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**The Reserves at Holdsworth
Kerrville, TX
JGR Project No. 20-3115
Building A Punch List – April 18, 2024**

General & Typical Notes

1. Clean and wipe down all LVT Floors – all Units and Clubhouse. Almost all units have paint splatters and smudges on the floor in all rooms.
2. Clean inside of all drawers and cabinets – lots of debris left from cabinet pull drilling/installation – all units & Clubhouse
3. Wipe down face of cabinets/drawers, pulls, toe kick, etc. – all units & Clubhouse
4. Vacuum at Bedroom/Closet carpet – lots of trash, and debris from cutting the carpet edges.
5. Clean and spray down balcony deck boards – remove all paint and smudges
6. Clean transom strip into patio/balcony storage units
7. Clean floors and remove all trash from patio/balcony storage units

Clubhouse

Clubroom 101

1. Address peeling paint on inside of entry door, around window panel in door.
2. Touch up paint along base, entire room.
3. Touch up paint at several pencil markings on ceiling, next to air vent and light fixture.
4. Touch up paint around communications device.
5. Clean light lens, light closest to drinking fountain.

Warming Area 102

1. Touch up paint along base, entire room.
2. Remove paint from light switch.
3. Address loose wires, far right cabinet at Island.
4. Fill nail holes in base underneath sink.

Hall 104

1. Touch up paint along base, entire room.
2. Touch up paint along weather stripping at bottom of door to outside patio.

Fitness Center 105

1. Remove insulation fluff from air vent in ceiling.
2. Touch up paint and caulking around interior window.
3. Remove excess and overspray paint from window frame.
4. Touch up paint splatters, just above mirror, right corner.
5. Touch up paint along base, entire room.
6. Address gap between window sill and window opening, right side.
7. Remove all overspray and caulking from window frame and glass.
8. Wipe down floors and windowsill.

Storage 106

1. Clean flooring.
2. Finish installing all communications and cabling devices.
3. Remove all construction materials and supplies

Mechanical Room 107

1. Remove sheetrock mud and paint from floor

Men's Restroom 108

1. Address tile finish around floor drain – doesn't look "finished" with exposed tile edges
2. Touch up paint along base, entire room.
3. Finish installing devices.
4. Clean and remove excess sheetrock and other dust from tile grout around sink.
5. Clean and wipe down sink, countertop, and faucet.
6. Address the caulked finish on both sides of mirror – does not have a clean finished look.
7. Clean and wipe down floors.

Women's Restroom 109

1. Clean and remove all paint splatters from floor.
2. Touch up paint along base, entire room.
3. Clean toilet.
4. Address finish around screws at vanity base.
5. Address tile finish around floor drain – doesn't look "finished" with exposed tile edges

Office 112

1. Remove loose caulking and touch up paint around window in door.
2. Remove excess paint from around rent drop box.
3. Clean inside of rent dropbox.
4. Vacuum and clean floors.
5. Touch up paint along base entire room.
6. Touch up paint in sheetrock above transom window.
7. Clean inside of light lens.

Outside Storage

1. Install roof hatch door.
2. Clean room, remove construction materials/supplies, etc.

First Floor**Unit 101**

Living room

1. Adjust door so that it dead locks latch smoothly and easily.
2. Clean paint from inside of viewer, cannot see out.
3. Touch up paint along top of base, next to outlet, right of built-in shelves.
4. Clean overspray from base, along entire wall between entry door and built-in shelves.
5. Touch up paint along underside of windowsill trim.
6. Touch up paint along base below window, entire length by floor.
7. Touch up paint around outlet, left of patio door.
8. Adjust patio door, getting stuck when opening and closing.

Patio

1. Address damaged trim, upper right corner of storage closet door.

Coat closet

1. Touch up paint and sheetrock around leviton cover.
2. Touch up paint several spots back wall.

Master bed

1. Address unfinished spots along base, at opening into closet, left side.
2. Clean spot on carpet in front of window.

Bathroom

1. Touch up paint spot on wall behind door.
2. Clean floor. Remove paint from in front of tub.
3. Wipe down toilet paper dispenser.
4. Clean toilet.
5. Replace burnt out bulb, middle of vanity fixture.
6. Touch up paint around sprinkler head in laundry closet.

Unit 102

Living room

1. Remove paint splatters from entry door viewer, exterior side.
2. Wipe down and clean shelves and built-in cabinet.
3. Adjust door or latches, so that deadbolts latch smoothly and easily.
4. Adjust door so that it opens smoothing easily, getting caught when opening.
5. Clean out inside of door latches, on patio door.

Patio

1. Clean and remove all splatters and paint from concrete patio.
2. Clean and remove all paint splatters from railing.

Mechanical room

1. Touch up paint spot on wall, right side.

Kitchen

1. Remove caulking and paint from light switches.
2. Adjust doors on cabinet below sink.

Hallway

1. Remove protective cover from smoke detector.

Coat closet

1. Touch up paints several spots, back wall.
2. Clean leviton cover.

Bedroom

1. Touch up paint around outlet, left of door.
2. Touch up paint and remove scuffs from several spots on front of closet door.
3. Touch up paint around outlet next to window.

Bathroom

1. Touch up paint along top of door frame trim.
2. Clean up caulking and finish along front of tub and floor.
3. Remove pencil mark from wall next to towel bars and toilet paper dispenser.
4. Touch up paint along base behind toilet.
5. Adjust sprinkler head trim in laundry closet, so it's flush on wall.
6. Clean inside of water valve box behind washing machine.

