

November 18, 2025

Re: Updated information for New and Used HUD Manufactured Home Installation Inspections

IMPLEMENTATION DATE: January 1, 2026

Effective January 1, 2026, the Office of Manufactured Housing will be implementing a checklist for all installation inspections that are performed on all new and used HUD manufactured homes including utility testing.

The Installation Inspection Checklist Guideline will be implemented by OMH Inspectors and our Inspection Service Agreement (ISA) Partners. The checklist and guidelines are for your information, the inspection staff will complete the checklist for each inspection performed.

Enclosed is the Installation Inspection Checklist Guideline for your reference.

If you have any further questions, please contact:

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Thank you.

ADOH OMH HUD Manufactured Home Inspection Checklist

***** PLEASE NOTE THIS LIST IS SUBJECT TO CHANGE*****

PERMIT # _____ INSPECTOR _____ DATE _____

New Used	Inspection Items	Yes/Pass	No/Fail	N/A	Date of Inspection
N/U	Permits (POSTED) , Plans (on site), and LAHJ approval obtained				
N/U	Fire separations and setbacks provided (ask - if yes OK, if no call LAHJ)				
N/U	HUD/AZ Insignia match those identified on the permit				
N/U	MH factory installation manual/instructions or HUD manual				
N/U	Penetrometer report is on site				
	EXTERIOR				
N/U	Pad constructed and compacted (1000 psf)				
N/U	Pad graded for drainage 1/2" per foot @10' perimeter				
N/U	Footing size is accurate for soil conditions				
N/U	Footing depth accurate for frost depth				
N	footing locations according to manufacturer's instructions				
	6-mil vapor retarder installed under home (when applicable)				
N	Pier heights and location according to MH plans and/or installation manual				
N	Column post support piers properly sized and located				
N/U	Perimeter piers placed per home manufacturer's installation instructions				
N/U	12" min.clearance under main frames,18" min. clearance under floor joist				
N/U	Anchor type appropriate for soil conditions				
N/U	Anchor location, and spacing, per manufacturer's instructions				
	Stabilizer plates installed (when required)				
N/U	Anchor depth in soil per manufacturer's instructions				
N/U	Anchors installed per anchor manufacturer's instructions				
N	Longitudinal tie downs are installed (when required)				
N/U	Proper anchor strap attachment to chassis and split bolts				
	Foundation drains are in place (when applicable)				
N	Shipping blocks and straps removed				
N/U	Gasket installed at marriage line				
N/U	Roof properly aligned and connected at marriage line				
N/U	Hinged roof and eaves secured and connected in place				
N/U	Endwalls properly aligned and connected at marriage line				
N/U	Roof flashings and roof jacks in place				
N/U	Vents and flues correctly installed				
N/U	Roofing no holes or exposed fasteners				
N/U	Roof cap and roofing material is applied at the marriage line				
N/U	Adequate ventalation for ground set, stem wall, or other skirting				
N/U	Exterior siding trimmed, flashed, and sealed				
N	Windows and doors trimmed and sealed				
N/U	EGRESS- All doors and windows open and close properly				
N	Drain and water line penetrations through floor have been sealed				
N/U	Plumbing and electrical access covers and insulation have been replaced				
N/U	Water lines and P-traps are protected from freezing (when appropriate)				

ELECTRIC/INTERIOR		Yes/Pass	No/Fail	N/A	Date of Inspection
N/U	Service equipment correctly located and accessible				
N/U	Service equipment neutral/ground jumper in place				
N/U	Service equipment grounding electrode(s) in place, properly connected				
N/U	Distribution Panel amperage appropriate for home				
N/U	Electrical connections at marriage line have been properly made				
N/U	Electrical connections at marriage line have proper polarity				
N/U	Electrical connections at marriage line have j-box covers re-attached				
N/U	Chassis and all metallic parts are properly bonded				
N/U	Interior wall secured at marriage line per instructions per instructions				
N/U	Floors, endwalls, and roofs are properly aligned. Correct fill material used.				
N/U	Electrical conduit materials are approved types				
N/U	Electrical conductors are approved types and size				
N/U	Electrical conduit is supported at proper intervals				
N/U	Smoke alarms				
N/U	All required tests have been witnessed and successfully completed				
WATER/SEWER					
N/U	Water pipe materials are approved types				
N/U	Water piping is supported at proper intervals				
N/U	Blue tracer wire required for nonmetallic piping underground supply line				
N/U	Sewer piping is graded, and has clean outs when required				
N/U	Green tracer wire required for nonmetallic piping underground				
N/U	Sewer pipe materials are approved types				
N/U	Sewer piping is supported at proper intervals				
N/U	Water and drain connections have been properly made				
N/U	Shut-off valve is full-way or equivalent and accessible				
N/U	Back-flow preventor is installed at hose bibs				
N/U	Water and drain crossover connections have been properly made				
N	Water and drain penetrations through floor have been sealed				
N/U	All required tests have been witnessed and successfully completed				
GAS					
N/U	Gas pipe materials are approved types				
N/U	Gas piping is supported at proper intervals (8' max.)				
N/U	Under ground utility and connections testing				
N/U	Yellow tracer wire required for nonmetallic piping underground				
N/U	Gas pipe cross over connections have been properly made				
N/U	All required tests have been witnessed and successfully completed				
Accessory (attached)		Yes/Pass	No/Fail	N/A	Date of Inspection
N/U	Complies with approved plan				
N/U	Correct materials and fastening				
N/U	Footings, anchoring, strapping correct per approved plan				
N/U	Electrical load calc provided for added equipment/devices (if applicable)				
N/U	Wedges and straps				
N/U	Utilities				
N/U	Backfill of utility trenches				
HVAC					
N/U	Ducts properly attached, connected, and supported				
N/U	Ducts correct type and R value				

N/U	Equipment disconnect correct size and location				
N/U	Condensate drain installed and terminated correctly				
N/U	Locks required on all exposed schrader valves				
N/U	Electrical load calc provided for added equipment (when applicable)				

NOTES:

CFR 3280.612 water systems testing

CFR 3280.705(L)(8) outlines specific procedures for testing gas piping systems.

CFR 3280.810 electrical testing

N Manufacturers marriage line pier plan required for all new homes with Location and weght load

N/U Water pressure in excess of 80 psi requires a pressure regulator

Support; copper tubing 1-1/2 inch or smaller every 6'

steel and brass pipe (threaded or welded) 3/4" or less every 10'

CPVC pipping every 3'

ABS drain line supports at 4' intervals

electrical 2" rigid nonmetallic conduit every 5'and securely fastened within 3' of termination

3" ABS drain line should be sloped 1/4" per foot and supports at 4' intervals

Additional cleannouts required for each horizontal change of direction exceeding 135 degrees and horizontal runs in excess of 100'

N/U Gas System Testing:

High Pressure Test - the shut off valves in the closed position 3psi for 10 minutes

Low Pressure Test - appliaces connected, 6oz -8oz air in pipe, check for leaks with bubble solution

- high test done with valves at appliances closed (flex is not tested), 48 oz. for 10 minutes

- low test done with all valves open, bubble solution test all exposed fittings, 6-8 oz.

*** used homes- all flex lines required to be new

N = New Home

U = Used Home