

(A-2)

APP #	_____
SF #	_____
Date	_____
DWSMA	_____
For office use only	

**CITY OF PEQUOT LAKES  
LAND USE PERMIT APPLICATION**

Name of Applicant Real Property Management Deluxe Phone 28-454-7304

Mailing Address 7153 Forthun Rd Ste 140 Email office@rpdeluxe.com

City, State, Zip Baxter, MN 56425

Applicant is:

Legal Owner   
 Contract Buyer   
 Option Holder   
 Agent   
 Other Property Management Company

Title Holder of Property:

(if not applicant)  
Platinum Investors of Minnesota, LLC  
 (Name)  
7153 Forthun Rd Ste 120  
 (Address)  
Baxter, MN 56472  
 (City, State, Zip)

Signature of Owner, authorizing application (required): \_\_\_\_\_  
 (By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): [Signature]  
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:  
3890 Agate Lane (Lot A-2) Pequot Terrace Trailer Park

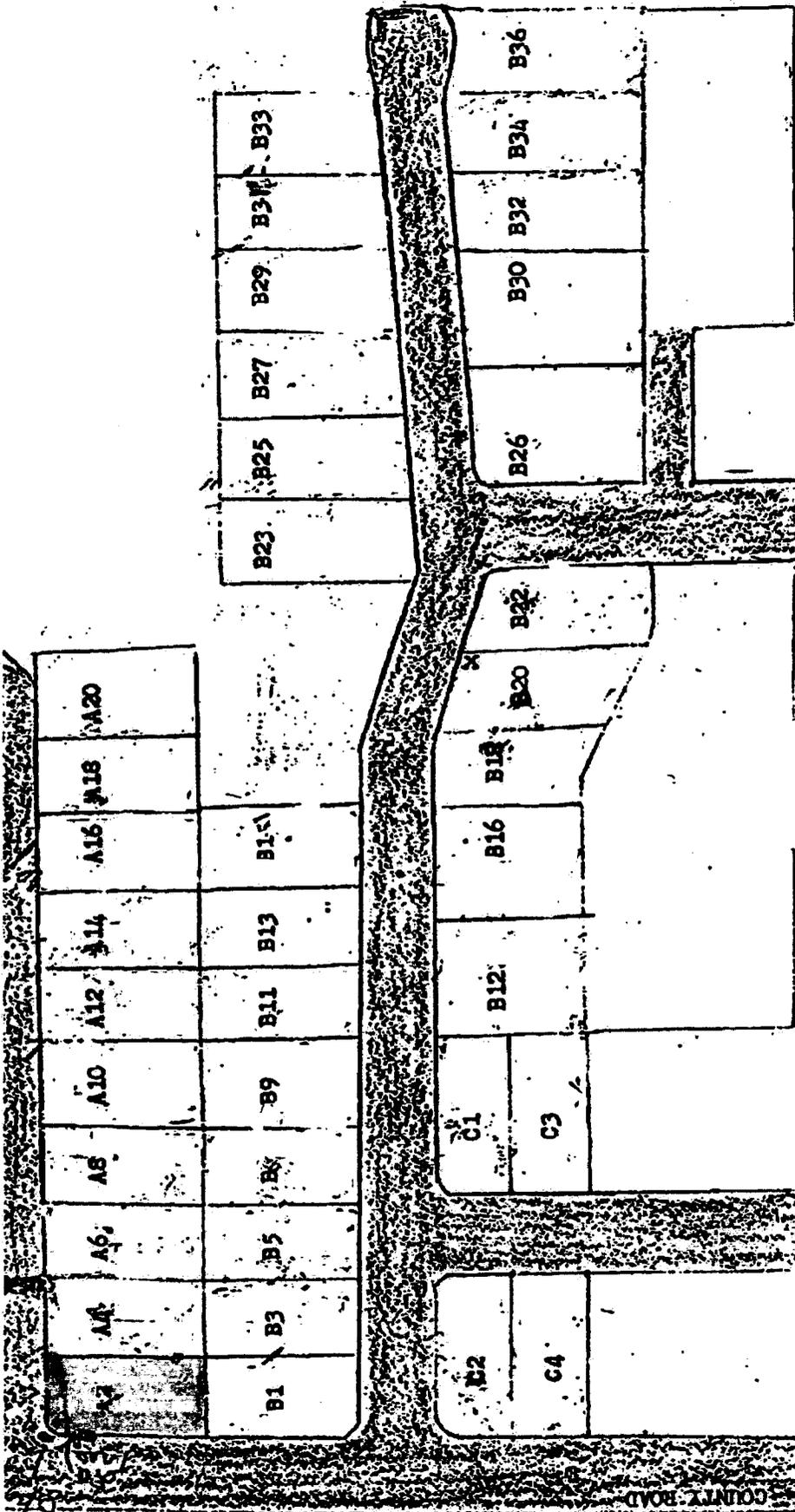
Property Parcel ID (# on Tax Statement) 29101087 (2901041003B000A)  
 Zoning District \_\_\_\_\_, Lake Name \_\_\_\_\_

