

Twin Oaks	Summary Of walk through	3/3/2022		Twin Oaks	Summary Of walk through	3/3/2022	
Type of work	Unit Numbers	Information	Regime/ Owner	Type of work	Unit Numbers	Information	Regime/ Owner
Siding	180	Bottom trim 2nd floor window	R	Service Yard	175	Right: Bottom rung of wood rotting	R
	190	Holes from golf balls	R	Inside	176	Inside: One rung of wood rotting	R
	193	Bottom trim boards outside the front and lagoon side sliders	R	Gate	180	Inside: Bottom Board needs to be replaced	R
	204	Base Boards @ door rotted	R	Fence	181	Re- Secure the bottom boards	R
					182	Fix the latch on the door	R
Decks	Pool	Pressure wash deck, retaining wall, fence, all furniture Patch work needed in some areas of deck	R		183	Fix the pavers	O
					184	Inside: Top boards needs to be replaced, re-attach the bottom boards	R
Irrigation/Gutters	184	Replace broken head at sidewalk	R		187	Door needs to be replaced	R
	193	Gutter redirected needed	R		190	Re-attach the latch and wood on the gate	R
					191	Gate broken to AC Unit	O
Lighting	Outside Bathrooms	New lighbulbs in both Mens & Women's	R		193	Inside: Storage shed bottom right corner rotted	O
	193	Light at the right of the sidewalk not functioning	R		200	Left: Caulk holes in the wood	R
					201	Top board needs to be replaced all the way around	R
Landscaping	Pool	Sago Palm dying due to lack of water, tree rot outside fence area @ pool, Palms need to be pruned	R		202	Left: Fix the latch Right: Caulk and paint caps	R
	192	Fungus on shrubs	R		203	Left: Replace caps Right: Door drags against the concrete, secure the wood frame	R
	193	Fungus on shrubs	R		207	Tack wood back up, replace the frame of gate	R
	194	Fungus on shrubs	R		209	Replace the wood on the gate. Inside: top rail is rotted and needs replacing	R
	195	Fungus on shrubs, stump need ground down/removed	R		210	Left: Top trim needs to be repalced and secured	R
	196	Fungus on shrubs	R		211	Left: Bottom of outside needs to be repalced	R
	197	Fungus on shrubs	R		212	Replace caps	R
	199	Deficiencies	R		213		
	201	Major Deficiencies (bare)	R				
	206	Flaux Lillies need water, stump needs grinding/removed	R	Painting	Outside Bathrooms	Both Men's nad Woman's need to be fully painted	R
	207	Flaux Lillies need water	R		180	Left of door paint the trim	R
	208	Missing shrubs	R		182	Touch ups needed @ front door	R
	209	Stump needs grund down/removed. Cut back shrubs walking to Service yard	R		184	Touch ups needed @ front door Right Service Yard Fence: Paint the corner, Left: Paint the door	R
	210	Fungus on shrubs	R		186		
					188	Touch up Servie yard door	R

