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**RE: 4366 Millstone Dr-Schiel-Year End Service Schedule Update**

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Olivia Ruby &lt;olivia.ruby@robertthomashomes.com&gt;

Fri, Jun 18, 2021 at 1:21 PM

To: Colin Schiel &lt;cschiel@gmail.com&gt;

Cc: Linds &lt;fiedler.lind@gmail.com&gt;, Jessica Lundsted &lt;jessica.lundsted@robertthomashomes.com&gt;, Shannon Conroy &lt;shannon.conroy@robertthomashomes.com&gt;, Bill Neumann &lt;bill.neumann@robertthomashomes.com&gt;

Hi Colin,

This is the current breakdown I have that was sent over to me from Bill scheduled 7/14, 12-4 PM. Please let me know if any changes need to be made.

Hayfield

- 1) Dining room and master windows have streaks possibly Seal failure but not positive. They are the only 2 that look like this. Please inspect for Seal failure.
- 2) Dining window jamb /sill (bottom) vinyl has trim nails that pushed vinyl up.

Anton's

- 1) Remove trim nail in window casing.

JW Asphalt

- 1) Small driveway settlement at garage corner about 18"x18".

APV

- 1) Rear door transom window frame had little paint on exterior needs painted. Fill nail hole and paint dining window casing.

ABC Millwork

- 1) Entry door exterior mull strip needs replaced.

CCC

- 1) Install exterior entry door to transom window mull strip.

Drews

- 1) Garage side foundation where it meets the garage overhead door is too narrow and causes the garage door tracks to bow inward.
- 2) Cut foundation concrete back at garage door opening to move garage door tracks plumb.

Best

- 1) Remove double Garage door jamb bucks to cut concrete back

Action Garage Door

1) Garage Door tracks (4) need adjusted after concrete us cut.

Thank you,

**OLIVIA RUBY**, Customer Care Representative

**Robert Thomas Homes, Inc.**

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**From:** Colin Schiel [mailto:cschiel@gmail.com]

**Sent:** Friday, June 18, 2021 12:15 PM

**To:** Olivia Ruby

**Cc:** Linds; Jessica Lundsted; Shannon Conroy; Bill Neumann

**Subject:** Re: 4366 Millstone Dr-Schiel-Year End Service Schedule Update

Hi Olivia,

Following the service on 6/14 and 6/15, there are a few additional items to be addressed, Bill is aware of these but I wanted to make sure we had a list of them:

- Awaiting response on how interior doors with poor paint will be fixed (still unaddressed from pre-move-in walk through)
- Hayfield to look at transom windows in dining room and master bath to see if seals failed and to address nails heads sticking up under the PVC trim.
- Screw pop on ceiling on bonus room was not addressed by drywaller- will painter take care of this?
- APV to return to finish painting (they contacted me and set this up for 6/23) [Laundry room wall paint was missed, painter did not have time to get to trim paint, caulking, or touch up above the fireplace]
- Concrete company to grind garage foundation near overhead doors
- Additional cracked grout in master shower
- Floor tile in center of master bath room floor pop/click when walking on them
- Paint splatter/overspray on wood floors/counters- had service out to clean this in September, but still present
- Someone to remove and replace garage bucks which are bowed due to the above concrete issue
- Carpenter to replace molding above front entry door
- Address flaking/peeling paint on transom window above rear "deck" door
- Asphalt company to address cracked/sunked area in driveway
- Hartman to replace sod that was damaged due to sidewalk replacement - They have already measured and marked for this but have not returned
- Persistant water issue in south-east corner of yard to still be addressed-- Drain tile was promised by RT to diagonal neighbor who has also been affected by this water issue - was supposed to be installed in October
- Roofer to fix lifted shingle
- Plumber at 6/14 service found main bath toilet tank needed to be replaced- schedule this
- Despite numerous requests- we still have not been contacted to schedule replacement of refridgerator/freezer doors- this was brought up at the *pre-move-in* walk through

I know Bill had set some service on 7/14 in the afternoon so maybe some of the others can be scheduled for the same time.

Thank you!

On Mon, May 24, 2021 at 6:17 AM Olivia Ruby <[olivia.ruby@robertthomashomes.com](mailto:olivia.ruby@robertthomashomes.com)> wrote:

Good Morning Colin & Lindsay,

The following vendors are scheduled to complete their year-end service items in your home

**Scheduled 6/14, 8AM-12PM**

**Paint Scheduled 6/15 @ 8 AM**

APV

- 1) Year end nail pops need repair will need second day to paint.
- 2) Sand and paint Drywall repairs.
- 3) There are some Casing corners that need caulked.
- 4) Entry door mull strip needs paint.
- 5) Exterior of entry door mull strip may need paint.
- 6) Slat boards need paint touch ups.

ABC Millwork

- 1) Inspect most interior doors. Paint issues.

Anton's

- 1) Master bedroom and second bedroom door frames need adjusted to have even reveal at top and sides. May need to remove casing.
- 2) Bedroom door hinge squeak.
- 3) same bedroom doors strikes are off and need reset.

Contract Interiors

- 1) Still have the main level wood floor gap issues. Can see bare wood at seams. Inspect to determine repairs needed.
- 2) Kitchen backsplash grout cracked and at master shower Missing grout at Curb.
- 3) Bedroom carpet gap by door.
- 4) Master bedroom needs carpet pulled back to fix subfloor.

Elander Plumbing

- 1) Main bath toilet tank runs, may need flap or kit.

Lyman

- 1) Deliver to address cedar decking boards for front porch. 1@20' and 5@12'.

CCC

- 1) Replace 5-6 front porch decking boards that have construction damage. 1 is first board top of steps.
- 2) Replace exterior of wood Try door mull strip.
- 3) Master bedroom subfloor has 2 soft spots that need cut out and replaced. About 2'x2' each.

Manor

- 1) Stone will need caulked to garage bucks after buckets are set plumb.
- 2) All 4 concrete wall ends at sides of garage door need cut to allow door track to be installed plumb.

Action Garage Door

- 1) Garage Door tracks (4) need adjusted after concrete us cut. Try to arrive late am.

Best

1) Gutter downspout extensions need adjusted. West side.

Fireside

1) Inside of fireplace box has rust spots.

Hartman

1) Sod needs repair by city sidewalk that was replaced last fall.

2) Trees, plants shrubs to inspect in spring.

RTH

1) Clean spray foam at living room window frame.

2) Wet back yard corner south/west. Owner said has been looked at prior.

For the health and safety of our staff and vendors, please reach out to reschedule this appointment if you or anyone in your house holds starts experiencing COVID type symptoms or is getting tested 24 hours before the scheduled service.

Let me know if you have any questions.

Thank you,

**OLIVIA RUBY**, Customer Care Representative

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