

Top ten (10) reasons a unit will fail

10. ***No stairs or steps from any fire exit.*** Example a mobile home with three exterior doors will need three sets of steps. If they are over 30" high they will be required to have handrails.
9. ***Poor or no weather striping on doors or windows. This includes windows missing the window glazing.*** Standards state that they must have a reasonably air tight seal.
8. ***Cracked, broken or missing windowpanes.*** Cracked or broken panes are a safety hazard & missing panes falls into the above category.
7. ***Broken or missing switch or electrical outlet covers.*** This is an electrical safety hazard depending on the severity.
6. ***Loose, curling or missing floor coverings.*** These are safety issues, loose & curling floor coverings are a trip hazard that falls into safety & missing floor coverings are a health issue.
5. ***Holes in walls, anything larger than a doorknob hole.*** Holes are unsightly & allow air into the building. If it is a doorknob hole & it has a draft it will fail. Anything else will fall under normal wear & tear.
4. ***Peeling painted surfaces, interior or exterior.*** If any surface has chipping, peeling or cracking paint, it fails, regardless of whether the paint has been tested for lead content.
3. ***Windows blocked by Security bars, furniture or covered too heavily in plastic for winterization.*** One window in each bedroom is required to be fully operable for fire egress (fire escape). This is to include a working lock for security. One screen and the window itself must stay open on it's own.
2. ***Water heater T&P valves without or having a reduced extension.*** A water heater needs a 3/4" discharge line, made of rigid material, suitable for hot water & steam, to come within 6" of the floor or to be vented out of the living area.
1. ***No smoke alarm, smoke alarms that are not functioning properly or improper placement of a smoke alarm.*** As of June 1st, 2002, smoke alarms are required in each sleeping room for additional safety of the family & the housing unit. If mounting on the wall, it can be no closer than 4" to the ceiling & no lower than 12" from the ceiling. If mounting on the ceiling, no closer than 4" to the wall. No exceptions.