

Capital

Region
Mobilehome Magazine

Serving
Mobilehome Owners in the
Greater Sacramento Area

FEBRUARY 2019

VOLUME 2 NUMBER 2



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FIRST FRIDAY CONCLAVE

(A Workshop & Seminar for Mobilehome Owner Issues)

Co-Sponsored by SAC & GSMOL, Zone A

February 1

11 AM to 1:30 PM

This is a **FREE** event

Presenter: SAC Executive Board
Topic: "What We Do and What You Can Do"

SAC CHAIR, ROGER JOHNSON, Workshop Leader

Attending: GSMOL PRESIDENT, MICHELLE SMITH

In-Park Issues – we take your questions and help you find solutions
Learn how to use the MRL – your rights in your mobile home park.

Get your **FREE** copy of the **2019 MRL**
GSMOL's **The CALIFORNIAN** and
Capital Region Mobilehome Magazine

Location: *Denny's Restaurant, 122 Sunrise Blvd., Roseville*
(Just one block South of Douglas Blvd.)

Bring your AARP Membership card for a 15% discount.
(No food or drink purchase is necessary to attend the CONCLAVE.)

IMPORTANT: Seating is limited!

RSVP: gem4us@gmail.com Or call Michele Moenning at 916-749-749
Not later than 4 PM Wednesday, January 30

SAC'S JANUARY CONCLAVE

By Beverly Purcell



Fifty-seven homeowners representing 19 area parks in 4 counties enthusiastically started a new year at SAC's monthly meeting at Denny's in Roseville on January 4th. SAC Chairman Roger Johnson facilitated the self introduction of attendees.

The first hour of the meeting was dedicated to the presentation and discussion of specific park issues. The overriding concern was focused upon high, and in some cases, exorbitant space rent increases which can force fixed and low income seniors into "economic eviction." In some cases, homeowners can lose their homes (which might be their only financial asset) due to the inability to pay the rent and other utilities each month. Other homeowners who carry a mortgage are even more severely



burdened by high rent increases. Several attendees stated that if rents in their parks continue to increase at rates far in excess of COLA, etc., "they would be out on the street." Another resident stated, "I can't afford to move and I can't afford to live there." At one park, residents were told by park management to seek financial help from family members to offset high rent increases!

High space rents are also making it increasingly difficult to sell a home. A recent study undertaken by UCLA stated that Sacramento county has the highest number of seniors who are "severely rent burdened" in the state. Astronomical apartment rental fees in the area do not offer a viable alternative to residents who lose their homes. It is a critical situation. The "San Francisco Chronicle" is collecting personal accounts of rent difficulties; to submit stories, go to sfchronicle.com/housingstories. Homeowners were again reminded not to sign copies of park rules and regulations and/or leases.

GSMOL President Michelle Smith was warmly greeted by the audience. She announced that a new volunteer is working diligently to make the "Members Only" section of the GSMOL website more user friendly. The Board of Directors is currently reviewing the organization's

accomplishments and hope to issue a Year End Summary Report which will be emailed to all members. The current board is dedicated to conservative spending and cost control measures which has resulted in a \$10,000 debt reduction. Approximately \$32,000 remains to be repaid, one-half of which is credit card debt incurred by the former president and treasurer. Several attendees expressed frustration about the failure of Proposition 10. Michelle explained that the proposition had nothing to do with mobilehome parks; it only tried to repeal the Costa Hawkins Act. Any and all future efforts must be focused on the specific issue of space rent stabilization ordinances for mobilehome parks.



Eric Guerra, Consultant to the Senate Select Committee on Manufactured Home Communities, was the featured guest speaker. Senator Connie Leyva was re-elected in her district and retains the chairmanship of the Senate Select Committee. Additional committee members should be announced in several weeks. Eric brought copies of the 2019 MRL for distribution and noted that there are no new amendments to the document. He emphasized that any provisions in the MRL cannot supersede or negate provisions in both federal and state laws, with particular attention to 798.19 “No Waiver of Chapter 2.5 Rights” on

page 5 of the MRL: “No rental agreement for a mobilehome shall contain a provision by which the homeowner waives his or her rights under the provisions of Articles 1 to 8 inclusive, of this chapter. Any such waiver shall be deemed contrary to public policy and void.”

