



HEADQUARTERS
10405 TECHNOLOGY TERRACE
LAKEWOOD RANCH, FL 34211
PH: 941-727-2600 FX: 941-758-5012
www.delta-engineers.com

COPY DISTRIBUTION:
 Owner
 Contractor
 Architect / Engineer
 Building Department

FIELD OBSERVATION REPORT - Bldg #14

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

Project: R1503-302D
 Contact: Glenn Atwell
 Phone/Fax: (941) 923-7580
 Contact: Craig Nicholas / Robert Brancombe
 Phone: (941) 232-6486 / (239) 379-1978

Date: 10/23/18 Time: 8:00 AM
 Date: 10/24/18 Time: 1:00 PM
 Date: 10/26/18 Time: 9:00 AM

Weather: Partly Cloudy
 Weather: Partly Cloudy
 Weather: Partly Cloudy

Approx. Temp.: 68° F
 Approx. Temp.: 73° F
 Approx. Temp.: 81° F

Elevation	Demo	Gable Breach	Gable Vents	Framing & strapping	Sheathing	Soffit	Window flashing	Window Install	Stucco Lath Acc	Stucco	Sealant	Painting	Punch	Comments
A	/	NA	NA											Damage and collapse conditions observed, documented and marked for repairs (Photographs #7,#8, #9,#10,#11 and #12).
B	/	NA	NA											Damage and collapse conditions observed, documented and marked for repairs (Photographs #13,#14 and #15).
C	/													Damage and collapse conditions observed, documented and marked for repairs (Photographs #16 and #17).
D	X	NA	NA	X	X		X	X						
E	X	NA	NA	X	X		X	X	/					Stucco accessories and lath mock ups in review. Lath and accessories attachments are approved as per specifications (Photographs #1). 2" X 4" metal lath butterfly tied lath at each corner, will be required as per specification and drawings (Photograph #2). All transitions at corners and butt joints will be sealed with approved urethane sealants as per specifications (Photograph #3).
F	/			/	/		X	X						Below gable Tyvek building wrap and windows have been installed as per specifications and drawings (Photograph #6).

ACTION REQUIRED BY CONTRACTOR:

- Determine location each required mock-up (framing & strapping, sheathing, Tyvek, stucco, window & window flashing, sealant joints, and painting).
- SIKALASTIC ROOF PRO applied at base of sheathing transition to foundation as per ESI #1 has not been installed or corrected according to manufactures requirements.
- Contractor will make corrections as per OSHA regulations and provide letter as outlined by e-mail regarding scaffolding requirements. Erection, dismantling or altering must be supervised by competent person. The scaffolding access ladder is not correct, railings and walkboards missing are missing.
- Windows installed with new head flashing as per drawings and specification will require sealants at flashing to window prior to stucco details.
- Dryer vents in wall will require extension and flashing details per specifications prior to stucco system application.
- Provide alternate pricing requested for wall termination Change Order.
- At stucco accessories seal all transitions at corners and butt joints with approved urethane sealants as per specifications (Photograph #3). Provide weep holes at window head and balcony column stucco accessories as per drawings and specifications (Photographs #4 and #5).

ACTION REQUIRED BY OWNER:

- Roof tiles at corner have come loose causing a leak and rot in roof sheathing below. Three areas observed. Contractor will make repair to sheathing after owners roofing contractor has repaired leak.
- 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.
- Client to select and approve pricing provided by RLJ for sealing bottom edge detail addressed in ESI # 1 and alternates.

ACTION REQUIRED BY ENGINEER:

- None
- Damage and collapse conditions observed, documented and marked for repairs (Photographs #9,#10,#11 and #12).
- Damage and collapse conditions observed, documented and marked for repairs (Photographs #13,#14 and #15).
- Damage and collapse conditions observed, documented and marked for repairs (Photographs #16 and #17).

GENERAL COMMENTS:

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 report of the conditions observed as of the date of the site visit solely.

