

SECTION 10: UNDERSTANDING MANUFACTURED HOME EVALUATIONS

As stressed throughout this manual, manufactured homes may look similar as you comparison shop, but construction quality varies widely across different manufacturers and models. For long-term value and comfort, it is wise purchase the best quality your housing needs and pocketbook will allow. Try not to sacrifice quality to get more square footage than you need. Think about how a home's construction will affect your future costs for energy, maintenance and resale value. If building equity is important to you, future buyers are going to be more interested in the structural integrity of your home than a fourth bedroom.

After you have looked at a variety of manufactured homes, narrow your search by looking carefully at price, quality and features. Look at your top choices very carefully. Focus on fundamentals like roofs and plumbing over amenities like fireplaces.

Evaluating the Quality of a New, *Unsite*d Manufactured Home

Some ways to learn about and evaluate the quality of construction for new manufactured homes include:

- *Using a checklist* to evaluate the quality of the homes you are being shown. The checklists for on the next pages can help. Take notes, and ask questions.
- *Taking a tour of a factory* that builds the model you are re interested in purchasing. Many manufacturers have regular tours you can join. You will see firsthand the components and building methods used.
- *Consulting books* and other resources about the construction of manufactured homes and homes in general. Check your public library, local bookstores and the Internet.
- *Contacting owners* who have purchased manufactured homes like the one you are considering to determine their satisfaction with their homes.
- *Visiting sited homes for sale* like the one are considering to see how they hold up over time.
- *Contacting your SAA* on manufactured housing to find out if any complaints have been filed about the manufactured home model or its manufacturer.



Evaluating the Quality of an Existing Manufactured Home

You can employ some of the strategies to evaluate the quality of construction for existing sited and unsited homes. But for an existing home, you not only want to consider how well the home was built

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but also how well the home was maintained. Here are some additional ways to measure the quality of existing homes:

- *Inspecting the home* carefully and completely. If you are working with a real estate agent, make an appointment to see the manufactured home at a time when the owner will not be there and you can

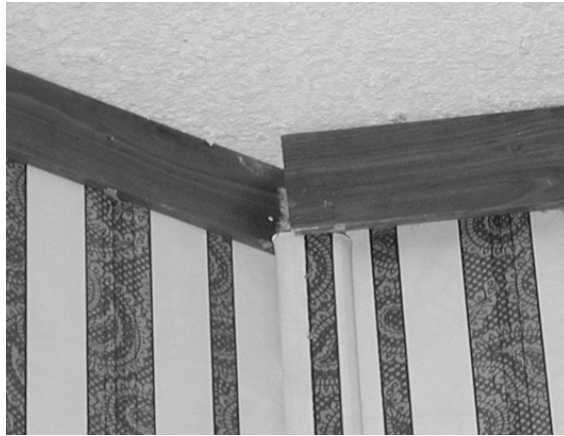


Figure 12: Evaluating the quality of an existing manufactured home includes inspecting the home carefully, looking for cracks like in the photo above.

spend plenty of time looking around. Take your time looking at an existing manufactured home, and try to get a feel for the manufactured home's basic structural quality. Look for holes, cracks (see Figure 12), leaks, bulges or discoloration in walls and ceilings. Listen for creaks in the floorboards.

- *Hire an inspector* who is familiar with manufactured home construction to check the structural and mechanical parts of the home you would like to purchase. An inspection normally costs between \$200 and \$300. For a professional

inspection, try to hire a licensed inspector who is familiar with manufactured homes and not linked to your real estate agent or the retailer selling the manufactured home.

- *Test features and do research.* Turn on faucets and flush toilets to test water pressure. Flip light switches. Turn on all of the appliances that will stay with the house to see if they work properly. Look at any alterations that have been made to the manufactured home, and find out if they have affected the manufactured home's compliance with the HUD Code.

New Manufactured Home Material and Process Comparison Checklist

You can use this extensive checklist to compare the materials and processes used to construct manufactured homes while house hunting — just make copies and keep notes. This list is not comprehensive (foundation designs are omitted, for example), but it does provide a basis for dialogue with a retailer or manufacturer. In general, the options listed next to each component appear in order of decreasing performance from left to right.

