

Date: 06/03/2025

To: Dale Stiles

TriPointe Homes
5440 Wade Park Blvd
Raleigh, NC 27607
Dale.Stiles@TriPointeHomes.com
919-464-6937

Re: Footing Issue

Location: Lot 276 Serenity (48 Serene Crossing. Fuquay-Varina, NC)
JDS Project No.: RDU2504476, RDU2505841
Date of Inspection: 04/29/25

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

The client requests an evaluation of the rear porch footings that were poured in the wrong location. The footings should be located directly under the rear porch posts but are approximately 2'-3' off from where the rear porch posts were installed.

Note: Client requests evaluation of framing if the two posts are moved over to bear directly over the existing footings.

Recommendations

Based on our on-site observations and review:

1. Posts may be moved over to be bearing directly on the existing footings, however, it is noted that the existing 2x10 beams are spliced at the existing post locations. As such, the 2x10 beams will need to be replaced with (2)ply 2x10 beams that are spliced on the posts. Install all post caps and post bases per plan.

If you have any questions or if I can be of further assistance to you on this project, please contact me at 984-344-4691.

Respectfully Submitted,
Patrick Ruff



Reviewing Engineer:
Maxwell C. Danskin, PE