



HEADQUARTERS
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FIELD OBSERVATION REPORT - Bldg #14

Permit No. 18-131555-00 BC
 Owner: Vintage Grand Condo Assn, Inc.
 Project Address: 4017 Crochens Lake Blvd., Sarasota, FL
 Contractor: RL James Inc
 Inspector (s): Mark Boss / Steve Mainardi / Glenn Warburton
 Type of Assessment: Progress

Project: R1503-302D
 Contact: Glenn Atelli
 Phone/Fax: (941) 923-7380
 Contact: Craig Nicholas / Robert Branncombe
 Phone: (941) 232-6486 / (239) 378-1978

Date: 09/19/18 Time: 8:15 AM Weather: Sunny
 Date: 09/21/18 Time: 1:30 PM Weather: Partly Cloudy
 Approx. Temp.: 80° F
 Approx. Temp.: 90° F

Elevation	Demo	Gable Bracing	Gable Vents	Framing & Strapping	Sheathing	Softit	Window flashing	Window Install	Stucco Lath Acc	Stucco	Sealant	Painting	Punch	Comments
A		NA	NA											
B		NA	NA											
C														
D	/	NA	NA	/			/	/						
E	X	NA	NA	X	/		/	/						Contractor has not meet requirements for fastening plywood sheathing at all perimeters 4" O.C. as per drawings and will make corrections prior to installation of Tyvek Building Wrap (Photograph #7).
F														

ACTION REQUIRED BY CONTRACTOR:

1. Provide Affidavit staging scaffolding meet OSHA requirements.
2. Determine location each required mock-up (framing & strapping, sheathing, Tyvek, stucco, window & window flashing, sealant joints, and painting).
3. Provide remaining submittals. Stucco Sample warranty is outstanding.
4. Contractor has not meet requirements for fastening plywood sheathing at all perimeters 4" O.C. as per drawings and will make corrections prior to installation of Tyvek Building Wrap (Photograph #7).

ACTION REQUIRED BY OWNER:

1. Roof tiles at corner have come loose causing a leak and rotten roof sheathing below. Contractor will make repair to sheathing after owners roofing contractor has repaired leak.
2. Regrade soils around building to provide a minimum of 6 inches from top of grade to bottom of stucco and slope grade 2% to provided positive drainage.

ACTION REQUIRED BY ENGINEER:

GENERAL COMMENTS:

1. Contractor removing original mock up installation that did not meet NOAs or manufactures fastening requirements (Photograph #1).
2. Contractor re-built framing for installation of new mock up per NOAs, manufacture guidelines and ESI #4 by Delta (Photograph #2).
3. Contractor has re - installed windows following NOAs, manufacture recommendations and ESI #4. Tyvek technical representative will inspect and assist in completion of mock up final flashing (Photograph #3).
4. Specified, submitted and approved products verified on site and used for mock up (Photographs #4 and #5).
5. Contractor has corrected areas where PT plywood was not used at lower sections of balcony columns (Photograph #6).
6. Contractor has replaced header and added strapping as per drawings and specifications (Photograph #8).
7. Contractor has replaced framing where marked by Delta for replacement at lower sections (Photographs #9 and #10).
8. Contractor has replaced column and installed anchors and connectors as per drawings and specifications (Photograph #11).
9. Contractor has installed upper window and Tyvek building wrap (Photograph #12).

Based on the site observations conducted, this Firm certifies that to the best of its knowledge and belief, the Work has progressed as stated in accordance with the construction documents, and that the information provided in this report is true and correct. This communication is intended as a record of the conditions observed as of the date of the site visit solely.

Engineer: 
 Date: 9-21-18

PHOTOGRAPHS

PHOTOGRAPH #1



**BUILDING 14
WINDOW INSTALLATION MOCK-UP
UNIT #1412 GROUND LEVEL**

Contractor removing original mock up installation that did not meet NOAs or manufactures fastening requirements.

PHOTOGRAPH #2



**BUILDING 14
WINDOW INSTALLATION MOCK-UP
UNIT #1412 GROUND LEVEL**

Contractor re-built framing for installation of new mock up per NOAs, manufacture guidelines and ESI #4 by Delta.

PHOTOGRAPH #3



**BUILDING 14
WINDOW INSTALLATION MOCK-UP
UNIT #1412 GROUND LEVEL**

Contractor has re - installed windows following NOAs, manufacture recommendations and ESI #4. Tyvek technical representative will inspect and assist in completion of mock up final flashing.

PHOTOGRAPH #4



**BUILDING 14
WINDOW INSTALLATION MOCK-UP
UNIT #1412 GROUND LEVEL**

Specified, submitted and approved products verified on site and used for mock up.

PHOTOGRAPH #5



**BUILDING 14
WINDOW INSTALLATION MOCK-UP
UNIT #1412 GROUND LEVEL**

Specified, submitted and approved products verified on site and used for mock up.

PHOTOGRAPH #6



**BUILDING 14
ELEVATION E Balcony Type C1A**

Contractor has corrected areas where PT plywood was not used at lower sections of balcony columns.

PHOTOGRAPH #7



**BUILDING 14
ELEVATION E**

Contractor has not meet requirements for fastening plywood sheathing at all perimeters 4" O.C. as per drawings and will make corrections prior to installation of Tyvek Building Wrap.

PHOTOGRAPH #8



**BUILDING 14
ELEVATION E BREEZWAY**

Contractor has replaced header and added strapping as per drawings and specifications.

PHOTOGRAPH #9



**BUILDING 14
ELEVATION D**

Contractor has replaced framing where marked by Delta for replacement at lower sections.

PHOTOGRAPH #10



**BUILDING 14
ELEVATION D**

Contractor has replaced framing where marked by Delta for replacement at lower sections.

PHOTOGRAPH #11



**BUILDING 14
ELEVATION D BREEZWAY**

Contractor has replaced column and installed anchors and connectors as per drawings and specifications.

PHOTOGRAPH #12



**BUILDING 14
ELEVATION E**

Contractor has installed upper window and Tyvek building wrap.

PHOTOGRAPH #13



**BUILDING 14
ELEVATION D**

Contractor has installed strapping and connectors and is starting sheathing installation.

PHOTOGRAPH #14



**BUILDING 14
ELEVATION E Balcony Type C1A**

Contractor has poured pedestals for columns as per drawings and set anchors with Simpson-Tie Strong XP Epoxy.