

Date: 11/10/2025

**To:** **Chris Adams**  
Dream Finders Homes  
2919 Breezwood Ave  
Fayetteville, NC 28303  
ChrisAdams@dreamfindershomes.com  
919-708-2671

**Re:** **Preliminary Subsurface Test**  
Location: Lot 3 Magnolia Ridge (Micro Tower Rd. Lillington, NC)  
JDS Project No.: RDU2511420  
Date of Inspection: 11/7/2025

Builder requested preliminary subsurface testing for bearing capacity of a cleared lot. The technician hand augured at three locations to 3' in depth.

#### **Recommendations**

Based on our observations, preliminary testing (Hand Auger, Probe, DCP), and review, the on-site materials and bearing capacity appear suitable for the required 2000 PSF soil bearing capacity for the proposed foundation.

Preliminary subsurface testing is limited in nature. JDS Consulting shall not be held responsible for organics, aggregate, soft soils, or water tables (high or perched) that might be encountered during the excavation. JDS Consulting recommends additional testing once the footings have been excavated for the proposed foundation.

If you have any questions or if I can be of further assistance to you on this project, please contact me at 919-218-4421.

Respectfully Submitted,  
Samantha Lux  
Field Operations Manager

Reviewing Engineer: Tommy P. Matthews, PE



#### **Project Notes:**

This report is an assessment of vertical bearing capacity only. Minimum testing requirements include probe rod testing across the entire excavation and augers (minimum three locations) at multiple depths with Dynamic Cone Penetrometer (DCP) testing. Bearing capacity test results are voided if significant precipitation or water intrusion has occurred within 48 hours of the initial testing. JDS Consulting is not responsible for site conditions that divert water towards the foundation or that prevents drainage away from the foundation, which can lead to soft soils and future settlement problems. It is the contractor's responsibility to ensure that all foundation areas are free of organics, loose material, standing water, and any other deleterious materials prior to placement of stone or concrete. Retaining wall stability nor slope stability analysis has been evaluated. JDS Consulting shall not be held responsible for current or future retaining-wall or slope-related issues.