

Recognizing Manufactured & Modular Homes

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Seminar Objectives:

At the end of this segment of the seminar, the attendee will be able to:

- Recognize Manufactured and Modular housing units
- Identify the building code related to each type of housing
- Identify and find Certification Labels and Data Plates
- Understand typical lender requirements specific to Manufactured housing
- Recognize some common problems found in factory built homes

Recognizing Manufactured and Modular homes



- Same basic homes
 - Manufactured
 - Modular
- Built in same factory
- Can look exactly the same

For simplicity's sake, we will deal with "double-wide" type homes today

Recognizing Manufactured and Modular homes

- ONLY ONE FACT MATTERS:
 - WHAT IS THE BUILDING CODE?**
- HUD building code = Manufactured Home
- UBC (Uniform Building Code) = Modular Home
- IRC (International Residential Code) = Modular Home

Determining which code the home was built to is the trick....

Modular home label



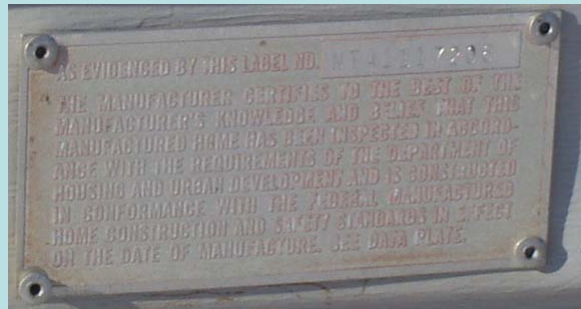
- These are only found on Modular homes
- Never on Manufactured
- Serve as a roadway permit
- Not required after a home is set on foundations
- Specific labels are used in each state

Guaranteed Identifiers of home type

- Manufactured Homes
 - Certification Labels or “Red Tags”
 - One red tag must be on each section of the home
 - Red tags are rarely red; other colors are acceptable
 - Absolutely required for any GSE lending program
 - Replaceable if necessary

Certification Labels or Red Tags are ONLY found on Manufactured homes

You will Never find one of these on a Modular home



7

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Certification Label or Red Tags are ONLY found on Manufactured homes

You just hope it will be legible

- The number MUST be legible
- This photo is probably inadequate
- The rest of the tag must be identifiable, but can be partially painted



8

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Certification Label or Red Tags are ONLY found on Manufactured homes

You just hope it will be legible

- This is what the lenders want in a red tag photo; **LEGIBLE NUMBERS**



9

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Certification Label or Red Tags are ONLY found on Manufactured homes

You just hope it will be legible

- This is what the lenders want in a red tag photo; **LEGIBLE NUMBERS**
- They'll even accept this....
 - Sometimes, rubbing a bit of dirt into the numbers makes them more photograph-able

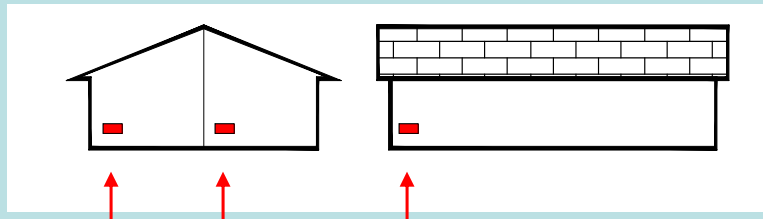


10

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Certification Label or Red Tag Locations

ONLY found on Manufactured homes



Red Tags are located approximately 18" over and 18" up from the bottom left corner of each section of a manufactured home

11

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Certification Label or Red Tags are ONLY found on Manufactured homes

REMOVING THE RED TAGS DOES NOT MAKE A MANUFACTURED HOME INTO A MODULAR HOME

**REALLY
HONESTLY
I SWEAR**

ONCE MANUFACTURED,
ALWAYS MANUFACTURED



12

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Data Plates are made of paper, and are inside the house