Engineer:

Date: 10-23-18



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 X Owner
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 X Architect / Engineer
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FIELD OBSERVATION REPORT - Bldg #25

Permit No. 1B-181665-08 BC
 Owner: Vintage Grand Condo Assn, Inc.
 Project Address: 4917 Crookers Lake Blvd., Sarasota, FL
 Contractor: RL James Inc
 Inspector (s): Mike Jones
 Type of Assessment: Progress

Project: R1603-302D
 Contact: Glenn Alesi
 Phone/Fac: (841) 825-7880
 Contact: Craig Nicholas / Robert Branscombe
 Phone: (841) 232-6486 / (239) 379-1978

Weather: Partly Cloudy
 Approx. Temp.: 81° F

Elevation	Demo	Gable Bracing	Gable Vents	Framing & Sheathing	Roofing	Window Flashing	Window Install	Stucco Lath Acc	Stucco	Sealant	Painting	Punch	Comments
A	/	NA	NA										Damage and collapse conditions identified and marked for repairs with contractor (Photograph #19 and #20).
B	/	NA	NA										
C		NA	NA										
D													
E		NA	NA										
F		NA	NA										
G		NA	NA										
H	/												

ACTION REQUIRED BY CONTRACTOR:

- Determine location each required mock-up (framing & sheathing, Tyeek, stucco, window & window flashing, sealant joints, and painting).
- Contractor will make corrections as per OSHA regulations and provide letter as outlined by e-mail regarding scaffolding requirements. Erection, dismantling, or altering must be supervised by competent person. The scaffolding access ladder is not correct, railings and walkboards missing are missing.
- Provide alternate pricing requested for wall lamination waterproofing Change Order.

ACTION REQUIRED BY OWNER:

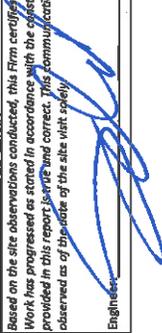
- None

ACTION REQUIRED BY ENGINEER:

- Access previous repairs to determine how much can remain or be removed for repairs.

GENERAL COMMENTS:

- Demolition removal work has begun with observations and documentations by Delta (Photograph #18).

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: 10-28-18

PHOTOGRAPHS

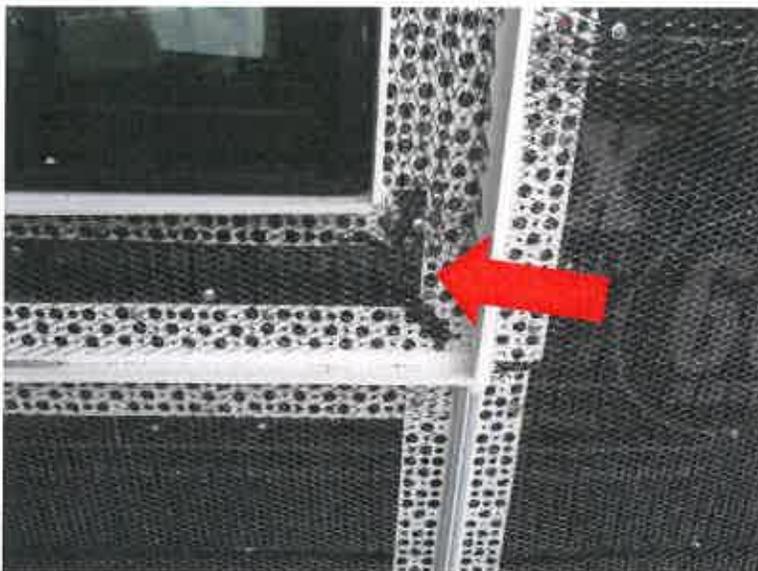
PHOTOGRAPH #1



**BUILDING 14
ELEVATION E**

Stucco accessories and lath mock ups in review. Lath and accessories attachments are approved as per specifications.

PHOTOGRAPH #2



**BUILDING 14
ELEVATION E**

Stucco accessories and lath mock ups in review. 2" X 4" metal lath butterfly tied lath at each corner, will be required as per specification and drawings.