General Information

Name of manufacturer, brand, model and year: _____

Name of retailer: _____ Size of home in square feet (A): _____

Name of installer: _____ Cost of home (B): _____

Number of sections: _____ Cost per square foot (B/A): _____

	HIGHER LEVEL OF DURABILITY AND RELIABILITY	LOWER LEVEL OF DURABILITY AND RELIABILITY	OTHER
Floor System (Chassis, Joists, Insulation)			
For floor joists, size and spacing interact to provide strength and should be considered together. For a given joist size, more strength is provided by smaller spacing. For a given spacing, more strength is provided by larger joists.			
Joist size	<input type="checkbox"/> 2" x 8"	<input type="checkbox"/> 2" x 6"	<input type="checkbox"/>
Joist spacing	<input type="checkbox"/> 16" on center	<input type="checkbox"/> 24" on center	<input type="checkbox"/>
Joist system	<input type="checkbox"/> Transverse	<input type="checkbox"/> Longitudinal	<input type="checkbox"/>
Joist-to-joist connection	<input type="checkbox"/> Nail/screw/staple, glued	<input type="checkbox"/> Nail/screw/staple, not glued	<input type="checkbox"/>
Floor insulation	<input type="checkbox"/> Fiberglass batts/blown	<input type="checkbox"/> Cellulose blown	<input type="checkbox"/>
Insulation R-value	<input type="checkbox"/> R-21	<input type="checkbox"/> R-11	<input type="checkbox"/>

Plumbing and Ductwork Systems

Shutoff valves	<input type="checkbox"/> Under every sink	<input type="checkbox"/> At one junction only	<input type="checkbox"/>
Pipe fittings	<input type="checkbox"/> Copper	<input type="checkbox"/> Brass	<input type="checkbox"/>
Pipefitting fasteners	<input type="checkbox"/> Steel ring	<input type="checkbox"/> Copper ring	<input type="checkbox"/>
HVAC ducting	<input type="checkbox"/> In attic	<input type="checkbox"/> In floor	<input type="checkbox"/>
Floor register positions	<input type="checkbox"/> Perimeter	<input type="checkbox"/> Center of floor	<input type="checkbox"/>
HVAC duct	<input type="checkbox"/> Sheet metal	<input type="checkbox"/> Fiberglass	<input type="checkbox"/>
HVAC connection and end details	<input type="checkbox"/> Caulked with mastic	<input type="checkbox"/> Taped only	<input type="checkbox"/>

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	HIGHER LEVEL OF DURABILITY AND RELIABILITY	LOWER LEVEL OF DURABILITY AND RELIABILITY	OTHER
Floor Decking (including carpets, vinyl flooring)			
Decking material	<input type="checkbox"/> Plywood	<input type="checkbox"/> Novadeck/OSB	<input type="checkbox"/>
Type	<input type="checkbox"/> Water-resistant	<input type="checkbox"/> Non-water-resistant	<input type="checkbox"/>
Thickness	<input type="checkbox"/> ¾"	<input type="checkbox"/> ⅝"	<input type="checkbox"/>
Fastening type	<input type="checkbox"/> Glued	<input type="checkbox"/> Screwed	<input type="checkbox"/> Nailed/stapled
Finish in wet areas	<input type="checkbox"/> Sanding	<input type="checkbox"/> Rough	<input type="checkbox"/>
Carpet	<input type="checkbox"/> Stain-resistant	<input type="checkbox"/> Not stain-resistant	<input type="checkbox"/>
Carpet installation	<input type="checkbox"/> On-site to CRI-105 standard	<input type="checkbox"/> In-plant and protected during construction	<input type="checkbox"/>
Carpet weight	<input type="checkbox"/> 50–29 oz. (mid-range)	<input type="checkbox"/> 28 oz. or less	<input type="checkbox"/>
Carpet padding	<input type="checkbox"/> Medium density (7/16")	<input type="checkbox"/> Low density	<input type="checkbox"/>
Vinyl flooring	<input type="checkbox"/> Protected with paper during construction	<input type="checkbox"/> Not protected	<input type="checkbox"/>
Vinyl flooring wear layer	<input type="checkbox"/> Urethane	<input type="checkbox"/> Vinyl	<input type="checkbox"/>

Cabinets and Fixtures

Gas may be a less expensive utility option for water and space heating. Check your local gas and electric rates before choosing the one that is right for you.

