

Stoffer Inspections'

Insight

Insight from the Area's Leader in Home Inspections

Stoffer
Inspections, L.C.



Dave Stoffer
Professional Home Inspector

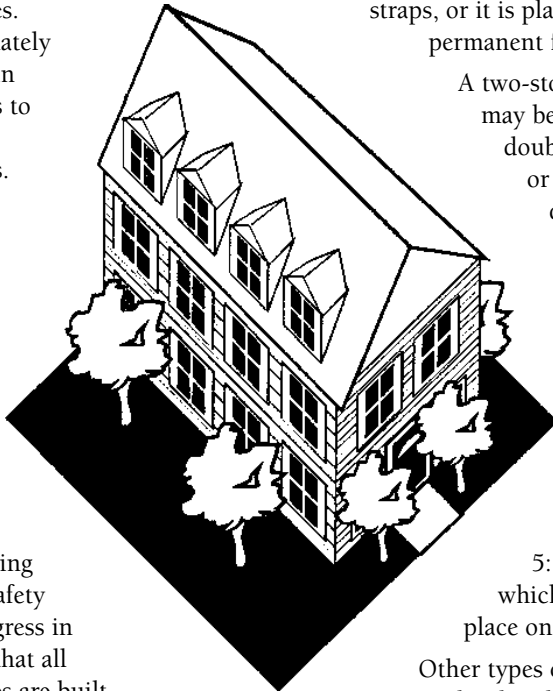
(785) 766-0600

LOOK CLOSER It May Be a Manufactured Home

Manufactured homes are gaining in popularity throughout the country!
They are not the mobile homes that you think they are either!

Approximately 19 million people live in over eight million manufactured homes in the United States. About 90% of these homes are placed on permanent foundations on privately owned land. A full one-third of all new single-family homes built today are manufactured homes. They cost approximately 25% to 30% less than conventional homes to build and come in many popular styles.

The term "manufactured home" refers to dwellings that are built off-site in a factory and are transported to a building lot for installation or assembly. The National Manufactured Housing Construction and Safety Act, passed by Congress in June 1976, assures that all manufactured homes are built according to a strict national standard. This act, more commonly known as the HUD code, regulates the home's design, construction, strength, durability, fire resistance, energy efficiency, and wind resistance.



By 1980 Congress also approved changing the term "mobile home" to "manufactured home." The manufactured home is built on a permanent steel frame or chassis and is transported to its permanent location on its own wheels. Then it is placed on piers and anchored to the ground with metal straps, or it is placed upon a permanent foundation.

A two-story home may be built single width, double width, or single-width over double-width. A similar approach is to manufacture and deliver single-story boxes to the site. These boxes are then stacked on the permanent lot. Many homes now include a 5:12 roof pitch, which is swung into place on site.

Other types of dwellings are more closely related to site-built homes. Unlike manufactured homes, these dwellings do not require permanent chassis. These dwellings are built to state or local codes (as opposed to HUD code) and are placed on land owned by the purchaser (as opposed to "mobile home

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Pre-Listing Home Inspections

If a homeowner is considering selling his house, he should be encouraged to get a full professional inspection prior to listing the home with a Realtor.



Usually this type of inspection isn't completed until a potential buyer has made an offer on the home. However, this may be too late — and may cost the owner a sale. After all, if the inspection reveals problems such as leaky plumbing or an aging roof, the potential buyer may be scared off and withdraw the offer. By having the home inspected before being listed, the homeowner removes the possibility of a "surprise problem" — therefore assuring a smoother sales transaction.

For the price of a home inspection, one will learn what repairs to consider before putting the house on the market. The owner then has the choice to make the repairs or to adjust his selling price. Of course, most "big ticket items" — such as a faulty roof or furnace — can make or break a sale. Still, an informed seller has a distinct advantage — knowing the value of what he's selling. There will be no surprises at the time of an offer — which usually means the offer will stand and the transaction will be completed. 🏠 🏠 🏠

How To Minimize Mold

If a homeowner has discovered a mold growth problem, he needs to take action. Two main courses of action to alleviate the problem are:

- Eliminate the moist conditions that allow the mold to grow.
- Remove any existing mold.

