

Brent's Manufactured Living

Manufactured Home Buyer Starter Kit

A simple checklist to help Louisiana manufactured home buyers prepare for the buying process, land readiness, delivery, setup, and ownership.

Use this guide before you visit a lot, choose a home, or make assumptions about land, utilities, delivery, setup, and next steps.

No public pricing, setup-cost numbers, or payment estimates are included in this guide. Current details should be confirmed privately with Brent at Atchafalaya Homes.

What is inside:

- Buyer readiness checklist
- Land questions checklist
- Delivery prep checklist
- Utility prep checklist
- What may be included when buying from a dealership
- Private questions to ask Brent
- Common buyer mistakes
- Contact Brent section

1. Buyer Readiness Checklist

- Do I know what size home fits my needs?
- Have I thought about bedrooms, bathrooms, layout, storage, and daily use?
- Do I know whether the home will go on private land or in a community?
- Have I considered future needs, not just today's needs?
- Do I know who needs to be involved in the buying decision?
- Have I gathered basic personal and financing information before visiting?
- Have I written down my must-haves and deal breakers before looking at homes?

2. Land Questions Checklist

- Do I already own land, or am I still looking for land?
- Is the land cleared enough for a manufactured home?
- Is there enough access for delivery?
- Are there trees, fences, ditches, gates, tight turns, or soft ground that may affect delivery?
- Do I know whether utilities are already available?
- Do I know if local requirements, permits, zoning, or restrictions need to be checked?
- Have I confirmed whether the land is suitable for the size home I want?

3. Delivery Prep Checklist

Delivery is not just the day the home arrives. It depends on access, site conditions, land readiness, and coordination.

- Is there clear access to the property?
- Can a delivery crew safely reach the home site?
- Are roads, driveways, gates, and turns wide enough?
- Are overhead limbs, wires, or obstacles a concern?
- Is the home site ready before delivery?
- Do I understand that delivery is one step in the full setup process?
- Have I asked what needs to be handled before the home can be placed?

4. Utility Prep Checklist

Utility questions should be asked early. Waiting too long can delay the process or create confusion.

- Do I know where electric service will come from?
- Do I know whether water is available?
- Do I know whether sewer or septic will be needed?
- Have I checked local utility requirements?
- Do I know who is responsible for each utility connection?
- Have I asked what needs to be ready before final setup?
- Have I written down utility questions to review privately with Brent?

5. What May Be Included When Buying From a Dealership

When buying a manufactured home from a dealership, buyers should ask what is included with the home and what may need to be handled separately. Do not assume every home, property, or situation is the same.

Depending on the home, location, land conditions, lender requirements, and local requirements, the conversation may include delivery, tie-down, leveling, AC, kitchen appliances, and a 1-year warranty.

This guide intentionally avoids public dollar amounts. Current details, availability, and what applies to your specific situation should be confirmed directly with Brent at Atchafalaya Homes.

- Ask what is included with the specific home you are considering.
- Ask what may depend on your land, location, or local requirements.
- Ask about delivery, tie-down, leveling, AC, kitchen appliances, and the 1-year warranty when relevant.
- Ask what needs to be handled before the home can move forward.
- Confirm current details privately instead of relying on assumptions.

6. Setup Basics to Understand

These are common process terms buyers should understand before moving forward.

- Delivery: getting the home to the property and placed where it needs to go.
- Tie-down: securing the home according to applicable requirements.
- Leveling: making sure the home is properly set and supported.
- AC: confirming what applies to the home and setup situation.
- Kitchen appliances: confirming what is included with the specific home.
- 1-year warranty: understanding the basic warranty conversation and what to ask next.

7. Private Questions to Ask Brent

Use this section for questions that should be handled privately instead of discussed through public comments.

- What applies to my specific home option?
- What should I know about my land before moving forward?
- What should be checked before delivery?
- What needs to be ready for utilities?
- What is usually included, and what needs to be confirmed for my situation?
- What should I bring or know before visiting Atchafalaya Homes?
- What is my next practical step?

8. Common Buyer Mistakes

- Shopping only by appearance instead of understanding the process.
- Not asking land-readiness questions early.
- Waiting too long to discuss utilities.
- Assuming every property is delivery-ready.
- Forgetting about access for delivery.
- Not asking what is included.
- Relying on guesses instead of direct answers.
- Waiting until the last minute to ask important questions.

9. Private Next-Step Checklist

Use this checklist when you are ready to move from research to a real conversation.

- Contact Brent at Atchafalaya Homes.
- Explain where the home may be placed.
- Ask what applies to your specific situation.
- Review home options.
- Review land and delivery questions.
- Confirm current details privately.
- Plan the next step.

Notes and Questions

Contact Brent at Atchafalaya Homes

Need help figuring out the next step?

For current home details, availability, and what applies to your situation, contact Brent directly at Atchafalaya Homes.

Email: Brent@atchafalayahomes.com

Visit Atchafalaya Homes:
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Follow Brent's Manufactured Living on [TikTok](#) and [Facebook](#).
Visit Atchafalaya Homes. The proof is on the roof. Ask for Brent.

Reminder: this guide is educational. Current details vary by home, location, land conditions, lender requirements, and local requirements. Confirm details privately before making decisions.