

lot 10

Date: 09/29/2020

To: **Marty Crawford**
KB Home
4506 S Miami Blvd
Durham, NC 27703
smcrawford@kbhome.com
910-915-0510

Re: **3rd Party Foundation Inspection**
Location: Lot 10 Mason Pointe (76 Rawls
Farm Lane, Fuquay-Varina, NC)
JDSfaulkner Project No.: RDU2009270
Date of Inspection: 09/29/2020

A representative of JDSfaulkner arrived on site to observe the issues reported to us by the client which are presented, along with our recommendations, in this report.

Observations:

The client requested a third-party inspection of the crawlspace foundation. The following was observed:

- The final grade could not be determined in multiple locations. Multiple locations appear to exceed unbalanced fill maximums.
- Maximum 8" CMU wall height measured from the top of the footing to the top of the wall was approximately 81" located at the rear porch.
- Maximum 12" CMU wall height measured from the top of the footing to the top of the wall was approximately 80" located at the rear garage wall.

Recommendations:

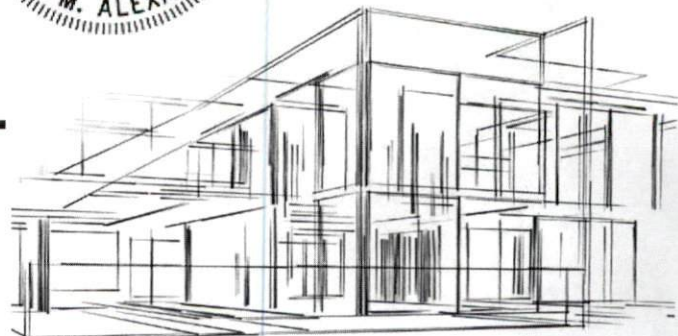
Based on our on-site evaluation and review, the contractor should do the following:

- In all locations where walls are comprised of 8" CMU's and unbalanced fill is projected to exceed 48", the contractor should fill the wall solid. A solid 8" CMU wall may have an unbalanced fill maximum of 60".
- In all locations where walls are comprised of 12" CMU's and unbalanced fill is projected to exceed 60", the contractor should fill the wall solid. A solid 12" CMU wall may have an unbalanced fill of 72".

If you have any questions or if I can be of further assistance to you on this project, please contact me at 919-548-0978.

Respectfully Submitted,
Patrick Kurtz
JDSfaulkner

Reviewing Engineer:
Drew Alexander, PE



lot 10

Date: 08/30/2020

To: **Marty Crawford**
KB Home
4506 S Miami Blvd
Durham, NC 27703
smcrawford@kbhome.com
910-915-0510

Re: **Soil Suitability for Foundation Installation**
Location: Lot 10 Mason Pointe
76 Rawls Farm Ln. (Fuquay-Varina, NC)
JDSfaulkner Project No.: RDU2008258
Date of Inspection: 07/31/20; 08/13/20;
08/19/20; 08/25/20; 08/26/20
Foundation Type: Crawl Space
Additional Features: Rear Deck

Observations:

Foundation excavation observation (sub-surface testing with respect to bearing capacity).

Recommendations:

The exposed soils have been observed and tested for adequate bearing capacity (Probe and DCP). Based on our review and testing, the soil and conditions for the foundation are suitable for the minimum required bearing pressure of 2000 psf. Additionally, the over-excavated areas (multiple locations, 5 ft to 10 ft) shall be back-filled with full depth concrete or the footings may be stepped down to come back up with additional foundation material (such as CMU block).

