

# INSPECTION REPORT:

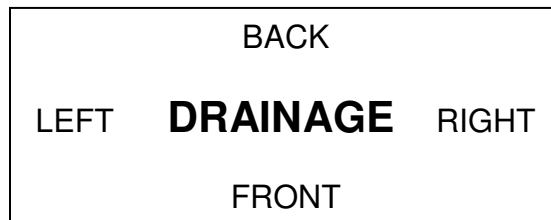
# MODULAR SITE INSPECTION

INSPECTION DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

CUSTOMER NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

- 1) Yes \_\_\_ No \_\_\_ Do you have a copy of the foundation design \_\_\_\_\_  
What is the Soil bearing pressure - Penetrometer reading: \_\_\_\_\_ ton / s.f.
- 2) Yes \_\_\_ No \_\_\_ Is this an Expansive soil site?  
Soil Type: Clay Sand Sandy-Clay Rocky Other: \_\_\_\_\_
- 3) Yes \_\_\_ No \_\_\_ Are the Footings supported on undisturbed natural soils or engineered fill \_\_\_\_\_
- 4) Yes \_\_\_ No \_\_\_ Is the under-floor grade cleaned of all debris, vegetation, and organic material
- 5) Yes \_\_\_ No \_\_\_ Are the foundation walls, piers and other permanent supports extend below the frost line
- 6) Yes \_\_\_ No \_\_\_ Are the exterior footings are at least 12" below undisturbed ground
- 7) Yes \_\_\_ No \_\_\_ Does the footprint match the foundation design?  
Foundation design type: Stem Wall Piers Runners Long Runners Slab Elevated
- 8) Yes \_\_\_ No \_\_\_ Is the Minimum footing thickness ( \_\_\_\_\_ ) as required on plans (not less than 6")
- 9) Yes \_\_\_ No \_\_\_ Is the minimum footing width ( \_\_\_\_\_ ) not less than foundation design
- 10) Yes \_\_\_ No \_\_\_ Is the top surface of footings level; slope of bottom surface of footings does not exceed 10% slope
- 11) Yes \_\_\_ No \_\_\_ Is the concrete coverage of reinforcement as required on foundation plan, but not less than 3"
- 12) Yes \_\_\_ No \_\_\_ Poured walls below grade? Are foundation walls damp proofed: foundation walls water proofed
- 13) Yes \_\_\_ No \_\_\_ Is the foundation ground wire installed (see TB 9-01)



COMMENTS:

# INSPECTION REPORT:

# MODULAR SET INSPECTION

INSPECTION DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

CUSTOMER NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

14) Yes \_\_\_ No \_\_\_ Data Sheet and Texas State Decals / Labels located (**Get pictures of each**) Record data:

Manufacturer's Name: \_\_\_\_\_ IHM# \_\_\_\_\_ Serial Number: \_\_\_\_\_

Building Code: \_\_\_ IRC 2006 \_\_\_ IRC 2003 Occupancy Group: \_\_\_\_\_ Construction Type: \_\_\_\_\_

Texas Decal Numbers: \_\_\_\_\_

15) Yes \_\_\_ No \_\_\_ Are hollow masonry pier blocks less that 4 blocks high at the frame (4 blocks high single stack max)

16) Yes \_\_\_ No \_\_\_ Do hollow masonry pier blocks have a 4" cap block (or masonry filled)? \_\_\_\_\_

17) Yes \_\_\_ No \_\_\_ Is the footing projection 2" minimum (no blocks overhanging footers)? \_\_\_\_\_

18) Yes \_\_\_ No \_\_\_ All pier blocks onto minimum 12" concrete footing (or meets drawing requirements) and NO blocks on grade

19) Yes \_\_\_ No \_\_\_ Perimeter wall blocks spaced at 8' OC max (or meets drawing requirements) \_\_\_\_\_

20) Yes \_\_\_ No \_\_\_ Marriage wall blocks spaced at 8' OC max (or meets drawing requirements) \_\_\_\_\_

