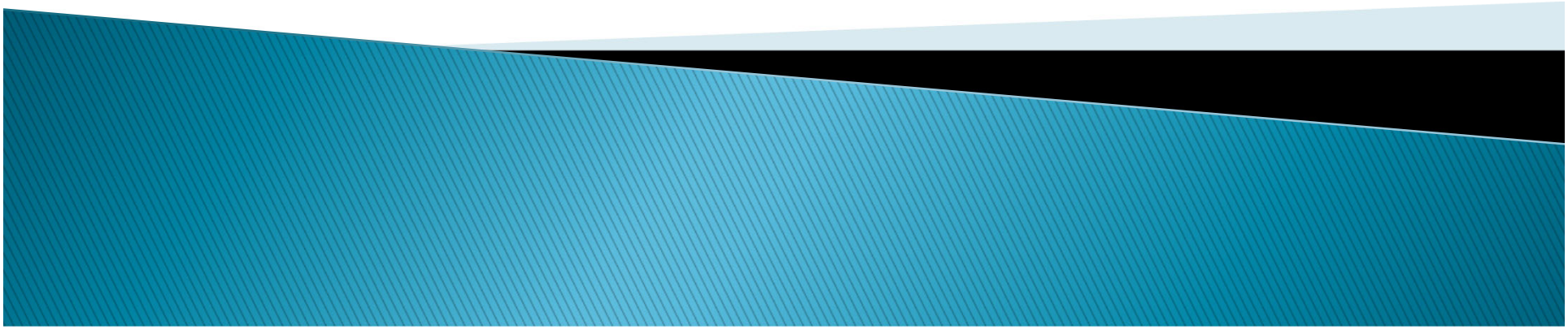
QC Inspection

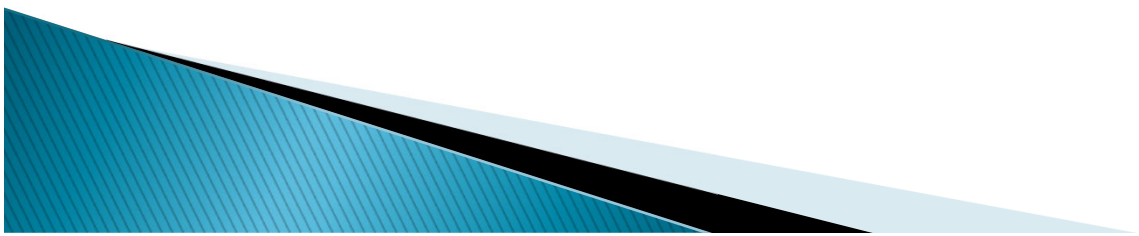
EDI

Nov. 2012



What does it include

- Plan and Specification review
- Pre job conference
- Field inspection reporting
- Re-inspection log
- Progress chart



