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Rushing to bring disclosure form back to board amid owner frustration

By Tiffany Revelle--Record-Bee staff
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LAKEPORT The issue was whether or not manufactured home sales should include a one-page disclosure form to home buyers that outline a buyer's rights before money is distributed in escrow. And while the item before the county Board of Supervisors Tuesday morning didn't call for any action, it drew plenty of comment that extended the discussion for nearly an hour and a half.

Janice Paris and her husband Paul Frindt spoke of the need for a one-page, user friendly disclosure, which would be required to be given to a potential buyer when paperwork is signed or a deposit is made. Paris and Frindt co-founded the Manufactured Housing Citizens Group in 2004, following two years of bad experiences with a manufactured home the couple bought in 2002.

Frindt said that once money changes hands, a buyer loses leverage in ensuring that contract specifications are met. Paris quoted a finding by the American Association of Retired Persons (AARP) that three out of every four manufactured home owners has "serious" construction problems with their homes, that one in three of the most troublesome problems are successfully repaired under warranty, and that six out of 10 either go without repair or cost the homeowner to fix.

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problems, such as a leaky roof.

Among other recommendations on her Web site, www.manufacturedhousingcitizens.org,

of Supervisor Rob Brown, Paris said that "serious" problems are defined as those that if not fixed could spread and create other

Paris and Frindt recommend that buyers hire a lawyer and their own inspector for that purpose.

Although Frindt said the couple had sent out a letter asking all concerned to come to Tuesday's Board of Supervisors meeting and tell their stories, the majority of the speakers were representatives of manufacturing firms or dealership companies.




Nice resident Janice Hatfield told the board that not only had her contract specifications not been met, but she had been pressured into closing escrow, and had even felt threatened by contractors.

District 3 Supervisor Denise Rushing, who brought the item before the board at the behest of the couple in her district, said the situation requires further action that would not be covered in Tuesday's discussion.

Others offered similar concerns, and all were ultimately asked by the board whether they approved of a one-page disclosure to make buyers aware of their rights or not.

Rushing said she would bring the issue back before the board for consideration at a later date.

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