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**From:** jeffrey E. <jeevacation@gmail.com>  
**Sent:** Tuesday, August 11, 2015 5:48 PM  
**To:** Richard Kahn; Leighton Allenby  
**Subject:** Re: Neptune LLC: Geotechnical report recommendation by Fahti from Botkin Parssi & Associates Consulting Engineers

silly but little choice. lets ask for a house solution given either an ok soil or non ok soil

On Tue, Aug 11, 2015 at 11:31 AM, Richard Kahn <[REDACTED]> <mailto:[REDACTED]> > wrote:

attached is more detail on proposed geotechnical report (not structural report as i mentioned earlier) to determine if foundation is settling causing current and future issues cost is 1,990

please advise if ok to proceed  
thank you

Richard Kahn  
HBRK Associates Inc.

New York, NY 10022  
[REDACTED]

Begin forwarded message:

<div style="margin-top:0px;margin-right:0px;margin-bottom:0px;margin-left:0px">From: Leighton Allenby <lallenby@gmail.com <mailto:lallenby@gmail.com> >

Subject: Fwd: Neptune LLC: Geotechnical report recommendation by Fahti from Botkin Parssi & Associates Consulting Engineers

Date: August 11, 2015 at 12:39:58 PM EDT

To: NYC - Richard Kahn & Richard Kahn <richardkahn1@gmail.com <mailto:richardkahn12@gmail.com> >

Rich,

Can we proceed with the geotechnical report to be performed to determine if the stemware (see below for definition) foundation is settling causing current and future issues cost is \$1,990 by Nutting Engineers and after this test Fatih Acikgoz, the consulting engineer can make his recommendations and Dan can then draft a proposal and timeline for your approval. Outline of Nutting Engineers proposal is below.

Please note:

Seawall and other proposals follow in a separate email

Best,  
Leighton

Leighton,

Fatih the structural engineer upon further investigation has inspected the crawl space between the 1st and 2nd floor. It appears looking from the garage access scuttle hole, the floor system is composed 2x12x 22 Lf. wood rafters at 16" O.C. , then a layer of 1x6 decking above, on top of that a 2 ft tall open web floor joist system with 3/4 inch plywood subfloor above. This configuration does not allow to see the open web floor joists from the garage scuttle hole where the bathroom plumbing and structural issue is located.

He is suggesting an T shaped I beam system to be installed to span in the garage ceiling to support the load of the 2 bedrooms and bathrooms.

He is also requesting a geotechnical report to be performed to determine if the stemwall foundation is settling causing current and future issues.

I have contacted Nutting Geotechnical Engineering and they confirmed this is a common issue with most houses in this immediate area due to the soil composition. Nutting Engineering has quoted \$1,900.00 for soil borings at each corner of the house. This will allow Fatih to produce a structural evaluation for the property.

Please discuss with Mr. Epstein and let us know how you would like us to proceed.

Thank you,

Dan

Dan,<=>

Good morning. I dictate all of my proposal, however the young lady whom transcribes my proposals is out today recovering from minor surgery. With this in mind, I have provided below an informal proposal, and will follow with a formal proposal on Monday.

1.	Utility Clearance	\$75.00
2.	Mobilization	\$150.00

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#### Stem walls definition

Stem walls are supporting structures that are used as a means of joining the foundation of a building with the vertical walls constructed on the foundation. The wall is often constructed with the use of concrete and steel, and works with the foundational slab to create a solid basis for the building. Along with establishing foundational integrity for the building, these walls also aid in minimizing damage to the materials used to create the vertical wall.

cinder blocks <http://www.wisegeek.org/what-are-cinder-blocks.htm> that are reinforced with the use of steel components and concrete. In appearance, this wall sits on top of the slab and effectively provides builders with something to attach the walls of the structure to the slab.

While the slab may be at ground level or even recessed slightly into the surrounding ground, the stem wall rises above the surrounding ground level. Along with making it easier to attach vertical walls to the slab, the wall provides a raised platform for the walls. This can be important, especially if the materials used in creating the vertical walls are subject to deterioration from exposure to ground moisture or insects such as termites. By lifting the walls of the structure slightly above ground level, damage of this type is less likely to occur.

Leighton Allenby  
Director of Properties



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please note

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JEE

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