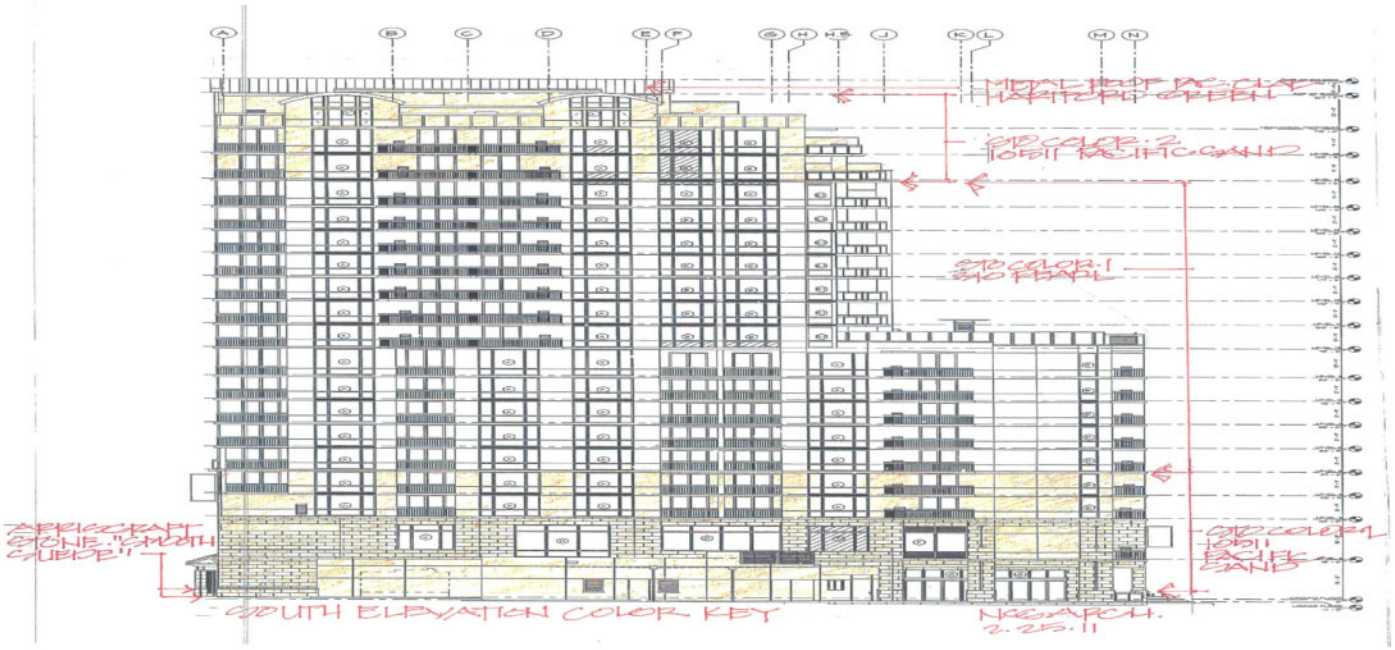
Field inspector inspection instructions

Inspect:

Sheathing	6/4 Screw pattern, slab bottom hold ¼" gap from slab
Hurricane detail	20 oz Mesh Hardware-8' from outside corner then Gold Coat over gypsum sheathing.
Gold Coat	6 mil Dry-10 mil wet. No Vis. sheathing No pin holes. Check corners and masonry. Install sealant at slab bottom/stud wall intersect (back seal) Rough opening coating extends the entire RO. Termination of Gold Coat under slab edges (mesh corner)
EPS	Gaps above 1/16" fill with slivers of EPS. Rasp all surfaces. L shape at window and door corners. Weep soffits 6/12 slope at all shapes. STO requires 27% pitch.
Base/Mesh	mesh fully imbedded 4 oz. yellow lap 2 ½" min. Hi impart over EPS on first 2 floors
Primer	Primer all base coat. STO 804 (tinted)
Sealant	Pecora 890 Silicone/Primer 150 Tooled and Backer Rod
Finish	No pin holes
Accessories	.032 Alum. flashing Window header flash- leave gap in backer rod at turn down to install sealant dam at flashing. Window Header flashing to extend over RO
Balcony	Traffic Coating Primer around perimeter and corner seals prior to foam
Re-inspect	Re-inspect areas found to be in non-conformance with the documents to determine if the correction has been accomplished. Document that the item has been corrected.

Plan and Spec review

- Architectural
- EIFS Manufacturer
- Shop Drawings
- Details
- Details
- Details