Unit 103 Accessible

Living room

1. Address significant Gap in entry door, right side
2. Touch up paint around light switch next to entry door
3. Clean and wipe down built-in shelf
4. Touch up paint along base, entire wall between entry door and built-in shelves
5. Touch up paint, several spots next to patio light switch
6. Touch up paint at scuff mark on windowsill, patio window
7. Clean and wipe down transom strip to patio
8. Touch up paint around light switch, next to hallway
9. Adjust trim above blinds, patio door

Patio

1. Remove all residue and paint splatters from concrete patio.
2. Remove all excess supplies.

Kitchen

1. Touch up sheetrock next to light switch.
2. Install base underneath sink.
3. Address damaged edges of cabinets, both sides, under sink.
4. Touch up paint spot, about 3 ft above sink.
5. Clean and touch up paint along base, below open work area.

Hallway

1. Address cracking in paint, left of bathroom door.
2. Clean and wipe down face of outlet.

Laundry

1. Touch up paint and sheetrock around light fixture.

Coat closet

1. Touch up paint along bottom of base, left side.

Bathroom

1. Remove paint from light switch cover.
2. Touch up paint along entire base, while between door and toilet.
3. Touch up paint and sheetrock around top of outlet next to sink.
4. Clean and wipe down base, entire room.
5. Clean and wipe down tub and seat.
6. Address strobing light fixture about tub, clean lens.
7. Touch up paint along base, right of tub.
8. Touch up caulking in front of tub.

Bedroom one

1. Both closet doors appear to have water damage.
2. Install track along bottom of closet doors.
3. Touch up damage along edge of closet door, front door left side.
4. Remove residue from edge of closet door, front door left side.
5. Remove painters tape from track above closet doors.
6. Touch up paint small spot, edge of wall into closet, left side near upper trim.

Master bedroom

1. Remove protective tape from door handle.
2. Remove red markings from window frame.

Master bath (needs to be accessible).

1. Touch up paint along base, entire room and closet.
2. Install adjustable shower head in lieu of fixed shower head.
3. Install grab bars and shower seat.
4. Wipe down top of base.

Unit 104

Living room

1. Adjust door, too tight. Does not close smoothly. Deadbolts not latching.
2. Clean and remove paint from light switch next to entry door.
3. Clean and wipe down built-in cabinet and shelves.
4. Remove paint from top of light switch cover patio light.
5. Adjust top deadbolt to patio door, so works smoothly and easily.

Patio

1. Clean and remove all paint and splatters from concrete patio.
2. Clean and remove paint spotters from window next to patio door.

Kitchen

1. Hot water not working at sink.

Coat closet

1. Touch up paint, several spots all walls and ceiling.

Laundry

1. Address peeling paint on wall, next to light switch.

Bath

1. Touch up paint, wall behind door.
2. Touch up paint corner of wall, below towel bar.
3. Clean toilet and lid.
4. No hot water at shower or sink.

Bedroom one

1. Install missing pull on front closet door.
2. Address damage on edge of front closet door, left side.

Master bedroom

1. Touch up paint around outlet behind the door.
2. Remove stickers from windows and any remaining residue.

Master bath

1. No hot water at shower or sink.

Breezeway 114

1. Clean and wipe down floors, remove all paint splatters and other residue.
2. Clean and wipe down stair stringers, handrails in guardrails.
3. Touch up paint around sprinkler head outside of unit 103.
4. Clean inside of storage room floor.
5. Install base and trim and storage room.
6. Finish installing all wiring and communication devices.
7. Remove all painters tape from bottom of doors.
8. Touch up paint on front side of storage or door, upper left corner.
9. Clean floors in mechanical room.
10. Finish installing base and trim in mechanical room.
11. Touch up paint around inside door trim at mechanical room.

Second Floor

Unit 201

Living room

1. Clean paint splatters from front side of entry door viewer.
2. Remove paint and sheetrock mud from light switch next to door.
3. Touch up paint, damaged and peeled areas around middle deadbolt.
4. Clean inside corner shelves on built-in unit.
5. Remove paint from light switch cover, balcony light.
6. Touch up paint in corner of windowsill, window at balcony.

Balcony

1. Adjust door, so opens easily, getting stuck in upper left corner.

Kitchen

1. Address damage on top of range, several spots.
2. Remove paint and sheetrock mud from garbage disposal switch.

Hall

1. Touch up damage, bottom of trim, left side into coat closet.
2. Touch up paint spot, trim of coat closet door, at left side, by handle.

Coat closet

1. Touch up paint, couple spots next to shelf, right side.

Master bed

1. Remove paint from door lock.
2. Address damage on front side of closet door, right panel.
3. Broken glass, top panel of window.
4. Touch up paint on ceiling. Several spots, above window, to the right.

Bathroom

1. Remove Paint from door handle.
2. Remove residue and caulking from front edge of tub.
3. Address finish along bottom of tub and floor.
4. Low water pressure at shower head.
5. Clean blue residue from front of dryer.
6. Clean inside of water valve box at washing machine.

Unit 202

Living room

1. Remove protective tape from around deadbolts and latch, front of entry door.
2. Remove scuffs from windowsill.
3. Remove exposed screw from underneath light switch for balcony.

Balcony

1. Remove small wasp nests from corner next to patio door.

Mechanical closet

1. Patch hole at wire penetration and paint.

Coat closet

1. Touch up paint several spots around leviton cover.

Bedroom

1. Touch up paint, several spots at front side of closet door.

Bathroom

1. Finish installing trim around shower head.
2. Clean and wipe down shelves on shower surround.
3. Remove all sheetrock, texture, and excess caulking from around the top of the surround.
4. Clean inside of water valve box behind washing machine.

Unit 203

Living room

1. Viewer on entry doors free spinning, exterior side.
2. Touch up paint spot, front side of entry door below handle.
3. Remove paint from light switch next to entry door.
4. Clean transition strip to balcony.
5. Touch up paint at door to balcony, trim on window glazing bottom side.
6. Touch up paint at outlet, left of balcony door.
7. Touch up paint, several spots on wall between light switch and previous outlet.

Kitchen

1. Dishwasher not locked into place, entire thing shifts forward out when you attempt to open the door.
2. Remove paint and splatters from floor.

