



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. 73	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Thursday, April 27, 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:	Christopher B. Longman, P.E. Andrew Holland
Weather:	76 Degrees @ 8:55 A.M.	Partly Sunny	Light Breeze 40% Chance of Rain
Workforce Total:	16		
Activities:	Tower A: Punchout inspections for 02 and 06 window walls, Final inspection for concrete repairs at the 03/04 balcony stack, Locating post tension cables in garage		

Observation Report:

The Contractor requested final punchout inspections for the 02 and 06 window walls. The completed paint application and general cleanup was inspected. The paint application was free of holidays with a neat cut-in. The windows were construction cleaned and free of debris. It was requested for the windows at the 06 stack to be re-cleaned from the 7th floor down to the 1st floor. The completed work was accepted at each stack and the stages are approved to be moved after the windows are cleaned.

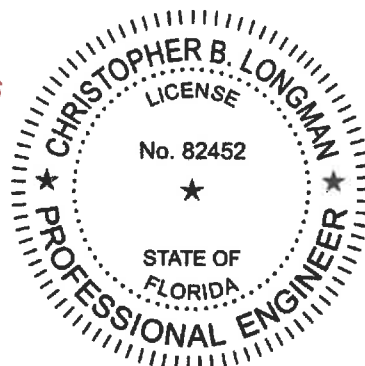
Concrete repairs at the slab edge and slab topside of the A/C closets have been completed at the 03/04 balcony stack (see photo 1). It was verified that the repair excavations continued to sound concrete and conformed to ICRI specifications. New steel was installed by epoxy dowelling to supplement the existing steel as previously directed. Epoxy bleed-out was observed at each dowelled location. All exposed PT heads had grease caps installed. The topside and edge repairs are approved to be cast. The Contractor anticipates on beginning concrete demo on the balconies of the 03/04 stack next week.

The paint application has been completed for the knee walls on the parking deck and the ramp walls leading to the parking deck.

Locating damaged post tension cables continues in the garage and on the pool deck slab.

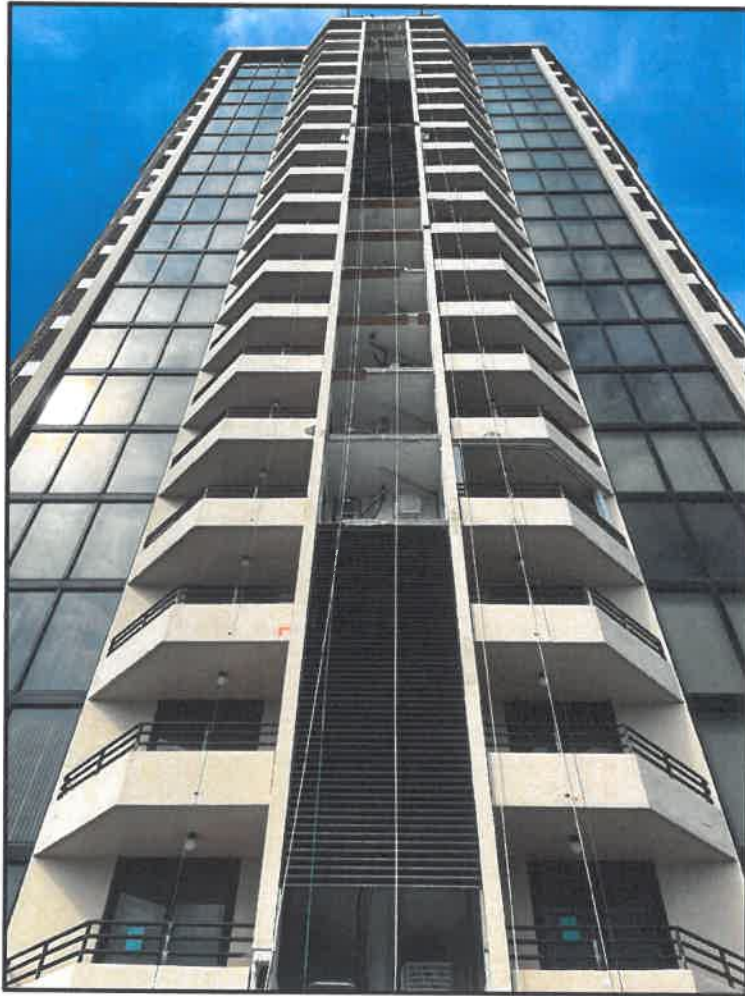
UNITED ENGINEERING CONSULTANTS

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



Christopher Longman	Digitally signed by Christopher Longman
	Date: 2023.05.02
	07:11:58 -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: Concrete repairs accepted in the A/C closets of the 03/04 balcony stack