



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: 18-131555-00 BC
Owner: Vintage 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

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

Date: 03/14/19 Time: 8:15 AM
Date: Time:

Weather: Sunny
Weather:

Approx. Temp.: 72° F
Approx. Temp.:

Elevation	Demo	Gable Bracing	Gable Vents	Framing & Strapping	Sheathing	Softi	Window flashing	Window Install	Stucco Lath	Stucco	Sealant	Painting	Punch	Comments
A	X	NA	NA	X	X	X	X	X	X	X	X	X	/	
B	X	NA	NA	X	X	X	X	X	X	X	X	X	/	
C	X	X	X	X	X	X	X	X	X	X	X	X	/	
D	X	NA	NA	X	X	X	X	X	X	X	X	X	/	wall area as required with property manager (Photograph #2).
E	X	NA	NA	X	X	X	X	X	X	X	X	X	/	Units - 1422 and 1412- balcony columns are not plum or square top to bottom, and will not be acceptable finished repairs. This item will be added to the punch list for building completion (Photographs #3 and #4).
F	X	X	X	X	X	X	X	X	X	X	X	X	/	

ACTION REQUIRED BY CONTRACTOR:

- Delta performed final punch walk through with Contractor and on-site manager. Punch items were marked to be addressed. Delta provided punch list and will verify completion of punch items.
- Units - 1422 and 1412- balcony columns are not plum or square top to bottom, and will not be acceptable finished repairs. This item will be added to the punch list for building completion (Photographs #3 and #4).

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

- None

ACTION REQUIRED BY OWNER:

- Require 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.

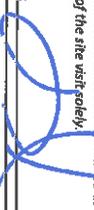
ACTION REQUIRED BY ENGINEER:

- Delta will verify final punch items are complete.

COPY DISTRIBUTION:
 Owner
 Contractor
 Architect / Engineer
 Building Department

LEGEND:
 X: Complete
 /: In Progress

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: 3/18/19



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

FIELD OBSERVATION REPORT - Bldg. #25

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

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

Date: 03/12/19 Time: 7:50 AM
 Date: 03/14/19 Time: 8:15 AM

Weather: Partly Cloudy
 Weather: Sunny

Approx. Temp.: 68° F
 Approx. Temp.: 72° F

LEGEND:
 X: Complete
 /: In Progress

Elevation	Demo	Gable Breeding	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	X			Contractor has applied finish coatings and removed scaffolding (Photograph #16).
B	X	NA	NA	X	X	X	X	X	X				Unit #2525- contractor has not provided continuous pressure treated 2" x 4" top board at built up beam. Will remove and replace as directed. Contractor has not provided Simpson Strong #SDW22458 screws 12" O.C. as per drawings at balcony repairs (Photograph #14). Construction equipment and materials outside fenced construction area (Photograph #19).
C	X	NA	NA	X	X	X	X	X	X				Contractor has primed new stucco in preparation for finish painting (Photograph #17).
D	X	X	X	X	X	X	X	X	X				
E	X	NA	NA	X	/	X	X	X	X				Stucco Sub - contractor has completed stucco accessories and lath in preparation for stucco application (Photograph #18).
F	X	NA	NA	X	/	X	X	/	/				A/C boxes have been left attached to the sheathing and stucco accessories have been installed improperly (Photographs #15).
G	X	NA	NA	X									Soil at grade has not been removed to provide 6 inches from top of grade to bottom of stucco and slope grade 2% to provide positive drainage. JUMBO TEX water resistant barrier is wrapped around corner and overlapping itself. Peel and stick flashing will be required at vertical overlapping (Photograph #20).
H	X	X	X	X	X	X	X	X	/				

ACTION REQUIRED BY CONTRACTOR:

- Section B - at balconies, contractor will provide Simpson Strong #SDW22458 screws 12" O.C. as per drawings (Photograph #14).
- Section F - A/C boxes have been left attached to the sheathing and will be removed and attached after stucco is applied (Photographs #15).
- Construction equipment and materials left outside fenced construction area must be kept within fenced construction area (Photograph #19).
- Section H - peel and stick flashing will be required at vertical overlapping JUMBO TEX water resistant barrier (Photograph #20).

