

Engineer visit sheet: columns and beams

Gallardía

Note what you see on each cracked column or beam and bring it to the professional's visit. This is not a diagnosis. gallardia.lat/en/guia/grieta-en-columna-o-viga-panama/

Before you start: if there are damaged columns, spalled concrete, bent rebar, leaning walls or considerable damage, do not go in and call. Emergencies: **911** · SINAPROC **520-4426 / 4427 / 4429** · WhatsApp **6998-4809**. Source: SINAPROC infographic, August 2026; CENAPRED (2011), p. 80.

1. EACH CRACKED ELEMENT

NO.	WHERE (ROOM, CORNER, FLOOR)	ELEMENT*	DIRECTION**	LENGTH	PHOTO NO.	RUST, MOISTURE, LOOSE CONCRETE, VISIBLE REBAR
E1						
E2						
E3						
E4						
E5						

* TC = tie column · TB = tie beam · C = building column · B = building beam · S = slab · ? = don't know.

** D = diagonal or X · H = horizontal · V = vertical · P = straight and parallel to a bar · Sp = spalled concrete.

2. SIGNS TO TICK

- | | |
|---|--|
| ☐ Diagonal or X crack across the element | ☐ Visible rebar |
| ☐ Horizontal cracks in a column | ☐ Bent or broken rebar |
| ☐ Vertical cracks in a beam | ☐ Crack visible on the other face |
| ☐ Straight cracks following the rebar | ☐ Leak, efflorescence or moisture nearby |
| ☐ Rust-colored stains | ☐ Home near the sea or an industrial area |
| ☐ Spalled or bulging concrete | ☐ Crack changed between dates |

Technical guidance: inclined at about 45 degrees, shear; horizontal in a column or vertical in a beam, bending (CENAPRED, p. 72). Rust stains followed by straight cracks parallel to the rebar, corrosion (USACE EM 1110-2-2002, p. 3-6). The engineer confirms the cause.

3. BEFORE APPROVING A REPAIR, ASK IN WRITING FOR

- ☐ A signed and sealed diagnosis of the cause, with the engineer's license number (Ley 15 de 1959, art. 4).
- ☐ Type of work: structural repair, strengthening (for example, jacketing) or removal and replacement of concrete damaged by corrosion (CENAPRED, p. 61; USACE, p. 4-7).
- ☐ If there is strengthening or a structural change: calculation report and documented inspection during the works (REP-2021, 15.1 and 15.4).
- ☐ What will be done about the cause: water, leaks or loads.
- ☐ Permit: in the district of Panama, structural changes do not go through a Visto Bueno but through a Plano Misceláneo; confirm with the DOYC (DOYC guide, 2026).
- ☐ In a condominium (PH): notice to the administration and approval under Ley 284 (Board for a notorious emergency, art. 6 item 20; Contingency Fund with 51 %, arts. 46-48).

Contacts. Licensed engineer and registration no.: _____ · Condominium administration: _____
_____ · Insurer and policy: _____