

FIELD OBSERVATION REPORT
Price Structural Engineers, Inc.

Project: 3 – Unit Apartment
Location: 62 Cumberland St.; Portland, ME
Date: February 19, 2011
Time: 9:30 PM

Weather: Partly Cloudy
Temperature: 20 deg. F. +/-
Contractor: Island Carpentry
Site contact: Mike White, Paul Ledman

Project Items to be Observed:

Wood Framing and general progress

Field Observations / Project Status:

1. Contractor has proceeded to 2nd floor level.
2. Walls checked for plumbness at random locations and in general look acceptable.
3. Not all beams have hangers. Contractor said that installation is pending or at some locations a wall will continually support the beam from below.
4. Lintel framing looks acceptable at locations that have been completed.
5. A portion of the ground floor slab was installed.
6. Stair stringers not yet installed.

Items Needing Correction:

1. Steel beam pocket at grid 11/A.9 was placed too low. Contractor shall provide adequate temporary support of steel beam and infill void below beam with solid concrete (f'c = 4000 psi). The temporary shoring shall remain in place until concrete has cured a minimum of 7 continuous days unless 2% accelerator or "high early" concrete is used in concrete mix design which would reduce curing period to 3 days.
2. Missing anchor bolts – install 3/4" diameter Hilti Kwik bolts with 4" embedment in concrete per Hilti requirements including, but not limited to hole diameter, cleaning of hole and nut tightness.
3. Joist and beams hangers missing at some joists and beams.
4. Nails missing from some joist and beam hangers.

Corrective action taken:

- 1.

General:

The purpose of this site visit is to observe the project and generally become familiar with the progress and quality of the Contractor's work and to assess whether the work is proceeding in general conformance with the construction documents regarding the specific items listed within this report. The client has not retained Price Structural Engineers Inc. to make detailed inspections of every structural component, perform structural design or to provide exhaustive or continuous project review.

Price Structural Engineers Inc. shall not, during such visits or as a result of any observations of construction, supervise, direct or have control over Contractor's work nor shall Price Structural Engineers Inc. have authority over or responsibility for the equipment, means, methods, techniques or procedures by the Contractor or health and safety precautions in programs incident to the work of the Contractor. Price Structural Engineers Inc. does not assume responsibility for Contractor's failure to comply with laws, rules, regulations or codes or the Contractor's failure to furnish and perform their work in accordance with the construction documents and does not guarantee the performance of the construction contract by the Contractor.

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Photo # 1 – Overall View



Photo #2 – Unacceptable steel beam support



Photo # 3 – Utilities at Slab Penetrations



Photo #4 – Hangers missing at some joists



Photo # 5 – Nail spacing at floor sheathing edges



Photo #6 – Double jack studs at garage lintels