State nature of request in detail: (What are you proposing for the property? If a new dwelling, indicate number of stories and foundation type.)

Moving in newer trailer for rental

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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Approved by the Zoning Department: \_\_\_\_\_ Date: \_\_\_\_\_



1/8" = 50'



PEQUOT TERRACE

COUNTY ROAD



September 23, 2020

Inspector Ski Home Inspections  
1108 Hillside Terrace  
Bismarck, ND 58501

TS Properties LLC  
% Tom Smith  
PO Box 49  
Watford City, ND 58854

Dear Mr Smith,

Please find below an assessment of the condition of the structure of your home located 1803 4th Ave NE in Watford City, ND. The home is a single-wide manufactured home certified on September 28, 2005 by Hamilton division of Cavalier Home Builders in Alabama (data plate base cabinet next to sink) HUD label NTA1372541. You have asked me to assess the property according to a City Code Section 17-4.5 Building Standards for the following:

**Certification That the electrical wiring meets state codes:** The wiring in the home is built to 2005 HUD standards which met state code standards at that time. The electricity was not in service at this residence during the inspection. The electrical panel is rated at 200 amps. The system is grounded. There are GFCI outlets where necessary at the time of manufacture. There are no broken switches or outlets. Recommend installing updated smoke and CO detectors after transit.

**Certification that the plumbing meets state codes:** The water was not in service during the inspection. The plumbing system was constructed using 2005 HUD standards and appeared unaltered. Slight water damage to wall adjacent to shower due to not closing shower curtain during use. Water heater is a 40 gallon State WH manufactured in 2005.

**An evaluation of the foundation adaptability and conditions:** The home was set using an all steel foundation system, concrete blocks and wood wedges that meet the industry and HUD standards. See page 79 [https://www.huduser.gov/portal/Publications/PDF/foundations\\_guide.pdf](https://www.huduser.gov/portal/Publications/PDF/foundations_guide.pdf). The home will require the same system or frost free system as the state it is moving to directs, using supports per manufacturer's specifications. <https://www.hamiltonhb.com/>

**An evaluation of the roof condition:** Class III architectural shingles with gutters installed. Shingles are in their first 1/3 of serviceable life and with no material defects noted.

**An evaluation of the structural integrity:** The Home is structural sound with no noted material defects in the frame, floor, walls or ceiling systems. Recommend evaluation after the home is moved to assess for damage that may have occurred in transit.

**Certification that all doors, windows and siding are in acceptable condition:** Windows and doors are in tact, no noticeable condensation between panes, or leaking seals noted. Slight trim damage around doors. Windows operate, but are in need of lubrication due to non-use. Doors swing and close, but these will require post move

adjustment to work properly. There are some pieces of siding (most notably on the north side) that show hail impact and some loose pieces. Recommend securing prior to movement

The next pages are a photo log of the condition of the structure on September 22, 2020. Please feel free to contact me with questions concerning these observations and assessment at (701)202-6249, or [inspectorski@yahoo.com](mailto:inspectorski@yahoo.com).