Cabinets	<input type="checkbox"/> Hardwood face with plywood walls	<input type="checkbox"/> MDF/particle board	<input type="checkbox"/>
Shelves	<input type="checkbox"/> Adjustable	<input type="checkbox"/> Non-adjustable	<input type="checkbox"/>
Rollers	<input type="checkbox"/> Metal	<input type="checkbox"/> Plastic	<input type="checkbox"/>
Bathtub and shower	<input type="checkbox"/> One-piece unit	<input type="checkbox"/> Two-piece unit	<input type="checkbox"/>
Bathtub and shower	<input type="checkbox"/> Tile	<input type="checkbox"/> Fiberglass/acrylic	<input type="checkbox"/> PVC
Vanity sink	<input type="checkbox"/> Porcelain	<input type="checkbox"/> Plastic	<input type="checkbox"/>
Sink overflow outlet	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
Water heater	<input type="checkbox"/> 40-gallon (gas) <input type="checkbox"/> 50-gallon (electric)	<input type="checkbox"/> 30-gallon (gas) <input type="checkbox"/> 40-gallon (electric)	<input type="checkbox"/>
Faucets	<input type="checkbox"/> Metal	<input type="checkbox"/> Plastic	<input type="checkbox"/>
Outside water faucets	<input type="checkbox"/> 2	<input type="checkbox"/> 1	<input type="checkbox"/>
Plumbing for icemaker	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
GFI outlets near sinks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>

Interior Walls

For interior and exterior studs, size and spacing interact to provide strength and should be considered together. For a given stud size, more strength is provided by smaller spacing, while for a given spacing, more strength is provided by larger studs.

Stud size	<input type="checkbox"/> 2" x 4"	<input type="checkbox"/> 2" x 3"	<input type="checkbox"/>
Stud spacing	<input type="checkbox"/> 16" on center	<input type="checkbox"/> 24" on center	<input type="checkbox"/>

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	HIGHER LEVEL OF DURABILITY AND RELIABILITY	LOWER LEVEL OF DURABILITY AND RELIABILITY	OTHER
Marriage wall stud size	<input type="checkbox"/> 2" x 4"	<input type="checkbox"/> 2" x 3"	<input type="checkbox"/>
Bottom plate size	<input type="checkbox"/> 2" x 3" / 2" x 4"	<input type="checkbox"/> 1" x 3" / 1" x 4"	<input type="checkbox"/>
Stud-top/bottom plate fastening	<input type="checkbox"/> Screwed	<input type="checkbox"/> Nailed/stapled	<input type="checkbox"/>
Stud-drywall fastening	<input type="checkbox"/> Stapled and glued	<input type="checkbox"/> Glued only	<input type="checkbox"/>
Wallboard finish	<input type="checkbox"/> Tape and textured	<input type="checkbox"/> Vinyl wallboard	<input type="checkbox"/>
Wallboard thickness	<input type="checkbox"/> ½"	<input type="checkbox"/> ⅝"	<input type="checkbox"/>
Shear wall sheathing	<input type="checkbox"/> Plywood	<input type="checkbox"/> Wallboard only	<input type="checkbox"/>
Wall-deck fastening	<input type="checkbox"/> Screwed	<input type="checkbox"/> Nailed/stapled	<input type="checkbox"/>
Interior hallway width	<input type="checkbox"/> Handicap accessible	<input type="checkbox"/> Not handicap accessible	<input type="checkbox"/>

Exterior Walls

Stud size	<input type="checkbox"/> 2" x 6"	<input type="checkbox"/> 2" x 4"	<input type="checkbox"/>
Stud spacing	<input type="checkbox"/> 16" on center	<input type="checkbox"/> 24" on center	<input type="checkbox"/>
Insulation R-value	<input type="checkbox"/> R-19	<input type="checkbox"/> R-11	<input type="checkbox"/>
Bottom plate	<input type="checkbox"/> 2" x 4" / 2" x 6"	<input type="checkbox"/> 1" x 4" / 1" x 6"	<input type="checkbox"/>
Stud-top/bottom plate fastening	<input type="checkbox"/> Screwed	<input type="checkbox"/> Nailed/stapled	<input type="checkbox"/>
Sidewall height	<input type="checkbox"/> 7.5 ft.	<input type="checkbox"/> 7 ft.	<input type="checkbox"/>
Headers above openings	<input type="checkbox"/> Double	<input type="checkbox"/> Single	<input type="checkbox"/>
Exterior sheathing	<input type="checkbox"/> OSB	<input type="checkbox"/> Insulation board	<input type="checkbox"/>
Electrical wires pass	<input type="checkbox"/> Through a hole in a stud cased by a metal pipe	<input type="checkbox"/> Through notch in stud covered by a metal plate	<input type="checkbox"/>
Electrical boxes	<input type="checkbox"/> Fixed to studs	<input type="checkbox"/> Fixed on sheet rock	<input type="checkbox"/>
Wall-deck fastening	<input type="checkbox"/> Screwed	<input type="checkbox"/> Nailed/stapled	<input type="checkbox"/>

