



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. 93	Page 1 of 1
Project:	Southpoint Condominium	Inspection For:	Restoration Project
Day/Date:	Friday, March 19, 2021	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:	65 Degrees @ 8:15 A.M. Sunny Light Breeze 10% Chance of Rain		
Workforce Total:	13		
Activities:	Concrete repair, painting, stucco application, window installation		

Observation Report:

The Engineer was on-site to inspect the concrete repairs at the window openings of Units 301 and 501 (See Photos 1-3). All excavations conformed to ICRI standards and were approved to be cast. Casting of approved repairs is in-progress.

Painting is in-progress on the 4th and 5th floor walkways.

Stucco application continues on the 04/05 balcony stack.

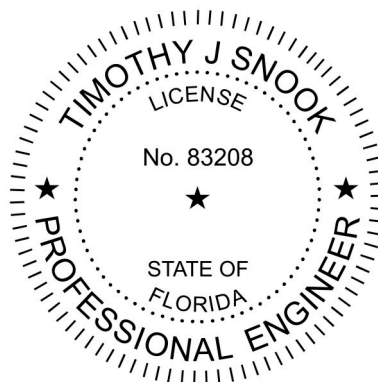
Installation of the East window in Unit 201 is in-progress.

The Engineer punched out the beach access walls on the North side of the property. The paint was uniformly applied with minimal touch up needed. The areas needed touch up were marked for correction.

The Engineer, Foreman and Window Foreman punched out the interiors of the Units on the North half of the building floors 1, 2, 3 and 4 with the exception of the 01 stack. The drywall texture matched closely to the existing texture. The sealant beads were neatly tooled and compressed. The windows were construction cleaned. The windows operated as designed. A punch list was compiled and is attached.

UNITED ENGINEERING CONSULTANTS

Timothy J. Snook, P.E.
Florida License No. 83208



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Picture 1: Unit 501 sill repair



Picture 2: Unit 501 header repair



Picture 3: Unit 301 header repair

Punch List Interiors North Half Floors 1, 2, 3, 4

- Typical – install snap covers
- Typical – install screens
- Unit 406: East – adjust locks, touch up paint
- Unit 405: East – adjust rollers, touch up paint
- Unit 404: East – touch up paint
- Unit 403: East – touch up paint
- Unit 402: West – remove stickers
- Unit 306: West – remove stickers
- Unit 305: East – touch up paint, adjust South sash lock
- Unit 304: East – touch up paint
- Unit 304: West – remove stickers
- Unit 303: East – touch up paint
- Unit 303: West – replace handle
- Unit 302: ok
- Unit 202: ok
- Unit 203: East – adjust North sash lock
- Unit 203: West – remove stickers
- Unit 204: East – clean windows
- Unit 204: West – touch up paint, remove stickers
- Unit 205: East – touch up paint
- Unit 205: West – adjust window, remove tape
- Unit 206: East – missing lock, adjust bottom right lock
- Unit 206: West – remove stickers, adjust top lock
- Unit 106: East – clean glass and track, touch up paint
- Unit 106: West – remove stickers
- Unit 105: East – touch up paint on handle
- Unit 104: East – RS on North sash track, clean windows, touch up paint
- Unit 104: West – remove stickers
- Unit 103: East – replace handle, touch up paint, adjust rollers on South sash
- Unit 103: West – adjust lock, clean window
- Unit 102: East – touch up paint
- Unit 102: West – clean glass