

ORDERING THE ANCHORPANEL® FOUNDATION SYSTEM FOR A MANUFACTURED HOME

We sell Anchorpanel directly to the buyer/installer, and ship from our factory in Fresno, CA, directly to your jobsite via a common carrier truck with a hydraulic liftgate. Most foundations make up two pallets of nested panels, with a shipping cost usually in the low \$300's within CA. For your first order you will need to include a tool for bending the panel bottoms at the jobsite (\$60). Order lead-time is usually a few business days, but this is affected by our current workload and the job location – truckers do not deliver daily to all locations, when available. We include a used carbide-tipped steel-cutting sawblade for free, and also sell new ones (\$25).

Panel Lengths

The most important part of an order is getting the panel lengths (heights) correct for your home installation. Panels are 3 feet wide and are manufactured in lengths from 1 foot to 7 feet in 4" increments. On flat sites most manufactured homes will use at least 32" long panels; 36" is the most common length even for low-sets. Keep in mind that the minimum embedment into the concrete footing is 4", and the minimum clearance to the bottom of the footing trench is 5", and that flat lots are not perfectly flat – with the home being set to the high point. Sometimes it is a tough choice between two panel lengths. If you do not have absolute total control over the home set, it is best to order the panels after at least the first unit is set. This is because setup crews tend to go higher than owners want, and clearance or drainage/flow issues may not become apparent until after the home arrives.

For sloping sites, we have software that figures out the set of panels needed, and provides a layout diagram of where they all go (saving a tremendous amount of effort in the field compared to conventional construction). Input for this requires the distance down from the bottom of floor to the bottom of footing at the building corners and midpoints of walls and at any other location where the grade slope changes, or if there is a dip or a rise anywhere mid-wall. Do not round off these measurements to match panel lengths. If the trenches are not dug yet, you can provide distance to top of grade. Be clear what you are providing!

Crawl Space Access:

Of course you will need enough panels to wrap the footprint, and you may need 3 more to create a 3' square access "popout" where the home will be backfilled too high to allow an opening in the foundation wall. Otherwise, access is usually accomplished by installing a "Sill" panel – one that is say only 12" tall, creating an opening above for an access door. The door can be solid (of panel material) or an open frame with a screen, to provide venting. Frame doors are more easily pinned in place rather than hinged.

Ventilation:

Most codes require crawl space ventilation of 1/150th of the floor area. Venting is accomplished most often by using a "vent" panel at every 9 to 15 feet (often every fourth panel – 12' on center). This panel does not reach the home, the top remains 4" lower, and a vent liner is supplied to create an opening that is 4"x 36" (nominally one square foot of vent area). Instructions for this process are available from us. The most common practice of finishing the vents is to cut rectangular openings into a trim plank at the vent locations and to sandwich a screen between the trim board and the foundation (Home Depot usually carries a high quality gutter screen that works well for this purpose). Some builders prefer to make their screens of window screen assemblies, sized to fit these vents. You can always cut vent openings in the panels.

Payment:

For at least your first order, we will finish it and prepare it for shipping, but we will not ship until we receive payment. If you will be in a hurry to get panels, please make a plan to provide payment quickly; we are set up for wire transfers, but not credit cards because of the fees involved. Thank you.

We will be happy to mail you panel installation instructions and our DVD of some example projects.