

# How can you tell the Difference?

*The only definitive way to tell the difference between a manufactured home (HUD Code) and a Factory-Built (modular) home is labeling.*

## Manufactured Home

### HUD Code Label

The HUD Code label will be affixed on the outside of the home. It is a light metal and is usually a reddish color. It will always have the term "Housing and Urban Development" within the text.. An example is pictured below.

Sometimes the HUD label can be difficult to find because the owner of the home as sided over it, pulled it off, or landscaped in front of it. There is a second label to look for if this is the case.



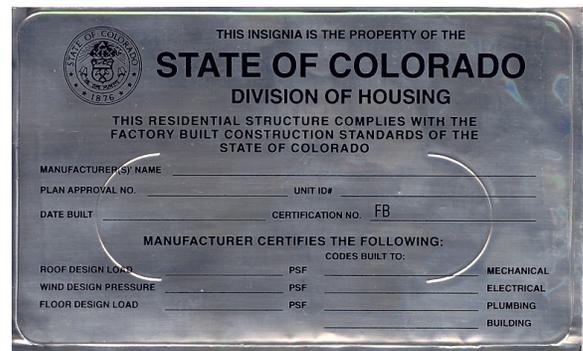
### Data Plate

The Data Plate can be located in many places throughout the home. Sometimes, the water heater furnace area, sometimes under the sink; you just need to look around. The data plate can be identified because it will have three maps of the United States.

## Factory-Built (Modular) Home

### Factory-Built Label

All modular homes shipped into Colorado are reviewed and approved by the Colorado Division of Housing. Once the home has met their inspection standards, they receive a Factory-Built Label. The label will note that the home was built to the UBC standard or more recently the IRC standard. The IRC Code is simply a second generation UBC. This should be the same as most local building codes.



You may also tell the number of sections by the number of stickers under the sink. If you saw the sticker pictured above and the sticker pictured on the left, this would indicate the home had two sections.

## We provide the Opportunity for More Factory-Built Housing

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