

Basic Purchaser Questions



Here are some basic questions that a potential homeowner can ask, and expect reasonable answers to. Hopefully you'll find this helpful and can help make your buying experience better.

1. Have I received a copy of the Standard Features (Specifications for the home) I am interested in? Standard Features include what's in the home, "options" are extra and you can expect to pay for them.
2. Do I have clear understanding of the complete process and who is responsible for completing these items:
 - a. Who is responsible for site improvements – water, sewer, electric, walks, driveways, garage, etc.?
 - b. Who is going to deliver the house and set it up?
 - c. Who is going to hook up the services to the house? Water, sewer, electric, cable TV, and will they check those systems for proper operation?
 - d. Who will take charge of getting all permits and inspections for the set up and installation of services?
 - e. Who is going to install block skirting or other type of skirting, install foundation vents, and provide a crawl space access under the home?
 - f. Who will install permanent steps, railings, and / or decks?
 - g. Who will be responsible for closing up the exterior of the home, installing all ship loose exterior items, sealing, and painting?
 - h. Who will be responsible for closing up the interior of the home, repairing cracks, painting, and installing ship loose interior items?
 - i. Who installs the carpet or other floorings?

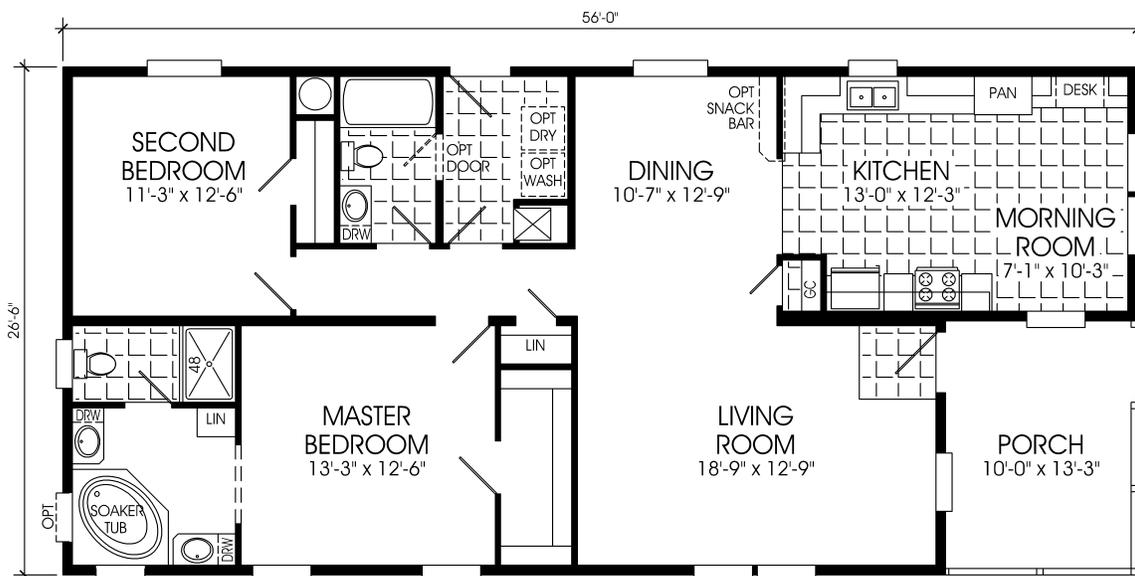
- j. Who will walk through the home with me *after* it has been completed at site, and explain features, warranties, etc.?
3. Estimate how long will this whole process take -
 - a. After I have placed my order with the retailer, it will take approximately how long to build the home as ordered? Allow extra days for weekends, holidays, and factory shortages.
 - b. After the home has been produced and is ready for shipment, how long will it take to deliver from the factory to site? Allow extra days if the site is not ready, holidays, restricted times or routes for transporting of manufactured homes.
 - c. After the home is delivered to the site how long will it be to assemble the sections and hook up the services?
 - d. After the home is set up and all of the services are connected and operational, how long will it be before the inside is closed up and ready for carpet installation?
 - e. How long does it take to have carpet installed after the interior close-up?
4. Options that are often not asked about when ordering manufactured housing, and may need to be purchased as extras:
 - a. Does the home come with exterior water hose connections?
 - b. How many outside outlets?
 - c. Does the home have TV / Cable jacks and where will they be?
 - d. What size is the water heater? If the home has a large soaker type bathtub, you may need a water heater large enough to fill it with hot water
 - e. Do all of the rooms have baseboard trim?
 - f. What type of cabinets – wood or pressed board?

- g. Do the cabinets have door and drawer pulls?
 - h. Do the cabinet drawers have upgraded (easy close or roller type) rollers?
 - i. What type of insulation package is in the floor, the roof, and the walls?
 - j. What is the roof load of the home?
 - k. Is the exterior wall 2x4 or 2x6?
 - l. Is the exterior wall built 16" on center or?
 - m. Is the carpet pad upgraded and to what?
 - n. Are the appliances upgraded and does it include an upgraded range hood?
 - o. What color are the shingles?
 - p. What type of shingles?
 - q. Can I order a higher roof load?
 - r. Is there an upgraded trim package available? Stainless steel, bronze, etc. and are all of the fixtures and knobs, hinges, faucets going to be the same color?
 - s. Are the bathtubs or showers tiled, plastic, or fiberglass?
 - t. Do the bathrooms have medicine cabinets?
 - u. Do the bathrooms have towel and paper holders?
 - v. What kind of doorknobs – lever handle or standard oval?
 - w. Countertops material upgrades – granite, tile, etc.?
 - x. Can I increase the interior door widths?
5. Have you and your retailer signed and dated your order confirmation? Keep copies of any change orders you or the retailer may need to issue, and everything should be signed and dated by you and the retailer. This eliminates all

questions about what is ordered, when it was ordered and if the home should be fitted with an upgrade that was missed during production of the home.

6. Assume nothing! Most stick built homes comes with basic features that you would not think to ask about – Not so with manufactured housing.
7. REVIEW THE LIST OF STANDARD FEATURES ON ANY HOME - If it's not listed - it's not included. Before ordering a home, be certain that you have your options and standard features in your hand and in writing, and signed by both parties.
8. Manufactured Housing is a different way to live, but they can be comfortable and affordable. The biggest complaint that we have heard time and time again is that the new homeowners were not told about certain items or they have ordered a home without any knowledge of what's included and the processes involved.

Be educated, and ask questions. We hope HomeProTechs.com. can help you along the way.



Trailer dealerships are [Google Review Hounds](#) - Our advice, leave your reviews after you have gone through the whole buying & delivery process. Your sales person will ask for the review immediately so that they will get their monthly corporate reward for the most reviews.