

(optional) Do you have any concerns about landlords requiring inspections of the interior of your home before selling, either at your expense or at the landlord's expense? Please explain.

Yes. The mobile home is not their property. Only the property on which it sits. I already think that they overstep their interests.

Yes, I do. They have no business inspecting the interior of any home. Why would be a concern to them?

Most buyers get their own inspections, and that should suffice.

This is an issue that should never happen, you own your home and they own the land and that separation should never be breached.

No. Most interested parties have home inspections prior to purchase. Property Management Co reviews outside filling out General Notice Cleanup/Repairs/Misc, Form 21.

Absolutely. Our manager has used fear and intimidation to coerce residence and interior inspection of their home before allowing them to sell, and some have been forced to pay for expensive inspections

It is none of their business to look inside my home.

It seems like it could be an invasion of privacy, or a way to make extra money or erroneous rules.

It's my home, none of their business.

no

The inside of my house is no ones concern

Yes, I think that's not a landlords concern

I would be concerned but haven't heard of it.

I don't thin they should be allowed! It is OUR home!

Yes and of course it will be my expense, landlords could impose ridiculous requirements of repairs or replacements for which I have no money to do, then they could further trap me in this situation and eventually seize my home

I hope they aren't allowed to inspect homes interiors they are already a nightmare inspecting out side

My landlord blames interior issues for exterior. Issues to avoid doing the electrical repairs required by landlord.

I heard about this just recently through MMCRC where MHCO wants to do this and this is ridiculous. Who cares what the inside of your home looks like it's not the park business now I can understand the park wanting the outside. Curb appeal looking good because of a couple reasons curb appeal Resale value keeping the park looking nice so people will stay and live in the mobile home park and etc. etc. etc. but inside the house is none you know what business besides when you put the The house on the market if the people buying a house, want to do an inspection on the place those things have to fix and if you don't have the inside of the house looking good, you're not gonna be able to sell it has no business expecting inside

The inspections (pre sale / post sale / annual / monthly) are NOT objective inspections by trained professionals. They are purely SUBJECTIVE and based entirely on the whims of current managers who rarely stay more than a year in the job.

my biggest concern is that even on exterior inspections, some landlords are more particular about what and how a space is kept.

My landlords regularly break Oregon law regarding manufactured home parks, as do many. I don't want them involved in the sale my personal. Private property. It is between me and the buyer.

Yes it's an invasion of peoples privacy and if someone else is taking it why should I pay for it.

An inspection of the interior of a sellers home is not necessary and it only gives the landlord more leeway to increase rent for that home to a new buyer, and therefore makes it harder for a seller to sell their home

To follow-up on the second question, if management sells the home then they require their input on how it will be presented to the new homeowner, which will conceivably cause the homeowner additional costs to sell the home, which does not enable the homeowner to get their equity from the sale of their home.. According to ORS 90 there is no provision in the law for management to exercise their right beyond their rules and regulations to insist upon their right as management to demand our conformity to their requirements.

It's not the landlords business to know what the inside looks like they do Not own the structure just the land. They should have No say.

They should only be allowed inside homes that they own.

That should never happen

Do to the age if my home, I have been told the landlord will not allow me to sell it. Only tear it down or give it to the property owners to tear down, for less then \$1000, despite the promise it was hud approved and well maintained and able to be sold if we chose to (by the property managers, when we moved in)

Yes I believe inspections should be agreed upon by the buyer and seller only. The landlord should have absolutely no say in the matter.

It's not the managers business

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Yes. If requiring repairs etc

Yes! There is no reason for them to inspect as it is not their property or business. It is the buyers' discretion if they want to purchase a place that is in poor repair. If the park landlord does inspect inside, then what? What are they inspecting for? What can they say is acceptable or not? If that is Required, there needs to be parameters and rules on what they can and can't demand upon inspection. Also If the landlord is so worried about what state the inside of a privately owned mobile home is, then they can pay for any fees involved . Otherwise it is a privately owned space and the sale of it is between the owner and the buyer with the buyer knowing they must adhere to park rules, a background check and lot rent etc.

As long as a buyer is ok with the condition and a bank will give a loan it's none of their business. I would want to sell "as is" because I cannot afford needed work that a buyer would want "their way " anyway.

