

# **EXHIBIT B**

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## DEFECTS AND DEFICIENCIES LIST

<b>ROOFING</b>	
1	Low area and cracking in Clubhouse roof membrane in violation of Sections 1502 and 1513 of Florida Building Code (FBC) and the Architectural Plans.
2	Clubhouse roof's paint finish deviates from the Architectural Plans.
3	Moisture staining on Clubhouse pool deck in violation of Section 1503.1 of FBC.
<b>STUCCO</b>	
4	Cracks in the entry bridge walls, clubhouse mechanical room exterior, Clubhouse roof, mail pavilion, generator room, guardhouse ceiling, tennis pro shop wall, ceiling, west elevation and stairs, clubhouse west façade, all in violation of ASTM C926-98a.
5	Cracks and efflorescence in entry fountain and water features in violation of ATSM C926-11a, ASTM C926-98a.
6	Failed sealant in water feature in violation of good construction practices.
7	Stucco debonded in Clubhouse's exterior mechanical room in violation of ASTM C926-98a.
8	Cracks and moisture intrusion at Clubhouse roof, tower, and walls in violation of ASTM C926-98a.
<b>MECHANICAL</b>	
9	Guardhouse air conditioner unit does not function in violation of good construction practices.
10	Sports court area is over pressurized in violation of Section 601.4 of FBC.
11	Corroded equipment in Clubhouse mechanical room in deviation from Mechanical Plans.
12	No services access to VAV in Clubhouse in deviation from Mechanical Plans.
13	Pipes in Clubhouse exterior mechanical room have failed in violation of Section 305.3 of FBC.
14	Corroded hurricane straps at Clubhouse mechanical roof in violation of good construction practices.
<b>ELECTRICAL</b>	
15	Occupancy sensor not installed in Clubhouse mechanical and electrical rooms in deviation from Lighting Plans.
16	Open conduit in mechanical room and in tennis pro shop AC condenser in violation of Section 110.12 of NFPA 70 (NEC).
17	Panel directory does not match the installation in the electrical room and guardhouse in violation of Section 408.4 of NFPA 70 (NEC).
18	Clubhouse mechanical room electrical box not properly connected in violation of Section 110.12 of NFPA 70 (NEC).
19	Exposed wires in Clubhouse mechanical room, tennis pro shop, and guardhouse, and moisture tennis pro shop bollards all in violation of Section 110.12 of NFPA 70 (NEC).
20	Occupancy sensor light controls part of hallway in Clubhouse mechanical room in deviation from Lighting Plans.
<b>PLUMBING</b>	
21	Clubhouse backflow preventor missing chains and locks, damage to its valves and wheel, and material lacks adequate weather resistant coating all in violation of good construction practices.

22	Clubhouse water heater in kitchen lacks installation of dirt leg in deviation from Plumbing Plans.
23	Vent issue in men's restroom toilet located in tennis pro shop in violation of Section 901.2 FBC.
<b>GLASS &amp; GLAZING</b>	
24	Yellowed seam sealer in Clubhouse windows in violation of good construction practices.
25	Water intrusion in Clubhouse windows where there is damage to interior finishes and warped laminate in violation of Section 1403.2 of the FBC.
<b>POOL, SPA, AND WATER FEATURES</b>	
26	No movement joints installed in water features' tiles in violation of Section A-3 of ANSI A108-1999 and EJ171 of TCNA Handbook.
27	Deterioration of water features' tiles in violation of good construction practices.
28	Efflorescence in water features and capstones in violation of Section 1901.2 of the FBC and Section 7.7 of ACI 318-11.
29	Cracks between coping tiles and grout in water feature in violation of good construction practices.
30	Cracks and efflorescence in water feature in violation of good construction practices.
31	Efflorescence in water feature's waterline tiles in violation of Section P601MB-16 of TCNA Handbook and Section A-4.7 of ANSI A108-1999.
32	Efflorescence in water feature in violation of EJ171 of TCNA Handbook.
33	Efflorescence in stones behind waterfall in violation of good construction practices.
34	Water intrusion in water feature in violation of EJ171 of TCNA Handbook.
35	Iron oxidation within stone in water feature in violation of good construction practices.
36	Pool jet not functional in violation of good construction practices.
37	Electrical panels of water features do not match the installation in violation of Section 408.4 of NFPA 70 (NEC).
38	Rules and Regulations not posted on Clubhouse pool deck in violation of Rule 64E-9.008(7).
39	Entry water feature's power box does not function properly in violation of Section 110.12 of NFPA 70 (NEC).
40	Tile grout installation of lap pool tiles is incomplete in violation of ANSI A108-1999, Section A-4.7 -- ANSI A108.10.
41	Top cap not properly installed in water feature in violation of good construction practices.
42	Water feature's fountain pump's wires not properly grounded in violation of Section 110.12 of NFPA 70 (NEC).
<b>SITE CIVIL</b>	
43	Erosion between homes in violation of good construction practices.
<b>PAVERS</b>	
44	Mail and bus pavilions' pavers settling unevenly in violation of Interlocking Concrete Pavement Institute Tech 2.
45	Pool deck exceeds slope requirements in violation of Section 454.1.3.1.2 of FBC.
<b>LANDSCAPING</b>	
46	Root intrusion surrounding tennis courts in deviation from Landscape Plans.
47	Landscape not thriving in deviation from Landscape Plans and in violation of Article 7, Chapter F, Section 3 of Palm Beach County Unified Land Development Code (PBCULDC).