Roof

Roof design load zone	<input type="checkbox"/> North (40 PSF)	<input type="checkbox"/> Middle (30 PSF)	<input type="checkbox"/>
Roof slope	<input type="checkbox"/> 4/12	<input type="checkbox"/> 3/12	<input type="checkbox"/>
Ridge beam (marriage)	<input type="checkbox"/> Laminated beam	<input type="checkbox"/> Site fabricated	<input type="checkbox"/>
Ceiling board	<input type="checkbox"/> ½"	<input type="checkbox"/> ⅝"	<input type="checkbox"/>
Ceiling vapor barrier	<input type="checkbox"/> Sprayed on the ceiling	<input type="checkbox"/> Provided in attic	<input type="checkbox"/>
Ceiling paint finishes	<input type="checkbox"/> Textured paint	<input type="checkbox"/> Popcorn paint	<input type="checkbox"/>
Ceiling-wall fastening	<input type="checkbox"/> Nail/screw with glue	<input type="checkbox"/> Nail/screw only	<input type="checkbox"/>
Insulation R-value	<input type="checkbox"/> R-38	<input type="checkbox"/> R-21	<input type="checkbox"/>
Eave projection	<input type="checkbox"/> 8"	<input type="checkbox"/> 3"	<input type="checkbox"/>
Eave position	<input type="checkbox"/> All around home	<input type="checkbox"/> Front and back	<input type="checkbox"/>

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	HIGHER LEVEL OF DURABILITY AND RELIABILITY	LOWER LEVEL OF DURABILITY AND RELIABILITY	OTHER
Roof sheathing	<input type="checkbox"/> Plywood	<input type="checkbox"/> OSB	<input type="checkbox"/>
Roof sheathing thickness	<input type="checkbox"/> 5/8"	<input type="checkbox"/> 1/2"	<input type="checkbox"/>
Waste vent location	<input type="checkbox"/> To outside	<input type="checkbox"/> Curtailed in attic	<input type="checkbox"/>
Roof underlayer	<input type="checkbox"/> Felt (30 lb.)	<input type="checkbox"/> Felt (15 lb.)	<input type="checkbox"/> Type-D builder's paper
Roof finish	<input type="checkbox"/> Shingles	<input type="checkbox"/> Metal	<input type="checkbox"/>
Valleys and eaves protected with ice and water shelf	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
Openings through roof	<input type="checkbox"/> Flashed	<input type="checkbox"/> No flashing	<input type="checkbox"/>
Doors and Windows			
Interior door style	<input type="checkbox"/> Paneled/foam filled	<input type="checkbox"/> Plain luan/hollow core	<input type="checkbox"/>
Interior door width	<input type="checkbox"/> 32"	<input type="checkbox"/> 28"	<input type="checkbox"/>
Interior door height	<input type="checkbox"/> 7 ft.	<input type="checkbox"/> 6.5 ft.	<input type="checkbox"/>
Number of hinges	<input type="checkbox"/> 3	<input type="checkbox"/> 2	<input type="checkbox"/>
Hinge type	<input type="checkbox"/> Full mortise	<input type="checkbox"/> Surface mounted	<input type="checkbox"/>
Trim around interior doors	<input type="checkbox"/> Wood	<input type="checkbox"/> Vinyl	<input type="checkbox"/>
Front exterior door	<input type="checkbox"/> Steel with insulated core	<input type="checkbox"/> Aluminum	<input type="checkbox"/>
Front door width	<input type="checkbox"/> 36"	<input type="checkbox"/> 32"	<input type="checkbox"/>
Back exterior door	<input type="checkbox"/> Steel with insulated core	<input type="checkbox"/> Aluminum	<input type="checkbox"/>
Window frame	<input type="checkbox"/> Clad wood	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Aluminum (metal)
Window glass	<input type="checkbox"/> Double pane-low "E"	<input type="checkbox"/> Double pane-"plain"	<input type="checkbox"/>
Flashing around windows	<input type="checkbox"/> Metal	<input type="checkbox"/> Bituminous coated paper	<input type="checkbox"/>
Trim around exterior doors and windows	<input type="checkbox"/> Hardboard/vinyl	<input type="checkbox"/> Exposed aluminum flange	<input type="checkbox"/>
Mini-blinds	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	<input type="checkbox"/>
Siding and Exterior			
House wrap	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
Exterior siding	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Hardboard	<input type="checkbox"/>
Caulking quality rating for exterior openings	<input type="checkbox"/> 25 year	<input type="checkbox"/> 15 year	<input type="checkbox"/>
Belly wrap	<input type="checkbox"/> Wire mesh reinforced	<input type="checkbox"/> Not reinforced	<input type="checkbox"/>