Eric briefly summarized 3 pieces of legislation signed by Governor Brown which relate to mobilehomes. Legislation becomes effective on January 1, 2019, but some provisions have different start dates. AB 3066 (Stone) “provides a direct avenue for residents to get legal help.” AB 2056 (Garcia) authorizes HCD to make loans available from the “Mobilehome Park Rehabilitation and Purchase Fund” for repairs and accessibility upgrades through non profit



housing sponsors. SB 1130 (Leyva) deals with property tax postponement for mobilehome owners. Proposition 1 is a \$4 billion general obligation bond with \$300 million allocated for the Self Help Housing Fund which “provides forgivable loans for mortgage assistance, the development of multiple home ownership units and manufactured homes.” There are income eligibility requirements.





Of note: The State Senate has created two new committees from the former Senate Committee on Transportation and Housing. Senator Scott Wiener has been appointed chair of the Senate Committee on Housing. Senator Jim Beall is the chair of the Senate Committee on Transportation. Assemblymember David Chiu retains the chairmanship of the Assembly Committee on Housing and Community Development.

Assemblymember Kevin Kiley, who represents some of SAC's constituents, is now a member of this committee.



SAC's next monthly meeting will be held on Friday, February 1st, 11 AM, at Denny's in Roseville. All are welcome to attend.





Manufactured Home Energy-Efficient Retrofit Measures

- Install energy-efficient windows and doors
- Add insulation to the belly
- Make general repairs (caulking, ducts, etc.)
- Add insulation to your walls
- Install insulated skirting
- Install a belly wrap
- Add insulation to your roof or install a roof cap.

To further improve your manufactured home's energy efficiency, consider:

- Caulking and weatherstripping windows and doors, especially if you can't replace them with more energy-efficient ones
- Air sealing any openings around plumbing fixtures and ducts
- Using energy-efficient lighting and appliances.
- Manufactured Home Renewable Energy Applications
- You can use renewable energy to provide electricity, heating, and cooling for your manufactured home. Renewable energy systems not only lower energy costs, but also reduce pollution from fossil fuels.

You might consider:

- Installing a geothermal heat pump (GHP), which can provide space heating and cooling. GHPs are most cost-effective to install at the same time as the manufactured home. The systems can't be moved, so GHPs only work for permanently sited manufactured homes.
- Investigating solar water heating. Although the lightweight construction of some manufactured homes limits roof support for heavy solar collectors, you can use lightweight roof-mounted air collectors for water heating or install the heavier liquid-type solar collectors on the ground. These

systems are best suited for manufactured homes that are seldom moved.

- Installing solar electric or photovoltaic (PV) systems, which are light enough to install on the roof of a manufactured home.

If you have a south facing wall, Mother Earth News has detailed instructions for how to build a solar collector that will use the heat from the sun to help heat your home.

<https://www.motherearthnews.com/diy/solar-energy-mobile-home-zmaz85sozgoe?pageid=3#PageContent3>



If there is room on the lot the mobile or manufactured home sits on, a ground mount solar system is a possibility. It will need to be set up in an area that faces south and is free of obstructions that will cause shadows during the day. There are also solar water heaters that can be set up outside on the ground to help reduce the cost of making domestic hot water.

Here's an idea. If enough owners are interested, a community solar installation could be constructed on land surrounding a mobile or manufactured home park and benefit all the residents. That would require getting enough people in the park to participate but if you can get over that hurdle, everyone who joins the group would get the benefit of solar power. That would be a far more efficient solution than everyone having their own ground mounted solar system.

Here's another alternative. SolPad will soon be selling individual portable solar panels that you can set up on the ground or on the deck. The panels include a built in battery storage unit and inverter. All you need to do is plug it in to a regular household electrical outlet. Two or more can be interconnected for more power generation.