48	Groundcover and shrubs sparsely planted, and landscape planting inconsistent in deviation from Landscape Plans and in violation of good construction practices.
49	Insufficient number of sprinkler heads and improper sprinkler heads in violation of Article 7, Chapter F, Section 5 of PBCULDC and Irrigation Association Landscape Irrigation Best Management Practices Section 2.3.
50	DIG filters and screens removed from valves in violation of good construction practices.
51	Slope exceeds 3:1 ratio is in violation of Article 7, Chapter D, Section 6B of PBCULDC.
52	Trees and plants have damage and are deficient from the time of installation, have substandard landscape plants (PBC UDLC Article 7, Chapter D, Section 1.A, Chapter F, Section 1), deficient installation practices, developer-controlled maintenance practices deficiencies, landscaping in deviation from Landscape Plan Specification and Details, industry standards and applicable codes, ordinances, and regulations.
<b>DOORS</b>	
53	Light is visible in violation of Chapter 14, Section 1403.2 of FBC.
54	Water intrusion in Clubhouse fitness studio's emergency exit door in violation of Chapter 14, Section 1403.2 of the FBC.
<b>SIDEWALKS</b>	
55	Cracks in sidewalks and low area in violation of FDOT Design Standards Index 310, Sheets 1 and 2, and FDOT Standard Specifications Sections 522-4 and 522-5.
<b>PAVEMENT</b>	
56	Ponding water, raveling, and cracks to pavement in violation of Chapter 5 Part B.4 of FDOT Green Book, in deviation from Paving, Grading and Drainage Plans, Section 100 of Palm Beach County Land Development Design Standards Manual.
<b>LAKES</b>	
57	Embankment slopes exceed 4:1 in violation of SFWMD ERP Handbook, Vol. II, Section 5.4.2(d) and Section 5.5.
58	Fountain not functioning in violation of good construction practices.
<b>DRAINAGE</b>	
59	Exposed reinforcing bar for catch basin in violation of ACI 301 and 318 and in violation of good construction practices.
60	No pollution protection installed for catch basis in violation of FDOT Design Standards Index 102, Sheets 2 and 3.
61	Excessive amount of sediment found in catch basins in violation of FDOT Standard Specifications for Road and Bridge Construction, Section 104 and Subsection 104-7, and in violation of good construction practices.
<b>ADDITIONAL DISCIPLINES</b>	
62	No means of drainage available near conditioning units 1 & 2 in violation of OSHA Electrical Safety.
63	Baseboard separated from drywall in Clubhouse lounge in violation of good construction practices.
64	Cracks and ponding water in curb and gutter in violation of FDOT Design Standards Index 300, Sheets 2 of 2, FDOT Standard Specifications Section 520-6, FDOT Green Book Chapter 5, Part B.4, and in violation of good construction practices.
65	Queues for guest lane at west entrance restrict access to residential gate in violation of good construction and design practices.
66	Clubhouse sports complex has ceiling cracks, drywall joint not extending full height of the

	wall and drywall is failing under typical operation loads in violation of The Gypsum Construction Handbook and in violation of good construction practices.
67	Fence and gate finish are prematurely failing in violation of good construction practices.
68	Women's locker room's floors do not properly slope to drain in violation of 2010 ADA Standards of Accessible Design Section 302.1.
69	Warped trench drain cover near pro shop in violation of good construction practices.
70	Tennis courts' pavilion hooks do not have adequate weather coating in violation of good construction practices.
71	Clubhouse hallway lacking emergency exit sign in violation of 2009 Edition of NFPA 101, Section 4.5.3.3.
72	Cracks in west perimeter wall in violation of ACI 318.08, Chapter 7 and Section 7.7.3.
73	Efflorescence in Clubhouse north stairs and entry bridges, and water intrusion behind entry water feature in violation of FBC Section 1901.2, ACI 318-08 Section 7.7.
74	Tennis courts' surface depth less than 1" in violation of Har-Tru Maintenance Manual.
75	Clubhouse generator does not cycle on and formed tar-like substance in the tank in violation of NFPA 100 Standard of Emergency and Standby Power Systems and Chapter 8.
76	Irrigation system' hunter decoders fail in violation of FBC Plumbing Section 303.2.
77	Inadequate gate-entry system in violation of good construction and design practices.
78	Failure to install proper fences and cameras in violation of the applicable codes and in violation of good construction and design standards.
79	Tennis courts' lights installed in violation of good construction and design practices.
80	Courts' drainage is in violation of good construction and design practices.