21) Yes \_\_\_ No \_\_\_ Frame blocks spaced at 8' OC max (or meets drawing requirements) \_\_\_\_\_

22) Yes \_\_\_ No \_\_\_ Blocking is shimmed properly \_\_\_\_\_

23) Yes \_\_\_ No \_\_\_ Are the tie-down anchor bolts into concrete? \_\_\_\_\_

24) Yes \_\_\_ No \_\_\_ Are foundation anchor straps oriented / spaced per the foundation drawing? Angle of Straps \_\_\_\_\_

Number of straps: Per side \_\_\_\_\_ Per end \_\_\_\_\_

25) Yes \_\_\_ No \_\_\_ Are the foundation anchor straps are corrosion resistant \_\_\_\_\_

26) Yes \_\_\_ No \_\_\_ Off-frame: Describe fastening type and schedule for sill plat to rim joists \_\_\_\_\_

27) Yes \_\_\_ No \_\_\_ Is skirting installed & protected from decay or corrosion? Note: Vented vinyl panel not allowed by TDLR

Skirting Type \_\_\_\_\_ Clearance from the soil, inches: \_\_\_\_\_

28) Yes \_\_\_ No \_\_\_ Is there debris in the crawl space? Is the towing hitch removed from the crawl space \_\_\_\_\_

29) Yes \_\_\_ No \_\_\_ Is there a crawl space access door (minimum 16" x 24" )? Location: \_\_\_\_\_

30) Yes \_\_\_ No \_\_\_ Is the skirting vented? Vent number \_\_\_\_\_ Vent size \_\_\_\_\_

Material / screen type \_\_\_\_\_

31) Yes \_\_\_ No \_\_\_ Is there one crawl space ventilation opening within 3 feet of each corner of building? \_\_\_\_\_

32) Yes \_\_\_ No \_\_\_ Is there a vapor barrier (6 mil plastic) covering the crawl space ground floor? \_\_\_\_\_

33) Yes \_\_\_ No \_\_\_ Minimum 6" in 10' slope for drainage or drains provided? \_\_\_\_\_

Front: \_\_\_\_\_ Back: \_\_\_\_\_ Right: \_\_\_\_\_ Left: \_\_\_\_\_

34) Yes \_\_\_ No \_\_\_ Is finished grade of under-floor space adequate? \_\_\_\_\_

35) Yes \_\_\_ No \_\_\_ Are the connections between units in accordance with manufacturer's approved details? \_\_\_\_\_

Attic space Ridge Beam: Gap between beams ( \_\_\_\_\_ inches) Lag bolt spacing ( \_\_\_\_\_ inches OC)

Attic space Ceiling: Gap at marriage wall ( \_\_\_\_\_ inches) Lag bolt spacing ( \_\_\_\_\_ inches OC)

Crawl space: Gap at marriage wall ( \_\_\_\_\_ inches) Lag bolt spacing ( \_\_\_\_\_ inches OC)

36) Yes \_\_\_ No \_\_\_ Hinge roof – King post tie down straps are installed at marriage wall on bottom of each post? \_\_\_\_\_

37) Yes \_\_\_ No \_\_\_ Hinge roof – Ridge beam ties: Decking straps each truss Shims / lags at 18" Collar ties None

38) Yes \_\_\_ No \_\_\_ Is the marriage gap (and other seams / penetrations) sealed for air leakage? Can you see the seal?

Describe: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

# INSPECTION REPORT:

# MODULAR FINAL INSPECTION

INSPECTION DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

CUSTOMER NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

39) Yes \_\_\_ No \_\_\_ Exterior siding / skirting appears to be adequately installed? Describe: \_\_\_\_\_

40) Yes \_\_\_ No \_\_\_ Roofing appears to be adequately installed? Describe: \_\_\_\_\_

41) Yes \_\_\_ No \_\_\_ Is there a flue pipe through the roof? Describe: \_\_\_\_\_