Respectfully,

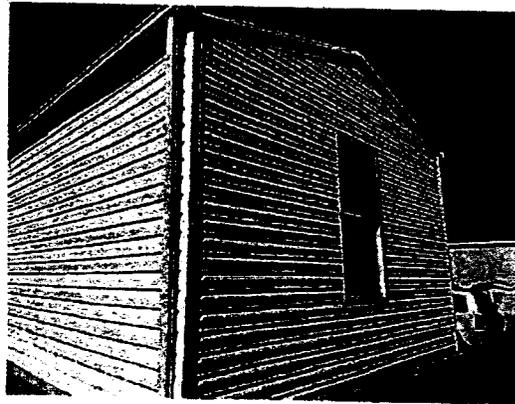
**David A. Skalicky**

Inspector Ski Home Inspections

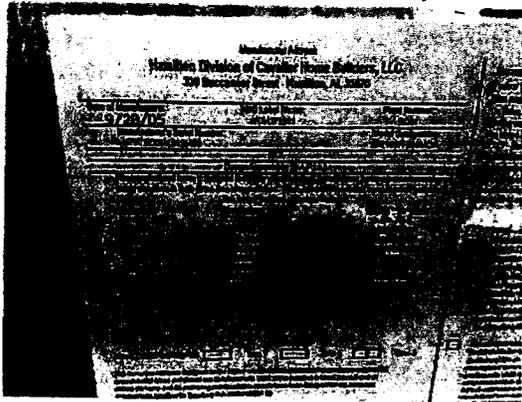
[www.inspectorski.com](http://www.inspectorski.com)



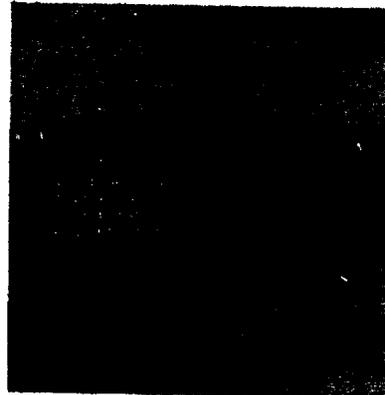
Front of 1803 4th Ave NE in Watford City



East side is the street side of home



Data Plate under cabinet to right of sink



HUD label affixed, matches data plate

(A-20)

APP # _____
SF # _____
Date _____
DWSMA _____
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**CITY OF PEQUOT LAKES  
LAND USE PERMIT APPLICATION**

Name of Applicant Real Property Management Deluxe Phone 218-454-7368

Mailing Address 7153 Forthun Rd Ste 140 Email office@rpm deluxe.com

City, State, Zip Baxter, MN 56425

Applicant is:

- Legal Owner
- Contract Buyer
- Option Holder
- Agent
- Other Property Management Company

Title Holder of Property:  
(if not applicant)

Platinum Investors of Minnesota LLC  
\_\_\_\_\_  
(Name)  
7153 Forthun Rd Ste 120  
\_\_\_\_\_  
(Address)  
Baxter, MN 56425  
\_\_\_\_\_  
(City, State, Zip)

Signature of Owner, authorizing application (required): \_\_\_\_\_  
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): \_\_\_\_\_  
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:  
3800 Agate Lane (Lot A20 - Pequot Terrace Trailer Park -  
\_\_\_\_\_

