

**Crystal Ponds Punch List 2/25/25**

<b>Poor Workmanship</b>	<b>Amount</b>	<b>Already Paid by HOA</b>	<b>Notes</b>
New Condo Roofs	\$400,000		The roofs are wavy, shingles are buckling, and the shingle quality is poor that no other builder or roofer uses. We are already have issues with the roofs. Each roof is anticipated to last only 5-10 years not 20 to 30.
Ashfalt Road	\$250,000		Road that was installed in '22 is cracked and falling apart.
Driveways with voids underneath	\$60,000		Something wasn't done properly around several driveways causing voids underneath the driveways. This has cause errosion of the dirt and rock underneath the driveways.10181,10175,10199
All driveways need repair for voids	\$1,340,000		It is anticipated that we will find more voids under other driveways
Condo with gas pipe in the closet rubbing against the door. It is in a different location in the unitilty closet then any other condo.	\$1,000		In condo 6719 the gas line in the utility closet comes out and is in a location too close to the doors. It is position in a spot that is not like any other condo, and needs to be moved. When the doors are open and closed they scrape against the pipe.
Power Vac of Michigan	\$99,450		Vacuum out all drains as we found rocks and other items in the 1 we have already had cleaned.
Open ended trim on the corners of each condo	\$2,000		Each condo has a pice of white trim on the corners. This trim is open on each end with a open space between the trim and the building. This is a perferct set up for rodents and insects to make a home.There should be some sort of cap or screen on each end of the trim.
10049 Condo Gutter	\$1,200	\$1,200	The condo gutter was not installed properly from the begining and was dipping in the middle where two peices were connected. The entire length had to be replaced and additional straps add, so that the water would run down to the down spount, instead of leaking on to the ground by the foundation.
<b>Subtotal</b>	<b>\$2,153,650</b>		
<b>General Issues Lomabardo should have dealt with</b>			
10181 enterance to driveway chunk of concrete missing	\$2,000		This issues was reported to Lomardo before closing but was never repaired.
Sidewalk on the east side of Sweetwater street.	\$20,000		This sidewalk was delete from the from the plans at Chuck's request. There should be a sidewalk and it was in the original developer plans that runs the length of Sweetwater.
Sign at Second Entrance	\$15,000		This was damaged by a storm during the construction of the new condos. Lombardo put the sign backup, but is was never repaired properly.

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<b>General Issues Lomabardo should have dealt with (con't)</b>			
Pipe with no soil around	\$500		This was an issue before Lombardo left. The void around the pipe goes down about 1 1/2 feet.
Sprinklers	\$10,000		The sprinklers were drawing from the detention ponds not the township water system.
Sprinklers	\$5,000		The sprinklers where the sewer line was in need of repair were taken up and never put back in when the sewer line work was completed.
Patio sinking	\$5,000		The patio at 6912 Sweetwarer is sinking and needs to be leveled.
Refund for landscaping August 2023	\$18,000	\$18,000	Why did the HOA pay for this? Planting trees and grass was the builders responsibility per Master Deed.
6912 Sweetwater sewer line issue	\$3,715	\$3,715	The sewer line was crushed by Lombardo during construction. They replace the pipe but did not do the jetting necessary to clean out all the debris that entered the line while it was crushed. Jetting was unsuccessful so we are now having to have it cleaned by a special truck that will essentially suck the debris out of the sewer line.
Inspection of all sewer lines	\$10,000		Due to ongoing issues with several condos, we feel it is necessary to look at all sewer lines.
Cracked sidewalks (by new condo's)	\$2,500		This is an ongoing issue near a couple of new condos
Statement dated 4/5/24	\$18,411		Invoices by Casabella that never was paid.
Replace 3 dead trees	\$5,000		Replace 3 dead trees
YUCA	\$6,500	\$6,500	This was for a water main break that was not the HOA's responsibility but the builders.
<b>Subtotal</b>	<b>\$121,626</b>		
<b>Total Request</b>	<b>\$2,275,276</b>		