

Possible problems with your new home! Take pictures of the problems!

1. BEFORE starting an inspection of your home, you should read the Ritz-Craft homeowner's packet, the Barclay Farms homeowner's packet, and the various homeowner manuals for the appliances installed in your home.

When you begin your inspection, it is suggested that you write out a complete description of the discrepancy along with the date found plus take a picture.

You will have four opportunities to report discrepancies to Barclay Farms for correction. The details of these should be located in the "New Home Warranty Procedures" section of the Barclay Farms homeowner's packet that was given to you at the closing for your home.

Finally, you might want to consider hiring a home inspector. If you do, then, this "look-for" list can be used to supplement his check-off list. Before hiring an inspector, ensure that he will crawl through your entire crawlspace, go up onto your roof AND take pictures. Some don't want to do either of these important inspections.

What follows are specific areas that should be checked.

Attic:

- The vast majority of the homes in Barclay Farms don't have an access to their attic. One can gain access to the attic by cutting through the drywall in the garage and then cutting an access entrance through the house roof. One should put plywood runners across the joists particularly for homes with cathedral ceilings.

Things to look for are water stains around vents in the roof, insufficient and/or improperly placed insulation (it is very likely that you do not have the R-30 insulation rating in your attic that you paid for), "hot" electrical wiring, soffits covered restricting ventilation, exhaust vents from inside of the house emptying directly into the attic instead of to the outside, signs of condensation due to improper ventilation of the attic space.

Bathroom:

- Turn on each exhaust fan. Next, go outside and feel the exhaust outlet to see if, in fact, air is exiting. Sometimes these exhaust hoses are left unattached and they exhaust the humid bathroom air into the attic instead of to the outside.
- Tub not draining properly - if your drain plug is the snap down type, then, you need to screw off the top turning counter clockwise. Next, take a large slotted screwdriver and unscrew the stem turning counter-clockwise.

Crawlspace area:

(Air infiltration)

- There may be air infiltration into your house from the crawlspace through penetrations of the vapor seal beneath your home. To eliminate this problem, all vapor barrier tears must be sealed. The most likely vapor seal areas needing repair are where:
 - A. the air-conditioning piping enters your home.
 - B. the gas piping enters your home.
 - C. the main water supply line enters your home.
 - D. the electrical cable enters your home.

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- E. the electrical wiring between both halves of the home is connected.
 - F. the water hoses between both halves of the home are connected.
 - G. the electrical outlet for the sump pump is installed.
 - H. the sewer PVC piping enters your home.
 - I. the natural gas piping enters your home.
 - J. the cable television connections enter your home.
 - K. the dryer hose enters your home.
 - L. other miscellaneous tears were made by workmen.
- To properly seal these openings the surrounding vapor seal must be cleaned of all grime and allowed to thoroughly dry. Next, an aerosol adhesive should be sprayed on the vapor seal and on the patch. Third, these two are married together. Finally, the black adhesive taper is put over the edges of the patch.

Crawlspace area:

(Water)

- Sources of water entering your crawlspace can be from any or all of the following. They are:
 - A. the crawlspace vents may be below the grade of the surrounding land.
 - B. the air-conditioning condensation drain pipe is emptying directly on your crawlspace floor rather than into the sump pump hole or to the outside.
 - C. the hole through which the irrigation PVC pipe is passing hasn't been sealed on either side of the crawlspace cinderblock retaining wall.
 - D. the hole through which the electrical cable for your outside night light hasn't been sealed on either side of the cinderblock retaining wall.
 - E. a tar sealant hasn't been placed on the outside of your cinderblock retaining wall.
 - F. cool air from the air-conditioning unit might be coming through the vapor seal into your crawlspace leading to condensation dripping from your vapor seal.
 - G. the crawlspace entrance door is leaking when it rains.
 - H. rain, rain water from the gutter, and the water from the permanent garden hose for watering plants against the house might not be draining away from the house due to poor grading.
 - I. Consider slicing a one-quarter inch hole into the vapor seal on both sides of the air-conditioner to detect any accumulation of water from a faulty drip pan or the "A" unit evaporator below the furnace unit.

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Crawlspace:

(General)

