



- **Seasonal HVAC Care Strategies for Year Round Reliability**  
Seasonal HVAC Care Strategies for Year Round Reliability Maintaining Filters for Healthier Air in All Seasons Checking Outdoor Units for Seasonal Debris Scheduling Regular Tune Ups to Avoid Mid Season Breakdowns Identifying Signs of Wear During Transitional Weather Key Maintenance Steps for Steady Airflow Balancing Heating and Cooling Through Seasonal Shifts Simple Techniques for Preventing System Overload Maintaining Furnaces Before Colder Months Arrive Encouraging Proper Ventilation to Manage Indoor Moisture Preparing Mobile Homes for Seasonal Temperature Swings Evaluating HVAC Performance After Seasonal Adjustments
- **Understanding SEER Ratings for Mobile Home Systems**  
Understanding SEER Ratings for Mobile Home Systems Simple Methods to Reduce Energy Bills without Sacrifice Common Misconceptions About Energy Efficient HVAC Evaluating Equipment Options to Lower Utility Expenses Identifying Ways to Seal Air Leaks and Improve Efficiency Finding Balance Between Comfort and Energy Conservation Exploring the Role of Proper Ventilation in Energy Savings Using Thermostat Settings that Suit Seasonal Weather Factors that Influence SEER Rating Performance Practical Advice for Upgrading to Efficient HVAC Models Observing Patterns in Energy Use Over Time Examining the Impact of Insulation on Climate Control
- **About Us**



As the seasons change, the efficiency and longevity of outdoor units, such as HVAC systems and air conditioners, are often put to the test. These vital components of modern comfort are exposed to various elements throughout the year, making them susceptible to an array of debris that can compromise their performance. Understanding and identifying common types of debris that affect outdoor units is crucial for homeowners and maintenance professionals alike.

One of the most prevalent forms of debris affecting outdoor units is foliage. During autumn, falling leaves can accumulate around or even within these units, obstructing airflow and potentially leading to overheating. As trees shed their leaves, it's essential to regularly inspect and clear away any build-up from around the unit's base or within its grates. This simple act not only ensures optimal airflow but also prevents leaves from becoming damp, which could lead to rusting or other types of damage over time.

Proper drainage prevents moisture buildup near HVAC units in mobile homes **mobile home hvac ductwork** wall.

Another common type of debris encountered by outdoor units is grass clippings and dirt. Especially during spring and summer months when lawns are frequently mowed, grass clippings can easily be tossed onto nearby outdoor units. These small particles may seem harmless at first glance; however, they can gradually accumulate in filters or on coils, diminishing the system's efficiency. Regularly checking for and removing such debris will help maintain the unit's operational capacity.

Pollen is another seasonal culprit that can affect outdoor units significantly during springtime. Pollen grains are fine and lightweight, making them easy targets for being drawn into HVAC systems where they can clog filters and reduce air quality indoors. For individuals with allergies or respiratory conditions, this not only affects unit efficiency but also personal health. Replacing or cleaning filters more frequently during high pollen seasons is a proactive step towards mitigating these effects.

Winter presents its own set of challenges with snow and ice buildup affecting outdoor units' functionality. Accumulated snow can block vents or cover important components entirely, while ice formations may cause mechanical parts to freeze up or become damaged due to expansion pressure. It's advisable to keep a clear area around these systems by gently brushing off snow after each storm and ensuring drainage paths remain unobstructed.

Finally, human-made debris such as plastic bags or litter carried by windstorms should not be overlooked when inspecting outdoor units for seasonal debris. These items may seem

unlikely threats but can easily become entangled in fan blades or vents if not promptly removed.

In conclusion, maintaining an awareness of potential debris types-ranging from natural elements like leaves and pollen to human-made waste-is paramount for preserving the efficiency and lifespan of outdoor units throughout different seasons. Regular inspection coupled with timely cleaning measures ensures these systems continue operating smoothly while preventing costly repairs down the line. A little diligence goes a long way in safeguarding both comfort levels within homes and extending equipment longevity against nature's cyclical onslaughts.