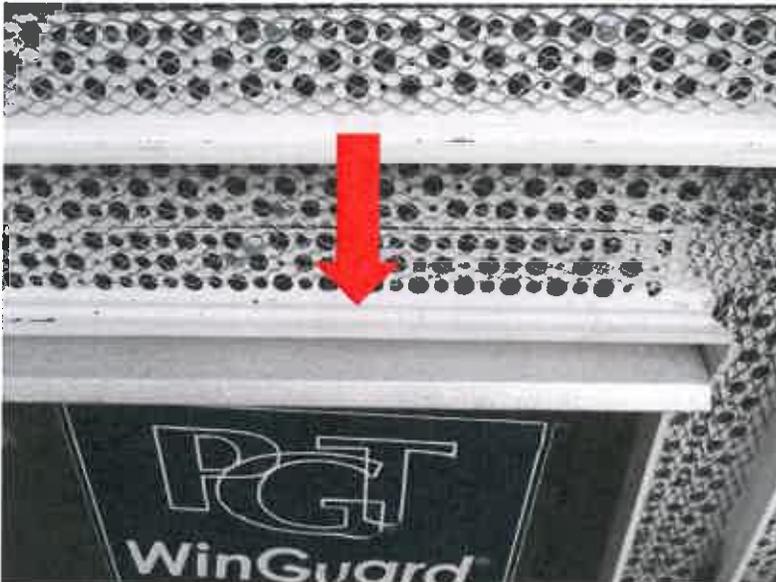
PHOTOGRAPH #3



**BUILDING 14
ELEVATION E**

Stucco accessories and lath mock ups in review. All transitions at corners and butt joints will be sealed with approved urethane sealants as per specifications.

PHOTOGRAPH #4



**BUILDING 14
ELEVATION E**

Stucco accessories and lath mock ups in review. Weep holes will be provided at head accessory detail as per specifications and drawings.

PHOTOGRAPH #5



**BUILDING 14
ELEVATION E**

Stucco accessories and lath mock ups in review. Weep holes will be provided at balcony columns accessory detail as per specifications and drawings.

PHOTOGRAPH #6



**BUILDING 14
ELEVATION F**

Below gable Tyvek building wrap and windows have been installed as per specifications and drawings.

PHOTOGRAPH #7



**BUILDING 14
ELEVATION A**

Damage and collapse conditions observed, documented and marked for repairs.

PHOTOGRAPH #8



**BUILDING 14
ELEVATION A**

Damage and collapse conditions observed, documented and marked for repairs.

PHOTOGRAPH #9



**BUILDING 14
ELEVATION A**

Damage and collapse conditions observed, documented and marked for repairs.

PHOTOGRAPH #10



**BUILDING 14
ELEVATION A**

Damage and collapse conditions observed, documented and marked for repairs.

PHOTOGRAPH #11



**BUILDING 14
ELEVATION A**

Damage and collapse conditions observed, documented and marked for repairs.

PHOTOGRAPH #12



**BUILDING 14
ELEVATION A**

Damage and collapse conditions observed, documented and marked for repairs.

PHOTOGRAPH #13



**BUILDING 14
ELEVATION B**

Damage and collapse conditions observed, documented and marked for repairs.

PHOTOGRAPH #14



**BUILDING 14
ELEVATION B**

Damage and collapse conditions observed, documented and marked for repairs.

PHOTOGRAPH #15



**BUILDING 14
ELEVATION B**

Damage and collapse conditions observed, documented and marked for repairs.

PHOTOGRAPH #16



**BUILDING 14
ELEVATION C**

Damage and collapse conditions identified and marked for repairs with contractor.

PHOTOGRAPH #17



**BUILDING 14
ELEVATION C**

Damage and collapse conditions identified and marked for repairs with contractor.

PHOTOGRAPH #18



**BUILDING 25
ELEVATION A**

Demolition removal work has begun with observations and documentations by Delta.

