



# 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. 37	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Friday, November 4, 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:	75 Degrees @ 9:05 A.M.	Partly Cloudy	Light Breeze 40% Chance of Rain
Workforce Total:	17		
Activities:	Punchout 02/03 balcony stack Tower B and 05 window wall Tower A		

### Observation Report:

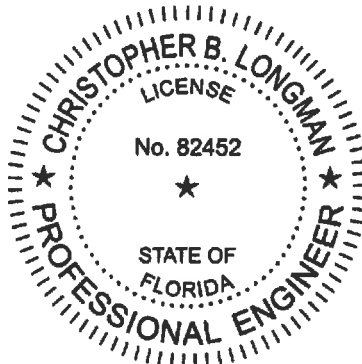
**Tower B:** The Contractor requested a final punchout inspection for the completed painting and waterproofing at the 02/03 balcony stack. The painting application was professional in appearance with no holidays observed. Deck coating at the 02/03 balcony was evenly applied and continued up the cant bead as specified. The following items were brought to the Foreman's attention to be corrected at the 02/03 balcony stack: Unit 21B3-touch up paint on ceiling and clean shutters, 10B2-clean shutters, 7B2 clean paint off electrical outlet, 21B2-repair deck coating at cant bead, 20B3, 20B2, 12B2, 10B2, 9B2, 8B3, 7B2, 7B3, 4B2-clean paint off light fixture. The deck coating application at the 1<sup>st</sup> floor and the paint application at the South column are left to be completed at the 02/03 balcony stack and it was requested for the AC vents at the lower 3 elevations be touched up.

The Contractor attempted to stress the replacement post tension cables at Unit 2B5 balcony slab edge. UEC was present to verify the calibration documents and oversee the stressing. The cables will successfully be stressed but caused a fracture in the concrete repair at the slab edge. The cables will be de-tensioned and the concrete repaired before re-stressing.

**Tower A:** The Contractor requested a final punchout inspection for the completed painting and waterproofing at the 05 stack window wall. The following items were noted to be corrected: 17th floor-touch up paint on knee wall, 9<sup>th</sup> floor-touch up paint on column, 3<sup>rd</sup> floor-clean window, touch up knee wall and repair balcony drain, 2<sup>nd</sup> floor-repair balcony drain, 1<sup>st</sup> and 2<sup>nd</sup> floor-touch up paint on column. There were several areas left to be painted at the 05 window wall where the stage came in contact with the walls, the Foreman stated that they would address them on the final drop. Following the completion of the items listed above the swing stage is approved to be moved.

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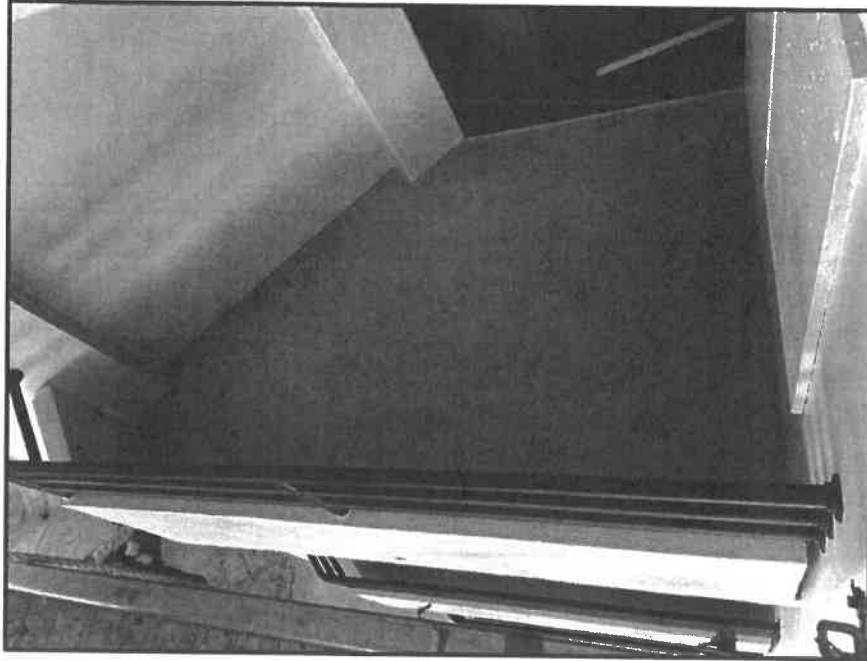
Christopher B. Longman, P.E.  
Florida License No. 82452



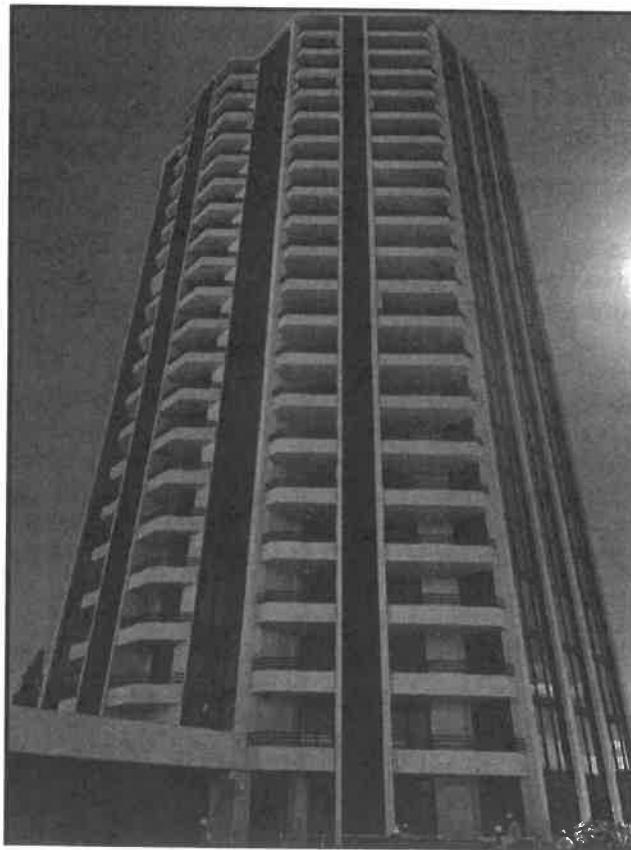
Christopher B.  
Longman, PE  
82452

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Christopher B. Longman, PE  
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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: Completed waterproofing and painting at a balcony on the 03 balcony stack



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