

From: <sharon.henderson@gripts.com> sharon.henderson@gripts.com
 Subject: **800 Northcrest, Livingston, TX 77351 Inspection Results**
 Date: **Sep 18, 2018, 3:41:05 PM**
 To: <mcculley@livingston.net> mcculley@livingston.net
 Cc: Kelli Garcia kelli.garcia@gripts.com

We inspected the MH property at 800 Northcrest, Livingston, TX 77351 on September 18, 2018 and it does need a retrofit in order to meet either the 1996 HUD Guidelines for FHA and VA loans or Texas Department of Housing and Community Affairs (" TDHCA ") guidelines for conventional loans.

1. The transverse anchors are not corrosion resistant as required by FHA/HUD and Texas TDHCA.
2. There are no longitudinal anchors at all... longitudinal anchors are required by FHA/HUD and Texas TDHCA guidelines.
3. The cinderblock piers are mounted directly on the soil... this is allowed on existing homes.
4. The axles **MUST BE** removed as required by FHA/HUD and Texas TDHCA.
5. The tongues have been removed as required by FHA/HUD and Texas TDHCA.
6. The drainage is adequate as required by FHA/HUD and Texas TDHCA.
7. The skirting needs the following in order to meet current FHA/HUD and Texas TDHCA guidelines:
 - a. Skirting bracing along the perimeter of the home using treated wood or metal studs and secured by rebar in the ground
 - b. Seller may do this... If the above skirting work is done before the retrofit, the seller will avoid a \$ 175.00 reinspection fee.
8. The modifications to the home do not meet current FHA/HUD guidelines... they do affect the structural integrity of the home
 - a. The front porch roof needs four(4) 4 X 4 support posts to remove porch roof load away from the MH.
 - b. The rear porch roof needs four(4) 4 X 4 support posts to remove porch roof load away from the MH.
 - c. The seller may do this prior to closing.

Our bid of \$3,804.10 for the scope of work below can, if or when you are ready, be sent by separate email in Bid Contract Form, with a place for signature by the responsible party(ies).

1	Foundation Retrofit with Engineer Certification Report	\$2,388.41
2	Skirting Bracing **	\$466.42
3	Porch Roof Support Posts (8) **	\$449.27
4	Detach Axles **	\$500.00

TOTAL | \$3,804.10 |

**** SELLER MAY DO THIS**

Payment for the retrofit work is due at closing or 30 days after completion, whichever is soonest.

PROJECT INFORMATION

Re: 800 Northcrest, Livingston, TX 77351
28' X 68' Manufactured House
HUD Label Nos NTA0485245 and NTA0485246

SCOPE OF WORK: Foundation Retrofit, Skirting Bracing, Front/Rear Porch Roof Support Posts(8), Axle Detachment and Engineers Report

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