



Technician completes bolting the Sure Safe steel buttress to the steel chassis beam under a HUD-Code home. Note how the base of the galvanized steel buttress is enclosed by the patented geotextile form bag.



The concrete fills the bag forming a solid concrete attachment measuring approximately 6-1/4 sq. ft. At the right one of the temporary support jacks is seen which is utilized to level and hold the home firmly until the concrete hardens in the permanent buttress system members.



Close-up shows how concrete completely fills the geotextile bags and seeps through the bottom to form a concrete connection to the earth.

Sure Safe EFS MH Foundation Systems Take the Headaches Out of Dispute Resolution

ESCONDIDO, CA—Time was when many manufactured home producers could push their completed homes out the door and believe most of their worries were over. What with warranties and, most importantly new, responsible regulations from the Department of Housing and Urban Development, there is a new game in town called the Dispute Resolution Program.

In essence what the new program calls for is the ability of any MH home owner to complain about any defect within a year of delivery to the Department of Housing itself, the manufacturer, the dealer or the installer. Whoever gets the call, and usually all are involved, are then required to study the issue and the applicable solution and make sure any legitimate defect is corrected to everyone's satisfaction.

Just lately in one situation in a Western state the Department of Housing and Urban Development visited one HUD-Code home producer and decided they were not in compliance with HUD regulations and slapped-on substantial five-figure fines plus requirements to put six-figures in escrow plus forced them to go through the re-certification program.

While the problems with the Western manufacturer went far beyond the setting of the homes themselves, the Dispute Resolution Program now in use will look especially at the setting and transport to determine whether defects are involved. What's more, the new regs contain a requirement that every MH home foundation must be in compliance as a permanent, approved foundation. Even tougher, both Fannie Mae and Freddie Mac, and conventional lenders, will not finance the homes if the foundations are not in compliance.

Fortunately one company, Sure Safe EFS, has come up with a patented solution known as EFS, the Engineered

Foundation System. This is a unique system which according to some experts, "Is about the only one which can solve dispute resolution woes."

Arthur Angelo, president and founder of Sure Safe, said his firm has been engaged in perfecting their system for most of the 21 years they've been in business. According to the company the steel buttress system developed by Sure Safe is an engineered foundation system which meets or exceeds all permanent foundation requirements as set forth by HUD, Fannie Mae, Freddie Mac and even the International Building Code.

Angelo reports that experts have called his system the 'most clever' solution to the problem of creating permanent foundations for HUD-Code homes.

He explained that the system can be installed under a home, either new or existing, in a matter of four to six hours. The cost of the installation generally runs as low as four-figures compared to other systems, many of which are not in compliance, which often go as high as \$25,000 to install.

The system by Sure Safe is a unique approach. To begin with, the home is carefully leveled and supported underneath with temporary jacks. Then, the steel galvanized buttresses are anchored to the foundation frame using the continuous load transfer method. In that step, the steel buttresses are engineered to precisely transfer all house loads to the footing.

Once all of the buttresses are in place, geotextile form bags, about 6-1/4 to 9 sq. ft. depending on site conditions, are installed around the bottom of the buttress. Next ready-mix concrete is poured into the bag which perfectly conforms to the grade of the earth below. Within 24 hours the concrete has set, the temporary jacks are removed and the house is permanently anchored.

For additional information on the Sure Safe Engineered Foundation System circle Reader Service No. 89 or call 800.322.1999.