

What Is It?

Manufactured Homes – homes built inside a factory to a federal code and inspected by state agencies which are federally certified (HUD).

Modular Homes – homes built inside a factory to state and local codes and inspected by state agencies (UBC).

Site-Built Houses – Homes constructed by a builder or contractor on site that must meet the standards set by a local building code.

Mobile Homes – A single-family residence, transportable in one or more sections and constructed before June 15, 1976. Mobile homes are no longer built.

Types and Sizes

The old “Mobile homes” originally were 8 feet wide, then 10, later 12. **Now** 14, 16 and 18-foot wide models and multi sectioned **manufactured homes** (24 feet plus) are available in most areas.

- **Single section:** The most common and economical is the single section unit, usually 14 feet wide by as much as 70 feet long. This offers about 1,000 square feet, of living area.

- **Multi sections:** These are multiple units that are built and towed separately to the site and then joined together at the site to make one living unit. Multi sections greatly increase the amount of living space available. Double section and triple sections are the norm. Quadruple sections are also available from some manufacturers. Multi section manufactured homes offer from approximately 850 sq. ft. to over 2,700 sq. ft. of living space. 5

Selecting a Site

When you begin thinking about living in a manufactured home, you should also begin to think about where your home will be located. Shopping for a location goes hand-in-hand with shopping for your home. This may turn out to be a simple task, or it may bring up questions that will strongly influence your choice of the home itself.

Manufactured Home Communities

When choosing a community, find out about rules and regulations of the community. Become familiar with the community's rent policies. Ask, for example, if children are allowed; whether you can have pets and what improvements are required and the times frames required for completion. Look beyond such obvious factors as appearance, size of lots, and landscaping. Find out in advance who is responsible for yard maintenance, garbage removal, and whether this is covered in your rent. Don't be in a hurry to select a community. Visit possible communities or sites on several occasions, at different times of the day, and in bad weather, as well as good. Talk to residents for their opinions about the community. Talk to the manager. Ask yourself if you are prepared to live by the rules, and also find out if the rules are lived up to by other tenants. Find out exactly what is included in your rent and what is not.

Locating on Private Property

Perhaps you want to place your home on your own lot. This depends entirely on the regulations and restrictions of the town and county where you want to locate. As a first step, go to your county court house, or city hall, and obtain a copy of the zoning ordinances that apply to the area in which you are interested. In any event, do not buy property until you know you can satisfy the local restrictions.

After you find a private site that suits you, and know you can obtain any necessary approval, there are some other considerations:

- Does the property have restrictive covenants or other deed restrictions that may limit your use of the property?
- How far away are utilities? How much will you have to pay in property taxes?
- You will have to arrange for certain site preparations. They include: properly prepared concrete strips or a slab to support the necessary piers on which the home will sit, or an approved foundation, depending on local conditions; adequate anchorage provisions; and connections to electric, gas and telephone lines, and to water and sewer mains, if available.
- In some areas the utility companies require that connections be made by their own technicians. In any case, be sure that the connecting is done by a qualified professional. If water and/or sewer hook-ups are not available, then you may have to dig your own well and install your own septic system. Check local regulations concerning these points.