



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

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

**FIELD OBSERVATION REPORT - Bldgs. #26**

Permit No. 19-10770200 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: R1503-302E  
 Contact: Glenn Ateili  
 Phone/Fax: (941) 923-7380  
 Contact: Craig Nicholas / Robert Branscombe  
 Phone: (941) 232-6486 / (239) 379-1978

Date: 07/23/19 Time: 9:30 AM Weather: Partly Cloudy Approx. Temp.: 85° 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	Attics	Painting	Punch	Comments
A	X	NA	NA	X	X	X	X	X	X	X	X	NA	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	/	NA			Stucco sub-contractor has applied finish coat of stucco (Photograph #1).
D	X	X	X	X	X	X	X	X	X	X		X			Stucco sub-contractor has applied finish coat of stucco (Photograph #2).
E	X	NA	NA	X	X	X	X	X	X	/		NA			Stucco sub-contractor has begun scratch coat of stucco (Photograph #3).
F	X	NA	NA	X	X	/	X	X	X			X			Stucco sub-contractor has applied JumboTex WRB, stucco accessories and lathing in preparation for new stucco (Photograph #4). Fastening patterns and overlapping of metal lath inspected for compliance (Photograph #5). Flashing behind vertical control joints and sealant at intersections and corners of accessories inspected for compliance (Photograph #6).
G	X	NA	NA	X	X	/	X	X	X			NA			Stucco sub-contractor has applied JumboTex WRB, stucco accessories and lathing in preparation for new stucco (Photograph #7).
H	X	X	X	X	X	X	X	X	X	X	X	X	X		

**ACTION REQUIRED BY CONTRACTOR:**

- None

**PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:**

- Exhaust vents have not been properly placed and will require repositioning.
- Kick out flashing will be properly sealed at termination to existing stucco.

**ACTION REQUIRED BY OWNER:**

- Roofing sheathing damage to be repaired by owners roofing contractor.

**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 P.E. Date: 7.26.19



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**FIELD OBSERVATION REPORT - Bldgs. #27**

Permit No.:	19-10770600 BR	Project:	R1503-302E
Owner:	Vintage Grand Condo Assn, Inc.	Contact:	Glenn Ateilli
Project Address:	4017 Crockers Lake Blvd., Sarasota, FL	Phone/Fax:	(941) 923-7380
Contractor:	RL James Inc	Contact:	Craig Nicholas / Robert Branscombe
Inspector (s):	Mark Boss PM	Phone:	(941)232-6486 / (239) 379-1978
Type of Assessment:	Progress		

Date: 07/23/19 Time: 9:30 AM Weather: Partly Cloudy Approx. Temp.: 85° 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	Attics	Painting	Punch	Comments
A		NA	NA									NA			
B		NA	NA									X			
C		NA	NA									NA			
D	/	X	X												Removal of stucco and Thermo-ply has begun (Photograph #21).
E	/	NA	NA									NA			Removal of stucco and Thermo-ply has begun (Photograph #20)
F	X	NA	NA	X								X			Framing repairs, Simpson Strong-Tie strapping and connectors inspected for compliance (Photograph #14). Blocking at top plate framing to build up beam has not been installed (Photograph #15). Titan HD anchor is missing at this base plate location (Photograph #16). Damaged roof sheathing at several areas. This repair is not in project scope of repairs (Photographs #17, #18 and #19).
G	X	NA	NA	X	X	/						NA			Plywood sheathing in place and ready for inspection (Photograph #10). Gap at plywood seam marked for correction during inspection (Photographs #11). Gap at plywood seam filled. (Photograph #12). Framing repairs and Simpson Strong-Tie strapping in place at Breezeway area (Photograph #13).
H	X	X	X	X	X	/						X			Stucco sub-contractor has applied JumboTex WRB and begun to apply stucco accessories (Photograph #8). JumboTex WRB inspected for overlapping requirement (Photograph #9).

**ACTION REQUIRED BY CONTRACTOR:**

1. Blocking at top plate framing to build up beam to be installed (Photograph #15).
2. Titan HD anchor missing at this base plate location to be installed (Photograph #16).

**PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:**

1. None

**ACTION REQUIRED BY OWNER:**

1. Roofing sheathing damage to be repaired by owners roofing contractor (Photographs #17, #18 and #19).

**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: 7.26.19

## PHOTOGRAPHS

**PHOTOGRAPH #1**



### **BUILDING 26 SECTION C**

Stucco sub-contractor has applied finish coat of stucco.

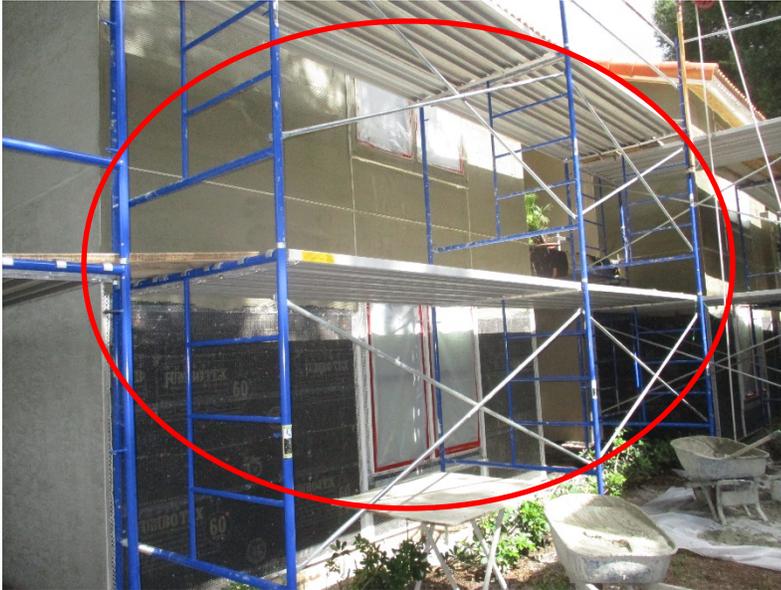
**PHOTOGRAPH #2**



### **BUILDING 26 SECTION D**

Stucco sub-contractor has applied finish coat of stucco.

**PHOTOGRAPH #3**



**BUILDING 26  
SECTION E**

Stucco sub-contractor has begun scratch coat of stucco.

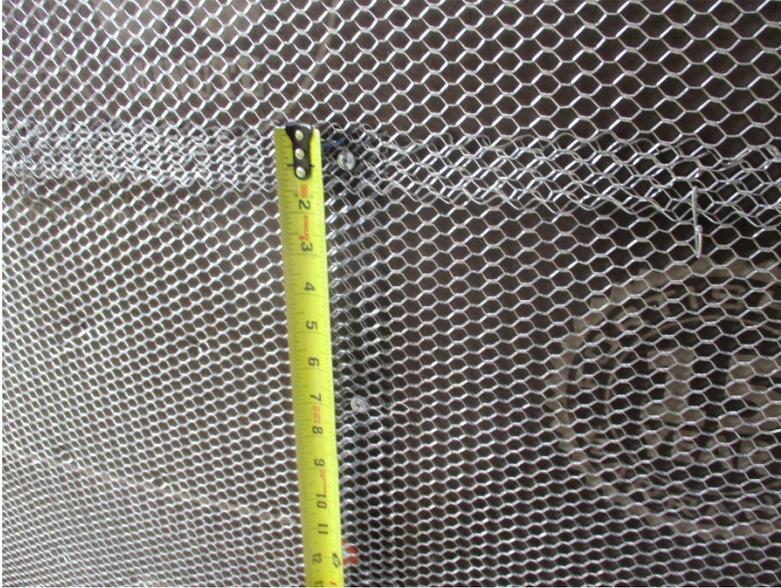
**PHOTOGRAPH #4**



**BUILDING 26  
SECTION F**

Stucco sub-contractor has applied JumboTex WRB, stucco accessories and metal lath in preparation for new stucco.