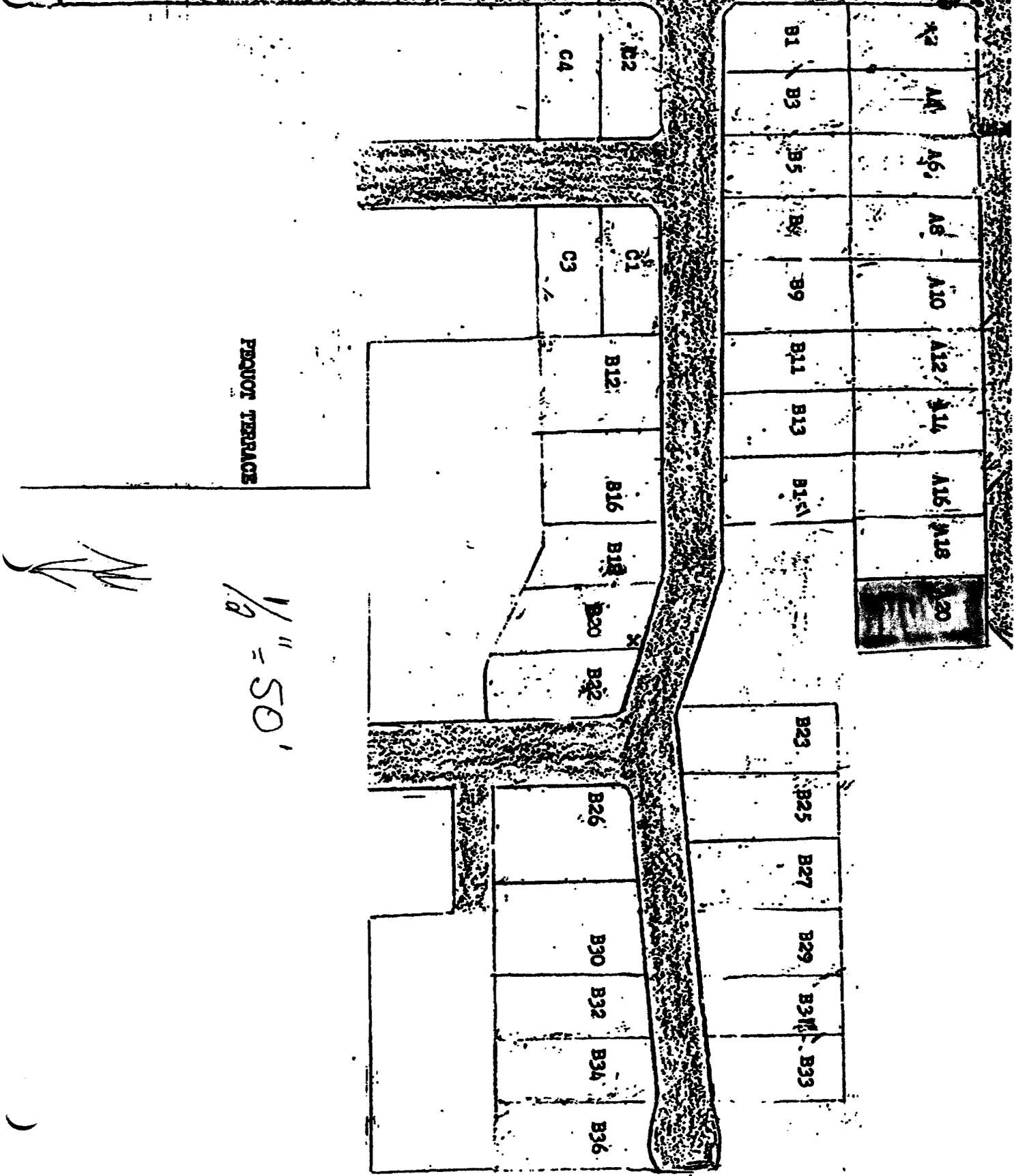
Property Parcel ID (# on Tax Statement) 29101087 (2901041008B0009)  
Zoning District \_\_\_\_\_, Lake Name \_\_\_\_\_

State nature of request in detail: (What are you proposing for the property? If a new dwelling, indicate number of stories and foundation type.)

moving a newer 1 mobile home into the lot for rental - owned by the Property Owner Platinum Investors of Minnesota  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approved by the Zoning Department: \_\_\_\_\_ Date: \_\_\_\_\_

COUNTY ROAD



PEQUOT TERRACE

$\frac{1}{4}'' = 50'$



September 23, 2020

Inspector Ski Home Inspections  
1108 Hillside Terrace  
Bismarck, ND 58501

TS Properties LLC  
% Tom Smith  
PO Box 49  
Watford City, ND 58854

Dear Mr Smith,

Please find below an assessment of the condition of the structure of your home located 1807 4th Ave NE in Watford City, ND. The home is a single-wide manufactured home certified on October 03, 2005 by Hamilton Division of Cavalier Home Builders in Alabama (data plate base cabinet next to sink) HUD label NTA1372782. You have asked me to assess the property according to a City Code Section 17-4.5 Building Standards for the following:

**Certification That the electrical wiring meets state codes:** The wiring in the home is built to 2005 HUD standards which met state code standards at that time. The electricity was in service at this residence during the inspection and tested satisfactory. The electrical panel is rated at 200 amps. The system is grounded. There are GFCI outlets where necessary at the time of manufacture. There are no broken switches or outlets. Recommend installing missing smoke and CO detectors after transit.