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

- 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 sprinkler lines in attic space of unit # 2522. Contractor is working directly with Village Grand management regarding damage and corrections.
- Contractors have piled materials on beam outside fenced construction area. Construction materials on site must be contained within fenced areas.
- New soffit wood has been attached at some locations with screws. These fasteners must be counter sunk and patched over prior to primer and finish coat painting.

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

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Engineer:  Date: 3/12/19



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COPY DISTRIBUTION:
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FIELD OBSERVATION REPORT - Bldg. #19 -A/Ce Repair

Permit No. 18 158749 00 BR
 Owner: Village Grand Condo Assn, Inc.
 Project Address: 4077 Crockett Lake Blvd, Sarasota, FL
 Contractor: RL James Inc
 Inspector (s): Tilia Jones
 Type of Assessment: Progress

Project: R1503-302D
 Contact: Glenn Atall
 Phone/Fax: (941) 923-7380
 Contact: Craig Nicholas / Robert Bainscombe
 Phone: (941) 252-5465 / (239) 375-1878

Date: 03/14/19 Time: 10:30 AM Weather: Sunny
 Date: _____ Time: _____ Weather: _____
 Approx. Temp.: 71 °F

Unit	Demo	True Repairs	Fire Wall Repairs	Punch	Comments
1921	X	X	X	X	Contractor has provided gusset repairs at damaged truss (Photograph #5).
1922	X	X	X	X	Contractor has provided gusset repairs at damaged truss (Photograph #6).
1923	X	X	X	X	Contractor has provided fire wall repairs with Type X fire rated board and fire caulk (Photograph #7).
1924	X	X	X	X	Contractor has provided fire wall repairs with Type X fire rated board and fire caulk (Photograph #8).
1925	X	X	X	X	Contractor has provided gusset repairs at damaged truss (Photograph #9).
1926	X	X	X	X	Contractor has provided steel repairs at damaged truss members (Photograph #10).
1927					
1928					

ACTION REQUIRED BY CONTRACTOR:

1, None

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

1, None

ACTION REQUIRED BY OWNER:

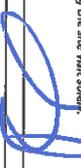
1, None

ACTION REQUIRED BY ENGINEER:

1, None

LEGEND:
 Complete
 In Progress

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Engineer:  Date: 3/18/19



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 Architect / Engineer
 Building Department

FIELD OBSERVATION REPORT - Bldg #7

Permit No. 16-188740-00 BR
 Owner: Vantage Grand Condo Assn, Inc.
 Project Address: 4017 Coeblers Lake Blvd., Sarasota, FL
 Contractor: RL James Inc.
 Inspector (s): Mark Boas PM
 Type of Assessment: Progress

Project: R1603-302D
 Contact: Glenn Ashll
 Phone/Fac: (941) 423-7350
 Contact: Craig Mcland / Robert Barascombe
 Phone: (941) 332-4498 / (239) 378-1978

Date: 03/12/18 Time: 7:50 AM
 Date: _____ Time: _____

Weather: Partly Cloudy
 Weather: _____

Approx. Temp.: 68° F
 Approx. Temp.: _____ ° F

Unit	Demo	Framing & sheathing	Sheathing	Stucco	Sealant	Painting	Punch	Comments
727	X							Contractor has opened damaged balcony areas for repairs. Support members have collapsed and temporary bracing is in place (Photographs #11 and #12).

ACTION REQUIRED BY CONTRACTOR:

1. None

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

1. None

ACTION REQUIRED BY OWNER:

1. None

ACTION REQUIRED BY ENGINEER:

1. None

LEGEND:
 X: Complete
 /: In Progress

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 Engineer: _____ Date: _____



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FIELD OBSERVATION REPORT - Bldg #13

Permit No. 18-158745-00 BR
 Owner: Vikings Grand Condo Assn, Inc
 Project Address: 4017 Crookers Lake Blvd., Sarasota, FL
 Contractor: RL Janna Inc
 Inspector (s): Mark Boas PM
 Type of Assessment: Progress

Project: R1503-302D
 Contact: Glenn Aaili
 Phone/Fax: (941) 523-7380
 Contact: Craig Mcliphas / Robert Beascombie
 Phone: (941) 232-4185 / (239) 376-1078

Date: 08/12/19 Time: 7:50 AM
 Date: _____ Time: _____

Weather: Partly Cloudy
 Weather: _____

Approx. Temp.: 89° F
 Approx. Temp.: _____

Unit	Demo	Framing & shepping	Sheathing	Stucco	Sealant	Painting	Punch	Comments
1324	X	/						Contractor has not repaired the built-up beam as per drawings or specifications and will be required to remove a replace repair (Photograph #13).

