

General Walk-Through Inspection Checklist for a Manufactured Home



Item	Yes	No
Exterior		
Are all shingles on the roof in tact and undamaged?		
Is the marriage line of the home sealed with a trim board and painted correctly (if a multisection home)?		
Does the bottom trim on the home cover where the foundation meets the bottom of the home?		
Are there any cracks, chips or dings in the siding?		
Is there a vent flapper covering the vent for the dryer?		
Do the front and rear entry doors open, close and lock smoothly?		
Is there a black vapor barrier under the house?		
Is the skirting secure and the right color?		
Is the heat duct crossover touching the ground, or does it have any kinks or bends in it?		
Is the belly wrap that holds the insulation under the home tear-free?		
Are the steps installed properly and with the correct material?		
Do exterior faucets work properly?		
Is the main water shut-off installed under the home?		
Are rain gutters installed?		
Interior: Kitchen		
Are the countertops level?		
Are all cabinet doors straight?		
Did you get the appliances you ordered?		
Are there any cuts or bubbles in the vinyl floor?		

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Item	Yes	No
Interior: Kitchen (continued)		
Are the water pressure and temperatures at all faucets adequate?		
Do the drawers roll smoothly?		
Interior: Bathrooms		
Are the washbasins, tubs and shower stalls scratch-free?		
Do shower doors open and close so they seal properly?		
Are there any cuts in the vinyl floor?		
Do the drawers roll smoothly?		
Are all cabinet doors straight?		
Interior: Bedrooms		
Are the windows in the right locations (if they were specified)?		
Are the windows operational?		
Interior: Living Room, Dining Room and Den		
Do you have the right number of windows?		
Are the windows operational?		
Interior: Utility Room		
Are there any cuts in the vinyl floor?		
Does the central air conditioning operate properly?		
Interior: Electrical		
Is the ceiling properly wired?		
Are all light fixtures installed and operational?		

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Item	Yes	No
Interior: Tape and Texture		
Is there even texture application on all ceilings and walls, including the insides of closets?		
Are there any bulges in the sheetrock?		
Do you see any sheetrock seams?		
Interior: All Rooms		
Are all outlets and light switches straight and the boxes secured to the studs?		
Are the heat vents in the right places?		
Do the interior doors open properly, close smoothly and lock correctly?		
Do all doors that are supposed to lock have locking knobs have them?		
Do all windows open and close smoothly and latch correctly?		
Is the carpet free from waves?		
Has the baseboard been installed?		
Are there gouges on any doors?		
Is the marriage line of the home even at floor, ceilings and walls (if multisection)?		
Are all mini-blinds installed and do they function properly?		
Do all interior door molding meet properly in the corners with a minimum amount of patching compound or caulking?		
Are the floor coverings the right styles and properly installed?		

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Item	Yes	No
Other		
Have warranty cards been completed and sent to the manufacturer?		
Have homeowners and installation manuals been left with the home?		
Has the retailer explained important items for care and maintenance of the home?		
Are installation and operation manuals for appliances in the home?		
Is the lot properly graded and finished?		
Has debris been removed from your lot?		
Have the grounds been landscaped to your specifications?		
Are the driveway, walk and steps the way you ordered them?		

Adapted from *Buying a Manufactured Home* by Kevin Burnside, 2002.