

Repair List

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Outside of the house and Garage

Location	Issue	Image	Resolved
Sprinkler between the garage and door	<p>Sprinkler is leaking after turned off and not spraying properly. Water runs off to the driveway. We turned it off to prevent wasting water.</p> <p>Please click on the video.</p>		N
Front outside Door	The door frame by the glass is white, it should be painted red.		N

Front inside Door	Inside of the door frame has rough circle, this should be smooth frame. This dot surrounds the entire glass frame. It also needs to be painted as it's a shade different from the door.		N
Paint on paver	There are white paint on the paver around the front door and front of the garage. I tried to clean the paint off so I can seal the paver but the paint doesn't come off. Please either clean the paint off or replace the paver.		N
Rain Bird	The box is missing an adapter for WiFi for smart home connectivity. Shown in the red box highlighted		N

Tankless Water Heater	The box is missing an adapter for WiFi for smart home connectivity.		N
Outside Small Garage	Facing the small garage, the trim near the roof, the paint is incomplete		N
Garage	Inside the 2 car garage, face the street, look to the left between the garage and door. There is a huge hole.		N

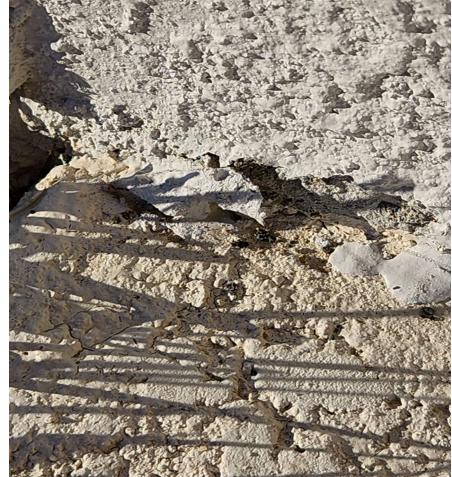
Garage
Supporting
Wall

Inside the 2 car garage facing the street, look to the left wall closest to the garage. The base is not complete and looks like something bit off the bottom side. For a new house with the price paid, it shouldn't look broken and is unacceptable.



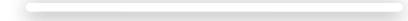
N



Back Lanai	Bottom side of the Lanai shows peeling		N
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Master Room

Top

Location	Issue	Image	Resolved
Master entry door	The video shows that the top part of the door scrapes the frame as it closes. If you look half way down, it shows a gap. It looks like the door was installed crooked.		N
Master Wall	As you walk through the master door, look to the bottom right. There is a discolored scrape, looked like the paint was scraped off.		N

Hallway to the bathroom	Go to the bathroom. Past the left closet Bottom wall there is a hole		N
Light Switch, switched His/Her section	Facing the light switch for the lights above the sinks. The left switch turns on the right light and the right switch turns on the left light. The left switch should be consistent with the left light and the same for the right.		N
Master tub	If you press on the rim or go inside there is a squeaky sound		N

Master shower tile	The shower tile on the floor is cracked and could lead to water leakage.		N
Master bathroom: The bottom frame on the outside shower glass wall	See the video. The bottom seal is not even and has a hole along the seal/frame.		N
Master bathroom: Edge along the wall	Left side of the shower has a scrape along the edge		N

Master bathroom: Edge near the shower	Right side at the shower entrance is a scrape along the lining edge		N
Master bathroom window	Some paint came off the window edge		N

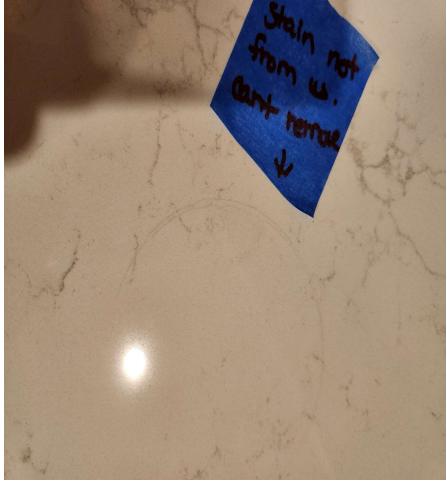
Kitchen

Top

Location	Issue	Image	Resolved
Kitchen door pantry	Pantry door doesn't shut. See video		N