Many allergenic molds can be removed by the use of an anti-fungal solution or chlorine on hard surfaces. If the insulation has been contaminated, it should be removed.

If the area is infected with a toxic mold, a homeowner must remove all porous materials, including drywall, insulation, and some types of sheathing. It may also be necessary to remove the framing of the house if the amount of penetration and contamination to the structural system so warrants.

If extensive mold growth (over two square feet) and/or stachybotrys is suspected, a homeowner should seek professional advice before mold removal. Persons with prior respiratory health problems should not perform any clean up.

If the problem is minor, the homeowner can perform the removal.

The following steps will help the homeowner alleviate the mold problem:

- Drain and ventilate areas under and around the house, keeping an especially close eye on earth crawlspaces.
- Remove or replace previously soaked furniture and carpets.
- Seal leaky air conditioning ducts.
- Install a heat recovery ventilator or an air-to-air exchanger.
- Do not put carpeting on floors regularly exposed to water, such as the floor in the bathroom or basement.
- Add mold inhibitors to paint before using.
- Use a HEPA vacuum cleaner on furniture and carpets.
- Repair all water-damaged areas.
- Keep humidity levels under 40%.
- During humid months, use a dehumidifier or air conditioner.
- Provide adequate ventilation. Use exhaust fans in kitchen and bathrooms.
- Use a high performance electrostatic air filter in the central air system.
- Remove mold with commercial cleaners or a weak bleach solution. 🧼 🧼 🧼

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parks”). These dwellings, which require more on-site labor to construct and assemble, include:

- **Panelized Homes** – factory built housing panels such as walls and floors are transported and assembled on site. These panels have doors, windows, wiring, and plumbing built in.
- **Modular Homes** – sections of the home are built in the factory, then transported to the site and put together like building blocks. Increasing numbers of modular homes have permanent foundations and attached garages, making them indistinguishable from most conventionally built homes.
- **Pre-cut Homes** – the most basic type of manufactured home, its basic building components are built in the factory. Then they are transported and assembled on site. These homes include log, dome, and kit housing and require the most labor on site for assembly. 🧼 🧼 🧼

This newsletter contains basic information on the home and general topics of interest. Due to the variations in homes, individual recommendations require a comprehensive evaluation. To reprint any article in this newsletter, please contact our office. © 1996-2003. All rights reserved.(ISMA03)

Stoffer Inspections, L.C. Information

Dave Stoffer provides technically superior inspections and is able to explain them all to clients on the most common terms. Stoffer Inspections, L.C. provides 3-D computer-generated narrative reports, that are both quick and comprehensive. My service also provides digital photography services for complete record keeping. Each home inspection includes and evaluation of roofing, electrical, heating, air conditioning, built-in appliances that stay with the home, plumbing, and visual structure.

Dave is a certified member of the American Society of Home Inspectors (ASHI), the Great Plains Chapter of ASHI, and the Kansas City area Pro ASHI Chapter. To obtain certification, member must perform a minimum of 250 home inspections and pass a series of written tests that cover both mechanical and structural aspects of a home. Once certified, member must maintain at least 40 hours of continuing education every two years. All of these requirements ensure that your clients will receive a thorough, experienced, ethical, and knowledgeable home inspection.



Certified Member of the
American Society of Home Inspectors

Stoffer Inspections, L.C.
3910 W. 13th , Lawrence, Kansas 66049
(785) 766-0600 or (800) 966-0601
Fax: (785) 842-9267
e-mail: dave@stofferinspections.com

**Meet Your Home
Inspector
Dave Stoffer**

Visit our web page at
www.stofferinspections.com