

**Manufactured Home
Foundation Assessment Request**

JBE Office Use Only

Job #:

Client #:

Fee: \$

TODAY'S DATE: _____

Requested By:

Contact: _____ Company: _____

Address: _____

Email: _____ Phone: _____

(REPORT WILL BE ADDRESSED AND EMAILED TO REQUESTOR, **UNLESS INSTRUCTED OTHERWISE** in the ADDITIONAL INFORMATION AREA)

Important Notices:

1. The "Requested By: Contact", provided above, will be our sole point of contact. Information regarding the status of our inspection will not be released to anyone other than the contact identified above. This entity is also responsible for coordinating notice #5, below.
2. The "Requested By: Contact" entity should be the person paying for the report.
3. A completed and submitted form is required before further coordination can occur.
4. Our fee is based upon round trip travel time and distance required to reach said property, originating from Johnson Broderick Engineering's office.
5. **Permission for our inspector to trespass, needs to be obtained prior to form submission.** Johnson Broderick Engineering will not coordinate this task, which includes advising the occupant to confine pets / animals.
6. Clear and **safe** access to the crawl space is required. If the inspector finds this is not the case, the inspection will be terminated and fees will **not** be refunded.
7. The following Terms have been reviewed; acceptance is acknowledged by checking below.
8. A Frequently Asked Questions section is included below. Review is required.

The above notices (1 through 8) have been reviewed, understood and accepted.

Inspection Criteria:

CONVENTIONAL – CONFORMING (FREDDIE MAC OR FANNIE MAE)

CONVENTIONAL – NON CONFORMING (ATTACH SPECIFIC REQUIREMENTS)

FHA

VA

USDA

Inspection Type:

Initial

Re-inspection

Property Address:

Street Address: _____

City/State/Zip Code: _____

Location Landmark/Unique Identifier: _____

Property Description and Access:

Vacant Occupied

Permission to Trespass **has been obtained.**

IF occupied, occupant has been advised to confine animals.

Occupants contact information:

Name: _____

Occupant's Phone No.: _____

If a Gated Community, please provide gate code: _____

Confirmation Crawl Space and Access is clear: _____

Year Installed: _____ (If unit has been moved, explain below)

Additional Information: _____

Terms:

Payment is required prior to scheduling inspection. Payment may be cash, check or by credit card. If paying by check, scheduling will occur after check has finished processing. A 4% Service Fee applies to any balance paid with a credit card. You may call our office at 541-338-9488, to make a payment with a credit card. This agreement constitutes a contract between you, the client and Johnson Broderick Engineering, LLC. This is a limited inspection based on visible evidence readily available during the inspection. The Inspector will use their skill and judgement to provide an informative and unbiased report. The Borrower/Client understands that no inspection can reveal every detail of a structure that might be of interest. The verbal and written reports are not to be construed as guarantees or warranties of the condition of the structure. The Engineer's maximum liability for loss suffered by the Borrower/Client due to any cause is limited to the amount of the Engineer's fee paid by the

Borrower/Client. This shall be the sole exclusive remedy for any loss suffered by the Borrower/Client arising out of the Engineer's performance under this agreement. Unless other arrangements are made, the Engineer will provide the report in electronic format to the Borrower/Client and lender within three business days after the inspection is performed.

Cancellation:

If a cancellation is necessary, a minimum fee of \$100.00 will be charged.

Cancellations must be made a minimum of 24-hours in advance of scheduled inspection, during business hours. Refunds will not be provided for cancellations made within 24-hours of the scheduled inspection.

Signature: _____

Print: _____

Date: _____

Signed: _____

Email or Fax completed request to:

MFH@JBE.us.com or

541-338-9483 (fax)

Manufacture Home Foundation (MFH) Assessment, Frequently Asked Questions

Q: How can I gain compliance with the lending requirements for the manufactured home's foundation to close on my loan?

A: To meet the requirements for FHA and conventional lending you must comply with the HUD Permanent Foundations Guide for Manufactured Housing. A professional engineer must certify that the foundation is permanent and in compliance based on an on-site inspection of the MFH and its foundation.