A
B
C
D
E
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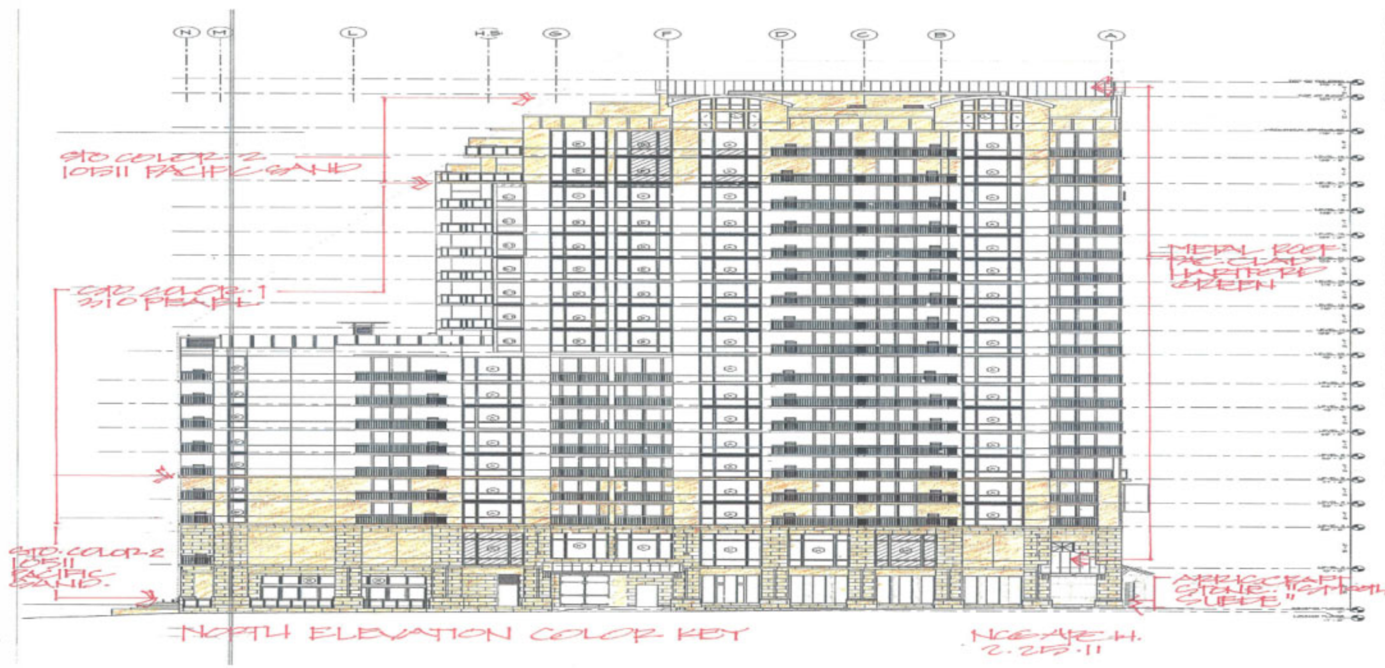
G
H
J
K
L
M
N
SOUTH ELEVATION COLOR KEY


STO COLOR-2
10511 PACIFIC SAND
STO COLOR-1
2210 PEARL
STO COLOR-2
10511
PACIFIC
SAND.
METAL ROOF
PAC-CLAD
HARTFORD
GREEN
STONE: "SMOOTH
SUEDE"
NORTH ELEVATION COLOR KEY
2.25.11

Sto Corp.
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Building 1400, Suite 120
Atlanta, GA 30331
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www.stocorp.com

PLAN REVIEW REPORT

Sto | Building with conscience.

There was no specification provided for review

Page	Paragraph	Comments
		This Sto detail review was requested to be based on the use of a Sto Therm NExT EIFS system including an internal drainage plane. The detail comments and recommendations are typical for all the Sto NExT EIFS systems. For this detail review I shall refer to the basic Sto Therm Essence NExT EIFS system as water managed EIFS with an internal drainage plane, Sto guide specification "E100G". The StoGuard with Gold Coat waterproofing/ Air barrier, liquid applied membrane is the code compliant WRB (water resistant barrier) included within the recommended Sto Therm Essence NExT EIFS system for this project. This StoGuard Gold Coat waterproofing / Air barrier membrane shall also be used as the common WRB behind the other claddings on this project where a WRB is applicable See the following referenced Sto Therm Essence NExT EIFS system guide specification "E100G" Section 07240 and the StoGuard Gold Coat Waterproofing / Air Barrier membrane specification "A1000G" section 07272 on the Sto website at www.stocorp.com The Sto plan review request for this project Also included provision of a water vapor transmission calculation (WVT) on a typical EIFS clad exterior wall. This WVT calculation is provided using historical ambient temperature and humidity criteria available for this geographic location. Please note the results of this WVT calculation are a guide only subject to review by the project architect or engineer of record. The WVT results schedule is included below; I used the month of July as a warm humid time period when the exterior vapor drive would exceed the interior vapor pressure. The results as noted, see schedule, were a pass with no internal

Water Vapor Transmission Analysis

Project: Ocean Beach club Phase III
Project Type: Commercial
Architect: NCG Architects
Location: Virginia Beach, VA
Analysis: Greg
Date: Monday, June 06, 2011 5:20 PM

Month Analyzed: July
Interior Temp. (F): 70°
Interior R.H. (%): 40%
Exterior Temp (F): 85°
Exterior R.H. (%): 70%

