

COBB COUNTY MOBILE HOME INSPECTION REPORT



Name of Owner: _____

Location Address: _____

Lot #: _____ Mobile Home Park: _____

Email Address: _____

Pre-Owned Manufactured Home Minimum Standards & Relocation Approval

Inspection required prior to relocation? **YES** **NO** If NO, why? _____

Inspection Date: _____ **FAILED** Details _____

Re-inspection required prior to issuance of power permit.

DEFINITIONS

Pre-owned Manufactured Home: Any manufactured home as defined in O.C.G.A. 8-2-170(3) that has been previously utilized as a residential dwelling.

The following must be inspected for and brought into proper compliance prior to occupancy of any pre-owned manufactured home that is relocated into or within unincorporated Cobb County. Permanent electrical power will not be allowed unless/until all of the items are certified as compliant. Inspections must be conducted by a third party Professional Engineer (of your choosing and at your cost), with an active State of Georgia registration to include an original stamped seal on this document **OR a Private Home Inspector (of your choosing and at your cost), Certified by NACHI or ICC.**

All checked boxes must indicate a “yes” response without any exceptions or clarifications. **Color photos of the interior and exterior of the pre-owned manufactured home showing compliance with the health and safety standards as listed below must be provided to the Cobb County Tax Commissioners Office along with this completed document before a Move Permit Authorization can be issued.**

This form must then be presented to the Cobb County Permit Office, by the applicant requesting permanent electrical power, at time of permitting.

- | | | |
|--|------------|-----------|
| (1) Exterior: All components of the exterior are in sound condition and appearance and with no obvious defects. | YES | NO |
| (2) Roof: The roof is in sound condition and with no obvious defects. | YES | NO |
| (3) Interior: The flooring, interior walls and ceiling are in sound condition and appearance and with no obvious defects. | YES | NO |
| (4) Egress Windows: Each bedroom has at least one operable escape window. | YES | NO |
| (5) Ventilation: Bathrooms and kitchen either have a window or an operable ventilation device at each individual location that allows for proper ventilation. | YES | NO |
| (6) Smoke Detectors: Contains one operable battery-powered smoke detector in each bedroom and in the kitchen area and are installed per the manufacturer’s recommendations. | YES | NO |

- | | | | |
|------|--|------------|-----------|
| (7) | Sanitary Facilities: Properly installed kitchen sink. Each bathroom contains a lavatory and water closet and at least one bathroom contains a tub and/or shower facility. Each fixture is properly connected and is in good working order. | YES | NO |
| (8) | Electrical: The distribution panels are in compliance with the approved listing, complete with required breakers, with all unused openings covered with solid covers approved and listed for that purpose. Connections are tight and panel is accessible. All switches, receptacles and fixtures are properly and securely installed. | YES | NO |
| (9) | Hot Water Supply: A water heater that is in safe and working condition is installed. | YES | NO |
| (10) | Heating Source: Has a safe and working central heating system without any unvented heaters. | YES | NO |

Occupancy

- (1) No pre-owned manufactured home shall be occupied until the standards herein are met.
- (2) If a pre-owned manufactured home is sold “as is” for purposes of repair prior to occupancy, the sales agreement and/or contract shall specifically state that the purchaser understands and agrees that the pre-owned manufactured home is not habitable in its present condition and that the purchaser agrees to bring the home into compliance with the standards specified herein prior to occupancy.

In addition to the standards specified herein, all pre-owned manufactured homes must comply with all other applicable local and state laws and regulations.

Acceptance of this document is solely for purposes of approving habitable conditions and in no way grants approval to occupy an unsafe structure.

Printed name of Professional Engineer or Home Inspector:

**Professional
Engineer’s
Seal**

Signature of above professional: _____

Date: _____, 202____ License #: _____

Accepted for relocation by: _____

(Tax Commissioners Office)

(Attach a copy of this document and pictures to electrical service permit)

Courtesy Information for locating a Certified Home Inspector:

Approved Residential Inspections, LLC @ 770-403-6200
Marvin Rouse, ICC Certified Home Inspector.

OR

A list of NACHI Certified Home Inspectors can be obtained from Americas Real Estate Academy by calling 770-591-5552.

COBB COUNTY TAX COMMISSIONER

PO Box 649 • Marietta, GA 30061
(770) 528-8600

tax@cobbtax.org
www.cobbtax.org

CARLA JACKSON
Tax Commissioner

HEATHER WALKER
Chief Deputy