

FIELD OBSERVATION REPORT
Price Structural Engineers, Inc. (PSE)

Project: 3 – Unit Apartment
Location: 62 Cumberland St.; Portland, ME
Date: Apr. 29 & May 10, 2011
Time: 11:00 AM

Weather: Partly Cloudy
Temperature: 55 deg. F. +/-
Contractor: Island Carpentry
Site contact: Mike White

Project Items to be Observed:

Final Structural Site visits

Field Observations / Project Status:

1. Structural adjustments had been performed and were being finalized during the site visits, see “Corrective Action Taken” below.
2. Other items were discussed and contractor stated that this work would also be completed after the final site visit.:
 - a. More nails added to ground floor shear walls so nail spacing would be less than 4”.
 - b. Guardrails on top of deck posts would be installed, stainless steel fasteners added.
 - c. Continuous 2x4 ledger added above main stair at second floor (replaces triangle blocking described in previous reports).

Corrective Action Taken:

1. A double 2x10 beam supporting the front porch was supported at the east end near the steel column at B/2 by a column underneath, see attached photos.
2. Pressure -treated door jambs were observed adjacent to the garage door openings, see attached photos.
3. Guardrail post anchorage connections were reinforced, see attached photos.
4. The stair stringers at the primary stair were relocated and connected directly to the existing VLAM beam with approved hangers, see attached photos.
5. The beam extending between grid B/5 and B/6 was reinforced with a Versalam sister, see attached photos.
6. The triple 2x beam at the west side of the elevator was connected with beam hangers at each end, see attached photos.
7. The center stringer leading to the 3rd floor had a ledger underneath at the connection near the top of the stair, see attached photos.

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.

Report prepared by: David A. Price, P.E.

Distribution: Mike White – Island Carpentry
Paul Ledman – Eco Capital, LLC
Richard Lo – Kaplan Thompson Architects



Photo # 1 – Steel beam Pocket filled w/ concrete



Photo #2 – Pressure treated jack studs at doors



Photo # 3 – Post supporting 1st floor beam



Photo #4 – Stair stringer supports



Photo # 5 –VLAM sister added @ 1st floor beam



Photo #6 – Beam Hangers added near elevator



Photo # 7 –Ledger added below stringer- top stair



Photo #8 – Guardrail post base reinforcement

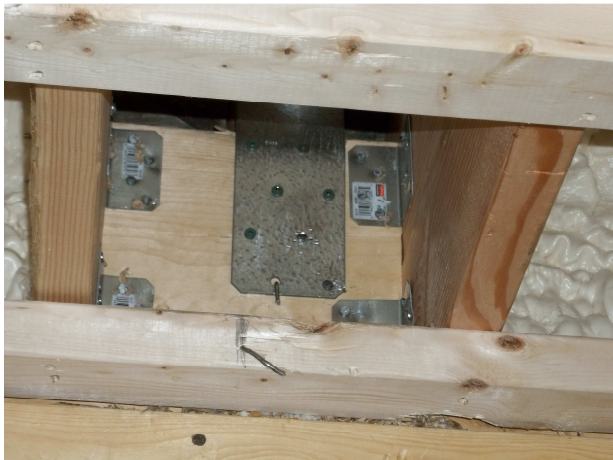


Photo # 9 – Guardrail post base reinforcement (below)



Photo #10 – Guardrail post base reinforcement



Photo # 11 – Guardrail post base reinforcement



Photo #12 –Similar area as previous