Hallway

1. Address damage at bifold door into laundry, left panel top side.
2. Address gaps in floor and unfinished appearance, at laundry door opening, both sides.
3. Address several spots of damage on face of door and edges of door into mechanical room.

Coat closet

1. Touch up paint, several spots back wall.

Bathroom

1. Touch up paint along edge of shower surround, right side below shower curtain rod.

Laundry

1. Clean inside of water valve box.
2. Touch up sheetrock and paint around sprinkler head.

Master bed

1. Remove protective covers from devices on ceiling.
2. Touch up paint on ceiling around devices.

Master bath

1. Install door stop.
2. Clean toilet.
3. Touch up paint on ceiling around sprinkler head.
4. Remove trash (bottle full of pee??) from inside closet.

Unit 204

Living room

1. Adjust entry door so that shuts smoothly, gets stuck before closing completely.
2. Address both deadbolts, do not lock properly.
3. Remove protective tape from viewer, interior side.
4. Clean transition strip to balcony.

Balcony

1. Remove paint from weather stripping at storage closet – or paint?

Hallway

1. Address damage along topside of door into mechanical room.
2. Remove paint from floor.

Bathroom

1. Address scratches along top of shower surround, several locations.
2. Touch up paint spot above towel rack, and corner along wall next to towel rack.
3. Exhaust fan is making scratching noises.

Laundry

1. Address several areas of damage along top of both doors.
2. Touch up paint, spots on all walls.
3. Clean inside of water valve box.
4. Adjust both closet doors so sit in bottom track.
5. Address finish at closet door opening, next to base, left side.

Master bath

1. Remove paint from corner of light switch cover.
2. Touch up paint in corner, base and floor right of shower.
3. Address residue around tub drain rim.
4. Touch up paint on ceiling of closet.

Breezeway 201

1. Remove paint splatters and sheetrock mud from face of concrete deck.
2. Repair holes and concrete deck, several locations.
3. Clean and wipe down rails and handrails.

Third Floor**Unit 301**

Living room

1. Address several areas of damage on entry door near deadbolts and handle, interior side.
2. Clean and wipe down floors, several scuff marks near hallway and kitchen.

Balcony

1. Touch up paint in several spots, back wall of storage closet.

Mechanical room

1. Touch up paint, right side.

Kitchen

1. Touch up paint spot on wall just below ceiling, above sink.
2. Touch up the fill spot on side of lower cabinets facing living room.

Bedroom

1. Touch up several areas along edge of door and top of door.
2. Remove protective tape from sprinkler head.
3. Remove black smudge from window glass.

Bathroom

1. Address damage along front side of tub.
2. Clean and wipe down tub and surround.
3. Address damage at tub surround, right side near grab bar.
4. Remove sheetrock texture and paint splatters from surround, both corners and along top edge.
5. Touch up paint on wall just above tub surround in left corner.

Laundry

1. Clean inside water valve box, remove paint, and textured splatters.

Unit 302

Living room

1. Remove paint from inside of door viewer, cannot see.
2. Touch up paint along weather stripping, bottom of entry door.
3. Clean transition strip onto balcony.
4. Touch up paint and remove scuffs, several places at front side of mechanical closet door.

Balcony

1. Remove protective tape from deadbolt and door handle.
2. Remove paint drips from exterior of window.
3. Adjust trim around sprinkler head or fill exposed gap.

Mechanical closet

1. Touch up paint, at wire penetration, left side.

Master bedroom

1. Touch up paint next to communications device.
2. Touch up paint, opening to closet, above carpet, both sides.
3. Touch up paint on edge of closet opening, left side.
4. Remove sheetrock mud splatter (chunk), left of closet door.
5. Touch up paint, and remove paint from device cover, right of bathroom door.
6. Remove paint from light switch at closet.

Master bath

1. Touch up paint around light switch.
2. Remove paint from light switch.
3. Adjust damage and scuffs, several spots on shower surround below shower head.
4. Remove paint from laundry light switch.

Laundry

1. Clean inside of water valve box.
2. Touch up paint spot on back wall, right of water valve box.
3. Touch up sheetrock and texture around sprinkler head.
4. Remove red residue from laundry opening, right side.
5. Fill screw holes, top side of opening into laundry .

Unit 303

Living room

1. Touch up paint spots around outlet next to built-in shelving.
2. Clean and touch up paint along window sill and trim below.
3. Touch up paint along underside of light switch to balcony light.
4. Touch up paint at weather stripping along bottom of balcony door.

Balcony

1. Adjust sprinkler head trim, or patch exposed area above.
2. Remove paint from weather stripping on inside of door (or paint).

Kitchen

1. Wipe down and clean all appliances.
2. Touch up paint around garbage disposal switch.
3. Touch up paint around outlet next to range.
4. Touch up paint on wall just below ceiling above sink.

Hallway

1. Address gap in flooring, at laundry closet door, right side.
2. Address damaged trim next to hinge on coat closet door.

Bathroom

1. Touch up paint, small spot next to light switch.
2. Remove paint splatter from floor, next to vanity left side.
3. Wipe down toilet and toilet seat.
4. Address several areas of scratches on backside of shower surround.
5. Remove paint and caulking from floor in front of tub, several spots.

Bedroom one

1. Adjust both closet doors so they are setting down in the track.

Laundry

1. Clean inside of water valve box.

Mechanical room

1. Touch up paint around metal trim, left side.

Master bed

1. Remove paint and sheetrock mud from inside outlet device, wall right of bathroom door.

Master bath

1. Remove paint from light switches.
2. Clean floor and remove all paint and caulking from in front of tub.
3. Clean and wipe down toilet and lid.

Unit 304

Living room

1. Entry door very squeaky and noisy when opening.
2. Adjust trim at top deadbolt, so locks smoothly.
3. Clean inside of entry door viewer, cannot see.
4. Touch up hole in ceiling, near entry door and can light.
5. Address several areas of damage along entry door trim, left side.
6. Touch up paint and sheetrock finish at window trim, lower left corner.
7. Address scuffs and scrapes along windowsill.
8. Address hole along windowsill, window to balcony.
9. Adjust window blind trim at balcony door.
10. Remove paint from light switch next to hallway.

