



# 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. 17	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Wednesday, August 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:	77 Degrees @ 8:38 A.M.	Sunny	Calm winds 30% Chance of Rain
Workforce Total:	16		
Activities:	Punch-out 01/02, Concrete repair 01/06, paint touch up 05/06		

### Observation Report:

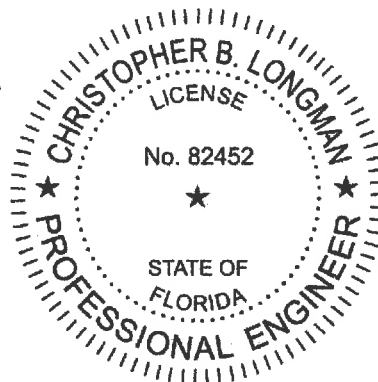
UEC was on-site to verify the items observed on the previous punch-out of the top half of the 01/02 stack were corrected (see photo 1). The items observed were corrected as requested. UEC completed a punchout for the bottom half of the 01/02 stack today as well. The completed paint work appeared professional. The deck coating cut in was neat and continued up the cant bead as specified. Installed sealants were properly tooled and compressed. There was a few small areas that the paint was peeling above the floor line sealant at the bottom 3 floors. The issue was brought to the Contractors attention to be corrected.

The painting application for the louvers and balconies is complete at the 05/06 stacks. General punch-out is in-progress at that stack. Concrete repair remains in-progress at the 03/04 balcony stacks.

Engineer returned this afternoon to meet with the post tension cable sub-contractor and inspect the in-progress repair work at the 01/06 stack AC closet slabs. Several anchor plates were installed against a concrete repair grout and the grout cracked during the initial stressing. The stressing effort was stopped and the grout will be removed. The anchors will be cast in a full depth edge repair with pocket formers and re-stressed after sufficient cure time. The sub-contractor is working on performing lift-offs from stressed cables to determine the existing load that will be used as a baseline load for re-stressing the repaired cables.

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: 2022.08.04 15:39:47  
 -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: Completed punchout at the 01/02 stack