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From Experience

Catching Problems Early: Why Construction Site Visits Matter

When it comes to construction, there is not a lot that hasn't been seen by Hixson's Construction Administrators (CAs). In the field, these experienced professionals serve as the client's advocate, working to identify and rectify issues in construction before they become more difficult and costly to repair down the road. Just what are some of the issues that they catch? Check out these examples.

- **Water damage potential.** On a recent project site visit, the Hixson CA noted that the general contractor did not properly install flashing or boots at electrical penetrations. It was also observed that the condensing unit had not been set on equipment rails, and that no measures, or extremely inadequate measures, had been taken to weatherproof the roof penetrations that were made. If left untreated, these deficiencies could have resulted in significant water damage to the roof system and to spaces below.

- **Identifying non-conforming work prior to being hidden.** At a project that called for insulated concrete masonry walls, the Hixson CA observed a number of problems as the masonry walls were starting to be laid. Among other things, it was noted that the wall was missing vertical reinforcement below the overhead door opening, at the wall corners and door jambs the contractor did not install the correct number of bars, and that masonry cells that were to be grouted were filled with gravel instead. All of these issues would have gone unresolved had the contractor not been notified.



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EXPERIENCE IN BRIEF

With increasingly tight budgets, some companies may consider cutting Construction Administration services from the project budget to save money because they are already paying the GC/CM to build it correctly. However, with even common issues like these above, the involvement of a CA professional on a project often pays for itself, and then some.

- **Minding the gaps.** Another item that is frequently caught in the field are gaps or lack of sealed and lapped joints in the underslab vapor barrier. If not identified and corrected prior to the concrete being placed, this would not be caught until the client has moisture problems with their flooring.

Want more examples of why Construction Administration matters? [Sign up for Hixson's "Value of Construction Administration" newsletter!](#)



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