Yes. Currently a sale will not be approved without passing an exterior inspection. As a mobile home owner, there is no reason for the park owner to have access to the interior

Inspection is and should be up to and paid for by the buyer.

Yes, I was surprised by requirements that park management required me to do on my home after I had finalized purchase. I also paid for an inspection from a licensed inspector to find out any repair needs of my home prior to purchasing to discern the value

It's not their business what my home looks like inside

No not at all, they wouldn't think of doing that

Here we own our homes. Eldorado owns the lot on which our homes rest

Interior inspection is not a requirement, but exterior is, and they try to get the seller to remove things that are grandfathered. Seller usually doesn't have money to do what management is asking. It varies but it usually favors management.

Yes...I don't think they have any business inspecting the interior of our homes before selling.

This is a fundamental privacy issue versus a health and safety issue. I recognize my home ownership has potential health and safety community impact. I would be willing to permit interior inspection with safeguards for me, my privacy, and my autonomy. So, yes, I have concerns about inspection at my or landlord's expense. And yes, I also object to degradation of property values and unhealthful conditions based on any other resident's neglect or ill use of their property.

I have no experience on this to speak of, but have heard of others who have. That's one of the many reasons they started allowing sales to flippers. They did not want to put in the work.

I do not want landlords determining the quality of my housekeeping or home maintenance. Potential buyers can do that. Landlord already does multi exterior checks.

Not yet.

It's my home so why would the property owner have any say so about my home or even allowed to inspect my home (especially the interior). We pay more than necessary for the rent already. Why would the property owner have anything to do with the sale of my home.

Hasn't happened to me so I dont know.

I feel it's none of their business what the inside looks like

With the previous manager they attempted to require their selling requirements. After we got a new mananger that issue has resolved, as best I've heard.

Yes they could force repairs before a sale which are unaffordable. You could be further trapped in your home and may have to abandon it which is what they want

It should not be up to the landlord, as to what the interiors of our homes look like. We own our homes. We lease the land.

not yet

No not really

No,

Yes

Absolutely! That should be up to the buyer.

My house value should determine the selling price, so only I should be affected by the sale.

Owners will target certain individuals

Should not be allowed

yes

Yes, The landlord has no right to inter my home.

When I bought my home I was required by management to get a home inspection.

Yes! I think they have a right to see my lot but not my home.

Invasion of privacy. I would not like this

Yes

The landlord should not determine what improvements should be made. It is subjective. Expense by the homeowner will not be recouped by the sale of the home. The inspection will reveal recommendations for improvements. The seller and buyer can negotiate.

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I have not heard of anyone having the landlords inspecting their homes.

What gives them the right?

No

I had to give the owners a copy of my inspection among other stuff

Inside of your home is only your business, most people will maintain the inside

I think that should be between the seller and purchaser.

Unable to sell due necessary repairs

It seems an invasion of privacy.

In addition to the space rent, a person in a mobile home park could also have to pay for repairs before they can even begin to sell their home; that means that more of their money is being spent for the park instead of buying necessities like food, gas, etc... We live in a 55 and older park, so most of the people here live on fixed incomes, including us. The higher the rent, the less money for food, gas, utilities, etc... Some may not have food or be able to get to the grocery store, I'm afraid that will be us soon.

I have heard of inspections but do not know if they are required.

I am concerned about intrusion into privacy

No

yes, it's really none of their business. It's my concern not theirs.

I have no knowledge of this requirement in this park.

No

I own the INSIDE of my home, not the landlord. I don't believe they have that right.

Yes! No other homeowner is required to do repairs before they can list their home for sale. It may be a negotiating point, but not a condition to sell.

Yes it will always be the house owners expense.

yes

The park owner/managers have NO AUTHORITY over the interior of my home and therefore should not be able to require inspections of any kind, regardless of who pays. This is completely inappropriate and unwarranted. Also, it was not part of my original lot rent lease and I don't see how it can be required now.

yes, no one needs to come into my house to sell it.

It's not the landlords business what the interior of my home looks like

Since I own my home and rent the space, it is not the park owners business what the inside of my unit looks like. That is between buyer and seller.

