

## DEPARTMENT OF PUBLIC WORKS

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### VILLAGES AT STERLING RANCH Preliminary Acceptance Inspection #1

May 13, 2026

Dear Classic Homes,

This is your Preliminary Acceptance Punchlist generated by El Paso County Department of Public Works Development Services Team for the project referenced above. This Punchlist was generated based on observations during the Preliminary Acceptance Walk conducted on 5/13/2026.

Please be advised that El Paso County is currently holding Construction Surety for this project in the amount of \$8,112,290.75. Construction Surety will not be released until all items documented on the Punchlist have been addressed and all other requirements for Preliminary Acceptance have been met. Please refer to the Punchlist for identification of the specific items needing to be addressed for Preliminary Acceptance.

The Punchlist is good for 6 months from the date issued. This punch list will expire on **11/9/2026**. Once you believe all Punchlist items have been addressed, please contact Edward Skelton to schedule a follow-up Preliminary Acceptance Walk.

As-Builts need to be submitted prior to Preliminary Acceptance they need to include:

- CAD Files
- As-Built Plans
  - At the initiation of the Preliminary Acceptance process, Engineering Record Drawings shall be submitted for review and approval by the ECM Administrator (ECM 5.10.6 B).
- Concrete Testing
- Density Testing
- Public Improvements Certification Letter
- Utility Acceptance Letter

- PCM Certification Letter and Revised MHFD Calcs

Thank You,



Edward Skelton

Inspector I

Department of Public Works

719-439-3958

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<https://publicworks.elpasoco.com/>

# Punch List Items

5/13/2026

## General Deficiencies

### Project Location Reference: VILLAGES AT STERLING RANCH



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### Acceptance Inspection Survey (DEV)

#### Punchlist Deficiency Items

- Reported
- Resolved
- Under Warranty

#### Acceptance Inspections

- ▢ Acceptance Inspection Survey (DEV)

## Specific Deficiencies:

**Open: 17**

Deficiency #	Dates	Item + Fix	Location	Photo
1 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Sidewalk Stone  Remove & Replace  Quantity: 2	Oak Park Dr. (north side of road)  38.98159 -104.65998	
2 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Sidewalk Stone  Remove & Replace  Quantity: 4	Oak Park Dr. (north side of road)  38.96142 -104.65995	
3 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Sidewalk Stone  Remove, replace, and patch  Quantity: 3	Oak Park Dr. (North side of road)  38.96142 -104.65995	
4 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Curb and Gutter  Remove & Replace  Quantity: 1	Oak Park Dr. (South side of road)  38.96162 -104.66117	
5 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Sidewalk Stone  Remove & Replace  Quantity: 8	St Louis St. (east side of road)  38.96188 -104.66096	

6 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Crosspan Stone  Remove & Replace  Quantity: 1	St Louis St / Cedar Rapids Lp  38.96187 -104.66096	
7 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Curb and Gutter  Patch  Quantity: 1	St. Louis St / Cedar Rapids Lp  38.96257 -104.66078	
8 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Crosspan Stone  Remove & Replace  Quantity: 1	St. Louis St / Cedar Rapids Lp  38.96269 -104.66085	
9 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Crosspan Stone  Remove & Replace  Quantity: 1	Cedar Rapids Lp  38.9626 -104.6625	
10 <b>Reported</b>	Reported: <b>5/13/2026</b>  Last Inspected: <b>5/13/2026</b>	Crosspan Stone  Remove & Replace  Quantity: 2	St Louis St / Cedar Rapids Lp  38.96211 -104.66107	

<p style="text-align: center;"><b>11</b></p> <p><b>Reported</b></p>	<p>Reported: <b>5/13/2026</b></p> <p>Last Inspected: <b>5/13/2026</b></p>	<p>Curb and Gutter Patch</p> <p>Quantity: 1</p>	<p>St Louis St. / Shorewood Dr</p> <p>38.96213 -104.66096</p>	
<p style="text-align: center;"><b>12</b></p> <p><b>Reported</b></p>	<p>Reported: <b>5/13/2026</b></p> <p>Last Inspected: <b>5/13/2026</b></p>	<p>Curb and Gutter Remove &amp; Replace</p> <p>Quantity: 1</p>	<p>Shorewood Dr. / Milwaukee Hts</p> <p>38.96339 -104.66054</p>	
<p style="text-align: center;"><b>13</b></p> <p><b>Reported</b></p>	<p>Reported: <b>5/13/2026</b></p> <p>Last Inspected: <b>5/13/2026</b></p>	<p>Sidewalk Stone Remove &amp; Replace</p> <p>Quantity: 2</p>	<p>Shorewood Dr. (cal de sac)</p> <p>38.96335 -104.66054</p>	
<p style="text-align: center;"><b>14</b></p> <p><b>Reported</b></p>	<p>Reported: <b>5/13/2026</b></p> <p>Last Inspected: <b>5/13/2026</b></p>	<p>Curb and Gutter Remove &amp; Replace</p> <p>Quantity: 1</p>	<p>Shorewood Dr. east of Naperville Hts</p> <p>38.9637 -104.66249</p>	
<p style="text-align: center;"><b>15</b></p> <p><b>Reported</b></p>	<p>Reported: <b>5/13/2026</b></p> <p>Last Inspected: <b>5/13/2026</b></p>	<p>Curb and Gutter Patch</p> <p>Quantity: 1</p>	<p>Shorewood Dr / Branson Hts</p> <p>38.96302 -104.6589</p>	

<p><b>16</b></p> <p><b>Reported</b></p>	<p>Reported: <b>5/13/2026</b></p> <p>Last Inspected: <b>5/13/2026</b></p>	<p>Curb and Gutter</p> <p>Remove &amp; Replace</p> <p>Quantity: 1</p>	<p>Shorewood Dr / Fort Wayne Hts</p> <p>38.96289 -104.65814</p>	
<p><b>17</b></p> <p><b>Reported</b></p>	<p>Reported: <b>5/13/2026</b></p> <p>Last Inspected: <b>5/13/2026</b></p>	<p>Curb and Gutter</p> <p>Remove &amp; Replace</p> <p>Quantity: 1</p>	<p>Shorewood Dr / Indianapolis Rd</p> <p>38.96279 -104.65757</p>	

**Resolved: 0**

<b>Deficiency #</b>	<b>Dates</b>	<b>Item + Fix</b>	<b>Location</b>	<b>Photo</b>
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Developer/ Contractor signature of Punchlist Completion \_\_\_\_\_ Date \_\_\_\_\_

County Inspector Signature of Punchlist Completion \_\_\_\_\_ Date \_\_\_\_\_