



# 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

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Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Friday, April 14, 2023	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:	Andrew Holland
Weather:	71 Degrees @ 8:40 A.M.	Mostly Sunny	Light Breeze 40% Chance of Rain
Workforce Total:	18		
Activities:	Tower A: Final punchout 02/03 stack and 01 window wall, Concrete repair 03/04 balcony stack, Prepping parking deck ramp walls, Post tension repair work at column line 9A		

### Observation Report:

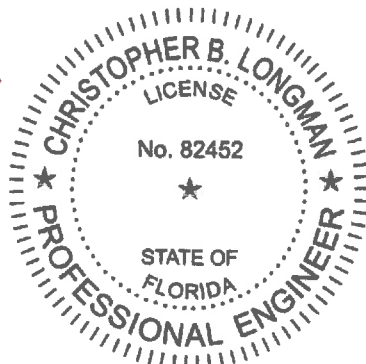
UEC was on-site to complete final punchout inspections at the 01 window wall and 02/03 balcony stack (see photos 1 and 2). The completed paint application at both the window wall and balcony stack was professional in appearance with no holidays observed. The deck coating at the balcony stack was evenly applied and continued up the cant bead as specified. The sliding glass doors and windows at each stack were construction cleaned and free of debris. The following items were brought to the Foreman's attention to be corrected at the balcony stack: Units 1803 and 1702 – excess paint on shutter, Unit 15A2 – touch up floor to wall joint at North corner. It was verified that the column on the window wall will be touched up during the final stage drop. The painting and deck coating remains to be completed at the 1<sup>st</sup> floor units of the balcony stack. The staging at both the window wall and balcony stack is approved to be moved after the items listed above are completed.

Concrete repair at the 03/04 balcony stack remains in-progress. Paint prep at the parking deck ramp walls is in-progress. Applying the new sealants to feather in the edges of the existing paint that was removed during pressure washing is in-progress. Application of the primer coat is anticipated to begin today. Several areas of stucco repair at the North parking deck planter walls were inspected and quantified for Contractor payment.

Locating and removing the damaged post tension cables on column line 9A continues at the topside of the pool deck and at the bottom side of the slab in the garage. Shoring was installed below the first floor of Tower A. Minor corrections were requested for the layout.

UNITED ENGINEERING CONSULTANTS

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



Digitally signed by  
Christopher Longman  
Date: 2023.04.17  
16:46:24 -04'00'

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: Excess deck coating observed on the shutter track at the balcony of Unit 1702**



**Photograph #2: Completed scope of work at the 02/03 balcony stack**