

Manufactured homes refer to dwellings that are built off-site in a factory and transported to a building lot where they are installed or assembled as opposed to site-built homes. In June of 1976 the U.S. Congress passed the National Manufactured Housing Construction and Safety Act, which assured that all manufactured homes are built to a stringent national standard. By 1980 it approved changing of the term “mobile homes” to “manufactured homes”. More commonly known as the **HUD Code**, this Act regulates the home’s design and construction, strength and durability, fire resistance, energy efficiency and more recently wind resistance.

Mobile/Manufactured homes – These homes are built on a non-removable steel frame or chassis, transported to a site (on their own wheels), placed on piers and anchored to the ground with metal straps (or on a permanent foundation). A two-story home is built as single- or double-width, or single-width over double-width. A similar approach is to manufacture and deliver single-story boxes and stack the second-story unit on the first-story unit on site. Many homes now come with up to a 5:12 roof pitch which is swung into place on site.

The following types are more closely related to site-built homes. Unlike manufactured homes: i) permanent chassis are not required, ii) are built to state or local codes as opposed to the HUD Code, iii) placed on lands owned by the purchaser, and iv) require more on-site labor to construct or assemble.

Modular homes – Multi-sections of the home are built in a factory, transported to a permanent site and assembled like building blocks. More and more modular homes have full basements and an attached garage, making them indistinguishable from conventional homes built on-site.

Panelized homes – Factory built housing panels such as walls and floors containing doors, windows, wiring, and plumbing are transported and assembled on site.

Pre-cut homes – The most basic of all manufactured homes. Basic building components are factory cut, transported to and assembled on site (log, kit, dome). They require the most on-site labor to assemble.

About 19 million people live in over 8 million manufactured homes in the U.S. About 90% of all manufactured homes are placed on permanent foundations on private land. In fact, manufactured homes account for nearly one-third of all new single-family homes built. Typically costing 25% to 30% less to build than conventional homes; they come in many styles from Cape Cods to Southwest .

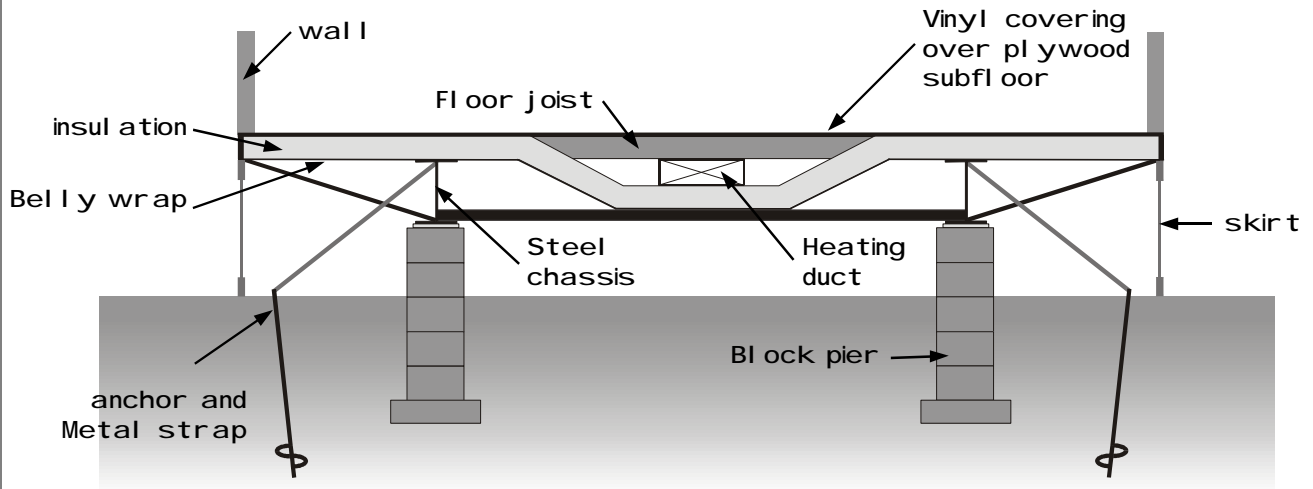
HOW TO RECOGNIZE MANUFACTURED HOMES:

- LOOK FOR THE METAL CERTIFYING PLATE ON THE EXTERIOR (A RED AND SILVER LABEL CERTIFYING THAT IT WAS BUILT AND INSPECTED IN COMPLIANCE WITH THE HUD CODE)
- LOOK FOR THE DATA PLATE NEAR OR INSIDE THE ELECTRICAL PANEL BOX OR IN CABINETS UNDER SINKS
- LOOK UNDER THE FLOOR ASSEMBLY FOR A NON-REMOVABLE STEEL FRAME OR CHASSIS
- LOOK FOR THE 'TONGUE' AND WHERE THE WHEELS WERE ATTACHED (USED TO TOW THE UNIT TO THE SITE)
- LOOK FOR A TRIM PIECE THAT INDICATES WHERE TWO SEGMENTS HAVE BEEN PIECED TOGETHER
- LOOK FOR HINGES AT THE ROOF OR ATTIC (A ROOF GREATER THAN 3:12 MAY HAVE BEEN SWUNG IN PLACE ON SITE)

