

SITE PREPARATION: INFORMATION REQUIREMENTS

It is State Law that the home site be prepared in accordance with State and/or Federal requirements. The party to pay the cost of and do the site preparation work shall be determined by a written contractual agreement between the Retailer and the landowner/homeowner, or the Installer and the landowner/homeowner. The responsibility to ensure that site preparation is done properly will be a shared responsibility of both the Retailer and Installer of manufactured homes sold by the Retailer. Site preparation for all secondary settings not involving a Retailer and not installed in a park shall be the responsibility of the Installer; otherwise, the park owner shall be responsible.

Proper site preparation prevents water build-up under the home, which may cause shifting or settling of the foundation, dampness and moisture in the home (which could lead to the presence of mold and mildew), damage to siding and bottom board, buckling of the walls and floors, and problems related to the operation of doors and windows.

SITE PREPARATION INFORMATION

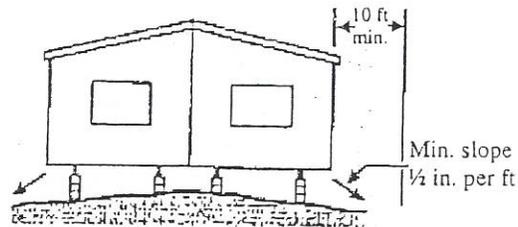
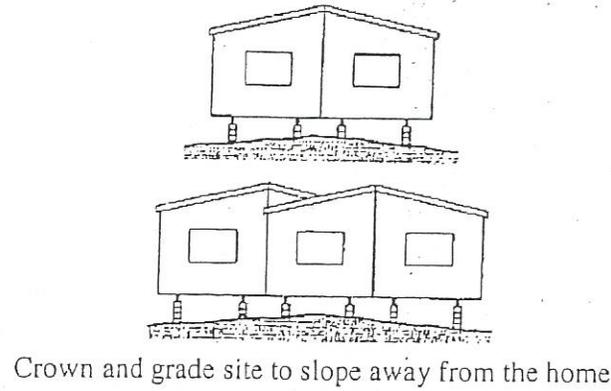
New manufactured homes must have a site that is prepared in accordance with the Department of Housing and Urban Development 24 CFR Parts 3280 and 3285 Model Manufactured Home Installation Standards.

3285.203 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 as shown in Figure A, 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 as shown in Figure B.

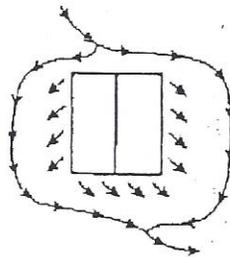
(D) Sloped site considerations. The home, where sited, must be protected from surface runoff from the surrounding area.

FIGURE A



Home sites must be prepared so that there will be no depressions in which surface water may accumulate beneath the home. The area of the site covered by the manufactured home must be graded, sloped, or designed to provide drainage from beneath the home or to the property line.

FIGURE B



Natural drainage must be diverted around and 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 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, and around anchors or other obstructions. (3) Any voids or tears in the vapor retarder must be repaired.

USED HOMES WHEN THE MANUFACTURERS' INSTALLATION INSTRUCTIONS ARE NOT AVAILABLE.

The site shall have a grade that will provide water drainage away from the home site. The site shall be properly crowned and sloped so that water will not stand under the home or run under the home.

The party to pay the cost of and do the site preparation work shall be determined by a written contractual agreement between the retailer and the landowner/homeowner, or the installer and the landowner/homeowner, except when the site is located within a park. Park owners are responsible for site preparation in a park.