



Mobile Home Insurance Program from **FOREMOST**  
A Farmers Insurance® Company



# Mobile Home Maintenance Guide



**35 Years**  
Benefiting AARP Members





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## MOBILE HOME MAINTENANCE GUIDE

Owning your own home is a dream come true, but with that joy comes extra responsibilities. Maintaining your mobile home might not be the most exciting task, but it's essential for keeping your mobile home safe and comfortable for many years to come.

Let's face it, knowing where to start with mobile home maintenance can feel like a daunting challenge. If you're unsure where to start with mobile home maintenance, you're not alone. Many mobile homeowners feel overwhelmed by the task, but knowing **what** maintenance tasks are important and **how** to properly complete them is key to preserving your home.

This guide is designed to help you gain an understanding of **what** you need to stay on top of, and **how** to do it.

### Seven things you should check every year:

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## FOUNDATION

As a mobile homeowner, you absolutely must check your foundation every year. Here are some things you should look for:

- Does your foundation have any cracks or signs of imbalance?
- Is your mobile home starting to sink and settle?
- Is your mobile home shifting at all?

If you have a more permanent or complicated foundation, it's a good idea to have it checked by professionals instead of doing it yourself.

### What's wrong with having a cracked or unlevel foundation?

Here are just a few of the possible problems a cracked or unlevel foundation can cause:

- Structural damage, system failures, other cosmetic issues and reduced lifespan
- Doors or windows that won't shut or seal properly
- Drafts of air and humidity entering the home
- Leaks or cracks in the walls
- Warping or bowing

### How can check your mobile home's foundation?

You can use a standard water level or carpenter level to check to see if your mobile home is level.

If you have a permanent foundation – like a crawl space, slab foundation or basement foundation – the biggest indicators of damage are:

- Visible cracking
- Shifting or sagging





## SKIRTING

If the foundation of your mobile home is its skeleton, then the skirting is its skin.

The foundation provides the underlying structure and support (like a skeleton). The skirting protects the foundation and enhances your home's appearance (like skin).

Just like your skin, your skirting is the first line of defense against external threats – like excess moisture and [pesky rodents](#).

Just like the foundation, checking your home's skirting for holes and cracks is important. That said, your skirting does still need proper ventilation.

### **Here are some general guidelines to follow to ensure your mobile home skirting is properly ventilated:**

- Aim for about one square inch of ventilation for every square foot of your home
- To maintain proper airflow, try to have vents on every side of your home
- Make sure your vents aren't too close to your pipes (so you don't directly expose them to extreme temperatures)
- Since dead air pockets tend to form in corners (and eventually damage your mobile home's foundation), consider placing vents three feet from every corner

Failing to properly maintain your skirting can lead to a host of issues, including (but not limited to):

- Mold and mildew
- Frozen pipes in the winter
- Difficulty regulating temperature
- Issues with flooring and foundation

If your foundation needs to be replaced, [this video from Foremost](#) can help.

## ROOF

It may be a good idea to check your roof twice a year, instead of just once.

Here are some things you should look out for:

- Debris
- Broken or missing shingles
- The overall condition of the flashing
- Cracks or soft spots in the roof caulking

Weaknesses and imperfections in your roof can lead to excess moisture, air and other elements getting into the roof cavity.

In addition to the items listed above, it may be a good idea to reseal or recoat the roof of your mobile home each year. This is especially true if your roof is flat. The coating on your roof helps regulate the temperature in your home and keep it dry. When you recoat your roof, make sure you use the right type of coating for your roof type.

In addition to recoating your roof, it might be a good idea to check for any leaks – before they sneak up on you.

[Here's a guide that can help with that.](#)

## GUTTERS

You should clean your gutters regularly. This is a simple task that can prevent damage to the roof and other exterior parts of your mobile home. If your gutters are clogged, you may eventually notice leaks and water damage in your home.

Additionally, clogged gutters can eventually become heavy with debris, which can cause them to break or fall off your home. This can cause extensive damage.

If you live near large trees, or if you live in an area that gets heavy rain or snow, it may be best to clean your gutters twice a year instead of once.



## SIDING

You should clean the siding of your mobile home at least once a year. Cleaning your siding can help prevent a buildup of mold and mildew.

If you have vinyl siding – which many mobile homes do – water with detergent can be a very effective cleaning solution. If you have a different type of siding, do your research to make sure you're using the best cleaning solution for your mobile home.

If you already have a buildup of mold or mildew, you may need to add a stronger substance like chlorine bleach to your cleaning solution. Just make sure you do your research beforehand, as mixing bleach with certain substances can be dangerous.

There are many premade cleaning solutions designed specifically for cutting through mold and rust, so you can always opt for one of those if you think it's right for you.

Cleaning your siding at least once a year can help keep your home in good condition, and prevent a buildup of mold and mildew, which can cause more long-term problems.

Many people choose to clean their siding – and other parts of the exterior of their mobile home – during the spring, when the weather is nice.

If you want more guidance on that, [this video and cheat sheet](#) might help.

## WINDOW AND VENT CAULKING

When it comes to your window and vent caulking, remember the **three Rs**:

**1** REVIEW

**2** RESEAL

**3** REPEAT

Throughout the year – especially in areas that get colder in winter months – extreme temperature changes can cause caulking to shrink, split or break down. This causes cracks, gaps and warping in the seals, making it harder to regulate the climate in your mobile home.

### Why is this a problem?

Because it raises your heating and cooling bill. Not ideal, right?

In addition to checking your window seals every year – ideally before winter – it's also a good idea to check the seals around vents, ducts and other systems that are sealed from outside exposure with caulking or sealant.

Resealing these areas once a year before winter is a great way to keep unwanted air and moisture out, which will help you lower your energy bill and keep your mobile home nice and comfy all year long.

If you end up having to replace your mobile home windows, [this article might help](#).



## HEATING AND HVAC SYSTEMS

Cleaning your air ventilation and heating systems multiple times a year can significantly improve the air quality in your mobile home.

Changing the filters regularly can help keep your home comfortable, in addition to decreasing the effects of:

- Asthma
- Allergies
- Other breathing and skin problems

In addition to changing and cleaning your filters multiple times a year, you should also vacuum out the air systems once a year. You can do this yourself, or have professionals come out and do it for you.

Following these tips and make your heating, cooling and HVAC systems last longer – saving you a lot of money. Replacing your entire air system can be quite costly, so taking the time to maintain it is well worth your time and effort.

If you want more tips on keeping your mobile home warm during the winter, [check this out](#).

## A FINAL NOTE

Proper maintenance and care are key to enjoying your mobile home for many years to come. While this guide provides a solid foundation, remember, every home is unique, and unforeseen issues can arise.

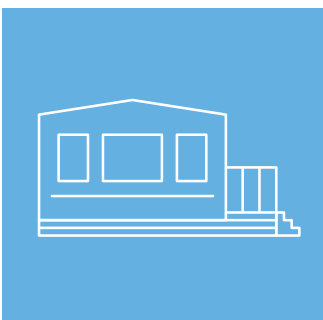
Luckily, the [AARP® Mobile Home Insurance Program from Foremost® Learning Center](#) is a great resource with tons of articles that provide tips and tricks on things such as:

- Tie-downs
- Pest control
- Storm safety tips
- Storage solutions
- Kitchen remodeling
- Window replacements
- Emergency preparedness
- Lowering your energy bill
- And much, much more!

That may seem like a lot to think about, but it's manageable! Just remember, when you have questions on topics like the ones listed above – if it's not already covered in this guide – you can visit the Learning Center at [AARPForemost.com/Learning-Center/](https://AARPForemost.com/Learning-Center/).

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