ACTION REQUIRED BY CONTRACTOR:

- 1. Contractor has not repaired the built-up beam as per drawings or specifications and will be required to remove a replace repair (Photograph #13).

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

- 1. None

ACTION REQUIRED BY OWNER:

- 1. None

ACTION REQUIRED BY ENGINEER:

- 1. None

COPY DISTRIBUTION:
 Owner
 Contractor
 Architect / Engineer
 Building Department

LEGEND:
 X: Complete
 /: In Progress

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: _____

PHOTOGRAPHS

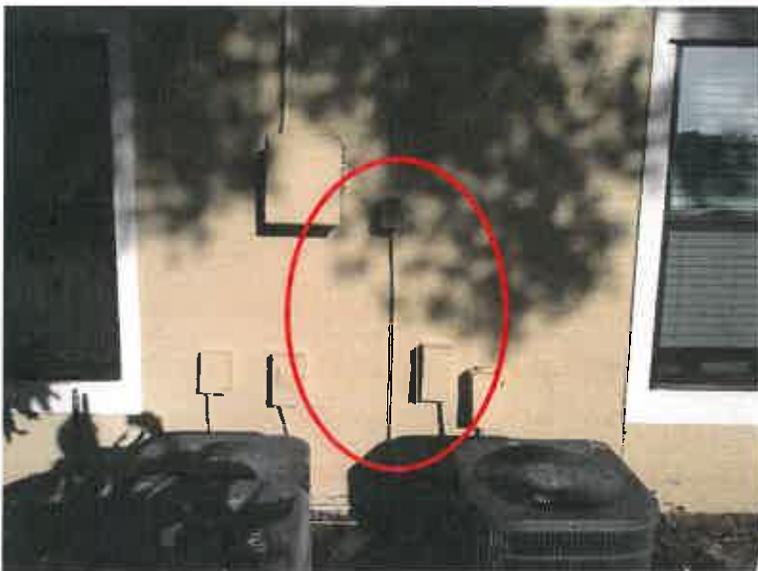
PHOTOGRAPH #1



**BUILDING 14
SECTION C**

Contractor has provided cover for electric wires and painted.

PHOTOGRAPH #2



**BUILDING 14
SECTION C**

Contractor has reinstalled electric box at wall area as agreed with property manager.

PHOTOGRAPH #3



**BUILDING 14
UNITS #1422 AND #1412**

Balcony Columns are not plum or square top to bottom, and will not be acceptable finished repairs. This item will be added to the punch list for building completion.

PHOTOGRAPH #4



**BUILDING 14
UNITS #1422 AND #1412**

Balcony Columns are not plum or square top to bottom, and will not be acceptable finished repairs. This item will be added to the punch list for building completion.

PHOTOGRAPH #5



**BUILDING 19
UNIT #1921 ATTIC**

Contractor has provided gusset repairs at damaged truss.

PHOTOGRAPH #6



**BUILDING 19
UNIT #1922 ATTIC**

Contractor has provided gusset repairs at damaged truss.

PHOTOGRAPH #7



**BUILDING 19
UNIT #1923 ATTIC**

Contractor has provided fire wall repairs with Type X fire rated board and fire caulk.

PHOTOGRAPH #8



**BUILDING 19
UNIT #1924 ATTIC**

Contractor has provided fire wall repairs with Type X fire rated board and fire caulk.