Material	Thickness	RValue (°F-ft²-h/BTU)	Permeance (gr/h-ft²-inHg)	Temp. (°F)	Saturation Vapor Pressure (inHg)	Actual Vapor Pressure (inHg)	Cond. Rate (gr/h-ft²)
Interior				70.0	0.7392	0.2957	
Inside Air Film Non-Ref (Still Air)	1/100	0.68	1000	70.3	0.7477	0.2962	0.0000
Paint-Latex Vapor Permeable	3 mil	0	30	70.3	0.7477	0.3132	0.0000
Primer Vinyl acrylic	1.6 mil	0	8.62	70.3	0.7477	0.3567	0.0000
Gypsum Wallboard	1/2"	0.45	37	70.6	0.7533	0.3099	0.0000
Batt Insulation fiberglass, unfaced (0.91 pcf)	5-1/2"	21	21	80.8	1.0605	0.3207	0.0000
DensGlass® Gold (G-P)	5/8"	0.67	12	81.2	1.0718	0.3395	0.0000
Sto Guard® System (265, 266)	6 mil	0	5.7	81.2	1.0718	0.3879	0.0000
Classic, Essence and Premier EIFS with cementitious base coat	2"	7.7	1.76	84.9	1.2103	0.5945	0.0000
Outside Air Film (15MPH)	1/100	0.17	1000	85.0	1.2135	0.2962	0.0000
Exterior				85.0	1.2135	0.8495	

Total Thichness: 8.66 *Moisture Resistance:* 1.05 *Total Nominal RValue:* 30.67

	Specifications	
29	Sto Guide Specifications	"F601S" Sto Quik Gold Finish System for Soffits Note: This guide specification is included as a cost saving alternative to use on protected soffit locations in lieu of the Sto Therm Essence EIFS system
30	Sto Hurricane system	Sto Therm HI-CM Hurricane system Sto NOA 07-0104.05 Note: This system is over a masonry substrate the project has a concrete substrate
31	Sto Hurricane system	Sto Therm HI-DG1 Hurricane system Sto NOA 09-0326.05

Notes:

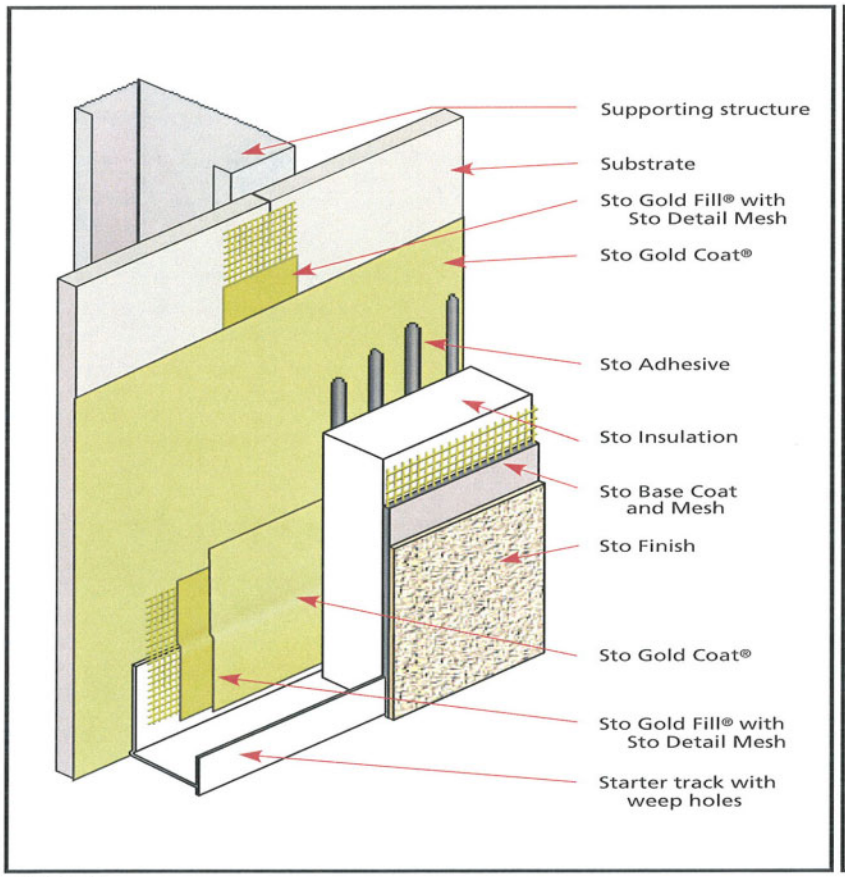
1. Experience has shown that windows and/or window terminations may be a source of water penetration.
   - Provide isometric or 3-D shop drawings of window installation and a mockup duplicating site conditions constructed by sub trades on job. Test for water penetration prior to job proceeding. This will provide an installation standard for the project.
   - Provide pan flashing or other detailing under all windows to drain to the exterior. Provide head flashing at all window heads.
   - See Sto details 10.23a, 10.24a, 10.25a, 10.26a
   - Where a continuous air barrier is desired provide air barrier continuity from Sto Guard to the window unit and other dissimilar materials.
2. Recommend that GP Dens-Glass® Gold be used as the sheathing over steel studs (unless wood-based sheathing is required for structural reasons).
3. Examine whether or not a fire-resistance rating is required on the exterior. If so this can typically be achieved with 5/8" Dens-Glass® Gold.
4. Extend all parapet flashing sufficient distance over the cladding to prevent wind driven rain from entering. Provide sealant beneath flashing drip edges to maintain water tightness.
5. All cladding terminations at windows, doors, drip edges, etc. must follow standard back wrapping, backer-rod and sealant details.
6. Provide minimum 1 inch thick EPS at all locations.

