

# INDUSTRY BULLETIN

*Number 2021-001*

## **Severe Winter Weather Damaged Homes**

New manufactured homes, single or multi-wide, are often used as model home displays on Retailer's lots as well as 'spec' or "off-site" installed manufactured homes with full electrical, plumbing and water utilities.

The recent severe winter weather event in Texas involving snow, ice and wind gusts could cause home damages including but not limited to the following:

- Frozen water pipe burst materials damage including residual damages (floor, insulation, walls, electrical wiring) directly caused by the water pipe(s) burst.
- Damages from "ice dams" (when water doesn't drain properly through exterior gutters and eventually seeps into an MH ceiling, roof trusses and walls). The condition can occur even with 1" to 2" snow fall. Favorable condition is after snow fall is heated by the sun and melted snow refreezes. The condition usually is not noticeable until later.
- Roof, shingles, roof edges and eaves damage from weight of snow or ice.
- Roof and contents damages from tree limbs, ice or other objects that fall onto the structure due to wind gusts.

Just like a consumer or homeowner is responsible for proper home maintenance, a Retailer who possesses a home that has not yet been sold is responsible to maintain the home. Most manufacturers have strict Display and Storage of Home requirements for Retailers to follow.

Manufacturers will not warrant the home if the Retailer does not follow its maintenance program requirements. Items included, but not limited to, are water and drain lines being insulated or otherwise protected from freezing, installing approved heat tape to water lines, draining the water lines and blowing them clear with compressed air to prevent damage from freezing, and bottom board material tears should be repaired with special purpose tape and proper fasteners.

Skirting material is considered a non-structural component (not part of the home's construction) but protects the plumbing, heating and electrical systems. However, skirting ventilation holes could be clogged by snow or ice for long periods trapping moisture or water under the home affecting floor, insulation, and walls.

Additionally, Retailers are advised to read the home's Data Plate when pre-ordering or when an MH is delivered to their lot or "off-site" location to:

- Confirm Wind Zone
- Confirm Thermal zone including Humid and Fringe Climate Zone)
- Confirm Roof Load Zone

Please contact the Department at 877-313-3023 with any questions or assistance needed.