Balcony

1. Adjust deadbolts so locks smoothly and easily.
2. Finish installing weather stripping on storage closet door.
3. Touch up small spot of paint on face of door into unit, above deadbolt.

Bathroom

1. Clean and remove caulking, address the finish on front side of bathtub at floor.
2. Address damage on edge of door next to latch.

Laundry

1. Touch up paint and sheetrock around sprinkler head.
2. Touch up paint, spot above light switch.
3. Clean inside of water valve box.

Mechanical

1. Address damage at corner bifold door, left door.

Master bed

1. Touch up paint around outlet, right of door.
2. Remove paint from outlet device, wall opposite door.

Master bath

1. Remove protective cover from ceiling device.
2. Touch up caulking, along base behind toilet and along base of tub.

Breezeway 301

1. Clean transom strips into units.
2. Spray down and clean hand and guardrails.
3. Fill all holes and damaged areas on concrete face.
4. Remove any and all paint splatters and other residue from face of concrete deck.
5. Crack in concrete deck, at stair down, outside of units 303 and 301.

Exterior of Building A

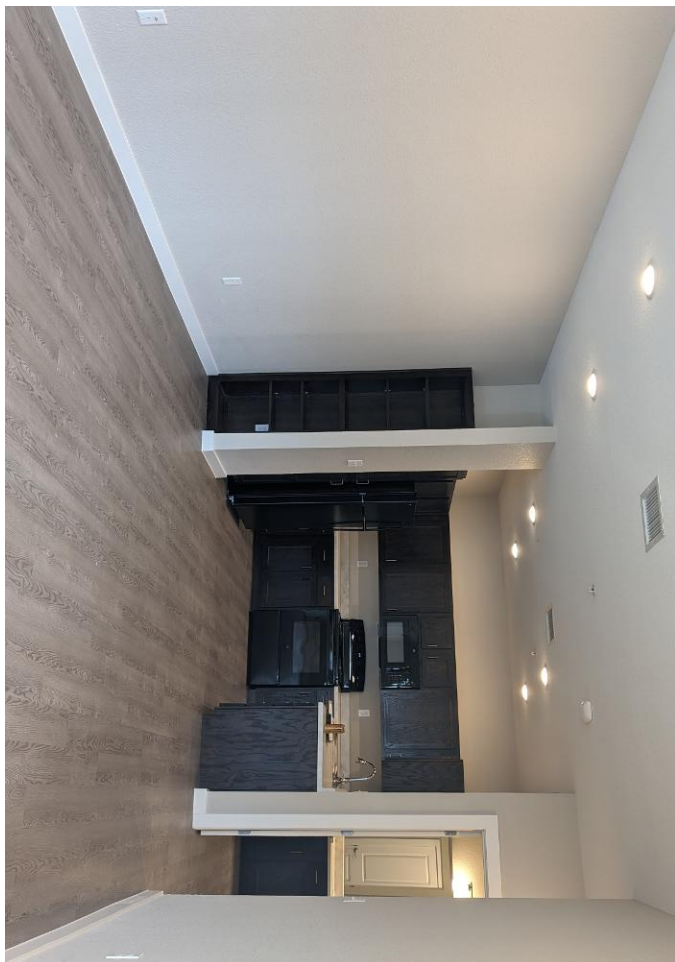
1. Clean up all trash and debris in landscaping beds.
2. Remove grout and splatter from guardrail, at second level, south side of building.
3. Remove paint and splatter from guardrail at patio into unit 101.
4. Remove paint splatter and residue from face of mailboxes.
5. Remove painter sheets and boards from roof of clubhouse, north side.
6. Remove paint splatter from stone veneer, north side middle column.

General Site

1. Remove all trash and debris from landscaping and sod areas.
2. At monument sign, finish installing bottom piece, with Overland Property Groups logo.
3. Address several locations of boil drips from vehicles.
4. Sidewalk to public way, two light pull heads are facing the opposite direction of the path.
5. Clear all gravel and debris from the path to the public way.

