

Dream Finders Homes-Carolinas  
2919 Breezewood Avenue  
Suite 400  
Fayetteville, NC 28303

11/12/2024

Attention : Blake Dickerhoff  
Tim Adams

**RE:** Daily Field Report for 11/08/2024  
Lot 48 Watson Ridge (CMT) Sanford, NC  
Building & Earth Project No : RD240917

Ladies and Gentlemen:

On this date, representative(s) of Building & Earth were present to perform construction material testing services at this project site. Our testing and observations for this date include the following:

**FO-1** : Field Observations made on this date.

- Foundation Inspection Passed
- Project Management Review Passed

**ST-1** : In place field density testing was performed for Finished Subgrade Soils -Building. The field density testing was performed in general accordance with ASTM D1556, using values from the laboratory proctors. One(1) in-place field density test was performed on this date. The testing results indicate that in-place compaction and moisture content at the location and depth tested meet or exceed the specified requirements outlined in the project plans and specifications. For additional details of our testing, please refer to the attached Field Density Test Report.

## Closing

**The testing and observations identified above have been reviewed by our project manager. If you have questions regarding this information, please do not hesitate to contact us.**

Respectfully Submitted,  
Building & Earth Sciences, LLP

**Enclosures** : FO-1, ST-1



*Rachael Heath*

Reviewed By

## Field Observations Report

Project Name:	<b>Lot 48 Watson Ridge (CMT) Sanford, NC</b>	Project Number:	<b>RD240917</b>
Client Name:	<b>Dream Finders Homes-Carolinas</b>	Placement#:	<b>FO-1</b>
Contractor:	<b>Dream Finders Homes-Carolinas</b>	Technician:	<b>Austin Markle</b>
Monitoring:	<b>DCP</b>		

### 1 : Foundation Inspection

Passed

We arrived onsite to evaluate the building pad area for this residential lot. We understand the residence has been designed to be supported on a monolithic slab foundation. Upon arrival, the contractor had not finished excavating the footings. Our evaluation as documented in this report includes:

- 1) A visual description of the residential lot
- 2) Comments on any improvements that hat affect the foundations of the residence
- 3) Hand rod probing of the footing excavations
- 4) Performing Dynamic Cone Penetration (DCP) tests at representative locations
- 5) Soil Density tests on fill, if applicable.

#### Visual Description of the Lot:

The lot is relatively flat. Building locations are referenced from the street looking at the front of the residence. Maximum relief across the lot is approximately 2 feet. Surface water runoff appears to drain towards the rear of the property.

#### Comments on Improvements:

The site has been stripped of surface cover and topsoil, has been undercut to remove excessive organic soils. It appears that 4 inches of topsoil has been removed from the building pad area.

Structural fill has been placed at the site to level the building pad. Based on our observations, we understand the pad has been filled according to the following:

L  
Section-----Thickness of Fill  
Left Front-----18 inches of fill  
Left Rear-----18 inches of fill  
Center-----18 inches of fill  
Right Front-----18 inches of fill  
Right Rear-----18 inches of fill

#### Measurements:

- 1) How far is the nearest slope from the edge of the foundations? NA

#### Future Footing Tests

Hand Rod Probing: Our representative performed hand rod probing of the surface of the building pad. Hand rod probing of the bearing material generally showed an average penetration of approximately 6 inches.

DCP Testing: Our representative performed Dynamic Cone Penetration (DCP) testing in general accordance with ASTM STP-399 at two representative locations to a depth of 36 inches. Our representative did not observe water within the DCP boreholes as noted below.

The following information provides the results of our hand auger borings and DCP testing:

Test 1: [Front Right Corner]

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Monitoring:	<b>DCP</b>		

-- Depth----"N"-----Soil Color---USCS-----  
-- FSG --- 8.5 --- Tan/orange -- SC -----  
-- -1' ----- 9 ----Tan/orange ---- SC -----  
-- -2' ----- 12.5----- Brown/ gray ----- SM-----  
-- -3' ----- 10.5----- Brown/Gray ----- SM -----

Test 2: [Back Left Corner]

-- Depth----"N"-----Soil Color---USCS-----  
-- FSG --- 9.5 --- Tan/orange -- SC -----  
-- -1' ----- 10.5 ----Tan/orange ---- SC -----  
-- -2' ----- 11 ---- Brown/ gray ----- SM-----  
-- -3' ----- 11.5 ----- Brown/Gray ----- SM -----

Soil Density Testing:

Soil density testing was performed using the sand cone method of compaction in general accordance with ASTM D1556. The results of our tests are attached as ST-1.