Sto EIFS NExT consists of six components--Sto Guard™ air/moisture barrier, Sto adhesive, Sto EPS insulation board, Sto reinforcing mesh (es), Sto base coat and Sto finish coat. These

StoTherm™ NExT
System Components

Detail No.: 10.00

Date: September 2007



Notes:

Detail shows the components of a Sto Exterior Insulation and Finish System (EIFS) with StoGuard Moisture Protection.

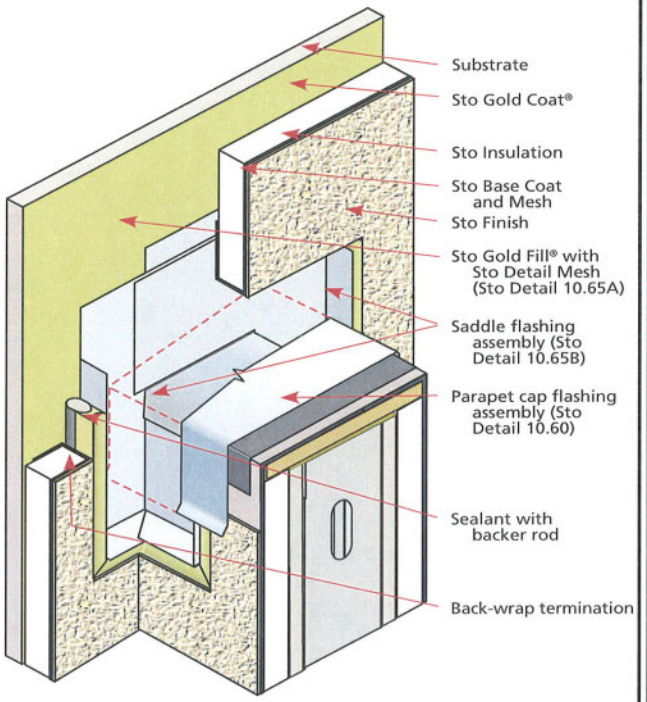
StoGuard:
1. Sto Gold Fill with Sto Detail Mesh
2. Sto Gold Coat

StoTherm:
1. Sto Adhesive
2. Sto Insulation
3. Sto Base Coat
4. Sto Mesh
5. Sto Finish

