

## Mobile Home



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As the seasons change, so do the demands placed upon our heating, ventilation, and air conditioning (HVAC) systems. This is particularly true for mobile home units, where space constraints and unique environmental factors necessitate a specialized approach to HVAC maintenance. Understanding the importance of seasonal HVAC maintenance not only ensures comfort throughout the year but also enhances the longevity and efficiency of your system.

Seasonal HVAC maintenance is crucial because it prepares your system to handle temperature extremes efficiently. As summer approaches, an air conditioning unit that hasn't been serviced might struggle under constant demand, leading to higher energy bills or even unexpected breakdowns. Technicians should inspect HVAC systems before the start of extreme seasons **mobile home hvac repair** energy conservation. Similarly, as winter sets in, a neglected heating system could leave residents shivering during cold snaps. Regular maintenance helps identify potential issues before they escalate into costly repairs or replacements.

One of the most compelling reasons for adhering to seasonal HVAC maintenance schedules is energy efficiency. A well-maintained system runs more smoothly and uses less energy to achieve desired temperatures. This not only results in lower utility bills but also reduces the environmental impact of excessive energy consumption-a win-win situation for both homeowners and the planet.

Moreover, seasonal checks are an excellent opportunity to review service contracts specific to mobile home units. These contracts often outline scheduled inspections and tune-ups necessary for keeping systems in peak condition. By reviewing these agreements regularly, homeowners can ensure they are availing themselves of all included services while remaining aware of any additional costs that may arise from unforeseen repairs.

During these reviews, it's essential to look at what each contract covers-does it include parts replacement? Are emergency services available? Is there a guarantee on labor? Understanding these aspects helps homeowners make informed decisions about their service providers and consider renegotiating terms if needed.

Regularly reviewing service contracts also enables homeowners to build long-term relationships with trusted technicians who become familiar with their specific HVAC needs over time. Such relationships foster trust and provide peace of mind knowing that reliable

professionals are just a call away when things go awry.

In conclusion, seasonal HVAC maintenance plays an indispensable role in ensuring comfort, safety, and efficiency within mobile home units. Coupled with routine reviews of service contracts, it offers a proactive approach to managing one's living environment effectively. By investing time and resources into this critical upkeep process-residents not only enhance their quality of life but also protect their investment against premature wear-and-tear or unexpected failures down the line.

When it comes to maintaining a comfortable and efficient living environment in mobile homes, HVAC systems play an essential role. However, the functionality and longevity of these systems depend heavily on regular maintenance and service. This is where HVAC service contracts come into play, offering homeowners peace of mind by ensuring that their heating, ventilation, and air conditioning systems are routinely serviced and any potential issues are promptly addressed. For mobile home owners who are reviewing service contracts, there are several key elements that should be carefully considered to ensure they receive the best possible care for their HVAC systems.

First and foremost, the scope of services covered by the contract is crucial. A comprehensive HVAC service contract should outline all routine maintenance tasks that will be performed regularly. These tasks typically include inspecting system components such as filters, coils, and electrical connections; checking refrigerant levels; cleaning ducts; and calibrating thermostats. Ensuring these standard services are included helps prevent minor issues from evolving into major repairs or replacements down the line.

Another critical element to consider is the frequency of service visits. Mobile homes can have different heating and cooling needs compared to traditional houses due to their construction and layout. Therefore, it's important that service visits align with these unique requirements. Generally, bi-annual servicing-once before summer and once before winter-is recommended to maintain optimal performance throughout the year. However, some contracts might offer quarterly visits or even monthly check-ups if needed.

Additionally, emergency repair services are an essential feature to look for in an HVAC service contract for mobile homes. Systems can break down unexpectedly due to various factors like extreme weather conditions or unforeseen mechanical failures. It's vital that your contract includes provisions for quick response times in such scenarios without incurring exorbitant costs. Look for terms related to 24/7 emergency support or prioritized scheduling during peak seasons.

Cost transparency is another significant aspect when evaluating a service contract. The agreement should clearly state all associated fees-both scheduled maintenance costs and any additional charges for repairs or parts replacement outside of routine checks. Hidden fees can add up quickly over time, so understanding what you're paying for ensures there are no surprises later on.

Moreover, consider seeking out contracts offered by reputable companies with certified technicians who specialize in mobile home HVAC systems specifically. Experience with mobile units can make a substantial difference in identifying common issues related to space constraints or specialized equipment used within these settings.

Lastly, warranties play a pivotal role in protecting your investment over time. Some service contracts may include extended warranties on parts replaced during maintenance or repairs conducted under their supervision-adding an extra layer of security beyond standard manufacturer warranties.

In conclusion, reviewing HVAC service contracts for mobile home units requires careful attention to detail regarding the scope of services covered, frequency of visits tailored specifically towards your unit's needs, availability of emergency repair options at reasonable rates along with transparent pricing structures from credible providers experienced working within similar environments backed by supportive warranty terms wherever applicable-all contributing towards ensuring seamless operation while enhancing overall comfort levels inside your living space year-round without undue stress about potential breakdowns impacting daily life adversely anytime soon!

