



March 28th , 2022

Sam Scheel
Black Diamond Mortgage
106 2nd Street East
Whitefish, MT 59937

Re: Inspection at 24 Magstadt Ln Kalispell, MT

Dear Sam,

As requested, I inspected the foundation and additions to the above noted manufactured home March 24th, 2022. The main structure is a double wide manufactured home on a permanent concrete foundation. The purpose of this inspection was to determine whether the home has a permanent foundation that adheres to The Permanent Foundation Guide for Manufactured Housing (4930.3G) as governed by the United States Department of Housing and Urban Development and required by the Federal Housing Administration (FHA).

The manufactured home sits on reinforced concrete perimeter walls with poured concrete footings. The walls are 36" high and 8" thick with the top of footing 32" below outside grade. The stemwall sits on a 7" thick concrete footing. The home's chassis structure is supported by transverse steel beams spaced at 10'-0" which are 8" deep. The beams are supported by 8" deep steel W shape columns which bear on a 36" wide by 7" thick poured concrete grade beam running along the marriage line. The columns are rigidly fixed to the footing below by bearing plates embedded into the concrete. At the column to beam connection the beams are welded to the columns at all locations for proper transverse load distribution. Connection of the transverse beams at the exterior foundation wall is by beam pockets with steel plates embedded into the concrete perimeter walls. Additionally, there are 2.75" square tube sections supporting the chassis at the home exterior which bear on additional steel columns attached to the exterior footing projection. The entire perimeter wall appears in good condition with no signs of cracking or settling. Vapor barrier is present and proper access and ventilation are provided. This foundation type is consistent with an E7 foundation according to The PFGMH (4930.3G) and is appropriate for this structure and location.

In summary, we find this home has a permanent foundation meeting the standards of The Permanent Foundation Guide for Manufactured Housing (4930.3G) and the Manufactured Home Construction and Safety Standards as required by the FHA. In addition, we find that the additions were found to have no adverse effects to the manufactured home or its permanent foundation as required by the Manufactured Home Construction and Safety Standards and the FHA. We have inspected the foundation of



the manufactured home only, and take no responsibility for the manufactured home structure.

Please let us know if you have any questions regarding this inspection.

Thanks,

Shawn McDyre, P.E.



A handwritten signature in black ink that reads "Shawn McDyre".