

Date: 10/29/2021

To: **Kenny Gwinn**
KB Home
4506 S Miami Blvd
Durham, NC 27703
kgwinn@kbhome.com
919-592-2624

Re: **Crawl Space 3rd Party Foundation Inspection**
Location: Lot 22 Highland Grove (573 Windy Farm Dr. Fuquay-Varina, NC)
JDS Project No.: RDU2111144
Municipality: Fuquay-Varina
PE Seal Date of Building Plans: 05/21/2021
Date of Inspection: 10/28/2021

Observations

A representative of JDS Consulting arrived on site to inspect the Crawl Space foundation as requested by the client after the foundation has been back filled. The client exposed the requested areas of the foundation (see attachment below) and all remaining areas were probed.

- Perimeter walls have a minimum 2" projection on both sides.
- Piers are properly sized and placed per the structural drawings.
- All piers bear on the middle third of the pier footings.
- All mortar joints have been struck or tooled and have proper consolidation.
- Unbalanced fill conditions for the porch and garage are acceptable.

Recommendations

Based on our on-site observation and review, the crawlspace foundation has been adequately constructed as is and in accordance with the approved permitted plans and details. Additionally, the foundation has been installed in accordance with 2018 NCRC sections R403.1.1 and R404.1.1.1.

NOTE:

The footings and foundation were constructed at time of inspection. This was a limited visual inspection of the foundation already in place partially obscured by the placement of fill material.

If you have any questions or if I can be of further assistance to you on this project, please contact me at 704-578-1220.

Respectfully Submitted,
Calvin Hamblet

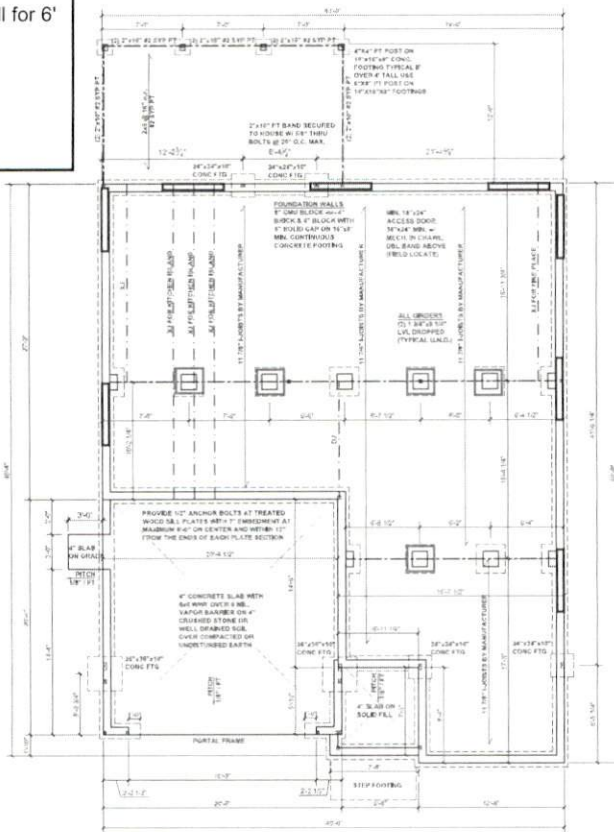
Reviewing Engineer:
Drew Alexander, PE



Expose both sides of wall for 6'



* All remaining locations to be probed



CRAWLSPACE FOUNDATION PLAN - 'B'
SCALE: 1/8" = 1'-0"

- BEAM & POINT LOAD LEGEND
 - BEYOND LOAD BEARING WALL
 - ROOF RAFTER / TRUSS SUPPORT
 - DOUBLE RAFTER / DOUBLE JOIST
 - STRUCTURAL BEAM / GIRDER
 - WINDOW / DOOR SLAB
 - POINT LOAD TRANSFER
 - POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER
- FLOOR SPACING NOT TO EXCEED 19.2' OC IN LOCATIONS WITH TILE FINISH FLOOR
 - FLOOR FRAMING TO BE 11" OC @ 24" IN SERIES OR EQUAL, 15.2' OC MAXIMUM SPACING
 - *REFER TO JOIST EQUIVALENCE CHART AND SCHEDULE TABLE FOR SUBSTITUTION OF MANUFACTURER'S
 - (1) 1/4" REBAR @ CENTER OFF ALL PERIMETER AND INTERNAL LOAD BEARING FOOTINGS, 2' C.C. MIN
- CONSTRUCTION STRUCTURAL NOTES
- 1. CONCRETE BLOCK PER SIDE SHALL BE
- | SEE | WALL MASONRY | SOLE MASONRY |
|-------|----------------|----------------|
| 8/18 | UP TO 32" HIGH | UP TO 8" HIGH |
| 12/18 | UP TO 48" HIGH | UP TO 8" HIGH |
| 14/18 | UP TO 64" HIGH | UP TO 12" HIGH |
| 18/18 | UP TO 96" HIGH | UP TO 12" HIGH |
- WITH 3" x 3" x 14" CONCRETE FOOTING, UNG.
2. 1/4" REBAR AT FOUNDATION WALL SUPPORTING DRIPPED GUTTER TO HAVE A MINIMUM FOOTING PROJECTION FROM THE MAIN WALL FOOTING



KB HOME
NORTH CAROLINA DIVISION
4518 S. MAIN ST. BLDG.
SUITE 100
DURHAM, NC 27703
TEL: (919) 788-7988
FAX: (919) 478-9582



P-0961
I, CHARLES E. SMITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THE FOUNDATION SYSTEM SHOWN ON THESE PLANS AND SPECIFICATIONS IS THE RESULT OF MY OWN PERSONAL AND PROFESSIONAL DESIGN AND CONSTRUCTION, AND THAT I AM A duly Licensed Professional Engineer in the State of North Carolina.



PROJECT NO: 170866
DATE: 08/15/2021

PLAN 240.3174

CRAWLSPACE FOUNDATION PLAN
S.30B

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: 2104-0050
Project Name:	Owner:
Project Address: Lot 22 Highland Grove 573 Windy Farm Dr. Fuquay-Varina, NC	Suite No:
Date Inspected: 10/28/2021	Contractor Name: KB Home
Component Inspected: Foundation	

Responsible Licensed NC Architect or NC Engineer

Name:	Reviewing Engineer: Drew Alexander, PE
Firm Name:	JDS Consulting, PLLC (NC Firm License No. P-0961)
Phone Numbers:	Office: (919) 480-1075 Mobile:
Email Address:	field@JDSConsulting.net
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 Foundation Inspection

See RDU2111144 Dated 10/29/2021 For More Information

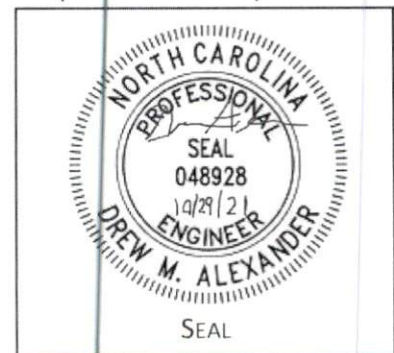
*(subgrade form may also be required)

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. 160D-11-6 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.

Reviewing Engineer: Drew Alexander, PE

Licensed Architect or Engineer Date



Inspection Department disclaimer:

Upon the receipt of a signed written document as required under subsection (a) of Article 160D-11-1, 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.