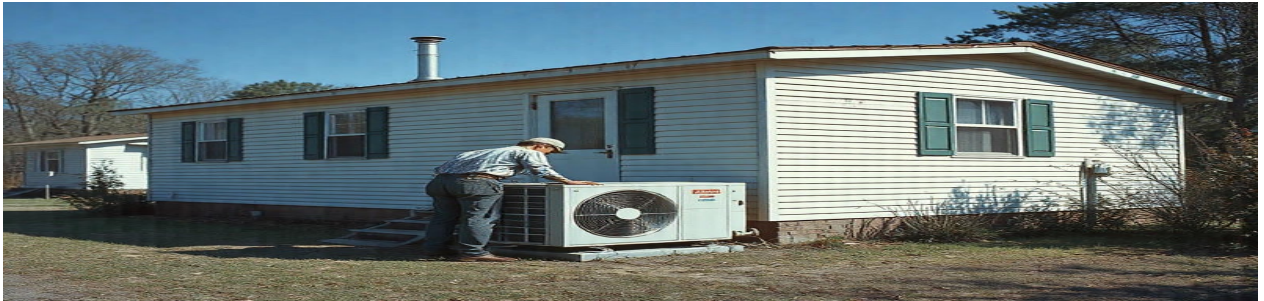
## **Adapting Installation Tools to Fit Mobile Home HVAC Requirements**



Adapting installation tools to fit mobile home HVAC requirements is a nuanced endeavor that demands creativity, precision, and a keen understanding of both the unique constraints and opportunities presented by mobile homes.. The process involves not just retrofitting existing systems but also innovating new solutions that cater specifically to the needs of these structures.

Posted by on 2024-12-23

## Addressing Crawl Space Challenges in Mobile Home HVAC Installations



Maintaining optimal functionality of an HVAC system in a mobile home presents unique challenges, particularly when addressing issues related to crawl spaces.. These areas, often overlooked, play a critical role in ensuring the efficiency and longevity of your HVAC system.

Posted by on 2024-12-23

# Ensuring Structural Integrity and Stability of the Mobile Home

When considering the maintenance needs of mobile home units, one aspect that often requires attention is the HVAC system. Regular seasonal servicing of HVAC systems can yield significant benefits, particularly when reviewing service contracts tailored for mobile home

units. Understanding these advantages not only ensures optimal performance but also promotes longevity and cost-effectiveness.

First and foremost, regular HVAC servicing enhances energy efficiency. Mobile homes, much like conventional houses, rely heavily on heating and cooling systems to maintain a comfortable living environment throughout the year. Without routine maintenance, these systems can become inefficient over time due to dust accumulation, worn-out parts, or outdated settings. By scheduling seasonal check-ups, homeowners can ensure that their HVAC units operate at peak efficiency, reducing energy consumption and lowering utility bills.

Moreover, consistent servicing aids in improving indoor air quality-a crucial factor for any homeowner. Mobile homes may be more susceptible to air circulation issues due to their compact nature and often limited ventilation options. Over time, filters can clog with dust and debris while ducts may harbor allergens or mold growth if neglected. Through regular servicing contracts that include thorough cleaning and inspection of components like filters and ductwork, residents are assured of a healthier indoor environment free from pollutants that could trigger allergies or respiratory issues.

Another critical benefit is the extension of the lifespan of HVAC systems through preventive care. Much like any mechanical system, early detection of minor issues prevents them from escalating into costly repairs or complete breakdowns. Seasonal inspections allow technicians to identify wear and tear before they develop into major problems-whether it's a failing thermostat or a refrigerant leak-and address them promptly.

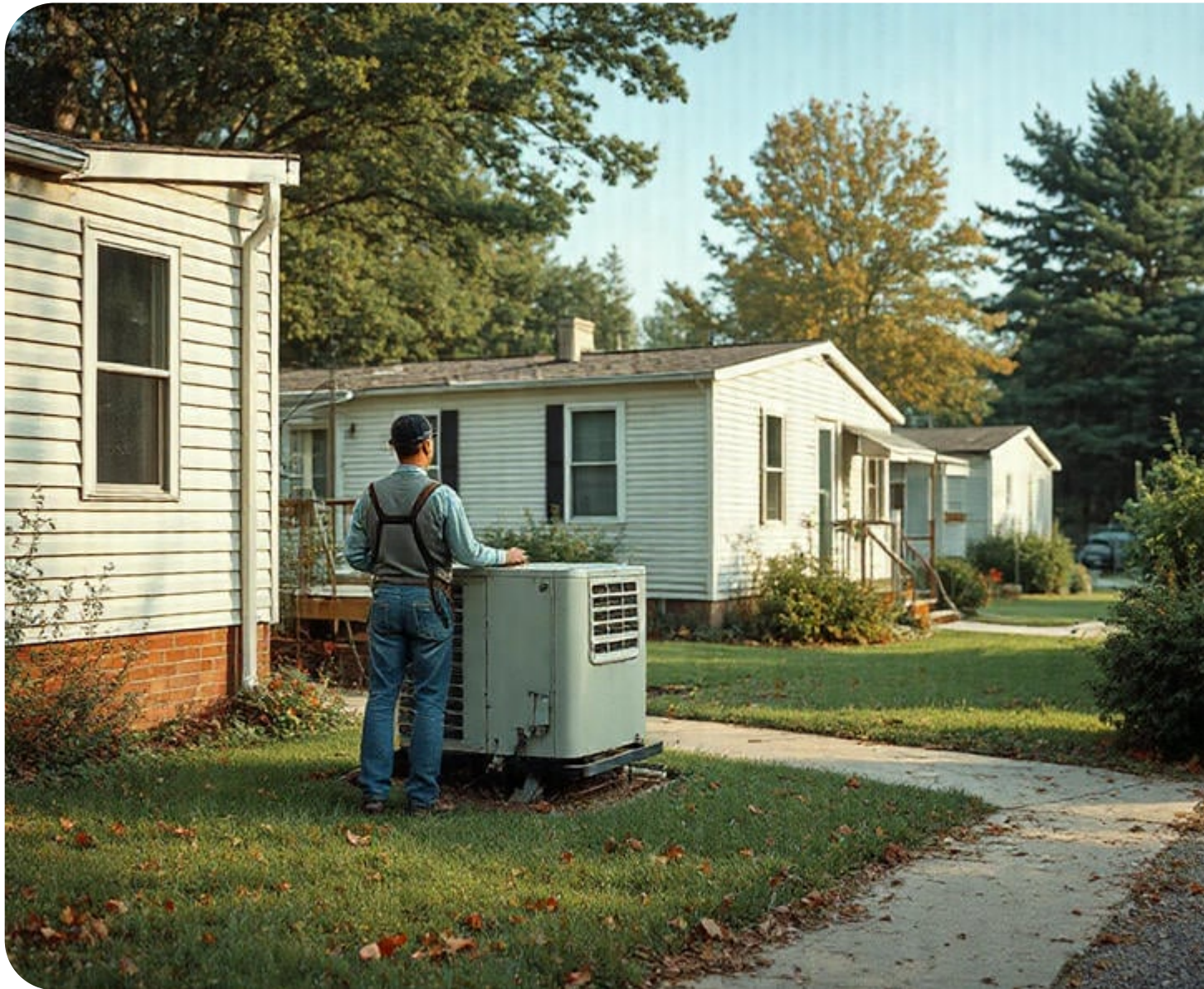
Furthermore, having a well-maintained HVAC system contributes significantly to safety within mobile homes. Issues such as gas leaks from faulty heating components or electrical hazards resulting from neglected air conditioning units pose serious risks if left unchecked. Regular service contracts ensure that all safety protocols are adhered to during each inspection visit-providing peace of mind for homeowners regarding potential hazards.