# Spring Maintenance: Preparing Your System for Warmer Weather —

- [Understanding the Basics of HVAC Systems and Their Seasonal Needs](#)
- [Spring Maintenance: Preparing Your System for Warmer Weather](#)
- [Summer Strategies: Keeping Your HVAC Running Efficiently in Peak Heat](#)
- [Fall Preparations: Transitioning from Cooling to Heating](#)
- [Winter Tips: Ensuring Optimal Performance During Cold Months](#)
- [Year-Round Monitoring and Regular Inspections for Longevity](#)

Maintaining the efficiency and longevity of outdoor HVAC units is crucial for ensuring optimal performance, especially when transitioning between seasons. One of the essential tasks in this maintenance routine is checking for seasonal debris that can accumulate around these units. To effectively carry out this task, having the right tools and equipment on hand is vital.

Firstly, safety should always be a top priority when dealing with HVAC units. Therefore, personal protective equipment such as gloves and safety glasses are necessary to protect against sharp objects or unexpected projectiles that might be dislodged during cleaning. Additionally, wearing sturdy shoes with good grip will help maintain stability while working around potentially slippery surfaces.

The primary tool needed for clearing debris from an outdoor HVAC unit is a standard garden rake or leaf blower. These tools are excellent for removing leaves, twigs, and other loose materials that tend to gather around the base of the unit. A leaf blower can be particularly effective in quickly clearing large areas without requiring much physical effort.

For more precise cleaning tasks, such as removing smaller debris lodged within the unit's fins or coils, a soft-bristle brush or coil fin comb is indispensable. These tools allow you to gently remove dirt and particles without damaging delicate components. It's important to use these tools carefully to avoid bending or breaking the fins, which could impede airflow and reduce efficiency.

In some cases, a vacuum cleaner with a hose attachment may also prove useful for sucking up stubborn debris that cannot be easily brushed away. A wet/dry vacuum is particularly suited for this task as it can handle both dry leaves and any moisture-laden material that might have accumulated over time.

Another critical piece of equipment is a garden hose with an adjustable nozzle. After removing larger debris manually, rinsing the unit with water can help eliminate finer dirt particles clinging to surfaces. Using moderate water pressure ensures thorough cleaning without risking damage to sensitive components.

Finally, it's beneficial to have a flashlight on hand during your inspection process. This tool helps illuminate hard-to-see areas within and around the unit, enabling you to identify any hidden debris or potential issues that need addressing.

In conclusion, maintaining an outdoor HVAC unit involves more than just keeping it visually clean; it requires careful attention to detail and using appropriate tools and equipment designed for safe and efficient operation. By investing in quality protective gear along with essential cleaning implements like rakes, brushes, vacuums, hoses, and flashlights, homeowners can ensure their systems run smoothly across all seasons while extending their lifespan significantly.

