NC Registered Firm # F-1519

ECS Southeast, LLC
6151 Raeford Road, Suite A
Fayetteville, NC 28304
T 910.401.3288
F 910.323.0539

LETTER OF TRANSMITTAL

April 28, 2025
Precision Custom Homes

Raeford, NC 28376

ATTN: Shaun Gardner

RE: **Magnolia Hills Subdivision - Lot 15**
ECS Job # **33:7095-Z**

Permits:
Location: **60 Pomegranate Dr**
Cameron, NC 28326

X Field Reports **X** For your use **X** As requested

CC: Precision Custom Homes - Allen Peterson
Precision Custom Homes - Lauren Ceruti

ENCL: Field Report # 1 4/25/2025

NORTH CAROLINA PROFESSIONAL SEAL 15382 ENGINEER JACK F. COWSERT

APR 28 2025

Jack Cowsert, PE
Office Manager

Aaron Kyle Adair
CMT Senior Project Coordinator

NC Registered Engineering Firm # F-1519

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FIELD REPORT

Project No.	**33:7095-Z**
Report No.	**1**
Day & Date	**Friday 4/25/2025**
Weather	**78 °/ Cloudy**
On-Site Time	**1.25**
Lab Time	**0.00**
Travel Time*	**0.00**
Total	**1.25**
Re Obs Time	**0.00**

Project	**Magnolia Hills Subdivision - Lot 15**
Location	**Cameron, NC**
Client	**Precision Custom Homes**
Contractor	**Precision Custom Homes**

Remarks

Trip Charges*	Tolls/Parking*	Mileage*	Time of	Arrival	Departure
Chargeable Items				**4:15P**	**5:30P**

* Travel time and mileage will be billed in accordance with the contract.

Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

ECS arrived on site, as requested, to check the bearing capacity of soils via hand auger/DCP method (ASTM STP-399) for the the foundation footings for Lot 15. Please see the attached sketch and data sheet for details.