In addition to these practical benefits, maintaining an active service contract cultivates trust between homeowners and service providers. When technicians visit regularly as part of a contract agreement rather than sporadically responding only when problems arise; they build familiarity with specific unit quirks which facilitates faster diagnosis in future visits should unexpected issues occur.



Considering these factors highlights why investing in regular seasonal HVAC servicing is prudent for owners of mobile home units contemplating service contracts: enhancing efficiency reduces costs associated with high energy use; improving air quality safeguards health; preventing premature system failure saves money long-term; ensuring safety averts potential disasters-all while fostering reliable partnerships between residents & their chosen professionals who understand unique needs inherent within this housing type.

Ultimately then engaging in structured & comprehensive contractual arrangements surrounding routine checks ensures both immediate comfort & sustained value over years spent enjoying one's mobile abode amidst ever-changing seasons outside its walls!







# **Assessing Electrical and Plumbing Connections for Compatibility**



Reviewing HVAC service agreements for mobile home units can often be a complex task, fraught with potential pitfalls that are easy to overlook. Understanding these common pitfalls is essential to ensure you receive the best value and service quality for your mobile home.

One of the first pitfalls in reviewing HVAC service agreements is failing to scrutinize the scope of services provided. Many contracts offer a variety of services, but not all may be relevant or necessary for a mobile home unit. It's crucial to ensure that the agreement covers specific needs such as seasonal maintenance, emergency repairs, and system inspections tailored to your unit's unique requirements. Overlooking this could result in paying for services that are either redundant or insufficient.

Another common issue is neglecting to review the terms related to pricing and payment structures thoroughly. Some agreements might have hidden fees or clauses that allow for price increases over time without prior notification. It's vital to understand how costs are calculated and whether there are any additional charges that might arise during the contract period. This clarity helps avoid unexpected financial burdens and ensures transparency between you and the service provider.

Additionally, many people fail to pay attention to the warranty terms within these agreements. A good service contract should clearly outline what parts and labor are covered under warranty conditions. Without a clear understanding of these details, you might end up bearing unnecessary costs if something goes wrong with your HVAC system.

Terminology used in contracts can also be misleading or overly technical, leading to misunderstandings about what exactly is being offered or agreed upon. It's advisable to seek clarification on any terms or clauses that seem ambiguous before signing on the dotted line. Consulting with a professional who understands HVAC systems and legal jargon can provide peace of mind and prevent costly mistakes.

Lastly, not considering the reputation and reliability of the service provider can lead to dissatisfaction with both product and customer support quality. Researching reviews, testimonials, and industry standing can offer insights into their reliability and commitment towards customers like yourself who own mobile homes.

In summary, while reviewing an HVAC service agreement for your mobile home unit may seem straightforward at first glance, it requires careful consideration of several critical factors. By being diligent about understanding what you're agreeing to—from services included, pricing

structures, warranties offered, clear language usage in contracts-and choosing reputable providers; you'll be better positioned to maintain an efficient heating and cooling system without falling prey to common contractual pitfalls.

# Selecting Energy-Efficient HVAC Systems Suitable for Mobile Homes

When it comes to managing mobile home units, one of the most critical aspects that property managers and owners must address is the budgeting and cost considerations for seasonal services. These services can range from landscaping and snow removal to HVAC maintenance and pest control. Understanding the financial implications of these services is crucial for maintaining the quality and safety of mobile home communities while ensuring that costs remain manageable.

Reviewing service contracts for mobile home units requires a keen eye on both immediate expenses and long-term financial planning. Seasonal services often come with fluctuating costs due to changes in demand, weather conditions, and regional economic factors. Therefore, having a comprehensive budget plan allows managers to anticipate these expenses rather than react to them unexpectedly. A well-structured budget ensures that funds are allocated appropriately throughout the year, preventing any disruption in essential services that could affect resident satisfaction or community standards.

One fundamental step in this process is evaluating existing service contracts thoroughly before renewal or signing new ones. This involves assessing whether current service providers are delivering value for money, meeting contractual obligations, and providing consistent quality. It may also involve comparing multiple bids from different vendors to ensure competitive pricing without sacrificing quality or reliability.

Additionally, incorporating terms related to flexibility within contracts can be highly advantageous. For instance, including clauses that allow adjustments based on unexpected weather events or fluctuating needs can prevent overspending on unnecessary services during off-peak seasons while ensuring adequate provisions during high-demand periods.

Another critical consideration is understanding any hidden costs associated with these contracts. Often, there may be fees related to overtime work during emergencies or penalties for early termination of agreements that could impact overall budgeting plans. By identifying these potential pitfalls in advance, property managers can negotiate better terms or prepare contingency plans as needed.