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	HIGHER LEVEL OF DURABILITY AND RELIABILITY	LOWER LEVEL OF DURABILITY AND RELIABILITY	OTHER
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Extent of In-Plant Quality Control Tests

Compare the quality control processes of the plants. What systems (electric, gas, HVAC, plumbing, finish, etc.) are tested? At what stages in construction and to what extent are the tests conducted?

Performance Standards

HUD has established minimum performance standards for various weather conditions for different regions of the U.S. To ensure that you choose a home that meets the government standards for the region you plan to live, check the data plate, which is normally located in a closet or cabinet in the kitchen, utility area or bedroom.

Wind zone	<input type="checkbox"/> Wind zone three	<input type="checkbox"/> Wind zone two	<input type="checkbox"/>
Thermal zone	<input type="checkbox"/> Thermal zone three	<input type="checkbox"/> Thermal zone two	<input type="checkbox"/>
Roof load zone	<input type="checkbox"/> North (40 PSF)	<input type="checkbox"/> Middle (30 PSF)	<input type="checkbox"/>
Energy star compliant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>

Appliances and Additional Features

You should compare appliances not only to those offered with other manufactured homes, but with those available in the retail market for comparable additional costs. SEER — a rating of energy efficiency — is only one aspect that should be considered when comparing central air conditioning units. Also compare workmanship and quality of unit.

Refrigerator	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
Garbage disposal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
Air conditioner	<input type="checkbox"/> SEER 12	<input type="checkbox"/> SEER 11	<input type="checkbox"/>
Fireplace	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
Hazard detectors	<input type="checkbox"/> Smoke and carbon monoxide	<input type="checkbox"/> Smoke only	<input type="checkbox"/>

Transportation and Setup

Setup responsibility	<input type="checkbox"/> Manufacturer	<input type="checkbox"/> Retailer	<input type="checkbox"/>
Manufacturer/retailer willing to certify if site meets warranty specs	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
Setup contractor	<input type="checkbox"/> Factory crew	<input type="checkbox"/> Certified on model and brand	<input type="checkbox"/>
Setup contractor	<input type="checkbox"/> Bonded and insured	<input type="checkbox"/> Insured	<input type="checkbox"/>
Tires	<input type="checkbox"/> New	<input type="checkbox"/> Used	<input type="checkbox"/>
Tape and textured drywall reinforced for transport	<input type="checkbox"/> Luan backed at corners and windows	<input type="checkbox"/> Not reinforced	<input type="checkbox"/>

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	HIGHER LEVEL OF DURABILITY AND RELIABILITY	LOWER LEVEL OF DURABILITY AND RELIABILITY	OTHER
Endwalls braced for transport	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>
Shingles protected for transport	<input type="checkbox"/> By wind diverters	<input type="checkbox"/> Not protected in transport	<input type="checkbox"/>
Skirting	<input type="checkbox"/> Masonry	<input type="checkbox"/> Vinyl	<input type="checkbox"/>
Home walk-through after inspection	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>

Warranties and Arbitration Agreements

Note that testing by Consumers Union has found little correlation between warranty length and performance for shingles and siding.

