

Manufactured Home Appraisal Report

File #

General Description		Foundation		Exterior Description		Interior	
# of Units <input type="checkbox"/> One <input type="checkbox"/> Additions	<input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Runners	Skirting		materials/condition		materials/condition	
# of Stories <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> Other	<input type="checkbox"/> Block & Pier <input type="checkbox"/> Other alt. description	Exterior Walls				Floors	
Design (Style)	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Roof Surface				Walls	
# of Sections <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	Basement Area sq. ft.	Gutters & Downspouts				Trim/Finish	
<input type="checkbox"/> Other	Basement Finish %	Window Type				Bath Floor	
Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Storm Sash/Insulated				Bath Wainscot	
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Evidence of <input type="checkbox"/> Infestation	Screens				Car Storage <input type="checkbox"/> None	
Year Built Effective Age (Yrs)	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Doors				<input type="checkbox"/> Driveway # of Cars	
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant	Amenities		<input type="checkbox"/> Wood Stove(s) #		Driveway Surface	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel	<input type="checkbox"/> Fireplace(s) #		<input type="checkbox"/> Fence		<input type="checkbox"/> Garage # of Cars	
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck		<input type="checkbox"/> Porch		<input type="checkbox"/> Carport # of Cars	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool		<input type="checkbox"/> Other		<input type="checkbox"/> Attached <input type="checkbox"/> Detached	
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven	<input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer		<input type="checkbox"/> Other (describe)		<input type="checkbox"/> Built-in	
Finished area above grade contains:	Rooms Bedrooms Bath(s)	Square Feet of Gross Living Area Above Grade					
Describe any additions or modifications (decks, rooms, remodeling, etc.)							
Installer's Name Date Installed Model Year							
Is the manufactured home attached to a permanent foundation system? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the foundation system and the manner of attachment.							
Have the towing hitch, wheels, and axles been removed? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, explain							
Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, explain							
Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, explain							
Additional features (special energy efficient items, non-realty items, etc.)							
The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide [®] , Marshall & Swift Residential Cost Handbook [®] , or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.							
Quality <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Excellent Identify source of quality rating							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Provide adequate information for the lender/client to replicate the below cost figures and calculations.							
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)							
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW							
Source of cost data Effective date of cost data Quality rating from cost service							
OPINION OF SITE VALUE Exterior Dimensions of the Subject Unit							
Section One	Sq. ft. @ \$	\$		X	=	Sq. ft.	
Section Two	Sq. ft. @ \$	\$		X	=	Sq. ft.	
Section Three	Sq. ft. @ \$	\$		X	=	Sq. ft.	
Section Four	Sq. ft. @ \$	\$		X	=	Sq. ft.	
Sub-total		\$		Total Gross Living Area:			
Cost Multiplier (if applicable)		x		Other Data Identification			
Modified Sub-total		\$		N.A.D.A. Data Identification Info: Edition Mo: Yr:			
Physical Depreciation or Condition Modifier		\$		MH State: Region: Size: ft. x ft.			
Functional Obsolescence (not used for N.A.D.A.)		\$		Gray pg. White pg. Black SVS pg.			
External Depreciation or State Location Modifier		\$		15 years and older Conversion Chart pg. Yellow pg.			
Delivery, Installation, and Setup (not used for N.A.D.A.)		\$		Comments			
Other Depreciated Site Improvements		\$					
Market Value of Subject Site (as supported above)		\$					
Indicated Value by Cost Approach		\$		Estimated Remaining Economic Life (HUD and VA only) Years			
Summary of Cost Approach							

Consumers Report On Manufactured Homes

Kevin Burnside



Consumers Report On Manufactured Homes:

An Examination of Manufactured Housing as a Community- and Asset-building Strategy William C. Apgar, 2002

Manufactured Insecurity Esther Sullivan, 2018-08-07 *Manufactured Insecurity* is the first book of its kind to provide an in depth investigation of the social legal geospatial and market forces that intersect to create housing insecurity for an entire class of low income residents Drawing on rich ethnographic data collected before during and after mobile home park closures and community wide evictions in Florida and Texas the two states with the largest mobile home populations *Manufactured Insecurity* forces social scientists and policymakers to respond to a fundamental question how do the poor access and retain secure housing in the face of widespread poverty deepening inequality and scarce legal protection With important contributions to urban sociology housing studies planning and public policy the book provides a broader understanding of inequality and social welfare in the United States today

Singlewide Sonya Salamon, Katherine MacTavish, 2017-10-15 In *Singlewide* Sonya Salamon and Katherine MacTavish explore the role of the trailer park as a source of affordable housing America s trailer parks most in rural places shelter an estimated 12 million people and the authors show how these parks serve as a private solution to a pressing public need *Singlewide* considers the circumstances of families with school age children in trailer parks serving whites in Illinois Hispanics in New Mexico and African Americans in North Carolina By looking carefully at the daily lives of families who live side by side in rows of manufactured homes Salamon and MacTavish draw conclusions about the importance of housing community and location in the families dreams of opportunities and success as signified by eventually owning land and a conventional home Working poor rural families who engage with what Salamon and MacTavish call the mobile home industrial complex may become caught in an expensive trap starting with their purchase of a mobile home A family that must site its trailer in a land lease trailer park struggles to realize any of the anticipated benefits of homeownership Seeking to break down stereotypes Salamon and MacTavish reveal the important place that trailer parks hold within the United States national experience In so doing they attempt to integrate and normalize a way of life that many see as outside the mainstream suggesting that families who live in trailer parks rather than being trailer trash culturally resemble the parks neighbors who live in conventional homes

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housing for the elderly the disabled and the poor Why is it that some locales can offer affordable accessible and attractive housing while the large majority of cities fail to do so Invisible City calls for a brave new housing paradigm that makes the needs of marginalized populations visible to policy makers Drawing on fascinating case studies in Houston Louisville and New Orleans and analyzing census information as well as policy reports Gilderbloom offers a comprehensive engaging and optimistic theory of how housing can be remade with a progressive vision While many contemporary urban scholars have failed to capture the dynamics of what is happening in our cities Gilderbloom presents a new vision of shelter as a force that shapes all residents **Transforming the Federal Housing Administration for the 21st Century** United States.

Congress. House. Committee on Financial Services. Subcommittee on Housing and Community Opportunity,2006

Manufactured Home Merchandiser ,2005 *How to Buy a Manufactured Home and Save Thousands* Randall G. Eaton,2004 Consumer Reports 1981 ,1981 *Consumer Reports 2000 Buying Guide* Consumer Reports,Consumer Reports Books Editors,1999-11 From cars and cell phones to washing machines this book presents the most objective product information available with Consumer Reports ratings repair histories product recommendations and buying advice

Consumers Index to Product Evaluations and Information Sources ,1994 *Buying a Manufactured Home* Kevin Burnside,1999 This book will help you get the convenience and the quality you deserve at a price that s fair and with financing terms that won t exceed your budget It provides an easy to follow map for prospective home buyers to compare brands features quality and financing terms It includes enough detail information about construction to judge whether you re getting what you pay for **Housing Policy Debate** ,2001 **Designing a Water Conservation Program** Theodore B.

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