ARCHITECT’S FIELD OBSERVATION REPORT

The observations in this report are made to generally reflect the progress and quality of the Work on the date of this report and are not intended to be exhaustive evaluations of the quality or quantity of the Work.

PROJECT
Mohave CC Student Housing

FIELD REPORT NO: 04

ARCHITECT'S PROJECT NO: 23-2013-00

OWNER

ARCHITECT

CONTRACTOR

CONTRACT DATE: May 25, 2023

DATE: December 18, 2023

TIME: 11:00AM

WEATHER: Overcast

TEMP: 50s

PRESENT AT SITE:
Charles Gilliatt / TAI

Work in Progress

1. Sitework:
   a. Utility undergrounds in progress.
   b. See photo 4870.

2. Building 1:
   a. Building framing nearing completion with roof and pickup work in progress.
   b. See Photos 6856 and 3652.

3. Building 2:
   a. Slab placed.
   b. Layout in progress.
   c. See photos 2507 and 3046.

Observations

1. During the observation of the vapor barrier installation several deficiencies were noted. These deficiencies were reviewed with Ron Lusk with KCS who confirmed they would be corrected.

   a. At main electrical conduit stub up due to the quantity stego mastic must be used to properly seal the conduits through the vapor barrier.
   b. At plumbing pipe penetrations the stego tape should be applied to the pipe directly and not the foam wrappings. Foam wrappings should be applied after stego tape.
   c. At perimeter footings the vapor barrier should be draped down into the footing per detail 1/A10.1.1.
d. At internal footings the vapor barrier should be run continuous per details 7 and 10/A10.1.1.
e. Shower/Tub block outs throughout need to be taped into the vapor barrier.

Report 04 Update – GC has provided photos showing corrected conditions. Item resolved.

2. During the observation of the exterior wall to slab condition it would appear that at several locations the slab is bowed out from the face of framing. At these locations provide bent flashing plates to ensure drainage away from framing.

3. During the observation it was noted that some non moisture resistant drywall has been installed. Ensure this drywall is protected from exposure to weather. In the event it is exposed to weather remove and replace.

Architectural Items to Verify

1. None at this time.

End of Field Observation Report

Cc:

Attachments:
- Referenced Site Photos