



RULES, OWNERSHIP, HOMESITE & DELIVERY

Confirm that the home is legal, the land is usable, and every section can reach the homesite.

PROPERTY ADDRESS / LOCATION

PARCEL NUMBER

PROPERTY OWNER

COUNTY / CITY

PROPOSED HOME TYPE & SIZE

DATE REVIEWED

CONFIRM THE HOME IS ALLOWED

- ☐ Manufactured homes are allowed on this exact parcel.
- ☐ Modular-home rules were checked separately, if applicable.
- ☐ Single-section and multi-section rules were confirmed.
- ☐ Minimum size, roof pitch, siding, foundation, and age rules were checked.
- ☐ Required road, property-line, septic, and building setbacks were confirmed.
- ☐ Required permits, inspections, rezoning, subdivision, or parcel combination were confirmed.
- ☐ Deed restrictions, restrictive covenants, and HOA rules were checked.
- ☐ Important approvals were received in writing from the proper local office.

OWNERSHIP & FINANCING

- ☐ The legal owner and property boundaries were confirmed.
- ☐ I have the legal right to place and finance a home here.
- ☐ Existing mortgages and liens were checked.
- ☐ The current land lender and future home lender were contacted early, if needed.
- ☐ Any subdivision, release, payoff, or loan-combination requirement is understood.

FLOOD ZONE & USABLE HOMESITE

- ☐ The FEMA flood map was checked for the parcel, homesite, driveway, and delivery route.
- ☐ The flood result was confirmed with the local floodplain office.
- ☐ Placement, elevation, foundation, insurance, and financing effects are understood.
- ☐ There is space for the home, foundation, setbacks, access, utilities, septic, and drainage.
- ☐ Steep, low, wet, rocky, wooded, or difficult areas were identified.
- ☐ Existing improvements were inspected before assuming they can be reused.

CHECK THE ENTIRE DELIVERY ROUTE

- ☐ The dealer or delivery contractor inspected the route before purchase.
- ☐ The route from the main road to the homesite was checked.
- ☐ Narrow roads, tight turns, steep hills, and slope changes were checked.
- ☐ Low limbs, power lines, phone lines, and cables were checked.
- ☐ Gates, fences, mailboxes, signs, trees, brush, stumps, and structures were checked.
- ☐ Ditches, culverts, bridges, weak crossings, mud, and soft ground were checked.
- ☐ There is room for the transporter, setup equipment, and every home section.
- ☐ A legal access easement exists for any private or shared road.
- ☐ Required access work is listed in writing.
- ☐ Responsibility and payment for every access improvement are confirmed.



UTILITIES, TESTS, COSTS & THE FINAL DECISION

Confirm the connections, drainage, testing, written estimates, and real cost before committing.

CONFIRM UTILITIES & ADDRESSING

- ☐ Electric provider, distance, poles, transformer, easements, and service type were confirmed.
- ☐ Public water, tap location and fees, or well requirements were confirmed.
- ☐ Public sewer or septic-system and replacement-area requirements were confirmed.
- ☐ Natural gas, propane, or all-electric plans were confirmed.
- ☐ Internet and phone providers and actual service types were confirmed.
- ☐ Each provider was contacted directly for written requirements and estimates.
- ☐ The parcel's existing physical address was confirmed or a new one was requested.
- ☐ The post office recognizes the address and approved the mailbox location.

DRAINAGE & SITE WORK

- ☐ The property was visited during or shortly after heavy rain when possible.
- ☐ Low areas, standing water, wet soil, waterways, and seasonal drainage were checked.
- ☐ Water flowing from roads or neighboring property was checked.
- ☐ Erosion, washed-out soil, and unstable slopes were checked.
- ☐ Clearing, excavation, fill, grading, compaction, driveway, culvert, drainage, erosion-control, retaining-wall, and tree work were identified.
- ☐ A qualified site-work contractor evaluated the proposed homesite.
- ☐ Water can drain away from the home and septic system.

SURVEYS, TESTS & INSPECTIONS

- ☐ Boundary survey completed if needed.
- ☐ Perc test or soil evaluation completed if public sewer is unavailable.
- ☐ Existing septic system inspected.
- ☐ Existing well inspected and tested for output and water quality.
- ☐ Foundation or geotechnical soil testing completed when required.
- ☐ Basement soil testing completed for a modular home when required.
- ☐ Floodplain or elevation review completed when required.
- ☐ Existing driveways, culverts, utilities, walls, and previous homesites inspected.
- ☐ Required approvals are written purchase conditions when appropriate.

GET THE REAL COST IN WRITING

- ☐ The dealer and site-work crew provided a written property estimate.
- ☐ Independent contractor quotes were collected when practical.
- ☐ Quotes were compared by scope, inclusions, exclusions, allowances, and change risks.
- ☐ Dealer-contractor requirements were confirmed.
- ☐ The lender confirmed whether approved independent contractors may be paid from the loan.
- ☐ Approval, draw, reimbursement, inspection, invoice, and receipt rules are understood.
- ☐ Financed work and cash-paid work are separated.
- ☐ All major land and site costs were added before deciding affordability.

FINAL GO / NO-GO CHECK

- ☐ My exact home is allowed here.
- ☐ Every home section can reach the homesite safely.
- ☐ There is a practical place for the home, foundation, utilities, septic, and drainage.
- ☐ Required tests and inspections passed.
- ☐ I understand the flood-zone result.
- ☐ I have written estimates for the major work.
- ☐ The dealer, lender, and contractors agree on responsibilities and payment.
- ☐ I can afford the real cost of making this land usable.