End of Punch List

Building A



Building A



Building A



Finish Concerns - front side of tubs - several units

Building A



clean inside of laundry water value boxes - several units



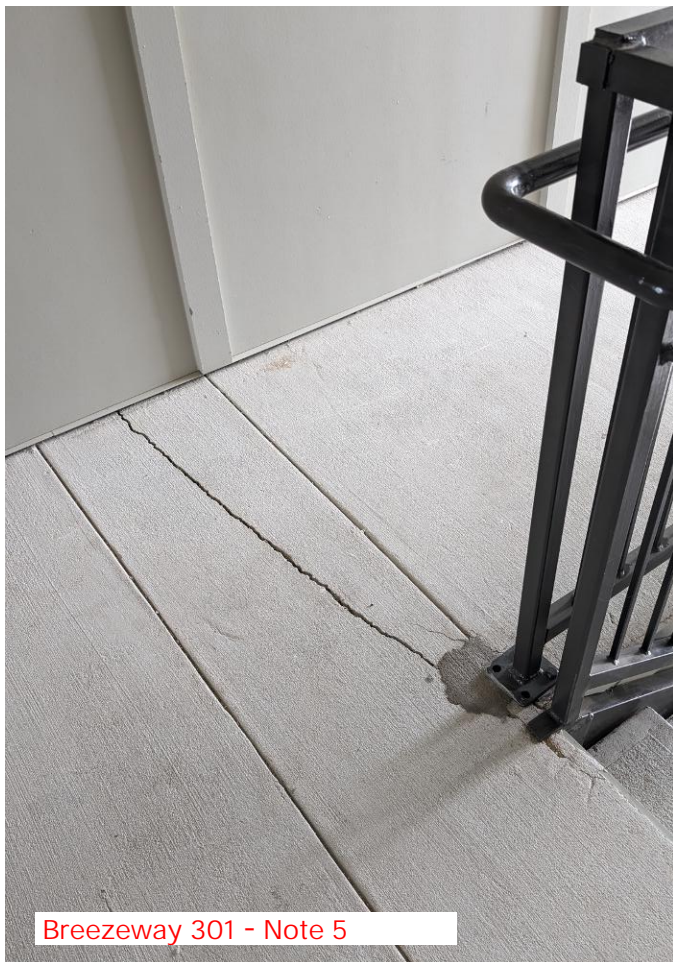
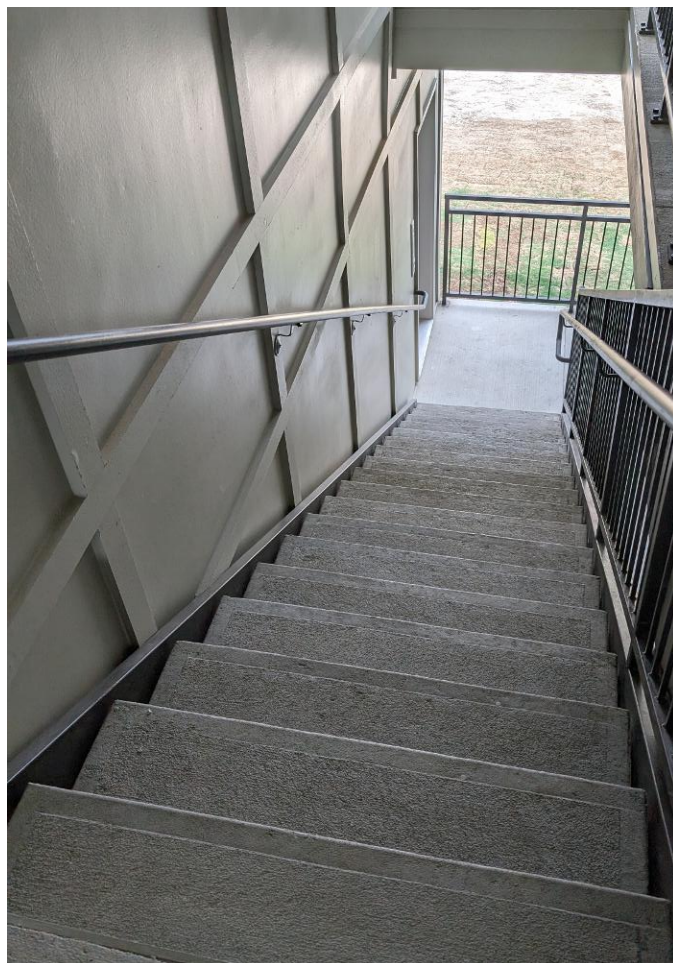
repair/fill areas of damage/holes at breezeway concrete decks



repair/fill areas of damage/holes at breezeway concrete decks



Building A



Breezeway 301 - Note 5



repair/fill areas of damage/holes at breezeway concrete decks

Building A



Unit 201 - Kitchen, Note 1



Unit 201 - Master Bed - Note 3



Unit 201 - Master Bed - Note 3



Finish Concerns - front side of tubs - several units

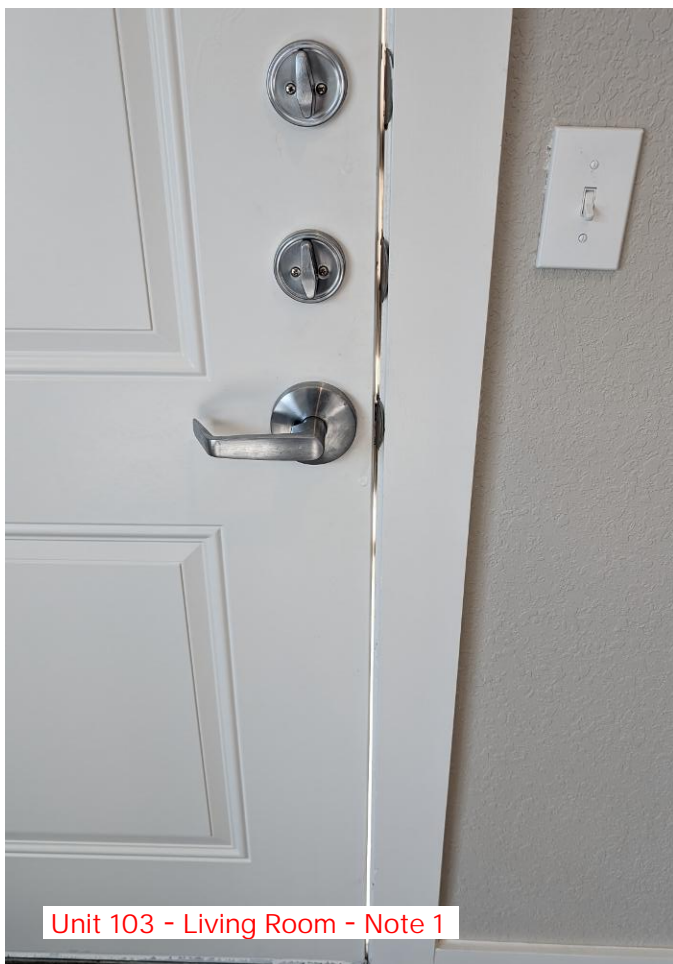
Building A



Unit 203 - Master Bath/Closet - bottle of pee?



