

Baseline Inspection Assessment Verification Form - Mobile Home Sale

ALL SECTIONS OF THIS INSPECTION ARE REQUIRED FOR THE BASELINE INSPECTION

Note: The column labeled "Correction Made" is not applicable for for-sale mobile home inspections.

Property Address: _____

Owner/Agent: _____

PART A - General

		Compliant	Non-Compliant	Correction Made
I. Exterior Structure	1. Maintained Exterior			
	2. Floodplain Signage			
	3. Address Numbers Visible from Street			
	4. Structural Members Functioning			
	5. Blocking and Tie Downs			
	6. Sound Roofs			
	7. Window, Skylight, Door Frames Weather Tight; Glazing Free from Loose/Broken Glass			
	8. Maintained Exterior Handrails/Guards			
	9. Maintained Stairs, Decks, Porches & Balconies			
II. Interior Structure	1. Interior Maintained & Sanitary			
	2. Equipment, Systems, Devices and Safeguards Maintained and in Working Order			
	3. Interior Structural Members Functioning			
	4. Maintained Interior Handrails/Guards			
	5. Maintained Interior Stairs, Decks, Porches & Balconies			
III. Light	1. Habitable Spaces have Light by Window or Artificial			
	2. Common Halls & Stairways			
IV. Ventilation	1. Habitable Spaces have Ventilation by Window or Mechanical			
	2. Bathrooms and Toilet Rooms			

		Compliant	Non-Compliant	Correction Made
V. Occupancy Limitations	1. Water Closet Accessibility			
	2. Prohibited Occupancy			
	3. Food Preparation, Store and Serve in a Sanitary Manner			
	4. Dwelling Units			
	5. Rooming Houses			

PART B - Plumbing Facilities and Fixture

		Compliant	Non-Compliant	Correction Made
I. Toilet Rooms	1. Privacy			
	2. Access from a hall or passageway			
II. Plumbing Systems and Fixtures	1. Maintained, Safe, Sanitary & Functional			
	2. Fixture Clearance Adequate for Usage and Cleaning			
III. Water Systems	1. Supplied with Hot/Tempered and Cold Running Water			

Comments: _____

PART C - Mechanical and Electrical

		Compliant	Non-Compliant	Correction Made
I. General Mechanical	1. Mechanical Appliances in Safe Working Condition			
	2. Checked Fireplaces and Kitchen Appliances for Safe Installation			
	3. Clothes Dryer Exhaust Systems			
	4. Heating Facilities			
	5. Gas Piping Materials			
	6. Shutoff Valves			
	7. Furnace Location			
	8. Venting			
	9. Combustion Air			
	10. Clearances			
	11. Piping Identification			
	12. Service Requirement			

If applicable, clearly state "All Electric": _____

		Compliant	Non-Compliant	Correction Made
II. Boilers	Boilers serving six or more dwelling units must maintain a valid certificate of inspection from the State of Colorado			
III. Waater Heaters	1. Access through Bathrooms and Bedrooms			
	2. Required Features			

		Compliant	Non-Compliant	Correction Made
IV. General Electrical Equipment	1. All Electrical Installed and Maintained Safely			
	2. Electrical Faceplates			
	3. Extension Cords			
	4. Electrical Circuits			
	5. Electrical Panelboards			
	6. Receptacles			
	7. Non-grounding Electrical Receptacles			
	8. Luminaires			

PART D - Fire Safety

		Compliant	Non-Compliant	Correction Made
I. General Safety	1. Safe, Unobstructed Path of Travel			
	2. Locked Doors Readily Openable			
	3. Emergency Escape Openings			
	4. Fire Resistance-Rated Assemblies			
	5. Barbeque Safety			
	6. Portable Fire Extinguishers			

Comments: _____

By signing this form, the licensed Inspector certifies that they performed the housing inspection for the property indicated and all compliant and non-compliant items on the checklist were accurately documented at the time of inspection. **(Note: The column labeled "Correction Made" is not applicable for for-sale mobile home inspections.)** The inspector also certifies that they have no financial interest in the property and are not related in any way to the Owner/Agent.

X _____
 Inspector Signature Print Name Date of Inspection

 Company Name Contractor License # Telephone #