Furthermore, it's beneficial to engage residents in discussions about seasonal services since their feedback can provide valuable insights into areas needing improvement or additional attention. Transparent communication regarding how funds are utilized fosters trust within the community and ensures that residents feel their concerns are being addressed.

Ultimately, effective cost considerations and budgeting for seasonal services require a balanced approach combining strategic planning with practical contract management skills. By doing so, property managers not only safeguard their financial interests but also enhance the living experience within mobile home communities-a goal that benefits everyone involved.







## **Preparing the Installation Area: Safety and Accessibility Measures**



When it comes to negotiating service contracts for mobile home units, homeowners find themselves navigating a landscape that requires both careful scrutiny and strategic negotiation. The terms of these contracts can significantly impact the value and longevity of their investment, making it imperative to approach this task with diligence and insight. Here are some key tips for negotiating favorable terms in service contracts for mobile home units.

First and foremost, thorough knowledge of the contract is essential. Before entering negotiations, it's crucial to review the contract in its entirety. Highlight key sections such as services provided, duration of the agreement, payment terms, and termination clauses. Pay special attention to any fine print that might hold hidden fees or restrictive conditions. Understanding these components will empower you to negotiate from an informed position.

Equally important is assessing your specific needs before entering any negotiation. Consider what services are most critical for your mobile home unit-whether it's regular maintenance, emergency repairs, or upgrades-and prioritize them accordingly. This ensures that negotiations focus on obtaining terms that cater directly to what you deem necessary rather than accepting a one-size-fits-all package.

Engaging in open communication with the service provider is another cornerstone of successful negotiation. Approach discussions with clarity about your expectations while remaining open to compromise where feasible. It's beneficial to build rapport with service providers; they may be more inclined to offer better terms if they see you as a cooperative partner rather than just another client.

Negotiating pricing is often one of the most challenging yet significant elements of service contracts. Don't hesitate to ask for discounts or explore bundled services that might offer savings compared to purchasing individually offered services. Additionally, conducting market research can provide leverage-knowing what competitors charge for similar services enables you to argue convincingly for fairer pricing.

Flexibility within the contract should also be a point of discussion during negotiations. Seek adjustable clauses where possible-such as those related to renewal conditions or scope changes-which can accommodate unforeseen circumstances without incurring heavy penalties. Flexibility ensures that the contract remains relevant throughout its term and provides room for adjustments as your needs evolve over time.



Finally, never underestimate the power of consulting with experts when reviewing service contracts for mobile home units. Legal professionals or industry consultants can offer invaluable insights into potential pitfalls within contract language and suggest amendments that better protect your interests.

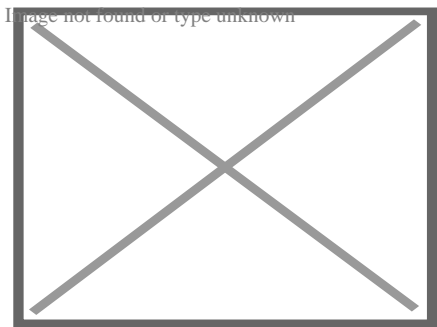
In conclusion, negotiating favorable terms in service contracts involves a combination of preparation, clear communication, strategic bargaining around pricing and flexibility, as well as seeking professional advice when needed. By approaching this process methodically and assertively, homeowners can secure agreements that not only safeguard their investment but enhance their overall living experience in their mobile homes.

About Mobile home

This article is about the prefabricated structure. For the vehicle, see Recreational vehicle. For other uses, see Mobile home (disambiguation). "Static Caravan" redirects here. For the record label, see Static Caravan Recordings. "House on wheels" redirects here. For the South Korean variety show, see House on Wheels.

The examples and perspective in this article **deal primarily with the United States and do not represent a worldwide view of the subject**. You may improve this article, discuss the issue on the talk page, or create a new article, as appropriate. *(April 2017) (Learn how and when to remove this message)*

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Mobile homes with detached single car garages

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Part of a series on  
**Living spaces**

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## Main

- House: detached
- semi-detached
- terraced
- Apartment
- Bungalow
- Cottage
- Ecohouse
- Green home
- Housing project
- Human outpost
- I-house
- Ranch
- Tenement
- Condominium
- Mixed-use development
- Hotel
- Hostel
- Castle
- Public housing
- Squat
- Flophouse
- Shack
- Slum
- Shanty town
- Villa

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## Issues

- Affordability
- Affordability in the United States
- Executive housing
- Environmental:
  - design
  - planning
  - racism
- Environmental security
- Eviction
- Fair housing
- Healthiness
- Homelessness
- Housing crisis
- Housing discrimination
- Housing stress
- Overpopulation
- Housing inequality
- Home ownership
- Luxury apartments
- Ownership equity
- Permit
- Rent
- Subprime lending
- Subsidized housing
- Sustainable:
  - architecture
  - development
  - living
- Sustainable city
- Toxic hotspot
- Vagrancy



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## Society and politics

- Housing First
- Housing subsidy
- NIMBY
- Rapid Re-Housing
- Real estate appraisal
- Real estate bubble
- Real estate economics
- Real estate investing
- Redlining
- Rent regulation
- Right to housing
- Rent control
- Rent strike
- Tenants union
- YIMBY

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#### Other

- Alternative lifestyle
- Assisted living
- Boomtown
- Cottage homes
- Eco-cities
- Ecovillage
- Foster care
- Green building
- Group home
- Halfway house
- Healthy community design
- Homeless shelter
- Hospital
- Local community
- Log house
- Natural building
- Nursing home
- Orphanage
- Prison
- Psychiatric hospital
- Residential care
- Residential treatment center
- Retirement community
- Retirement home
- Supportive housing
- Supported living



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**Housing portal**

A **mobile home** (also known as a **house trailer**, **park home**, **trailer**, or **trailer home**) is a prefabricated structure, built in a factory on a permanently attached chassis before being transported to site (either by being towed or on a trailer). Used as permanent homes, or for holiday or temporary accommodation, they are often left permanently or semi-permanently in one place, but can be moved, and may be required to move from time to time for legal reasons.