- Make sure that your sump pump is plugged in to the electrical outlet & the sump hole has a plastic cover over it. It might be wise to consider the installation of a water alarm system that will notify you in case your sump pump fails and water begins to flood your crawlspace.
- Make sure that your main water line is insulated with a neoprene rubber covering and a low voltage heating tape is wrapped around this water line and is plugged in.
- Make sure that the irrigation pipe has a gate valve to turn off the water plus an air fitting to winterize the irrigation system by blowing out all of the water.
- Make sure that all piping and electrical cables are tied up properly.
- Make sure that the gas line has the two wooden supports where the 2 halves of the house are joined.
- Make sure all debris such as pieces of carpeting, cardboard boxes, plastic, pieces of broken cinder blocks is removed from the crawlspace. If these get wet, they might retain water and begin producing mold and mildew and/or invite insects.
- The cinder blocks on the inside of the cinderblock retaining wall surrounding your house may have numerous sections without mortar. These should be filled with crack filler that comes in an aerosol bottle to discourage insect infestation.
- All penetrations through the cinder block retaining wall surrounding your house should be sealed.
- Check the supporting columns (piers) for your house to ensure that they haven't begun to crack from the weight of your home. Make sure there are two (no more or less) wooden wedges between the bottom of your house & and the top of each column.
- Check to ensure that anchoring straps aren't in contact with supporting piers.
- Read the anchor manufacturer's instructions to be familiar with how these should be embedded into the concrete slab beneath your home.
- Your crawlspace might be harboring a large number of insects (water bugs, spiders, crickets, millipedes). This is particularly true if you have a porch that allows insects and water to have easy access to your crawlspace. You might consider having your crawlspace sprayed by an exterminator. However, if one has had his porch enclosed, one will want to proceed with caution. In these cases, it might be advisable to only have the outside of your house sprayed.
- On the center line, one will find at several locations two orange 2" by 6" by 24" boards nailed to the bottom of the house. These are locations for heating/air-conditioning ducting cross connections. One will usually find a piece of insulation stuck up between these boards. If this insulation is pulled out, one will often find that heated air or cooled air will escape. This indicates that these cross connections aren't sealed properly and air is escaping. One can insist that these connections be made tight or simply tightly seal the opening between and around the boards. Unsealed results in either heated air or cooled air dumping into the crawlspace instead of within the home.

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Doors:

(Exterior) =

- Frames may need caulking and painting with a good exterior paint.
- Might not be sealing properly. At night, turn off the lights to your home. Next, have someone outside these doors shine a flashlight all the way around the outside edge of each door. Light will easily be seen through any area that isn't sealing correctly.

(Interior)

- Look for hinges and strike plates that aren't recessed.
- Look for doors rubbing against frame.
- Look for doors not square within their frames.

Electrical panel boxes:

- On the outside of your house, there is a panel box. This is right where the electric meter is located. If there are any trip fuses other than the main trip switch, then, it needs to be labeled. Be aware that the circuit breaker for the light in your garage, the garage door opener and your outside night lamp are probably on the electrical panel OUTSIDE of your home.
- One is usually located in the utility room or a bedroom. Open the door and read the index for each numbered switch. Turn off the switch to ensure that it is properly labeled. Many times there will be confusing abbreviations written for a particular switch. If you don't know what the switch identifies. ASK!

Floor:

(Penetrations)

- Unsealed floor penetrations beneath the sinks in the kitchen, bathrooms, and utility room might invite unwanted insects, moisture, mold spores, & cold air plus allow water from an uninvited source to flow into the sub-flooring with possible serious consequences to the integrity of the materials between your floor and vapor barrier beneath your home.

(Popping)

- Depending on its location, this condition might be due to nails being used to attach a wall to the floor instead of wood screws /or/ lag screws beneath your home becoming loose. This problem can usually be fixed.

Furnace area:

- Remove the door holding filter. Check this filter, the fan and its housing for dust and debris. Look to see if the space between the wall and furnace are free of excessive debris.
- Is the furnace exhaust flue sealed where it penetrates the ceiling? As stated Also refer to page
- Ask a Barclay Farms representative to explain the troubleshooting light.
- Take off the bottom door to the furnace and inspect for signs of water plus see if all penetrations through the floor have been sealed.

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- Page 34 of the Ritz-Craft Homeowner's Manual is a page titled "Alternate Construction Instructions and Checklist for Shipping the Furnace, Water Heater, or Fireplace Flue Assembly Partially Disassembled." In accordance with the information on this page, a HUD representative should come to your home within a short period of time after you move in to check the features on this page.

Grading:

- Ground water should not enter your crawlspace. Ensure that all ground water flows away from your house plus there shouldn't be an area that holds standing water for more than a two day period.

Grievances:

- Use certified letters.
- Again, read the manuals that were given to you at closing to learn of all the rights and procedures to follow if you have an issue that isn't being resolved.
- The Department of Housing and Urban Development's website (www.HUD.gov), click "complaints" and then "manufactured housing" where you will find recommended procedures to follow for any complaint to be filed with your home's manufacturer.
- contact the Barclay Farms Homeowner's Association if it is felt that your problem/s is/are a community-wide issue/s.
- **contact the Delaware Manufactured Homeowner's Association (www.dmhoa.org)** – This is an outstanding website for many topics pertaining to manufactured housing but particularly the "links" for access to a lot of good advice pertaining to filing grievances.
- **Contact the Delaware Consumer Protection Agency.**

Guttering:

- When it rains, look at your guttering to ensure that water draining from your roof isn't coming between your home and the guttering itself or through seams. In many cases the roof shingles have been trimmed too closely.