Example of a
**Non-HUD Data
 Plate**, in a
 Modular home



15

Data Plates are made of paper, and are inside the house

Example of a
**Non-HUD Data
 Plate**, in a
 Modular home



16

Guaranteed Identifiers of home type

IBTS.org

Institute for
Building
Technology and
Safety

IBTS manages the Certification Label program for HUD

Guaranteed Identifiers of home type

- IBTS manages the Certification Label program for HUD
- IBTS can replace the information for a small fee, when Certification Labels are missing or illegible
- IBTS.org has photos of the Modular stickers used in each state, for Modular identification
- IBTS has knowledge of the original location of installed homes, for verification of whether a home has been moved

Other ways to identify a home's type

- There is a serial number stamped onto the front cross-member of the frame of all HUD code homes
- Data plates often show the building code
- Sub-floor detail (how is the frame made? One beam or four?) can give a clue, but it is uncertain
- NEVER rely on the County, they are correct *almost* 50% of the time. Homeowners, brokers and lenders often have no clue either
- “Soft” skirt walls work on Manufactured, but never on Modular

19

Reason for Different Building Codes

- HUD code homes, in general, have the weight of the home sitting on two I-beams per section
 - This is one side; there are two I-beams, resting on a cross-beam support system



20

Reason for Different Building Codes

- HUD code homes, in general, have the weight of the home sitting on two I-beams per section
 - The exterior walls are above skirt walls
 - Skirt walls are not foundation walls, even when concrete

21

Reason for Different Building Codes

- UBC and IRC code homes have the weight of the house resting on the side walls, directly above the exterior foundation wall

22

Reason for Different Building Codes

- UBC and IRC code homes have the weight of the house resting on the side walls, directly above the exterior foundation wall
 - No skirt walls on UBC or IRC code homes
 - One center beam in the basement, under the marriage wall



23

Understand typical lender requirements specific to Manufactured housing

- Photos:
- Utilities:
- Foundation type:
- Manner of attachment:
- Tongue and axles:
- Skirt wall description:

24

Understand typical lender requirements specific to Manufactured housing

- **Photos:** All typical photos, plus
 - Basement or crawl space
 - Foundations
 - Straps or anchors
 - Tongue & Axles
 - Skirt walls
 - **Certification Labels** (LEGIBLE, or explain why not)
 - Data Plate

25

Understand typical lender requirements specific to Manufactured housing

- **Utilities** (usually easiest with more photos):
 - Propane or gas meter
 - Electrical panel and/or meter
 - Well head or water meter
 - Septic tank, when possible
 - Location of each of these items

26

Understand typical lender requirements specific to Manufactured housing

- **Utilities** (usually easiest with more photos):
 - Propane or gas meter
 - Electrical panel and/or meter
 - Well head or water meter
 - Septic tank, when possible
 - **Location of each of these items**



27

Understand typical lender requirements specific to Manufactured housing

- **Foundation type:**
 - Poured concrete
 - Concrete runners
 - Concrete Block
 - DESCRIBE:
 - Piers
 - Jack stands
 - **LOOSE SET BLOCKS?**

28

Understand typical lender requirements specific to Manufactured housing

- **Manner of attachment:**
- Straps from anchors set in concrete are required
 - Cables and chains are not allowed
 - Homes must be strapped down for safety
 - Ground anchors set in dirt are not allowed
- UBC & IRC (Modulars) do not have this concern

29

Understand typical lender requirements specific to Manufactured housing

- **Manner of attachment:**
- **Straps from anchors set in concrete are required**
 - Cables and chains are not allowed
 - Homes must be strapped down for safety
 - Ground anchors set in dirt are not allowed



30

Understand typical lender requirements specific to Manufactured housing

- **Tongue and axles:**
- **MUST BE REMOVED**
 - May still be on the property
 - With the tongues still attached, you already know this house is not tied to the land - **Not Real Estate**, except for the land it sits on



31

Understand typical lender requirements specific to Manufactured housing

- **Skirt wall description:**
- What are they made of?
- Are they adequately sturdy?
- Are they vermin resistant?
- Are they moisture resistant?
- Do they allow ventilation and access for maintenance?



