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Professional Engineer

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November 2, 2017

Carlos & Pam Felix  
4830 W 200 N  
Huntington IN 46750

RE: Foundation Inspection- 4830 W 200 N Huntington IN 46750

Dear M/M Felix:

On the morning of November 1, 2017, this author performed an inspection at the subject property. The purpose of the inspection was to examine and evaluate the basement wall foundations, building perimeter and manufactured house installation for condition and structural integrity. The inspection was in response to a certified Home Inspection report commentary dated 23 Oct 17 by Doug Plew.

The residence is a manufactured house 26'-4 x 60'-0 situated over a basement and garage with an attached 22'- x 26'-0 attached garage at the south end, lower level and an 8' x 22' roofed porch on the west elevation. The basement walls are 7'-0 high x 8" thick poured concrete with similar piers between the garage doors. The front garage has 8" concrete block load bearing earth retaining walls. The manufactured units rest on 8" structural steel beams pocketed into the basement sidewalls and spaced 15", 11'-0, 12'-0 to a partition wall, 9'-9, 12'-0 & 12'-0 from the south end. The beams are supported at mid-span with 3" steel pipe columns except the beam in the middle of the garage.

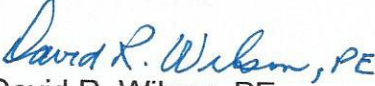
The author inspected the perimeter foundation walls and noted underground downspout drainage along the east side and at the NW corner. The author plumbed all exposed basement walls and noted diagonal cracks in the west wall at the garage and a vertical shrinkage crack in the east wall. The worst inward tilt along the wall was recorded at +/- 1'2" near the SW corner and a lean-in of +/- 1" near the diagonal crack location in the east wall. Less than 1/4" was measured along the east wall. The concrete block front garage walls are quite plumb as are the concrete piers and end wall between the garage and shop. A +/- 3'-0 square block of concrete in the upper corner of the west side of the south end wall is non-loadbearing, serving only as varmint, water and earth retaining intrusion and protection. The beams and garage door headers were measured very level. The 3" steel pipe column at the north beam tilts - 2". Further, the author plumbed the porch posts, and the face of the units along the east and west sides and above the garage. The east wall exhibits evidence of old water overflow the sill plate but the author's opinion is that the underground drain of +/- 19 years ago has solved the problem.

The units are supported by the steel beams and the basement walls *do not* tilt inward to such an extent as to exceed the structural criteria for structural stability. There is *no settlement or displacement along the face* of the walls that would suggest loss of structural integrity. The 8" block walls were vertically plumb with no evidence of settlement or displacement.

There is no visual or measured evidence of leaning or horizontal or vertical displacement of the units as measured at the south end and as sighted along the east and west sides. The porch columns are plumb to very little tilted with no loss of structural support. The tilted porch slab is intact across each 8' x 11' section, but the south section tilts +/- 4" about the middle and creates the potential for tipping at the intersection of the two sections. The porch header is rather level as compensated for by blocking under the south column.

It is the author's judgment that the units beam and post support system *is structurally sound*, the basement walls are intact and *not subject to* potential structural deficiencies and bear the beam ends sufficiently. The front garage walls are sound and structurally secure. It is the author's opinion that there is no need for corrections or repairs to the basement walls, garage walls or unit support systems at this time.

Respectfully reported,

  
David R. Wilson, PE