



ROCKY MOUNTAIN GROUP

Job No. 157962

May 15, 2017

Oakwood Homes
1290 N Newport Rd
Colorado Springs, CO 80916

Re: Open Excavation Observation
9285 Pacific Crest Dr
Lot 61, Banning Lewis Ranch, Filing No. 15
Colorado Springs, Colorado

Reference:

Soil and Foundation Study, Lot 61, Banning Lewis Ranch, Filing 15 by A.G. Wassenaar, Inc., last dated March 29, 2017, Project Number 170137.

Foundation design, 9285 Pacific Crest Drive, by EV Studio, last dated April 10, 2017, Plan No. 913.2CO.

Dear Oakwood Homes:

As requested, RMG – Rocky Mountain Group performed Construction Observation and Testing Services on an on-call and intermittent basis for the foundation at the above referenced address on April 21, 25, May 1, and 12, 2017. Our services included observation of:

- the open foundation excavation,
- footing forms and footing void material,
- foundation reinforcement, and
- foundation drain components and damp-proofing.

The open excavation observation was performed to compare the subsurface soil conditions to the subsurface soil conditions predicted in the original report. The soil conditions observed at footing grade were found to be consistent with those described in the above referenced Soil and Foundation Study. The bottom of the deepest part of the excavation was approximately 2 feet below the existing grade at the top-back of curb.

The footing forms, footing void material, and reinforcing were found to be placed in general compliance with the foundation design referenced above and information provided by personnel of EV Studio in an electronic mail dated May 11, 2017 (forwarded to RMG by personnel of Oakwood Homes). Note, this does not constitute a verification of the adequacy of the referenced foundation design to support the anticipated loads or to resist the anticipated pressures. This is only a verification that the placement of the foundation components was found to be consistent with the referenced design. The concrete encased electrode was placed according to Section 250.50 of the 2005 National Electrical Code.

The drain system consisted of a 4-inch diameter rigid pipe and gravel. The portions of the drain and foundation damp-proofing observed by RMG have been installed in substantial conformance with the Typical Interior Drain Detail provided in the Soil and Foundation Study report referenced above. It is our understanding that the drain is to be connected both to a sump pit within the structure and to an "under drain" located below the street. The drain discharged into a sump pit. No sump pump or outfall was installed at the time of our observation. The portion of pipe installed to convey the drain discharge water from the house perimeter drain to the "under drain" in the street

was not exposed for observation at the time of our site visit. Note, this observation did not include a verification of the foundation insulation or any vapor barrier.

This is not a comprehensive inspection of the drain system. The line and grade of the drain system was "spot checked" and had slope in substantial conformance with our recommendations at the areas observed. Determination of the performance of the drain system after the house is constructed is not included in this observation. Various construction processes which determine the performance of subsurface drains are completed at times before and after our observation.

All previous recommendations included in the Soil and Foundation Study referenced above and not specifically addressed herein remain valid.

Should you have questions, please do not hesitate to call.

Cordially,

RMG – Rocky Mountain Group



Tony Munger, P.E.
Geotechnical Project Engineer