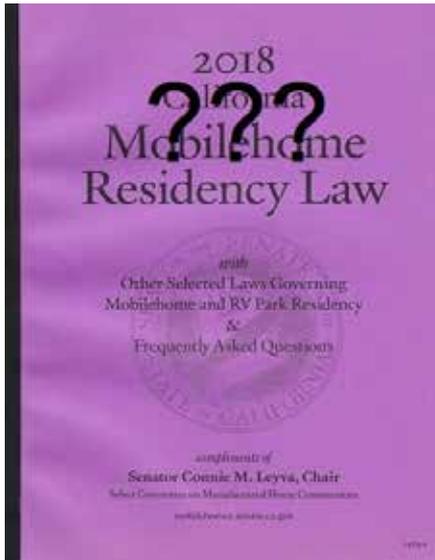
WORKING WITH MEDIA

General Guidelines

- Do your homework and develop relationships before you need them. Which local reporters are sympathetic, specialize in certain types of stories, etc.?
- Who are you trying to reach and why?
- Always include who, what, where and when.
- Always tell the truth; be simple, clear and concise. People sometimes forgive and forget lies, but never forgive or forget cover-ups.
- Have more detailed background information in written form that you can hand to a reporter; it will save them precious research time; they can always contact you with questions, etc.
- Always begin with who you are, what you do, and for what purpose.
- Know your facts. Provide facts/key points first.
- Know the risks: misquotes, skeletons in the closet, something is taken out of context.
- Develop a position statement; have your top 3 messages that can be used consistently.
- Use humor and stories appropriately.
- Respect and protect privacy issues when necessary.
- If you say something, anything, to a reporter, it can be published. There really is no such thing as “off the record.”
- Respect deadlines and return reporter’s calls promptly.

Types of Media

- Web Based: Facebook, Twitter, Yelp, blogs, etc. Often universal access so use caution in what is posted.
- Print Media: newspapers, magazines, newsletters, etc. Opportunities include feature articles, newsworthy stories, Op-eds, and Letters to the Editor.
- TV and Radio: best to have a prepared script for radio broadcasting. TV interviews are often spontaneous with little time for preparation and content is limited to a 20-30 second spot so clarity and simplicity are vital. For a scheduled interview, ask for the questions in advance.



Problems with the MRL

Part 1

by Tony Danieli

In past issues of Capital Region Mobilehome Magazine, we have pointed out how the MRL works for you. In our next series of articles we will discuss ways to improve the MRL.

Much of the MRL was written many years ago. In recent years, we have seen a marked increase in the purchase of mobile home parks by investment groups. Many of these groups have taken advantage of loopholes in the MRL. These loopholes need to be closed and the MRL upgraded to reflect today's problems.

One of my pet peeves is the recurrent use of "reasonable" in the MRL. Maybe at one time there were "reasonable" owners. However, many of today's park owners are not reasonable. Some could even be described as predatory. The term "reasonable" needs to be permanently removed from the MRL and replaced with hard and fast rules.

This will be not be an easy task since the loophole term "reasonable" is used 71 times in the MRL.

798.24 POSTING OF COMMON AREA FACILITY HOURS

"Each common area facility shall be open or available to residents at all **reasonable hours** and the hours of the common area facility shall be posted at the facility."

The investment group that owns my park keeps the clubhouse open on weekends. Yet in another one of their parks the clubhouse is closed on weekends. Keeping the clubhouse closed on weekends is not reasonable. The term "reasonable hours" should be replaced with a specific time, say 9 am to 9 pm on weekends.

The MRL is littered with terms like "reasonable fees", "reasonable service charges", "reasonable incidental service charges". In my park an elderly lady failed her inspection because of a small patch of weeds on her property. Management sent the park maintenance man over with a weeder whacker. He removed the weeds in 2 minutes. The park charged her \$50. By my calculations, they charged her \$1,500 an hour. Does that seem "reasonable" to anyone other than a greedy owner. She should have been charged at the rate the park pays their employee or maybe a flat fee of \$10.

