# Punch List 6/3/16

Screens and window-opening hardware are missing from all windows.

Check all windows for damage and window restraints.

The exterior needs to be sealed thoroughly, especially at doors and windows.

The exterior needs to be painted.

## Paint

Benjamin Moore's Moore Guard Low Lustre finish

* White= Snow White, oc-66
* Light brown= stone hearth, 984
* Dark brown=smoky ash, 986

Moore's Porch & Deck enamel, satin Finish

* Gray= stormy sky, 1616

## 3rd Floor and Roof

Gutter does not drain completely at balcony. There is standing water on a dry day. Possible other locations?

On a rainy day water is coming out of the bottom of the gutters, especially at bay window. Daylight between gutter and roof.

Crack in the NE corner of the cornice. Separation of cornice from wall at the SE corner; birds nesting. Opening still exists from removed gutter. Overall damage (sagging and separated seams) from walking on the eaves.

The exterior of both sides of party wall in front need waterproof (brick veneer pvc?) and paint.

I see daylight at roof line from interior. Explain. How do I do spray foam?

There should be hurricane straps holding the roof to the frame.

There should be cross bracing in the rafters.

Materials need to be removed from 3rd floor.

Window opening restraint is missing at 3rd FL front and master bath.

There is damage to bottom of window frame at 3rd FL front and side that need repair.

There are leaks at 3rd FL balcony door: joint between bottom of door and threshold (right side) and (I think) at joint between dormer and roof (right side).

Please seal penetration through the roof for the air conditioning lines.

There needs to be a finish piece at the back, 3rd Floor, exterior, to secure neighbor’s wall.

One balcony post is loose and needs to be secured.

## 2nd Floor

Big gaps need to be closed at the joint between the addition and the existing house at the master bath.

## 1st Floor

Big gaps need to be closed at the joint between the addition and the existing house. Some care needs to be taken at the exterior window of the existing house (1st FL).

There is no hole for my kitchen stove vent duct.

Two range hood vents at sunroom need to be installed.

The frame for the pocket doors may be too close to the stairs.

The landing outside the sunroom exit is wobbly.

There is damage to bottom of window frame in sunroom that needs repair.

The exterior closet door needs finish trim.

The exit at the basement needs to be sealed and trim.

The masonry at the basement needs to be finished. There are holes in the wall that need patching. The bricks of the column need pointing.

Bulkhead for plumbing at basement. Prep for spray foam insulation. Then close off ceiling.

The fence, gates (latches), and wood retaining wall need repairing.

The stone retaining wall has damage that needs repairing.

Tire tracks in tree box need to be smoothed.

Tree branches rubbing against the roof need to be cut 6’ from house.

Back screen door doesn’t close and latch.