



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

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

FIELD OBSERVATION REPORT - Bldg #14

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

Project R1503-302D
 Contact Glenn Alelli
 Phone/Fax (941) 923-7380
 Contact Craig Nicholas / Robert Brascombe
 Phone: (941) 232-5486 / (239) 378-1978

Date: 01/02/19 Time: 12:10 PM
 Date: 01/04/19 Time: 8:05 AM

Weather: Sunny
 Weather: Cloudy

Approx. Temp.: 80° F
 Approx. Temp.: 72° F

Elevation	Demo	Gable Bracing	Gable Vents	Framing & Sheathing	Soffit	Window flashing	Window install	Stucco Lath Acc	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 the corner balcony. Termination is to occur within the balcony area that will not be seen from the exterior when screen framing is installed.
B	X	NA	NA	X	X	X	X	X	X				Stucco weep screed accessory at foundation is not properly sealed to the sheathing as change order # 6 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.
C	X	X	X	X	X	X	X	X	/				Contractor has applied finish texture stucco to majority of wall. Two sections remain for stucco application (Photograph #6).
D	X	NA	NA	X	X	X	X	X	X	/			Contractor has not completed stucco at several balconies above service door where old stucco was removed (Photograph #1). Flashing at balcony has been re-positioned and will require stucco accessories, lath and new stucco as per specifications.
E	X	NA	NA	X	X	X	X	X	X	/			Contractor has applied specified primer on new stucco mock up area (Photographs #2 and #3). Contractor has applied specified finish paint on new stucco mock up area (Photographs #4 and #5).
F	X	X	X	X	X	X	X	X	X				

ACTION REQUIRED BY CONTRACTOR:
 Contractor has not completed stucco at several balconies above service door where old stucco was removed (Photograph #1).

PREVIOUSLY NOTICED ACTION REQUIRED BY CONTRACTOR:

1. SIKALASTIC ROOF PRO applied at base of sheathing transition to foundation as per ESI #1 has not been installed or corrected according to manufacturer's requirements.
2. 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.
3. Dryer vents in wall will require extension and flashing details per specifications prior to stucco system application.
4. Kick-out flashing above existing roof shingles. Contractor to remove and reinstall per contractor drawing.
5. Contractor has not completed flashing requirements at hose bib penetration as required.
6. Contractor has not sealed bottom edge of wall termination as per C.O. #7. Stucco weep screed accessories and stucco has already been applied and will require removal for proper application.
7. Unit #1411- Water penetrated the interior plane of window at the bottom right sill location, falling the test. Contractor will perform corrective measures and re schedule water testing.
8. Flashing at balcony has been re-positioned and will require re-picing stucco accessories, lath and new stucco as per specifications.
9. Stucco weep screed accessory at foundation (Section E), is not properly sealed to the sheathing as change order # 6 requires. This location will require re-sealing.
10. 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.
11. Stucco weep screed accessory at foundation (Section "C") is not properly sealed to the sheathing as change order # 6 requires. This location will require re-sealing.

ACTION REQUIRED BY OWNER:
 1. 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:

1. 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 solely.
 Engineer: _____ Date: 1-7-19



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FIELD OBSERVATION REPORT - Bldg #25

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

Project: R1503-302D
 Contact: Glenn Atall
 Phone/Fax: (941) 923-7380
 Contact: Craig Nicholas / Robert Branscombe
 Phone: (941) 232-6486 / (239) 379-1978

Date: 01/02/19 Time: 12:10 PM
 Date: 01/04/19 Time: 8:05 AM
 Weather: Sunny
 Weather: Cloudy
 Approx. Temp.: 80° F
 Approx. Temp.: 72° F

Elevation	Demo	Gable Bracing	Gable Vents	Framing & Strapping	Sheathing	Soffit	Window flashing	Window Install	Stucco Lath Acc	Stucco	Sealant	Painting	Punch	Comments
A	X	NA	NA	X	X									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.
B	X	NA	NA	X	/									Gaps between plywood sheathing are too wide at several locations. Contractor will be required to replace with new sheathing or fill seam with sealant prior to application of Tyvek HomeWrap (Photograph #9). Plywood sheathing not properly nailed at balcony column will be corrected, re-inspected and approved by Delta prior to application of Tyvek HomeWrap (Photograph #10). 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.
C	X	NA	NA	X	/									Gap between plywood sheathing is too wide at this location. Contractor will be required to replace new sheathing or fill seam with sealant prior to application of Tyvek HomeWrap.
D	/													Contractor has begun demolition at gable end wall (Photograph #11).
E		NA	NA											
F		NA	NA											
G		NA	NA											
H	X	/		/										Contractor is continuing repairs at gable end wall as per specifications and drawings (Photograph #7). Contractor performing truss repairs in attic areas as per drawings and specifications (Photograph #8).

