



JS CONSULTING & DESIGN  
ENGINEERING AND CONSULTING

11703 DURANT RD  
RALEIGH, NC 27614

P (919) 675-1680  
F (919) 324-3681

Certificate Number: P-1513

September 18, 2019

Foundation Solutions, dba Ram Jack  
4122 Bennett Memorial Rd, Suite 304  
Durham, NC 27705  
Tel: (919) 309-8727 / Fax: (919) 313-0102

Re: Engineering Recommendation  
Marty Collins, 6665 Rawls Church Rd, Fuquay-Varina, NC  
Project Number: 1901-1246

To Whom It May Concern:

JS Consulting & Design, PLLC (JSCD) has reviewed and analyzed the information provided by Foundation Solutions, dba Ram Jack.

The structure is a one story wood framed residence with brick veneer supported on a CMU crawl space foundation. For the purpose of this document all directions listed are from the perspective of an observer facing the structure from Rawls Church Rd.

Based on a visual evaluation the structure is exhibiting signs of settlement typically seen with excessive differential settlement within the in-situ soils supporting the structure. The front wall of the front porch has a crack in the foundation located approximately 1' from the front right corner. The right wall of the front porch has a crack in the brick veneer located approximately 5' from the front right corner. Elevation readings taken on the structure indicate the area between the above referenced cracks is lower than the adjacent structure.

It is recommended to stabilize the foundation in the form of helical piers. Please see attached pages for layout and additional details.

The resulting hybrid foundation may result in the formation of additional cracks from the differential movement of the two foundation types.

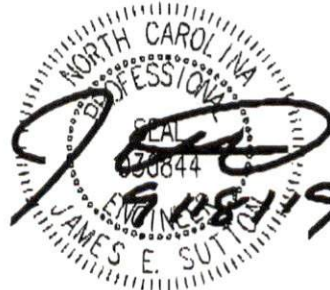
The structure was assumed to have a 16" wide x 10" thick concrete footing with (2) #4 rebar.

JSCD's scope of services was limited to a visual evaluation of the structure and did not include subsurface exploration of exposing concealed elements of the structure. The scope of services did not include exposing any concealed elements of the structure. Please contact JSCD immediately if conditions are different than those indicated or encountered during future observation or implementation of the recommended repairs.

Please contact us if you have any further questions.

Sincerely,

James Sutton, P.E.





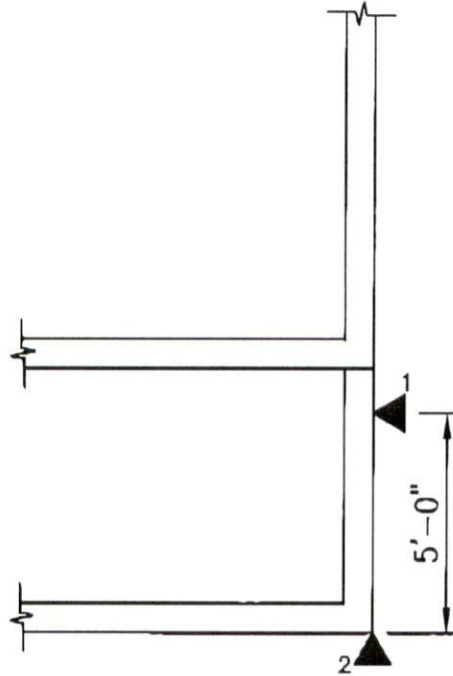
**JS CONSULTING & DESIGN**  
 ENGINEERING AND SURVEYING  
 11703 DURANT RD  
 RALEIGH, NC 27614  
 P (919) 675-1400  
 F (919) 334-3441

CERTIFICATE NUMBER: P-1513

**Client:**  
 Foundation Solutions, dba Ram Jack  
 4122 Bennett Memorial Rd, Suite 304  
 Durham, NC 27705  
 (o) 919-309-9727 (f) 919-313-0102

**Project:**  
 Marty Collins  
 6665 Rawls Church Rd  
 Fuquay-Varina, NC 27526

**Job No:**  
 1901-1246  
**Date:**  
 09/18/19  
**Sheet:**  
 S1



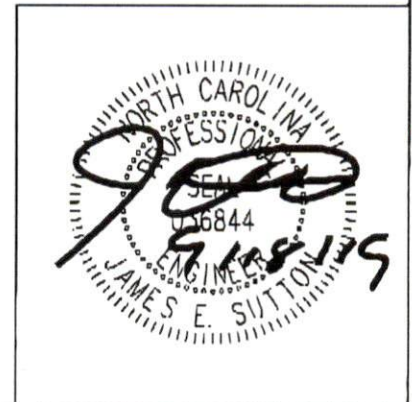
FRONT

FOUNDATION PLAN

1/4" = 1'-0"

PILE KEY

| SYMBOL | SHAFT SIZE | BRACKET | TORQUE (FT-LBS) | 3K (PSI) | 5K (PSI) | 6K (PSI) | 7K (PSI) |
|--------|------------|---------|-----------------|----------|----------|----------|----------|
| ▼      | 2-7/8"     | 4001    | 2,800           | 3,024    | 1,651    | 1,088    | 1,135    |



