



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

		Report No. 61	Page 1 of 1
Project:	Southpoint Condominium	Inspection For:	Restoration Project
Day/Date:	Wednesday, December 2, 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:	43 Degrees @ 8:00 A.M. Sunny	Light Breeze	0% Chance of Rain
Workforce Total:	10		
Activities:	Concrete demo, painting, punch out		

Observation Report:

The Engineer was on-site to conduct a punch out inspection of the 10 and 11 stack balconies and window wall. The paint appeared uniformly applied with minimal holidays. The deck coating was professional in appearance. The sealant beads were neatly tooled and compressed. The glass was construction cleaned. A small punch list was compiled and anything noted was marked with blue tape. Contractor is punching out today. The list is as follows:

- Touch up holidays marked
- Unit 511 missing 1 rail bolt
- Unit 610 – scratches on center section of glass on window
- Clean rails where marked
- Remove tape residue from doors and frames where marked

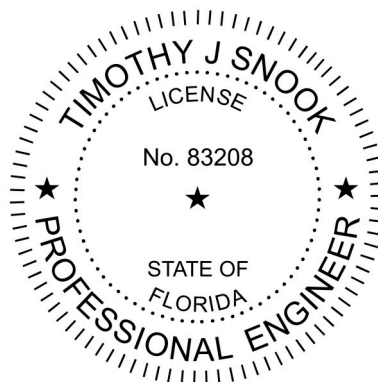
Concrete demolition continues on the 06 stack balconies.

Paint application is in-progress on the 08 and 09 stack balconies and window drop.

The Engineer and Foreman flood tested the 08 and 09 stack balconies. Minimal ponding water was identified mainly on the 7th and 6th floors. It appears the water may be getting stopped by the scupper height. The Foreman will see if there is any way to lower the bottom of the scupper to help promote drainage.

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Timothy J. Snook, P.E.
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