

Exhibit C - Repair List			***	No work proposed - Cash Payment Only	Status 10/24/21	Mutually Agreed Payment to Trust	Temporary Holdback	Release to Summer Reach LLC	Check
April 13th, 2021 - With Status Update as of 6/14/22			++	Work Item Subject to Review by Independent Inspector (II Work Item)					
<u>Street</u>	<u>Number</u>		<u>Cost</u>	<u>Final Work Description / Notes</u>					
<u>I. ASPHALT</u>									
Ardmore Lane	14		\$ 960	Cut out and Repave	Complete			\$960	\$ -
			\$ 480	Cut out and Repave	Complete			\$480	\$ -
Compass Road	5		\$ 1,600	Mill or remove and repave	Complete			\$1,600	\$ -
Danforth Lane	9		\$ 750	Will adjust ramp on high side within ADA code (slope) limitations.	Complete	\$750			\$ -
	2		\$ 448	Manholes are OK. Puddles 1/2" to 3/4" between manhole and Summer Street 4'x8' area. Will eliminate puddles > 1/4"	Complete			\$448	\$ -
	12		\$ 1,440	Puddles 3/8" to 3/4" around water gate and surrounding area.	Complete			\$1,440	\$ -
	25, 31, 33		\$ 150	Agree - Infrared and recompact	Complete			\$150	\$ -
	33		\$ 480	Agree - cut out section and patch	Complete			\$480	\$ -
	36		\$ 176	Cut out and Repave	Complete			\$176	\$ -
	41		\$ 1,440	Agree	Complete			\$1,440	\$ -
	43		\$ 480	SRT observed fracture on edge of sidewalk. Cut out and Repave	Complete			\$480	\$ -
Founders Way	8		\$ 3,500	Heat and redirect - possible trench drain.	Complete	\$1,750		\$1,750	\$ -
	10		\$ -	No fix proposed. Oil drippings not considered a defect or construction related damage.	Complete				\$ -
	14		\$ 96	Cut and Repatch	Complete			\$96	\$ -
Gristmill Road	12		\$ 128	18" triangle puddles on corner, Cut and patch	Complete			\$128	\$ -
					Complete				\$ -
			\$ 12,128		Complete	\$2,500	\$0	\$9,628	\$ -
					Complete				\$ -
<u>II. DRAINAGE</u>	<u>Number</u>		<u>Cost</u>						
<u>Ardmore Lane</u>	4		\$ 2,000	Eliminate Ponding by Patio. Remove hump between patio and adjacent drain. Pipe closest downspouts	Complete			\$2,000	\$ -
	14		\$ 1,000	Agree hole need to be filled and feather grading. Downspout has already been tied in.	Complete			\$1,000	\$ -
Danforth Lane	4		\$ 1,000	Fill with Gravel	Complete		\$250	\$750	\$ -
	6		\$ 1,000	Add drywell	Complete			\$1,000	\$ -
	8 & 10		\$ 2,000	Regrade to drain - no addl drywells	Complete		\$2,000		\$ -
	18		\$ 1,075	Scratch 4ft area around drain to pitch to drain.	Complete			\$1,075	\$ -
	19 & 25		\$ 5,000	++ Add piping to collect water from downspout low spot, wall drain and under screened in porch. (see sketch #1)	Complete			\$5,000	\$ -
	24		\$ 1,175	Agree - to pipe downspouts under planting bed to slope	Complete			\$1,175	\$ -

