MOBILE HOME INSPECTION Checklist

Siding

- [ ] No siding missing or damaged
- [ ] All exterior trim is in place
- [ ] Check for required replacements
- [ ] Evaluate cleanliness

Windows/Doors

- [ ] Open and close properly
- [ ] No shifting in frames
- [ ] No gaps
- [ ] No rust or corrosion
- [ ] No rot or water stains

Interior

- [ ] No soft spots on the floors
- [ ] No condensation between window panes
- [ ] No cracks in the drywall
- [ ] Walls aren't soft
- [ ] No staining, rust, or cracks
- [ ] AC units work
- [ ] Appliances work
- [ ] Cabinets/countertops aren't pulling away from walls

HVAC

- [ ] No frayed wires or kinks in hoses
- [ ] Thermostat functions properly
- [ ] Determine age of system
- [ ] Request inspection/maintenance records

Roofing

- [ ] No sagging
- [ ] No damaged/missing shingles
- [ ] Gutters work/don't overflow
- [ ] Soffits are all sealed properly
- [ ] No rot/damage on fascia boards

Foundation

- [ ] No sunken soil around piers
- [ ] Piers are perfectly straight
- [ ] No cracks in the concrete
- [ ] No efflorescence/water stains/mold
- [ ] Foundation hasn't sunken into earth
- [ ] Vapor barrier is in good condition
- [ ] No rust or damage to underside

Plumbing

- [ ] All fixtures functional
- [ ] Faucets have aerators installed
- [ ] No leaks, water stains, mold growth
- [ ] Test that the water main holds
- [ ] No slow-draining fixtures
- [ ] No gurgling or banging noises

Electrical

- [ ] All outlets and light switches works
- [ ] No exposed wires
- [ ] No buzzing from light switches
- [ ] No flickering lights

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