PHOTOGRAPH #19



**BUILDING 25
ELEVATION A**

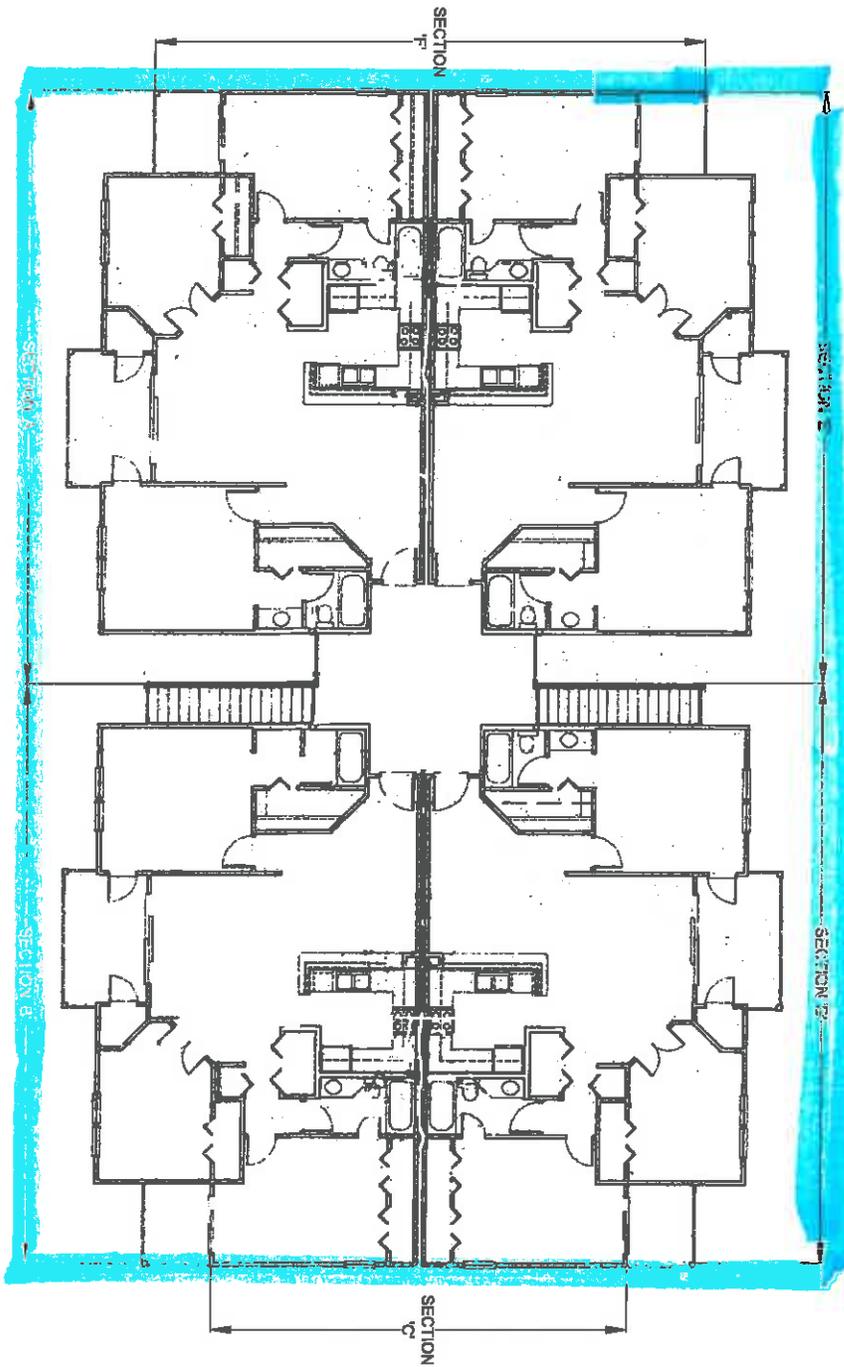
Damage and collapse conditions identified and marked for repairs with contractor.

PHOTOGRAPH #20



**BUILDING 25
ELEVATION A**

Damage and collapse conditions identified and marked for repairs with contractor.



1 BUILDING #14 FLOOR PLAN - TYPE 5
S-1.0A SCALE: N.T.S.

AREA OF WORK



TO THE BEST OF THE ENGINEERS KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 2017 BUILDING CODE AND ALL OTHER APPLICABLE PRE-SALE STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 653 AND CHAPTER 633, FLORIDA STATUTES.

THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF 1 YEAR AFTER THE DATE IT IS SIGNED OR UNTIL A NEWER VERSION OF THE BUILDING CODE, HAVING JURISDICTION, IS ADOPTED, WHICH EVER OCCURS FIRST.

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DRAWING TITLE:
BUILDING #14 FLOOR PLAN - TYPE 1