32

FHA Manufactured Guidelines

- Require straps and anchors set in concrete



33

FHA Manufactured Guidelines

- Require straps and anchors set in concrete
- Require a dry crawl space or basement

34

FHA Manufactured Guidelines

- Require straps and anchors set in concrete
- Require a dry crawl space or basement
- **Require appropriate jack stands or piers**

35

FHA Manufactured Guidelines

- **Require appropriate jack stands or piers**
- Piers or jack stands must sit on concrete, NOT dirt
- This is acceptable; there is concrete under the jack stand
- Rusty undercarriages happen
- Look for moisture as always, just... more carefully



36

FHA Manufactured Guidelines

- **Require appropriate jack stands or piers**
- Piers cannot be loose set or dry set concrete blocks
- Piers or jack stands must sit on concrete, NOT dirt
- This photo is **unacceptable**, loose set and on dirt



37

FHA Manufactured Guidelines

- **Require appropriate jack stands or piers**
- Piers cannot be loose set or dry set concrete blocks
- This photo is acceptable, one block and a cap is OK
- Note this one is on concrete



38

FHA Manufactured Guidelines

- Require straps and anchors set in concrete
- Require a dry crawl space or basement
- Require appropriate jack stands or piers
- **Require attachment to utilities where available and economically feasible**

39

FHA Manufactured Guidelines

- Require straps and anchors set in concrete
- Require a dry crawl space or basement
- Require appropriate jack stands or piers
- Require attachment to utilities where available and economically feasible
- **Required comment regarding minimum distances to well and septic system**

40

Recognize some common problems found in factory built homes

- **Additions**
- Attached porches, patio covers, decks & balconies
- Access to the basement or crawl space
- Title has not been purged
- Can not have been moved after original installation

41

Additions to Manufactured Homes

- This is an obvious addition, and obviously a possible problem
- Other additions are more discreet, but may also be problems



42

Additions to Manufactured Homes

What additions do you see here?



43

Additions to Manufactured Homes

What additions do you see here?



44

Recognize some common problems found in factory built homes

- Additions
- Attached garages, breezeways, porches, patio covers, decks & balconies are often additions
 - ***Are the attached items or structures self-supporting, or are they “hung” on the house?***
 - ***“Hung on the house” is OK for Modular homes, but Not on HUD code homes***

45

Recognize some common problems found in **Manufactured** home additions

- ***Are they “hung” on the house?***
- ***Not just the deck***
 - ***How about the roof and walls of the enclosed addition?***
- ***LOOK UP UNDER!!!***
- ***Additions require separate foundations***



46

Recognize some common problems found in factory built homes

- **Access to the basement or crawl space**
 - Interior stairway?
 - Crawl space access?
 - Exterior-only access?
 - Adequate functional utility to conform to the area?
 - Adequate access and height for service and maintenance?

47

Recognize some common problems found in factory built homes

- **Has the Title been purged?**
- This means, “is the home tied to the land both physically and legally?”
 - It is a title concern
 - It is also REQUIRED that an appraiser disclose it if the title has not been purged (if known or suspected)
 - If the County shows separate ownership of land and house, or if the house is not shown in County Records, it is very likely the title has not been purged

48

Recognize some common problems found in factory built homes

- **Can not have been moved after original installation**
 - A manufactured home may only travel from the factory to the sales office or “showroom”, then to the site where it is being set.
- **Manufactured Homes may not be moved again thereafter**
 - The appraiser must disclose any moves other than original, if known or if suspected due to an age gap (was the home built several years before the County’s year of construction?)

49

Thank You!

- **This will be available on the NCAREA web site, so that when it becomes relevant due to a current assignment you can review it**
- Remember, this is a tutorial, not a complete list of everything involved. This is intended as a quick reference, not a complete education on factory-built homes

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50