Mobile homes share the same historic origins as travel trailers, but today the two are very different, with travel trailers being used primarily as temporary or vacation homes. Behind the cosmetic work fitted at installation to hide the base, mobile homes have strong trailer frames, axles, wheels, and tow-hitches.

## History

[edit]

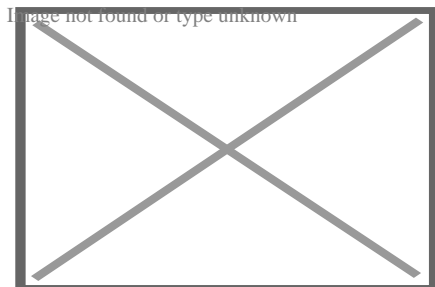
In the United States, this form of housing goes back to the early years of cars and motorized highway travel.<sup>[1]</sup> It was derived from the travel trailer (often referred to during the early years as "house trailers" or "trailer coaches"), a small unit with wheels attached permanently, often used for camping or extended travel. The original rationale for this type of housing was its mobility. Units were initially marketed primarily to people whose lifestyle required mobility. However, in the 1950s, the homes began to be marketed primarily as an inexpensive form of housing designed to be set up and left in a location for long periods of time or even permanently installed with a masonry foundation. Previously, units had been eight feet or fewer in width, but in 1956, the 10-foot (3.0 m) wide home ("ten-wide") was introduced, along with the new term "mobile home".<sup>[2]</sup>

The homes were given a rectangular shape, made from pre-painted aluminum panels, rather than the streamlined shape of travel trailers, which were usually painted after assembly. All of this helped increase the difference between these homes and home/travel trailers. The smaller, "eight-wide" units could be moved simply with a car, but the larger, wider units ("ten-wide", and, later, "twelve-wide") usually required the services of a professional trucking company, and, often, a special moving permit from a state highway department. During the late 1960s and early 1970s, the homes were made even longer and wider, making the mobility of the units more difficult. Nowadays, when a factory-built home is moved to a location, it is usually kept there permanently and the mobility of the units has considerably decreased. In some states, mobile homes have been taxed as personal property if the wheels remain attached, but as real estate if the wheels are removed. Removal of the tongue and axles may also be a requirement for real estate classification.

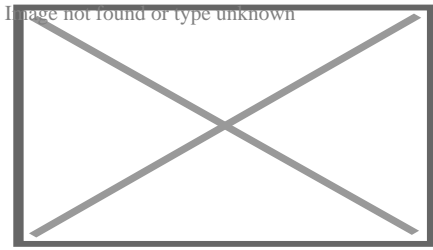
## Manufactured home

[edit]

Main article: Manufactured housing



Example of a modern manufactured home in New Alexandria, Pennsylvania.  
28 by 60 feet (8.5 m × 18.3 m)



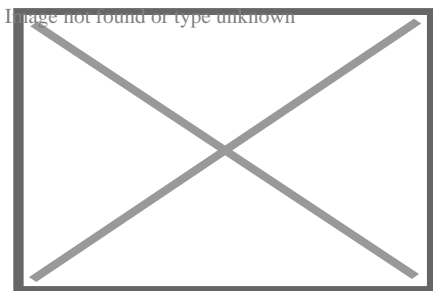
Manufactured home foundation

Mobile homes built in the United States since June 1976, legally referred to as manufactured homes, are required to meet FHA certification requirements and come with attached metal certification tags. Mobile homes permanently installed on owned land are rarely mortgageable, whereas FHA code manufactured homes are mortgageable through VA, FHA, and Fannie Mae.

Many people who could not afford a traditional site-built home, or did not desire to commit to spending a large sum of money on housing, began to see factory-built homes as a viable alternative for long-term housing needs. The units were often marketed as an alternative to apartment rental. However, the tendency of the units of this era to depreciate rapidly in resale value<sup>[citation needed]</sup> made using them as collateral for loans much riskier than traditional home loans. Terms were usually limited to less than the thirty-year term typical of the general home-loan market, and interest rates were considerably higher.<sup>[citation needed]</sup> In that way, mobile home loans resembled motor vehicle loans more than traditional home mortgage loans.

## Construction and sizes

[edit]



Exterior wall assemblies being set in place during manufacture

Mobile homes come in two major sizes, *single-wides* and *double-wides*. Single-wides are 18 feet (5.5 m) or less in width and 90 feet (27 m) or less in length and can be towed to their site as a single unit. Double-wides are 20 feet (6.1 m) or more wide and are 90 feet (27 m) in length or less and are towed to their site in two separate units, which are then

joined. *Triple-wides* and even homes with four, five, or more units are also built but less frequently.

While site-built homes are rarely moved, single-wide owners often "trade" or sell their home to a dealer in the form of the reduction of the purchase of a new home. These "used" homes are either re-sold to new owners or to park owners who use them as inexpensive rental units. Single-wides are more likely to be traded than double-wides because removing them from the site is easier. In fact, only about 5% of all double-wides will ever be moved.<sup>[citation needed]</sup>

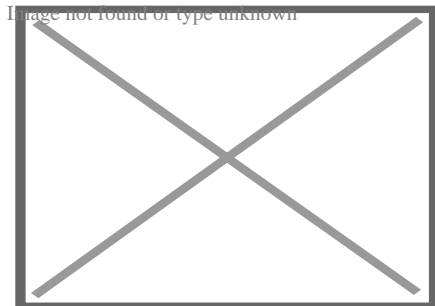
While an EF1 tornado might cause minor damage to a site-built home, it could do significant damage to a factory-built home, especially an older model or one that is not properly secured. Also, structural components (such as windows) are typically weaker than those in site-built homes.<sup>[3]</sup> 70 miles per hour (110 km/h) winds can destroy a mobile home in a matter of minutes. Many brands offer optional hurricane straps, which can be used to tie the home to anchors embedded in the ground.