Founders Way	10		\$ 5,500	++ Reduce Rip Rap Footprint and install wicking drains tied into central catch basin. (see sketch #2)	Complete				\$5,500	\$ -
	25		\$ 100	Agree to cap for window well	Complete	\$100				\$ -
	31		\$ 1,500	Agree to pipe downspout direct to basin.	Complete				\$1,500	\$ -
Gristmill Road	Basin #3		\$7,500	***Compensation to match Tomasi Proposal	Complete	\$7,500				\$ -
	5		\$ 1,500	pipe underground out to swale	Complete	\$500			\$1,000	\$ -
	7		\$ 1,000	Agree it is an issue - may be fixed with grading rather than pipes.	Complete				\$1,000	\$ -
	10		\$ 200	Majority of Work Complete Only sod remains	Complete				\$200	\$ -
	19		\$ 300	Lower it 3" below grade	Complete				\$300	\$ -
Walker Way	37, 41			Additional drainage not necessary and not recommended. Risk associated with infiltratind large volume of water from swale adjacent to foundation.	Complete				\$0	\$ -
	39 & 41		\$ 1,000	Add Drywell at low spot between homes.	Complete				\$1,000	\$ -
	Victory Garden		\$ 5,500	++ Install two linked drywells at SE corner oF Victory Gardens on high side of slope. Address mulch blowout of 14 founders way with drains and pipe at top of mulch bed daylighting near sidewalk. Double check 16 FW as well (see sketch #3)	Complete				\$5,500	\$ -
										\$ -
										\$ -
			\$ 38,350			\$10,350			\$28,000	\$ -
										\$ -
										\$ -
III. UTILITIES										\$ -
Water Access Sleeves			-		Complete					\$ -
										\$ -
Sewer Clean Out Access			-		Complete					\$ -
			1800						\$1,800	\$ -
										\$ -
IV. OTHER										\$ -
Gravel Fill - Bulkheads			\$8,500	***Payment to Trust to address settlement. Pest Control considered a maintenance issue.	Complete	\$8,500				\$ -
Small Wall & Fill			\$ 5,000	TCC will determine scope directly with homeowner. (Met on 10.28)Task should stay on this master list.	Complete	\$500			\$4,500	\$ -
Detention behind Danforth			\$ 750	Remove silt in lowest portion of basin and place 3-4cyds of crushed stone.	Complete	\$750				\$ -
Front Door Side Light Panels			\$ 3,150	Paint side light panels	Complete				\$3,150	\$ -

Clubhouse Acoustics			\$7,750	*** Cash settlement. No work proposed	Complete	\$7,750			\$ -
									\$ -
									\$ -
			\$ 25,150			\$17,500	\$0	\$7,650	\$ -
									\$ -
V LANDSCAPING	Number		Cost						
									\$ -
Gristmill Road	7	48-2	\$ 660	missing 3 on top of wall	Complete	\$660			\$ -
Walker Way	42	26	\$ 1,760	promised by Gabe and Phil at Groundskeeper	Complete	\$1,760			\$ -
Ardmore	Common Area		\$ 1,120	Reported during close out process. Agree to replace.	Complete			\$1,120	\$ -
Danforth Lane	6 8 10 12	Bldg 50 and 64	\$ 4,000	++ Remove existing erosion control, spray with loam, install new biodegradable erosion control, Install ornamental grass plugs on 4ftx4ft grid, hydroseed. Replace 5 dead shrubs.	Complete	\$350		\$3,650	\$ -
Fencing near Shaws Bldg	8x6' Fence Sections -		\$ -	None proposed. Never a part of the design.	Complete				\$ -
Basin #1		Basin #1	\$ 600	Add soil around root balls to 3 arborvitae and one birch	Complete	\$600			\$ -
									\$ -
									\$ -
Danforth Lane	47	16-1	310	observed	Complete	\$310			\$ -
				observed, dead spruce inside of basin fence. Dead dogwoods in backyard. check dates dogwoods should have been replaced					
Founders Way	9	9-2	465		Complete	\$465			\$ -
	10	Club house	1100	++ confirmed. Removed when drainage was repaired.		\$1,100			\$ -
				observed check when removed presumed to be part of 4 and 5 list					
Gristmill Road	5	49	600		Complete	\$600			\$ -
Danforth Lane	31	38-2		observed	Complete				\$ -
	34	42-1	400	observed 2 spruces replaced with original species 3rd was replaced with something different. Check with Groundskeeper	Complete			\$400	\$ -
Gristmill Road	5	49	475	observed. In front of house.	Complete			\$475	\$ -
	9	48-1	800	observed. Missing 2 juniper in side yard.				\$800	\$ -
		Basin #3	\$ 700	Replace 2 trees		\$700			\$ -
			\$ 12,990			\$6,545	\$0	\$6,445	\$ -
									\$ -
									\$ -
			\$23,750	***					\$0
			\$ 66,668						\$ -
			\$ 90,418			\$36,895	\$0	\$53,523	\$ -
Additional Work:									\$ -
Street	Number		Cost	3.29.21					
Ardmore	4		\$ -	In stall drywell with grate at low spot in lawn. Tie in roof drain at front porch.	Complete				\$ -
									\$ -

