



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. 6	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Friday, June 3, 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 @ 9:16 A.M.	Sunny	Calm Breeze 40% Chance of Rain
Workforce Total:	7		
Activities:	Concrete repair 05/06, 06/01 and 01/02 balcony stacks		

Observation Report:

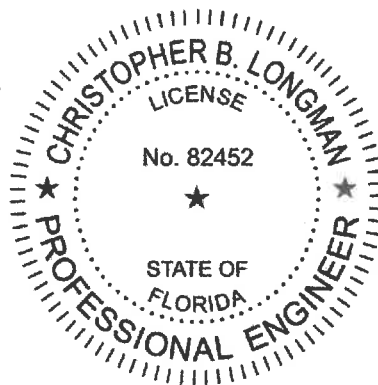
UEC inspected the completed concrete repairs at the 05/06 unit balcony stack. It was verified that all repairs were excavated to sound concrete and clean steel. The repairs generally conformed to ICRI standards but it was requested that the Contractor clean the backside of the reinforcing steel at several repairs. The repairs were approved to be cast after additional cleaning was performed. There were 3 repairs that will require supplemental steel to be installed by epoxy dowelling that UEC provided direction for and will be re-inspected.

A final inspection was completed at the 01/02 stack for additional repairs at the nose of the CMU wall adjacent to the louver vent at floors 4th through 8th. New # 5 vertical reinforcement was installed by epoxy dowelling and lapping as directed. The existing steel was cleaned adequately. The repairs conformed to ICRI standards for excavation geometry, surface profile and circumference around the reinforcing steel. The accepted repairs were approved to be cast.

UEC met with the deck coating manufacturer's representative, Brian Heilmann from Neogard, to oversee adhesion pull tests for the balcony deck coating. Neogard 7478 urethane was applied to the existing balcony deck coating at Units 1B5, 1B6 and 1B1. Acceptable adhesion was observed at Units 1B5 and 1B6. The pull test resulted in a low adhesion strength at 1B1 due to the existing coating losing adhesion. The results will be discussed with the Owner.

UNITED ENGINEERING CONSULTANTS

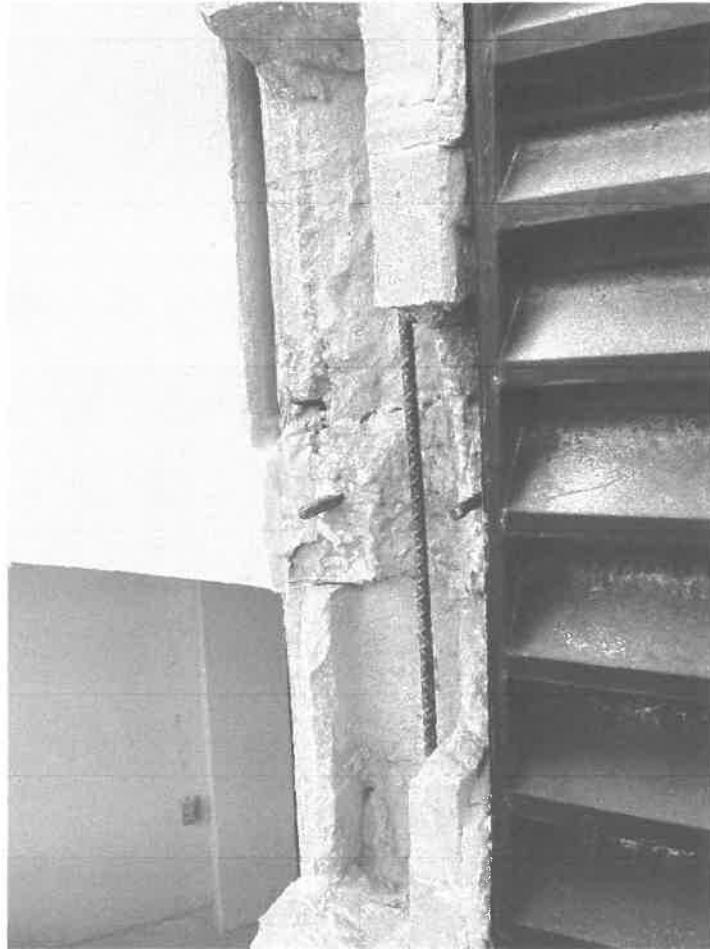
Christopher B. Longman, P.E.
Florida License No. 82452



Christopher B.
Longman, PE
82452

Digitally signed by
Christopher B. Longman, PE
82452
Date: 2022.06.03 14:26:25
-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: Accepted wall nose repair at the 02/01 balcony stack