ACTION REQUIRED BY CONTRACTOR:

- Gaps between plywood sheathing are too wide at several locations. Contractor will be required to replace with new sheathing or fill seam with sealant prior to application of Tyvek HomeWrap (Photograph #8).
- Plywood sheathing not properly nailed at balcony column will be corrected, re-inspected and approved by Delta prior to application of Tyvek HomeWrap (Photograph #10).

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.

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: 1-7-19

PHOTOGRAPHS

PHOTOGRAPH #1



**BUILDING 14
ELEVATION D**

Contractor has not completed stucco at several balconies above service door where old stucco was removed.

PHOTOGRAPH #2



**BUILDING 14
ELEVATION E**

Contractor has applied specified primer on new stucco mock up area.

PHOTOGRAPH #3



**BUILDING 14
ELEVATION E**

Contractor has applied specified primer on new stucco mock up area.

PHOTOGRAPH #4



**BUILDING 14
ELEVATION E**

Contractor has applied specified finish paint on new stucco mock up area.

PHOTOGRAPH #5



**BUILDING 14
ELEVATION E**

Contractor has applied specified finish paint on new stucco mock up area.

PHOTOGRAPH #6



**BUILDING 14
ELEVATION C**

Contractor has applied finish texture stucco to majority of wall. Two sections remain for stucco application.

PHOTOGRAPH #7



**BUILDING 25
ELEVATION H**

Contractor is continuing repairs at gable end wall as per specifications and drawings.

PHOTOGRAPH #8



**BUILDING 25
ELEVATION H**

Contractor performing truss repairs in attic areas as per drawings and specifications.

PHOTOGRAPH #9



**BUILDING 25
ELEVATION B**

Gaps between plywood sheathing are too wide at several locations. Contractor will be required to replace with new sheathing or fill seam with sealant prior to application of Tyvek Homewrap.

PHOTOGRAPH #10



**BUILDING 25
ELEVATION B**

Plywood sheathing not properly nailed at balcony column will be corrected, re-inspected and approved by Delta prior to application of Tyvek HomeWrap.

PHOTOGRAPH #11



**BUILDING 25
ELEVATION D**

Contractor has begun demolition at gable end wall.

DELTA JOB # R1503-302D
 DRAWN BY: M.P.J.
 CHECKED BY: C.M.D.
 APPROVED BY: S.L.M.
 DATE: 05/07/18
 ISSUE DATES & REVISIONS
 PERMIT SET 05-07-18
 SHEET S-1.0A