Q: Generally, what constitutes a permanent foundation which satisfies the HUD requirements?

A: In its most elementary definition, a permanent foundation will generally consist of skirting to keep out animals and prevent moisture intrusion while still providing ventilation, a footing system and piers to support the home, and anchorage to resist lateral loads such as high winds or an earthquake. Additionally, site drainage, frost depth protection and attached structures must be observed to assess their structural impact on the existing foundation system. You can refer to the HUD Permanent Foundation Guide for more details.

Q: What is an Engineer's MFH Foundation Certification?

A: It is a document from a professional engineer, licensed in the state where the home resides, which certifies that the manufactured home rests on a permanent foundation. It must be a permanent foundation complying with the HUD Permanent Foundation Guide for Manufactured Homes.

Q: Why is a professional licensed engineer required for a MFH foundation certification?

A: Foundation systems vary greatly in size and design. In order to safeguard, life, health and property, to promote the public welfare, and to establish and maintain a high standard of competency and practice, a professional licensed engineer is required.

Q: My home had a manufactured dwelling placement permit when it was originally installed; doesn't that qualify as a MFH foundations certification?

A: Although the manufactured home may have received a placement permit for the original installation of the home onto the existing foundation, receiving a permit does not guaranty that it complies with the current required HUD guidelines.

Q: The MFH has the dealer installed HUD certification label and the data plate, does that mean the home's foundation meets the requirements of the HUD Permanent Foundation Guide for Manufactured Homes?

A: The HUD certification label attached to the ends of each manufactured section of the home pertains to the construction methods and materials used during the factory production of the dwelling prior to placement on site. The engineering certification pertains to the placement of the MFH on a permanent foundations per the current HUD Permanent Foundation Guide for Manufactured Homes.

Q: What are tie-downs, and what is their function on a MFH foundation?

A: Tie-down straps are the most common anchorage and lateral force resisting system installed on MFHs in Oregon. The tie-down strapping is secured to the main support chassis beams of the home and anchored securely to a cast-in-place concrete foundation. To meet the HUD prescribed requirements for anchorage and lateral force resistance, tie-down straps must be of approved materials, installed into approved materials, at the correct angle, in the correct locations throughout the foundation, and inspected by a licensed design professional.

Q: The MFH has tie-down straps installed just at the ends of the home, is this adequate anchorage and to meet the requirements for FHA or conventional lending?

A: No, according to the HUD Permanent Foundation Guide for Manufactured Homes tie-down straps located only at the ends of the MFH typically do not qualify as adequate anchorage and lateral support. The licensed professional engineers at JBE are familiar with the applicable MFH foundation codes and standards and can provide you with a design making your home's foundation code compliant.

Q: The manufactured home has tie-downs installed previously prescribed by another design professional, does that mean it is a permanent foundation?

A: Not necessarily, tie-down straps installed as anchorage for manufactured homes must be located in specific design patterns prescribed in the HUD Permanent Foundation Guide for Manufactured Homes. JBE has commonly inspected homes which are currently non-compliant with regard to the required codes, but have been previously certified by other

design professionals. The licensed professional engineers at JBE are familiar with the applicable MFH foundation codes and standards which can save you a lot of money and hassle by recommending solutions to existing non-compliant foundation systems.

Q: Do tie-down straps attached to soil anchors qualify as an approved method for anchorage and lateral support?

A: No, soil anchors are not allowed for anchorage to the foundation in the HUD Permanent Foundation Guide for Manufactured Homes.

Q: Where is JBE able to certify MFH foundations?

A: JBE is able to travel and certify MFH anywhere in Oregon (pricing varies by location).

Q: How much will the foundation certification cost?

A: The cost of the certification varies from location to location. The cost of the certification is based on distance travelled, driving time, the time for the visual inspection, and report writing. **Please call or email our office for a quote. 541-338-9488 - mfh@JBE.us.com**