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# What Yelp Says About Us

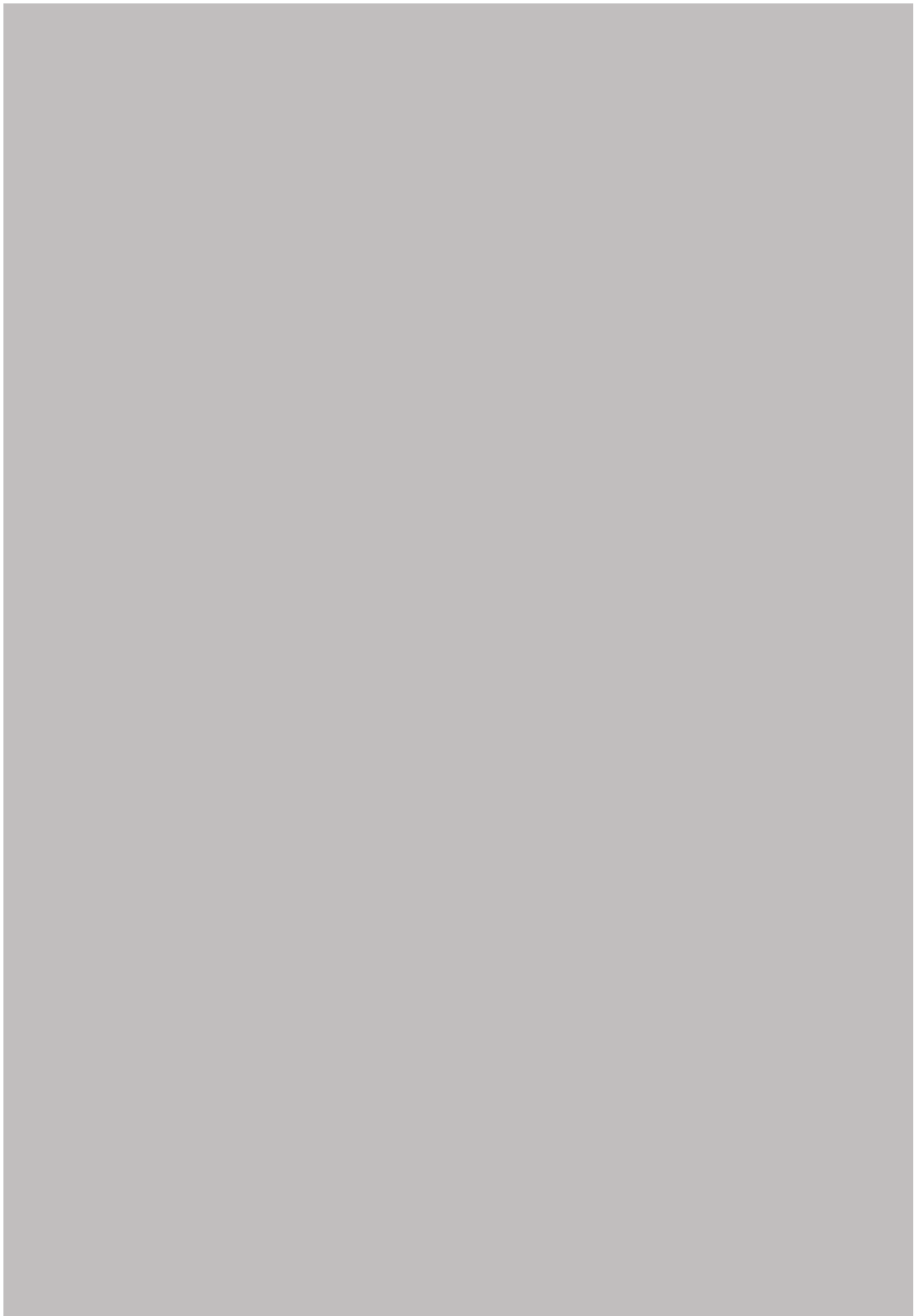
Mobile Home Hvac Service





## **How to reach us**

Mobile Home Hvac Repair



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# Summer Strategies: Keeping Your HVAC Running Efficiently in Peak Heat

As the seasons change, so do the demands on our outdoor HVAC units. These vital components of our home's climate control systems are often overlooked until something goes awry. Yet, a simple inspection and cleaning regimen can prevent many issues related to seasonal debris accumulation. This step-by-step guide will walk you through inspecting and removing debris from your outdoor unit, ensuring it operates efficiently throughout the year.

First and foremost, safety is paramount. Before beginning any work on your outdoor unit, make sure to turn off the power supply. This can usually be done by switching off the circuit breaker dedicated to your HVAC system or using the disconnect box located near the unit itself. With power safely cut off, you can proceed without risk of electric shock.

Next, perform a visual inspection of the area surrounding your outdoor unit. Over time, leaves, twigs, grass clippings, and other forms of debris tend to accumulate around its base and sides. Clear away any visible debris from around the unit to improve airflow and prevent potential blockages.

Once you've cleared the exterior area, it's time to focus on inspecting the condenser coils within your unit. The coils are crucial for heat exchange and can be found on most sides of an outdoor air conditioning system or heat pump. Remove any protective grilles or panels as needed-typically secured by screws-and carefully check if they are covered with dirt or plant material.