STEVEN J. MAINARDI, P.E.
 #56683

DRAWING TITLE
BUILDING #14 FLOOR PLAN - TYPE 1

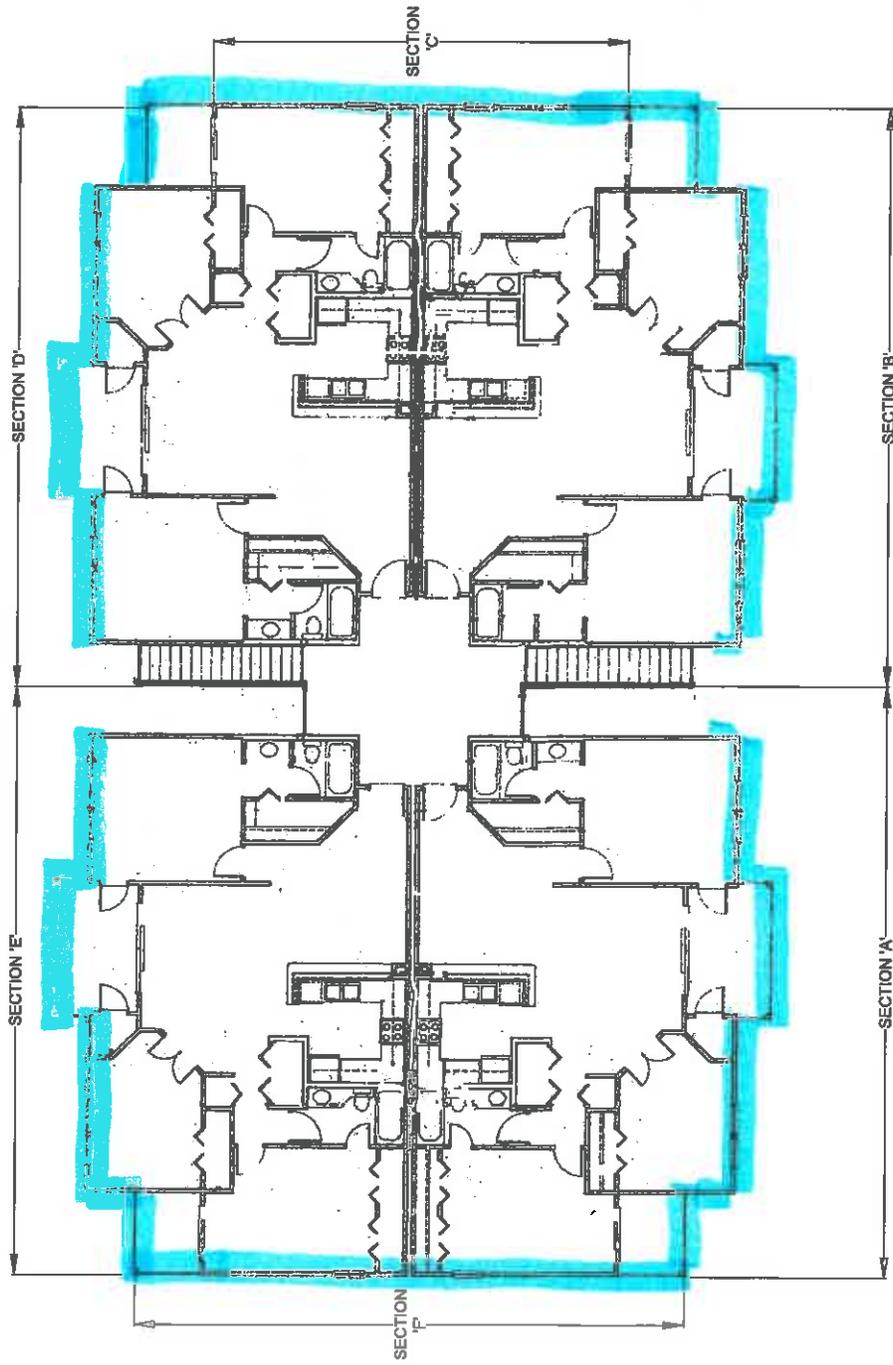
PROJECT NAME
**WOOD FRAME REPAIRS & RELATED WORK (PHASE II)
 VINTAGE GRANDE CONDOMINIUM**

SARASOTA, FL 34238
 4012 CROCKERS LANE BLDG.
 ASSOCIATION, INC.

TO THE BEST OF THE ENGINEERS KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 2017 FLORIDA BUILDING CODE AND THE 2017 FBC. ALL WORK SHALL BE PERFORMED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 883 AND CHAPTER 889, FLORIDA STATUTES.

THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF 18 MONTHS FROM THE DATE SIGNED OR UNTIL A NEWER VERSION OF THE BUILDING CODE, HAVING JURISDICTION, IS ADOPTED, WHICHEVER OCCURS FIRST.