Here is the loophole that that predatory park owners love:

"For example, a park owner must utilize an unlawful detainer procedure in a court to evict a homeowner for non-payment of rent or **failure to abide by reasonable park rules.**"

My park's rules are over 20 pages long. I would even consider many of them reasonable. The park owners consider all of them reasonable. Is it reasonable to evict someone from their home for failure to abide by a park rule? Here are some park rules that I could be evicted for: parking in the street in front of my house for more than 20 minutes, not picking up after my dog in the dog park, have more than 2 pets, having more than 2 cars in your driveway even if they fit, etc. Predatory park owners have stolen the homes of many park residents using this loophole.

SAC LEADERSHIP COUNCIL

In the spring of 2016, John Bertaut, currently GSMOL Zone A Vice President, had an idea – the creation of a regional mobile homeowners advocacy group in the greater Sacramento area. At the time, similar fledgling organizations were forming throughout the state, modeled after existent local associations. John contacted several people who he knew were active advocates in their parks. Meetings began where goals were defined, strategies developed, and an organization was born from the efforts of those who served on the founding Leadership Council.

Today, 17 representatives from 11 parks comprise the Leadership Council. These homeowners work tirelessly in their own parks on behalf of all homeowners, contribute to SAC's mission, and participate in other liaison/outreach activities.



SAC Leadership Council: (Back row left to right) Roger Johnson, Chair, Lakeview Village; Valerie Hayes, Stonegate; Jon Zwazinger, Lakeview Village; Barbara Graffigna, Sierra Meadows; Chuck Graffigna, Sierra Meadows. Front row (left to right) Bev Purcell, Vice Chair, Heritage Oak Glen; Dorothy Raun, Country Villa; Michele Moenning, Secretary/Treasurer, Diamond K; Michelle Smith, Crestview; Joyce Andes, Diamond K; Marilyn Rice, Big Oak. Not pictured: Bev Crawford, Heritage Oak Glen; Jim Baker, Olympia Glade; Elaine Ashton, Forest Springs.

The member parks, located in Sacramento, Placer, El Dorado and Nevada counties, are:

Park Name	Location	# of spaces	Space Rent*
Heritage Oak Glen	Orangevale	120 spaces	\$700
Mobile Country Club	Rancho Cordova	479 spaces	\$749
Country Villa	Roseville	170 spaces	\$775
Big Oak	Citrus Heights	205 spaces	\$770
Sierra Meadows	Citrus Heights	250 spaces	\$720
Lakeview Village	Citrus Heights	531 spaces	\$850
Diamond K	Roseville	319 spaces	\$850
Forest Springs	Grass Valley	320 spaces	\$755
Olympia Glade	Grass Valley	177 spaces	\$700
Stonegate	Citrus Heights	255 spaces	\$650
Crestview	Placerville	105 spaces	\$400

* Most space rents do not include utilities

The SAC organization represents approximately 4,500 homeowners. All of the member parks have resident associations and each park contributes \$30 annually for SAC membership. Each park has 1 representative and 1 alternate who attend monthly meetings. There is no HOA/resident association requirement for a park to join SAC. SAC's Executive Board is comprised of a Chairman, Vice Chairman, and Secretary/Treasurer. SAC works cooperatively with regional/ state GSMOL personnel and committees; local/state elected representatives, legislative committees and government agencies.

All mobilehome owners are encouraged to attend SAC's monthly meetings, called "conclaves", on the first Friday of every month at Denny's in Roseville.

AN INVITATION TO ALL MOBILEHOME OWNERS

Department of Housing and Community Development (HCD)

Semi-Annual MPM Report Meeting

Friday, February 8, 10 AM

HCD Offices

2020 W El Camino Avenue, Sacramento

The MPM (**M**obilehome **P**ark **M**aintenance Inspection Report) is a compilation, analysis, and review of HCD's statewide park inspections, mandated by law, in order for the Department to certify a park's "permit to operate." HCD is required to inspect 5% of parks each year. Inspections are park-wide including all common areas and individual lots.

Meeting participants include HCD employees, SAC and GSMOL members, individual homeowners, representatives from the Senate Select Committee on Manufactured Housing, park owners, park managers, WMA, etc. The meetings are open to the public. Attendees receive a copy of the report which includes a list of general park and individual lot code violations, and a listing of park names with pending inspection violations. An interesting and useful piece of information is a generalized "Top Ten" list of code violations in both the park and individual lot categories.

