

Architect's Field Report – Warranty Walk

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18 October 2022

18056-Warren Central Junior High School / Warranty Walk

One Jackson Place, Suite 250
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Contract Paul Jackson & Son
Date / Time 17 October 2022 / 1:00 PM
Weather / Temp Clear / 70 ° F

Present at Site Paul Purser, DBA; Bill Sanderford, VWSD; Mr. Frederick Leflore, WCJHS

Observations Arriving on site, I met Mr. Leflore at the administration area. We discussed issues they've had with the work done in the previous year; overall, the work was spoken of well, but there are some outstanding warranty items.

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The connection between the addition and the existing school have had several leaks. These were noted during construction and were repaired, but have since opened up again. Throughout the connection on the east and west ends, water is infiltrating the space through the roof. This should be repaired by the contractor through their basic warranty.

A Cover Expansion plate was supposed to be installed at the exterior junction between the addition and the existing building. We were told it would be installed. It is still not installed.

There is a door closer at the lower level that appears to never have been complete (at the newly installed single toilet room); a secondary screw is missing at the arm's attachment to the steel frame; there does not appear to be a hole drilled for the screw here which tells me that the screw was never present and should be installed properly by the contractor.

There was door installed in the 2nd floor administrative area that was never finished. It is bare wood. This should be finished.

Lastly, there are 2 gates at the lowest level open air breezeway; Mr. Leflore mentioned that he thought these never latched properly, but Mr. Sanderford believes that they were working and that students had damaged them. They were currently under repair by the school. I do not believe this would be a warranty issue if damaged by the students.

Report By:

paul purser, AIA, LEED AP
Dale | Bailey, an Association



cc: Austin Stults / Tim Wilson / Kipp Ready (PJS)
Chad Shealy / Christi Kilroy (VWSD)
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Figure 1 – Leak at W end of Addition



Figure 2 – Leak at E end of Addition



Figure 3 – Leak at E end of Addition



Figure 4 – Leak at E end of Addition



Figure 5 – Door Installed with Bare Wood



Figure 6 – Door with door closer not installed completely



Figure 7 – No Predrilled hole is apparent



Figure 8 – Gates Disputed as to completeness



Figure 9 – Gates Disputed as to completeness



Figure 10 – Unraveling Conduit



Figure 11 – School Replacing Keypads



Figure 12 – Missing Expansion Cover