HARNETT COUNTY CAMA WEBVIEWER

9/25/2019 3:56:34 PM

COLLINS MARTY LYNN COLLINS CATHY SEXTON

Return/Appeal Parcel: 08-0644- -  
Notes: -0078- \*01  
PLAT: UNIQ ID  
98-569/ 254803  
ID NO: 0644-88-3280.000

6665 RAWLS CHURCH RD FUQUAY VARINA NC 27526

1400020908

COUNTY WIDE ADVALOREM TAX (100), N HARNETT RESCU ADVALOREM TAX (100), NORTHWEST HARNETT (100), SOLID WASTE FEE SOLID WASTE (1)

CARD NO. 1  
of 1

Reval Year: 2017 Tax Year: 2020 2.95 ACS SEXTON MP#98-569

2.540 AC SRC-

Appraised by 14 on 01/01/2017 00800 HECTOR'S CREEK TOWNSHIP

TW-08 CI-FR-EX- AT- LAST ACTION 20170302

| CONSTRUCTION DETAIL  |   | MARKET VALUE                                    |     |           |           | DEPRECIATION |        |      |          | CORRELATION OF VALUE |             |                                  |         |      |        |        |          |             |   |
|----------------------|---|---|-----|-----------|-----------|--------------|--------|------|----------|----------------------|-------------|----------------------------------|---------|------|--------|--------|----------|-------------|---|
| Foundation - 3       | Continuous Footing                                | USE   | MOD | Eff. Area | BASE RATE | RCN          | EYB    | AYB  | Standard | 0.17000              | CREDENCE TO | MARKET                           |         |      |        |        |          |             |   |
| 5.00                 |   | 50  | 01  | 2,523     | 119       | 79.73        | 201159 | 2000 | 2000     | % GOOD               | 83.0        | DEPR. BUILDING VALUE - CARD      | 166,960 |      |        |        |          |             |   |
| 9.00                 | Plywood   | TYPE: RURAL HOME SITE SINGLE FAMILY RESIDENTIAL |     |           |           |              |        |      |          |                      |             | DEPR. OB/XF VALUE - CARD         | 6,790   |      |        |        |          |             |   |
| 35.00                | Exterior Walls - 21 Face Brick                    | STYLE: 1 - 1.0 Story                            |     |           |           |              |        |      |          |                      |             | MARKET LAND VALUE - CARD         | 30,780  |      |        |        |          |             |   |
| 8.00                 | Roofing Structure - 03 Gable                      |   |     |           |           |              |        |      |          |                      |             | TOTAL MARKET VALUE - CARD        | 204,530 |      |        |        |          |             |   |
| 3.00                 | Roofing Cover - 03 Asphalt or Composition Shingle |   |     |           |           |              |        |      |          |                      |             | TOTAL APPRAISED VALUE - CARD     | 204,530 |      |        |        |          |             |   |
| 20.00                | Interior Wall Construction - 5 Drywall/Sheetrock  |   |     |           |           |              |        |      |          |                      |             | TOTAL APPRAISED VALUE - PARCEL   | 204,530 |      |        |        |          |             |   |
| 6.00                 | Interior Floor Cover - 14 Carpet                  |   |     |           |           |              |        |      |          |                      |             | TOTAL PRESENT USE VALUE - PARCEL | 0       |      |        |        |          |             |   |
| 0.00                 | Interior Floor Cover - 08 Sheet Vinyl             |   |     |           |           |              |        |      |          |                      |             | TOTAL VALUE DEFERRED - PARCEL    | 0       |      |        |        |          |             |   |
| 1.00                 | Heating Fuel - 04 Electric                        |   |     |           |           |              |        |      |          |                      |             | TOTAL TAXABLE VALUE - PARCEL &   | 204,530 |      |        |        |          |             |   |
| 4.00                 | Heating Type - 10 Heat Pump                       |   |     |           |           |              |        |      |          |                      |             | PRIOR                            |         |      |        |        |          |             |   |
| 4.00                 | Air Conditioning Type - 03 Central                |   |     |           |           |              |        |      |          |                      |             | BUILDING VALUE                   | 167,970 |      |        |        |          |             |   |
| 12.000               | Bedrooms/Bathrooms/Half-Bathrooms 3/2/0           |   |     |           |           |              |        |      |          |                      |             | OBXF VALUE                       | 10,330  |      |        |        |          |             |   |
|                      | Bedrooms BAS - 3 FUS - 0 LL - 0                   |   |     |           |           |              |        |      |          |                      |             | LAND VALUE                       | 32,320  |      |        |        |          |             |   |
|                      | Bathrooms BAS - 2 FUS - 0 LL - 0                  |   |     |           |           |              |        |      |          |                      |             | PRESENT USE VALUE                | 0       |      |        |        |          |             |   |
|                      | Half-Bathrooms BAS - 0 FUS - 0 LL - 0             |   |     |           |           |              |        |      |          |                      |             | DEFERRED VALUE                   | 0       |      |        |        |          |             |   |
| 0                    | Office BAS - 0 FUS - 0 LL - 0                     |   |     |           |           |              |        |      |          |                      |             | TOTAL VALUE                      | 210,620 |      |        |        |          |             |   |
| 107.000              | TOTAL POINT VALUE                                 |   |     |           |           |              |        |      |          |                      |             | PERMIT                           |         |      |        |        |          |             |   |
| BUILDING ADJUSTMENTS |   |   |     |           |           |              |        |      |          |                      |             | CODE                             | DATE    | NOTE | NUMBER | AMOUNT |          |             |   |
| Market 3             | Factor 3  |   |     |           |           |              |        |      |          |                      |             | ROUT: WTRSHD:                    |         |      |        |        |          |             |   |
| Quality 4            | Above Average                                     |   |     |           |           |              |        |      |          |                      |             | SALES DATA                       |         |      |        |        |          |             |   |
| Size                 | Size  |   |     |           |           |              |        |      |          |                      |             | OFF. RECORD                      | DATE    | DEPT | TYPE   | Q/UV/L | INDICATE | SALES PRICE |   |
| 0.9600               | 0.9600  |   |     |           |           |              |        |      |          |                      |             | 02072                            | 0258    | 4    | 2005   | WD     | Y        | I           | 0 |
| 1.110                | 1.110   |   |     |           |           |              |        |      |          |                      |             | 01394                            | 0024    | 12   | 1999   | WD*    | C        | V           | 0 |
| 119                  | 119   |   |     |           |           |              |        |      |          |                      |             | 01169                            | 0630    | 9    | 1996   | WD     | C        | V           | 0 |
|                      |   |   |     |           |           |              |        |      |          |                      |             | 01161                            | 0337    | 7    | 1996   | WD     | C        | V           | 0 |
|                      |   |   |     |           |           |              |        |      |          |                      |             | 0095E                            | 0294    | 6    | 1995   | WL     | X        | V           | 0 |
|                      |   |   |     |           |           |              |        |      |          |                      |             | HEATED AREA 2,279                |         |      |        |        |          |             |   |
|                      |   |   |     |           |           |              |        |      |          |                      |             | NOTES                            |         |      |        |        |          |             |   |