The last meeting was held on August 10, 2018, and 14 SAC regional homeowners attended; their impact was significant and we are hoping to make an even greater impact at this meeting with a record turnout of mobilehome owners.

PLEASE ATTEND THIS MEETING

Mobilehome Owners Receive National Attention



The plight of mobilehome owners in America is indeed, a common one – tenants versus park owners. It is a continual battle in California, as we all know.

The December 17, 2018, issue of TIME Magazine, published an article written by Emma Whitford, “Mobile-home residents unite to take on landlords” on page 5 “The Brief Nation”. It was supported by the Economic Hardship Reporting Project, a journalism non-profit based in Washington, D.C.

The article stated that “22 million is the approximate number of Americans living in mobile homes with a median annual income of less than \$30,000.” Sound all too familiar or too close to home? Mobilehome ownership is “the largest sector of non-subsidized affordable housing in the country” and “have always been among America’s most vulnerable homeowners.”

The article focused on a manufactured home community in Akron, NY. The park’s new corporate owner issued notices of a rent increase in excess of 40% and those who were unable to pay the new rent amount were subject to eviction. The homeowners invoked a state law which prohibited park owners from increasing rent more than once a year and were thus able to get a temporary reprieve from the rent hike – they had received a \$10 increase shortly before the 40% increase notice was delivered. The current space rent is less than \$300 per month but the residents anticipate that it will be over \$500 per month to meet the “market rate” in 2021.

A resident association which includes mobilehome owners and apartment renters in Akron, is planning to undertake the country’s first rent strike by collecting rents and placing the monies in an escrow account to use in the anticipated court battle. The major issue is skyrocketing, unaffordable rents.

The article significantly noted the uptick in mobilehome park purchases by well funded corporations and private investment groups. “This year, Blackstone Group, the world’s largest private equity firm, bought a portfolio of 14 mobilehome parks in California and Arizona.”

And so the struggle continues...

Capital Region Mobilehome Magazine

Serving Mobilehome Owners in the Greater Sacramento Area

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To God be the Glory

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THANKS TO TONY DANIELI FOR HIS CONTRIBUTIONS TO
THIS MAGAZINE

COVER PHOTO: BEVERLY PURCELL

www.mobilehomemagazine.org

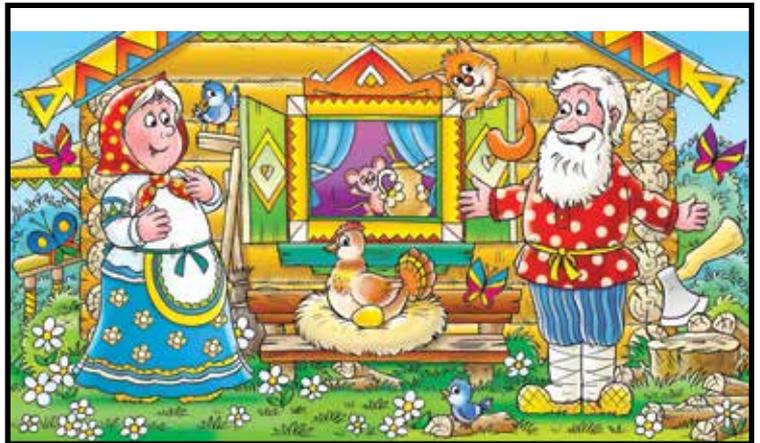
A Mouse Story

The following was published in 2007 in THE VOICE. It is from Bob Lupo, then the GSMOL 571 President, Huntington Shorecliffs MHP, Huntington Beach <http://gsmol571.com/>

A mouse looked through the crack in the wall to see the farmer and his wife open a package. "What food might this contain?" The mouse wondered - he was devastated to discover it was a mousetrap. Retreating to the farmyard, the mouse proclaimed the warning. "There is a mousetrap in the house! There is a mousetrap in the house!"