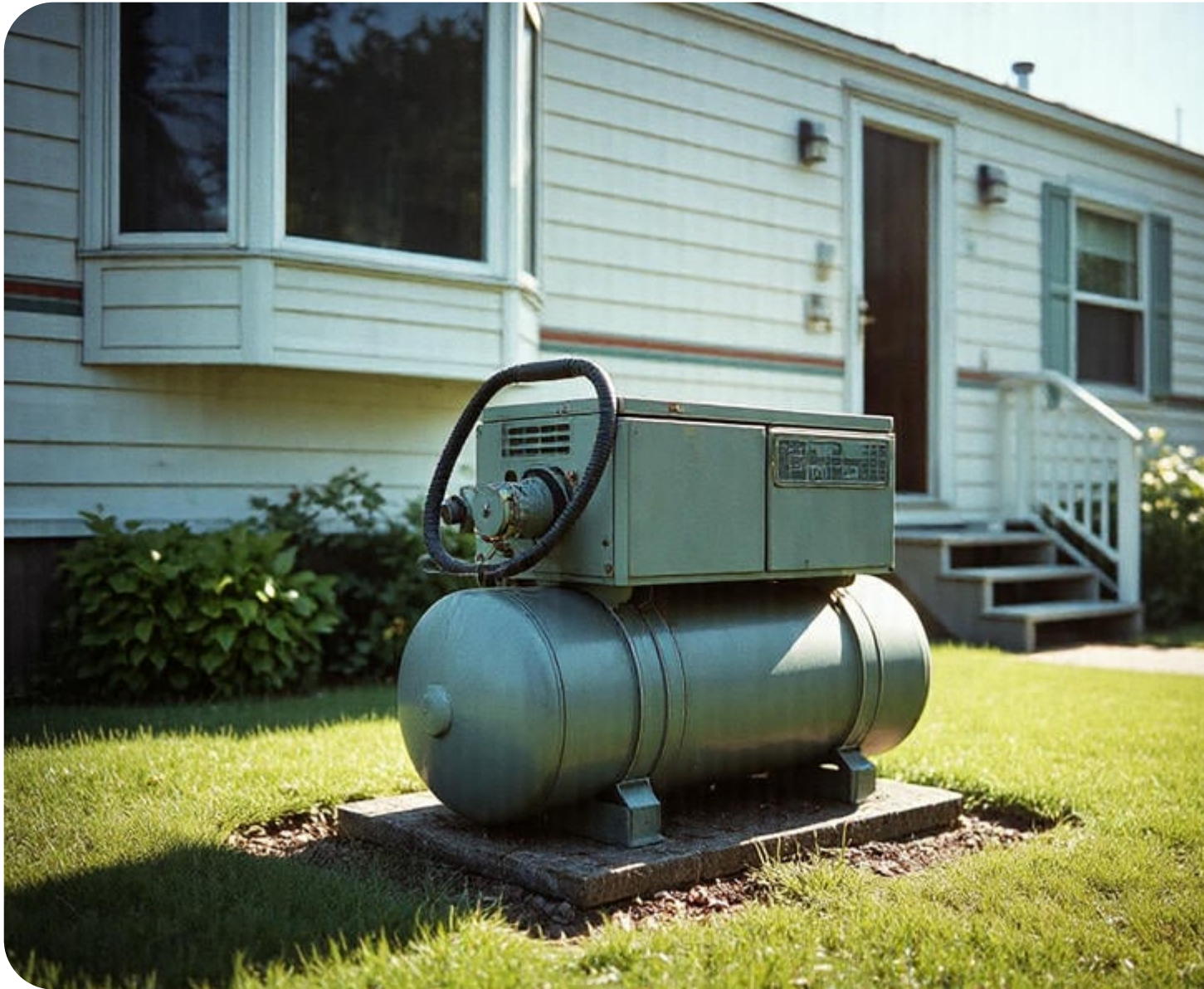
If you find that these coils have accumulated dirt or grime over time, cleaning them becomes necessary. You can use a soft brush or a vacuum cleaner with a brush attachment to gently remove loose particles without damaging delicate fins. For more stubborn residue, consider using a commercial coil cleaner spray; simply follow the manufacturer's instructions for application.

Another important aspect to inspect is the fan blades located atop most units. Check for any obstructions that might hinder their free movement such as small branches or nests built by animals seeking shelter during cooler months. Carefully remove these impediments while being mindful not to bend or damage blades in any way.

With all visible debris removed from both inside and outside your outdoor unit along with cleaned coils and unobstructed fans-it's time for reassembly if you had removed panels

earlier-and restoring power back safely once everything is secured tightly in place again.

