

# New Manufactured Home Material and Process Comparison Checklist



## 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): \_\_\_\_\_

## House Systems and Level of Durability and Reliability

	Higher Level	Lower Level	Other
<b>Floor System (chassis, joists, insulation)</b>			
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"/>
<b>Plumbing and Ductwork Systems</b>			
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"/>

# New Manufactured Home Material and Process Comparison Checklist

(continued, p. 2 of 10)



	Higher Level	Lower Level	Other	
<b>Floor Decking (including carpets, vinyl flooring)</b>				
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"/> 3/4"	<input type="checkbox"/> 5/8"	<input type="checkbox"/>	
Fastening type	<input type="checkbox"/> Glued	<input type="checkbox"/> Screwed	<input type="checkbox"/> Nailed/stapled	<input type="checkbox"/>
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 w/ 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"/>	

# New Manufactured Home Material and Process Comparison Checklist

(continued, p. 3 of 10)



	Higher Level	Lower Level	Other
<b>Cabinets and Fixtures</b>			
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 <input type="checkbox"/>
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"/>

# New Manufactured Home Material and Process Comparison Checklist

(continued, p. 4 of 10)



	Higher Level	Lower Level	Other
<b>Interior Walls</b>			
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"/>
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"/> 1/2"	<input type="checkbox"/> 5/16"	<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"/>

# New Manufactured Home Material and Process Comparison Checklist

(continued, p. 5 of 10)



	Higher Level	Lower Level	Other
<b>Exterior Walls</b>			
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"/>

# New Manufactured Home Material and Process Comparison Checklist

(continued, p. 6 of 10)



	Higher Level	Lower Level	Other
<b>Roof</b>			
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"/> 1/2"	<input type="checkbox"/> 5/16"	<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	<input type="checkbox"/> Popcorn	<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"/>
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 build- er'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"/>

# New Manufactured Home Material and Process Comparison Checklist

(continued, p. 7 of 10)



	Higher Level	Lower Level	Other
<b>Doors and Windows</b>			
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 in- sulated core	<input type="checkbox"/> Aluminum	<input type="checkbox"/>
Window frame	<input type="checkbox"/> Clad wood	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Aluminum (metal) <input type="checkbox"/>
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"/>

# New Manufactured Home Material and Process Comparison Checklist

(continued, p. 8 of 10)



	Higher Level	Lower Level	Other
<b>Siding and Exterior</b>			
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"/>
<b>Extent of In-Plant Quality Control Tests</b>			
<b>Performance Standards</b>			
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"/>
<b>Appliances and Additional Features</b>			
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"/>

# New Manufactured Home Material and Process Comparison Checklist

(continued, p. 9 of 10)



	Higher Level	Lower Level	Other
<b>Transportation and Setup</b>			
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"/>
End walls 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"/>

# New Manufactured Home Material and Process Comparison Checklist

(continued, p. 10 of 10)



	Higher Level	Lower Level	Other
<b>Warranties and Arbitration Agreements</b>			
Comments from warranty service references	<input type="checkbox"/> Positive	<input type="checkbox"/> Negative	<input type="checkbox"/>
General	<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.

# Existing Manufactured Home Evaluation Checklist

## 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): \_\_\_\_\_

Problem Indicators		Good	Fair	Poor	Cost of Repair
<b>Outside Home</b>					
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>					
Windows	Broken or cracked glass, missing screens				
<i>Windows Comments:</i>					
Shutters	Peeling paint				
<i>Shutters Comments:</i>					
Air Conditioner					
<i>Air Conditioner Comments:</i>					
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>					

# Existing Manufactured Home Evaluation Checklist (continued, p. 2 of 5)

Problem Indicators		Good	Fair	Poor	Cost of Repair
<b>Under Home</b>					
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 Duct 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>					
<b>Inside Home</b>					
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>					

# Existing Manufactured Home Evaluation Checklist (continued, p. 3 of 5)

Problem Indicators		Good	Fair	Poor	Cost of Repair
<b>Inside Home (continued)</b>					
Carpets	Worn, stained				
<i>Carpet Comments:</i>					
Vinyl	Damaged, stained				
<i>Vinyl Comments:</i>					
Light Fixtures	Missing, damaged				
<i>Light Fixtures Comments:</i>					
Closets	Damaged interior or doors				
<i>Closets Comments</i>					
Windows	Mold, dry rot, problems opening				
<i>Windows 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 Outlets Comments:</i>					
Light Switches					
<i>Light Switches Comments:</i>					
<b>Plumbing</b>					
Hot Water Heater	Rust, leaking, broken valve				
<i>Hot Water Heater Comments:</i>					
Showers and Tubs	Dry rot, mold, low water pressure				
<i>Showers and Tubs Comments:</i>					
Toilets	Leaking or staining around toilet, soft spots				
<i>Toilets Comments:</i>					

# Existing Manufactured Home Evaluation Checklist (continued, p. 4 of 5)

Problem Indicators		Good	Fair	Poor	Cost of Repair
<b>Plumbing (continued)</b>					
Dishwasher	Staining or soft spots, not working				
<i>Dishwasher Comments:</i>					
Sinks	Leaks, staining, soft spots				
<i>Sinks Comments:</i>					
Drains	Not working				
<i>Drains Comments:</i>					
Main water line	Leaking pipes				
<i>Main Water Line Comments:</i>					
<b>Kitchen</b>					
Appliances	Not working				
<i>Appliances Comments:</i>					
Cabinets	Shelves not secure to frames				
<i>Cabinets Comments:</i>					
Exhaust Fan	Light or fan not working				
<i>Exhaust Fan Comments:</i>					
<b>Miscellaneous</b>					
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>					
Septic System					
<i>Septic System Comments:</i>					

# Existing Manufactured Home Evaluation Checklist (continued, p. 5 of 5)

Problem Indicators		Good	Fair	Poor	Cost of Repair
<b>Miscellaneous (continued)</b>					
Utilities	High heating or A/C bills, heating unit broken				
<i>Utilities Comments:</i>					
Owner's Manual	Missing				
<i>Owner's Manual Comments:</i>					
Warranties	Expired				
<i>Warranties Comments:</i>					