

Mobile Home Inspection Checklist



Mobile homes come with additional considerations when compared to traditional homes. Use this checklist, along with a professional inspection, to help you buy the right mobile home in good condition.

Structural Elements

- If fixed to a foundation, does the foundation have cracks or damage?
- If fixed to block piers, are piers in good condition (no bends or improper shims)?
- Do additions have appropriate structural support (all additions should have independent support structures)?

Plumbing

- Is the water heater accessible? If it's inaccessible, look for a working wall panel.
- Do all fixtures have appropriate water pressure?
- Do all sinks, faucets, and tubs drain properly?

Electrical

- Does wiring have GCFI protection?
- Is the electric meter located away from the structure?
- Is the home grounded appropriately (metal sheathed homes should be grounded)?
- Are there improper or unsafe DIY electrical updates or repairs?

Interior

- Are any oversized or improper wood-burning appliances, stoves, or furnaces present?
- Do walls and ceilings have cracks or signs of water damage?
- Is the paint cracked or peeling?

Exterior

- Is the siding in good condition?
- Is there water in the crawl space?
- Is there a bulging membrane under the home (could indicate a trapped leak)?
- Is vapor barrier (skirting) in good condition—no sagging, rips or delamination?
- If necessary, are hurricane strap-downs present and in good condition?

Location

- Is the home in a level and well-drained area?
- Does it have good access to roads?
- Does it have good access to needed utilities?