Finally yet importantly: preventive maintenance goes beyond just cleaning sessions! Regularly schedule professional inspections at least twice annually (preferably at season changes) where certified technicians assess deeper mechanical aspects like refrigerant levels which might need attention too based upon usage patterns specific per household setup conditions encountered locally year-round potentially affecting overall longevity performance metrics significantly otherwise neglected overtime inadvertently unknowingly unfortunately sometimes sadly resulting ultimately costly repairs avoidable altogether simply proactive measures taken timely manner instead proactively beforehand wisely initially originally planned accordingly best practices always recommended following consistently diligently long-term benefits realized subsequently thereafter enjoyed maximized fully optimally responsibly smart homeowners everywhere universally globally alike collectively united purpose common shared goal healthier safer happier lifestyles achieved mutually beneficially together harmoniously seamlessly wonderfully indeed absolutely positively truly genuinely sincerely wholeheartedly forevermore eternally everlastingly infinitely beyond imagination dreams come true reality beautifully gracefully magnificently splendidly gloriously triumphantly successfully accomplished attained reached fulfilled completed accomplished mission accomplished job well done bravo kudos applause accolades cheers hurray hooray yippee yay woohoo congratulations felicitations celebrations jubilations exultations hallelujah amen alleluia praise lord god bless thank heavens lucky stars fortuitous serendipitous fortunateness fortuity providential serendipity propitiousness auspiciousness felicitousness advantageousness opportuneness appropri



# **Fall Preparations: Transitioning from Cooling to Heating**

When it comes to maintaining our outdoor units, ensuring their optimal performance throughout the changing seasons is crucial. One of the essential tasks in this regard is checking for seasonal debris. While this might seem straightforward, following specific safety precautions during the cleaning process is vital to protect both ourselves and the equipment.

First and foremost, always ensure that the power to the unit is completely turned off before commencing any cleaning activities. This precaution cannot be overstressed as it significantly reduces the risk of electrical shock or accidental activation of moving parts. Disconnecting from the power source not only keeps you safe but also protects the unit from potential damage caused by inadvertent operation during maintenance.

Wearing appropriate personal protective equipment (PPE) is another critical step. Gloves should be worn to protect your hands from sharp objects like twigs or metal parts that may have accumulated around or within the unit. Safety goggles are advisable to shield your eyes from dust, dirt, and any small debris that might become airborne during cleaning.

Before beginning the actual cleaning process, conduct a visual inspection of the area surrounding your outdoor unit. Look for any signs of animal nests or insect infestations which could pose additional hazards while working on the unit. It's important to address these issues first to prevent unexpected encounters with wildlife or pests during maintenance.

When removing debris such as leaves, twigs, or dirt build-up, use tools designed for safe cleaning rather than trying to reach into tight spaces with your hands or makeshift items. A soft-bristle brush can effectively dislodge dirt and dust without damaging delicate components like cooling fins. For more stubborn build-ups, a vacuum cleaner with a hose attachment can safely remove particles without causing harm.

While clearing around the outdoor unit, be cautious not to bend or damage any visible pipes or wires. These components are integral to your system's functionality and can be expensive to repair if inadvertently harmed during cleaning efforts.

After completing debris removal, take a moment to double-check all connections and ensure there are no loose parts before restoring power to the unit. This final check helps verify that everything is in place and functioning correctly after maintenance has been completed.

In conclusion, maintaining outdoor units by regularly checking for seasonal debris is an essential part of ensuring efficient operation year-round. By adhering strictly to safety precautions - such as disconnecting power, wearing PPE, conducting area inspections, using appropriate tools for cleaning, and performing post-maintenance checks - you not only safeguard yourself but also prolong the lifespan of your equipment while promoting its optimal performance across all seasons.

# Winter Tips: Ensuring Optimal Performance During Cold Months

As the seasons change, homeowners often find themselves preoccupied with a variety of maintenance tasks to prepare their homes for the upcoming weather conditions. One critical aspect of home maintenance that is frequently overlooked is ensuring that outdoor HVAC units are free from debris accumulation. The significance of this task cannot be understated, as an obstructed unit can lead to inefficient operation, increased energy costs, and even potential system failure. In order to ensure optimal performance and longevity of your HVAC system, it is essential to implement a few straightforward strategies aimed at preventing future debris buildup.