Compass Road	6		\$ 500	Add fill along middle left of home to pitch away from foundation. Add extender to downspout at garage corner to discharge onto lawn.	Complete	\$250		\$250	\$ -
									\$ -
Danforth Lane	2		\$ 1,500	Install drain and 4" grate in bottom of window well. Drain to be min of 6" below window. Pipe to drywell in lawn area. No grate on drywell.	Complete	\$500		\$1,000	\$ -
	12 14		\$ 1,000	Connect drain at screened in porch (back left of home) to leaching pit.	Complete	\$500		\$500	\$ -
	18		\$ 300	Location already on Repair List. Add hill grass, 1 yard topsoil (96' x 3' = 288 sq. ft.).	Complete			\$300	\$ -
	38		4000	++ Photos have be submitted and DE has viewed this site. Flooding occurs on patio and flows under porch area and into side yard. Install a French drain or drywell in back to tie into the drain pipe already in the rear area.	Complete			\$4,000	\$ -
	40		\$ 750	Tie in downspout adjacent to front porch, to drain or bury underground.	Complete	\$750			\$ -
	41		\$ 1,500	Tie in drain and downspout into underground piping under lawn to pop up emitter	Complete	\$1,500			\$ -
	8 10 12		3000	++ This item is already on the Repair List for work, including reworking of growth, adding ornamental grass plugs, and replacement of 5 dead shrubs. Round out the right side of hill up to existing stumps. Grind 3 stumps flush.	350 credit for hydroseed given elsewhere			\$3,000	\$ -
Founders Way	14		\$ 300	This is already on the Repair List as part of the Victory Garden solution. Drain pipe on left side continues to create trenching through mulch area, washing out that area. Bury drain pipe 20' into new drain.	Complete			\$300	\$ -
Gristmill Road	5		\$ 1,250	This location is already on the Repair List for burying downspout adjacent to patio. DE has viewed this area for foundation crack. Tie in second downspout into area drain/ lawn area behind home contributing to foundation leak. Repair crack with Crack-X.	Complete	\$400		\$850	\$ -
	6		\$ 3,000	Install gutter shield at roof valley by bulkhead. Pitch grade by bulkhead away from home. Tie in downspout between patio and bulkhead. Pipe away from home 15ft +/- to pop up emitter.	Complete	\$2,200		\$800	\$ -
			\$ 17,100			\$6,100	\$0	\$11,000	\$ -
			\$23,750	***					\$0
			\$ 83,768			Mutually Agreed Payment to Trust	Temporary Holdback	Release to Summer Reach LLC	\$ -
			\$ 107,518			\$42,995	\$0	\$64,523	\$ -
OTHER									
Plants Under Warrantee from Spring 2021				Replacement of 3 firs behind 5-7 Gristmill	Complete				
46 Danforth Lane				Repair of cold joint by Summer Reach LLC using Crack-x	Complete				

8,10,12, Slope Area				Deliver 4cyds of loam behind 10/12 Danforth.	Complete				
Scope of work increased with a number of items when the original solution was adequate. Cost absorbed by Thorndike.									
To date Braken engineering invoices total \$2676.25. This cost will be split 50/50 with Thorndike.									