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Missouri Public Service Commission

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December 1, 2009

Jeff Kasten
 5 Star Homes and Development Company, Inc.
 69 Schaper Road
 Fortistell, MO 63348

RE: Grady, Jeff and Ann

Dear Mr. Kasten:

As an authorized inspector for the Manufactured Housing and Modular Units Program, on November 24, 2009, I conducted an inspection of a Contempri Industries modular unit (serial number 2853) purchased from your dealership by Jeff and Ann Grady. A copy of the inspection report is enclosed.

Pursuant to Section 700.100.3(6) of the Missouri Statutes, modular unit dealers are responsible to arrange for the proper initial setup of any manufactured home or modular unit purchased from their dealership, unless the dealer receives a written waiver of that service from the purchaser or his authorized agent.

The inspection conducted by this Department indicated that the referenced modular unit is not properly setup. Please refer to the inspection report for specific details. According to Section 700.045(5) of the Missouri Statutes, you are required to correct the noted setup deficiencies within 20 days from receipt of this notification. In addition, please submit a work order signed by the homeowner verifying that the setup deficiencies have been corrected.

Please note that failure to correct these items within the specified time period could result in a formal complaint being brought before the Public Service Commission for enforcement measures.

Thank you for your prompt attention to this matter. Should you have any questions, please feel free to contact me at 573-881-6813

Sincerely,

Tim Haden

Tim Haden
 Manufactured Housing Inspector
 Manufactured Housing and Modular Units Program
 Cell: 573-881-6813
 Office: 573-526-2833
 Fax: 573-522-2509

c: File

Effective January 31, 2005 a \$200 re-inspection fee will be charged to each dealer, manufacturer or both for re-inspections, if corrections have not been completed by the dealer or manufacturer within 60 days of receipt of the original written complaint from the consumer as filed with the Missouri Public Service Commission. Fee applies to manufactured (HUD) homes and modular units.



Inspection Report

Send Work Order to:
Manufactured Housing & Modular Units Program
P.O. Box 360 Jefferson City, MO 65102
Phone: 1-800-819-3180 or Fax to 573-522-2509

Consumer Information

JEFF & ANN GRADY
1817 MORVEN
OVERLAND, MO 63114
Home Phone: (314) 427-7350
Work Phone: (314) 537-5639

Home Information

Date of Manufacture: 09/04/2009
Model: 2853 Gradycone
State Seal: 032598
Serial Number: 2853
Size: 32 x 46
Installation Date: 11/16/2009
Inspection Date: 11/24/2009
Inspector Name: Tim Haden

Dealer-MD

5 STAR HOMES & DEV. CO, INC.
69 SCHAPER RD.
FORISTELL, MO 63348
Phone: (636) 463-2262

Responsibilities

Manufacturer to correct items: 1
Dealer to correct items: 2-5

MFG-MD

CONTEMPRI INDUSTRIES, INC
1000 WEST WATER ST
PINCKNEYVILLE, IL 62274
Phone: (618) 357-5361

Note: At the time of this inspection the installation of this modular unit was incomplete. Additional inspections will be conducted.

☒ Basement ☒ Poured/Block Foundation ☐ Footings ☐ Runners ☐ Base Pad ☐ Slab

Pursuant to section R-104.1 of the IRC, these items are not in compliance.

SUMMARY OF MANUFACTURER DEFECTS:

1) The section of roof built on site to tie the roof sections together is not properly constructed according to the manufactures set up and erection manual and R802, 2006 IRC. Also, there is insufficient construction information provided in the manufactures approved design for the construction of this roof section, finishing the interior walls and insulation. The finished construction of this roof section and interior walls will require on-site inspection and approval by the manufactures approved third party inspection agency.

Dealer to correct the following set up deficiencies within 20 days.

SUMMARY OF DEALER ITEMS:

2) The Wood foundation wall is not properly constructed.

a) The sheathing is not fastened to the studs properly. The sheathing is required to be fastened to studs using 6d nails spaced at 6" on the edges and 12" at intermediate supports.

b) There is no header installed in the wood foundation wall in the bump-out for the fireplace.

c) The sheathing does not cover the window headers.

d) The corners of the wood foundation wall are not fastened together properly. The corner studs are required to be fastened together using 16d nails spaced at 12".

e) The bottom plate of the wall is not bolted to the foundation.

See manufactures set up and erection manual, manufactures approved foundation plan and R602 2006 IRC.

3) The support columns are not fastened in place to prevent lateral displacement as required, R407.3 2006 IRC.

4) There are electric NM cables installed at angles and attached directly to the bottom of the floor joists in the basement. These NM electric cables are required to be run through bored holes in the floor joists or on running boards, E3702.4 2006 IRC.

5) The front half of the home is installed over an unconditioned crawl space. The floor over the crawl space is required to be insulated according to N1102 and table N1102.1 2006 IRC. Also, the basement foundation wood wall and rim joist is required to be insulated and the area conditioned, or the floor over the basement area will require insulation according to N1102 and table N1102.1 2006 IRC.