



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

FIELD OBSERVATION REPORT - Bldg #14

Permit No. 16-131655-00 BC
Owner: Vintage Grand Condo Assn, Inc.
Project Address: 4017 Crocodiers Lake Blvd, Sarasota, FL
Contractor: RL James Inc
Inspector (s): Mark Boss PM
Type of Assessment: Progress

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

Date: 12/18/18 Time: 8:25 AM
Date: 12/21/18 Time: 8:00 AM

Weather: Sunny
Weather: Cloudy

Apprx. Temp.: 52° F
Apprx. Temp.: 61° F

COPY DISTRIBUTION:
 Owner
 Contractor
 Architect / Engineer
 Building Department

LEGEND:
 X: Complete
 /: In Progress

Elevation	Demo	Cable Bracing	Gable Vents	Framing & Sheathing	Soffit	Window Flashing	Window Install	Stucco Lath	Stucco	Sealant	Painting	Punch	Comments
A	X	NA	NA	X	X	X	X	X	X				New Stucco to existing stucco termination is too far outboard on this corner balcony. Termination is to occur within the balcony area that will not be seen from the exterior when screen framing is installed. (Photograph #4). Contractor has begun scratch coat of stucco as per specifications. Job site has been cleaned up in preparation for holiday break. (Photograph #5).
B	X	NA	NA	X	X	X	X	X	X				Contractor has not completed flashing requirements at hose bib penetration as required.
C	X	X	X	X	X	X	X	X	X				Flashing at balcony has been re-positioned and will require stucco accessories, lath and new stucco as per specifications. Contractor has replaced drywall and window sills as required and finish painted to match as close as possible. (Photograph #3).
D	X	NA	NA	X	X	X	X	X	X				Contractor has applied scratch coat and was applying brown coat of stucco. (Photograph #1). Contractor has applied finish texture coat of stucco. (Photograph #2).
E	X	NA	NA	X	X	X	X	X	X				
F	X	X	X	X	X	X	X	X	X				

ACTION REQUIRED BY CONTRACTOR:

- Determine location each required mock-up (framing & sheathing, Tyvek, stucco, window & window flashing sealant joints, and painting).
- New Stucco to existing stucco termination is too far outboard on this corner balcony. Termination is to occur within the balcony area that will not be seen from the exterior when screen framing is installed. (Photograph #4).

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

- SILYASTIC ROOF PRO applied at base of sheathing transition to foundation as per ESI #1 has not been installed or corrected according to manufacturers requirements.
- New Stucco to existing stucco termination is too far outboard on two balconies. Termination is to occur within the balcony area that will not be seen from the exterior when screen framing is installed.
- Contractor to remove construction debris daily. Construction safety barriers to remain in place until completion of this project.
- Dryer vents in wall will require extension and flashing details per specifications prior to stucco system application.
- Kick-out flashing above existing roof shingles. Contractor to remove and reinstall per contractor drawing.
- Contractor has not completed flashing requirements at hose bib penetration as required.
- Contractor has not sealed bottom edge of wall termination as per C.O. #7. Stucco sweep screen accessories and stucco has already been applied and will require removal for proper application.
- Unit # 411- Water penetrated the interior plate of window at the bottom right sill location, failing the test. Contractor will perform corrective measures and re schedule water testing.
- Flashing at balcony has been re-positioned and will require re-placing stucco accessories, lath and new stucco as per specifications.

ACTION REQUIRED BY OWNER:

- 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:

- Provide ESI for repair work behind FPL electrical boxes at Elevation "C".

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 only.

Engineer:  Date: 12/21/18



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FIELD OBSERVATION REPORT - Bldg #25

Permit No.: 18-146012-00 BC
 Owner: Vintage Grand Condo Assn, Inc.
 Project Address: 4017 Crookes Lake Blvd., Sarasota, FL
 Contractor: RL James Inc
 Inspector (s): Mark Boss
 Type of Assessment: Progress

Project: R1509-302D
 Contact: Glenn Alelli (941) 923-7380
 Phone/Fax: Craig Nicholas / Robert Baracome (941) 232-6486 / (239) 379-1878

Date: 12/18/18
 Date: 12/21/18

Time: 8:25 AM
 Time: 8:00 AM

Weather: Sunny
 Weather: Cloudy

Approx. Temp.: 82° F
 Approx. Temp.: 61° F

Elevation	Demo	Gable Breaching	Gable Vents	Framing & Strapping	Sheathing	Softi	Window Flashing	Window Install	Stucco Lath Acc	Stucco	Sealant	Painting	Punch	Comments
A	X	NA	NA	/	/									Contractor has completed repairs, applied termite and lumber treatments to framing, installed new insulation and begun sheathing (Photograph #8). Contractor has not completed sealing the bottom edge of sheathing to the base plate as per C.O. # 7 and detail provided by Delta. Corrections will be required prior to application of weep screen (Photograph #9). New sheathing left unprotected from the elements and walls above breezeway left open. Contractor is required to protect and cover as per project manual and specifications. (Photographs #10 and #11).
B	X	NA	NA	/	/									Open walls were wind conditions have blown off protection have been exposed to wet conditions. Contractor is required to protect and cover as per project manual and specifications. Conditions will require evaluation and repair as required prior to sheathing installation (Photographs #12 and #13).
C	X	NA	NA	/	/									Contractor has not installed all nails as per specifications in the strapping and will be required to complete nailing prior to Delta inspection and sheathing installation (Photograph #7). Contractor has over-driven nails into the sheathing and is required to re-fasten where fastener has been over-driven (Photograph #9). Open walls were exposed to wet conditions. Contractor is required to protect and cover as per project manual and specifications. Conditions will require evaluation and repair as required prior to sheathing installation (Photograph #14).
D														
E		NA	NA											
F		NA	NA											
G		NA	NA											
H	X			/										Extensive repairs of subfloors, and wall studs are in progress as per drawings and specifications.

