



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. #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 Ateili
 Phone/Fax: (941) 923-7380
 Contact: Craig Nicholas / Robert Branscombe
 Phone: (941)232-6486 / (239) 379-1978

LEGEND:
 X: Complete
 /: In Progress

Date: 05/02/19 Time: 8:20 PM Weather: Light Rain Approx. Temp.: 74° F
 Date: Time: Weather: Approx. Temp.:

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	X	X	X	X	X	X	X	/	
B	X	NA	NA	X	X	X	X	X	X	X	X	X	/	Attic 2423- Contractor has made repairs at gussets and damaged truss members (Photograph #1). 2525 - Contractor has made repairs at damaged or missing Type X fire rated gypsum board (Photograph #3). Attic
C	X	NA	NA	X	X	X	X	X	X	X	X	X	/	
D	X	X	X	X	X	X	X	X	X	X	X	X	/	
E	X	NA	NA	X	X	X	X	X	X	X	X	X	/	
F	X	NA	NA	X	X	X	X	X	X	X	X	X	/	Attic 2424- Contractor has made repairs at gussets and damaged truss members (Photograph #2). 2526 - Contractor has made repairs at gussets and damaged truss members (Photograph #4). Contractor is repairing and replacing interior drywall at window returns (Photograph #5). Attic Unit #2526 -
G	X	NA	NA	X	X	X	X	X	X	X	X	X	/	
H	X	X	X	X	X	X	X	X	X	X	X	X	/	

ACTION REQUIRED BY CONTRACTOR:

- None

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.
- Water damage was caused in units #2522 and #2512 by breaking sprinkler lines in attic space of unit # 2522. Contractor is working directly with Vintage Grand management regarding damage and corrections.
- Contractor will complete screen enclosures .
- Contractor will complete roofing kick out flashing details.
- Contractor will repair holes at steel railing systems.
- Contractor will complete patching and touch ups at built up beam cedar trim.
- Contractor will complete final clean up of grounds.
- Contractor will complete interior drywall repairs at new window locations in preparation for final walk though and punch list.

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: *Steven J. Mainardi, PE* Date: *5.07.19*



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FIELD OBSERVATION REPORT - Bldg. #7

Permit No. 18-158740-00 BR
 Owner: Vintage Grand Condo Assn, Inc.
 Project Address: 4017 Crockers Lake Blvd., Sarasota, FL
 Contractor: RL James Inc
 Inspector (s): Mark Boss PM
 Type of Assessment: Progress

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

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 Date: Time: Weather: Approx. Temp.:

Unit	Demo	Framing & strapping	Sheathing	Stucco	Sealant	Painting	Punch	Comments
727	X	X	X	/		/		Stucco has been corrected at new upper cedar beam and new stucco has been primed. Stucco does not cover balcony kick out flashing properly and will require repairs (Photograph #6).

ACTION REQUIRED BY CONTRACTOR:

1. Stucco does not cover balcony kick out flashing properly and will require repairs (**Photograph #6**).

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

1. None

ACTION REQUIRED BY OWNER:

1. None

ACTION REQUIRED BY ENGINEER:

1. 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: *Steven J. Mainardi P. E.* Date: 5.07.19



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FIELD OBSERVATION REPORT - Bldg. #13

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

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

LEGEND:
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Date: 05/02/19 Time: 8:20 PM Weather: Light Rain Approx. Temp.: 74° F
 Date: Time: Weather: Approx. Temp.:

Unit	Demo	Framing & strapping	Sheathing	Stucco	Sealant	Painting	Punch	Comments
1324	X	X	X	X	/	/		Contractor has provided Simpson Strong #SDW22458 screws at built up beam (Photograph #7) . Contractor has primed new stucco and begun sealant work at joints and transitions (Photograph #8).

ACTION REQUIRED BY CONTRACTOR:

1. None

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

1. Contractor will replace rotten door sill at balcony door.

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 : Steven J. Maiardi P.E. Date: 5.07.19

ACTION REQUIRED BY OWNER:

1. None

ACTION REQUIRED BY ENGINEER:

1. None



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FIELD OBSERVATION REPORT - Bldg. #18

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

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

LEGEND:
 X: Complete
 /: In Progress

Date: 05/02/19 Time: 8:20 PM Weather: Light Rain Approx. Temp.: 74° F
 Date: _____ Time: _____ Weather: _____ Approx. Temp.: _____

Unit	Demo	Framing & strapping	Sheathing	Stucco	Sealant	Painting	Punch	Comments
1824A	X	/						Contractor has replaced base plates with pressure treated 2x6 PT as required (Photograph #9). Contractor has removed previous sheathing and provided Simpson Strong connectors at top plates and truss connections as required (Photograph #10).

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

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: Steven J. Mainardi P.E. Date: 5.07.19

PHOTOGRAPHS

PHOTOGRAPH #1



**BUILDING 25
ATTIC 2523**

Contractor has made repairs at gussets and damaged truss members.

PHOTOGRAPH #2



**BUILDING 25
ATTIC 2524**

Contractor has made repairs at gussets and damaged truss members.

PHOTOGRAPH #3



**BUILDING 25
ATTIC 2525**

Contractor has made repairs at damaged or missing Type X fire rated gypsum board.

PHOTOGRAPH #4



**BUILDING 25
ATTIC 2526**

Contractor has made repairs at gussets and damaged truss members.

PHOTOGRAPH #5



**BUILDING 25
UNIT #2526**

Contractor is repairing and replacing interior drywall at window returns.

PHOTOGRAPH #6



**BUILDING 7
UNIT #727 BALCONY**

Stucco has been corrected at new upper cedar beam and new stucco has been primed. Stucco does not cover balcony kick out flashing properly and will require repairs.

PHOTOGRAPH #7



**BUILDING 13
UNIT #1324 BALCONY**

Contractor has provided Simpson Strong #SDW22458 screws at built up beam.

PHOTOGRAPH #8



**BUILDING 13
UNIT #1324 BALCONY**

Contractor has primed new stucco and begun sealant work at joints and transitions.

PHOTOGRAPH #9



**BUILDING 18
UNIT #1824 BALCONY**

Contractor has replaced base plates with pressure treated 2x6 PT as required.

PHOTOGRAPH #10



**BUILDING 18
UNIT #1824 BALCONY**

Contractor has removed previous sheathing and provided Simpson Strong connectors at top plates and truss connections as required.