



August 18, 2025

Dahna Raugh Linda Scheve, and Amy Spoede
Horizon Towers HOA Board
dahnahtca@gmail.com, genlinsch@gmail.com, & amy_spoede@yahoo.com

Re: **Structural Repairs – Final Inspection and Project Closeout Letter**
1111 Horizon Drive
Grand Junction, Colorado 81506

To whom it may concern:

Knott Laboratory, LLC's (Knott) has provided a brief summary of our engagement at the subject property: Knott issued a facility condition assessment (FCA) for the subject property on October 25, 2023, a Repair Summary concerning conceptual repairs discussed in the FCA on February 15, 2024, and structural repair plans dated June 14, 2024.

The Mesa County Building Department subsequently issued building permits PM 24-2485 on May 14, 2024 and PM24-3695 on July 19, 2024 for the structural repairs taking place at the subject property. The scope of the repairs at the subject property currently pertains to 1) structural repairs and 2) moisture management repairs.

Knott conducted a multitude of site visits between May 2024 and August 2025 to inspect and document the progress of the structural repairs. These inspections included the following:

- West elevation lower ballasted roof moisture barrier replacement inspection.
 - Lower roof membrane replacement completed around May 14, 2024.
- Front patio moisture management inspection, including drains and traffic coating.
 - Knott issued a traffic coating conformance letter documenting final observations dated August 12, 2025.
- Parking garage concrete beam inspections, including existing reinforcement, existing adjacent concrete, and new concrete patches to replace removed material.

Knott most recently inspected the subject property on August 15, 2025 after the contractor had demobilized. Knott observed that all structural repairs in the parking garage had been completed in general conformance with the June 14, 2024 structural repair plans. The completion of these recent repairs has remediated the traffic coating moisture intrusion issue above the parking garage and the associated structural parking garage damage identified at the concrete members as discussed in the previous FCA report.



Please contact Knott with any further questions.

Respectfully submitted,

KNOTT LABORATORY, LLC

William Seites-Rundlett, Ph.D., E.I.T.
Project Engineer

&

Samuel R. Henning, P.E.
Director of Engineering
Peer Reviewer