

Date: 02/12/2025

To: **Donnie Bentley**
Dan Ryan Builders
3000 RDU Center Drive
Morrisville, NC 27560
dbentley@drbgroup.com
919-328-0457

Re: **Crawl Space Drainage Issue**
Location: Lot 23 Honeycutt Hills (377 Adams Pointe Ct. Angier, NC)
JDS Project No.: RDU2501440
Date of Inspection: 02/12/2025

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

Observations

Evaluation has been requested of the standing water in the crawl space. The driveway and sidewalk have been poured but final grade has not been established. The foundation drain is visible above grade at the right side where underground utilities have been run. A positive drain exists at the low corner of the crawl space at the right rear corner with the tail line daylighted. The ends of the foundation drain were not visible.

Recommendations

Based on our onsite observations and review, re-run the 4" corrugated piping for the foundation drain at the right side to be at the footing level, covered with #57 stone and fabric. Establish final grade and ensure each end of the foundation drain at the left and right of the rear daylights for a gravity feed drain. Rake the footprints from the inside of the crawl space to promote drainage to the positive drain at the low corner of the crawl space.

If you have any questions or if I can be of further assistance to you on this project, please contact me at 984-297-5949.

Respectfully Submitted,
John Lowrance



Reviewing Engineer:
Maxwell C. Danskin, PE

