

FIELD INSPECTION REPORT
PERMIT # 121003

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Project	Admiralty Club Condominium	Inspection for	Concrete Repair & Painting project	
Day/Date	Tuesday, 22 May, 2012	Job No.	10-868	
Location	3606 South Peninsula Drive	Engineer	Robert A. Fitzpatrick, P.E.	
Contractor	AAT Restoration Group	Project Foreman:	Chet Darby	
Subcontractor	None	Inspector:	TJ Snook/Robert Fitzpatrick	
Weather	Sunny light breeze 20% chance of rain in forecast			
Air Temperature	74 degrees @ 8:00 AM			
Workforce (Total)	8 including superintendent			
Activities:	Paint 01 and 02 window stacks and prep 12 stack			

Inspectors' Report:

The Inspector and Contractor sounded concrete on the 01 and 02 window stack. Window headers and sills were in good condition with only minor areas of disbonded stucco on the window sills and slab edges. Two columns on the 02 stack were spalled, 502 and 102. The 12 stack balconies were also sounded, finding minimal disbonded stucco and a concrete spall on the column of balcony 312. The column spalling was attributed to the insufficient thickness of protective concrete cover over the reinforcing steel. The code requires 1.5 inches and generally, less than 1 inch was present. The Engineering directed the Contractor to rip the railing adjacent to the column in order to enlarge the column diameter to achieve a minimum of 1.5" of clear concrete cover. For the column on Unit 102 balcony, the lap length between the column steel and the footing steel was about 8 inches. The code requires 28 inches. The Engineer directed Contractor to epoxy dowel one end of a #5 hook bar 8" into the patio slab towards the footing and have the 4" hook end be placed a minimum of 6" above the first stirrup.

The Contractor finished painting the 5th floor walkway, except for concrete repair areas that need to cure out before painting, and has moved down to the 4th floor to continue painting. The Inspector examined the 5th floor walkway and found the paint coating was uniformly applied with proper millage. No pin-holes or holidays were detected in the paint coating. The paint application was accepted. The Contractor began to paint the trim on the center tower.

The Contractor finished painting the East elevation arches and the 14 window stack and began painting the 01 and 02 window stack. The Contractor has completed the application of the silane sealer, Enviroseal 20, on the center coquina tower has moved to the South tower. The Enviroseal 20 is being applied IAW the specifications.

Engineers Signature

Robert A. Fitzpatrick, P.E #38626.

Date

Special Inspector #0693