Foundation Masters, LLC
Engineering CA # 30969
4905 34th Street S, Unit 349
St Petersburg, FL 33711
813-614-1718

FOUNDATION MASTERS LLC
Est. 2004
Foundation and Structure Specialists

FINAL FOUNDATION UNDERPINNING REPORT

560 Jefferson Street
Palm Harbor, FL 34683

Permit No.: BR-RMR-26-00385

Prepared by:
Foundation Masters, LLC
Florida Certificate of Authorization No. 30969

Prepared for:
Bridget Russell

Date: *May 3, 2026*

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1. Project Overview

Foundation Masters, LLC was retained to perform foundation stabilization services at the above-referenced property under **Pinellas County Building Permit No. BR-RMR-26-00385**.

The permitted scope of work included:

Installation of 12 exterior push piers and 6 interior slab piers for stabilization of the existing structure, with no change in occupancy, use, or structural configuration.

A total of **eighteen (18) piers** were installed in accordance with the approved construction documents and permitted scope:

- **Six (6) interior pipe pile piers (PP30 system)**
- **Twelve (12) exterior push piers (FM-PP25 system)**

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2. Installation Summary

All work was performed in general accordance with:

- Approved construction documents
- Permit requirements and inspection protocols
- Industry-standard underpinning practices

2.1 Interior Piers (PP30 – Pneumatic Driven)

Interior piers were installed through the slab using a **Rino 200 pneumatic (air) hammer system**.

- **Depth Range:** 14 to 18 feet
- **Installation Method:** Impact-driven
- **Refusal Criteria:** Practical refusal based on increased blow resistance and reduced penetration
- **Estimated Capacity:** 7 to 8 tons per pier

These piers achieved **practical refusal** and demonstrated sufficient resistance to support interior slab loads.

2.2 Exterior Piers (FM-PP25 – Hydraulic Push System)

Exterior piers were installed using a **20-ton hydraulic ram system** with a **10,000 PSI power pack**.

- **Depth Range:** 18 to 30 feet
- **Average Installation Pressure:** ~5,000 PSI
- **Estimated Capacity:** 10 to 12 tons per pier

Piers were advanced until **measurable structural lift was observed**. Installation was intentionally terminated at that point to prevent overstressing or damage to the existing structure.

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Although additional advancement was possible, the observed lift response confirmed **effective load transfer** from the structure into the pier system.

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3. Pier Installation Log

Interior Piers

Pier ID	Method	Equipment	Depth (FT)	Drive Time	Est. Capacity
P-1	Pneumatic	Rino 200	14	28 sec	7 tons
P-2	Pneumatic	Rino 200	15	30 sec	7 tons
P-3	Pneumatic	Rino 200	16	32 sec	8 tons
P-4	Pneumatic	Rino 200	17	29 sec	8 tons
P-5	Pneumatic	Rino 200	18	31 sec	8 tons
P-6	Pneumatic	Rino 200	15	30 sec	7 tons

Exterior Piers

Pier ID	Method	Depth (FT)	Pressure (PSI)	Est. Capacity
P-7	Hydraulic	18	4,800	10 tons
P-8	Hydraulic	20	5,200	11 tons
P-9	Hydraulic	22	5,000	11 tons
P-10	Hydraulic	24	5,300	12 tons
P-11	Hydraulic	26	5,100	11 tons
P-12	Hydraulic	28	5,400	12 tons
P-13	Hydraulic	30	5,200	11 tons
P-14	Hydraulic	21	4,900	10 tons
P-15	Hydraulic	23	5,000	11 tons
P-16	Hydraulic	25	5,300	12 tons
P-17	Hydraulic	27	5,100	11 tons
P-18	Hydraulic	29	5,400	12 tons

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4. Performance Statement

Based on installation observations:

- Interior piers achieved **practical refusal**
- Exterior piers achieved **structural lift response**
- All piers developed **adequate axial capacity** to support imposed structural loads

The installation behavior is consistent with site conditions and confirms proper functioning of the underpinning system.

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5. Field Verification

Installation of the pier system was **observed, monitored, and verified in the field by Jeff Earl**, acting as:

CEO | Field Engineering Supervisor | Project Manager
Foundation Masters, LLC

Verification included:

- Oversight of installation procedures
- Confirmation of pier depths and installation methods
- Observation of structural response during exterior pier advancement
- Verification of load transfer behavior

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6. Engineering Consideration

The work performed is consistent with the permitted scope and intended design for foundation stabilization.

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Project engineering association:

Andre Hawks, P.E.
Engineer of Record (EOR)

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7. Final Statement

It is the professional opinion of Foundation Masters, LLC that the installed underpinning system:

- Provides **adequate structural support** for the existing foundation
- Has achieved **effective load transfer**
- Meets the **intended purpose of stabilization and settlement mitigation**

All work has been completed in accordance with the permitted scope. Field installation was observed and verified by Foundation Masters, LLC, and this report is submitted for final permit review and administrative closeout by Pinellas County Building & Development Review Services.

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8. Signature

Prepared By:

/s/ Jeff Earl
Jeff Earl
CEO | Field Engineering Supervisor | Project Manager
Foundation Masters, LLC
Florida Certificate of Authorization No. 30969

Date: May 3, 2026