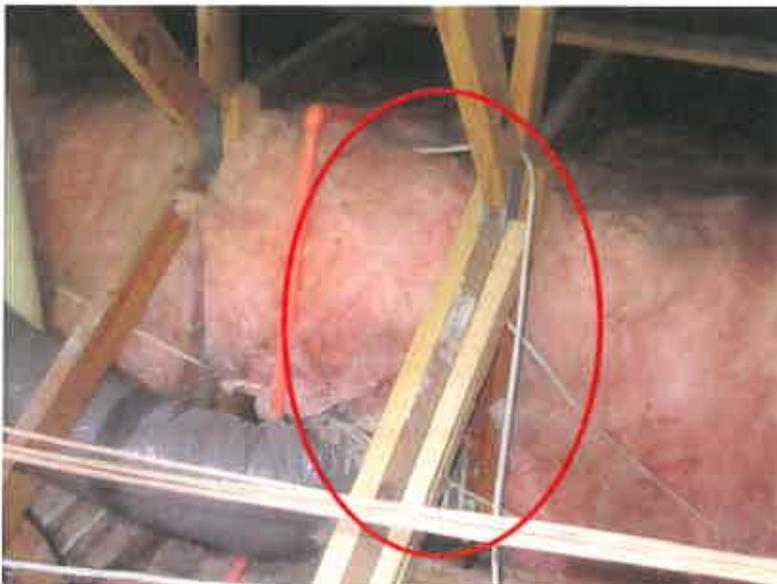
PHOTOGRAPH #9



**BUILDING 19
UNIT #1925**

Contractor has provided gusset repairs at damaged truss.

PHOTOGRAPH #10



**BUILDING 19
UNIT #1926**

Contractor has provided scab repairs at damaged truss members.

PHOTOGRAPH #11



**BUILDING 7
UNIT # 727**

Contractor has opened damaged balcony areas for repairs. Support members have collapsed and temporary bracing is in place.

PHOTOGRAPH #12



**BUILDING 7
UNIT # 727**

Contractor has opened damaged balcony areas for repairs. Support members have collapsed and temporary bracing is in place.

PHOTOGRAPH #13



**BUILDING 13
UNIT #1324**

Contractor has not repaired the built-up beam as per drawings or specifications and will be required to remove a replace repair.

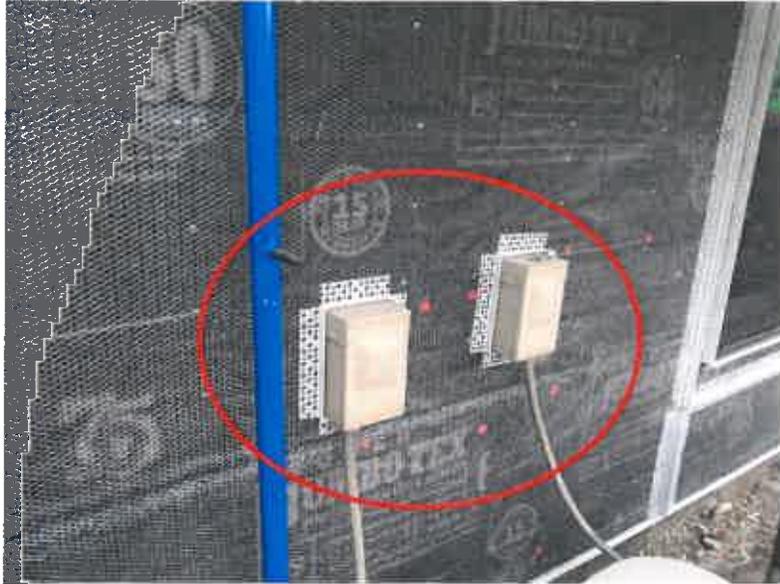
PHOTOGRAPH #14



**BUILDING 25
SECTION B**

At built up beam contractor has not provided Simpson Strong #SDW22458 screws 12" O.C. as per balcony repair drawings.

PHOTOGRAPH #15



**BUILDING 25
SECTION F**

A/C boxes have been left attached to the sheathing and stucco accessories have been installed improperly.

PHOTOGRAPH #16



**BUILDING 25
SECTION A**

Contractor has applied finish coatings and removed scaffolding.

PHOTOGRAPH #17



**BUILDING 25
SECTION D**

Contractor has primed new stucco in preparation for finish painting.

PHOTOGRAPH #18



**BUILDING 25
SECTION E**

Stucco Sub – contractor has completed stucco accessories and lath in preparation for stucco application.