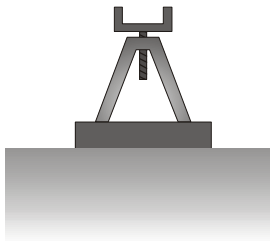
COMMON DEFECTS WITH MANUFACTURED HOMES:

- IMPROPER FOUNDATION SUPPORT (USUALLY DIRECTLY ON SOIL WITH SUPPORT JACKS) AND IMPROPER ANCHORING
- DAMAGED PARTICLEBOARD SUBFLOOR DUE TO EITHER WATER LEAKS OR UNEVEN FOUNDATION
- UNEVEN HEATING/COOLING – REGISTERS ARE OFTEN BLOCKED OR OBSTRUCTED (MAIN DUCT IS DOWN CENTER)
- WATER DAMAGE DUE TO POLYBUTYLENE PIPING WITH CRIMPED FITTINGS AND THE USE OF CHEAP PLASTIC SINKS, TUBS AND SHOWERS IN LOWER-COST MODELS (CAN LEAD TO MOLD GROWTH – POTENTIAL HEALTH CONCERN)
- DAMAGE TO METAL ROOFS DUE TO LACK OF ATTIC VENTILATION, AND IMPROPER FLASHING OF PROTRUSIONS (CAN LEAD TO MOLD GROWTH – POTENTIAL HEALTH CONCERN)
- GAPS AROUND WINDOWS AND DOORS (TRANSPORTATION MAY BREAK THE SEAL AROUND THESE COMPONENTS)
- INADEQUATE SUPPLY OF COMBUSTION AIR AND VENTING OF GAS APPLIANCES (WATER HEATER LOCATED IN A CLOSET WITHOUT ANY EXTERIOR AIR SUPPLY AND A GAS-FIRED HEATER LOCATED IN THE SLEEPING AREA)
- GAPS IN THE METAL OR VINYL SIDING OR SIDEWALLS SEPARATING FROM FLOOR OR CEILING

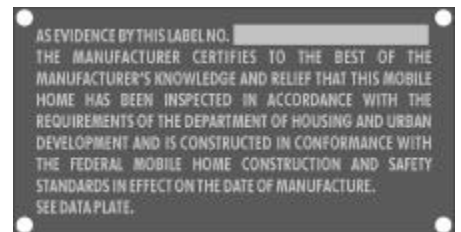
For further information, in the U.S. contact the Manufactured Housing Institute, National Foundation of Manufactured Homes, HUD or your local building department. In Canada contact CMHC or your local building department.



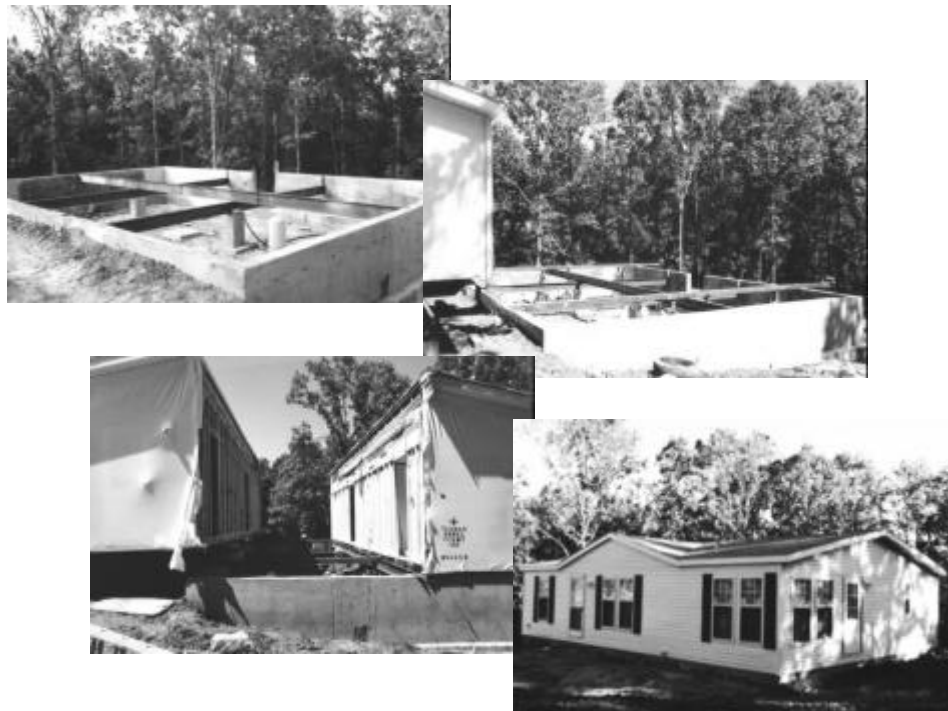
CROSS SECTION OF A TYPICAL 'SINGLE-WIDE' MANUFACTURED HOME



TYPICAL SUPPORT JACK



TYPICAL CERTIFYING LABEL



TYPICAL ASSEMBLY OF A 'DOUBLE-WIDE' MANUFACTURED HOME (ON A PERMANENT FOUNDATION)