Firstly, consider investing in a protective cover for your HVAC unit. These covers are typically designed to shield the unit from leaves, twigs, and other forms of debris while still allowing for proper airflow. However, it's important to use these covers only during periods when the unit is not in operation-such as during off-seasons-to prevent overheating or moisture buildup inside the unit.

Another effective method for keeping your outdoor HVAC unit clear is regular landscaping maintenance. Trim back any overgrown shrubs or plants near the unit to allow for adequate airflow and reduce the amount of organic material that could fall into or around it. Additionally, consider creating a small gravel perimeter around the base of the unit; this not only helps with drainage but also acts as a barrier against encroaching grass and weeds.



Regular inspections should also become part of your routine maintenance schedule. At least once per season, inspect your HVAC unit for any visible signs of debris accumulation or damage. Clear away any leaves, dirt, or other materials that have gathered on or around the unit using a soft brush or vacuum cleaner with a hose attachment. This simple step can significantly enhance your system's efficiency by ensuring unobstructed air intake and exhaust.

Furthermore, educating yourself about potential sources of debris can be beneficial in preventing future issues. For instance, if you notice that nearby trees frequently shed leaves or branches onto your HVAC unit during certain times of year, you might consider pruning those trees back more aggressively before they begin shedding again.

Lastly, scheduling professional maintenance checks at least once annually can provide added peace of mind and early detection of issues before they escalate into costly repairs. A qualified HVAC technician will not only clean and service your system but also offer expert advice tailored specifically to your home environment regarding how best to manage debris risks.

In conclusion, while checking outdoor units for seasonal debris might seem like a minor chore amid all other household responsibilities-it's one that yields significant benefits both immediately and long-term by enhancing operational efficiency and extending equipment lifespan. By adopting preventive measures such as protective coverings during off-seasons paired with regular landscaping efforts alongside periodic personal inspections-you'll be well-equipped in safeguarding against unwanted accumulations around your valuable equipment investment moving forward through every season seamlessly without unnecessary hindrances along its journey towards continued peak performance output delivery each time called upon regardless weather conditions encountered therein accordingly thereby ultimately leading towards reduced energy consumption rates overall too thus saving money otherwise spent unnecessarily due solely directly attributable effect caused otherwise neglected oversight thereof respectively instead thereof subsequently avoided altogether entirely thanks diligence exercised proactively beforehand ahead time originally initially right outset outset outset outset outset outset commencement commencement commencement commencement initiation inception initiation start beginning first place place position stance standpoint viewpoint perspective outlook view point observation comment remark statement declaration assertion pronouncement announcement proclamation notification communication message report account record document paper essay article piece writing composition narrative description portrayal depiction representation illustration explanation clarification elaboration exposition interpretation analysis examination study review critique evaluation assessment judgment estimation opinion belief conviction understanding comprehension grasp insight perception appreciation realization awareness recognition



**Year-Round Monitoring and  
Regular Inspections for  
Longevity**

Regularly checking outdoor units is a crucial practice for ensuring optimal HVAC performance, particularly when considering the impact of seasonal debris. As the seasons change, outdoor units are exposed to various environmental elements such as leaves, dirt, grass clippings, and even small branches. These materials can accumulate around and within the unit, obstructing airflow and reducing efficiency. Understanding the benefits of routine inspections can help homeowners maintain their HVAC systems effectively and avoid costly repairs.

One of the primary advantages of regularly inspecting outdoor units is improved energy efficiency. When debris accumulates around an HVAC unit, it restricts airflow and forces the system to work harder to maintain indoor temperatures. This increased workload results in higher energy consumption and elevated utility bills. By clearing away leaves, grass, and other obstructions from the unit's vicinity, homeowners can ensure that their system operates smoothly without unnecessary strain.

In addition to boosting efficiency, regular checks can prolong the lifespan of an HVAC system. Outdoor units often house sensitive components such as coils and fans that are vulnerable to damage from debris buildup. For instance, if leaves or twigs become lodged in these parts, they can cause mechanical wear or overheating over time. Routine inspections allow homeowners to identify potential blockages early on and remove them before they lead to significant damage or expensive repairs.