The chicken clucked and scratched, raised her head and said, "Mr. Mouse, I can tell this is a grave concern to you but it is of no consequence to me. I cannot be bothered by it." The mouse turned to the pig and told him, "There is a mousetrap in the house! There is a mousetrap in the house!" The pig sympathized, but said, "I am so very sorry, Mr. Mouse, but there is nothing I can do about it but pray. Be assured you are in my prayers." The mouse turned to the cow and said, "There is a mousetrap in the house! There is a mousetrap in the house!" The cow said, "Wow, Mr. Mouse. I'm sorry for you, but it's no skin off my nose."

So, the mouse returned to the house, head down and dejected, to face the farmer's mousetrap-- alone. That very night a sound was heard throughout the house -- like the sound of a mousetrap catching its prey. The farmer's wife rushed to see what was caught. In the darkness, she did not see it was a venomous snake whose tail the trap had caught. The snake bit the farmer's wife. The farmer rushed her to the hospital and she returned home with a fever.



Everyone knows you treat a fever with fresh chicken soup, so the farmer took his hatchet to the farmyard for the soup's main ingredient. But his wife's sickness continued, so friends and neighbors came to sit with her around the clock. To feed them, the farmer butchered the pig.

The farmer's wife did not get well; she died. So many people came for her funeral, the farmer had the cow slaughtered to provide enough meat for all of them. The mouse looked upon it all from his crack in the wall with great sadness.

So, the next time you hear someone is facing a problem and think it doesn't concern you, remember -- when one of us is threatened, we are all at risk. We are all involved in this journey called life. We must keep an eye out for one another and make an extra effort to encourage one another.

It Takes A Village

by Frank Wodley, Publisher, Mobilehome Magazine

I've been an advocate helping mobile/manufactured home owners going on sixteen years. I formed and ran a statewide group called The Coalition of Mobilehome Owners - California (COMO-CAL) from 2005 through the end of 2016. And I began Mobilehome Magazine in September 2011.

One thing I've learned is advocacy takes a village. Advocacy doesn't just happen. It takes volunteers who are dedicated to helping their friends and neighbors. For example, the Capital Regional Mobilehome Magazine. There are many moving parts to get it to your door. In the case of this issue of the Capital Region magazine:

- Beverly Purcell provides the content, perhaps with co-writers like Tony Danieli and others. Then Beverly emails it to me.
- I assemble the content using a program called InDesign. I then provide a proof back to Beverly for her approval. Once approved I convert the InDesign document to a pdf and email it to my printer in Tucson, Arizona. Turn around time is approximately one week.
- Magazines are delivered to Beverly by UPS, directly from the printer.
- Next, Beverly gets the magazines ready for distribution to the many parks in the greater Sacramento area. Finally, volunteers bring them to your door. ***I thank you Beverly, Tony and everyone for your assistance.***

It takes perhaps thirty-five people to get 3,000 Capital Regional Mobilehome magazines published, printed and delivered door to door. And then there is the cost. UPS delivery from Tucson to Sacramento costs \$150/month. After all, 3,000 magazines weight 300 pounds and are shipped in boxes of 400 each (45#). Expenses to print and deliver the magazines mount up fast, especially at a cost of almost \$.45 per copy. You do the math.

