



James Hutson <jameshutson@ninjarealtync.com>

Re: 3555 Jacobs Rd Stem, NC 27581

1 message

Person Engineering <personengineering@gmail.com>

Tue, Aug 13, 2024 at 4:31 PM

To: James Hutson <jameshutson@ninjarealtync.com>

It would probably help if I attached the photo I mentioned in my last email. Here it is.

On Mon, Aug 12, 2024 at 8:08AM James Hutson <jameshutson@ninjarealtync.com> wrote:

Hey Travis,

What day/time will you guys be going to the property this week? My seller would like to be present.

--

**James Hutson**

Broker-in-Charge/ REALTOR®, Ninja Realty

Call/ Text: 252-915-2311 | ninjarealtync.com

jameshutson@ninjarealtync.com



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Thanks

Travis Person P.E.

Person Engineering

(828) 400-3193

**20240812_124520.jpg**

3377K



James Hutson <jameshutson@ninjarealtync.com>

Re: 3555 Jacobs Rd Stem, NC 27581

1 message

Person Engineering <personengineering@gmail.com>

Tue, Aug 13, 2024 at 4:44 PM

To: James Hutson <jameshutson@ninjarealtync.com>

1) if a masonry skirting (brick, block, CMU, etc...) is going to be installed then no. If you are going with an alternative method other than masonry, then yes, but only the perimeter piers. The ones that are directly behind the current vinyl skirting, not any of the others that are further interior (I-beam or marraigline support piers).

2) Technically, I do not have to inspect any additions to a home that are not directly connected. So, you are correct. But, I do think that even if it is disconnected, you will have issues with it being there from either the home appraiser or the home inspector. Definitely the mortgage company, if they ever find out about it. But for me, it would be beyond my "scope of work" if detached. As you can see, the waters are starting to get muddy.

On Tue, Aug 13, 2024 at 4:37 PM James Hutson <jameshutson@ninjarealtync.com> wrote:

Hey

Thanks for the email!

Questions:

- 1) Do the piers under the home need to be surwalled ?
- 2) Can we keep the deck, but detach it from the house?

James

On Tue, Aug 13, 2024 at 4:30 PM Person Engineering <personengineering@gmail.com> wrote:

Hi James,

We actually already visited the property. I see now that your client wanted to be present, my apologies if this created any inconvenience. Please feel free to pass my contact information along to your client if they would like to speak to me directly. The home did appear to be in pretty good condition, although there were a couple of areas that needed attention to be FHA compliant. The vinyl skirting, although still in good condition, is not protecting the foundation as required by the FHA guidelines. This became evident during the inspection by the failed perimeter pier (attached photo). Also, the rear deck, is not structurally sound nor does it meet, to almost any degree, any applicable building codes. My recommendations are as follows:

- 1) Re-set the failed perimeter piers & install a ridged weather resistant skirting. This can be a masonry foundation or another compliant skirting material such as treated wood or injection molding (premade fake stone look). If it is decided to go any route other than the masonry skirting, a treated wood backing will need to be properly installed and the outermost perimeter piers must be surwalled after they have been reset and proper wedges fitted to keep them pinned to the bottom of the homes framing.
- 2) Remove the rear wood deck. The wood deck appears to have been removed and relocated from another property to this one. There is really not a lot we can do with this because it would be cheaper (or just as expensive) to remove this deck and build a new one than it would be to design a repair for it as it sits. If the deck is not there, or at a minimum not attached, then it will not affect the future compliance of the home.

With the noted repairs done properly, I do believe we would have a FHA compliant foundation. Feel free to reach out if you have any questions or would like to pass my information along to any contractor or owner that will be completing these repairs.

On Mon, Aug 12, 2024 at 8:12AM Person Engineering <personengineering@gmail.com> wrote:

We are working this week's schedule out this morning. I will let you know very soon.

On Mon, Aug 12, 2024 at 8:08AM James Hutson <jameshutson@ninjarealtync.com> wrote:

Hey Travis,





James Hutson <jameshutson@ninjarealtync.com>

Re: 3555 Jacobs Rd Stem, NC 27581

1 message

Person Engineering <personengineering@gmail.com>

Tue, Aug 13, 2024 at 4:47 PM

To: James Hutson <jameshutson@ninjarealtync.com>

This is the only one we found to have completely failed. They all should be checked to ensure they are wedged "tight" to the framing of the manufactured home while someone is out there. Although it is not a requirement that the work be completed by a GC, it would be strongly advised.

On Tue, Aug 13, 2024 at 4:38 PM James Hutson <jameshutson@ninjarealtync.com> wrote:

Goodness! Thank you for this picture. How many piers are needing to be reset?

On Tue, Aug 13, 2024 at 4:32 PM Person Engineering <personengineering@gmail.com> wrote:

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On Mon, Aug 12, 2024 at 8:08AM James Hutson <jameshutson@ninjarealtync.com> wrote:

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AR

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