



# UNITED ENGINEERING CONSULTANTS, INC.

- Building Condition Surveys
- Contract Administration
- Corrosion Control Design
- Structural Inspection & Design
- Project Planning & Management

## FIELD OBSERVATION REPORT PERMIT # BLDC-00620-2022

		Report No. 14	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Thursday, July 21, 2022	Job No.	20-1153
Location:	1 Oceans West Blvd. DBS, FL 32118	Engineer:	Christopher B. Longman, P.E.
Contractor:	SPEC Contractor Services	Project Foreman:	Alberto
Subcontractor:	None	Inspector:	Christopher B. Longman, P.E.
Weather:	81 Degrees @ 10:22 A.M.	Sunny	Calm winds 20% Chance of Rain
Workforce Total:	13		
Activities:	Painting rails 05/06, Deck coating 01/02 balcony stacks, Concrete repair 01/06 stack		

### Observation Report:

The Contractor has added a swing stage to the 03/04 balcony stack. UEC inspected the 03/04 stack balconies and A/C closets to identify locations of concrete and stucco damage. Areas with damage were marked with orange paint for excavation and repair. In general, there was a small amount of damage identified in both the A/C closets and on the balconies. The following A/C units will need to have the unit lifted due to topside spalling: 3B3, 4B4, 8B4, 9B3. Slab spalling at the edge was identified in the A/C closets at the following floors: 3<sup>rd</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 10<sup>th</sup> and may need the louvers removed. UEC could not access the A/C closet at the 21<sup>st</sup> floor or the balcony of Unit 21B3 due to the shutters being closed.

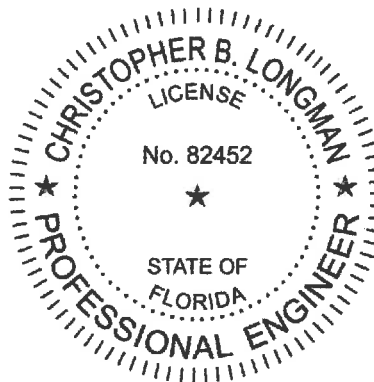
UEC observed the in-progress post tension repairs in the A/C closets between the 06/01 balcony stacks. The following was noted at each floor:

- 9<sup>th</sup> floor – no lockoffs required, repair can be completed with cables in tension.
- 10<sup>th</sup> floor – 2 lockoffs installed but not stressed, repair can be completed with the remaining of the cables in tension
- 11<sup>th</sup> floor – 2 lockoffs installed but not stressed, repair can be completed with the remaining of the cables in tension.
- 12<sup>th</sup> floor – it is possible that 2 lockoffs will be required to complete excavations.
- 14<sup>th</sup> floor – 5 lockoffs installed and stressed, and slab is ready for repair demo.
- 19<sup>th</sup> floor – 5 lockoffs installed and stressed, and slab is ready for repair demo.

The Contractor is finishing the deck coating application at the 01/02 balcony stack and is in-progress of painting the guardrails at the 05/06 balcony stack.

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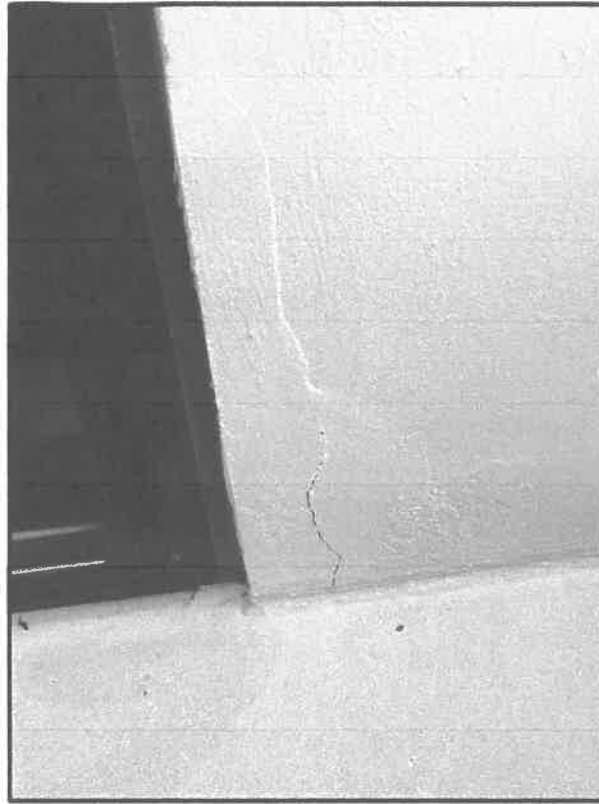
Christopher B. Longman, P.E.  
Florida License No. 82452



Christopher B.  
Longman, PE  
82452

Digitally signed by Christopher  
B. Longman, PE 82452  
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This item has been electronically signed and sealed by Christopher B. Longman using a digital signature and date. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Photograph #1: Concrete damage identified at the 03 balcony stack



Photograph #2: In-progress post tension repairs at the 01/06 balcony stack.