



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. 59	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Thursday, February 16, 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:	75 Degrees @ 1:40 P.M.	Mostly Sunny	Breezy winds 10% Chance of Rain
Workforce Total:	22		
Activities:	Tower A: Inspected completed repairs 02/03 stack, Post-tension cable lift-off Unit 7A1, Locating broken cables at the pool deck, Removing paint at community building, Pressure washing 05/06 stack, Installing louvers 01/02 stack		

Observation Report:

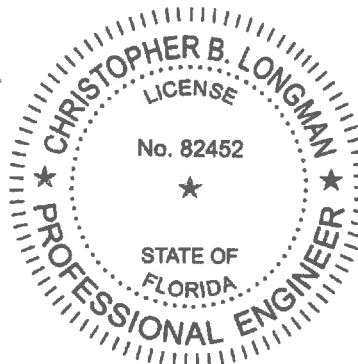
The Contractor requested a final inspection for completed concrete repairs at the 02/03 balcony stack and remaining concrete repair at the 01/02 balcony stack (see photo 1). It was verified that the excavations continued to sound concrete and conformed to ICRI standards. The existing steel was cleaned and supplemented where required. Corrections were made to the repairs noted in the previous report for the 01/02 stack. The repairs are approved to be cast.

UEC visited the balcony of Unit 7A1 to oversee a lift-off for the repaired post tension cable located at the balcony corner. The cable had a lift-off pressure that equates to approximately 27.6 Kips. The total elongation achieved was 5 1/4" which was accepted. The cable end was approved to be cut and the pocket grouted.

The Contractor has excavated several locations on the topside of the pool deck as part of the post tension repair process. Removing paint at the West side of the lobby parapet walls is in-progress. The Contractor was observed removing all paint as specified. Pressure washing is in-progress at the 05/06 balcony stack in preparation for the deck coating application that is anticipated to begin next week. Re-installing louvers is in-progress at the 01/02 balcony stack.

UNITED ENGINEERING CONSULTANTS

Christopher B. Longman, P.E.
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Christopher B.
Longman, PE
82452

Digitally signed by
Christopher B. Longman, PE
82452
Date: 2023.02.17 13:30:27
-05'00'

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: Completed repairs inspected at the 02/03 balcony stack