

Should I get My Mobile Home Inspected?

Yes, you should get your mobile home inspected, ideally by a professional who specializes in manufactured home. Inspections are essential for ensuring safety, preventing costly repairs, and maintaining your home's value. This is particularly important for mobile homes due to their unique construction and specific vulnerabilities.

Reasons to get a mobile home inspection

- **Buying or selling:** An inspection is a crucial step when buying or selling a mobile home. For buyers, it reveals potential problems before you finalize the purchase. For sellers, it helps to address issues proactively to ensure a smoother and more confident transaction. In California, every mobile home must be certified free of health and safety defects upon transfer.
- **Preventive maintenance:** Regular inspections help you stay on top of maintenance and catch issues like water damage, electrical hazards, or roof leaks early, before they become major, costly repairs. A well-maintained mobile home will last longer, potentially 30 to 55 years.
- **Unique mobile home issues:** Unlike site-built homes, mobile homes have specific areas of concern that require specialized knowledge.
 - **Foundation:** An inspector will check the foundation and anchoring system, which is critical for stability, especially in California, which is prone to seismic activity.
 - **Vapor barriers:** The vapor barrier on the underside of a mobile home is checked for tears, which can lead to moisture and mold.
 - **Older electrical wiring:** Older mobile homes sometimes have outdated aluminum wiring, which is a fire hazard.
- **Health and safety:** An inspection will identify potential health and safety risks, such as fire hazards from faulty electrical systems. In California, both the state

and local authorities have regulations to ensure mobile homes meet safety standards.

- Insurance and financing: Lenders, especially for FHA loans, often require inspections to ensure the home's safety and structural integrity. In some states, a 4-point inspection may be required to qualify for homeowners' insurance.

What a professional mobile home inspection includes

A qualified inspector will provide a comprehensive report covering various systems.

Exterior

- Roof: Checking for leaks and damage.
- Foundation and support: Ensuring stability and proper anchoring, especially for seismic and wind loads.
- Skirting and ventilation: Checking for proper installation to prevent moisture build-up.
- Vapor barrier: Inspecting the condition of the protective barrier on the underbelly.
- Siding and windows: Looking for wear, damage, or improper seals.

Interior

- Electrical systems: Ensuring all wiring, panels, and outlets are safe and up to code.
- Plumbing: Checking for leaks, proper water pressure, and drainage issues.
- HVAC systems: Assessing the heating, ventilation, and air conditioning.
- Interior condition: Checking for signs of water damage, pest infestations, or structural issues.