StoTherm™ NExT
Saddle Flashing at Lower to Higher Wall Abutment

Detail No.: 10.65C

Date: September 2007



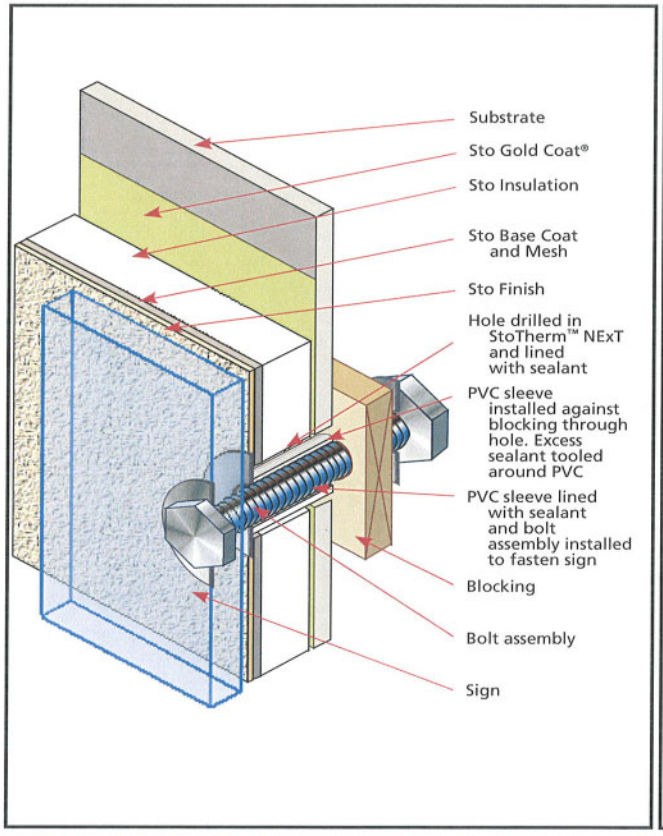
Notes:

1. Install StoTherm NExT over StoGuard (See Sto Detail 10.65A).
2. Lap StoTherm NExT over the flashing assembly at the top by a minimum of 2" (50 mm) and terminate with 1/2" (13 mm) joint around the perimeter.
3. Refer to Sto Detail 10.65B for assembly of saddle flashing.
4. Provide parapet cap flashing. Refer to Sto Detail 10.60 for termination at a parapet cap flashing.

StoTherm™ NExT
Sign Attachment

Detail No.: 10.82

Date: September 2007

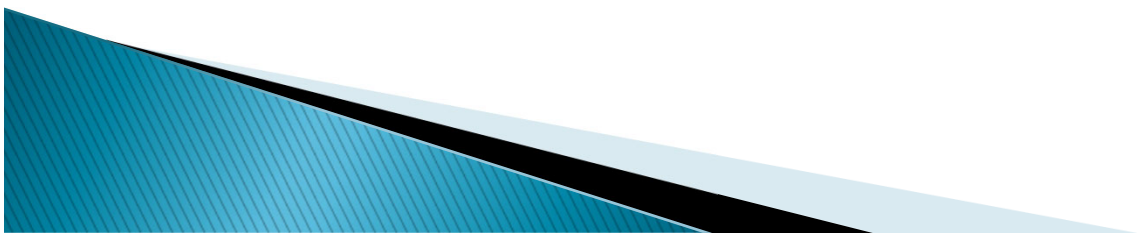


Notes:

1. The sign, or other attachment, is normally installed after the StoTherm™ NExT installation is complete.
2. Blocking or other structural support required for non-structural substrates and heavy objects

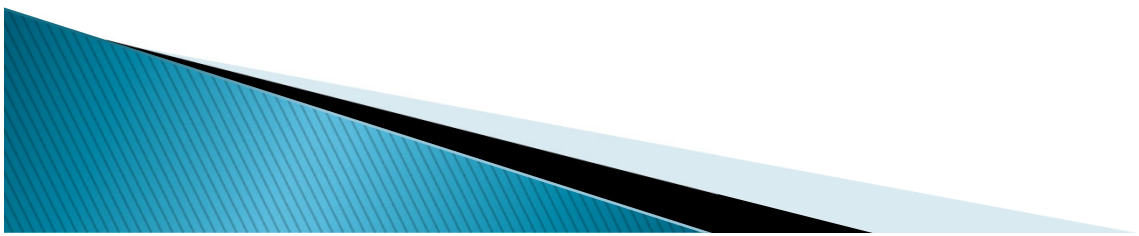
Pre job Conference

- EIFS contractor
- Any Sub with protrusions through EIFS
- Window Contractor
- GC
- Field Inspector
- Framing Contractor
- Sheathing Contractor
- Concrete ?



