

August 18th, 2025

Livingston Lakes – Carriage Homes (15165-15213)

File # 25RN:-0060

Walkthrough

Page 1 of 16

ATTENDEES:

Anthony DiNardo

Karins Engineering Group (KEG)

Carriage Homes		
Description	Area	Photo
Red door paint on door threshold	15165: entry to unit 202	1
Excess body paint on fascia	15165: above garage to unit 102	2
Missing red paint on garage door	15165: unit 102	3
Excess door paint on wall	15165: north side entry to unit 101	4
excess door paint on wall	15169: unit 201	5
Missing screws in gutter spout	15169: front of unit 201	6
Touch up paint required	15169: north side wall above entry door	7
Excess paint on pavers	15173: entry to units 201 and 202	8
Excess door paint on wall	15173: unit 202	9
Paint over painters tape	15173: lake side screen frame of unit 101	10
Excess paint on screen frame	15173: lake side unit 102	11
Brown body paint on wall	15177: in front of unit door to 201	12
Touch up paint on door	15181: unit 201	13
Exposed corner bead	15181: unit 202	14
touch up paint	15181: garage door unit 101	15
Paint on screen mesh	15181: lake side unit 101	16
touch up paint on window ledge	15181: west side unit 102	17
Flaking paint	15181: west side exterior wall of unit 102	18
Excess paint on pavers	15185: entryway to units 201 and 202	19
Excess body paint on soffit	15185: exterior wall near entry to unit 202	20
Flaking paint	15185: east side exterior wall	21
Excess paint on screen mesh	15185: east side unit 101	22
excess body paint on soffit	15185: east side above frame to unit 201	23
Excess paint on mesh	15185: lake side unit 202	24
Previous paint color showing through	15185: slab on grade entering lanai of unit 201	25

Touch up paint	15185: west side entry door to units 102	26
Touch up paint	15189: entry doors to units 201 and 202	27
Excess paint on screen frame	15189: lake side 201	28
Cut-in paint application	15189: under soffit on north side of building	29
Touch up paint	15189: near north side entry to units 101	30
Touch up paint on main sign	15177 sign	31
Touch up paint next to gutter	15193: north side unit 102	32
Reinstallation of gutter	15193: south side unit 101	33
Cut-in tape pending removal	15193: garage door or unit 101	34
Paint on light fixtures	15197: unit 101	35
Cut-in tape pending removal	15197: east side of building	36
Touch up paint near gutter	15197: lake side near window to unit 202	37
Cut-in tape pending removal	15197: unit door to 102	38
Cut-in tape pending removal	15201: garage door to unit 202	39
Touch-up paint on fascia	15201: East side entry to unit 101	40
Excess paint on screen mesh	15201: lanai of unit 201	41
Touch up paint	15205: east side exterior wall of unit 101	42
Gutter pending installation	15205: lake side of stack 2	43
Small perforation in stucco	15209: south side of 101	44
scaffold remains on site	15209: lake side of building	45
painters tape in palm tree	15209: north side of building	46
Paint on screen mesh of window	15209: north side ground level of unit 102	47
Painters tape on light fixture	15213: unit 101	48
painters tape in tree	15213: lake side of building	49
Painters tape on screen frame	15213: north side of unit 102	50
Floor not painted	NOTE: NOT IN CARRIAGE HOMES This is outside unit 102, in bldg. 15098 of Garden Homes.	51





Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

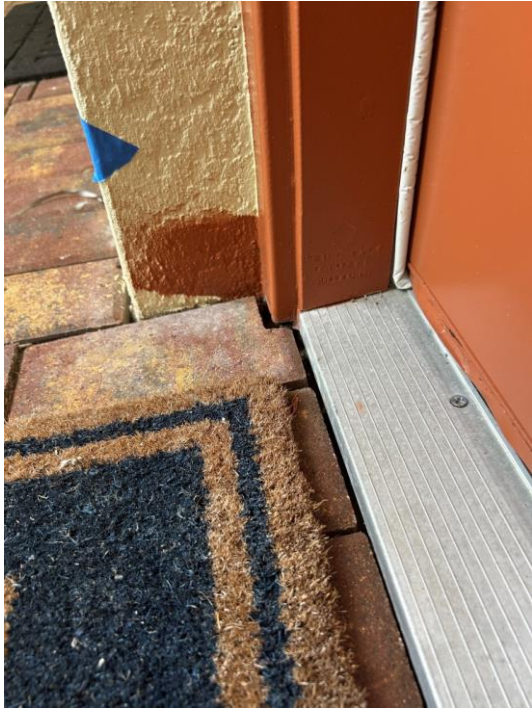


Photo 9

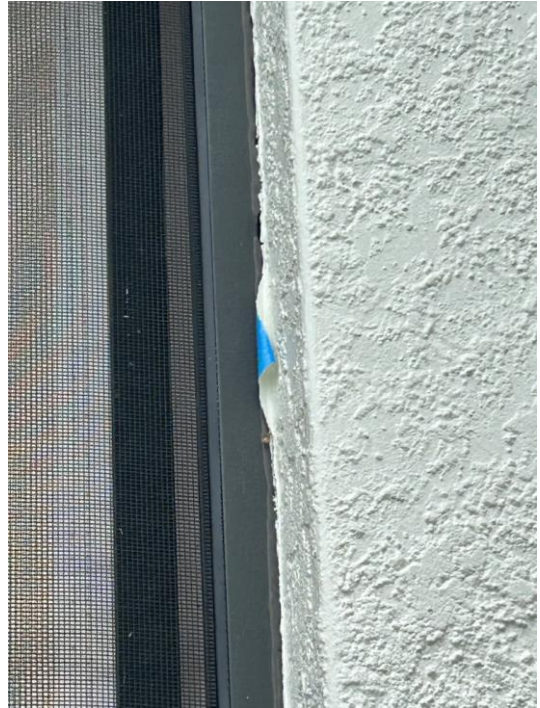


Photo 10

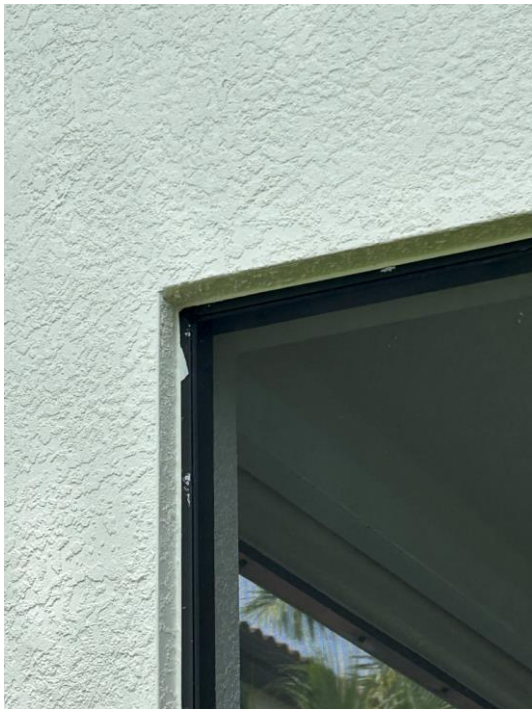


Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

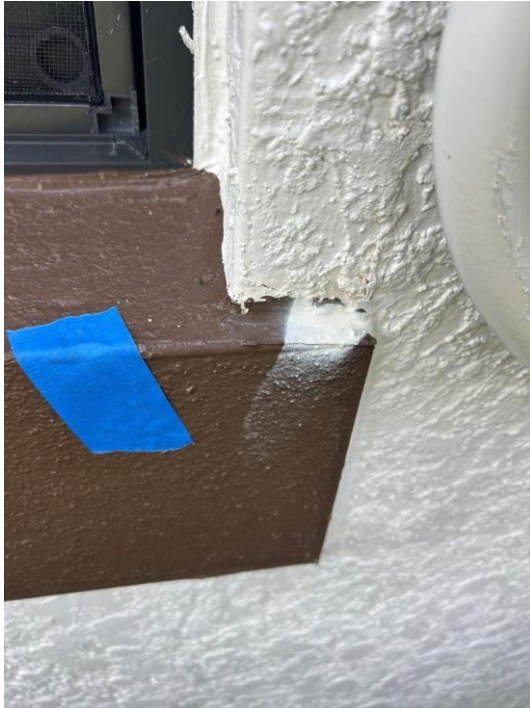


Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

NO PHOTO TAKEN

Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51

NOTE: NOT IN CARRIAGE HOMES

This is outside unit 102, in bldg. 15098 of Garden Homes



Very truly yours,
KARINS ENGINEERING GROUP, INC.

If any important issues from this walkthrough have not been covered in the above or are inconsistent with the understanding of the participants, please address these issues in writing to KEG within five (5) business days from the date of this letter. KEG trusts that this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,



Karins Engineering Group, Inc.
Anthony DiNardo, E.I.
Project Engineer

