

PHOTOGRAPH #1



**BUILDING 11
SECTION D**

Contractor has rake cleaned all around building.

PHOTOGRAPH #2



**BUILDING 11
SECTION D- UNIT #1113**

Contractor and management walked through each unit with Delta for development of final punch list.

PHOTOGRAPH #3



**BUILDING 11
SECTION D- UNIT #1113**

Child Safety lock buttons on right side of windows does not function. This is a typical problem noted on punch list for all 2nd floor windows.

PHOTOGRAPH #4



**BUILDING 12
SECTION A**

Subcontractor in process of installing new vinyl accessories and galvanized self-furring lath in preparation for new stucco finish.

PHOTOGRAPH #5



**BUILDING 12
SECTION B**

Subcontractor in process of installing new vinyl accessories and galvanized self-furring lath in preparation for new stucco finish.

PHOTOGRAPH #6



**BUILDING 12
SECTION C**

New plywood soffit and vinyl soffit vent installed as per drawings and specifications.

PHOTOGRAPH #7



**BUILDING 12
SECTION D**

New GreenHeck EHH-601D louver Vents installed at gable end attic space.

PHOTOGRAPH #8



**BUILDING 12
SECTION D**

Stucco sub-contractor has protected new windows and applied scratch coat of stucco at gable end walls.

PHOTOGRAPH #9



**BUILDING 12
SECTION E**

Contractor applying Florida Paints Encapsulon Epoxy Mastic primer to steel railings at breezeway.

PHOTOGRAPH #10



**BUILDING 12
SECTION E**

Contractor applying Florida Paints Encapsulon Epoxy Mastic primer to steel railings at breezeway.

PHOTOGRAPH #11



**BUILDING 12
SECTION G -UNIT #1212**

Damaged cedar wood trim at patio door requires replacement.

PHOTOGRAPH #12



**BUILDING 9
SECTION E**

Pest control contractor has applied BoraCare termite treatment to exterior wall framing as per specifications.

PHOTOGRAPH #13



**BUILDING 9
SECTION E**

Simpson Strong-Tie connectors and screws installed at headers to top plates and top plates to trusses as per drawings. BoraCare termite treatment will require hand application at missed areas of wood header.

PHOTOGRAPH #14



**BUILDING 9
SECTION E**

Simpson Strong connector straps MTS A49. Installed as per drawing where studs do not align between floors.

PHOTOGRAPH #15



**BUILDING 9
SECTION F**

Simpson Titen HD fastener with base plate installed as per drawings and specifications.

PHOTOGRAPH #16



**BUILDING 9
SECTION F**

Simpson Titen HD fastener with base plate installed as per drawings and specifications.

PHOTOGRAPH #17



**BUILDING 9
SECTION F**

Simpson #H2.5A hurricane tie installed at truss to roof beam as per drawings.

PHOTOGRAPH #18



**BUILDING 9
SECTION F**

Simpson Titen HD fastener with base plate installed as per drawings and specifications. New sealant applied at base plate to concrete slab as per drawings.

PHOTOGRAPH #19



**BUILDING 9
SECTION F**

Existing roof sheathing damage.

PHOTOGRAPH #20



**BUILDING 9
SECTION H**

Gable end reinforcements repairs, BoraCare Termite treatment and Simpson Strong connector applications performed in preparation for new sheathing.

PHOTOGRAPH #21



**BUILDING 9
SECTION H**

Contractor has applied Copper Green wood preservative at lower two feet of wood framing as per specifications.

PHOTOGRAPH #22



**BUILDING 9
SECTION H**

Contractor has replaced damaged header above single window opening.

PHOTOGRAPH #23



**BUILDING 9
SECTION H**

Simpson LSTA-21 straps and #HGA10 clips installed at new wall bracing as per drawings.

PHOTOGRAPH #24



**BUILDING 9
SECTION H**

Contractor has missed placing new 2"X4" cross bracing at 48" O.C. required spacing.

PHOTOGRAPH #25



**BUILDING 9
SECTION H**

Contractor installed missing cross bracing as per drawings at 48" max spacing.

PHOTOGRAPH #26



**BUILDING 9
SECTION H**

Contractor installed missing cross bracing as per drawings at 48" max spacing.

PHOTOGRAPH #27



**BUILDING 9
SECTION H**

Contractor installing new 15/32" plywood sheathing at gable end wall.