**Certification that the plumbing meets state codes:** The water was not in service during the inspection. The plumbing system was constructed using 2005 HUD standards and appeared unaltered. Slight water damage to Laundry room area. Water heater is a 40 gallon State WH manufactured in 2005.

**An evaluation of the foundation adaptability and conditions:** The home was set using an all steel foundation system, concrete blocks and wood wedges that meet the industry and HUD standards. See page 79 [https://www.huduser.gov/portal/Publications/PDF/foundations\\_guide.pdf](https://www.huduser.gov/portal/Publications/PDF/foundations_guide.pdf). The home will require the same system or frost free system as the state it is moving to directs, using supports per manufacturer's specifications. <https://www.hamiltonhb.com/>

**An evaluation of the roof condition:** Class III architectural shingles with gutters installed. Shingles are in their first 1/3 of serviceable life and with no material defects noted. Ventilation system is static venting.

**An evaluation of the structural integrity:** The Home is structural sound with no noted material defects in the frame, floor, walls or ceiling systems. Recommend evaluation after the home is moved to assess for damage that may have occurred in transit.

**Certification that all doors, windows and siding are in acceptable condition:** Windows and doors are in tact, no noticeable condensation between panes, or leaking seals noted. Slight trim damage around doors. Two windows have lock damage, and all are in need of lubrication due to non-use. Two interior doors are missing handles and currently don't close, these will require post move adjustment to work properly. There are missing pieces of

(B-1)

APP #	_____
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**CITY OF PEQUOT LAKES  
LAND USE PERMIT APPLICATION**

Name of Applicant Real Property Management Deluxe Phone 218-454-7368

Mailing Address 7153 Forthun Rd Ste 140 Email office@rpm deluxe.com

City, State, Zip Baxter, MN 56425

Applicant is:

Legal Owner ( )  
 Contract Buyer ( )  
 Option Holder ( )  
 Agent ( )  
 Other Property Management Company

Title Holder of Property:

(if not applicant)  
Platinum Investors of Minnesota LLC  
 (Name)  
7153 Forthun Rd Ste 120  
 (Address)  
Baxter, MN 56425  
 (City, State, Zip)

Signature of Owner, authorizing application (required): \_\_\_\_\_  
 (By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): \_\_\_\_\_  
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

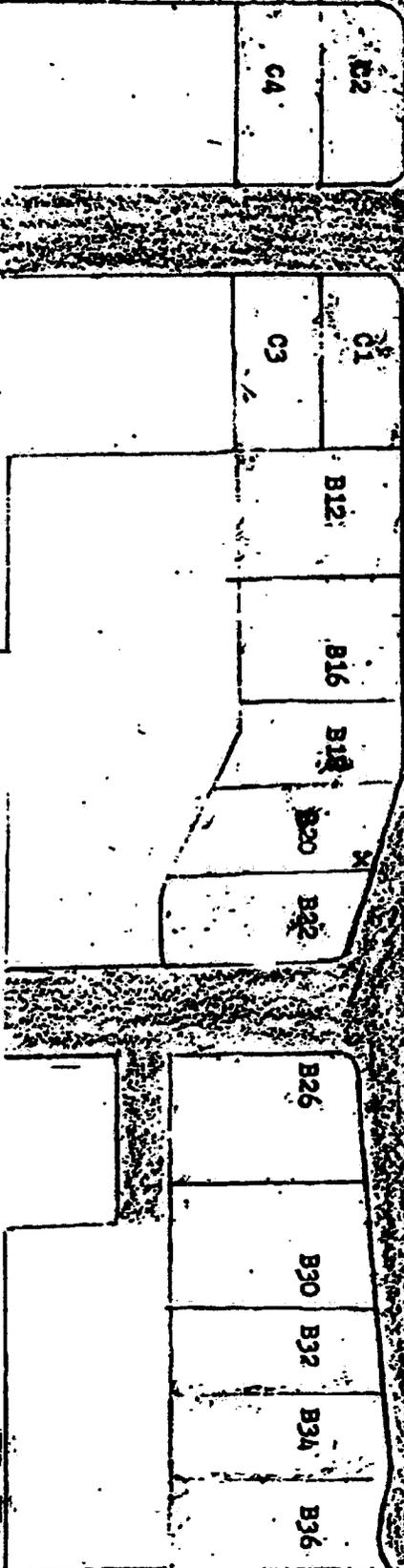
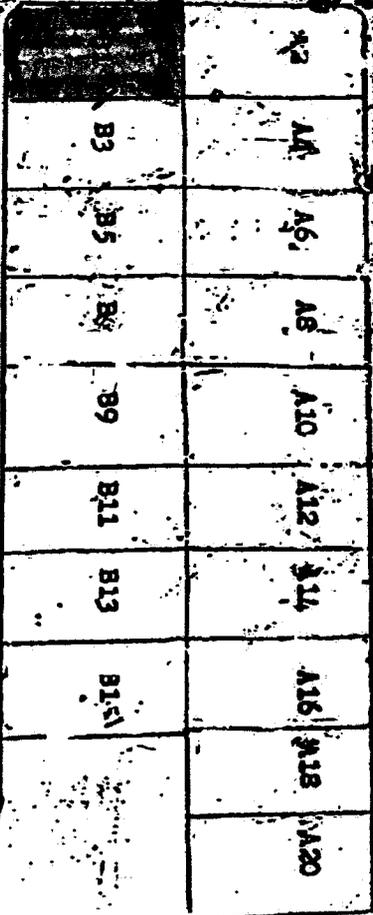
Location of property involved in this request:  
3789 Obsidian Lane ( Lot B1 ) - Pequot Terrace Trailer Park -

