



# Manufactured Housing

## *Checklist for Homebuyer's Initial Inspection*

Page One

Check each item only after you have inspected it and are satisfied with it in every way. Circle, underline, or highlight any comments or questions to the right of items that indicate areas with which you are unsatisfied.

- Exterior
    - Roof - no visible damage or loose shingles
    - Exterior finish sealed seams on vinyl siding, good seals around windows, etc.
    - Perimeter enclosure, quality skirt or permanent foundation
    - Skirting
    - Tie-downs
    - Steps – level
    - Light fixtures – function properly
    - Doors – at least two, fit into frame properly, include dead bolts
  
  - Kitchen
    - Floor – no cracks or holes
    - Ceiling – no cracks or holes
    - Door(s) – fit into frame properly
    - Walls – no cracks or holes
    - Window(s)
    - Light fixtures – function properly
    - Sink and faucet
    - Countertop
    - Cabinets
    - Appliances


|   |                          |                  |                          |                |
|---|--------------------------|------------------|--------------------------|----------------|
| <input type="checkbox"/> Refrigerator/freezer | <input type="checkbox"/> | Oven/stove top   | <input type="checkbox"/> | Oven vent hood |
| <input type="checkbox"/> Dishwasher           | <input type="checkbox"/> | Garbage disposal | <input type="checkbox"/> | Microwave      |
| <input type="checkbox"/> Trash compactor      | <input type="checkbox"/> | Machine washer   | <input type="checkbox"/> | Clothes dryer  |
- 
- Bathroom(s)
  - Floor – no cracks or holes
  - Ceiling – no cracks or holes
  - Door – fits into frame properly
  - Walls – no cracks or holes
  - Window
  - Light fixtures – function properly
  - Sink and faucet
  - Countertop
  - Shower/tub
  - Toilet
  - Exhaust
  - Mirror
- 
- Additional comments:

# CHECKLIST FOR HOMEBUYER'S INITIAL INSPECTION

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Check each item only after you have inspected it and are satisfied with it in every way. Circle, underline, or highlight any comments or questions to the right of items that indicate areas with which you are unsatisfied.

- Bedrooms(s)
  - Floor – no cracks or holes
  - Ceiling – no cracks or holes
  - Door – fits into frame properly
  - Walls – no cracks or holes
  - Window(s) – egress windows
  - Light fixtures – function properly
  - Closet(s)
  
- Living Area
  - Floor – no cracks or holes
  - Ceiling – no cracks or holes
  - Door(s) – fit into frame properly
  - Walls – no cracks or holes
  - Window(s)
  - Light fixtures – function properly
  - Fireplace
  
- Other rooms
  - Floor – no cracks or holes
  - Ceiling – no cracks or holes
  - Door(s) – fit into frame properly
  - Walls – no cracks or holes
  - Window(s)
  - Light fixtures – function properly
  
- Hallways
  - Floor – no cracks or holes
  - Ceiling – no cracks or holes
  - Walls – no cracks or holes
  - Light fixtures – function properly
  
- Miscellaneous
  - Phone connections
  - Smoke detector – at least one, functions properly
  - Carbon monoxide detector
  - Proper heating/cooling system – in line with heating/cooling certificate
  - Certification sticker – do not accept a manufactured home without stickers certifying compliance with inspection in each section of the home
  
- Additional comments:

**CHECKLIST  
FOR HOMEBUYERS**

For more information contact:  
The University of Georgia  
Cooperative Extension  
College of Family and Consumer Sciences  
Housing & Environment Program  
[www.fcs.uga.edu/housing](http://www.fcs.uga.edu/housing)