



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: 05/16/19 Time: 8:00 AM Weather: Partly Cloudy Approx. Temp.: 73° 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	/	
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	/	Contractor has completed installation of window screens noted on last report (Photograph #1).
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:**

- Contractor will complete roofing kick out flashing details.
- Contractor will repair holes at steel railing systems.

**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: *5.20.19*



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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

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

Date: 05/14/19 Time: 9:00 AM Weather: Partly Cloudy Approx. Temp.: 73° F  
 Date: \_\_\_\_\_ Time: \_\_\_\_\_ Weather: \_\_\_\_\_ Approx. Temp.: \_\_\_\_\_

Unit	Demo	Framing & strapping	Sheathing	Stucco	Sealant	Painting	Punch	Comments
727	X	X	X	X	X	X		Contractor has installed railing with fastening angle at top of rail not fitting properly to stucco (Photograph #2).

**ACTION REQUIRED BY CONTRACTOR:**

- Contractor will move fastening angle at top of railing in order to properly fit up to stucco and re-fasten (Photograph #2)

**PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:**

- Contractor has taken downspout off in order to do repairs and will re-install at completion.

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Engineer : *Steven J. Mainardi P.E.* Date: 5.20.19 \_\_\_\_\_

**ACTION REQUIRED BY OWNER:**

- None

**ACTION REQUIRED BY ENGINEER:**

- None



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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:**  
 X: Complete  
 /: In Progress

Date: 05/14/19 Time: 9:00 AM Weather: Partly Cloudy Approx. Temp.: 73° F  
 Date: Time: Weather: Approx. Temp.:

Unit	Demo	Framing & strapping	Sheathing	Stucco	Sealant	Painting	Punch	Comments
1324	X	X	X	X	X	/		Contractor has finish painted railing and re-installed at balcony (Photograph #3) . Contractor has not replaced soffit or screen enclosure (Photograph #4).

**ACTION REQUIRED BY CONTRACTOR:**

1. None

**PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:**

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: *5.20.19*

**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: 05/14/19 Time: 9:00 AM Weather: Partly Cloudy Approx. Temp.: 75° F  
 Date: 05/16/19 Time: 8:00 AM Weather: Partly Cloudy Approx. Temp.: 73° F

Unit	Demo	Framing & strapping	Sheathing	Stucco	Sealant	Painting	Punch	Comments
1824A	X	X	X	/				Stucco Subcontractor installing new stucco accessories and lath in preparation for new stucco ( <b>Photograph #5</b> ). Contractor has not replaced soffit removed in order to complete framing repairs( <b>Photograph #6</b> ).

**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: 5.20.19



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**FIELD OBSERVATION REPORT - Bldg. #14**

Permit No. 18-131555-00 BC  
 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: 05/14/19 Time: 9:00 AM Weather: Partly Cloudy Approx. Temp.: 73° 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	X	
B	X	NA	NA	X	X	X	X	X	X	X	X	X	X	
C	X	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	/	Units - 1422 and 1412- Screen completion and final touch ups remain (Photograph #7).
E	X	NA	NA	X	X	X	X	X	X	X	X	X	X	
F	X	X	X	X	X	X	X	X	X	X	X	X	X	

**ACTION REQUIRED BY CONTRACTOR:**

1. None

**PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:**

1. 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.

**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. Delta will verify final punch items are complete.

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: 5.20.19

**PHOTOGRAPHS**

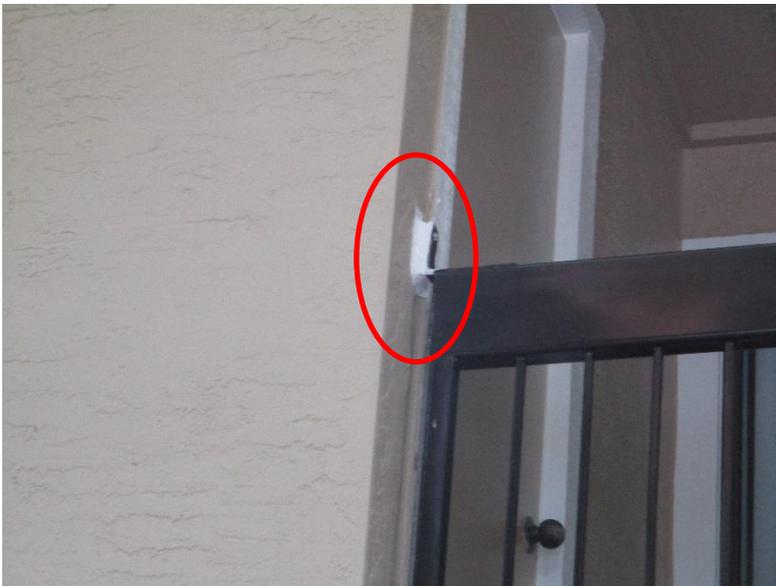
**PHOTOGRAPH #1**



**BUILDING 25  
SCREEN ENCLOSURES**

Contractor has completed installation of window screens noted on last report.

**PHOTOGRAPH #2**



**BUILDING 7  
UNIT #727 BALCONY**

Contractor has installed railing with fastening angle at top of rail not fitting properly to stucco.

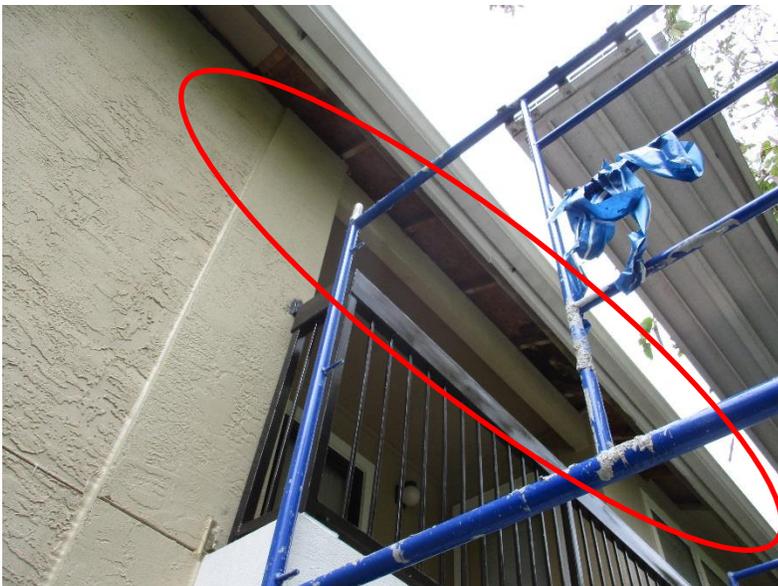
**PHOTOGRAPH #3**



**BUILDING 13  
UNIT #1324 BALCONY**

Contractor has finish painted railing and re-installed at balcony.

**PHOTOGRAPH #4**



**BUILDING 13  
UNIT #1324 BALCONY**

Contractor has not replaced soffit or screen enclosure.

**PHOTOGRAPH #5**



**BUILDING 18  
UNIT #1824 BALCONY**

Stucco subcontractor installing new stucco accessories and lath in preparation for new stucco.

**PHOTOGRAPH #6**



**BUILDING 18  
UNIT #1824 BALCONY**

Contractor has not replaced soffit removed in order to complete framing repairs.

**PHOTOGRAPH #7**



**BUILDING 14  
UNIT #1422 BALCONY**

Screen completion and final touch ups remain.