

## Fire Station #91 Mascotte: Deficiencies

### A. New Deficiencies Found:

1. Screened Porch: Water leak through electrical conduit support. Refer to pictures.
2. Hose bibb on back of building (southeast side) don't have water service.
3. Need to verify kitchen hood exhaust roof vent cap (including gravity damper flap) is installed properly, warn air entering to the building through kitchen hood.
4. Kitchen hood motor electrical cover plate missed, verify if it has been installed.
5. Air Handler closet folding door top frame is loose, repair/reattach as necessary.
6. Generator: The generator runs multiple times a week, the system has multiple lights on the panel, and it is low on fuel. The program needs to be adjusted for the generator to test-run once a week. Please refer to attached photo.
7. Temporary power and water service need to be removed from the site and properly discarded.
8. Bay overhead doors sensors are not working, refer to photos for location.

### B. Pending Work Included in Bid Set of Plans:

1. Existing grease trap has not been removed as required per Utility Plan sheet 1.5.
2. HVAC Condensate Drain not installed per drawings, refer to sheet P601, detail #4 "French Drain Detail". Condensate drain line and French Drain must be installed per detail (including but not limited to plastic valve box with cover and ¾" stone.

### C. Previous Deficiencies Pending to be Corrected:

1. Rain covers are needed for the small louvers leading to living areas.
2. Addressing the access problem for the HVAC filter cover for AHU-2. No change order for the installation of any backdraft dampers or any other necessary HVAC components.
3. Installing occupancy sensors for the restroom exhaust fans (not sure if we were going to let them handle this).
4. Cleaning the HVAC system coils.
5. Installing HVAC filter in the units after being cleaned.
6. Fire blocking needs to be installed between exterior walls and interior walls, HVAC closet, chases, etc.
7. The stone veneer installation is sloppy and needs repair. (Despite corrective efforts, the final product still shows poor workmanship and fails to meet acceptable standards.)
8. Water heater disconnect does not meet code requirements for working space.
9. Minimum 1" air gap at water heater pan drain required.
10. The fasteners used to connect the columns, and the beams do not appear to be per specs. (Provide plans/specifications used for permitting)

11. The aluminum brackets designed to hold the columns of the screen porch to the knee wall are covered in concrete and risk potential for corrosion.
12. The bolts used in the brackets to the columns do not appear to be per specs.  
(Provide plans/specifications used for permitting)
13. The brick veneer work is substandard poor workmanship everywhere (Also noted on the KTH punch list).
14. Stucco on the top of the screen porch wall is poor workmanship. It slopes in the wrong direction and covers aluminum anchor plates.
15. The stucco on the right side of the door at the bottom angles out. It appears that a fill cell was installed in the wrong location, and a piece of rebar may have bent over and covered with stucco. If so, the rebar does not have the correct concrete coverage.
16. The white plastic flashings on the screen porch are cut poorly.
17. The garage doors do not have weather stripping on the top.
18. Some of the windows do not open properly.
19. Water heater flexible conduit not strapped per code.
20. Junction boxes above acoustic ceiling are laying on tiles and track. They are required to be securely fastened/supported to the building structure.
21. High and low voltage wires above acoustic ceiling are laying on tiles and track. They are required to be securely fastened/supported to the building structure.
22. The electrical receptacles on the outside have cover plates that are loose, missing interior filler plates, are caulked with clear silicone which isn't paintable.
23. Downstream GFCI receptacles on the load side are not labeled per code.
24. Electric panel dead front cover in bay has gap and appears to not be installed correctly.
25. Electric flexible metal conduit has been disconnected and is hanging in bay.
26. Range exhaust hood electrical box cover has been removed and not replaced in attic space.
27. Wires running through holes without grommets in range exhaust hood.
28. Wiring hanging down loose in ceiling in bays.
29. Wiring on top of air handlers does not have grommet through holes.
30. Old electrical box on red iron column should have been removed.
31. The condensing units are not screened from view as specified in the plans.
32. The AC Chase has not been flashed or sealed on the bottom and has caulking missing on the vertical sides.
33. Provide documentation that the condensate pump and piping installed in HVAC plenum is rated for use in plenum.
34. The refrigerant lines are missing piping insulation and are sweating.
35. Condensation dripping in many areas inside the building at AC registers.
36. Water stains around AC registers (Also noted on the KTH punch list).