Home Inspectors:

They are third party inspectors that can inspect the workmanship of your house from the roof to the crawlspace. Ensure that they are licensed and insured. What follows are the names of two national organizations wherein one consider stating his or her search. They are:

- American Society of Home Inspectors (www.ashi.org)
- National Association of Home Inspectors, Inc. (www.nahi.org)

Before hiring a home inspector, ensure that they will get up on your roof and crawl beneath your home as part of their inspection process. Some don't want to do this. Also, **ensure** that they will use your "look-fors" list to augment the inspection list that they will bring with them. At the end of this "look-fors" list is an abbreviated list of items that your home inspector should inspect that probably aren't on his list. At homeowner request, I've been with three different inspection teams as they inspected homes. I wasn't impressed!

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Hot Water Heater:

- The homeowner's manual that came with your hot water heater will probably state that a drip pan should be installed beneath it with a drain hose extending to some outside source. See if your hot water heater has this. Caution! Make sure that your drain pan isn't so close to the drain valve that you can't attach a garden hose to it.
- Further, read the literature that came with your hot water heater for important information about the anode rod and frequency that the sediment should be drained.

Irrigation control box:

- This is most likely located on a garage wall. Make sure you are shown how to operate these controls. Water is expensive from the Town of Camden. You don't want to use water if it isn't necessary.

Periodic Re-leveling of your home:

- Carefully read page 7 of the Ritz-Craft Homeowner's Manual under the sub-title "Periodic Re-leveling of the Home."

Pre-occupancy cleaning:

- Check to ensure that the Venetian blinds, cabinet tops, overhead light globes, and heat/air-conditioning vents were cleaned. Take off the vent grating covers, place a mirror down into the opening, and look for debris left there by those who installed the ventilation piping.

Roof: (Walk on it with soft sole shoes, during warm weather in the early morning hours.)

- Make sure the garage roof vent is open. Roofing tar paper could be blocking this opening from the inside.
- Look for shingles that are not flat due to raised nail heads. Inspect the roof carefully for exposed nail heads. These could leak in the future.
- Look for shingles that are cracked.
- Inspect vent and exhaust pipe penetrations to ensure that all boots and caulking are sealed tight.
- Check that the nails holding down the ridge vent are long enough to do the job.

Sheet Metal Screws:

- Carefully look under all of your guttering to ensure there are no sheet metal screws left by construction personnel.

Siding:

- Look for severe bowing of the siding particularly your garage. This is often due to studs being used that are not straight.

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Wall molding and floor:

- You might consider caulking the space between the wall molding and the floor to prevent any water spillage from going under the wall.

Whole house water shut-off valve.

- Every home should have one. It is usually located on the wall in the utility room close to the hot water heater or in the room opposite of the hot water heater.

Windows:

- Look for obvious cracks not so obvious cracks usually found in the corners of a window pane plus look for bowing windows or window frames.

List of items a home inspector should use when inspecting your manufactured home to augment his company's inspection list. Make sure the home inspector agrees in writing that he will check for these items AND take pictures BEFORE hiring him.

Attic –

- Sufficient insulation depth for R-30 rating.
- No signs of water leakage through roof openings.
- Bathroom exhaust piping venting to the outside and not into the attic space.
- No "hot" electrical cables lying on the attic floor.

Crawlspace –

- No tears through the vapor barrier. This includes along the extreme edges.
- No gaps between vapor barrier and any penetrations through this vapor barrier.
- No holes or unsealed PVC pipe through the retaining wall.
- Electrical cables tied up correctly and with the correct strapping.
- Natural gas line tied up correctly and with the correct strapping.
- Dryer hose connected at both ends and not crimped.
- No debris that can mold left in the crawlspace.
- No mud and water in the crawlspace.
- Retaining wall properly mortared.
- Fresh water supply line has a heating tape and it is plugged in to an outlet.
- Air-conditioning condensation drain pipe is emptying into the sump pump hole.
- Electrical cable going through retaining wall beneath the ground is protected by conduit.
- Open a small area around the air-conditioning piping penetrating the vapor barrier to ensure the furnace/air-conditioner is seating properly on the ducting for the house.
- Check for piers that are cracking.
- Check for "two" oak wedges at the top of each pier.
- Check if the monolithic concrete slab is cracked.
- Check to ensure that the anchors for holding down the house are properly embedded.
- Check to ensure that the anchoring straps aren't in contact with the piers.
- Ensure that all crawlspace vents open and close.
- Ensure sewer discharge PVC lines are tied up every 4 feet w/ 3/4 inch wide perforated banding.

Grading –

- Crawlspace vents should not be below the grade of the surrounding land.
- Water should drain away from the house.
- There shouldn't be any standing water or mushy ground after several days if the grade of the land is proper.