Moreover, maintaining a clean outdoor unit contributes to better indoor air quality. A system cluttered with debris may harbor mold spores, pollen, or other allergens that could be circulated throughout a home when the HVAC system is running. By keeping the outdoor unit free from seasonal detritus through regular maintenance checks, homeowners reduce the risk of circulating contaminants indoors, creating a healthier living environment for their families.

Furthermore, regular inspections are instrumental in ensuring consistent heating and cooling performance throughout all seasons. A neglected outdoor unit struggling with debris interference may fail to meet temperature demands during extreme weather conditions such as summer heatwaves or winter freezes. By routinely checking for obstructions and addressing them promptly, homeowners can rely on their HVAC systems to perform optimally regardless of external weather changes.

In conclusion, regularly checking outdoor units for seasonal debris offers numerous benefits ranging from enhanced energy efficiency and prolonged equipment lifespan to improved indoor air quality and reliable temperature control. Homeowners who prioritize this simple yet

essential maintenance task will not only save money on energy bills but also enjoy greater comfort in their homes year-round while safeguarding valuable investments in their HVAC systems.

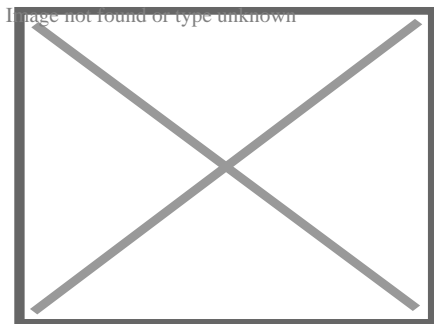
## About Mobile home

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)*

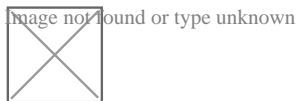


Mobile homes with detached single car garages

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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]

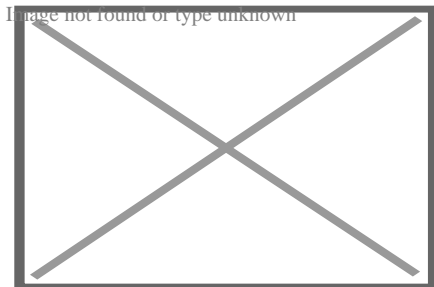
In the United States, this form of housing goes back to the early years of cars and motorized highway travel.<sup>[1]</sup> It was derived from the travel trailer (often referred to during the early years as "house trailers" or "trailer coaches"), a small unit with wheels attached permanently, often 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.

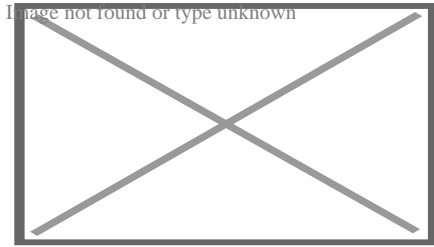
## Manufactured home

[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)



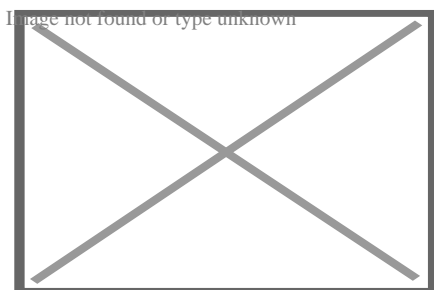
Manufactured home foundation

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>

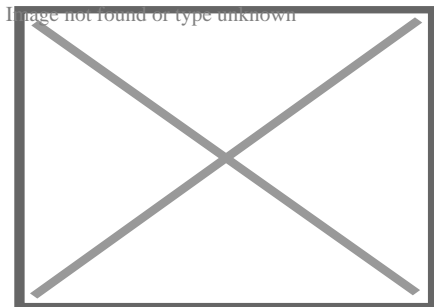
While an EF1 tornado might cause minor damage to a site-built home, it could do significant damage to a factory-built home, especially an older model or one that is not properly secured. Also, structural components (such as windows) are typically weaker than those in site-built homes.<sup>[3]</sup> 70 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> 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