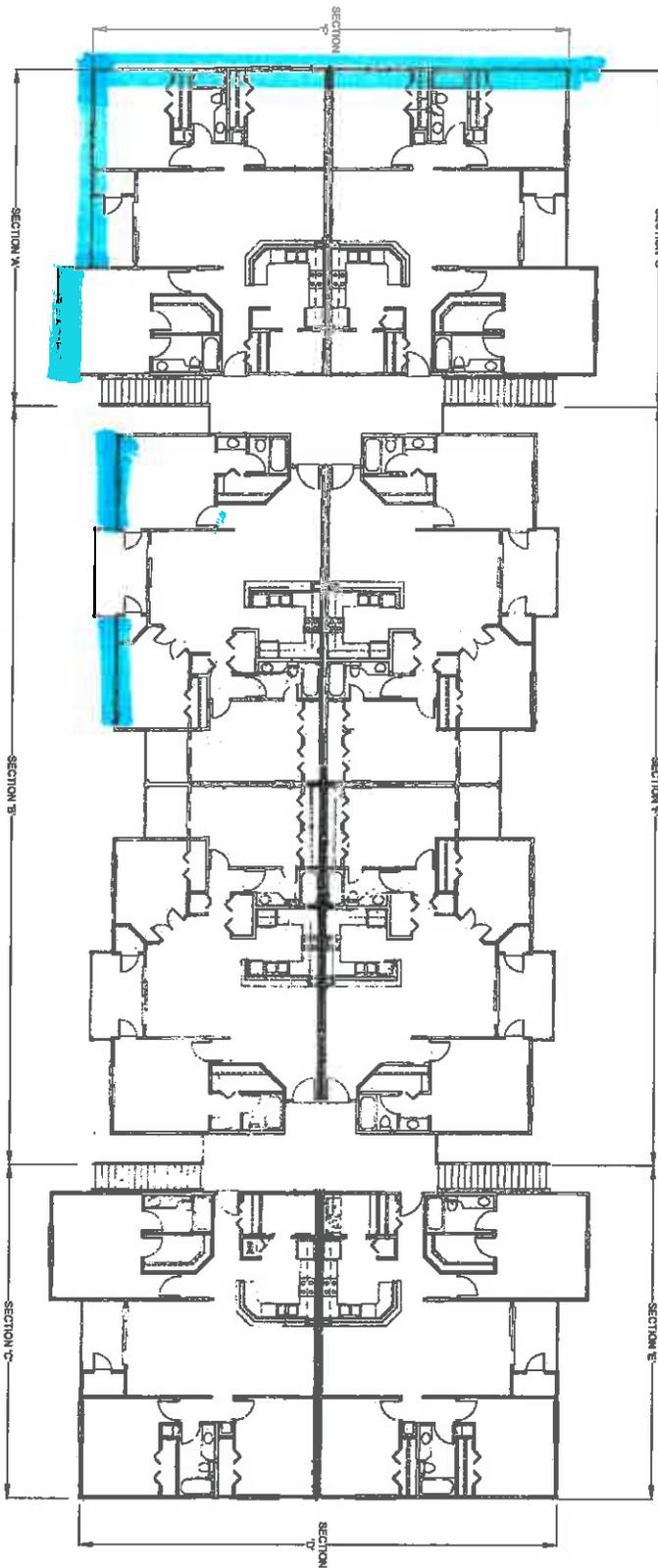
PROJECT NAME:
WOOD FRAME REPAIRS & RELATED WORK (PHASE II)
VINTAGE GRANDE CONDOMINIUM ASSOCIATION, INC.
4012 CROCKERS LAKE BLVD., SARASOTA, FL 34238

SEAL:
STEVEN J. MAINARDI, P.E.
#56563

DELTA JOB # R1503-302D
DRAWN BY: M.P.J.
CHECKED BY: C.M.D.
APPROVED BY: S.J.M.
DATE: 05/07/18

ISSUE DATES & REVISIONS
PERMIT SET 05-07-18

SHEET S-1.0A



1 BUILDING #25 FLOOR PLAN - TYPE 1
 S-1.0 SCALE: N.T.S.

AREA OF WORK



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DRAWING TITLE:
 BUILDING #25 FLOOR PLAN - TYPE 1

PROJECT NAME:
 WOOD FRAME REPAIRS & RELATED WORK (PHASE II)
 VINTAGE GRANDE CONDOMINIUM ASSOCIATION, INC.
 4012 CROCKERS LAKE BLVD., SARASOTA, FL 34238

SEAL:
 STEVEN J. MAINARDI, P.E.
 #56563

DELTA JOB # R1803-302D
 DRAWN BY: M.P.J.
 CHECKED BY: C.M.D.
 APPROVED BY: S.J.M.
 DATE: 05/07/18

ISSUE DATES & REVISIONS:
 PERMIT SET 06-07-18

SHEET S-1.0