



CROSSMOD Site Construction and 309 Installation Inspection

General

NOTE: This form and all additional comments may be emailed to Penny Eddinger @ peddinger@icc-nta.org or faxed to 574-773-2732 Attn: P. Eddinger)	
Date of Request	11-16-2023
Inspection Date	11-16-2023
Project Number	CMH(991)110723-25
Type of Inspection (Check All That Apply)	1
Home Address	5550 Feather River PL
City	Paradise
State	California
Zip	95969
Is the home a multi-unit home?	Yes
Back Fill Applied?	Yes
Exterior Photo(s) of each side and section	



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One clear image of each RED exterior label





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Note: When selecting NA = Not able to verify	

Site Preparation

Grading around and under house are finished and water will drain away from house. (min slope 1/2" per foot for first ten feet. Where prohibited, drains or swales must be provided.) (3285.203 (c))	
When gutters and downspouts are installed, the runoff is directed away from the home (3285.203 (f))	
Organic soil/material has been removed from under the home (3285.201)	

Design Features (must comply with one)

Dormer(s) and 72 sq. ft. covered porch	Yes
Dormer(s) and attached garage or carport	Yes
72 sq. ft minimum covered porch and attached garage or carport	Yes
CHOICE Home Only: 72 sq. ft. minimum covered porch and detached garage or carport	
CHOICE Home Only: Dormer(s) and detached garage or carport	

Driveway and Sidewalk Features



CROSSMOD Site Construction and 309 Installation Inspection

Construction of a driveway leading to the home (or to the garage or carport, if one is present)	Yes
Driveway consists of blacktop, pavers, bricks, concrete, cement, or gravel (if gravel, gravel must be at least 4 inches thick)	Yes
Construction of a sidewalk connecting either the driveway, or a detached garage or carport, to a door or attached entry porch of the home.	Yes
Sidewalk consists of blacktop, pavers, flagstone, bricks, concrete, or cement.	Yes

Foundation Support and Anchorage System (must comply with all)

The house appears to be installed in a level position on the site so as not to adversely affect the house's overall performance. (3285.6)	
Is this a slab, shallow frost-free foundation, basement or other engineered design not described in the installation manual?	
Foundation support and anchorage system has been constructed in accordance with PE SEALED DESIGNS WHICH INDICATES COMPLIANCE WITH HUD'S PERMANENT FOUNDATION GUIDE TO MANUFACTURED HOUSING.	Yes
Perimeter foundation wall is mortared masonry blocking wall or poured concrete wall on poured perimeter footer.	Yes



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Multi Photo





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 A photograph showing the exterior of a building. The lower portion is a light-colored concrete foundation with two small, square, recessed openings. Above the foundation is a white horizontal siding. To the right, there is a window with white trim and a dark frame. The ground in the foreground is dirt and gravel.	
Homes mating line have been supported by piers and footers per home mfg. instructions.	N/A
Is pier location and construction marriage line correct (3285.307, 3285.311)	
Multi Photo	
Homes chassis beams have been supported on piers and footers per home mfg instructions.	Yes
Is pier spacing and construction on each I-beam correct per installation instructions? (3285.303)	
Is there a pier supporting the frame no more than 24" from both ends (measured from outside edge of floor) (3285.310 (c))	
Are there any single stack block piers taller than 36" or double concrete blocks taller than 67" that DO NOT have a PE design on the I-beam? (3285.306)	



CROSSMOD Site Construction and 309 Installation Inspection

Multi Photo	 A photograph taken from inside a crawlspace. It shows several white-painted concrete piers supporting a wooden floor joist. The ground is covered with a brown tarp and some debris. A blue light is visible in the background.
	 A second photograph of the same crawlspace, showing the concrete piers and the floor joist from a slightly different angle. The ground is covered with a brown tarp.
Is pier location and construction on perimeter correct if necessary? (3285.307, 3285.311)	
Foundation walls are directly under homes exterior walls separating crawl space from exterior accessory structures like porches to prevent entrance of rain and ground surface water.	Yes



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Multi Photo	
	
MH ADVANTAGE ONLY - Low finish floor set design not to exceed 30" from bottom of floor joist to the exterior grade for the front or entry elevation.	Yes
Multi Photo	
Anchors are used and are they installed per their installation instructions (3285.402)	



CROSSMOD Site Construction and 309 Installation Inspection

Anchor location and spacing is per manufacturer's instructions (3285.402 (d) (1))	
Are anchors installed at correct angles per manufacturer's instructions?	
Are anchor straps tensioned properly?	
Anchoring straps are listed to ASTM D3953, are a minimum of 1.25" wide?	
Anchor photo(s)	

