



Ohio Construction Industry Licensing Board Manufactured Home Community Inspection Report

<input type="checkbox"/> Annual	<input type="checkbox"/> Re-Inspection	<input type="checkbox"/> Life Safety	<input type="checkbox"/> Complaint Inspection
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Park Information			
Name of Community:		Address of Community:	
Name of Owner / Operator:		Address of Owner / Operator:	
Number of Licensed Sites:	Community License Number:	Community Telephone Number:	

Under the authority of Chapter 4781 of the Ohio Revised Code, you are directed to correct the violations indicated below:

Item #	Life Safety Violations	***MUST BE CORRECTED IMMEDIATELY***

Item #	Description of Violation(s)	***MUST BE CORRECTED WITHIN 30 DAYS***

List Each Site That Does Not Have a Home Placed on It by Lot Number and/or Address

Using the item number on the left, please refer below for the code in violation.

Ohio Administrative Code Violation Item Number Reference

01	Rules and Emergency Number Posted (O.A.C. 4781-12-24)	10	Solid Waste Collection and Storage (O.A.C. 4781-12-18)
02	License (O.A.C. 4781-12-03)	11	Electrical Systems (O.A.C. 4781-12-19)
03	Manufactured Home Lots (O.A.C. 4781-12-08)	12	Recreation Areas and Facilities (O.A.C. 4781-12-21)
04	House Numbers Visible (O.A.C. 4781-12-08(L))	13	Boats and RV's stored on lots (O.A.C. 4781-12-21 (C))
05	Freestanding Auxiliary Buildings (O.A.C. 4781-12-08.1)	14	Domestic Animals (O.A.C. 4781-12-22 (B))
06	Street; Walkways; Auto Parking (O.A.C. 4781-12-09)	15	Insects (O.A.C. 4781-12-22 (C)(2))
07	Lighting (O.A.C. 4781-12-10)	16	Pests (O.A.C. 4781-12-22(D))
08	Storm Water Systems (O.A.C. 4781-12-12)	17	Placement Notification (O.A.C. 4781-12-08 (B))
09	Sewage (O.A.C. 4781-12-16)	18	Other

The above violations must be corrected within 30 days of receipt of this report. Life Safety violations must be corrected immediately. The community operator must provide proof of corrected violations in the form of photographic evidence or paid invoices for repairs to OCILB upon correction of said violations. The evidence may be emailed to OCILB at Shamikka.brookins@com.state.oh.us.

A re-inspection may be conducted at the discretion of OCILB.

Failure to comply may result in a fine up to \$1,000 per day per violation pursuant to the Ohio Revised Code Section 4781.121

Inspector Name (Please print):		Inspection Agency:	
Total # of pages:	Inspector Signature:	Date:	

Community Inspection Report

Below are general guidelines for inspections of manufactured home communities. In addition, please refer to the specific rule for further inspection guidelines and clarifications or contact the OCILB office.

Violations (numbering as noted on reference chart)

1. Are the rules and an emergency number conspicuously posted?
2. Is the license to operate conspicuously posted?
3. Setback requirements - Identify any visible issues with setback requirements on homes set after September 6, 2006 (OCILB can only enforce after that date).
4. Each lot and street shall be marked to be readily identifiable and readable from the street (at least four inches).
5. Freestanding buildings less than five feet from neighboring home; four feet if park built prior to 1961; not more than two freestanding auxiliary buildings on an individual lot (this only pertains to buildings placed after December 1, 2012, as OCILB cannot enforce change on buildings placed prior to that date).
6. Streets / walkways / parking areas shall be maintained in safe, passable condition at all times - note any visible issues (pot holes, egress issues).
7. Note any visible lighting issues such as broken fixtures or absence of lighting.
8. Storm water facilities (culverts, catch basins & pipes) to be maintained in a clean and free flowing condition. Note any visible issues. Note location of accumulation of standing water.
9. Sanitary sewage system must be operational. Note any accumulation of raw sewage.
10. Solid waste must be placed in trash cans with tight fitting lids. Solid waste is not permitted to accumulate on sites. Note any visible issues.
11. Note any visible issues with electrical system in the community such as down lines or unsafe conditions.
12. If park was constructed after June 30, 1971, there shall be space available for recreational use not less than five percent of the gross park area. If facilities are available such as playgrounds, swimming pools, and basketball courts, they shall be properly maintained.
13. Boats and RVs shall not be stored on individual lots.
14. Note any issues with domestic animals running at large or not on a leash.
15. Note any issues that may result in harboring of flies or mosquitoes.
16. Note any issues that would allow harboring of pests such as racoons or possums.
17. Note any new placement or removal of homes or freestanding buildings.
18. List any other visible issues.

General Information

List each site that does not have a home placed on it by lot number/address.

