



# 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. 33	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Wednesday, October 19, 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:	54 Degrees @ 9:20 A.M.	Partly Cloudy	Light Breeze 20% Chance of Rain
Workforce Total:	16		
Activities:	Post tension repairs Unit 2B5/2B4, Garage post tension repairs, Painting 03/04 stack and 04/05 stack		

### Observation Report:

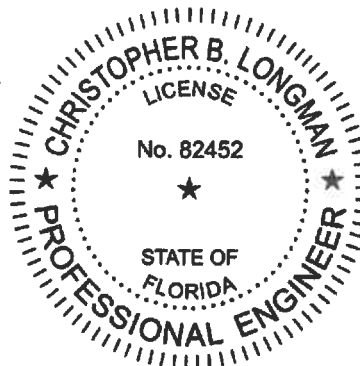
The Contractor requested an inspection for the in-progress post tension concrete repair on the balcony of Unit 2B5 (see photos 1 and 2). The East balcony corner of the slab underneath the knee wall has been excavated. There was 2 broken post tension cables that have been replaced with new cables from the slab edge at 2B5 to the slab edge at 2B4. Further excavations are required at Unit 2B5 to remove fractured concrete and chase the corroded steel. UEC provided direction for supplementing the steel by epoxy dowelling 2 new vertical hook bars and an edge bar. It was also requested for additional backer bars to be installed behind the post tension anchor heads. A final inspection will be completed after the steel is added and the excavations are complete.

Contractor has begun locating broken post tension cables in the garage. The excavations are located on the ceiling near the electrical room.

Painting and punch-out work is in-progress at the 02/03, 03/04 and 04/05 balcony stacks.

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: 2022.10.19 16:14:27  
-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: In-progress post tension concrete repair at the balcony of Unit 2B5**



**Photograph #2: In-progress post tension concrete repair at the balcony of Unit 2B5**