Site Construction Inspection for Attached Garage, Carport and Porches

Home gable trusses include at garage have been sheathed per site construction manual.	Yes
Garage has been designed by others as a stand-alone which doesn't rely on home for horizontal or vertical support.	Yes
Garage walls do not cover any home windows.	Yes
The exterior door from home into garage is NOT one of required two home egress exits.	Yes
Shipping plastic and siding have been removed from home at adjoining garage.	Yes
Exterior portions of home where garage intersect have been cladded, sided and sealed per mfg. instructions and DAPIA approved details.	Yes
All garage utility connection have been made in accordance with local requirements.	N/A
Garage has been separated from home from foundation to roof decking with 1/2" minimum gypsum in accordance with local.	Yes
A site constructed cricket dormer weighing 8# psf max has been installed and covered in accordance with approved designs.	N/A
Foundation wall supporting home adjacent to garage has been properly design and anchored to home to support backfill along garage wall.	N/A



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Multi Photo



Additional checks for 3-Wall Garage (Wind Zone 1 ONLY)

Home was prepared at building facility to accommodate load from garage as noted on data plate and retailer responsibilities form.

N/A

Home has been setup and secured to foundation in garage area per approved designs from home building facility.

N/A



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Garage meets the size/loading limits that home has been design to accommodate.	N/A
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Site Built Porch or Carport

Site constructed porch and/or carport has post at all four corners. Not designed and constructed to impose loads on home.	Yes
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Multi Photo





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Home was prepared at building facility to accommodate load from porch/carport as noted on data plate and retailer responsibilities form.	N/A
Multi Photo	
Attached porch/carport meets the size/loading limits that home has been design to accommodate and has been attached at location and manner as indicated in home mfg designs.	N/A

Site Construction Inspection Energy/Moisture Check for Vented Crawl

1. Building thermal envelope of the floor, floor decking and/or bottom board is sealed to limit air infiltration.	Yes
All bottom boards are intact and no loose insulation is exposed (3285.804)	
Is skirting properly installed? (3285.504)	
Skirting must contain ventilation equal to 1 sq. ft per 1500 sq. ft. of floor area. Ventilation openings must be on at least two opposite sides to allow cross-ventilation, and must be covered with a weather resistant covering to prevent the entry of rodents (3285.505). Is ventilation correct?	
Are all exhaust vents installed and exhausted to the exterior of the home beyond any perimeter skirting if installed?	
Are fireplaces and wood-stoves, if installed, properly vented and installed per instructions (3285.203 (b))	
Dryer Vent Photo	
Porch railing meets the requirements - If porch is more than 30" above grade a handrail is required. If porch is below 30", handrail is not required (3280.114)	
2. ALL HVAC ducts have been insulated to a minimum R-8 with vapor barrier encapsulation on exterior face of insulation and have been supported above ground with straps at 48" oc or less.	Yes



CROSSMOD Site Construction and 309 Installation Inspection

Multi Photo	
3. Ground surface has been fully covered with an approved Class I vapor retarder material with all seams overlapped a minimum of 12".	Yes
Multi Photo	



CROSSMOD Site Construction and 309 Installation Inspection

	
4. Foundation walls that retain earth have been damp proofed or water proofed from footer to finished grade.	Yes
5. Masonry walls and piers have mortared joints.	N/A
Multi Photo	
6. Masonry walls supporting earth have at least a 3/8" portland cement parging applied to the exterior of the wall in conforming with R406.	N/A
Multi Photo	
7. Foundation drains have been provided around foundations that retain earth that discharge by gravity or mechanical means into approved drainage system in accordance with R405.	Yes
8. Crawl space has been properly ventilated by placing ventilation opening with 3' of each corner and spaced between to provide specified ventilation requirements per R408.	Yes



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Multi Photo





CROSSMOD Site Construction and 309 Installation Inspection

	
9. Lot has been graded to drain surface water away from foundation wall, vents and access openings by at least 6" of fall with first 10' of perimeter of home (R401.3)	Yes
10. Ventilation openings and basement access openings located below grade are located in approve and well drained wells with bottom of well below the threshold of opening to prevent rain from entering crawl space.	Yes
11. Gaps where home units connection (mating line) have been properly shimmed, connected, sealed and insulated to prevent air and moisture from entering home.	Yes
12. Foundation wall extends above adjacent finished grade at least 6-1/2" and home sites on 2 x 6 minimum P.T. mud sill (R317.1)	Yes

