



Residential Estimator Worksheet (Manufactured Housing)

General Information

Estimate ID _____	Construction Type Manufactured Housing
Property Owner _____	Survey Date _____
Address _____	Surveyed By _____
City _____	Comment _____
State/Province _____	Appraisal For _____
ZIP/Postal Code _____	

Building Data

Main House Style	<input type="checkbox"/> Singlewide <input type="checkbox"/> Doublewide	<input type="checkbox"/> Triple Wide <input type="checkbox"/> Quad Wide	
Length _____		Width _____	
Tagalong Style	<input type="checkbox"/> None <input type="checkbox"/> Singlewide	<input type="checkbox"/> Doublewide	
Length _____		Width _____	

Quality _____	1 = Fair	3 = Good	5 = Excellent
	2 = Average	4 = Very Good	
Condition _____	1 = Worn Out	3 = Average	5 = Very Good
	2 = Badly Worn	4 = Good	6 = Excellent

Depreciation

Physical & Functional Depreciation

- Marshall & Swift Tables
- Combined Physical & Functional _____ 0 - 100%
- Separate Physical _____ 0 - 100%
- and Functional _____ 0 - 100%
- Age/Life (Straight Life)
- None

External Depreciation _____ 0 - 100%

Effective Age _____ 0 - 100 years

Typical Life

- Marshall & Swift
- Entered Value _____ 0 -100 years

Section 1 (use a separate section for each garage, basement or tagalong)

Type Attached Garage
 Detached Garage
 Basement
 Tagalong

Description _____

Size _____

Quality _____ 1 = Fair 3 = Good 5 = Excellent
 2 = Average 4 = Very Good

Depreciation % _____ 0 - 100%

Effective Age _____ 0 - 100 year **Typcial Life** _____ 0 - 100 years

Components - Sections (see back page for a list of all components)

Code	System/Component	Area/Units	%	Quality	Depr %	Age	Life

Section 2 (use a separate section for each garage, basement or tagalong)

Type Attached Garage
 Detached Garage
 Basement
 Tagalong

Description _____

Size _____

Quality _____ 1 = Fair 3 = Good 5 = Excellent
 2 = Average 4 = Very Good

Depreciation % _____ 0 - 100%

Effective Age _____ 0 - 100 year **Typcial Life** _____ 0 - 100 years

Components - Sections (see back page for a list of all components)

Code	System/Component	Area/Units	%	Quality	Depr %	Age	Life

Available Components

EXTERIOR WALLS

181	Aluminum Sheet
182	Aluminum Lap
183	Cement Fiber Sheet
184	Cement Fiber Lap
185	Hardboard Sheet
186	Hardboard Lap
187	Log Siding
188	Plywood with Batts
189	Stucco
190	Vinyl Lap
191	Wood Lap
192	Aluminum
193	Lap

ROOFING

203	Clay Tile
208	Composition Shingle
209	Concrete Tile
219	Wood Shake
220	Wood Shingle
22	Metal, Corrugated
222	Metal, Ribbed
223	Metal, Corrugated or Ribbed
224	Wood Shingle or Shake

HEATING and COOLING

309	Forced Air Furnace
313	Wall Furnace
351	Warm & Cooled Air
352	Heat Pump
383	Window Type Refrigerator Cooler
384	Window Type Heat Pump
385	Evaporative Cooler, Window
386	Evaporative Cooler, Rooftop

FLOOR COVERING

411	Carpet and Pad
431	Carpet, Indoor/Outdoor
412	Ceramic Tile
413	Hardwood
415	Linoleum
435	Marble
436	Melamine Laminated Tile
416	Parquet
417	Quarry Tile
418	Resilient Floor Cover
419	Slate
421	Vinyl Composition Sheet
423	Vinyl Sheet
424	Vinyl Composition Tile
425	Wood, Generic

APPLIANCES

501	Appliance Allowance
511	Bath Heater
512	Dishwasher
513	Exhaust Fan
514	Freezer
515	Garbage Disposer
516	Range Hood and Fan
518	Oven
519	Microwave Oven
520	Oven, Microwave Combination
521	Range/Oven
522	Range/Oven with Microwave
525	Range Top
526	Refrigerator
527	Trash Compactor
529	Security System, Hard Wired
530	Security System, Wireless
533	Clothes Dryer
535	Clothes Washer
536	Clothes Washer/Dryer Combination

