

HM Hendrick Enterprises, Inc.

Heath M. Hendrick, PE

612 Valley Rd, Sanford, NC 27330

(919) 427-0501

May 28, 2024

Country Fair Homes
(919) 777-4379

Re: Foundation Observation for Property Located at
145 Mickey Rouse Ln
Cameron, NC 28326

To whom it may concern,

As requested, I have reviewed the site built foundations and piers as constructed for the setting of the manufactured home located at the property in question, to determine compliance with the US department of Housing and Urban Development (HUD) manual, "Permanent Foundations Guide for Manufactured Housing" (Code 4930.3G), which is also referenced as a requirement to be considered as "real property" by the Federal Housing Authority, (FHA) loan guidelines for manufactured homes.

OBSERVATIONS:

The concrete foundations were placed prior to my observation; however they were inspected and approved by the local Building Department, (Harnett County NC Building Permit No. BRES 2401-0053), to ensure compliance.

In reviewing the as-constructed pier placement/ composition for the property, the pier height was noted to range from approximately 32" on the low side, to approximately 48" on the high side, which is below the 67" threshold outlined in the HUD guidelines for applicability of standard construction detailing.

The piers below 36" in height were acceptably constructed out of single-stack CMU piers, oriented correctly, and with cap blocks as outlined in the Manufactured Home Regulations, (3.7.4).

The piers greater than 36", but below 67" in height, (the tallest observed pier measuring at approximately 48" as noted above), was correctly constructed utilizing double stacked piers, again oriented and interlocked correctly, and with cap blocks per the governing regulations, (3.7.5).

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Per my review of the remaining foundation elements, the piers and horizontal bracing/ lateral anchorage as installed was also observed to be in compliance with the applicable requirements, and poses no structural concern as falling outside of the mandated guidelines.

LIMITATIONS:

Please note that this report should not be considered a warranty or guarantee, expressed or implied, of the property in the general, the building superstructure, or the foundation system. Structures and foundation systems may be severely impacted by changes in climate, land-use, etc, and any conclusions presented in this report are based on conditions noted at the time of the observation. The scope of this report is limited to the visual observation of the areas specifically referenced and does not include any other structural elements or adjacent systems. Due to the very limited scope of this investigation, we cannot attest to the existing structure's compliance with building codes or as-built construction techniques. This report has been prepared for the sole benefit of my client, Country Fair Homes, at their request, for use in lending purposes related to the sale of the property in question. Unauthorized use without permission shall result in no legal liability or legal exposure to HM Hendrick Enterprises, Inc, or to Heath M. Hendrick, PE.

Thank you for allowing me to be of service in this investigation. Please feel free to contact me anytime if I may provide any additional clarification or documentation.

Sincerely,



Heath M. Hendrick, PE

Attached: Site photos (2)



Photo 1: *Typical pier placement/ orientation at high side*



Photo 2: *Typical pier placement/ orientation at low side*