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Sent via email: c.olsen@kw.com

March 16, 2021

Ms. Carol Olsen
Keller Williams Foothills Realty
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Re: Manufactured Home Foundation inspection at 177 Gray Street, Bailey, CO 80421

Dear Ms. Olsen,

At your request, a site visit was made on March 4, 2021 to review the foundation under the mobile home portion of the residence located at 177 Gray Street, Bailey, CO. This single residence consists of two construction types: a manufactured home and a permanently adjoined stick-built home. The purpose of this visit was to examine the foundation under the manufactured home portion of the residence and determine if the foundation is in compliance with the applicable building code. The applicable building code is the adopted code at the time the structure was built.

According to the Park County, CO assessor's web page and emails forwarded (from you) from the Park County Building Department, the main portion of the residence was built in 1972 and the manufactured portion of the residence was added in 1985.

Alexander Structures, Inc (ASI) contacted the Park County, CO building department via email to verify the applicable building code information. Park County Building Department replied:

We did not have a building department in Park County until April 1, 1975, at which point it is believed we were on the 1975 CABO codes, though this isn't with total certainty. Anything built prior to 4/1/75 would be considered a legal, non-conforming structure.

Provided this information, the main portion of the residence meets the Park County requirements for a “legal structure.”

Based on Park County, CO building permit #5119 dated 7/23/85 the manufactured portion of the structure was added in 1985¹. This permit notes an 840 square-foot addition for a “14x60 ‘mobile’ home” manufactured in 1979² by Central Homes, Inc. out of Greeley, CO³. Park County provided framing, drywall, insulation, plumbing, heating and final building inspection. The Park County file includes a description of the foundation as being⁴:

Foundation to be concrete blocks laid up with mortar to frame of mobile and skirting to be made of FND grade pressure treated wood on 2x6 plate set on 8” of pea rock.

This foundation description is consistent with the foundation visible during the March 4, 2021 site visit. The foundation is a pier foundation (**Figure 1**) and consists of 18, 16-inch, square, mortared CMU supports bearing on 18-inch square, four-inch thick concrete footings. The piers are spaced approximately six feet apart.

Park County approved the structure and issued a Certificate of Occupancy on 7/8/86. A certificate of occupancy is issued after a final inspection of the entire building and is written documentation that structure “properly complies with all Park County building codes”⁵ (at the time the structure was built).

Based on the inspection performed by Alexander Structures, Inc, the “legal structure” status for the original stick frame residence built in 1972, and the Certificate of Occupancy for the manufactured home granted in 1986, this structure has been built to applicable building codes and verified by Park County, CO building inspectors.

This letter supersedes the previous letter dated 3/4/21 as new and additional information from the Park County building department was provided to Alexander Structures, Inc.

¹ Park County Building Department 5119, 7/23/85, 177 Grey Street, Harris Park Estates Unit 2 Block 35 Lot 6,7,8,11 for construction of an addition.

² This year was previously and incorrectly noted as 1976 on the March 13, 2021 letter.


³ Park County Building Permit Application, 7/23/85

⁴ Park County file McClurg, Voyle, A. and William C0.2023, Hand written note with no name or date.

⁵ Certificate of Occupancy, Park County, CO 7/8/86

Any opinions and findings expressed as part of this review are based upon the observations available to Alex Charvat, PE at the time of this site visit and are the result of limited, non-destructive visual inspections of the exposed building components. As such, Alexander Structures, Inc. reserves the right to modify the conclusions and recommendations contained therein upon receipt or discovery of additional data, analysis, photos, documentation, or data. Due to the limited access, time constraints, and the non-destructive nature of the investigation, Alexander Structures, Inc. cannot be held responsible for any hidden or unobserved defects that may negatively affect the performance of the structure. This agreement should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given.

Sincerely,


Alex Charvat, MS PE

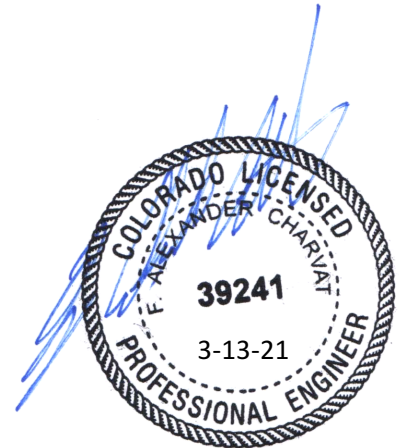


Figure 1, CMU Pier Support Foundation