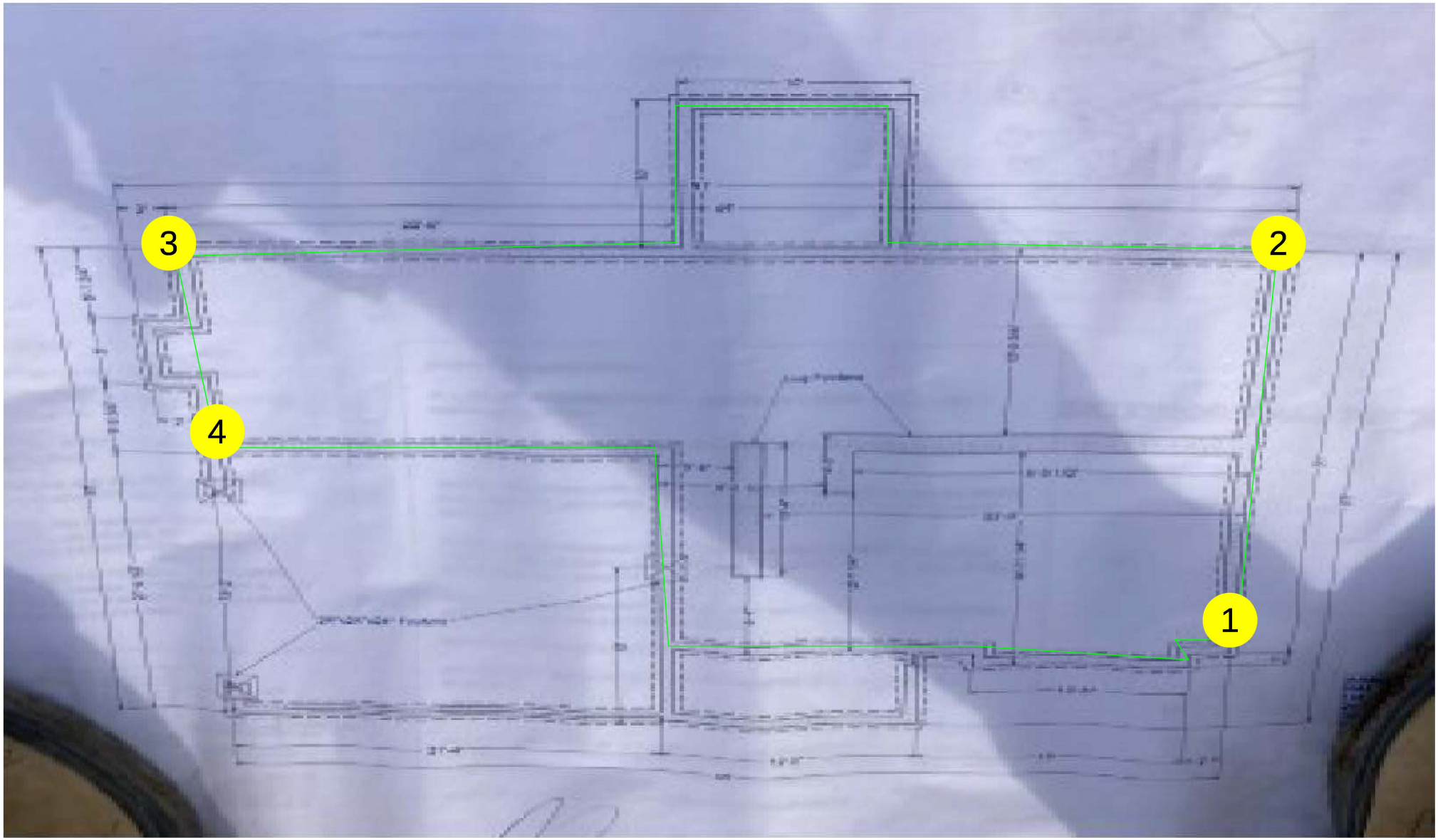
A total of 4 hand auger/DCP evaluations were performed to a depth of approximately 4 feet below the current footing subgrade elevation. Based on the test results, the materials in place (at the locations and elevations tested) did appear to be suitable to support the design bearing capacity of 2,000 psf.

ECS did observe standing water in a few areas in the footings due what appeared to be an old PVC pipe. ECS recommends removing the PVC pipe before continuing on with the construction schedule. ECS probed these areas using a steel smooth tip probe rod. The areas with the standing water probed firm and stable under the muck. At the areas with standing water, ECS recommends undercutting 1' below the footing subgrade. Once this is complete, ECS recommends backfilling using washed #57 stone wrapped with an engineered non-woven fabric.

Due to the leeching water, a French drain can be installed on the exterior of the foundation at footings depth and daylighting the French Drain towards the woods to prevent leeching water reaching the foundation.

ECS will return, as requested, for additional services.

By Harvey Lamar Sangster 1800



Harvey Sangster
04/24/2025
Magnolia Hills
Subdivision – Lot **15**
Proj #7095-Z
W/O # 84217

Key
Foundation Footing Location =

DCP Test Location = #

NORTH

NC Registered Firm # F-1519

Report of Foundation Observations

Project: Magnolia Hills Subdivision - Lot 15
Location: 60 Pomegranate Dr
Cameron - Harnett - NC - 28326