It's bullshit for the landlord to come into the home

Should never happen.

Yes. Buy as is. Our property management (Commonwealth) have their own people do it for pay.

I'm not sure.

It seems intrusive. We are renting a space our home sits on.

That would be a major invasion of privacy

This is non of their business.

Not really

None of their business

I think a home inspection is a positive for safety. I believe that if the inspection shows a health, safety or liability issue to the new buyer or jeopardizes the safety of others in the park it needs to be fixed.

Yes, this is not a site built home that qualifies for a traditional home buyers inspection this is a trailer and simple more of a dmv transaction for title and registration The property owner shouldn't be allowed to do interior inspections

Yes! Most seller have a hard time selling and if the inspection is required, the cost of the inspection and needed repairs would in many cases eat up all of the seller's equity.

no because i keep my property in good shape

Cal am since new owners have taken advantage of home owners in way too many ways to mention here. But they keep us so emotionally upset with this rule change or another. I feel like a child that has to be watch at every move I make. Even when I go to the bathroom. They try to tell me if I can put up a curtain in my bathroom that faces the main street

none

Many seniors on limited income have trouble meeting all requirements.I have no concerns about inspections.

The owner of the park has no business in my home or telling me what the inside should look like.

I own my home so it's not their business

Yes, we have to allow the landlord to inspection before putting it on the market. You have to show that all plumbing and electrical is up to OR state bldg code. This is \$ on you. The owners dictate what has to be replaced or repaired.

If LandLords are selling they should pay the costs

If it was my expense I'd be frustrated by that.

No

No it none of their business

No

invasion of my private property is unconstitutional

yes, the home is private property

N/A

The exterior should be all that they need access to for privacy purposes

have not heard of this

Yes, it just not their business.

Yes!!!! The home is MINE. The landlord should have no interest in it.

YES. I own my home and should not have to deal with the Landlord regarding this issue.

I would have concerns if they did that

no

If you're talking about the park manager or owner, they have no right to inspect my home. I own it, and I would be selling it. Not them.

Landlords should not be involved in the inspection of the interior of a home. This is our property, not theirs. We own the home, pay property tax and insurance, and they manage the space and property it sits on.

No

Yes, because I've only recently heard about this.

I would be concerned if this was a requirement by my moorage owner, if it wasn't a state law requirement. Especially if it was at my expense. From a landlord perspective, I could see how it would help them, knowing that the homes in their moorage are safe.

With normal real estate transactions no one has the right to come in to the house to inspect it, most people will do an inspection at sale to make sure all is well in the home. I would be against a landlord coming into the home at sale.

It doesn't seem ethical. It should be up to the buyer!

No

If they decided to do that it would be a concern.

Yes, I think I would have a concern.

No I have not. I did request an inspection by a certified inspector that I paid for myself.

No. We own the home not the landlord

Yes. It's an invasion of privacy. It is a subjective opinion.

It's none of their business.

Landlords do not own the home. They have no right of inspection.

Yes, if it is considered a requirement for sale when there is no governmental backing or legal requirement for the inspection. I would want justification for an inspection and not wish to give park owners opportunity to make selling harder such as requiring changes to the home based on their inspection. I understand that park owners may inspect a manufactured home for potential code violations, suspected damage to the property, concerns about maintenance or upkeep, complaints from other residents, non-payment of lot rent, potential safety hazards, or to verify compliance with park rules regarding alterations or additions to the home; all aimed at maintaining the overall quality and value of the park and ensuring resident safety and satisfaction. If there is no cause such as these, I see no reason for an inspection prior to sale. The status of the home prior to sale is the responsibility of the owner.

I've seen it in print that they will require an internal inspection before I can sell my home. It's not right, it's not of their business.

Only landlord do the outside, and if you don't have you stay

Only landlord do the outside, and if you don't have you stay

Why would that be their business?

No. Cal-Am does not own my home therefore I would NOT allow an indoor inspection.

The interior of my home is my private property.

Only at landlord's expense. I would not be agreeable to footing this cost.

I don't think landlords should have a right to inspect the interior of my home.

yes because some potential buyers are shopping for a fixer upper

None of their business

It's none of their business

Yes, it is none of their business what the inside looks like.