A Rimkus Company

Rimkus Consulting Group, Inc. dba Delta

FIELD OBSERVATION REPORT - Bldg. #11

Permit No. 2023 100329 000 00 BR
 Owner: Vintage Grand Condo Assn, Inc.
 Project Address: 4005 Crockers Lake Blvd., Sarasota, FL
 Contractor: RL James Inc
 Inspector (s): Mark Boss CDT
 Type of Assessment: Progress

Project: R1503-3021
 Contact: Glenn Atelli
 Phone/Fax: (941) 923-7380
 Contact: Morgan Zabluskas / Robert Brantscombe
 Phone: (941) 914-4092 / (239) 379-1978

Date: 6.06.23 Time: 8:10 AM
 Date: 6.08.23 Time: 1:30 PM

Weather: Sunny
 Weather: Fair

Approx. Temp.: 73
 Approx. Temp.: 86

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

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	X	X	/	
B	X	NA	NA	X	X	X	X	X	X	X	X	X	X	/	Unit # 113- Contractor and management walked through each unit with Delta for development of final punch list (Photograph #2). Child Safety lock buttons on right side of windows does not function. This is a typical problem noted on punch list for all 2nd floor windows (Photograph #3).
C	X	NA	NA	X	X	X	X	X	X	X	X	X	X	/	Contractor has rake cleaned all around building (Photograph #1).
D	X	X	X	X	X	X	X	X	X	X	N/A	X	X	/	
E	X	NA	NA	X	X	X	X	X	X	X	X	X	X	/	
F	X	NA	NA	X	X	X	X	X	X	X	X	X	X	/	
G	X	NA	NA	X	X	X	X	X	X	X	X	X	X	/	
H	X	X	X	X	X	X	X	X	X	X	N/A	X	X	/	

STORAGE AREA

ACTION REQUIRED BY CONTRACTOR:

1. Complete Punch list provided 6.7.23

PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:

1. Unit #112- Gap between window header and window frame exceeds maximum 5/16" allowance by manufacturers NOA, and will require corrective measures for approval.
2. Unit # 1118- Gap between window header and window frame exceeds maximum 5/16" allowance by manufacturers NOA. And will require corrective measures for approval

ACTION REQUIRED BY OWNER:

1. Separation from ground does not meet drawings requirements. Landscaping and grade level is above bottom plate and areas of wall framing. Removal and drainage will be required by owners as per drawings.
2. Previous and current leaks have damaged roof sheathing. Owners to have repairs done by others.
3. Deteriorated conditions at roof flashing areas above roof tiles are to be addressed when roofs are repaired by other contractors .

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: *Glenn Warburton P. E.* Date: 6.12.23



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Rimkus Consulting Group, Inc. dba Delta

FIELD OBSERVATION REPORT - Bldg. #12

Permit No. 23100380.00 BR
 Owner: Vintage Grand Condo Assn, Inc.
 Project Address: 4013 Crookers Lake Blvd., Sarasota, FL
 Contractor: RL James Inc
 Inspector (s): Mark Boss CDT
 Type of Assessment: Progress

Date: 6.08.23 Time: 8:10 AM
 Date: 6.08.23 Time: 1:30 PM

Project: R1503-3021
 Contact: Glenn Atelli
 Phone/Fax: (941) 923-7380
 Contact: Morgan Zablauskas / Robert Branscombe
 Phone: (941) 914-4092 / (239) 379-1978

Weather: Sunny
 Weather: Fair
 Approx. Temp.: 73
 Approx. Temp.: 86

COPY DISTRIBUTION:
 Owner
 Contractor
 Architect / Engineer
 Building Department

LEGEND:
 X: Complete
 /: In Progress

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	/			NA			Subcontractor in process of installing new vinyl accessories and galvanized self-furring lath in preparation for new stucco finish (Photograph #4).
B	X	NA	NA	x	x	X	X	X	/						Subcontractor in process of installing new vinyl accessories and galvanized self-furring lath in preparation for new stucco finish (Photograph #5).
C	X	NA	NA	X	X	X	X	X	X			NA			New plywood soffit and vinyl soffit vent installed as per drawings and specifications (Photograph #6).
D	X	X	X	X	X	X	X	X	X						New GreenHeck EHH-601D lower Vents installed at gable end attic space (Photograph #7). Stucco sub-contractor has protected new windows and applied scratch coat of stucco at gable end walls drawing (Photograph #8).
E	X	NA	NA	X	X	X	X	X	X	X	X	NA	/		Contractor applying Florida Paints Encapsulon Epoxy Mastic primer to steel railings at breezeway (Photographs #9 and #10).
F	X	NA	NA	X	X	X	X	X	X	X	X		/		
G	X	NA	NA	X	X	X	X	X	X	X	X	NA	/		Damaged cedar wood trim at patio door requires replacement (Photograph #11).
H	X	X	X	X	X	X	X	X	X	X	X		X		

STORAGE AREA

ACTION REQUIRED BY CONTRACTOR:

1. Damaged cedar wood trim at patio door requires replacement (Photograph #11).

PENDING NOTED ACTION REQUIRED BY CONTRACTOR:

1. Unit 1216 -Nail has penetrated window flashing at interior sill and will require removal, replacement and sealing of window flashing penetration.
 2. Unit 1226- Nails have penetrated window flashing at interior jamb and head and will require removal, replacement and sealing of window flashing penetration.

