



UNITED ENGINEERING CONSULTANTS, INC.

- Building Condition Surveys
- Contract Administration
- Corrosion Control Design
- Structural Inspection & Design
- Project Planning & Management

FIELD OBSERVATION REPORT PERMIT # BLDC-000287-2020

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Project:	Southpoint Condominium	Inspection For:	Restoration Project
Day/Date:	Monday, October 26, 2020	Job No.	19-1086
Location:	4453 S. Atlantic Ave, Ponce Inlet	Engineer:	Timothy J. Snook, P.E.
Contractor:	ACE Enterprises, LLC	Project Foreman:	Wes Swaim
Subcontractor:	Gulfstream Glass (4)	Inspector:	Timothy J. Snook, P.E.
Weather:	84 Degrees @ 10:20 A.M. Sunny	Light Breeze	10% Chance of Rain
Workforce Total:	16		
Activities:	Concrete repair, deck coating, stucco application, cleaning windows, flood test balconies, painting		

Observation Report:

Application of the intermediate coat sanded to the point of rejection is in-progress on the South half of the 1st floor walkway. The intermediate coat was applied to the 2nd through 7th floors last week (See Photo 1). Today, the excess sand is being removed and the walkways are being prepped for the knock down texture application.

Stucco application continues on the 07 stack balconies.

The Engineer was on-site to inspect the completed repairs in the garage under the building (See Photo 2). The excavations conformed to ICRI standards. Supplemental steel was installed as directed. The reinforcing steel was cleaned. The excavations were approved to be cast. Concrete demolition continues in the garage under the building.

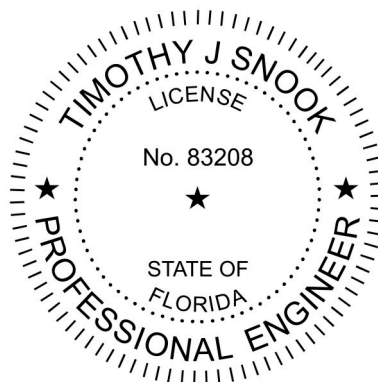
Painting is in-progress on the South stair tower.

Gulfstream is cleaning glass and repairing perimeter sealants as needed on the 08/09 stack windows.

The Engineer was on-site to flood test the 10 and 11 stack balconies. Areas requiring profiling were marked for repair. In some cases, the weep pipes were higher than the existing slab height. The topping will hopefully alleviate that issue. Some drains were clogged preventing proper drainage from the balconies. The Contractor will clean out any clogged drains.

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Timothy J. Snook, P.E.
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Picture 1: Typical intermediate coat application of walkways



Picture 2: Typical approved concrete repair