



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. 71	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Tuesday, April 18, 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:	Andrew Holland Christopher B. Longman, P.E.
Weather:	72 Degrees @ 11:40 A.M.	Sunny	Breezy 0% Chance of Rain
Workforce Total:	16		
Activities:	Tower A: Identified damage 02 window wall, Inspected concrete repair 03/04 stack, Painting garage entrance walls, Locating post tension cables pool deck		

Observation Report:

The Contractor has installed staging at the large window wall of the 02 stack. UEC rode the stage to identify concrete and stucco damage. The columns at each floor and the roof parapet wall was acoustically sounded and visually inspected. No damage was observed but it was requested for a section of missing sealant at the transition from the window to the frame to be replaced at the 15th floor.

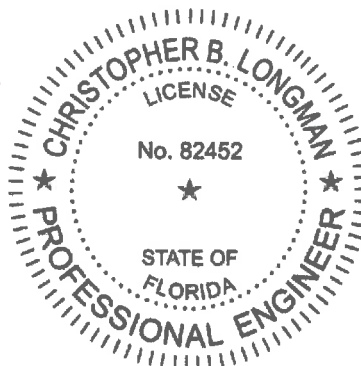
Concrete excavations in the A/C closet of the 03/04 balcony stack have been completed (see photos 1 and 2). The demo at the slab edge was able to be completed in front of the post tension anchors and no lock offs were required. UEC inspected the completed excavations to verify conformance with ICRI specifications. Direction was provided to supplement several necked down bars by epoxy dowelling in new steel and lap splicing. Two of the repairs were requested to be further excavated to chase the corroded steel. A final inspection will be completed after the supplemental steel is installed and the two repairs are further excavated.

Painting the retaining walls near the garage entrance is in-progress. Painting has been completed at the roof level of the parapet wall and elevator tower.

Locating post tension cables remains in-progress at the top and bottom side of the pool deck at column line 9A.

UNITED ENGINEERING CONSULTANTS

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

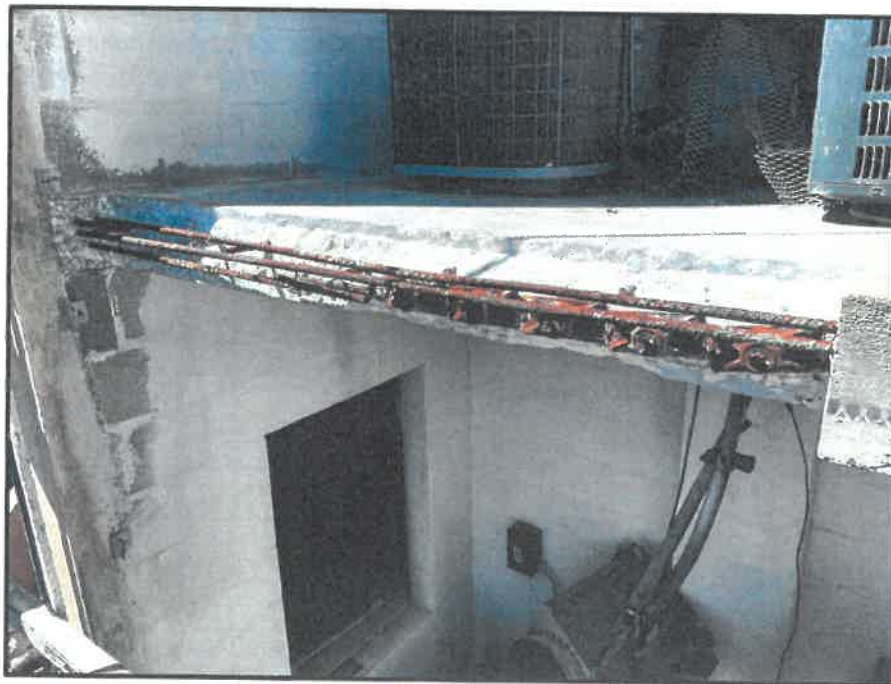


Digitally signed by
Christopher Longman
Date: 2023.04.24
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This item has been electronically signed and sealed by Christopher B. Longman using a digital signature and date. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Photograph #1: Typical slab edge excavation at the 03/04 balcony stack



Photograph #2: Typical slab edge excavation at the 03/04 balcony stack