



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. 62	Page 1 of 3
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Wednesday, March 8, 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.
Weather:	75 Degrees @ 9:25 A.M.	Sunny	Windy 0% Chance of Rain
Workforce Total:	16		
Activities:	Tower A: Identified damage 03/04 stack, Painting 01/02 stack and pressure washing 02/03 stack, Inspected repairs on pool deck, Post tension repairs at the pool deck		

Observation Report:

UEC was on-site to inspect and identify concrete and stucco damage at the 03/04 unit balcony stack. The walls, slabs and columns were acoustically sounded and visually inspected on the balconies and at the interior of the A/C closets from the 10th floor down to the 1st floor. Damaged areas were marked with orange paint and were identified at almost every slab edge in the A/C closets. Minimal concrete damage was detected on the balconies; however, significant damage was identified on the slabs inside of the A/C closets. Many of the louvers will need to be removed to access the slab edge for repair.

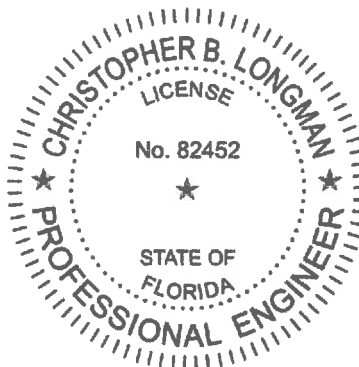
Painting is in-progress at the 01/02 balcony stack along with pressure washing at the 02/03 balcony stack.

UEC completed an inspection for several completed topside concrete repairs located on the pool deck. It was verified that the repairs conformed to ICRI standards for excavation geometry, surface profile and circumference around the reinforcing steel. MCI corrosion inhibitor was applied to the repair area and will be washed off prior to casting. The existing steel was cleaned and the repairs are approved to be cast.

Post tension repair continues on the pool deck. The Contractor has located the 3 damaged add cables located at the West end of column line 9A. The anchors for the add cables have been located and removing the existing post tension cables is in-progress. Exposing the bonded tendons is in-progress at the West slab edge of the pool deck.

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: 2023.03.15 07:53:28
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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.



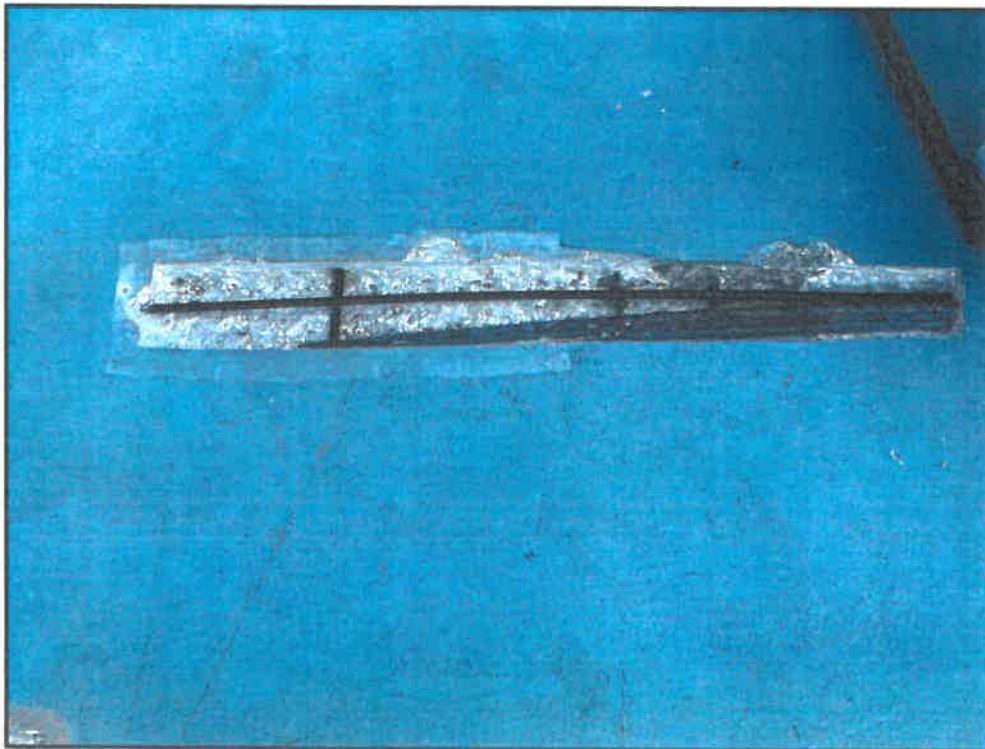
Photograph #1: Damage identified at the 10th floor slab edge in the A/C closet of the 03/04 stack



Photograph #2: Damage identified at the balcony of Unit 9A3



Photograph #3: Accepted and in-progress concrete repairs at the topside of the pool deck



Photograph #4: Accepted concrete repair located on the topside of the pool deck