



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

**FIELD OBSERVATION REPORT - Bldg #25**

Permit No: 18-14807-2-00 BC  
Owner: Vintage Grand Condo Assn, Inc.  
Project Address: 4017 Crickets Lake Blvd, Sarasota, FL  
Contractor: RL James Inc  
Inspector (s): Mark Boss  
Type of Assessment: Progress

Date: 01/15/19 Time: 7:45 AM  
Date: 01/17/19 Time: 8:00 AM

Weather: Partly Cloudy  
Weather: Sunny

Approx. Temp.: 54° F  
Approx. Temp.: 48° F

Project: R1903-302D  
Contact: Glenn Abell (941) 823-7390  
Phone/Fax: (941) 232-6488 / (239) 379-1978  
Contact: Craig Nickless / Robert Barrecomba  
Phone: (941) 232-6488 / (239) 379-1978

**COPY DISTRIBUTION:**  
 Owner  
 Contractor  
 Architect / Engineer  
 Building Department

**LEGEND:**  
 X: Complete  
 /: In Progress

| Elevation | Demo | Gable Bracing | Gable Vents | Framing & Sheathing | Softi | Window flashing | Window Install | Stucco Lath Acc | Stucco | Sealant | Painting | Punch | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------|------|---------------|-------------|---------------------|-------|-----------------|----------------|-----------------|--------|---------|----------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A         | X    | NA            | NA          | X                   | /     | X               | X              |                 |        |         |          |       | Weather barrier and windows have been installed as per drawings manufacturer NOAs and specifications (Photograph #11).                                                                                                                                                                                                                                                                                                                                                                                                          |
| B         | X    | NA            | NA          | X                   | /     | X               | X              |                 |        |         |          |       | Weather barrier and windows have been installed as per drawings manufacturer NOAs and specifications (Photograph #14).                                                                                                                                                                                                                                                                                                                                                                                                          |
| C         | X    | NA            | NA          | X                   | /     | X               | X              |                 |        |         |          |       | Contractor has staged materials outside of construction fencing. Construction materials are to be organized within fenced construction area and site cleaned daily (Photograph #17).                                                                                                                                                                                                                                                                                                                                            |
| D         | X    | /             | /           | /                   | /     | /               | /              |                 |        |         |          |       | Contractor has completed framing repairs at gable end wall and begun gable bracing (Photograph #13).<br>Contractors, Sub-Contractor applying Bora-Care Termite treatment as per specifications (Photograph #15).                                                                                                                                                                                                                                                                                                                |
| E         |      | NA            | NA          |                     |       |                 |                |                 |        |         |          |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| F         |      | NA            | NA          |                     |       |                 |                |                 |        |         |          |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| G         |      | NA            | NA          |                     |       |                 |                |                 |        |         |          |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| H         | X    | /             | /           | X                   | /     | /               | /              |                 |        |         |          |       | Contractor has completed repairs at gable end wall and begun sheathing (Photograph #12). Soil grade is all the way up to the new sheathing. Owners are required to 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 (Photograph #16). Contractor has staged materials outside of construction fencing. Construction materials are to be organized within fenced construction area and site cleaned daily (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.

*[Signature]*  
1-21-19

**ACTION REQUIRED BY CONTRACTOR:**

- Contractor has staged materials outside of construction fencing. Construction materials are to be organized within fenced construction area and site cleaned daily (Photographs #17 and #18).

**PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:**

- Open walls where wind conditions have blown off protection have been exposed to wet conditions. Conditions will require evaluation and repair as required prior to sheathing installation.
- Unit # 2515- Interior drywall exposed to wet conditions was tested for moisture. This area of drywall will require removal and replacement due to exposure and moisture content.
- Unit # 2511- Interior of front bedroom areas, carpet and walls are wet. Contractor and management have been notified by Delta. Effected areas will require further investigative confirmation and restoration repairs as deemed necessary and applicable.
- Water damage was caused in units #2522 and #2512 by breaking sphenider lines in attic space of unit # 2522. Contractor is working directly with Vintage Grand management regarding damage and corrections.