Results:

Based on our observations and test results, the newly placed fill/existing soils appear to be suitable to provide support for the floor slab and footings, provided the floor slab has a loading of less than 150 pounds per square foot, and the footings have a design bearing capacity of 2,000, or less.

Recommendations:

To minimize the potential for future softening of the bearing materials due to water infiltration, the surface soils should be protected from construction traffic and inclement weather. The construction of the footings and structure should commence without delay. In the event that the subgrade soils become wet, or otherwise compromised from their current condition, should be observed and retested as necessary by Building and Earth Sciences.

We note that our testing was isolated to the upper 3 feet of the soil profile from the finished subgrade elevation as observed on this date. As such, we cannot be aware of any soil or groundwater conditions below this depth that could adversely affect the support of the new construction. If additional information is required, please contact our office.

We are also not aware of any geotechnical work that may have been performed prior to our arrival onsite. If a geotechnical report is available, please forward it to our office for review. If no report is available, our client accepts all liability for long and short term performance of the foundations.

### 2 : Project Management Review

Passed

Our client has authorized Building & Earth Sciences to perform an evaluation of the prepared building pad for this project. We understand that the structure will have a monolithic slab-on-grade floor system that will have foundations and a floor slab that will be supported by the newly placed structural fill soils. It appears that between 1 and 2 feet of structural fill soils have been placed to

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Monitoring:	<b>DCP</b>		

achieve the desired grades. The intent of our testing was to determine if the newly placed structural fill soils are adequate to provide a bearing capacity of 2,000 psf for the foundations, and have been compacted to 95% to support the floor slab for the new structure.

Our evaluation included hand rod probing, advancing hand auger borings with DCPs and performing a density test on the surface. Based upon our hand rod probing the newly placed soils are firm and resistant to significant penetration. Hand auger borings were then advanced at 2 selected location across the building envelope to determine the consistency of the below grade soils. At 12-inch increments in the hand auger boring, to a depth of 3 feet, Dynamic Cone Penetrometer (DCP) Testing was performed in accordance with ASTM STP-399. With proper evaluation, DCP Testing can be correlated to both bearing capacity and percent compaction. Based upon the results of this testing, the below grade soils that will support the foundations and floor slab are acceptable.

While on site, our representative also performed in place density testing to confirm compaction of the surface soils. Our testing was performed using the sand cone method in general accordance with ASTM D-1556. Our results were compared to an in-field proctor that was performed in general accordance with ASTM D-698. Based upon our tests results, the soils have been properly compacted at the surface.



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Monitoring:	DCP		

### Photographs



*Rachael Heath*

Reviewed By



**ST-1**

Test Date: 11/08/2024  
 Field Technician: Austin Markle  
 Tests requested by: N/R  
 Results provided to: N/R

**Report of Field Density Testing**

Project Name: Lot 48 Watson Ridge (CMT) Sanford, NC      Ambient Temperature: 80-95  
 Project Number: RD240917      Weather: Sunny  
 Project Location: Sanford, NC      Wind Conditions: Calm  
 Client: Dream Finders Homes-Carolinas      Results Provided To: N/R  
 Contractor: Dream Finders Homes-Carolinas      Superintendent: N/R

- Notes:
- 1 Test location by technician
  - 2 Elevation by Contractor
  - 3 Fill/backfill placed prior to technician arriving

**Design & Specification Data**

Area ID	Area Description	Depth (ft)	Test Method	% Compaction	Moisture Range	
					Min	Max
FSG-Bldg	Finished Subgrade Soils -Building	0.0 - 2.0	ASTM D-698	95 %	- 10.0	+ 10.0

**Laboratory Proctors**

Proctor ID	Description of Material	USCS/AASHTO	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
1-point			112.0	8.0%

**Density Test Data**

Test #	IDs		Test Type	Location	Probe Depth (in)	Elev. (ft)	Dry Density(pcf)	% Moisture	% Compaction	Result
	Area	Proctor								
1	FSG-Bldg	1-point	ASTMD1556	Finished Subgrade Soils -Building : Building Pad :		FSG	106.4	7.1	95%	PASS

Equipment Used:      Standard Counts:      Density:  
 Last Calibration:      Moisture:

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