Kitchen Island	Facing the kitchen the island on the right side shows a scrape along the edge		N
Kitchen Island	The kitchen island near the refrigerator shows a score.		N

Kitchen Island	<p>The kitchen island near the living room shows 2 scratch/chip on the edge and not a smooth finish along the edge.</p>		N
Kitchen Island	<p>The sink was leaking from initial walkthrough. It's repaired but where the water sat in the cabinet bubbled up on the surface. The bubble is permanent since it's still there</p>		N

Kitchen Countertop	I really tried to clean off this circle stain. Most came off but the stain is still visible.		N
Kitchen corner wall	Extra material sticking out from the wall		N
The divider between the kitchen and living room	The area facing the kitchen near the pantry have some discoloration		N

The opening between the kitchen and living room

The 90 degree corner is slanted. It's very obvious especially at night when the shadow cast in the corner. It appears lopsided

Left side is OK

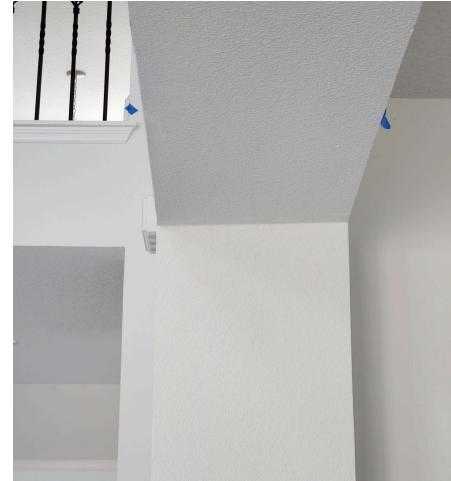


N

Right side lop by a quarter inch



Look lopped



The other side is fine



Kitchen sink	The kitchen sink is not caulked.		N
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Dining and Living Room Top

Location	Issue	Image	Resolved
Dining Room	The wall near the butler pantry has a puncture		N

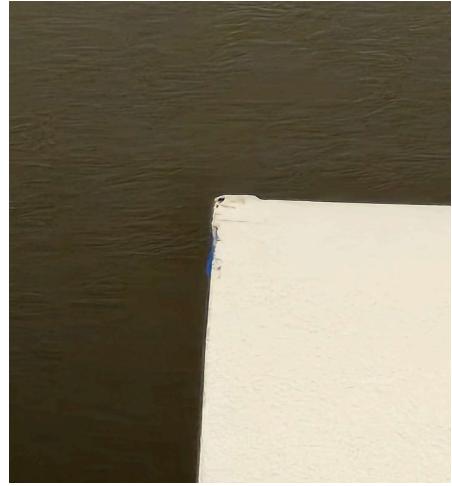
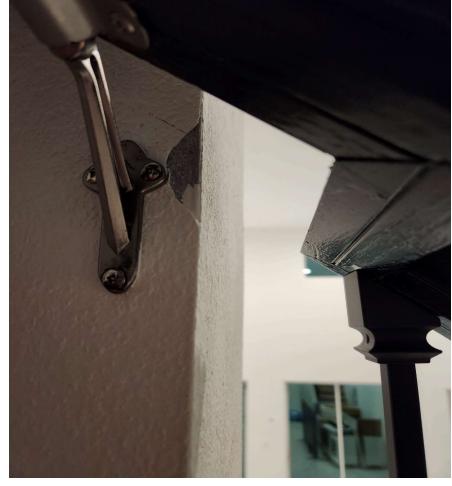
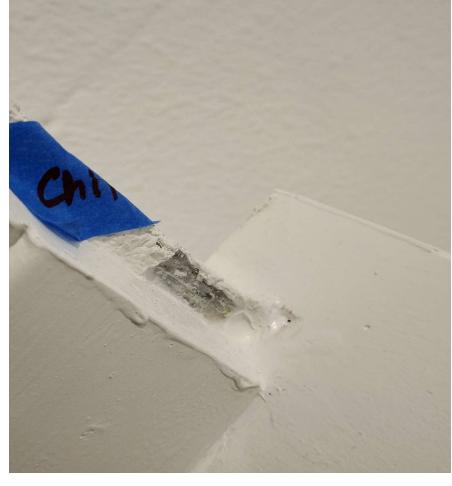
Switch by the front door	The switch by the front door is warped. The wall is not even.		N
Garage Door	Garage door exit at the lower right wall has a hole		N
Half Bathroom	Wall next to the sink has a hole		N