**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 (Photograph # 16).

**ACTION REQUIRED BY ENGINEER:**

- None



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**FIELD OBSERVATION REPORT - Bldg #14**

Permit No: 16-131656-00 BC  
Owner: Village Grand Condo Assn, Inc.  
Project Address: 4017 Crookers Lake Blvd., Sarasota, FL  
Contractor: RL James Inc.  
Inspector (s): Mark Boss PM  
Type of Assessment: Progress

Date: 01/18/19 Time: 7:45 AM  
Date: 01/17/19 Time: 8:00 AM

Project: R1603-302D  
Contact: Glenn Atwell  
Phone/Fax: (941) 923-7380  
Contact: Craig Nicholas / Robert Branscombe  
Phone: (941) 222-6486 / (239) 379-1978  
Weather: Partly Cloudy  
Weather: Sunny  
Approx. Temp.: 54° F  
Approx. Temp.: 48° F

**COPY DISTRIBUTION:**  
X Owner  
X Contractor  
X Architect / Engineer  
□ Building Department

**LEGEND:**  
X: Complete  
/: In Progress

| Elevation | Demic | Gable Bracing | Gable Vents | Framing & Strapping | Sheathing | Softi | Window flashing | Window Install | Stucco Left Acc | Stucco | Sealant | Painting | Finish | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------|-------|---------------|-------------|---------------------|-----------|-------|-----------------|----------------|-----------------|--------|---------|----------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A         | X     | NA            | NA          | X                   | X         | X     | X               | X              | X               | X      | X       | /        | /      | Contractor has applied specified primer to stucco and wood surfaces as per specifications and manufacturers recommendations (Photograph #1). Dryer vents have not been installed as specified. Stucco repairs will be required at this location (Photograph #2). Contractor applying finish paint to window trim as per specifications and manufacturers recommendations (Photograph #3).                                                           |
| B         | X     | NA            | NA          | X                   | X         | X     | X               | X              | X               | X      | X       | /        | /      | Light fixture has been improperly attached directly to the plywood sheathing and stucco has been stopped with a stucco stop accessory. Stucco is required to be continuous behind light fixtures. Contractor will remove and re-do stucco as required.                                                                                                                                                                                              |
| C         | X     | X             | X           | X                   | X         | X     | X               | X              | X               | /      | X       | /        | /      | Contractor has applied primer and finish paint to soffits but has not sealed seams or filled nail holes as required (Photograph #4). Contractor has sand blasted railing in order to prepare surface for prime and finish coats of paint. Paint manufacturer representative will inspect mock ups for approval (Photograph #5). Contractor is cleaning mildew from wood surface prior to application of primer and finish coating (Photograph #10). |
| D         | X     | NA            | NA          | X                   | X         | X     | X               | X              | X               | X      | X       | /        | /      | Contractor has applied specified epoxy mastic primer for inspection and approval by manufacturers representative. (Photographs #6 and #7). Contractor has applied specified urethane acrylic finish coating for inspection and approval by manufacturers representative (Photographs #8 and #9).                                                                                                                                                    |
| E         | X     | NA            | NA          | X                   | X         | X     | X               | X              | X               | X      | X       | /        | /      | Water testing by certified AAAA certified testing contractor was performed as per project manual protocol. Test failed as small amount of water entered and passed the interior pan of window at bottom left side. Contractor has applied specified primer and finish paint on new stucco mock up area.                                                                                                                                             |
| F         | X     | X             | X           | X                   | X         | X     | X               | X              | X               | X      | X       | /        | /      |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

**ACTION REQUIRED BY CONTRACTOR:**

- Contractor has applied primer and finish paint to soffits but has not sealed seams or filled nail holes as required (Photograph #4).

**PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:**

- SIMULASTIC ROOF PRO applied at base of sheathing transition to foundation as per ESI #1 has not been installed or corrected according to manufacturers requirements.
- Contractor has applied wood primer as specified to the new wood soffits. Nail holes will be filled and sealants applied at transitions and seams prior to application of finish paint.
- Dryer vents in wall will require extension and flashing details per specifications prior to stucco system application. Stucco repairs will be required at some locations (Photograph #2).
- Stucco weep screed accessory at foundation (Section "C") is not properly sealed to the sheathing as change order # 8 requires. This location will require re-sealing.
- Unit #1411- 2nd water test water penetrated the interior plane of window at the bottom left sill location, falling the test. Contractor will perform corrective measures and re schedule water testing.
- Stucco weep screed accessory at foundation (Section E) is not properly sealed to the sheathing as change order # 8 requires. This location will require re-sealing.
- Light fixture has been improperly attached directly to the plywood sheathing and stucco has been stopped with a stucco stop accessory. Stucco is required to be continuous behind light fixtures. Contractor will remove and re-do stucco as required.