Field Inspection & Reporting

- Date, time, weather
- Reference photo (elevation and floor)
- Detail photo with description
- Keep wording brief!!! Get to the point
- EDI certified inspector must review
- Wear correct gear (OSHA compliant)



ACR
Applied Coatings Research, Inc.
1531 Early Street • Norfolk, Virginia 23502
Office: (757) 855-9068 • Fax: (757) 855-9368

FIELD REPORT

PAGE:	
TIME:	

PROJECT:		DATE:	
PROJECT#		Prop. Mgr.	
WEATHER:		INSPECTOR:	

East Elevation Finish Coat

5 East 18th floor

6 18th floor finish coat ok

7 18th floor finish coat ok

8 18th floor finish coat ok

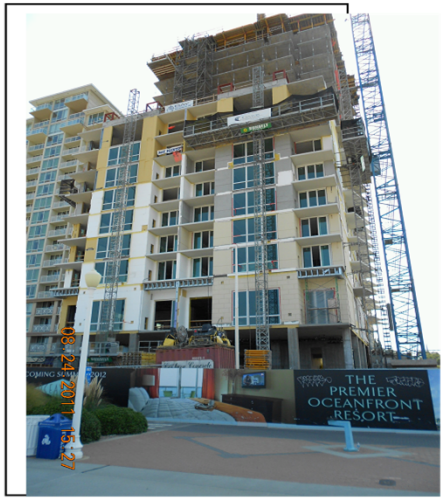
		PAGE:	1 of 4
		TIME:	
PROJECT:		DATE:	8.24.11
PROJECT#		CONTRACTOR:	
WEATHER:	90 clear	INSPECTOR:	RTL / CG

Elevations:

West

North

East



South – AREA INSPECTED

Ref. photo for following slide

South floor 7

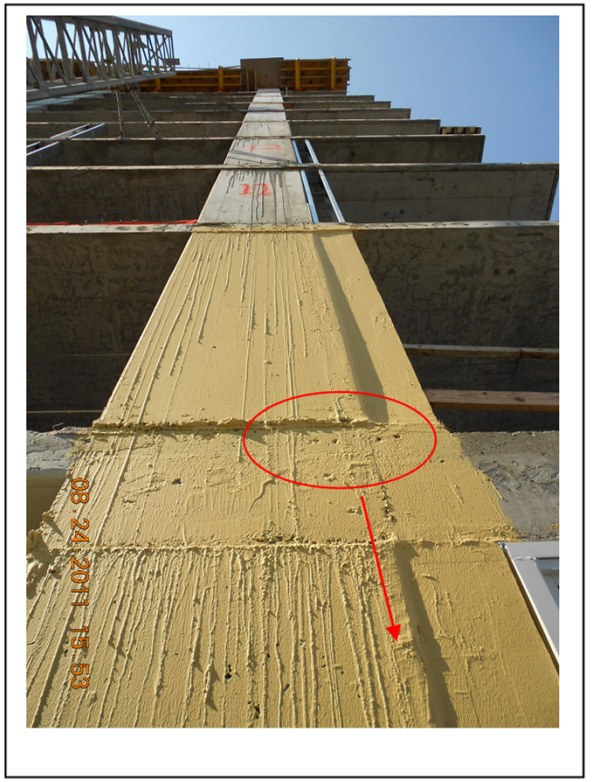
1 East meshed Gyp jt.

2 East repaired gold coat at bal.

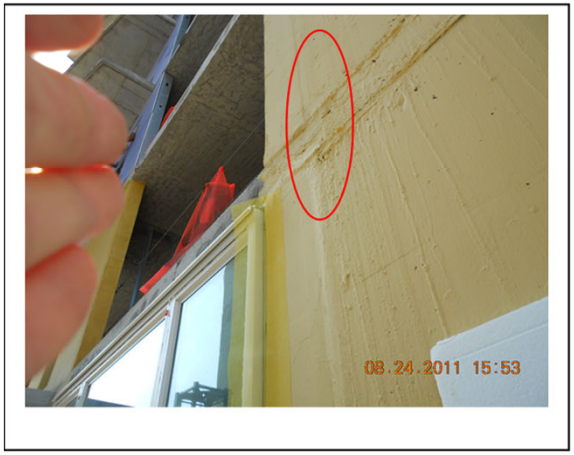
3 VTAC Does sill get pitched?