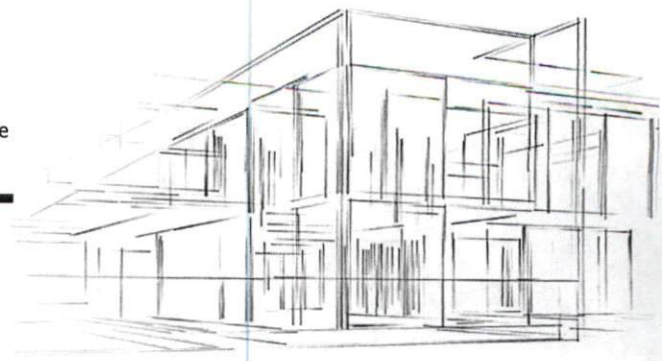
If you have any questions or if I can be of further assistance to you on this project, please contact me at 919-218-4421.

Respectfully Submitted,
Samantha Grygoruk
JDSfaulkner

Taylor Y. Dowell
Date: 2020.08.31
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SEAL
048316
ENGINEER
TAYLOR Y. DOWELL

Project Notes:

This report is an assessment of vertical bearing capacity only. Minimum testing requirements include probe rod testing across the entire excavation and augers (minimum three locations) at multiple depths with Dynamic Cone Penetrometer (DCP) testing. Bearing capacity test results are voided if significant precipitation or water intrusion has occurred before concrete placement. JDSfaulkner is not responsible for site conditions that divert water towards the foundation or that prevents drainage away from the foundation, which can lead to soft soils and future settlement problems. It is the contractor's responsibility to ensure that all foundation areas are free of organics, loose material, standing water, and any other deleterious materials prior to placement of stone or concrete. Retaining wall stability nor slope stability analysis has been evaluated. JDSfaulkner shall not be held responsible for current or future retaining-wall or slope-related issues.



hot 10

DESIGN PROFESSIONAL INSPECTION FORM

RECORD OF THE INSPECTION OF A **COMPONENT OR ELEMENT** BY A NC LICENSED ARCHITECT OR ENGINEER

Project Information:

Residential Single Family Project: Y	Commercial Project: N
Code Enforcement Project No:	Permit No: SFD19100018
Project Name:	Owner: KB Home
Project Address: Lot 10 Mason Pointe - 76 Rawls Farm Ln. (Fuquay-Varina, NC)	Suite No:
Date Inspected: 07/31/20; 08/13/20; 08/19/20; 08/25/20; 08/26/20	Contractor Name: KB Home
Component Inspected: Footing and Deck Footing	

Responsible Licensed NC Architect or NC Engineer

Name:	Reviewing Engineer: Taylor Dowell, P.E.
Firm Name:	JDSfaulkner, PLLC (P-0961)
Phone Numbers:	Office: 919.480.1075 Mobile:
Email Address:	field@jdsfaulkner.com
Mailing Address:	8600 'D' Jersey Ct. Raleigh, NC 27617

APPLICABLE CODE: 2018 NCRC

2018 NCBC = 2018 NC Building Code; 2018 NCRC = 2018 NC Residential Code

Describe Element/Component: * 3rd Party Crawl Space and Rear Deck Footing Inspection

*(subgrade form may also be required)

Attestation/Signature:

By signing below, I certify that the component and/or element of the building as identified on this form has been inspected by me or someone under my direct supervision per subsection (b2) of NC G.S. 153A-352 and is in compliance with the approved plans & specifications for the project. This inspection is in compliance with all of the requirements of the above referenced code. Attach any additional documents if needed.

Taylor Y. Dowell Date: 2020.08.31
20:35:53 -04'00'

SEAL
048316
ENGINEER
TAYLOR Y. DOWELL

Reviewing Engineer: Taylor Dowell, P.E.

Licensed Architect or Engineer Date

Inspection Department disclaimer:

Upon the receipt of a signed written document as required under subsection (a) of Article 160A-413.5., Code Enforcement shall be discharged and released from any liabilities, duties and responsibilities imposed by this article or in common law from any claim arising out of or attributed to the component or element in the construction of the building for which the signed written document was submitted. Be aware that this inspection will be noted in all inspection records including the Certificate of Occupancy or Certificate of Compliance. This inspection does not address any local ordinances or zoning requirements.