Unit 101 - Bathroom - Note 6



Unit 103 - Living Room - Note 1



Unit 103 - Hallway - Note 1

Building A



Unit 103 - Bathroom - Note 6



Building A



Unit 103 - Bedroom 1 - Note 1

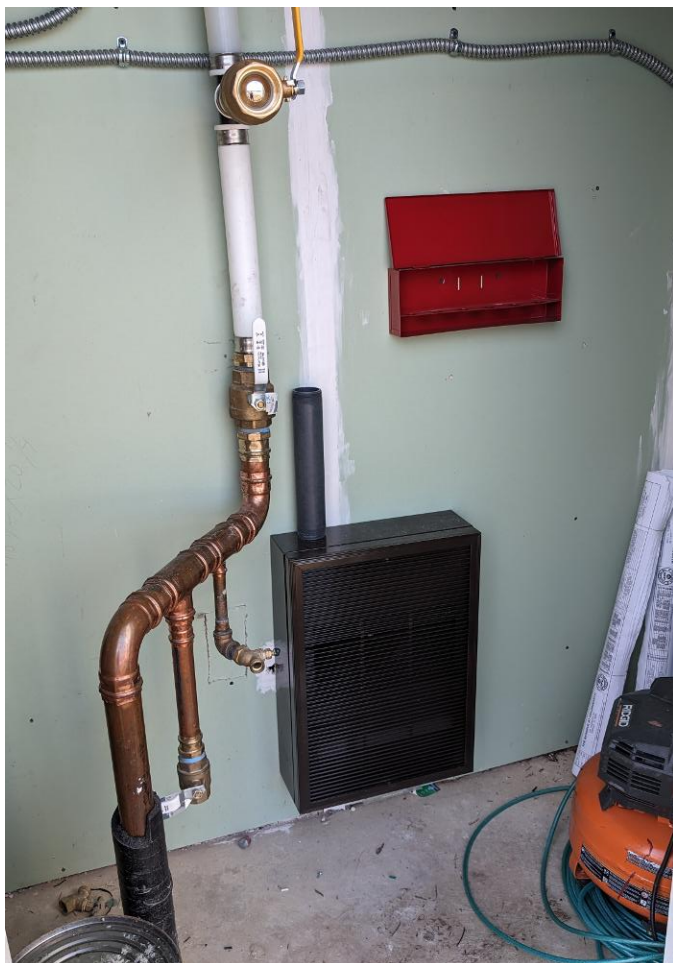


Breezeway 114 - Mechanical - Note 6

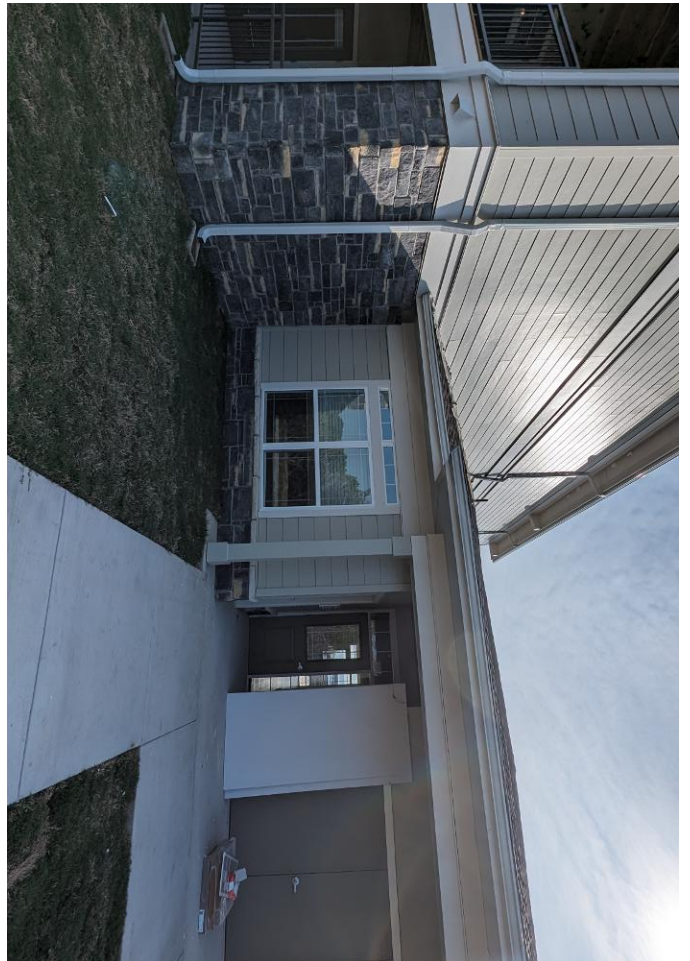
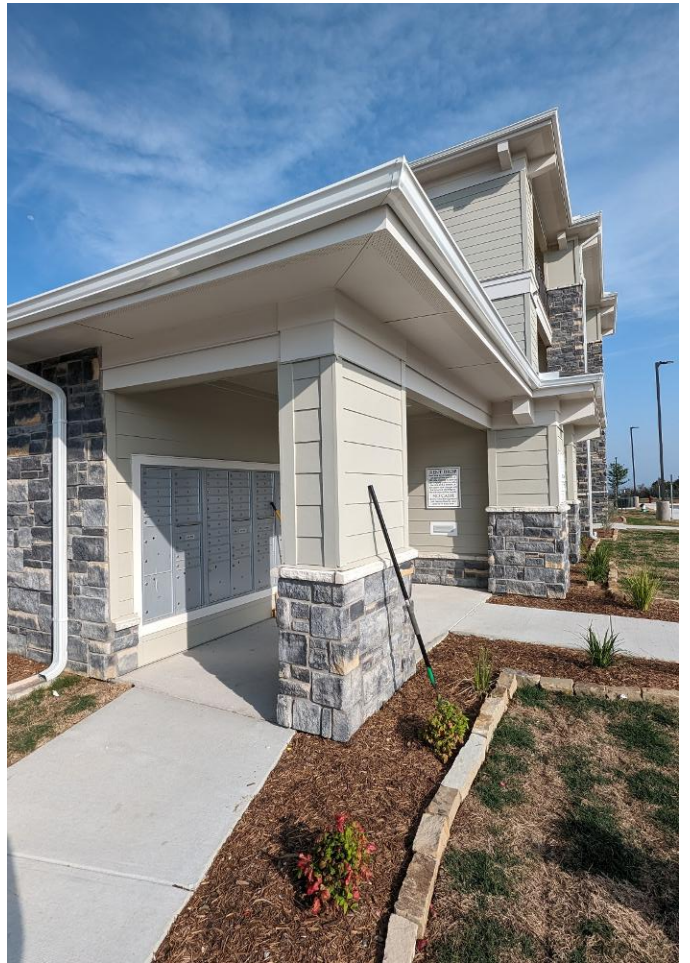


