



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. 35 | Page 1 of 2 |
| Project: | Oceans West One Condominium | Inspection For: | Building Repair and WP Project |
| Day/Date: | Monday, October 24, 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: | 72 Degrees @ 8:28 A.M. | Sunny | Light Breeze 0% Chance of Rain |
| Workforce Total: | 16 | | |
| Activities: | Final punchout, identify damage 01 window wall, post tension repairs in garage, pressure washing 04/05 balcony stack | | |

Observation Report:

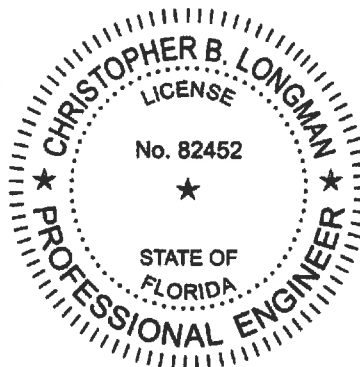
The Contractor requested a final punchout inspection for the completed painting, waterproofing and general cleanup at the 04/03 balcony stack (see photos 1 and 2). The paint application appeared professional with a neat cut in and no holidays observed. Deck coatings were evenly applied and continued up the cant bead as specified. The doors and railings were construction cleaned and appeared to be free of paint droplets. The following items were brought to the Contractors attention to be corrected: 12B4, 11B3, and 9B3 – excess paint on light fixture, 8B4 – small spall on knee wall, 8B4, 3B4 and 3B3 – clean debris from corner knee wall drains near AC closet. It was also requested for the Foreman to check the corner knee wall drains at each elevation for debris or coating buildup so that the balcony would have proper drainage. The stages are approved to be moved after the items listed above are completed.

UEC identified areas of stucco and concrete damage at the 01 stack window wall. The column on the West end of the wall and the roof parapet wall were acoustically sounded and visually inspected. The perimeter sealants around the windows were also visually inspected and appeared to be in good condition. Damaged areas were marked for excavations.

Concrete excavations are in-progress for the post tension repairs in the garage. Pressure washing the balconies in preparation for the painting and deck coating application is in-progress at the 04/05 balcony stack.

UNITED ENGINEERING CONSULTANTS

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



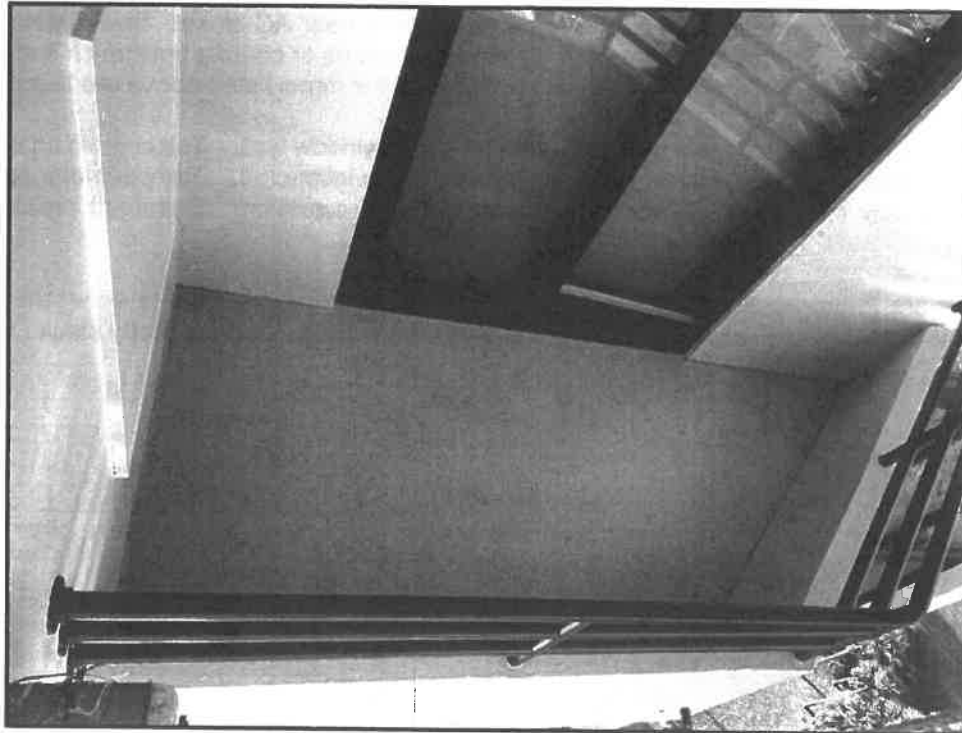
Christopher B.
Longman, PE
82452

Digitally signed by
Christopher B. Longman, PE
82452
Date: 2022.10.27 15:45:15
-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 painting and cleanup at the 04/03 balcony stack



Photograph #2: Typical completed painting and cleanup at a balcony on the 03 stack