



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. 30 Page 1 of 2

Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Thursday, September 23, 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:	80 Degrees @ 1:30 P.M.	Sunny	Breezy winds 20% Chance of Rain
Workforce Total:	16		
Activities:	Concrete repair 04/05 balcony stack, Painting 02/03 stack, Deck coating 01/06 stack, Deck coating prep 03/04 stack		

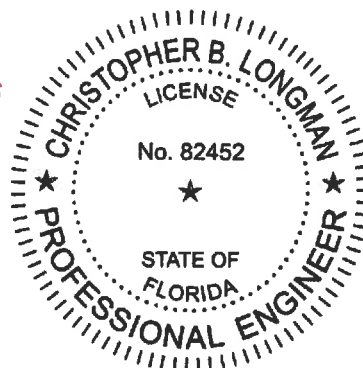
Observation Report:

The post tension cable subcontractor returned to repair the broken cable at the balcony edge of Unit 2B5. The cable runs from the slab edge at Unit 2B5 livingroom balcony to the slab edge of the bedroom balcony. UEC met with the Subcontractor to discuss options for repairing the broken cable. It was agreed that the rebar corrosion will require the second cable running parallel to the broken cable to be detensioned. A perpendicular cable in the area will need a lock-off installed as a safety precaution. A new cable will be threaded through to replace the broken cable and two new anchors will be installed at the corner of the living room slab. After the concrete is re-cast and adequately cured, the cables will be re-tensioned from the bedroom balcony slab edge.

The repair options for broken post tension cable in the garage was reviewed with the Subcontractor. UEC will discuss the recommended approach with the Owner.

UNITED ENGINEERING CONSULTANTS

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



Christopher B.
Longman, PE
82452

Digitally signed by Christopher B. Longman, PE 82452
Date: 2022.09.23 13:27:48 -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: Exposed broken post tension cable at Unit 2B5 balcony