Comments from warranty service references	<input type="checkbox"/> Positive	<input type="checkbox"/> Negative	<input type="checkbox"/>
General warranty	<input type="checkbox"/> 2 years	<input type="checkbox"/> 1 year	<input type="checkbox"/>
Structural system	<input type="checkbox"/> 5 years	<input type="checkbox"/> 1 year	<input type="checkbox"/>
“Cosmetic” items	<input type="checkbox"/> 1 year	<input type="checkbox"/> 90 days	<input type="checkbox"/>
Shingles	<input type="checkbox"/> 30 years	<input type="checkbox"/> 25 years	<input type="checkbox"/>
Siding	<input type="checkbox"/> 15 years	<input type="checkbox"/> 10 years	<input type="checkbox"/>
Arbitration agreements	<input type="checkbox"/> None or optional	<input type="checkbox"/> Mandatory	<input type="checkbox"/>

The material and process comparison checklist was adapted with permission from Consumer Union’s *Tips on Mobile Homes*, 2003, and contains material developed in collaboration with the following individuals affiliated with Michigan State University’s Construction Management Program: Afshan S. Barshan, Dr. Jack H. Willenbrock, Dr. Tariq S. Abdelhamid and Dr. Matt Syal.

Manufactured Home Materials and Processes Terminology

Arbitration: A process where disputes are settled by referring them to an impartial third party (arbitrator) chosen by the disputing parties who agree in advance to abide by the decision of the arbitrator. There is a hearing where both parties have an opportunity to be heard, after which the arbitrator issues the decision.

Belly Wrap: A sheet product, normally a heavy paperboard reinforced with fiberglass filaments, which covers the underside of the wood floor joists, protecting them, the floor insulation, plumbing, wiring and floor heat ducts from water and debris while the home is in transit, and from water, animals and pests after the home is placed on its foundation. It runs between the floor joists and the steel chassis. Also called “belly board” or “bottom board.”

Caulking: A putty-like material used to create a watertight or airtight seal.

Chassis: The structural frame of a manufactured home that supports the complete unit of walls, floor and roof.

Duct: A passage for distributing warm air from the furnace or cool air from an air conditioner throughout the house.

Eaves: The part of the roof that extends beyond the sidewall, forming an overhang. Eaves are comprised of a fascia, soffit (underside trim of the roof overhang) and soffit molding.

Flashing: Sheet metal or other material used to seal around penetrations to resist moisture intrusion.

Header: Beam or truss of strong construction placed across top of window and door openings to support loads above.

Joists: Horizontal, parallel beams that provide support for the boards of a floor or the laths of a ceiling.

Luan: Hardwood plywood paneling.

Quality Assurance Manual: The manufacturer’s written manual that guides its quality assurance program.

Quality Assurance Program: The manufacturer’s detailed plan for adherence to Design Approval Primary Inspection Agency (DAPIA: the manufacturer’s third-party engineering approval agency)–approved manufactured home construction. It includes inspection and testing procedures, as well as record-keeping plans.

Ridge: Highest point in roof.

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Roof Load Zone: Rating of roof design, based on the effect on a roof caused by an amount of snowfall on it depending on the geographic region in which it will be placed.

R-Value: Measurement of a material's resistance to heat loss, most often referring to insulation products. The higher the R-value, the slower the rate of loss.

Sheathing: Boards or sheet material that are fastened to roofs and exterior walls and on which roof covering and siding are applied.

Skirting: Siding that covers the area from the ground to the base of a manufactured home or porch.

Studs: Upright pieces of lumber or steel in a wall to which coverings such as drywall, siding or other types of panels are attached.

Thermal Zone: Rating of the amount of insulation in a structure depending on the geographic region in which it will be placed. Also called "energy zone."

Vapor Barrier: Material that prevents the passage of moisture.

Warranty: A written guarantee for a given period of time of the quality of a product and the promise to repair or replace defective parts free of charge.

Wind Zone: Rating of manufactured house design to withstand the effect on a structure caused by the force of the wind depending on the geographic region in which it will be placed. Also called "wind load."

Existing Manufactured Home Evaluation Checklist

You can use this detailed checklist to compare the condition of existing manufactured homes while house hunting; just make copies and keep notes. This list can provide a basis for dialogue with a real estate agent or retailer.