ECS Project No. : 33:7095-Z
Date: 4/25/2025

General Location: Foundation footings
Footing Type: Continuous

Design Bearing Pressure: 2000

Test No.	Location		Size		Footing Bottom Elevation		Depth of Undercut	Description of Steel Placed	Description of Foundation Subgrade Material	Depth of Test*	Number of Blows
			Design	Actual	Design	Actual**					
1		W	0' 0"	0' 0"			0' 0"		(0)Tan Sand(-1/-3)Orange Sandy Clay	0	5,8,8
		D	0' 0"	0' 0"						-1	7,7,10
		L	0' 0"	0' 0"						-2	7,15+
										-3	6,11,10
2		W	0' 0"	0' 0"			0' 0"		(0/-1)Orange Clay Sand(-2/-3)Orange Clay Sand	0	9,7,5
		D	0' 0"	0' 0"						-1	6,7,7
		L	0' 0"	0' 0"						-2	15+
										-3	9,7,9
3		W	0' 0"	0' 0"			0' 0"		(0/-1)Orange Clay Sand(-2/-3)Orange Clay Sand	0	7,8,10
		D	0' 0"	0' 0"						-1	7,6,8
		L	0' 0"	0' 0"						-2	9,9,9
										-3	10,15
4		W	0' 0"	0' 0"			0' 0"		(0/-3)Orange Clay Sand	0	6,8,8
		D	0' 0"	0' 0"						-1	5,9,6
		L	0' 0"	0' 0"						-2	6,10,10
										-3	10,15+

* Depth of DCP, or other methods of determing the soil stiffness
** Subgrade elevation reported by any means the contractor provided

By: Harvey Lamar Sangster

ECS Southeast, LLC

WO: 84217

Attachments

1

Figure 1

2

Figure 2

Attachments

3

Figure 3

4

Figure 4

Attachments

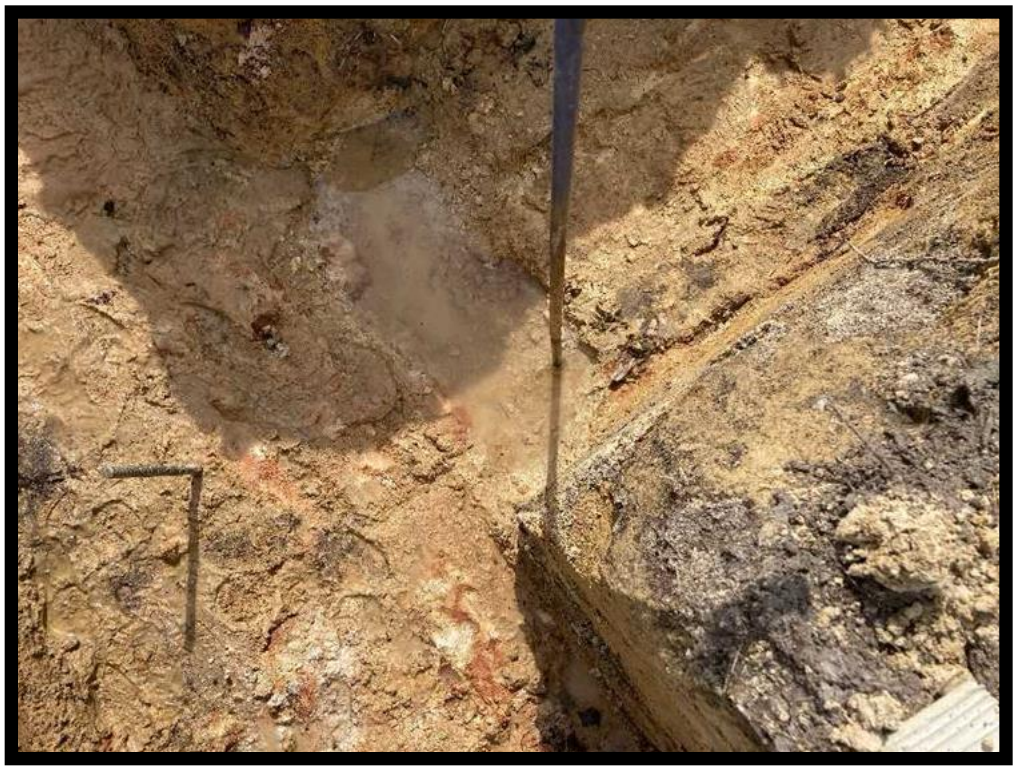


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Figure 5

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Figure 6

Attachments

7

Figure 7

8

Figure 8

Attachments

9

Figure 9

10

Figure 10

Attachments

11

Figure 11

12

Figure 12