Yes. Invasion of privacy

I have no problem with them inspecting my home however, if they are going to require me to pay for it, then they have no business being there

I very new in the park less than 2 months

N/A

It's my private dwelling they have no right of entry

N/A

This should not be the landlords concern. The building is responsibility of the homeowner.

No, I would not allow it.

Haven't tried to sell my home I

Na

They own the land but the interior of my home is none of owners business

It hasn't happened here that I am aware of.

Should be licensed home inspectors only per negotiations.

I don't think that the interior of the home which I own should be subject to an inspection from park management. It should not be their business.

Our current owners do not and would not do this.

The interior of my home is not their business, that is between me and prospective buyer. I would not want to incur extra expense while selling.

Not the landlord, but real estate agents frequently require buyers to do a home inspection that includes interior of home.

Well, they have NO BUSINESS in the sale of our homes other than STANDARD renter vetting

I think an inspection before selling is ridiculous.

The interior of my home is no one's concern except the prospective buy and me, in my estimation. Park managers have no business inside my home.

I don't believe that a park should have the right to be inside my home.

I think that needs to be left up to the homeowner and realtor to handle not the landlord of just the property.

The previous park manager required both interior and exterior inspections at homeowner's expense. These tended to be very nit picky. Rumor was that she was looking for kickbacks from contractors.

I own my home. Inspection should be between the seller and prospective buyer.

I don't understand if this is an inspection by the landlord or a professional inspector? When I purchased this house, the real estate agent I worked with told me as a buyer it was a good idea to have a professional inspection done, which was at my expense. I do not think the landlord should have the right to require this if I am selling my home.

It can make it harder to sell, if owner expense or if owner has to fix its before selling

No

The landlord does not own the home. What is inside is not their business.

YES. If required by landlord, should be at landlord expense.

Yes

Not yet

No. ORS 90 says they can't, but it doesn't mean they don't try and if you don't know about ORS90 they believe what the owners say whether it is true or not.

No, not in my park anyway.

No I have no concerns

This happened to us and the repairs became mandated as a condition of purchase. All done at extra-ordinary expense to the buyer. Why? If the home was previously habitable before and up to the sale date.

Not sure.

Yes, it is none of their business unless they are buying my home.

Makes selling negotiations more difficult.

Certainly it will lower the selling price I receive on the sale.

Landlords have no right to inspection the interior of your home

No, inside inspections have never been required.

I understand the reasoning. There are older homes on my park that are falling apart. The majority are in great condition.

Yes, they should not have the ability to do that. That is no concern of theirs. Any interior concerns should be left to the buyer/seller only. At this time they only look at the exterior

No

The park management is kinda tricky.

Freedom is being lost. Corporate owners only care about money and will do anything to increase it!

Since most homes that are sold in our community seem to have been inspected by the buyers as a condition of sale it seems to me that this would be an excess and unnecessary expense. At least in our community the asking price for the home seems to necessitate the need for an inspection. I would feel strongly that since the landlord does not own the home they should only be allowed access if there is a suspicion of substantial damage that might require removal of the home as in a county inspection declaring the home uninhabitable. Otherwise their inspection should be limited to the exterior of the home and site.

Yes they have no need to enter our home. In our park the manager went as far as taking pictures through windows

Yes, the condition of the home should not be a concern to landlords.

No concerns at this time. In my opinion an interior inspection should be done by a real estate listing agent. It is none of the park managements' business as I own my home.

Might be happening given bad management practices

The landlord cannot require you to have an inspection in order to sell your home according to ORS-90

I don't know what they can say must be done before a sale. It's none of their business what is inside my home.

No concerns

They require that an inspection was done on the home and systems are in good working order

Commonwealth has taken over management and required that all homeowners provide them with the declaration page of our homeowners insurance

No

No, inspections are good.

If we own the home, it's up to us who comes in, for any reason, at any time. Landlords are bullies in many instances, they don't really care but use power in any way they can.

I never considered this.

This is my private home. Landlords have no right to inspect my home.

Does not apply

The landlord will not inspection my interior

The current county inspectors have required repairs and internal issues to be fixed. These same issues existed when they bought their properties with the same inspectors.