## Regulations

[edit]

## United States

[edit]



Home struck by tornado

In the United States, mobile homes are regulated by the US Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974. This national regulation has allowed many manufacturers to distribute nationwide because they are immune to the jurisdiction of local building authorities.<sup>[4]</sup> <sup>[5]</sup> <sup>Acâ,¬Å</sup> <sup>1</sup> <sup>Acâ,¬Å</sup> By contrast, producers of modular homes must abide by state and local building codes. There are, however, wind zones adopted by HUD that home builders must follow. For example, statewide, Florida is at least wind zone 2. South Florida is wind zone 3, the strongest wind zone. After Hurricane



Andrew in 1992, new standards were adopted for home construction. The codes for building within these wind zones were significantly amended, which has greatly increased their durability. During the 2004 hurricanes in Florida, these standards were put to the test, with great success. Yet, older models continue to face the exposed risk to high winds because of the attachments applied such as carports, porch and screen room additions. Such areas are exposed to "wind capture" which apply extreme force to the underside of the integrated roof panel systems, ripping the fasteners through the roof pan causing a series of events which destroys the main roof system and the home.

The popularity of the factory-built homes caused complications the legal system was not prepared to handle. Originally, factory-built homes tended to be taxed as vehicles rather than real estate, which resulted in very low property tax rates for their inhabitants. That caused local governments to reclassify them for taxation purposes.

However, even with that change, rapid depreciation often resulted in the home occupants paying far less in property taxes than had been anticipated and budgeted. The ability to move many factory-built homes rapidly into a relatively small area resulted in strains to the infrastructure and governmental services of the affected areas, such as inadequate water pressure and sewage disposal, and highway congestion. That led jurisdictions to begin placing limitations on the size and density of developments.

Early homes, even those that were well-maintained, tended to depreciate over time, much like motor vehicles. That is in contrast to site-built homes which include the land they are built on and tend to appreciate in value. The arrival of mobile homes in an area tended to be regarded with alarm, in part because of the devaluation of the housing potentially spreading to preexisting structures.

This combination of factors has caused most jurisdictions to place zoning regulations on the areas in which factory-built homes are placed, and limitations on the number and density of homes permitted on any given site. Other restrictions, such as minimum size requirements, limitations on exterior colors and finishes, and foundation mandates have also been enacted. There are many jurisdictions that will not allow the placement of any additional factory-built homes. Others have strongly limited or forbidden all single-wide models, which tend to depreciate more rapidly than modern double-wide models.

Apart from all the practical issues described above, there is also the constant discussion about legal fixture and chattels and so the legal status of a trailer is or could be affected by its incorporation to the land or not. This sometimes involves such factors as whether or not the wheels have been removed.

## **North Carolina**

[edit]

The North Carolina Board of Transportation allowed 14-foot-wide homes on the state's roads, but until January 1997, 16-foot-wide homes were not allowed. 41 states allowed 16-foot-wide homes, but they were not sold in North Carolina. Under a trial program approved January 10, 1997, the wider homes could be delivered on specific roads at certain times of day and travel 10 mph below the speed limit, with escort vehicles in front and behind.<sup>[6]</sup><sup>[7]</sup> Eventually, all homes had to leave the state on interstate highways.<sup>[8]</sup>

In December 1997, a study showed that the wider homes could be delivered safely, but some opponents still wanted the program to end.<sup>[9]</sup> On December 2, 1999, the NC Manufactured Housing Institute asked the state Board of Transportation to expand the program to allow deliveries of 16-foot-wide homes within North Carolina.<sup>[8]</sup> A month later, the board extended the pilot program by three months but did not vote to allow shipments within the state.<sup>[10]</sup> In June 2000, the board voted to allow 16-foot-side homes to be shipped to other states on more two-lane roads, and to allow shipments in the state east of US 220. A third escort was required, including a law enforcement officer on two-lane roads.<sup>[11]</sup>

## New York

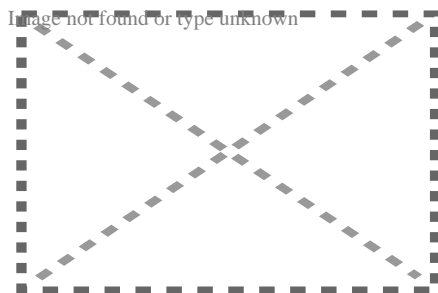
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In New York State, the Homes and Community Renewal agency tracks mobile home parks and provides regulations concerning them. For example, the agency requires park owners to provide residents with a \$15,000 grant if residents are forced to move when the land is transferred to a new owner. Residents are also granted the right of first refusal for a sale of the park, however, if the owner does not evict tenants for five years, the land sale can go ahead. State law also restricts the annual increase in land lot fee to a cap of 3 percent, unless the landowner demonstrates hardship in a local court, and can then raise the land lot fee by up to 6 percent in a year.<sup>[12]</sup>

## Mobile home parks

[edit]

Main article: Trailer park



Meadow Lanes Estates Mobile Home Park, Ames, Iowa, August 2010, during a flood

Mobile homes are often sited in land lease communities known as trailer parks (also 'trailer courts', 'mobile home parks', 'mobile home communities', 'manufactured home communities', 'factory-built home communities' etc.); these communities allow homeowners to rent space on which to place a home. In addition to providing space, the site often provides basic utilities such as water, sewer, electricity, or natural gas and other amenities such as mowing, garbage removal, community rooms, pools, and playgrounds.

