

February 3, 2024

Family Building Company
c/o John Szalecki

Re: Limited Footing Evaluation
591 Chartres Street
Fuquay Varina, NC

Dear Mr. Szalecki,

At your request, we performed an inspection of the subject property limited to the items explicitly described below on February 2, 2024. The scope of this inspection is to investigate and evaluate soil conditions of previously excavated footings during construction.

Below, we have provided commentary regarding the items described within the scope. Note that a full analysis of the existing structure was not completed as a part of this inspection. All directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing and facing the front door of the home. If the contractor has any questions or concerns regarding the method of construction or if conditions vary from what is described above, the engineer should be consulted. Likewise, if any changes to sizes or modifications to the structure are desired other than what is explicitly described below, the engineer should be consulted. Note we have reviewed plans for the new construction dated October 16, 2023.

Please note that this inspection was visual only and did not include other forms of testing such as destructive, environmental, etc. As such, there were likely aspects of the structure that may not have been visibly available for inspection. Measurements were taken and observations were made by the engineer based on what was readily visible for inspection and within the aforementioned scope as directed by the client and described above. Beyond the time of the inspection, conditions can change which could result in additional structural modifications or repairs being required. The opinions and recommendations below are that of the engineer based on experience, existing site conditions, constructability, etc. which are intended to address specific concerns.

Footing Evaluation

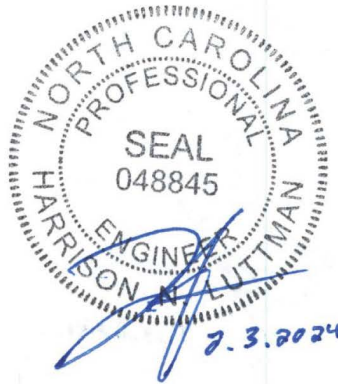
The footings had been excavated in accordance with the reviewed design plans (overburden material along sides of excavated footing). In order to create relatively flat conditions, cut and fill techniques were utilized resulting in fill soils at the front right corner of the property being excavated to approximately 5'-6" in depth. Additional soils were removed on site and rebar was placed in accordance with the design plans. The existing soil conditions were probed with a ½" steel probe which yielded firm resistance to penetration. Further, soils were tested using a Dynamic Cone Penetrometer (DCP). The existing soils were subjected to DCP testing yielding resistance values of 5 to 6 blows per increment (BPI) or more. We have provided recommendations below to address the condition of the footings.

The existing soils are considered to meet or exceed requirements for bearing capacity as set out in original design plans. No further excavation is required prior to concrete placement.

This letter has been intended to address the scope of concerns described above. Should any questions regarding this report arise, please contact the engineer for additional information. We thank you for the opportunity to assist you with this matter.

Sincerely,

Harrison N. Luttman, PE
Principal Engineer
Bare Engineering, PLLC
NC License No. P-2679



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: Y <input checked="" type="radio"/> N <input type="radio"/>
Code Enforcement Project No:	Permit No:
Project Name:	Owner:
Project Address: 591 CHARTRES ST. FURQUAY VARIAN, NC	Suite No:
Date Inspected: 2.2.2024	Contractor Name: FAMILY BUILDING CO.
Component Inspected: FOOTINGS	

Responsible Licensed NC Architect or NC Engineer

Name:	HARRISON LUTTMAN		
Firm Name:	BARE ENGINEERING		
Phone Numbers:	Office:	Mobile:	704 302 5309
Email Address:	HARRISON@BAREENG.COM		
Mailing Address:			

APPLICABLE CODE: _____

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

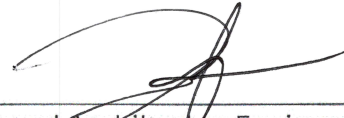
Describe Element/Component/Type of Inspection: *

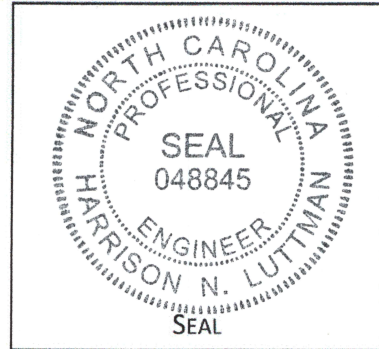
EXCAVATED FOOTINGS

*(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 subsection (b2) of NC G.S. 153A-352 and is in compliance with the Code or other proposal of the architect or engineer for the project. This inspection is in compliance with all of the requirements of the above referenced Code. Attach any additional documents if needed.


 _____ 2.3.2024
 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.