Breezeway 114 - Storage/Mechanical Rooms

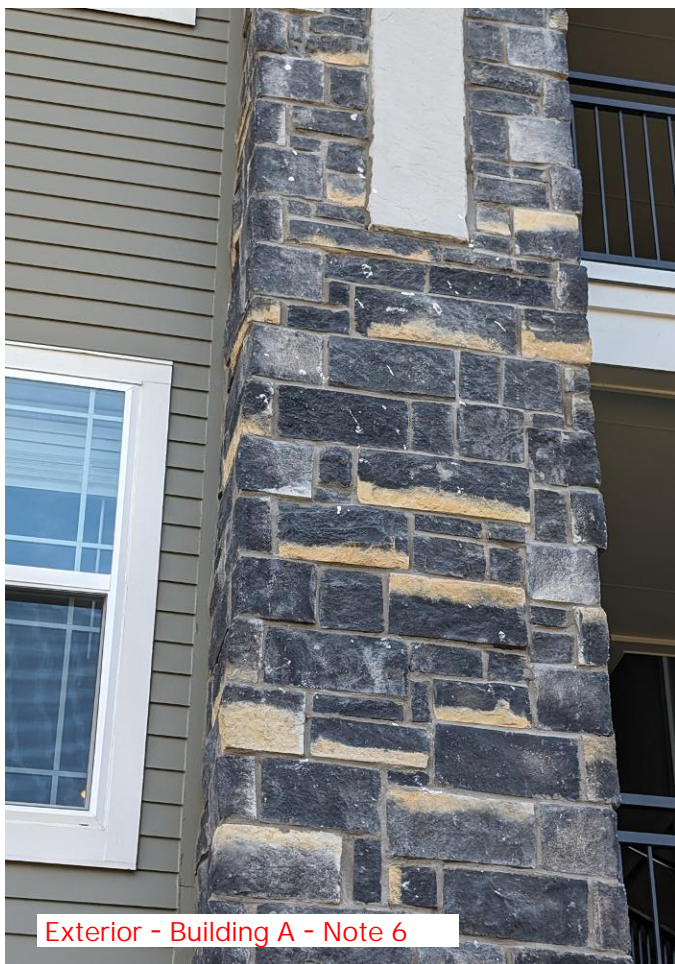
Building A



Building A

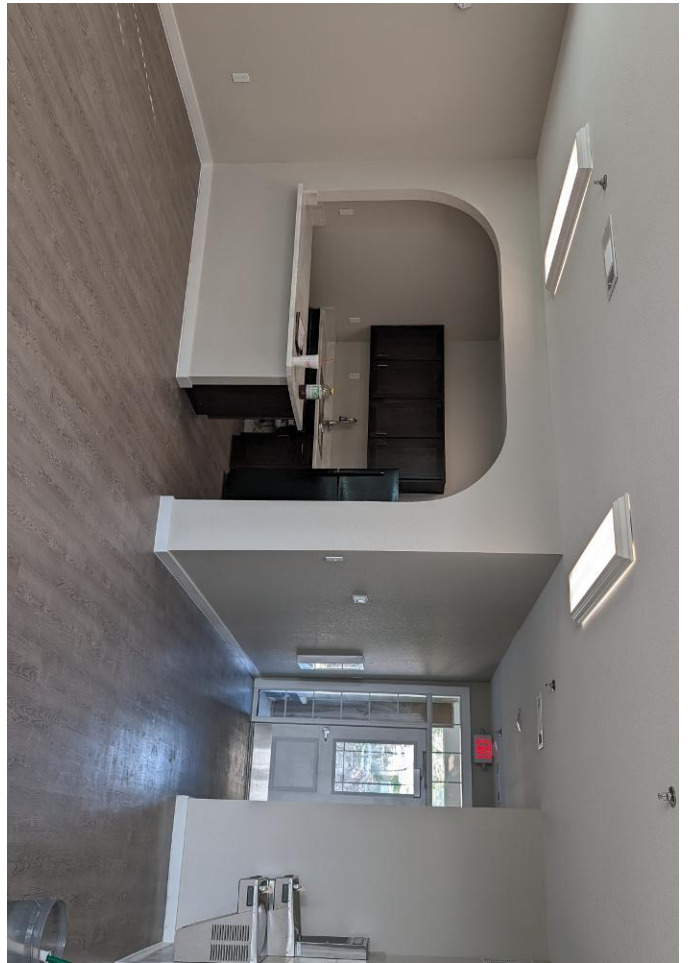
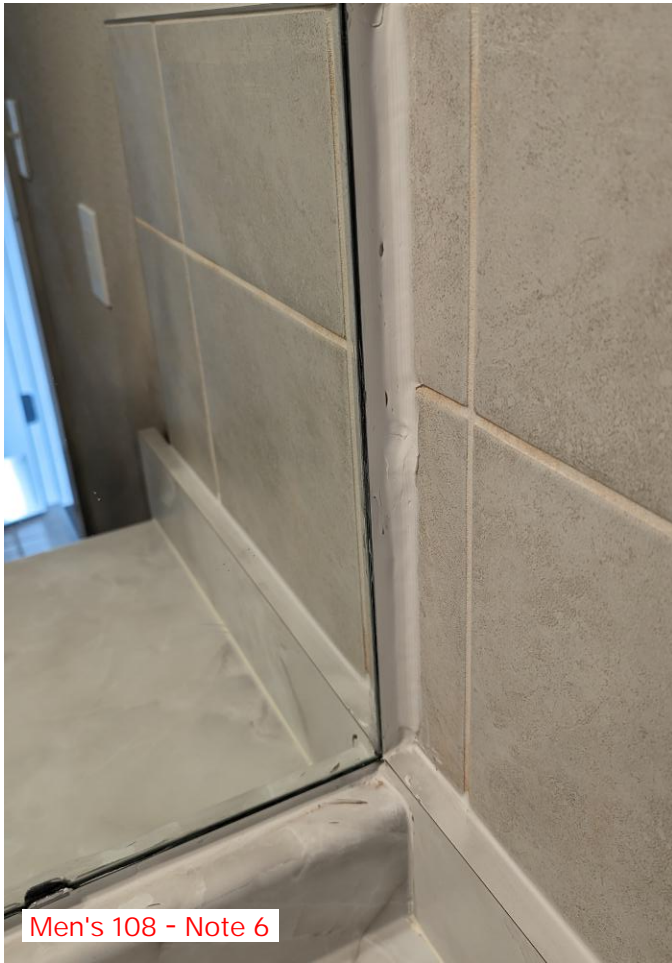