Site Construction Inspection Foundation Support and Anchorage Check

1. The allowable soil bearing capacity at footer depth has been determined in accordance with approved method (indicate site soil capacity in comments).	N/A
2. It has been determined that home is NOT located within flood hazard location or in a Coastal A zone.	N/A



CROSSMOD Site Construction and 309 Installation Inspection

3. The bottom of all support footers are located 12" minimum below undisturbed ground and below frost line or otherwise frost protected in accordance with PE Sealed foundation designs.	N/A
Is there a minimum clearance under the main I-beam of at least 12" (3285.305)	
4. Foundation wall footer has been constructed and reinforced in accordance with PE sealed foundation designs.	N/A
5. Properly sized mating wall footers have been placed in accordance with foundation plan provided with home in accordance with PE sealed foundation designs.	N/A
6. Foundation wall (masonry or concrete) has been constructed and reinforced in accordance with PE sealed foundation designs.	N/A
7. A 18" x 24" minimum crawl space access has been provided through foundation wall.	N/A
8. A 2 x 6 minimum pressure treated mud sill has been anchored to foundation wall per PE sealed foundation designs.	N/A
Multi Photo	
9. Home has been connected to mud sill and has been anchored to foundation wall per PE sealed foundation designs.	N/A
10. All fasteners and connectors in contact with concrete or P.T. lumber are minimum ASTM A652 Type G185 zinc coated galvanized or stainless.	N/A
11. Mating wall piers or columns have been placed in accordance with foundation plan provided with home in accordance with PE sealed foundation designs.	
12. Backfill has not been placed against foundation wall until after home has been properly anchored to foundation walls.	
13. Mating wall openings have been properly anchored to footers in accordance with PE sealed foundation designs.	

Site Construction Inspection Check



CROSSMOD Site Construction and 309 Installation Inspection

1. Roof has been raised and secured in accordance with instructions provided with home.	N/A
Units are pulled tight, screwed and gasket at marriage line at floor and walls? (3285.802)	
Siding at end walls is installed properly with no missing pieces, tears or bumps?	
Roofs are free from visible damage and all shipping materials have been removed. Any holes from shipping straps have been properly repaired (3285.801 (d))	
Water lines are protected from freezing?	
There is a shut off valve located between water supply and inlet (3285.603 (c))	
Drain lines are supported (4ft. max intervals) with the proper fall (no less than 1/4" per foot, or clean out is installed at upper end of the run, 1/8" per foot) (3285.604)	
All fuel lines are installed and supported correctly?	
If (visible) HVAC ducts are installed, are they insulated, supported off the ground (max 4ft intervals) and all connections are tight? (3285.606)	
All water heater drain and AC condensate lines are installed supported and exit past the perimeter of the house with proper fall	
Water Heater Pressure Valve (3280.609). NOTE: Installed shall run the relief valve outlet to the exterior of the home and terminate between 6 and 24 inches above the finished grade, and face down at termination. it shall not terminate under the home.	
All visible electrical wires under the home are properly secured and protected from damage in conduit?	
The chassis of multiple section homes are bonded correctly?	
2. Roof peak has been constructed and fastened per instructions provided with home.	N/A



CROSSMOD Site Construction and 309 Installation Inspection

3. Floor mating rim rails have been connected across units in accordance with instructions provided with home.	N/A
4. Framing members have been added to gable end trusses and enclosed in accordance with instructions provided with home and local bulding codes.	N/A
5. A qualified HVAC technician has completed the HVAC system and connected all site duct work which is properly insulated and secure off the ground to home.	N/A
6. Dryer duct has been verified to be complete to exhaust to exterior.	N/A
7. Electrical connections across mating line have been made by a qualified electrician.	N/A
8. Water lines have been connected to home and across mating lines in accordance with instructions provided with home in accordance with local building codes.	N/A
9. All water lines have been protected from freezing.	N/A
10. Homes waste lines have been connected together and connected to approved treatment facility.	N/A
11. Self-closing rated doors have been installed between garage and house.	N/A
12. Termite protection has been provided per the building code and locate requirements.	N/A
13. Radon Control has been installed as required by local jurisdiction.	N/A
INSTRUCTIONS TO RETAILERS/BUILDERS: ALL items on this form must be completed and verified. When ALL items have been finalized this form must be signed, dated and returned to home manufacturer and retailer. Home Service and rebate programs may be subject to completion of this form.	



CROSSMOD Site Construction and 309 Installation Inspection

Signature

A handwritten signature in black ink is located in the right-hand box of the signature field. The signature appears to be "R. Renteria" written in a cursive, stylized script.