



September 3rd, 2024

Omega Villas Condominium
Phase IV
1713 NW 72 Ave
Plantation, FL-33313

PUNCH LIST ITEMS

From inspections carried out on August 17th 2024, the following was identified as incomplete works and/or defects in works that need to be corrected prior to the issuance of a certificate of final completion.

Building 19

Unit – 1713

- Painting of front door.
- Add two additional braces to the down spout that runs on top of the back yard fence.
- Back patio was never painted
- The walls and Facia of the backyard need to be painted
- Leave the unpermitted addition unpainted.

Unit – 1709

- Rain-stop at collection box to be extended by 1 ft.
- Add two additional braces to the down spout that runs on top of the back yard fence.
- Seal/caulk bottom on the west side of the closet, and then paint the caulked area.

Unit – 1705

- Painting of patio ceiling corners.
- Add two additional braces to the down spout that runs on top of the back yard fence.
- Paint over the caulking in the backyard/Fascia board underneath needs touch up paint.

Unit – 1701

- Painting of front door.
- Painting of the facia board.
- Hazard at main entrance where fence post was needs to be addressed.
- Painting of patio ceiling corners.
- The roof at the back patio needs to be replaced.



Building 20

Unit – 1737

- Painting of the fascia board located at the north side end unit wall.
- Compensation for damaged flowerpot.
- Gutter leak in the back yard.
- Caulking incomplete at fascia joints at back yard patio.
- Cracks on fence post at back entrance need to be filled with wood filler.
- Painting of front door.
- Bottom of gutter on north wall bent.
- The soffit screens are filled with caulking. They need to be cleaned

Unit – 1733

- Painting of front door.

Unit – 1729

- Painting of the wall behind the A/C unit.
- Painting of front door.

Unit – 1725

- Painting of front door.

Unit – 1721

- Painting of front door.

Unit – 1717

- Painting of the fascia board located at the south side end unit wall.
- Painting of front door.



Building 21

Unit – 1741

- Seal and paint of back patio.
- Damaged tile near front door needs to be repaired.
- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Touch up paint between AC on stucco wall towards the bottom
- Patio roof paint incomplete
- Patio gutter along the screen needs to be reinstalled
- Painting of west end wall after foundation after foundation work is completed.

Unit – 1745

- Seal and paint of back patio ceiling corners.
- The damaged tile near the front door needs to be repaired.
- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Add nails to fence boards at unit entrance.
- Front downspout needs to be placed on the outside of fence.
- Downspout missing at the back of unit.
- Gutter leaks at back patio.
- The wooden fence has cracked pallets in the back yard.

Unit – 1749

- Seal and paint of back patio ceiling.
- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Add nails to fence boards at unit entrance.
- Front downspout needs to be placed on the outside of fence.
- Painting of rear fascia boards.
- The wooden fence has cracked pallets in the back yard.
- To the left of the patio closet (above) needs holes patched

Unit – 1753

- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Touch up paint near the rear right gutter
- Fence slabs marked/cracked

Unit – 1757

- Seal gutter at front corner of unit.
- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Painting of patio ceiling corners.
- Fence wood planks split and marked
- White paint on top of slider door wood
- Top of wall in patio not completed painting
- Touch up underneath fascia board front



Building 22

Unit – 1764

- Add two additional braces to the down spout that runs on top of the back yard fence.
- Downspout in backyard needs to be redirected.
- Paint fascia trims and wall, north side of unit.
- Painting of soffit and fascia boards front of unit.
- Painting of front door.

Unit – 1760

- The joint between downspout and gutter needs to be sealed.
- Painting of soffit and fascia boards front of unit and back patio.
- Painting of front door.
- Holes at fence posts need to be filled with sand or soil.
- The wooden fence has cracked pallets up front and in the back patio.
- Paint torch-up around the sliding door.
- Repair base of metal post.
- Add two additional braces to the down spout that runs on top of the back yard fence.
- Add wooden division at top of wall between 1764 and 1760.