Property Parcel ID (# on Tax Statement) 29101087 (290109100 B30009)  
 Zoning District \_\_\_\_\_, Lake Name \_\_\_\_\_

State nature of request in detail: (What are you proposing for the property? If a new dwelling, indicate number of stories and foundation type.)  
moving a newer mobile home into the lot for rental - owned by the Property Owner Platinum Investors of Minnesota

Approved by the Zoning Department: \_\_\_\_\_ Date: \_\_\_\_\_

COUNTY ROAD



PEQUOT TERRACE

1/8" = 50'





September 23, 2020

Inspector Ski Home Inspections  
1108 Hillside Terrace  
Bismarck, ND 58501

TS Properties LLC  
% Tom Smith  
PO Box 49  
Watford City, ND 58854

Dear Mr Smith,

Please find below an assessment of the condition of the structure of your home located 1805 4th Ave NE in Watford City, ND. The home is a single-wide manufactured home certified on December 02, 2005 by Destiny Industries in Georgia (data plate base cabinet next to sink) HUD label NTA1376093. You have asked me to assess the property according to a City Code Section 17-4.5 Building Standards for the following:

**Certification That the electrical wiring meets state codes:** The wiring in the home is built to 2005 HUD standards which met state code standards at that time. The electricity was in service at this residence during the inspection and tested satisfactory. The electrical panel is rated at 200 amps. The system is grounded. There are GFCI outlets where necessary at the time of manufacture. There are no broken switches or outlets. Recommend installing updated smoke and CO detectors after transit.

**Certification that the plumbing meets state codes:** The water was not in service during the inspection. The plumbing system was constructed using 2005 HUD standards and appeared unaltered. Slight water damage to wall adjacent to shower due to not closing shower curtain during use. Water heater is a 40 gallon Richmond WH manufactured in 2018.

**An evaluation of the foundation adaptability and conditions:** The home was set using an all steel foundation system, concrete blocks and wood wedges that meet the industry and HUD standards. See page 79 [https://www.huduser.gov/portal/Publications/PDF/foundations\\_guide.pdf](https://www.huduser.gov/portal/Publications/PDF/foundations_guide.pdf). The home will require the same system or frost free system as the state it is moving to directs, using supports per manufacturer's specifications. <https://www.hamiltonhb.com/>

**An evaluation of the roof condition:** Class III architectural shingles with gutters installed. Shingles are in their first 1/2 of serviceable life and with no material defects noted. Ventilation system is ridge venting.

**An evaluation of the structural integrity:** The Home is structural sound with no noted material defects in the frame, floor, walls or ceiling systems. Recommend evaluation after the home is moved to assess for damage that may have occurred in transit.