There are over 38,000<sup>[13]</sup> trailer parks in the United States ranging in size from 5 to over 1,000 home sites. Although most parks appeal to meeting basic housing needs, some communities specialize towards certain segments of the market. One subset of mobile home parks, retirement communities, restrict residents to those age 55 and older. Another subset of mobile home parks, seasonal communities, are located in popular vacation destinations or are used as a location for summer homes. In New York State, as of 2019, there were 1,811 parks with 83,929 homes.<sup>[12]</sup>

Newer homes, particularly double-wides, tend to be built to much higher standards than their predecessors and meet the building codes applicable to most areas. That has led to a reduction in the rate of value depreciation of most used units.<sup>[14]</sup>

Additionally, modern homes tend to be built from materials similar to those used in site-built homes rather than inferior, lighter-weight materials. They are also more likely to physically resemble site-built homes. Often, the primary differentiation in appearance is that factory-built homes tend to have less of a roof slope so that they can be readily transported underneath bridges and overpasses.<sup>[citation needed]</sup>

The number of double-wide units sold exceeds the number of single-wides, which is due in part to the aforementioned zoning restrictions. Another reason for higher sales is the spaciousness of double-wide units, which are now comparable to site-built homes. Single-wide units are still popular primarily in rural areas, where there are fewer restrictions. They are frequently used as temporary housing in areas affected by natural disasters when restrictions are temporarily waived.<sup>[citation needed]</sup>

Another recent trend has been parks in which the owner of the mobile home owns the lot on which their unit is parked. Some of these communities simply provide land in a homogeneous neighborhood, but others are operated more like condominiums with club homes complete with swimming pools and meeting rooms which are shared by all of the residents, who are required to pay membership fees and dues.

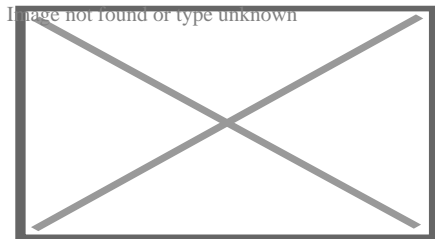
## By country

[edit]

Mobile home (or mobile-homes) are used in many European campgrounds to refer to fixed caravans, purpose-built cabins, and even large tents, which are rented by the week or even year-round as cheap accommodation, similar to the US concept of a trailer park. Like many other US loanwords, the term is not used widely in Britain.<sup>[*citation needed*]</sup>

## United Kingdom

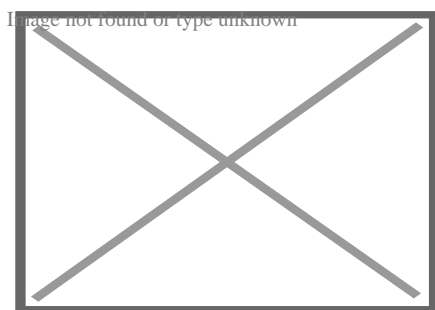
[edit]



A mobile home marketed as a holiday home

Mobile Homes or Static Caravans are popular across the United Kingdom. They are more commonly referred to as Park Homes or Leisure Lodges, depending on if they are marketed as a residential dwelling or as a second holiday home residence.

Residential Mobile homes (park homes) are built to the BS3632 standard. This standard is issued by the British Standards Institute. The institute is a UK body who produce a range of standards for businesses and products to ensure they are fit for purpose. The majority of residential parks in the UK have a minimum age limit for their residents, and are generally marketed as retirement or semi-retirement parks. Holiday Homes, static caravans or holiday lodges aren't required to be built to BS3632 standards, but many are built to the standard.



A static caravan park on the cliffs above Beer, Devon, England

In addition to mobile homes, static caravans are popular across the UK. Static caravans have wheels and a rudimentary chassis with no suspension or brakes and are therefore transported on the back of large flatbed lorries, the axle and wheels being used for movement to the final location when the static caravan is moved by tractor or 4×4. A

static caravan normally stays on a single plot for many years and has many of the modern conveniences normally found in a home.

Mobile homes are designed and constructed to be transportable by road in one or two sections. Mobile homes are no larger than 20 m × 6.8 m (65 ft 7 in × 22 ft 4 in) with an internal maximum height of 3.05 m (10 ft 0 in). Legally, mobile homes can still be defined as "caravans".

Static holiday caravans generally have sleeping accommodation for 6 to 10 people in 2, 3 or 4 bedrooms and on convertible seating in the lounge referred to as a 'pull out bed'. They tend towards a fairly "open-plan" layout, and while some units are double glazed and centrally heated for year-round use, cheaper models without double glazing or central heating are available for mainly summer use. Static caravan holiday homes are intended for leisure use and are available in 10 and 12 ft (3.0 and 3.7 m) widths, a small number in 13 and 14 ft (4.0 and 4.3 m) widths, and a few 16 ft (4.9 m) wide, consisting of two 8 ft (2.4 m) wide units joined. Generally, holiday homes are clad in painted steel panels, but can be clad in PVC, timber or composite materials. Static caravans are sited on caravan parks where the park operator of the site leases a plot to the caravan owner. There are many holiday parks in the UK in which one's own static caravan can be owned. There are a few of these parks in areas that are prone to flooding and anyone considering buying a sited static caravan needs to take particular care in checking that their site is not liable to flooding.

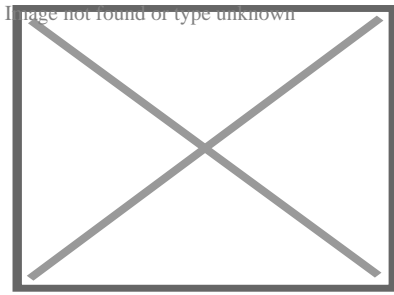
Static caravans can be rented on an ad-hoc basis or purchased. Purchase prices range from £25,000 to £100,000. Once purchased, static caravans have various ongoing costs including insurance, site fees, local authority rates, utility charges, winterisation and depreciation. Depending on the type of caravan and the park these costs can range from £1,000 to £40,000 per year.<sup>[15]</sup> Some park owners used to have unfair conditions in their lease contracts but the Office of Fair Trading has produced a guidance document available for download called Unfair Terms in Holiday Caravan Agreements which aims to stop unfair practices.