Unit – 1756

- Painting of soffit and fascia boards front of unit.
- Painting of front door.
- Gutter collection box is marked with black paint line.
- Missing parts for shutters.
- Stucco repairs identified at back patio.
- Painting of trims, fascia boards and walls – patio.
- Caulking missing between fascia boards and ceiling – patio.
- Trapezoid wood trim needs paint

Unit – 1752

- Painting of A/C frame in kitchen ceiling.
- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Caulk split on wood overhang in back.
- The division wall at the back needs painting.
- Painting of trims, fascia boards– patio.
- Caulking missing between fascia boards and ceiling – patio.
- Corner repairs near storage frame.
- Damage to tiles on perimeter wall needs to be addressed.
- The kitchen ceiling had a leak, and Lazaro needs to go back and finish bleaching the ceiling.
- Touch up point on steel column.
- Trapezoid windows trim needs better painting



Building 22 cont.

Unit – 1748.

- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- The division wall at the back needs painting.
- Painting of trims, fascia boards– patio.
- Caulking missing between fascia boards and ceiling – patio.
- Repair base of metal post.
- The wooden fence has cracked pallets up front.
- There is unpainted wood at the front at the end fascia board to the left of the window missing paint

Unit – 1744

- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Wall repairs at the rear gate entrance.
- Painting of trims, fascia boards– patio.



Building 23

Unit – 1740

- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- The wooden fence has cracked pallets up front and back patio.
- Painting of trims, fascia boards– patio.
- Need cleaning of the soffit screen above the front sliding door.

Unit – 1736

- Painting of front door.
- Install metal pole in patio.

Unit – 1732

- Painting of front door.
- Complete front fence.
- Painting of trims, fascia boards– patio.
- Remove stucco on wooden frame of trapezoidal frame.
- Need back brackets on gutters running along the fences.
- Side wall between fence needs painting.

Unit – 1728

- Painting of front door.
- Painting of trims, fascia boards– patio.
- Remove stucco on wooden frame of trapezoidal frame.
- Missing drip edge at back patio roof.
- Add two additional braces to the down spout that runs on top of the back yard fence.

Unit – 1724

- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Painting of trims, fascia boards– patio and external wall.
- Painting of patio ceiling corners.
- Paint touch-up over front sliders on wall.



Building 24

Unit – 1700

- Painting of front door.
- Missing front division fence.
- Cracked ceiling screen inside unit.
- Joint in gutter leaking – back of unit.
- Painting of trims, fascia boards, ceiling – patio.
- Add two additional braces to the down spout that runs on top of the back yard fence.

Unit – 1704

- Painting of front door.
- The screen on the soffit of the front bedroom window needs to clean as they are filled with caulking and need to paint along the frame

Unit – 1708

- Painting of front door.
- Painting of soffit and fascia boards front of unit.

Unit – 1712

- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Electrical molding/wires needs to be replaced – back patio.

Unit – 1716

- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- The patio ceiling needs to be completed.
- Painting of trims, fascia boards, ceiling – back patio.
- Stucco repairs lower corners near sliding door.
- Need to caulk where the fascia board meets the other piece of wood in the front.

Unit – 1720

- Painting of front door.
- Painting of soffit and fascia boards front of unit.
- Painting of trims, fascia boards, ceiling – back patio.
- Front down spout needs to be lowered.
- Painting of trims, fascia boards east external wall.
- The window screen needs to be replaced.
- There are small holes in the stucco in the front left of the soffit overhang.



General notes:

1. The side of building 20 fascia boards north and south side need repainting/dust from concrete restoration
2. The bottom part of the stucco on the south side building 20 is not completed (stucco placed on the bottom is not up to standard). This area needs to be repainted.
3. All soffit screens need to be cleaned up. Alot of them have sealer on the silver part and are dirty.
4. All construction debris must be picked up. Owners are complaining about nails in the grass as well as the roadway
5. Building 24 - East wall needs paint touch up under the soffit/fascia
6. Building 23- East side of wall needs paint touch up on soffit/fascia

Respectfully Submitted By
S&D Engineering and Construction, Inc.

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