**Certification that all doors, windows and siding are in acceptable condition:** Windows and doors are in tact, no noticeable condensation between panes, or leaking seals noted. Slight trim damage around doors. Windows operate, but are in need of lubrication due to non-use. Doors swing and close, but these will require post move adjustment to work properly. There are some pieces of siding (most notably on the north side) that show hail

impact and some loose pieces. Recommend securing prior to movement

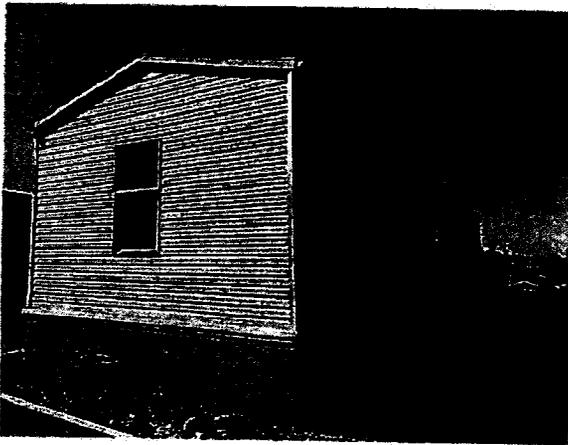
The next pages are a photo log of the condition of the structure on September 22, 2020. Please feel free to contact me with questions concerning these observations and assessment at (701)202-6249, or [inspectorski@yahoo.com](mailto:inspectorski@yahoo.com).

Respectfully,

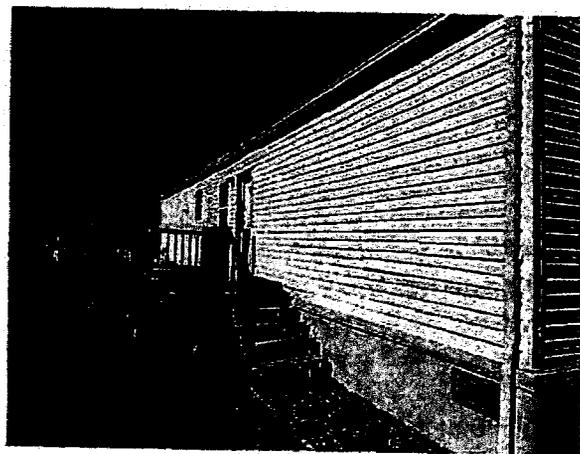
**David A. Skalicky**

Inspector Ski Home Inspections

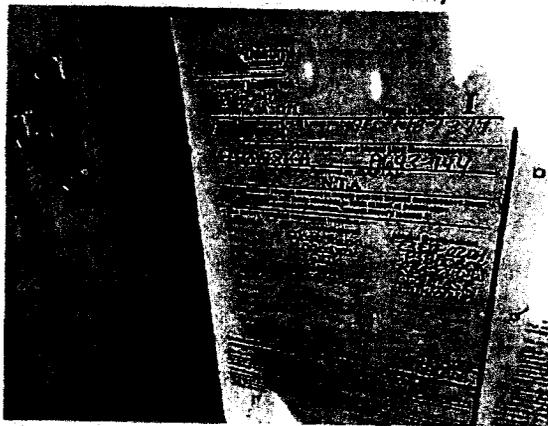
[www.inspectorski.com](http://www.inspectorski.com)



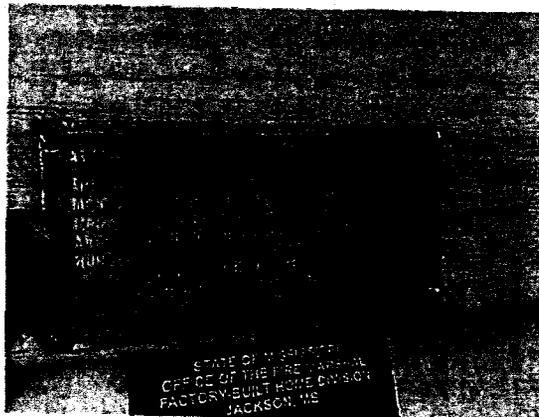
Front of 1805 4th Ave NE in Watford City



South side of home. Some loose siding



Data Plate under cabinet to right of sink



HUD label affixed, does not match data plate