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■ DENOTES AREA OF WORK

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

DELTA JOB # R1603-302D
 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

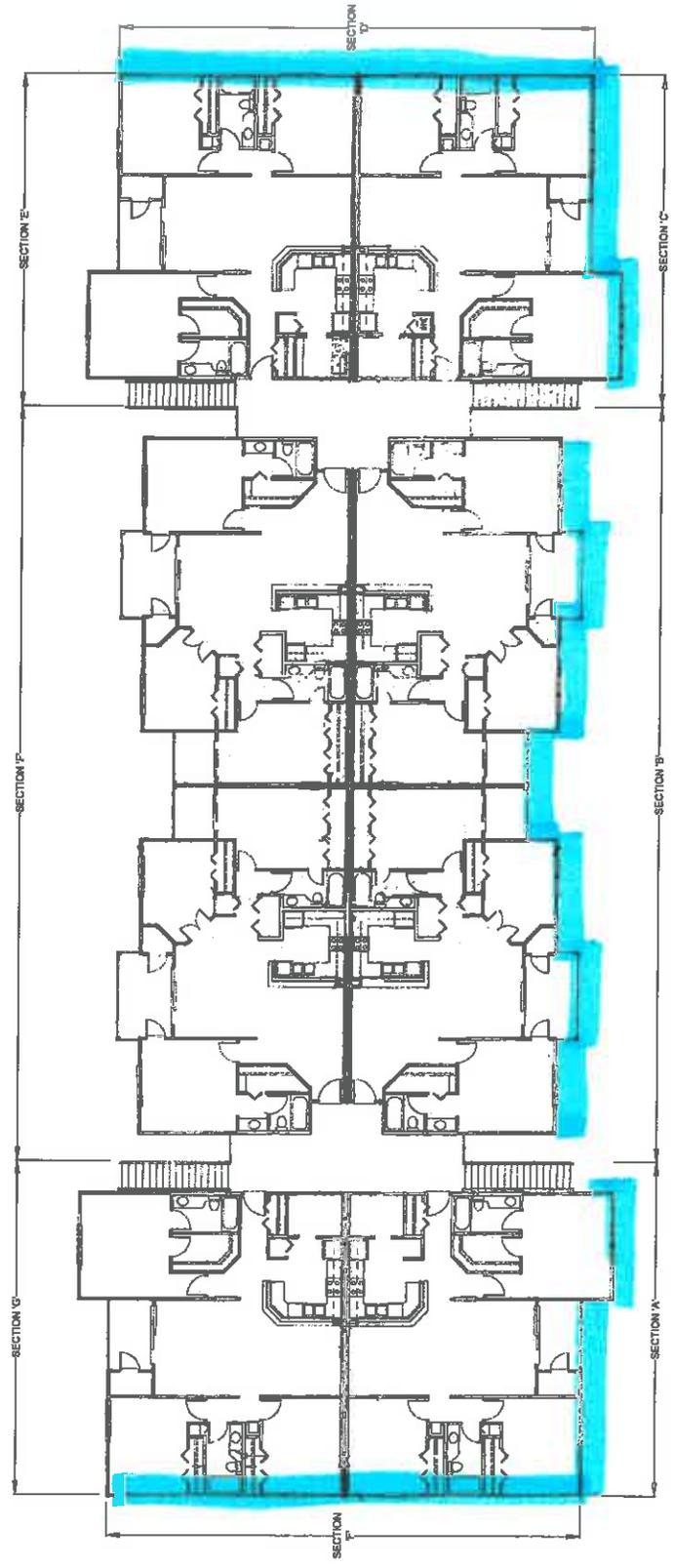
SEAL:
 STEVEN J. MANARDI, P.E.
 #56563
 STEVEN J. MANARDI, P.E.
 4012 CROCKERS LAKE BLVD.,
 SARASOTA, FL 34238

DRAWING TITLE:
BUILDING #25 FLOOR PLAN - TYPE 1
 PROJECT NAME:
WOOD FRAME GRANDE CONDOMINIUM (PHASE II)
REPAIRS & RELATED WORK

TO THE BEST OF THE ENGINEERS KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 2017 FLORIDA BUILDING CODE AND THE APPLICABLE FIRE-SAFETY STANDARDS AS AMENDED AND ADOPTED BY THE CITY IN ACCORDANCE WITH CHAPTER 659 AND CHAPTER 633, FLORIDA STATUTES.

THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE IT IS SIGNED OR LATER REVISION OF THE BUILDING CODE, HAVING JURISDICTION, IS ADOPTED, WHICH EVER OCCURS FIRST.

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

AREA OF WORK