ACTION REQUIRED BY OWNER:

1. Previous and current leaks have damaged roof sheathing. Owners to have repairs done by others.
 2. Soil has not been re-graded by others to provide 6" minimum separation from grade to new stucco accessories as per drawings .
 3. Landscaping is above bottom of wall requiring repairs.

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: *Glenn Warburton P. E.* Date: 6.12.23



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LAKEWOOD RANCH, FL 34211
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www.delta-engineers.com

COPY DISTRIBUTION:
 Owner
 Contractor
 Architect / Engineer
 Building Department

FIELD OBSERVATION REPORT - Bldg. #9

Permit No. 23-127178-00BR
 Owner: Vintage Grand Condo Assn, Inc.
 Project Address: 4032 Crocker's Lake Blvd., Sarasota, FL
 Contractor: RL James Inc
 Inspector (s): Mark Boss CDT
 Type of Assessment: Progress

Project: R1503-302H
 Contact: Glenn Aielli
 Phone/Fax: (941) 923-7360
 Contact: Morgan Zablauskas / Robert Branscombe
 Phone: (941)232-6486 / (239) 379-1978

Date: 6.06.23 Time: 8:10 AM
 Date: 6.08.23 Time: 1:30 PM

Weather: Sunny
 Weather: Fair

Approx. Temp.: 73
 Approx. Temp.: 86

LEGEND:
 X: Complete
 /: In Progress

Elevation	Demo	Gable Bracing	Gable Vents	Framing & strapping	Sheathing	Soffit	Window flashing	Window Insiall	Stucco Lath Acc	Stucco	Sealant	Attics	Painting	Punch	Comments
A		NA	NA									NA			
B		NA	NA												
C		NA	NA									NA			
D															
E	X	NA	NA	X								NA			Pest control contractor has applied BoraCare termite treatment to Pest control contractor has applied BoraCare termite treatment to exterior wall framing as per specifications (Photograph #12). Simpson Strong-Tie connectors and screws installed at headers to top plates and top trusses as per drawings. BoraCare termite treatment will require hand application at missed areas of wood header (Photograph #13). Simpson Strong connector straps MTS A49. Installed as per drawing where studs do not align between floors (Photograph #14).
F	X	NA	NA	/											Simpson Titen HD fastener with base plate installed as per drawings and specifications (Photographs #15 and #16). Simpson #H2.5A hurricane tie installed at truss to roof beam as per drawings (Photograph #17). Simpson Titen HD fastener with base plate installed as per drawings and specifications. New sealant applied at base plate to concrete slab as per drawings (Photograph #18). Existing roof sheathing damage (Photograph #19).
G	X	NA	NA	X								NA			Gable end reinforcements repairs. BoraCare Termite treatment and Simpson Strong connector applications performed in preparation for new sheathing (Photograph #20). Contractor has applied Copper Green wood preservative at lower two feet of wood framing as per specifications (Photograph #21). Contractor has replaced damaged header above single window opening (Photograph #22). Simpson LSTA-21 straps and #HGA10 clips installed at new wall bracing as per drawings (Photograph #23). Contractor has missed placing new 2"x4" cross bracing at 48" O.C. required spacing (Photograph #24). Contractor installed missing cross bracing as per drawings at 48" max spacing (Photographs #25 and #26). Contractor installing new 15/32" plywood sheathing at gable end wall (Photograph #27).
H	X	X		X	/										Gable end reinforcements repairs. BoraCare Termite treatment and Simpson Strong connector applications performed in preparation for new sheathing (Photograph #20). Contractor has applied Copper Green wood preservative at lower two feet of wood framing as per specifications (Photograph #21). Contractor has replaced damaged header above single window opening (Photograph #22). Simpson LSTA-21 straps and #HGA10 clips installed at new wall bracing as per drawings (Photograph #23). Contractor has missed placing new 2"x4" cross bracing at 48" O.C. required spacing (Photograph #24). Contractor installed missing cross bracing as per drawings at 48" max spacing (Photographs #25 and #26). Contractor installing new 15/32" plywood sheathing at gable end wall (Photograph #27).

STORAGE AREA

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: *Glenn Warbarton P.E.* Date: 6.12.22

ACTION REQUIRED BY CONTRACTOR:

1. BoraCare termite treatment will require hand application at missed areas of wood header (Photograph #13).

PENDING NOTED ACTION REQUIRED BY CONTRACTOR:

1. None.

ACTION REQUIRED BY OWNER:

1. Previous and current leaks have damaged roof sheathing. Owners to have repairs done by others (Photograph #19).

ACTION REQUIRED BY ENGINEER:

1. None.