



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. 27	Page 1 of 3
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Tuesday, September 6, 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./ Andrew Holland
Weather:	82 Degrees @ 8:20 A.M.	Sunny	Light Breeze 10% Chance of Rain
Workforce Total:	14		
Activities:	Identify damage 04/05 balcony stack, Garage concrete repair, Concrete repair 02/03 stack, Painting 03/04 stack and 01/06 stack		

Observation Report:

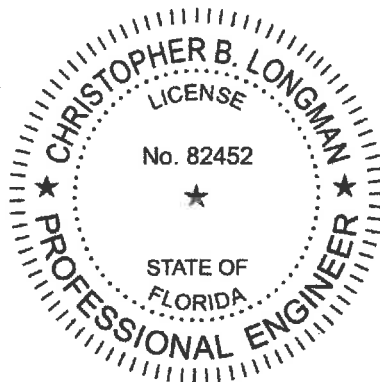
UEC ws on-site to identify stucco and concrete damage at the 04/05 balcony stack (see photos 1 and 2). The walls and slabs were acoustically sounded and visually inspected. Their was a small amount of concrete spalling damage marked with yellow paint for repair on the walls and topside of the balcony slabs.

The Contractor requested an inspection for 3 column repairs located in the garage (see photo 3). The steel was cleaned and no supplemental steel is required for the repairs. Two of the repairs were requested to be further excavated down to remove fractured concrete from the bottom of the columns. One of the column repairs is completed and approved to cast. A final inspection will be completed prior to casting the other two columns.

Concrete demo continues for repairs at the 02/03 balcony stack. Sanding and preparing louvers is in-progress at the 03/04 balcony stack and pressure washing for paint will begin once the louvers are completed. The paint application is in-progress at the 01/06 balcony stack. Post tension repairs in the garage are in-progress (see photo 4).

UNITED ENGINEERING CONSULTANTS

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



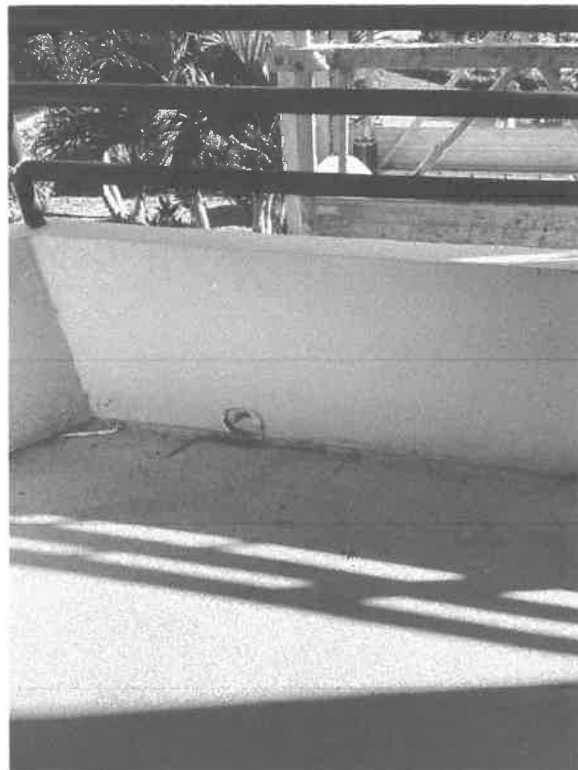
Christopher B.
Longman, PE
82452

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Christopher B. Longman, PE
82452
Date: 2022.09.06 14:41:34
-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: Damage identified at the 04 balcony stack



Photograph #2: Damage identified at the 04 balcony stack



Photograph #3: Column repair requiring further excavations



Photograph #4: Post tension work in-progress on the garage ceilings