## Israel

[edit]

Main article: Caravan (Israel)





Posting of *caravan* in Mitzpe Hila, Israel, 1982

Many Israeli settlements and outposts are originally composed of caravans (Hebrew: *caravan*; pl. *caravanim*). They are constructed of light metal, are not insulated but can be outfitted with heating and air-conditioning units, water lines, recessed lighting, and floor tiling to function in a full-service capacity. Starting in 2005, prefabricated homes, named *caravillas* (Hebrew: a portmanteau of the words caravan, and villa, begin to replace mobile homes in many Israeli settlements.

## Difference from modular homes

[edit]

Main article: Modular home

Because of similarities in the manufacturing process, some companies build both types in their factories. Modular homes are transported on flatbed trucks rather than being towed, and lack axles and an automotive-type frame. However, some modular homes are towed behind a semi-truck or toter on a frame similar to that of a trailer. The home is usually in two pieces and is hauled by two separate trucks. Each frame has five or more axles, depending on the size of the home. Once the home has reached its location, the axles and the tongue of the frame are then removed, and the home is set on a concrete foundation by a large crane.

Both styles are commonly referred to as factory-built housing, but that term's technical use is restricted to a class of homes regulated by the Federal National Mfd. Housing Construction and Safety Standards Act of 1974.

Most zoning restrictions on the homes have been found to be inapplicable or only applicable to modular homes. That occurs often after considerable litigation on the topic by affected jurisdictions and by plaintiffs failing to ascertain the difference. Most modern modulares, once fully assembled, are indistinguishable from site-built homes. Their roofs are usually transported as separate units. Newer modulares also come with roofs that can be raised during the setting process with cranes. There are also modulares with 2 to 4 storeys.

## Gallery

[edit]

Construction starts with the frame.

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Construction starts with the  
frame.

Interior wall assemblies are attached.

○

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Interior wall assemblies are  
attached.

Roof assembly is set atop home.

○

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Roof assembly is set atop  
home.

Drywall is completed.

○

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Drywall is completed.

Home is ready for delivery to site.

○

Image not found or type unknown

Home is ready for delivery to site.

- A modern "triple wide" home, designed to look like an adobe home

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A modern "triple wide" home, designed to look like an adobe home  
A mobile home is being moved, California.

○

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A mobile home is being moved, California.

- A mobile home being prepared for transport

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A mobile home being prepared for transport

**See also**

[edit]

-  Housing portal
- All Parks Alliance for Change
- Campervan
- Construction trailer
- Houseboat
- Manufactured housing
- Modular home
- Motorhome
- Nomadic wagons
- Recreational vehicle
- Reefer container housing units
- Small house movement
- Trailer (vehicle)
- Trailer Park Boys
- Trailer trash
- Vardo
- Prefabricated home

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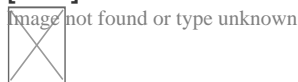
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## External links

[edit]



Wikimedia Commons has media related to ***Mobile homes***.

- Regulating body in the UK
- US Federal Manufactured Home Construction and Safety Standards

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# Things To Do in Johnson County

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Overland Park Arboretum & Botanical Gardens

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Firefly Forest

3.9 (29)

Photo

## **Museum at Prairiefire**

**4.3 (1149)**

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## **Johnson County Museum**

**4.7 (709)**

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## **Ernie Miller Park & Nature Center**

**4.7 (890)**

**Photo**

Deanna Rose Children's Farmstead

4.8 (5793)

## Driving Directions in Johnson County

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Driving Directions From Extended Stay Lenexa Studios to Royal Supply Inc

Driving Directions From Security P S to Royal Supply Inc

Driving Directions From Motel 6 Lenexa, KS - Kansas City Southwest to Royal Supply Inc

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**Driving Directions From Ernie Miller Park & Nature Center to Royal Supply Inc**

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## Reviews for Royal Supply Inc

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### Royal Supply Inc

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Donald Waggoner

(4)

I received a furnace installment from this place and was extremely happy with the furnace installation, but during the installation, they did something to completely make my hot water heater not work. They installed it on Friday at noon, and by the time I realized I had no hot water, it's after they closed, which left me with no hot water. Update: I had to call someone else out to help get my hot water heater fixed and operating correctly. While I am extremely grateful to the company for installing a great furnace, my final review will stay at 4 stars for the fact that the team did not address the hot water heater back to working order. I may use them for further things in the future, but I must leave this review to help others not have the same issues as me.

### Royal Supply Inc

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Ashley Foster

(5)

In a rush we had to replace our tub/surround in our home. We ordered online with another supplier and had a HORRIBLE experience. A friend recommended Royal Supply and they had exactly what we needed. We paid, loaded our trailer and were gone in less than 15 minutes. They are friendly and very helpful. Would definitely recommend to family and friends.

### Royal Supply Inc

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william mann

(5)

Needed an exterior door in a hurry after storm damaged mine. All the big box stores were days or weeks out on a 34x76 door. Google lead me here, I went in, asked if he had one that size, took me in their warehouse and showed me several options. Found a door I liked, and they had all the additional hardware to install I needed. One stop shop, friendly and helpful. Priced right too.

## Royal Supply Inc

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Caleb Roye

(5)

incredibly helpful staff. very educated on products and installation.

## Royal Supply Inc

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J.

(1)

Terrible AC install. Skimped on 90°c fittings for the electric conduit under my house, they used black electrical tape instead, I look under my house to find bare wires that are not in a conduit which is an electrical safety no no and could lead to my house burning down. Left a massive gaping hole in my insulation leaving me to deal with itchy fiberglass myself which I only discovered after a summer of high electricity bills due to terrible insulation.

Reviewing Service Contracts for Mobile Home Units [View GBP](#)

Royal Supply Inc

Phone : +18164837979

City : Lenexa

State : KS

Zip : 66215

Address : Unknown Address

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