



KEYSTONE
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Progress Inspection Report #59 **Permit # 18BC03039**

Project Name: East Horizon
Project Address: 401 Highway A1A, Satellite

Progress Report thru 5-3-19
Inspection Visits: 4-29 thru 5-2

Prime Contractor: Chematics
Superintendent: Jim Sweet

Activities in-progress: building 3 balcony slab edge stucco removal; building 2 – 04 SE corner stack balcony knockdown texture; north elevation shearwall stucco and windowsill repairs; walkway stucco; Unit 214 SW kitchen balcony demo, formwork, pre-pour and casting

INSPECTORS REPORT

Keystone Engineering visited the site on 4-29 thru 5-2 and also had several conversations with the construction team by telephone throughout the week.

On the building 3 balconies, slab edge stucco removal has been completed on all 1st floor Units in order to expose post tension cable grout pocket locations. All post tension cable anchor locations have been covered by improper previous repairs and further excavations/slab edge stucco removal on additional floors will be required to determine post tension cable locations on the building 3 balconies.

On the 04 stack southeast corner balconies, tile pattern knockdown texture application was completed on Units 224 and 234 and final surface preparation sanding is now in-progress in order to begin applying waterproofer deck coats. Knockdown texture is scheduled for completion next week on the Unit 214 balcony. Delaminated stucco and windowsill repairs are wrapping up on the north elevation shearwall and stucco finish application was finished on the west elevation walkways at slab edge/column junctures.

Slab edge and full depth excavations have been finished on the Unit 214 southwest kitchen balcony. Existing reinforcing steel was detailed and supplemental reinforcing steel was doweled-in/epoxy set using #5 rebar. Formwork was constructed and a pre-pour inspection and casting were finished late in the week.

James E. Emory, P.E.



View of stucco removed from the Unit 314 slab edge where PT grout pockets have been covered by previous repairs



View of stucco removed from the building 3 east elevation 1st floor slab edges where PT grout pockets have been covered by previous repairs



View of delaminated stucco repairs in-progress on the north elevation shearwall



View of knockdown texture applied on the Unit 234 balcony deck with surface preparation sanding in-progress



View of tile pattern grout line taping in-progress on the Unit 224 balcony deck



View of knockdown texture applied on the Unit 224 balcony deck



View of stucco finish applied to slab edge/column junctures on the south side walkways



View of stucco finish applied to slab edge/column junctures on the north side walkways