ACTION REQUIRED BY CONTRACTOR:

- Determine location each required mock-up (framing & strapping, sheathing, Tyvek, stucco, window & window flashing, sealant joints, and painting).
- Contractor has not installed all nails as per specifications in the strapping and will be required to complete nailing prior to Delta inspection and sheathing installation (Photograph #7).
- Contractor has not completed sealing the bottom edge of sheathing to the base plate as per C.O. # 7 and detail provided by Delta. Corrections will be required prior to application of weep screen (Photograph #9).
- Contractor has over-driven nails into the sheathing and is required to re-fasten where fastener has been over-driven (Photograph #9).
- New sheathing was left unprotected from the elements and walls above breezeway left open. Contractor is required to protect and cover as per project manual and specifications. (Photographs #10 and #11).
- Open walls were exposed to wet conditions. Contractor is required to protect and cover as per project manual and specifications. Conditions will require evaluation and repair as required prior to sheathing installation (Photographs #12 and #13).

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

- Several strips have been installed without nailing all nail holes as required. Contractor will make corrections prior to re-inspection by Delta.

ACTION REQUIRED BY OWNER:

- 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:

- None

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: 12/21/18

PHOTOGRAPHS

PHOTOGRAPH #1



BUILDING 14 ELEVATION F

Contractor has applied scratch coat and was applying brown coat of stucco.

PHOTOGRAPH #2



BUILDING 14 ELEVATION F

Contractor has applied finish texture coat of stucco.

PHOTOGRAPH #3



**BUILDING 14
UNIT #1424 - ELEVATION D**

Contractor has replaced drywall and window sills as required and finish painted to match as close as possible.

PHOTOGRAPH #4



**BUILDING 14
ELEVATION A**

New Stucco to existing stucco termination is too far outbound on this corner balcony. Termination is to occur within the balcony area that will not be seen from the exterior when screen framing is installed.

PHOTOGRAPH #5



**BUILDING 14
ELEVATION A**

Contractor has begun scratch coat of stucco as per specifications. Job site has been cleaned up in preparation for holiday break.

PHOTOGRAPH #6



**BUILDING 25
ELEVATION A**

Contractor has completed repairs, applied termite and lumber treatments to framing, installed new insulation and begun sheathing installation.

PHOTOGRAPH #7



**BUILDING 25
ELEVATION C**

Contractor has not installed all nails in the strapping as per specifications and will be required to complete nailing prior to Delta inspection and sheathing installation.

PHOTOGRAPH #8



**BUILDING 25
ELEVATION A**

Contractor has not completed sealing the bottom edge of sheathing to the base plate as per C.O. # 7 and detail provided by Delta. Corrections will be required prior to application of weep screed.

PHOTOGRAPH #9



**BUILDING 25
ELEVATION C**

Contractor has over-driven nails into the sheathing and is required to re-fasten where fastener has been over-driven.

PHOTOGRAPH #10



**BUILDING 25
ELEVATION A**

New sheathing was left unprotected from the elements. Contractor is required to protect and cover as per project manual and specifications.

PHOTOGRAPH #11



**BUILDING 25
ELEVATION A**

Walls above breezeway left open without protection from the elements. Contractor is required to protect and cover as per project manual and specifications.

PHOTOGRAPH #12



**BUILDING 25
ELEVATION B**

Open walls were exposed to wet conditions. Contractor is required to protect and cover as per project manual and specifications. Conditions will require evaluation and repair as required prior to sheathing installation.

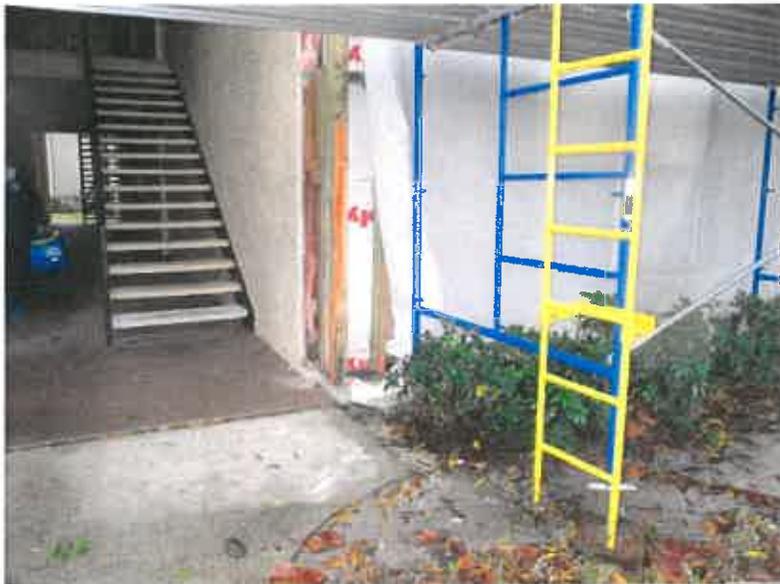
PHOTOGRAPH #13



**BUILDING 25
ELEVATION B**

Open walls were exposed to wet conditions. Contractor is required to protect and cover as per project manual and specifications. Conditions will require evaluation and repair as required prior to sheathing installation.

PHOTOGRAPH #14



**BUILDING 25
ELEVATION C**

Open walls were exposed to wet conditions. Contractor is required to protect and cover as per project manual and specifications. Conditions will require evaluation and repair as required prior to sheathing installation.