTLETS.** Any new bathroom receptacle outlet should have ground fault circuit interrupter protection
- REQUIREMENTS FOR ELECTRICAL SYSTEMS.** Every electrical outlet and fixture, and all electrical wiring and equipment should be installed, maintained and connected to a source of electric power in accordance with the provisions of the electrical code of the authority having jurisdiction.
- EXTERIOR WALL.** Every exterior wall should be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building.
- SIDING.** All siding material should be in repair.
- ROOFS.** Roofs should be structurally sound and maintained in a safe manner and have no defects that might admit rain or cause dampness in the walls or interior portion of the building.
- MEANS OF EGRESS.** Every unit should have safe, unobstructed means of egress with minimum ceiling height of 7' leading to a safe and open space at ground level. Stairs should have a minimum head room of 6'8".
- WINDOWS.** Every window should be substantially weather-tight, watertight, and rodent proof, and should be maintained in sound working condition and good repair.
- WINDOWS TO BE GLAZED.** Every window sash should be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
- WINDOW SASH.** Window sash should fit properly and be weather tight within the window frame.
- WINDOWS TO BE OPENABLE.** Every window required for light and ventilation for habitable rooms should be capable of being easily opened and secured in position by window hardware.
- EXTERIOR DOORS.** Every door and hatchway should be substantially weather-tight, watertight, and rodent proof, and should be maintained in sound working condition and good repair.
- DOORS.** Every door should be provided with properly installed hardware that is maintained to ensure reasonable ease of operation to open, close and secure in open or closed position.
- EXTERIOR DOOR FRAMES.** Exterior door frame should be properly maintained and should be affixed with weather-stripping and thresholds so as to be substantially weather-tight, rodent and insect resistant when the door is in a closed position.
- SCREENS.** Units which do not have a central air conditioning system should have screens on all exterior open-able windows and doors used or required for ventilation.
- SCREENS.** Screens on widows and doors should be stretched and fitted and maintained without open tears or rips.
- SCREENS.** A closing device should be installed on all screen doors.
- INTERIOR FLOORS, WALLS, and CEILINGS.** Every floor, wall, and ceiling should be substantially rodent proof, be kept in sound condition and good repair, and be safe and capable of supporting a normal load.
- FLOORS.** Every toilet, bathroom and kitchen floor surface should be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.
- STRUCTURAL SUPPORTS.** Every structural element of the dwelling should be maintained structurally and show no evidence of deterioration that would render it incapable of carrying normal loads.
- INTERIOR DOORS.** Every existing interior door should fit reasonably well within its frame and be capable of being opened and closed by being properly and securely attached to jambs, headers or track.
- INTERIOR DOOR HARDWARE.** Every interior door should be provided with proper hardware, securely attached and maintained in good condition. Hasp lock assemblies should not be located on the exterior side of the door of habitable rooms.
- BATHROOMS.** Privacy of bathrooms should be accomplished by doors complete with privacy hardware.