*AREA OF Repair*

| SUBAREA        | TYPE     | GS AREA | %   | RPL CS  | CODE              | DESCRIPTION | COUNT | LT | WTH   | UNITS | UNIT PRICE | ORIG % COND | BLDG# | AYB  | EYB | ANN DEP RATE | OVR | % COND | OB/XF DEPR. VALUE |       |
|----------------|----------|---------|-----|---------|-------------------|-------------|-------|----|-------|-------|------------|-------------|-------|------|-----|--------------|-----|--------|-------------------|-------|
| BAS            |          | 2,279   | 100 | 181705  | 47                | QUONSET     | 40    | 30 | 1,200 | 12.30 | 100        |             | 1999  | 1999 |     | 53           |     | 46     | 6,790             |       |
| FOP            |          | 424     | 035 | 11800   | TOTAL OB/XF VALUE |             |       |    |       |       |            |             |       |      |     |              |     |        |                   | 6,790 |
| WDD            |          | 480     | 020 | 7654    |                   |             |       |    |       |       |            |             |       |      |     |              |     |        |                   |       |
| FIREPLACE      | 1 - None |         |     |         |                   |             |       |    |       |       |            |             |       |      |     |              |     |        |                   | 0     |
| SUBAREA TOTALS |          | 3,183   |     | 201,159 |                   |             |       |    |       |       |            |             |       |      |     |              |     |        |                   |       |

BUILDING DIMENSIONS BAS-W30WDD-N16E30S16W30\$W23S43E53FOP-S6W53N8E53\$N43\$.

LAND INFORMATION

| HIGHEST AND BEST USE   | USE CODE | LOCAL ZONING | FRON TAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJUSTMENTS AND NOTES | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNT TYP | TOTAL ADJUST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |        |  |
|------------------------|----------|--------------|-----------|-------|--------------|---------|-----------|-----------------------------|-----------|-----------------|------------------|---------|--------------|---------------------|------------|----------------|------------|--------|--|
| AGRI PV                | 5111     | RA-30        | 0         | 0     | 1.0000       | 0       | 1.0000    |                             |           | 7,000.00        | 1.540            | AC      | 1.000        | 7,000.00            | 10780      | 0              |            |        |  |
| HOME PAVD              | 5010     | RA-30        | 0         | 0     | 1.0000       | 0       | 1.0000    |                             |           | 20,000.00       | 1.000            | AC      | 1.000        | 20,000.00           | 20000      | 0              |            |        |  |
| TOTAL MARKET LAND DATA |          |              |           |       |              |         |           |                             |           |                 |                  | 2.540   |              |                     |            |                |            | 30,780 |  |
| TOTAL PRESENT USE DATA |          |              |           |       |              |         |           |                             |           |                 |                  |         |              |                     |            |                |            |        |  |