



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. 78	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Monday, June 26, 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:	90 Degrees @ 1:25 P.M.	Sunny	Breezy
			20% Chance of Rain
Workforce Total:	9		
Activities:	Concrete repair 03/04 balcony stack (Tower A), Post tension repair pool deck/garage		

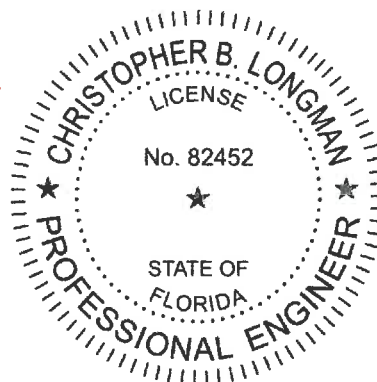
Observation Report:

The Contractor requested a final inspection for several completed concrete repairs at the 03/04 balcony stack. UEC inspected and verified that the existing steel was cleaned and free of scale. The excavations continued to sound concrete and conformed to ICRI specifications for excavation geometry, surface profile and circumference around the reinforcing steel. The completed balcony repairs inspected today are approved to be cast. UEC provided direction to supplement the knee wall repairs at the balconies of Units 11A3, 6A4 and 2A4 (see photo 1). The necked down vertical bars were requested to be supplemented by epoxy dowelling in a new vertical hook bar. A final inspection for the remaining repairs at the elevated floors of the 03/04 balcony stack will be completed after the supplemental steel is installed.

Post tension repair continues on the pool deck and in the parking garage.

UNITED ENGINEERING CONSULTANTS

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



Christopher Longman Digitally signed by Christopher Longman
Date: 2023.06.27 19:29:26 -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: Typical knee wall repair at the 04 balcony stack requiring supplemental steel