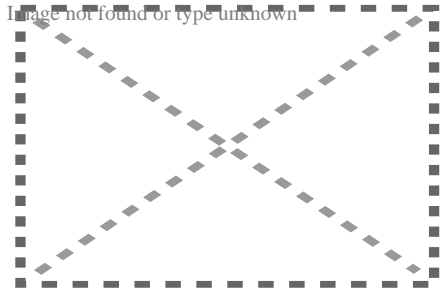
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In New York State, the Homes and Community Renewal agency tracks mobile home parks and provides regulations concerning them. For example, the agency requires park owners to provide residents with a \$15,000 grant if residents are forced to move when 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.

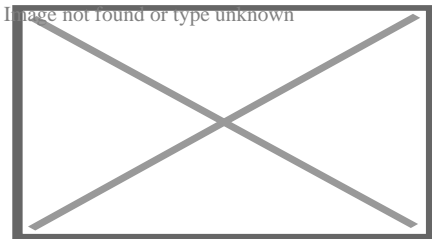
## By country

[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

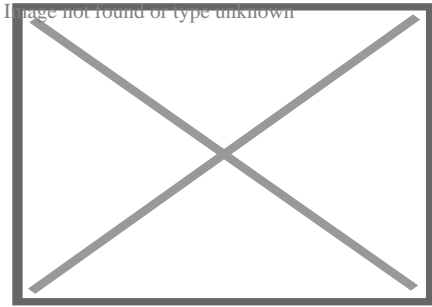
[edit]



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 4x4. 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

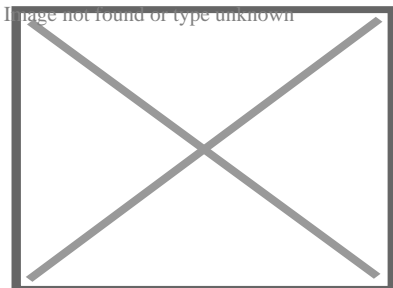


Agreements which aims to stop unfair practices.

## 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: קראבן *caravan*; pl. קראבנים *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: קראביל *caravilla*), 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 modulars, once fully assembled, are indistinguishable from site-built homes. Their roofs are usually transported as separate units. Newer modulars also come with roofs that can be raised during the setting process with cranes. There are also modulars 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.

○

Image not found or type unknown

Roof assembly is set atop home.

Drywall is completed.

○

Image not found or type unknown

**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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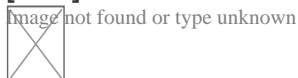
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## External links

[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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### Photo

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## Things To Do in Johnson County

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### Photo

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### Strang Park

4.6 (473)

### Photo

## **Gezer Park**

**4.7 (552)**

### **Photo**

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## **Science City at Union Station**

**4.8 (4784)**

### **Photo**

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## **Frontier Park**

**4.4 (474)**

### **Photo**

**South Lake Park**

**4.6 (1019)**

**Photo**

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**Overland Park Historical Society**

**4.9 (7)**

**Driving Directions in Johnson County**

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**Driving Directions From Widmer Electric Inc. to Royal Supply Inc**



**Driving Directions From Olathe 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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**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.

## 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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**Caleb Roye**

**(5)**

incredibly helpful staff. very educated on products and installation.

## 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.

Check our other pages :

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## Frequently Asked Questions

Why is it important to check the outdoor HVAC unit for debris each season?

Checking for debris ensures optimal airflow and efficiency, prevents damage to components, and extends the lifespan of the unit by reducing strain on its systems.

What types of debris should I look for when inspecting my outdoor HVAC unit?

Look for leaves, twigs, dirt, grass clippings, pollen buildup, and any obstructions like nests or trash that could block airflow or cause damage.

How often should I clean and inspect my outdoor HVAC unit for debris?

It's recommended to inspect and clean your outdoor unit at least once per season—spring, summer, fall, and winter—to prevent buildup and ensure efficient operation.

**Can I perform maintenance on my outdoor HVAC unit myself, or should I hire a professional?**

Basic cleaning like removing visible debris can typically be done yourself; however, professional inspections are advised annually for thorough checks and system tune-ups.

Royal Supply Inc

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City : Lenexa

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Zip : 66215

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