They simple will not let us sell, after the landlord is do with prospective buyer they choose not to buy, and have to deal with the landlord.

Landlords that require an inspection by the seller use that inspection to make seller do upgrades, etc before selling.

As far as I am concerned, they have no right to require this.

Yes

YES....I would hire my own "certified" inspecter....do not trust Commonwealth

Yes. The words MY HOME. What happened to my rights?

Yes, an interior inspection should not be required, as they are not purchasing the home. OI have known of individuals required to make outside improvements also.

No

Kind of difficult now. No one has been inspecting them and us new residents are burdened with multiple repairs just to make them liveable snd a place to live.

No

Yes, landlords have no business inspecting the interior of the home. Home inspectors are hired to do that for the buyer.

I don't believe landlords need to inspect the interior of a resident's home - it is private property. Inspections are the option of the buyers.

Landlords are Not Welcome in Our Home!!

Absolutely

It makes me uncomfortable the thought of the new owner in my home.

The homes interior (and exterior) condition is between seller and buyer. An authorized home inspector is generally hired by the buyer. Those results are settled amongst the seller and buyer during escrow. This is in regard to an owned manufactured home in a park with land lease/rent. Land owner need not be involved with interior inspections.

If they were to, we'd be up in arms...but that hasn't happened

It is owned by me not the park. So, they have no business requiring inspections.

No

We own our home and rent the lot it is on. The interior of our home is none of their business.

The manufactured home should be considered my property to sell, not the landlords!

No

no

I do not understand the justification for this.

No

No

No concern

Yes, landlords should not require this. If they do, then they should pay for the inspection

Yes, prices are down I-5 construction 2 more years

It will cause me to think twice about selling

Standard practice in the real estate profession is to offer inspection to the buyer at their expense. We see no reason to offer or require inspection by park landlords.

Yes because the landlords don't seem to have the necessary skill set to do the process correctly and report honestly.

Yes, it is not their business, they own the land my home is on, not my home.

Yes - do not trust the management company to abide by state laws and regulations. They have tried to rewrite them and broken others previously.

Yes

It's none of their business. The condition of the house should only matter if there is something like leaking pipes or HVAC that doesn't work properly. The buyer is responsible to ascertain the condition of the property inside and out.

It is not the landlord's business.

buyers inspection report

They shouldn't have any right to inspect the interior of our homes; we own them. The only exception would be if there was a legitimate reason, such as drugs, animal infractions, excessive filth, a fire hazard, or serious hoarding. Even then, I question it because people who own their own homes don't have to allow entry from a homeowners association.

Not sure if they would - but anything is possible.

Yes, I own my home, and it's my responsibility to present it in a way that allows me to achieve the price I hope for. Furthermore, the interior of my home is my private matter. I do not want anyone without a financial interest in my home making decisions about its interior.

Not really if I want to sell it for top \$\$

I own my home but the park has not ask me to show or inspection of the interior home

I own the home. Landlords own the land and their rights regarding my home should stop at the doors to my home.

I'm not certain. I don't plan on selling but that seems to be intrusive unless the park management is also the broker.

Yes, it shouldn't be necessary

YES, condition of home is observable from outside _ interior is private matter between buyer/seller

Yes, they do not own the house I do, I would have to pay lot rental until sells, it is up to the buyer to do the inspection, just like we did when we moved in.

How the interior of your house should not be the concern of the landlord

Yes/ I can see them requiring this in the future

I think if the seller is selling his/her home "as is" then the landlord has no right stepping in and requiring items to be repaired or replaced. When a buyer has an inspection on a home, then the buyer can negotiate repairs or price, NOT the landlord. The landlord can have a say on the outside because there are standards the park itself requires.

Yes. They are landlords of the land only. Not of the home itself. We own the home. They only own the land it sits on.

The landlords representatives have used this to punish people who have spoken up about park issues. They have also been very micromanaging the requirements of selling your home.

Yes. The park "rules" are just for intimidation.

I do not. Our home is in good shape, at this point. [1]

NO

I do not live in an apartment, I own my home and feel that it is my business to sell my home and work with the real estate agent and not anyone on the management team. That is another way that we have no options and feel disrespected. We are not teenagers renting out apartments we own our homes and just rent the dirt, but we do expect the pipe pipes and drainage and erosion as well as blackberries to be tended to when it is on the owners land.