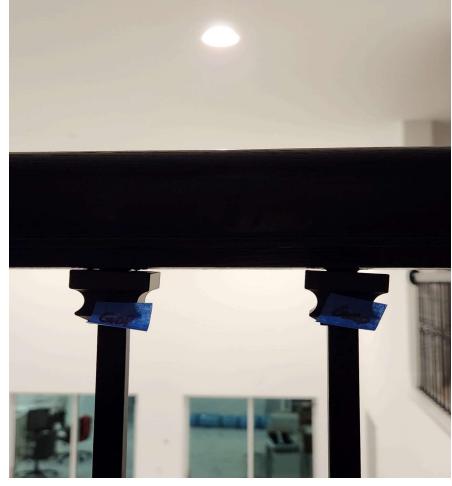
Living room under the two top windows	There are 2 spots that can't be cleaned.		N
Living room ceiling by the back door	Black discolored spot in the ceiling		N
Facing backyard in the living room. The left screen door.	The screen door doesn't lock no matter how hard I push the door in.		N

Grout on the tile	<p>There's not enough grout on the tile and some of the tiles are not even. We go barefoot in the house and this uneven tiles or areas with not enough grout stub the foot. We found over 30 areas that needs grout or uneven tile.</p>		N
Extra Tiles	<p>We were told the tiles will crack when the house settles. We were told there would be 2 boxes of spare tiles for repairs. Could we get the mentioned boxes?</p>	No Pic	N

Stairs Top

Location	Issue	Image	Resolved
Above the square part of the stairs	Score on the wall		N

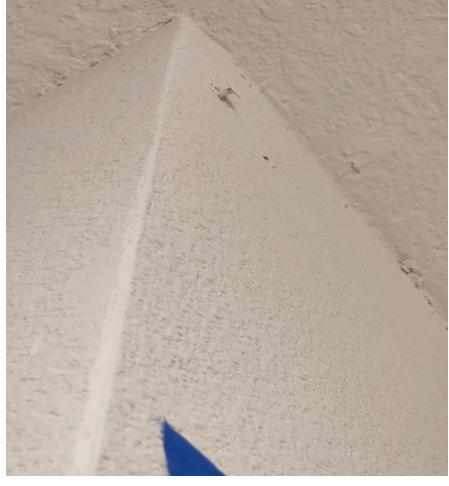
Going up the stair, look at the top right corner	Although it has been fixed from the initial walk through, one corner of this area wasn't fixed. See the picture it looked deformed and closer look shows a hole		N
Going up the stair, behind the second holder by the wall	A patch fell off and not painted		N
This you can see from the first floor. Look at the center stair rail on the lower right.	The first layer and paint either fell off or peeled off		N

Going up the stairs on the right side.	Paint and drywall fell off		N
There a few at the top of the stairs.	At the upper part of the baluster, there is a gap on the cap and doesn't sit aganist the rail. There is a total of 8 caps that are crooked.		N
The last rail leading to the back jack and jill room	Ths one stair rail is rough enough to cause a splinter, the other rail underside look smooth and clean.		N

Middle stair joint	In the crease of the stair joint has missing paint and shows the raw wood.		N
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Second Family Room (Loft) and Hallway

[Top](#)

Location	Issue	Image	Resolved
Second floor near the loft	A line between the drywall is exposed in the ceiling		N
Hall in front of the back Jack and Jill room	Looking up is a white nail sticking out of the wall		N

Room facing the backyard (not the jack and jill)	Outside of the room, the hall top notch shows is disconnect with the ceiling		N
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4 bedrooms and Laundry room

Top

Location	Issue	Image	Resolved
The Jack and Jill room facing the backyard	Hole in the corner window		N
The Jack and Jill room facing the backyard	Near the closet at the lower wall is scratched		N

Laundry room window	Hole in the corner and crack along the side		N
1) Bathroom with shower	The left sink has the hot and cold color mixed. Red color faucet should be on the left and blue on the right		N
2) Bathroom with shower	The top left window has a chip fall off		N

3) Bathroom with shower

Missing a patch to one of the nail.
Should the nail top impression show through? Should this be smooth?



N