

Takla Engineering, PLLC

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Consulting.
Design.
Efficiency.

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Project: Prince Place Lot 1

Location: 21 Prince Place Drive, Fuquay-Varina, NC

Company: Davidson Homes

Care Of: Lee Aversano

Subject: Footing and 3rd Party Inspection



As requested, Alfred Takla, PE visited the aforementioned site on January 27th, 2022 to evaluate bearing capacity of the sub-grade soils supporting:

- Foundation wall and/or interior pier footings
 Continuous stem wall footings for raise slab foundation
 Front and rear porch post footings
 Attached garage foundation wall footings
 Front porch patio slab stem wall footings including enlarged lug footings for front porch posts

*Patio slabs with no thickened or lug footings are outside the scope of our inspection.

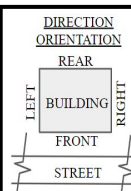
Observations of lot topography, vegetation horizons and soil characteristics were made in order to generally characterize the lot. Based on these observations, and evaluations by means of probing excavation bottoms with a static cone penetrometer with a 60 degree cone assembly, friction sleeve, and gauge with pressure readings correlated to blow counts associated with a Dynamic Cone Penetrometer (DCP), and/or a ½" diameter steel probe rod, we verify the average bearing capacity of the sub-grade soils to meet or exceed a minimum of 2000 pounds per square foot as required by NCRC 2018, Chapter 4 and engineered specifications. No mechanical soil borings, standard proctors or density testing was completed during our inspection to verify compaction or soil conditions at deeper depths. If lot has been subjected to fill (compacted or otherwise), documentation of these aspects should be provided by grading contractor or a geotechnical engineering firm.

We also performed a 3rd party inspection in-lieu of municipal inspections department using sealed and permitted plans provided by the builder. We verify footings preparations comply with North Carolina Residential Code 2018 per applicable code sections Chapter 4 (Sections R401, R402, R403 and R404).

Specifically we verified:

- Depth and size of all stem wall footing excavations meet or exceeds per plan specifications and code requirements.
- Locations of all stem wall footing excavations are found to be per plans.
- Front porch patio slab stem wall footings are per plans, of acceptable depth / dimensions, and per code.
- Footings are cut per NCRC 2018 Chapter 4, Sections R401, R402, R403, R404 as mentioned above.
- All footing layouts are per permitted plan, all conditions are acceptable to receive concrete.

Limitations of Inspection: Services provided are in accordance with the standard of practice for structural engineering, the North Carolina Residential Code (2018 edition) and within the limits imposed by scope, schedule and budget. The determinations contained in this report are based on conditions observed at the time of the evaluation. No guarantees or warranties, expressed or implied, under this Agreement or otherwise, shall be construed in connection with services provided. Sequencing, shoring, means and methods of construction are considered beyond the scope of this report. All information used to form decisions and recommendations provided to engineer are taken as truthful. Takla Engineering assumes no responsibility for untruthful statements provided by any party. Lastly, while every effort has been made to ensure accuracy in the preparation of these documents, the maker cannot guarantee against human error nor evaluations of structural elements which are concealed from visual inspection.



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: <input checked="" type="radio"/> Y <input type="radio"/> N	Commercial Project: <input type="radio"/> Y <input checked="" type="radio"/> N
Code Enforcement Project No:	Permit No: 2201-0051
Project Name: Prince Place Lot 1	Owner:
Project Address: 21 Prince Place Drive	Suite No:
Date Inspected: 1/27/2022	Contractor Name: Davidson Homes (Aversano)
Component Inspected: Footing and 3rd Party Inspection	

Responsible Licensed NC Architect or NC Engineer

Name:	Alfred Takla, PE
Firm Name:	Takla Engineering PLLC
Phone Numbers:	Office: 919-258-2648 Mobile: 919-332-7903
Email Address:	alfredtakla@taklaengr.com
Mailing Address:	PO Box 71298 Durham NC 27722

APPLICABLE CODE: 2018 NCRC

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

Describe Element/Component/Type of Inspection: *

Footing and 3rd Party Inspection of continuous stem wall foundation footings for house including the attached garage, and front porch

*(subgrade form/letter 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 NC G.S. 160A – 413.5 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.

Alfred Takla PE

Licensed Architect or Engineer



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.