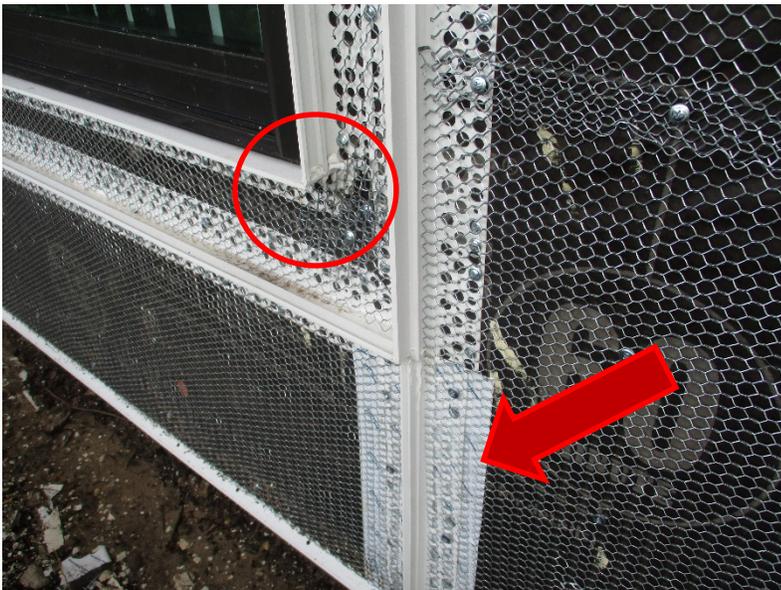
**PHOTOGRAPH #5**



**BUILDING 26  
SECTION F**

Fastening patterns and overlapping of metal lath inspected for compliance.

**PHOTOGRAPH #6**



**BUILDING 26  
SECTION F**

Flashing behind vertical control joints and sealant at intersections and corners of accessories inspected for compliance.

**PHOTOGRAPH #7**



**BUILDING 26  
SECTION G**

Stucco sub-contractor has applied JumboTex WRB, stucco accessories and lathing in preparation for new stucco.

**PHOTOGRAPH #8**



**BUILDING 27  
SECTION H**

Stucco sub-contractor has applied JumboTex WRB and begun to apply stucco accessories.

**PHOTOGRAPH #9**



**BUILDING 27  
SECTION H**

JumboTex WRB inspected for overlapping requirements.

**PHOTOGRAPH #10**



**BUILDING 27  
SECTION G**

Plywood sheathing in place and ready for inspection.

**PHOTOGRAPH #11**



**BUILDING 27  
SECTION G**

Gap at plywood seam marked for correction during inspection.

**PHOTOGRAPH #12**



**BUILDING 27  
SECTION G**

Gap at plywood seam filled.

**PHOTOGRAPH #13**



**BUILDING 27  
SECTION G**

Framing repairs and Simpson Strong-Tie strapping in place at Breezeway area.

**PHOTOGRAPH #14**



**BUILDING 27  
SECTION F**

Framing repairs, Simpson Strong-Tie strapping and connectors inspected for compliance.

**PHOTOGRAPH #15**



**BUILDING 27  
SECTION F**

Blocking at top plate framing to build up beam has not been installed.

**PHOTOGRAPH #16**



**BUILDING 27  
SECTION F**

Titan HD anchor is missing at this base plate location.

**PHOTOGRAPH #17**



**BUILDING 27  
SECTION F**

Damaged roof sheathing at several areas.  
This repair is not in project scope of  
repairs.

**PHOTOGRAPH #18**



**BUILDING 27  
SECTION F**

Damaged roof sheathing at several areas.  
This repair is not in project scope of  
repairs.

**PHOTOGRAPH #19**



**BUILDING 27  
SECTION F**

Damaged roof sheathing at several areas.  
This repair is not in project scope of  
repairs.