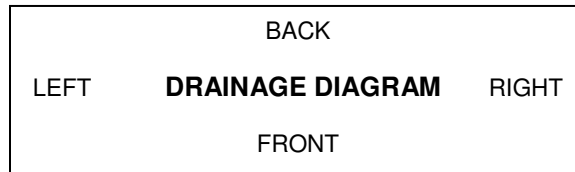
42) Yes \_\_\_ No \_\_\_ Interior wall coverings to be adequately installed? Describe: \_\_\_\_\_

43) Yes \_\_\_ No \_\_\_ Are stairs / steps / handrails installed? (See IRC R311 – Landing /size, Tread depth / height; Handrail height; Spindles present / spacing) \_\_\_\_\_

44) Yes \_\_\_ No \_\_\_ N/A \_\_\_ Are there gutters, downspouts and extensions? Describe: \_\_\_\_\_

45) Yes \_\_\_ No \_\_\_ Minimum 6" in 10' slope for drainage or drains provided (No trenching at walls)

Front: \_\_\_\_\_ Right: \_\_\_\_\_ Left: \_\_\_\_\_ Back: \_\_\_\_\_



46) Yes \_\_\_ No \_\_\_ Is skirting installed & protected from decay or corrosion? Note: Vented vinyl panel not allowed by TDLR  
Skirting Type \_\_\_\_\_ Clearance from the soil, inches: \_\_\_\_\_

47) Yes \_\_\_ No \_\_\_ Is there debris in the crawl space? Is the towing hitch removed from the crawl space \_\_\_\_\_

48) Yes \_\_\_ No \_\_\_ Is there a crawl space access door (minimum 16" x 24" )? Location: \_\_\_\_\_

49) Yes \_\_\_ No \_\_\_ Is the skirting vented? Vent number \_\_\_\_\_ Vent size \_\_\_\_\_  
Material / screen type \_\_\_\_\_

50) Yes \_\_\_ No \_\_\_ Is there one crawl space ventilation opening within 3 feet of each corner of building? \_\_\_\_\_

51) Yes \_\_\_ No \_\_\_ Is there a vapor barrier (6 mil plastic) covering the crawl space ground floor? \_\_\_\_\_

52) Yes \_\_\_ No \_\_\_ Are there any attached structures, porches, porch coverings, garages, etc? Are they self supporting?  
Describe the installation: \_\_\_\_\_

53) Yes \_\_\_ No \_\_\_ Is the dryer vent extended to the perimeter of the crawl space? \_\_\_\_\_

## ENERGY:

54) Yes \_\_\_ No \_\_\_ Are the joints, seams, and penetrations sealed at the marriage wall and in HVAC closet? \_\_\_\_\_

55) Yes \_\_\_ No \_\_\_ Does mechanical equip., water heater and duct insulation appear to be labeled and adequately installed?

## MECHANICAL:

56) Yes \_\_\_ No \_\_\_ Is there access for and clearance to appliances and heating and cooling equipment? \_\_\_\_\_

57) Yes \_\_\_ No \_\_\_ Are the operating and installation instructions attached to the appliance? \_\_\_\_\_

58) Yes \_\_\_ No \_\_\_ Equipment installed outdoors listed and labeled for outdoor installation? \_\_\_\_\_

59) Yes \_\_\_ No \_\_\_ Are above-ground factory duct systems / materials installed, supported and not in contact with the ground?

## PLUMBING:

60) Yes \_\_\_ No \_\_\_ Does plumbing appear to meet manufacturer's requirements or unique engineered design? \_\_\_\_\_

61) Yes \_\_\_ No \_\_\_ Are pipes protected from physical damage, breakage and corrosion? \_\_\_\_\_