No.

That should not be their business at all.

Sure

no

Yes - landlord could have an issue about anything - requiring "correction" to their taste.

I would not allow it if at all possible I pay taxes on the home. Also if a buyer wants an inspection they may get one as I did before buying mine.

yes I do. I think it's up to the buyer to pay to have the home inspected just like a stick home would be.

I shouldn't have to pay for that

I have not tried to sell.

We own out homes; it is only the land that the house sits on that is owned by the management.

We have an inspection notice in front of us now. Nowhere does it limit the inspection to the exterior leaving the owner to fear for an interior inspection (per several home owners). Typical scare tactics for this managing group. Bullies and particularly to the older and more infirm. Disgusting company, disgusting people.

I take exception with this after experiencing the unprofessional, unethical behavior exhibited by Commonwealth Management. They have tried to intimidate particular individuals with threats of eviction. In the spring several folks received nasty inspection notices when the rains had not even started to slow down yet Commonwealth Management was insisting landscaping be completed (as I mentioned not yet Spring) insisting some had to "pick moss out of rock" areas - Seniors! This management company is too untrustworthy to allow into what I consider my home.

I don't know that they inspect the interior of our homes but they are super picky about the exterior.

I do have a problem with they have no right unless they're buying it

N/A

none of their business

Landlords should not require inspections of the interiors.

Landlords should not require inspections of the interiors

No

Its my property they need not be involved!

I do not believe it's their business. If you want to sell your home when it's not up to standards inside is your loss.

I don't think landlords should be allowed to require any inspections of home!

Definitely! The seller and buyer agents should be arranging inspections of our homes, not the management company!

N/A

Responsibility to require interior inspections of homes before selling should rest with the buyers and their agents. The park should have no control over the interior of my home. It's not their problem and my home should be private.

Should be between the seller and buyer. Allows vindictive actions on the part of the landlord

It's an invasion. The interior status of my home should only concern myself or a potential buyer.

Yes, our owner has a list of rules to fix before we will can sale. The interior or home does not belong to them so they should not get a say. She has to much control now for property maintenance. It is her property but we are required to do the up keep or she will bill us. Should have to pay for the up keep for her own property. It is to much money that we have to shell out. We are elderly and on a budget. [2]

Yes, mobile home owners should have the ability to sell "as is".

Yes, my name is on the title and I bought it with no help from the landlords! I also had an inspection done before I purchased. The real estate agents all offer that in our area, (buyer pays).

Yes I do. Often people need to sell quickly due to medical issues and want to sell as is

Haven't heard anything about that

The sale of my home should be between me and buyer.

Yes, they have no right and yet management and ownership are trying to change the rules currently. We can not trust them. We all agree this all happened since rate increases started. Landlords now have consultants to and now two managers to control us. This park had one manager over 50 years. This is a long established park. I believe they think they are owners of our homes. I fully paid for mine... I own it. Therefore interior inspections are ridiculous. They already send people without notice to come on my property. I have been awakened by strange men inside my fenced yard outside my bedroom window with no notice already.

Yes, the park owner does not have the right to inspect the interior of our home before selling. She does not own the home, only the land it sits on. When someone buys a home, they pay for an interior and exterior inspection to be done, so there is NO need for the park owner to get involved with that. The owner has 2 exterior inspections per year for every home in this park. We were just given a list by mgmt of items that must be done on the exterior of our home that they have to sign off on before we can even put our home up for sale. We have the right to sell our home "As is" if we choose, it's not her right! Allowing the park owner to do interior inspections, is infringing on our rights as a home owner.

No

yes.....selling and buying and home status should be handled by only parties involved

I haven't tried to sell. I'm currently being pressured to sign a lease changing my current contract. Management said if 51% of residents do not deliver written objection of proposed addendum to a lease (I never signed their lease, We're still under original contract) it will automatically go into effect Feb 1, 2025. There is also a 2 year lease they want me to sign.

The addendum is about home improvements and inspections etc, but I haven't tried to sell my home

[1] Responder updated this value.

[2] Responder updated this value.