MISCELLANEOUS

601	Plumbing Fixtures
602	Plumbing rough-ins
621	Slab on Grande
622	Raised Subfloor
631	Add for Plaster Interior
641	Single 1-Story Fireplace
642	Single 2-Story Fireplace
643	Single 3-Story Fireplace
644	Double 1-Story Fireplace
645	Double 2-Story Fireplace
646	Double 3-Story Fireplace
647	Triple 3-Story Fireplace
648	Direct-Vented, Gas
651	Floor Insulation (Mild Climate)
652	Floor Insulation (Moderate Climate)
653	Floor Insulation (Extreme Climate)

GARAGES

701	Attached Garage
706	Detached Garage
721	Carport, Flat Roof
722	Carport, Shed Roof
723	Carport, Gable Roof

BASEMENT

801	Total Basement Area
802	Minimal Finish Area
803	Partition Finish Area
804	Basement Garage Finish Area
805	Basement Garage, Single
806	Basement Garage, Double
807	Basement Garage, Triple
808	Outside Entrance Below Grade
809	Subterranean Garage
810	Radon Alarm

Available Components (continued)**PORCHES, SKIRTING, and MISCELLANEOUS**

901	Open Slab Porch
902	Raised Slab Porch
903	Wood Deck
904	Slab Porch with Roof
905	Raised Slab Porch with Roof
906	Wood Deck with Roof
907	Enclosed Porch, Screened Walls
908	Enclosed Porch, Knee Walls with Glass
909	Enclosed Porch, Solid Walls
910	Raised Enclosed Porch, Screened Walls
911	Raised Enclosed Porch, Knee Walls with Glass
912	Raised Enclosed Porch, Solid Walls
913	Enclosed Wood Deck, Screened Walls
914	Enclosed Wood Deck, Knee Wall with Glass
915	Enclosed Wood Deck, Solid Wall
954	Slab Breezeway with Roof
955	Raised Slab Breezeway with Roof
956	Wood Breezeway with Roof
957	Enclosed Breezeway, Screened Walls
958	Enclosed Breezeway, Knee Walls with Glass
959	Enclosed Breezeway, Solid Walls
960	Raised Enclosed Breezeway, Screened Walls
961	Raised Enclosed Breezeway, Knee Walls w/Glass
962	Raised Enclosed Breezeway, Solid Walls
963	Enclosed Wood Breezeway, Screened Walls
964	Enclosed Wood Breezeway, Knee Wall with Glass
965	Enclosed Wood Breezeway, Solid Wall
1501	Skirting, Metal or Vinyl Vertical
1502	Skirting, Metal or Vinyl Horizontal Lap
1503	Skirting, Metal or Vinyl, Simulated Stone/Brick
1504	Skirting, Plywood/Hardboard
1505	Skirting, Plywood/Hardboard, Horizontal Lap
1506	Skirting, Brick Veneer
1507	Skirting, Stone Veneer
1508	Skirting, Concrete Block
1509	Skirting, Precast Concrete Panel
1510	Foundation, Continuous Concrete
1511	Foundation, Continuous Concrete Block
1512	Foundation, Continuous Treated Wood
1513	Seismic/Wind
1516	Anchors
1517	Entry Steps, Precast Concrete
1518	Entry Steps, Fiberglass
1519	Entry Steps, Metal
1520	Entry Steps, Wood
1521	Awnings, Canvas
1522	Awnings, Metal
1523	Awnings, Roll-Up
1524	Hitches

YARD IMPROVEMENTS

1601	Chain-Link Fencing
1602	Wood Fences, Solid Boards
1603	Wood Fences, Split Redwood
1604	Wood Fences, Picket
1605	Vinyl Fences, Spaced
1606	Vinyl Fences, Solid Borads
1607	Vinyl Fences, Picket
1608	Wrought Iron
1609	Gate, Chain-Link
1610	Gate, Wood
1611	Gate, Vinyl
1612	Gate, Wrought Iron
1613	Brick Walls
1614	Concrete Block Walls, 4"
1615	Concrete Block Walls, 6"
1616	Concrete Block Walls, 8"
1617	Paving, Asphalt with Base
1618	Paving, Concrete with Base
1619	Paving, Brick
1620	Paving, Flagstone
1621	Surface Parking Lot, Asphalt
1622	Landscaping, Complex
1623	Lawn Sprinklers
1624	Gazebos
1625	Pool, Gunitite
1626	Pool, Vinyl-Lined
1627	Pool, Aboveground
1628	Pool, Apartment type
1629	Pool, Lap
1630	Pool Heaters
1631	Spas
1632	Redwood Hot Tub
1633	Tennis Courts
1634	Tennis Court Lighting
1635	Storage Building, Aluminum
1636	Storage Building, Steel
1637	Storage Building, Wood

LAND and SITE

691	Land Value
692	Site Value
693	Site Improvements, Depreciated
694	Site Improvements, Undepreciated