Building A

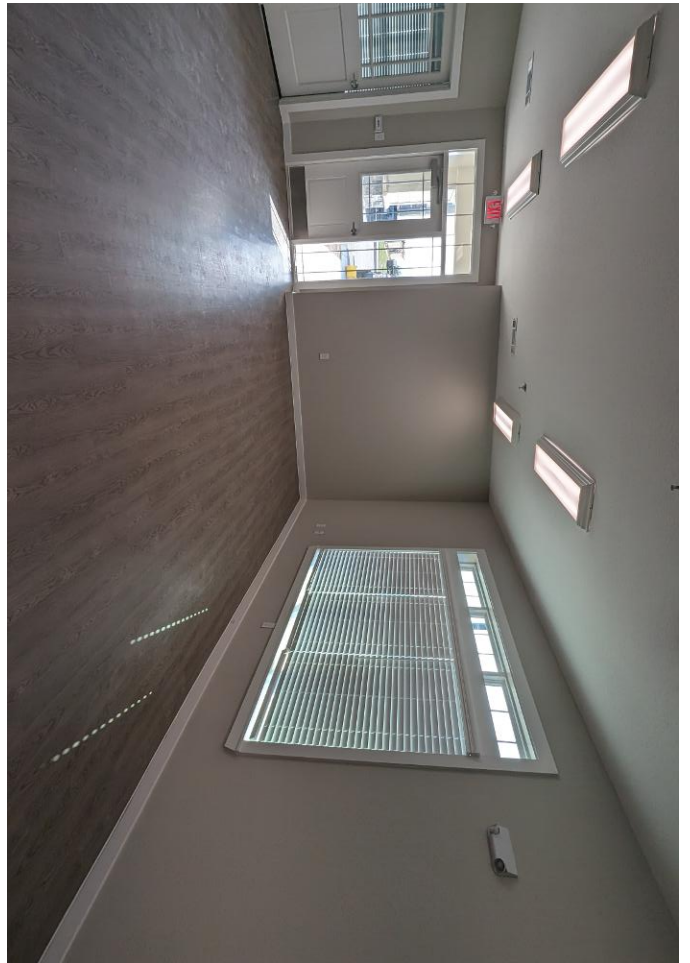


Exterior - Building A - Note 6

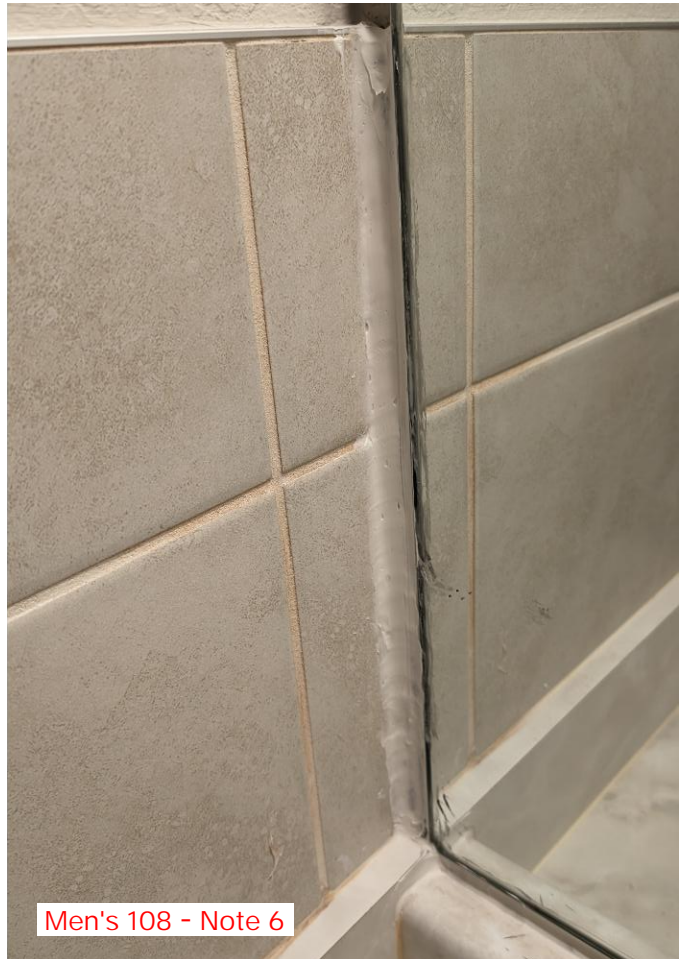
Clubhouse



Clubhouse



Men's 108 - Note 1
Women's 109 - Note 5



Men's 108 - Note 6

Site













Site - Note 3