**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 #6 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(s).

Engineer:  Date: 1-29-19

### PHOTOGRAPHS

**PHOTOGRAPH #1**



#### **BUILDING 14 ELEVATION A & B**

Contractor has applied specified primer to stucco and wood surfaces as per specifications and manufacturers recommendations.

**PHOTOGRAPH #2**



#### **BUILDING 14 ELEVATION A**

Dryer vents have not been installed as specified. Stucco repairs will be required at this location.

**PHOTOGRAPH #3**



**BUILDING 25  
ELEVATION A**

Contractor applying finish paint to window trim as per specifications and manufacturers recommendations.

**PHOTOGRAPH #4**



**BUILDING 14  
ELEVATION C**

Contractor has applied primer and finish paint to soffit but has not sealed seams or filled nail holes as required.

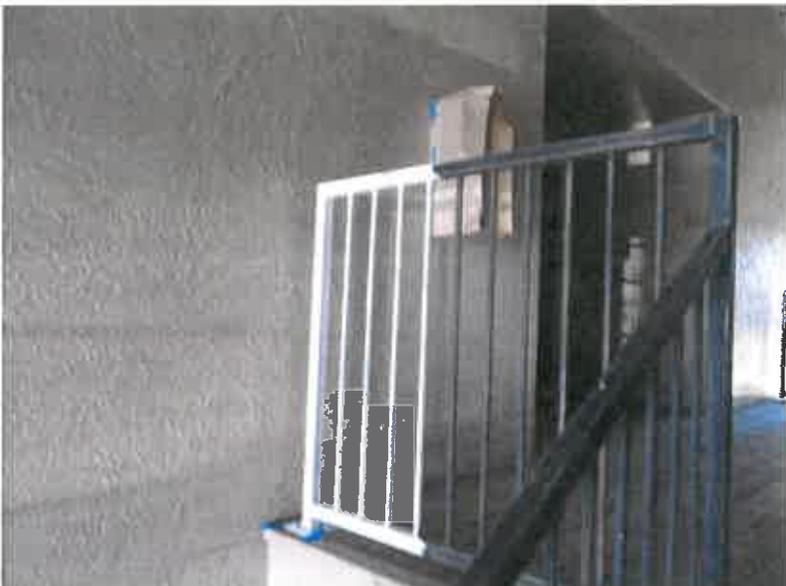
**PHOTOGRAPH #5**



**BUILDING 14  
BALCONY RAILING PAINT MOCK- UP**

Contractor has sand blasted railing in order to prepare surface for prime and finish coats of paint. Paint manufacturer representative will inspect mock ups for approval.

**PHOTOGRAPH #6**



**BUILDING 14  
STAIRWAY RAILING PAINT MOCK- UP**

Contractor has applied specified epoxy mastic primer for inspection and approval by manufacturers representative.

**PHOTOGRAPH #7**



**BUILDING 14  
STAIRWAY RAILING PAINT MOCK- UP**

Contractor has applied specified epoxy mastic primer for inspection and approval by manufacturers representative.

**PHOTOGRAPH #8**



**BUILDING 14  
STAIRWAY RAILING PAINT MOCK- UP**

Contractor has applied specified urethane acrylic finish coating for inspection and approval by manufacturers representative.

**PHOTOGRAPH #9**



**BUILDING 14  
STAIRWAY RAILING PAINT MOCK- UP**

Contractor has applied specified urethane acrylic finish coating for inspection and approval by manufacturers representative.

**PHOTOGRAPH #10**



**BUILDING 14  
ELEVATION D**

Contractor is cleaning mildew from wood surface prior to application of primer and finish coating.

**PHOTOGRAPH #11**



**BUILDING 25  
ELEVATION A**

Weather barrier and windows have been installed as per drawings manufacturer NOAs and specifications.

**PHOTOGRAPH #12**



**BUILDING 25  
ELEVATION H**

Contractor has completed repairs at gable end wall and begun sheathing.

**PHOTOGRAPH #13**



**BUILDING 25  
ELEVATION D**

Contractor has completed framing repairs at gable end wall and begun gable bracing.

**PHOTOGRAPH #14**



**BUILDING 25  
ELEVATION B**

Weather barrier and windows have been installed as per drawings manufacturer NOAs and specifications.

**PHOTOGRAPH #15**



**BUILDING 25  
ELEVATION D**

Contractors, Sub-Contractor applying Bora-Care Termite treatment as per specifications.

