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November 21, 2025

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77 Fox Wood  
Sanford, NC 27332  
9197216802  
jbmasonry1980@gmail.com



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on 2025-11-21 16:24:49



**RE: Engineer's Report of Structural Additions Compliance for Manufactured Home**  
**Owner: Elisa Vargas, 919-721-6802**  
**Site: 77 Fox Wood, Sanford, NC 27332**

To Whom It May Concern:

The above referenced home's site-built additions were physically examined. This report reflects my assessment.

**Purpose & Scope of Report**

The main purpose of our observations and our scope of work for Elisa Vargas was to assess and report on:

"front porch" addition(s): 1) for structural soundness and safety, and 2) to verify that this addition does not impair the structural performance requirements of this factory-built home as established in Part 3280, Subpart D of HUD's Manufactured Home Construction & Safety Standards (MHCSS). The rear addition is not in scope and not included in this report.

**Observations:**

**1) "Front Porch": A non-conventional framing system has been observed.**

**a) Stairs:**

Stairs were observed. No wood rot or decay was observed. No loose nails and/or screws were observed. A guardrail was observed.

**b) Deck:**

A 48 inch high deck was observed. No wood rot or decay was observed. No loose nails and/or screws were observed. A guardrail system for the deck was observed.

**c) Roof:**

A roof was observed. No wood rot or decay was observed. No loose nails and/or screws were observed. The roof was not free-standing, but instead, apparently fastened directly to the home's fascia board. Ceiling soffit appears to be not completely attached. There was not diagonal bracing observed.

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