General Information

Address: _____

Name of manufacturer, brand, model and year: _____

Number of sections: _____

Size of home in square feet (A): _____

Asking price of home (B): _____

Cost per square foot (B/A): _____

SYSTEM	PROBLEM INDICATORS	GOOD	FAIR	POOR	COST OF REPAIR
Siding	Peeling paint, caulking problems, mildew or stains on lower siding, warping				
<i>Siding Comments:</i>					
Roof	Loose shingles, leaks, sagging in middle, blocked attic vents				
<i>Roof Comments:</i>					
Gutters	Not working				
<i>Gutters Comments:</i>					
Exterior Windows	Broken or cracked glass, missing screens				
<i>Exterior Windows Comments:</i>					
Shutters	Peeling paint				
<i>Shutters Comments:</i>					
Air Conditioner					
<i>Air Conditioner Comments:</i>					

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SYSTEM	PROBLEM INDICATORS	GOOD	FAIR	POOR	COST OF REPAIR
Steps					
<i>Steps Comments:</i>					
Decks and Porches	Not installed properly or to code, leaning or sagging				
<i>Decks and Porches Comments:</i>					
Driveway	Eroded areas				
<i>Driveway Comments:</i>					
Ground	Wet, standing water				
<i>Ground Comments:</i>					
Chassis	Damaged				
<i>Chassis Comments:</i>					
Blocks	Loose blocks				
<i>Blocks Comments:</i>					
Skirting	Missing sections				
<i>Skirting Comments:</i>					
Insulation	Fallen or loose				
<i>Insulation Comments:</i>					
Heat Ducts	Fallen or loose				
<i>Heat Ducts Comments:</i>					
Utilities	Not installed to code				
<i>Utilities Comments:</i>					
Anchors and Tie-Downs	Loose, corroded				
<i>Anchors and Tie-Downs Comments:</i>					
Belly Wrap	Holes				
<i>Belly Wrap Comments:</i>					

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SYSTEM	PROBLEM INDICATORS	GOOD	FAIR	POOR	COST OF REPAIR
Ceiling	Dark spots or stains				
<i>Ceiling Comments:</i>					
Walls	Holes, warping, peeling vinyl				
<i>Walls Comments:</i>					
Floors	Soft spots, warping, dry rot				
<i>Floors Comments:</i>					
Carpets	Worn, stained				
<i>Carpets Comments:</i>					
Vinyl	Damaged, stained				
<i>Vinyl Comments:</i>					
Light Fixtures	Missing, damaged				
<i>Light Fixture Comments:</i>					
Closets	Damaged interior or doors				
<i>Closet Comments:</i>					
Interior Windows	Mold, dry rot, problems with opening windows				
<i>Interior Window Comments:</i>					
Exterior Doors and Sliders	Don't shut properly or seal, unsafe or inoperable locks				
<i>Exterior Doors and Sliders Comments:</i>					
Electrical Outlets	Not grounded type				
<i>Electrical Outlet Comments:</i>					
Light Switches					
<i>Light Switch Comments:</i>					
Hot Water Heater	Rust, leaking, broken valve				
<i>Hot Water Heater Comments:</i>					

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SYSTEM	PROBLEM INDICATORS	GOOD	FAIR	POOR	COST OF REPAIR
Showers and Tubs	Dry rot, mold, low water pressure				
<i>Shower and Tub Comments:</i>					
Toilets	Leaking or staining around toilet, soft spots				
<i>Toilet Comments:</i>					
Dishwasher	Staining or soft spots, not working				
<i>Dishwasher Comments:</i>					
Sinks	Leaks, staining or soft spots				
<i>Sink Comments:</i>					
Drains for Toilets, Sinks, Showers and Tubs	Not working				
<i>Drain Comments:</i>					
Main Water Line	Leaking pipes				
<i>Main Water Line Comments:</i>					
Appliances	Not working				
<i>Appliance Comments:</i>					
Cabinets	Shelves not secure to frames				
<i>Cabinets Comments:</i>					
Exhaust Fan	Light or fan not working				
<i>Exhaust Fan Comments:</i>					
Smoke Alarms	Not working				
<i>Smoke Alarm Comments:</i>					
Wood Stove					
<i>Wood Stove Comments:</i>					
Electrical Panel	Fuse blows easily, uncovered				
<i>Electrical Panel Comments:</i>					

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SYSTEM	PROBLEM INDICATORS	GOOD	FAIR	POOR	COST OF REPAIR
Septic System					
<i>Septic System Comments:</i>					
Utilities	High heating or air conditioning bills, heating unit broken				
<i>Utilities Comments:</i>					
Owner's Manual	Missing				
<i>Owner's Manual Comments:</i>					
Warranties	Expired				
<i>Warranties Comments:</i>					