**PHOTOGRAPH #16**



**BUILDING 25  
ELEVATION H**

Soil grade is all the way up to the new sheathing. Owners are required to 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.

**PHOTOGRAPH #17**



**BUILDING 25  
ELEVATION C**

Contractor has staged materials outside of construction fencing. Construction materials are to be organized within fenced construction area and site cleaned daily.

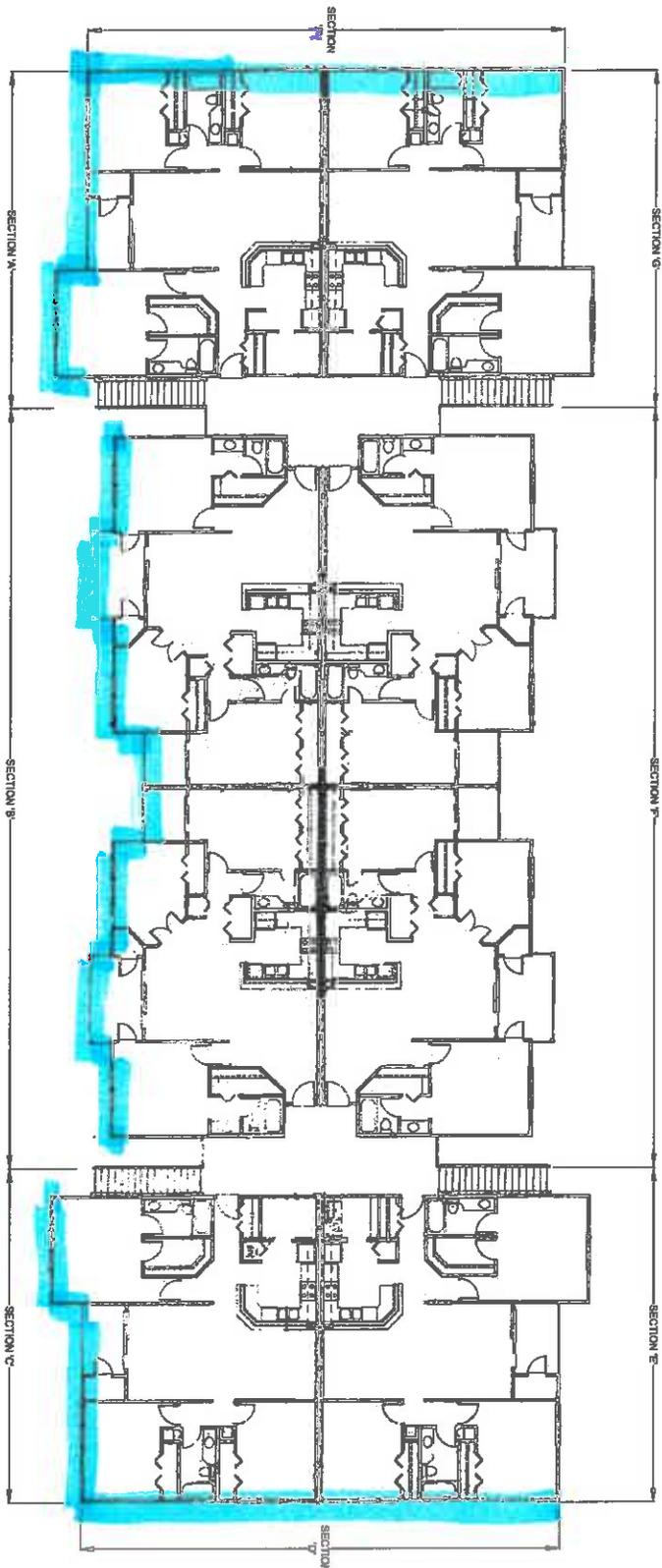
**PHOTOGRAPH #18**



**BUILDING 25  
ELEVATION H**

Contractor has staged materials outside of construction fencing. Construction materials are to be organized within fenced construction area and site cleaned daily.





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

AREA OF WORK

DELTA ENGINEERING  
 5045 TECHNOLOGY TERRACE  
 LANDWOOD MANOR, FL 34111  
 PH: 941.727.2500 FAX: 941.728.6018  
 4928

TO THE BEST OF THE ENGINEERS' KNOWLEDGE AND BELIEF, THIS DRAWING IS IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 88S AND CHAPTER 13S, 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, VARIATIONS THEREOF, IS ADOPTED, WHICH EVER OCCURS FIRST.

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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 CROCKER'S 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-1.0**