37. No AC filter in HVAC system and it has been running continuously.
38. A zip tie is installed on bottom of AC filter grill apparently to hold it together.
39. Air handler float switch does not shut off the unit per specs.
40. Condensate lines to air handlers in plenum incomplete insulation.
41. Moisture in plenum drip pan – appears to be coming from the condensate pump.
42. AC register is pushed up into ceiling.
43. Fiber duct board in HVAC plenum is dark and may have mold on it. Replace or provide documentation from licensed mold assessor.
44. Provide a test and balance report for HVAC system
45. Wall between bays and conditioned rooms, (gym, utility room and gear lockers) have visible openings at wall to roof connection. These need to be sealed to prevent hot air entrance to conditioned spaces. Wall on living quarters side needs to be repaired as well.
46. Spray foam insulation is missing in some spots on roof.
47. Water heater pan drain not installed with air gap to floor drain.
48. Air gap for water heater overflow not per code.
49. Floor drain in extractor room not installed in the center of the room as shown on the plans.
50. Dryer vent does not have the interior trim plate installed.
51. Cannot confirm if water hammer arrestors have been installed in the ceiling space.
52. Doors are rubbing and do not shut properly (Also noted on the KTH punch list).
53. Doors and drawers on cabinets are not lined up.
54. Door to Bay has gap between weather stripping and threshold (Also noted on the KTH punch list).
55. Weather stripping on door into front office is damaged.
56. Vinyl cove base is not installed properly in many areas (Also noted on the KTH punch list).
57. Many walls need repair (Also noted on the KTH punch list).
58. Recessed lighting, fire sprinklers and other items in ceiling have gaps between them and tile.
59. Black film around return vents on drywall ceilings.
60. Areas of drywall are not finished well (Also noted on the KTH punch list).
61. Gaps around windows on the interior.
62. Penetrations and walls are not sealed (Also noted on the KTH punch list).
63. Wall panels in bay on inside are very dirty, and this was noted previously.
64. Conditioned rooms beside bays are dirty, need paint touch up.
65. Ceiling access doors need to be shimmed at attachment points.
66. The grab bars do not have the required vertical bar on the sides of the water closets.

67. Grab bar escutcheon not installed properly.
68. Range hood wiring and trim is not complete and there is debris on top of it (Also noted on the KTH punch list).
69. Signage not installed.
70. Confirm Silencers installed on all doors
71. In addition to the final clean, remove excess paint/overspray and dust from all windows and frames.
72. Plumb and level all cover plates and devices. Caulk gaps between finish plate and wall.
73. All items labeled (typ.) may be re-occurring conditions throughout the building and apply to all areas.
74. Typ., Walls need additional coats of paint, white is still visible underneath where there is insufficient coverage. There are also some smudges that should be cleaned or painted (photos 001, 002, 003, 011, 013, 024, 039).
75. Clean up / touch up all door frames that got painted over by the wall paint (photo 004).
76. Typ., The ceiling drywall is stained/damaged from HVAC diffuser sweating (photos 005, 021, 026, 027, 031).
77. Clean off excess grout from floor tile (photo 006).
78. Typ., clean up paint that got on the baseboards throughout the building (photos 007, 020, 022, 024, 045).
79. Rotate this 2x2 light fixture 90 degrees so it is the same orientation as the surrounding lights (photo 008).
80. Typ. note for all storefront doors: Ensure all door thresholds are installed on a bed of sealant. They must also be sealed where they meet the door jamb to prevent water from channeling under the jamb/frame. Per submittal, "perimeter and joint sealant by others to be designed in accordance with ASTM E2112." Also refer to specification requirements in Architectural spec section 084213 (photos 009, 059).
81. Seal around kitchen hood (photo 010).
82. Clean ceiling tile grid of excess paint (photo 014).
83. Replace damaged or dirty ceiling tiles (photo 016).
84. Touch up ceiling paint (photo 017).
85. Clean outlet covers of paint and repaint around them where white is still visible (photo 018).
86. Typ., Bifold doors need adjustment. They are not level or aligned with each other and struggle to close correctly (photo 019, 025).
87. Clean diffuser (photo 023).
88. Low water pressure at ADA stall sinks, both tltr rooms (photo 028).

89. Fix cracked grout at corners (photo 029).
90. Occupancy sensor in first stall of the women's toilet room is not working automatically, the light only works when the button is pressed (photo 030).
91. Clean up doors (photo 032).
92. Corner joint between drywall and inside of metal panel needs cleaned up and repainted (photos 033, 034).
93. Ensure all penetrations through the exterior walls are properly sealed (photo 035).
94. Steel at the base was not painted red to match the rest of the steel and should be painted (photo 036).
95. Red horizontal steel appears to only have received one coat of paint and requires additional coats. Daylight is seen coming through overhead door frame, make sure there is a tight seal and there are no holes in the steel frame. Wall to the right of the red steel column appears to have been left unfinished/unpainted (photo 037).
96. Wall finish quality is poor (photo 038).
97. Apparatus bay floors, including side rooms needs cleaning and/or touch up (photos 040, 041, 042, 043, 044).
98. Where stone was omitted, there should be a band of darker grey painted throughout the exterior of the building to continue where the stone ends (photo 046).
99. Typ., Provide splash blocks wherever downspouts do not discharge into drains (photos 047, 049).
100. Clean up excess mortar and consider grouting the space between the bottom row of stone and the driveway (photo 048).
101. This downspout is crooked and should be adjusted (photo 049).
102. Typ., Ensure the bottom drip edge of EIFS system has 6" clearance from grade throughout the building. Contractor was told to regrade under the units while they were disconnected (photo 050, 051).
103. Clean up metal underneath window header (photo 052).
104. Hose bib covers do not close properly (photo 053).
105. I would suggest making the transition between white and grey either at the top or bottom of the reveal, as it is more difficult to keep a clean straight line at the middle of that "V" reveal (photo 054).
106. Blackwater had agreed to install weather hoods on the 4 or 5 smaller louvers that lead into living space or gym. If water gets in, it will cause ceiling damage and can lead to other issues. During last site visit it was decided these would be fabricated and finished in white (photos 055, 058).
107. Weep tubes over some of the doors/windows were painted over. Clear these tubes before it becomes an issue (photo 056).
108. Clean/touch up overhead doors (photo 057).