- 62) Yes \_\_\_ No \_\_\_ Are there pipes through footings or foundation walls? \_\_\_\_\_
- 63) Yes \_\_\_ No \_\_\_ Are pipes insulated / protected from freezing? \_\_\_\_\_
- 64) Yes \_\_\_ No \_\_\_ Is there evident trenching and backfilling? \_\_\_\_\_
- 65) Yes \_\_\_ No \_\_\_ Is the piping supported? Type of support and distances OC: \_\_\_\_\_
- 66) Yes \_\_\_ No \_\_\_ Is the piping of the water heater T&P relief valve extended to the perimeter of the crawl space? \_\_\_\_\_
- 67) Yes \_\_\_ No \_\_\_ Are there service valves? \_\_\_\_\_
- 68) Yes \_\_\_ No \_\_\_ Is the water service installation completed? \_\_\_\_\_
- 69) Yes \_\_\_ No \_\_\_ Is the DWV piping material the same throughout & connected properly? \_\_\_\_\_  
(Note: Piping types can change one time under a modular home per Kelly Kelly @TDLR).
- 70) Yes \_\_\_ No \_\_\_ Does the horizontal drainage piping slope appear to be adequate? \_\_\_\_\_

**GAS:**

- 71) Yes \_\_\_ No \_\_\_ Does the gas piping and equipment appear to meet manufacturer's requirements or unique engineered design? \_\_\_\_\_ (including materials, support, not in contact with ground, etc)
- 72) Yes \_\_\_ No \_\_\_ Are the gas appliances listed and labeled? \_\_\_\_\_
- 73) Yes \_\_\_ No \_\_\_ Gas piping materials \_\_\_\_\_
- 74) Yes \_\_\_ No \_\_\_ Is there a gas shutoff valve? \_\_\_\_\_
- 75) Yes \_\_\_ No \_\_\_ Is the gas piping supported? Type of support and distances OC \_\_\_\_\_

**ELECTRICAL:**

- 76) Yes \_\_\_ No \_\_\_ Does the electrical service appear to meet manufacturer's requirements or unique engineered design?
- 77) Yes \_\_\_ No \_\_\_ Service (get pictures of clearance, grounding electrodes, panel boards / circuits) \_\_\_\_\_
- 78) Yes \_\_\_ No \_\_\_ Is the underground wiring into conduit? \_\_\_\_\_
- 79) Yes \_\_\_ No \_\_\_ Is there a disconnecting means / outlet for servicing of HVAC equipment? \_\_\_\_\_
- 80) Yes \_\_\_ No \_\_\_ Is there metal box grounding? \_\_\_\_\_
- 81) Yes \_\_\_ No \_\_\_ Is the foundation ground wire installed (see TB 9-01) \_\_\_\_\_

**OFF FRAME SET INSPECTION - WINDSTORM**

- 82) Yes \_\_\_ No \_\_\_ Stem wall and footer dimensions \_\_\_\_\_
- 83) Yes \_\_\_ No \_\_\_ Does the home set flush on the stem wall \_\_\_\_\_
- 84) Yes \_\_\_ No \_\_\_ Is the stem wall connected to the sill plate? How: \_\_\_\_\_  
Does it meet the drawing? \_\_\_\_\_  
Fastener type: \_\_\_\_\_  
Fastener Spacing: \_\_\_\_\_
- 85) Yes \_\_\_ No \_\_\_ Is the sill plate connected to the rim joists? \_\_\_\_\_  
Does it meet the drawing? \_\_\_\_\_  
Fastener type: \_\_\_\_\_  
Fastener Spacing: \_\_\_\_\_
- 86) Yes \_\_\_ No \_\_\_ Is there adequate construction at marriage wall? Describe: \_\_\_\_\_  
Does it meet the drawing? \_\_\_\_\_  
Fastener type: \_\_\_\_\_
- 87) Yes \_\_\_ No \_\_\_ Is the marriage wall connected to the rim joists? Describe: \_\_\_\_\_  
Where and how is the marriage wall shimmed \_\_\_\_\_
- 88) Yes \_\_\_ No \_\_\_ Is the crawl space vented? Configuration: \_\_\_\_\_
- 89) Yes \_\_\_ No \_\_\_ Is there a vapor barrier in place? \_\_\_\_\_
- 90) Yes \_\_\_ No \_\_\_ Are the porch crawl spaces drained? How: \_\_\_\_\_
- 91) Yes \_\_\_ No \_\_\_ Is the attic framing braced? How (describe vertical and ridge strapping): \_\_\_\_\_