4 Bring Gold Coat to top

5 East - Gold Coat OK



7 Mid point frame to slab



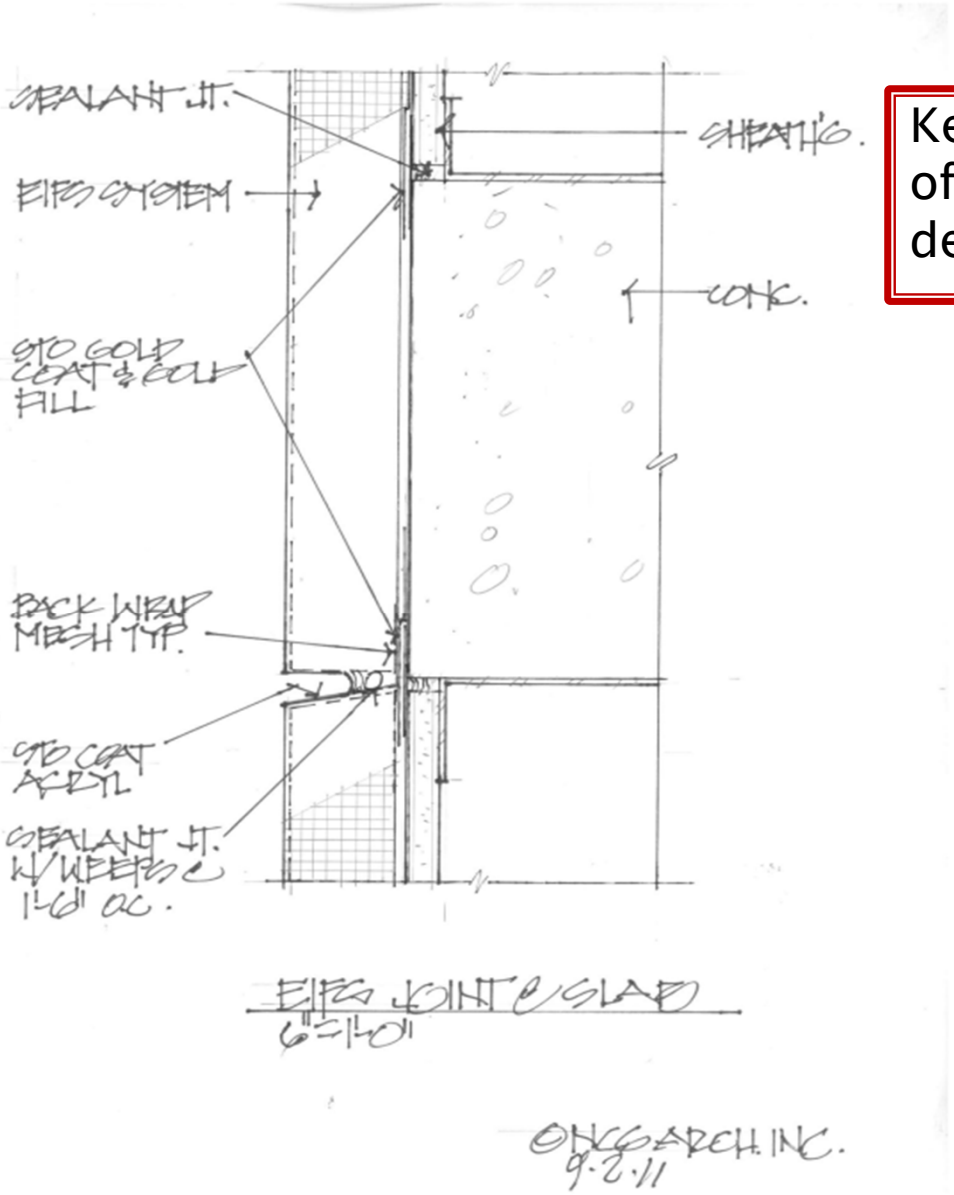
8 mid point – Backwrap OK

South floor 7

9 S-West gold covers stud opening

10 west gold covers stud opening

No other floors inspected. Waiting on approval of floor line joint to inspect lower floors.



Keep a record of revised details