PHOTOGRAPH #19



**BUILDING 25
SECTION B**

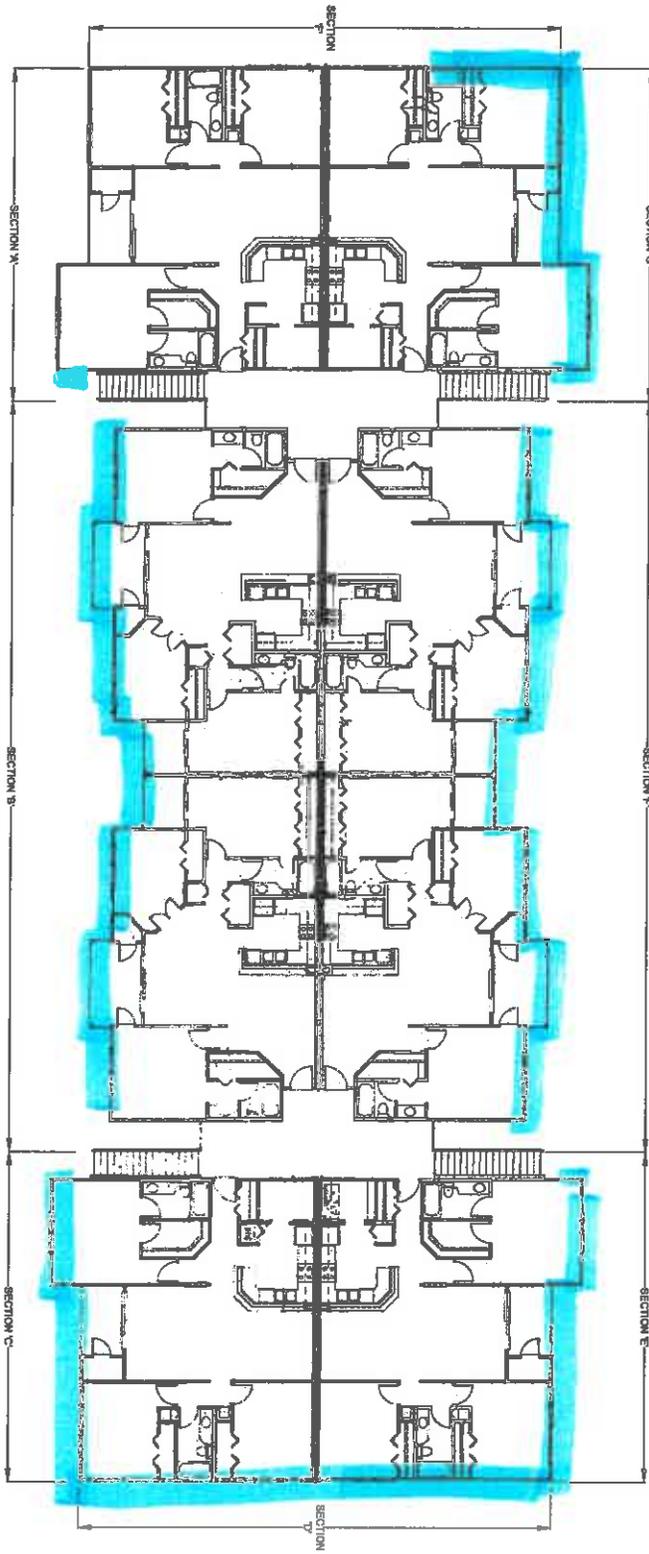
Construction equipment and materials
outside fenced construction area.

PHOTOGRAPH #20



**BUILDING 25
SECTION H**

JUMBO TEX water resistant barrier is
wrapped around corner and overlapping
itself. Peel and stick flashing will be
required at vertical overlapping.



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

AREA OF WORK



TO THE BEST OF THE ENGINEERS KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 2017 FLORIDA BUILDING CODE, AS APPLICABLE. ENGINEERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 633 AND CHAPTER 635, 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 OCCURRED FIRST, 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 CROCKERS LAKE BLVD., SARASOTA, FL 34238

SEAL:
 STEVEN J. MAINARDI, P.E.
 #58563

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