

# **NEW HOME SITE PREPARATION NOTICE**

**IN ACCORDANCE WITH FEDERAL RULES (24 CFR PART 3280), ALL NEW MANUFACTURED HOME INSTALLATION MUST BE INSTALLED TO THE MANUFACTURERS MANUAL OR PLAN BY A PROFESSIONAL ENGINEER.**

**IT IS IMPORTANT TO PROPERLY PREPARE THE SITE BEFORE INSTALLING YOUR MANUFACTURED HOME. IF THE SITE IS NOT PROPERLY PREPARED IT MAY INVALIDATE YOUR WARRANTIES AND MAY CAUSE PROBLEMS WITH YOUR HOME. THE FOLLOWING MUST BE DONE:**

**SOIL CONDITION:** To help prevent settling or sagging, the foundation must be constructed on firm, undisturbed soil or fill compacted to at least 90% of its maximum relative density. All organic material (i.e. grass, loose top soil, etc.) must be removed from under each foundation support. After removal of organic material, the home site must be graded or otherwise prepared to ensure adequate drainage.

**SITE DRAINAGE:** (a) *Purpose.* Drainage must be provided to direct surface water away from the home to protect against erosion of foundation supports and to prevent water build-up under the home. (b) The home site must be graded, or other methods, such as a drain tile and automatic sump pump system, must be provided to remove any water that may collect under the home. (c) All drainage must be diverted away from the home and must slope a minimum of one-half inch per foot away from the foundation for the first ten feet. Where property lines, walls, slopes, or other physical conditions prohibit this slope, the site must be provided with drains or swales or otherwise graded to drain water away from the structure. (d) *Sloped site considerations.* The home, where sited, must be protected from surface runoff from the surrounding area. (e) *Gutters and downspouts.* Manufacturers must specify in their installation instructions whether the home is suitable for the installation of gutters and downspouts. If suitable, the installation instructions must indicate that when gutters and downspouts are installed, the runoff must be directed away from the home.

**GROUND MOISTURE CONTROL:** (a) *Vapor retarder.* **If the space under the home is to be enclosed with skirting or other materials,** a vapor retarder must be installed to cover the ground under the home, unless the home is installed in an arid region with dry soil conditions. (b) *Vapor retarder material.* A minimum of six mil polyethylene sheeting or its equivalent must be used. (c) *Proper installation.* (1) The entire area under the home must be covered with the vapor retarder, except for areas under open porches, decks, and recessed entries. Joints in the vapor retarder must be overlapped at least 12 inches. (2) The vapor retarder may be placed directly beneath footings, or otherwise installed around or over footings placed at grade, and around anchors or other obstructions. (3) Any voids or tears in the vapor retarder must be repaired. At least one repair method must be provided in the manufacturer's installation instructions.

Purchaser/homeowner signature	Purchaser/homeowner signature
Type or print name	Type or print name
Date	Date