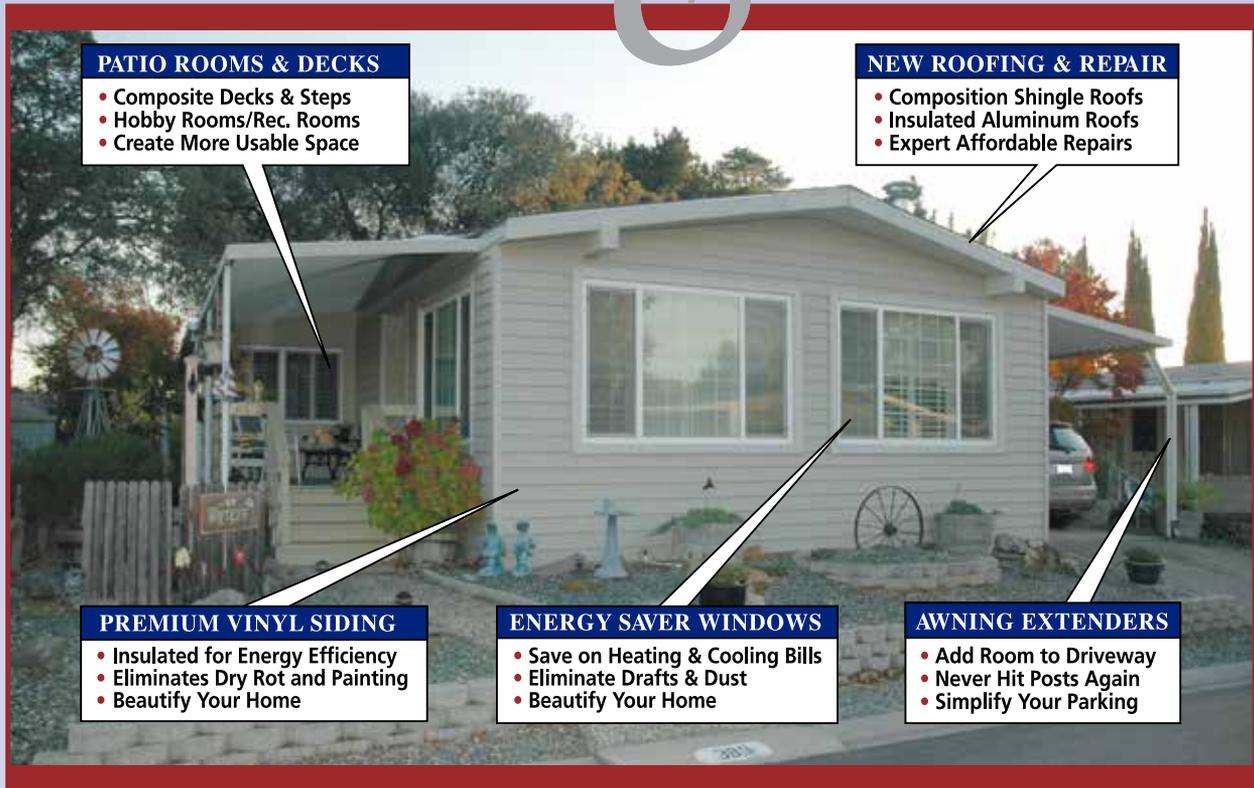
So who pays for the magazine? Actually, I have offered a regional magazine to any advocacy group in the state of California at no cost. And I love providing the magazine and my time. I just wish more groups would take advantage (San Jose, North County, Hemet, Riverside, ...). Today I'm publishing five different magazines. Unfortunately, only two advertisers support the Capital Region magazine, my friends at Hughes West-Brook and Gerry Goodie. As a result, I have considerable out of pocket expenses, i.e. the ad revenue does not cover the expenses.

So where do you come in? Advocacy, in this case the Capital Region magazine, is only sustainable with your active involvement. If you feel it has value, then please support it; otherwise, you may lose it. There are several ways:

- Email or call Beverly and/or myself. Let us know your thoughts on the magazine. Do you like it? How would you change it? I really appreciate feedback, and I'm sure Beverly would also. After all, we want to serve you!
- In my opinion, every mobilehome owner in the greater Sacramento area should join SAC. Personally, I'd like to see SAC charging \$25 and be a "full service" organization and take a leadership role with other regional groups across the state.
- Consider sending Mobilehome Magazine a small donation. Even \$5/year would be a big help and you could take pride that you were supporting your Capital Region magazine. Making a donation is easy, just make a check out to Mobilehome Magazine and mail it to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.
- Help secure advertising. Everyone wins. As soon as the Capital Region magazine is profitable, I'll share profits with your SAC group and I'm sure they could use the money to better assist you.

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Gerry Goodie, your professional mobile home contractor/consultant has been working in the mobile home industry for over 45 years. The first 15 years were spent on the new home side, having started at his father's mobile home factory in 1972. The past 31 years he has devoted his time to remodeling, repair and renovation of manufactured homes/mobile homes.

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