**PHOTOGRAPH #20**



**BUILDING 27  
SECTION E**

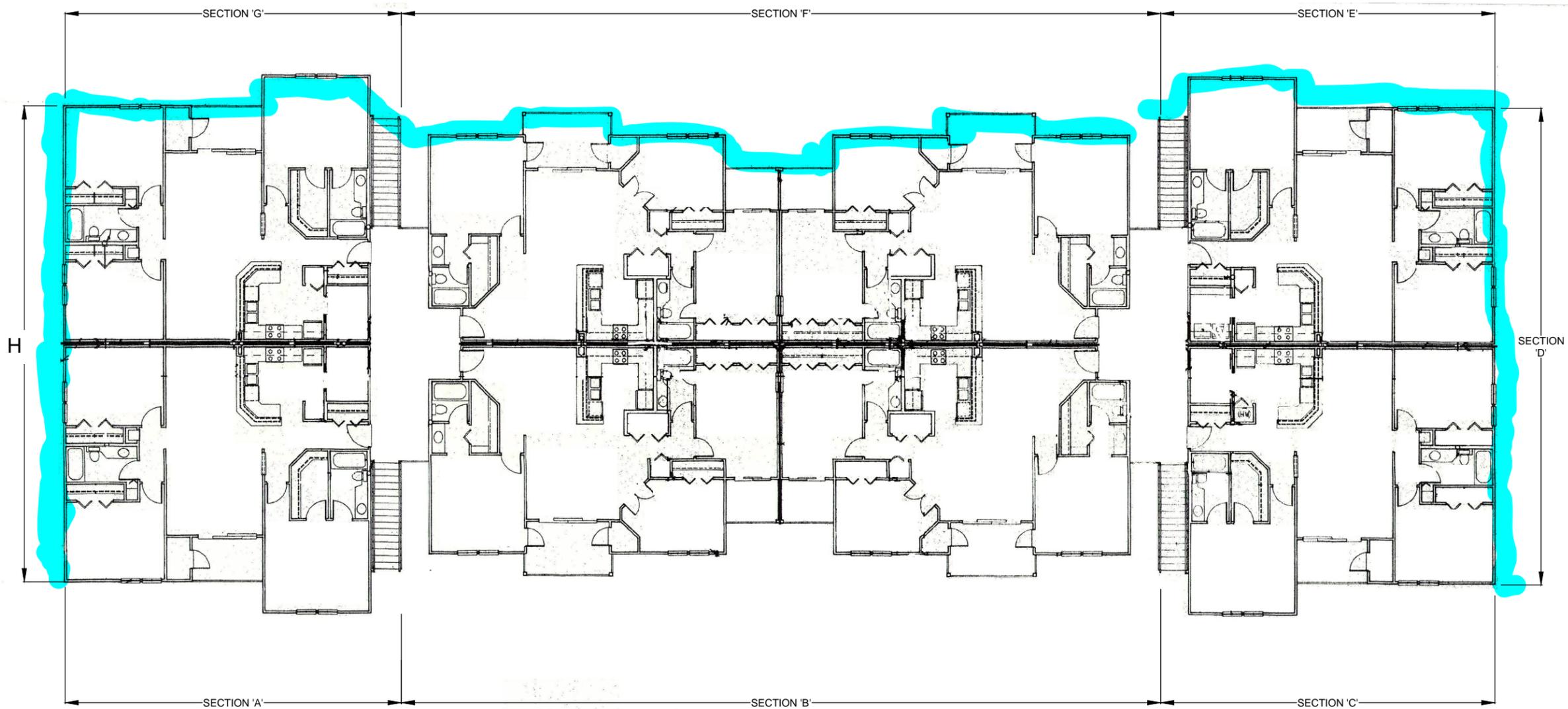
Removal of stucco and Thermo-ply has  
begun.

**PHOTOGRAPH #21**



**BUILDING 27  
SECTION D**

Removal of stucco and Thermo-ply has begun.



Denotes area of work 

1 BLDG # 27 PLAN - TYPE 1  
 S-1.0 SCALE: N.T.S. BUILDINGS: 26, 27

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  
 SHEET S-1.0

SEAL:

STEVEN J. MAINARDI, P.E.  
 #56563

DRAWING TITLE:  
 TYPICAL PLAN - TYPE 1

PROJECT NAME:  
 WOOD FRAME REPAIRS & RELATED WORK (PHASE II)  
 VINTAGE GRANDE CONDOMINIUM ASSOCIATION, INC.  
 4012 CROCKERS LAKE BLVD., SARASOTA, FL 34238

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 2017 FLORIDA BUILDING CODE AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND CHAPTER 633, FLORIDA STATUTES.

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