



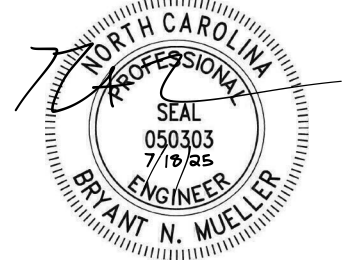
Report of Foundation Bearing Conditions

Project: Briarwood Bluff 2A

Location: Sanford

Client: Smith Douglas

Date: July 16, 2025



TM Engineering, Inc. has inspected foundation bearing conditions for the above referenced construction. Our evaluation consisted of visually evaluating the exposed subgrades and by probing with a 1/2 inch steel rod. Dynamic cone penetrometer techniques were used to correlate surface soil conditions to bearing capacity. Foundations were excavated up to 1.50 ft below site grade. Results indicate the exposed soils to have penetration resistance which will provide the specified minimum 2,000 PSF of bearing capacity. It should be noted that minor cracking commonly occurs in construction for various reasons including but not limited to, temperature fluctuations relative to expansion and contraction of materials, concrete shrinkage, changes in moisture content, improper construction, and normal settlement. No warranty is implied for such items by this letter. Additionally, exposure of the soil subgrades to inclement weather may compromise conditions requiring repairs and reinspection.

TME Notes included:

- 3rd party inspection of layout and dimensions noted to be consistent with onsite plans
- Design Professional Inspection form attached referencing 2018 NCRC sections R403.1.1, & R403.1.5
- Porch/deck included
- Vapor barrier and insulation present

Sincerely,

JVB

TM Engineering, Inc.(C3201)

