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MANUFACTURED HOME COMMUNITY SELF-INSPECTION REPORT

NAME OF RETAILER: _____
 ADDRESS: _____
 CITY, STATE: _____ ZIP: _____

HELP PREVENT ACCIDENTS AND INJURIES THROUGHOUT YOUR PARK BY COMPLETING THIS "COMMUNITY SELF INSPECTION REPORT" AND CORRECTING UNSAFE CONDITIONS IMMEDIATELY.

MANAGEMENT	YES	NO
Certificates of Insurance obtained from all subcontractors with proper liability limits?		
Use of Mobile's independent contractor performance agreement?		
Strict even respectful enforcement of park rules?		
Use of WC Waiver form for all independent contractors?		
All drivers on park business have signed Mobile's "Driver Safety Agreement"?		
Accident and injury reports prepared immediately?		
Accident investigation and corrective action measures taken immediately?		
SLIP AND FALL HAZARD	YES	NO
Sidewalks, walkways, parking areas - well maintained & lighted at night?		
Entrance to common areas free from obstacles?		
Steps and stairs in good repair – suitable handrails, non-skid?		
Park common grounds free from obstructions, holes, etc?		
Oil leaks, spills, cleaned immediately?		
Lighting adequate and maintained throughout the park?		
Formal ice and snow removal program established?		
MAINTENANCE & HOUSEKEEPING	YES	NO
Grass and weed control good?		
Disabled cars/vehicles and old appliances removed from the park immediately?		
Flammable/toxic containers safely handled and stored?		
Regular cleaning of public restrooms?		
Trash disposal safely arranged?		
Rock guards on all lawn mowers to prevent thrown rocks?		
EXTERIOR CONDITIONS	YES	NO
Vehicle traffic flow controlled?		
Speed limit posted and enforced?		
Roads in good condition?		
Speed bumps adequate and color highlighted?		
Height marked on entrance overhang?		
Water exposures (lakes, streams, ponds, creeks) protected to prevent children & adults from entering the areas?		
"No Swimming" signs posted where applicable?		
Playground equipment properly maintained (no protruding nails, bolts, etc)?		
Playground equipment anchored firmly?		
Playground equipment located on soft surface?		
Leash laws posted and enforced?		
Rules prohibit larger aggressive breeds?		
Unattractive nuisances such as vacant buildings, vacant mobile homes and construction sites controlled?		
Trees trimmed to avoid damage to property from wind, snow and ice?		

SWIMMING POOL	YES	NO
Minimum five-foot un-scalable fence with self-closing child-proof latched gate installed?		
Rules posted and enforced?		
Children supervised at all times?		
Pool water clarity above average?		
Chemicals tested regularly?		
Depth over 5 ft marked by life line?		
Depth marked and clearly visible?		
Emergency telephone numbers posted?		
Chemicals safely stored?		
Pool properly illuminated at night?		
Rescue and medical first aid equipment and supplies available?		

CLUB/RECREATION HOUSE	YES	NO
Electrical, heating and plumbing in good condition?		
No smoking rule posted and enforced?		
Hand fire extinguisher available?		
Emergency exits illuminated?		
Emergency (back-up) lighting available?		

LAUNDRY ROOM	YES	NO
Lighting adequate?		
Emergency telephone available?		
Lint traps cleaned frequently?		
Mesh trash containers with metal covers provided?		
Washing and drying machines properly grounded?		
Electrical wiring in good condition?		

VENDING MACHINES	YES	NO
Installed on firm flat surface?		
Electrical properly grounded?		

LP GAS	YES	NO
Cylinders properly arranged and not subject to vehicle damage?		
Protective caps on all valves?		
Located safe distance away from ignition sources?		

EMERGENCY ASSISTANCE	YES	NO
Telephone numbers for fire, police, and local hospitals posted and available?		
Fire Department familiar with layout of park facilities?		
Fire hydrants properly distributed and accessible?		
Fire/smoke and burglary alarms working properly and tested monthly?		

OWNED RENTAL UNITS	YES	NO
Smoke detectors in all sleeping areas?		
Use of Mobile's Smoke Detector Acknowledgement Form?		
Two exterior doors from all manufactured homes?		
Window in sleeping room for emergency exit?		
All units tied down?		
Hand fire extinguisher in each unit?		
Steps with handrails at all exits?		
Deadbolts and peepholes on all exterior doors?		
Electric and heating systems inspected annually?		
Repair of any soft spots in floor?		

COMMENTS

Explain "NO" answers. Indicate dates that all unsafe conditions will be corrected/updated? If no corrections/updates planned, please note that.

Community/Park Inspection Report

Completed by: _____ Date: _____

This form is advisory and intended to provide assistance in loss prevention and control and is not a substitute for a professional safety inspection. Implementation of the recommendations herein does not imply or guarantee full compliance with local, state or federal regulations which may apply to such practices and conditions and does not signify or imply that the other hazards are nonexistent.