

---

**Re: Report**

---

**From** Omni-El Industries <info@omnielindustries.com>

**Date** Wed 4/30/2025 4:02 PM

**To** Stanley Grant <sgrantsavannahrowe@gmail.com>

## Demand for Transparency, Compliance, and Documentation

Stanley,

Once again, many of my inquiries remain unaddressed and were met with vague or non-specific responses. Additionally, the use of the term \*"non-scope"\* should only apply in situations where physical access—such as demolition or repair—is necessary to identify hidden or previously inaccessible conditions.

You have resubmitted the same set of photos, most of which simply reflect the property's general condition or previously completed work. The repeated image of the water meter, still showing debris beneath it, highlights unresolved items that should have already been addressed.

It also appears that you are intentionally refraining from taking clear, wide-angle overview photos of individual rooms. This omission is concerning, as it is nonsensical in the context of progress tracking and ultimately defeats the purpose of photographic documentation. A proper photographic record should offer a full and honest view of the work completed—or not completed—within each space.

To be clear, my inquiries are intended to obtain a transparent and itemized understanding of where investor funds have been allocated—particularly since no detailed estimate was ever provided. These are not casual or excessive demands; they are basic and reasonable requests made from the standpoint of an investor with a right to know how their capital is being used.

Stating that work orders were completed prior to my requests does not eliminate the obligation to maintain accurate records. Bookkeeping and accounting must reflect a clear audit trail at all times.

Furthermore, your mention of the need for additional funds, especially in response to my inquiries, is troubling. When statements like that follow reasonable questions, it creates the impression of a veiled threat—implying that continued scrutiny may result in increased costs or complications. That is not only unprofessional but could also be construed as coercive or retaliatory in nature. Such behavior raises ethical and potentially legal concerns. I urge you to reconsider the tone and implications of such messaging, as it undermines trust and accountability.

Additionally, any so-called "ghost numbers"—unaccounted or unexplained costs—are not my responsibility. I have made repeated requests for a detailed estimate, and failure to provide one

does not entitle you to shift the burden of undefined costs onto me after the fact. Your failure to itemize does not constitute a loophole through which arbitrary charges can be justified.

Let me also make clear: if I were to terminate your services today, I would be well within my rights to seek a refund for all uncompleted work. This would require:

- A **detailed breakdown of labor and materials used**,
- **Proof of completion for all claimed work**, and
- **Reimbursement for any unearned or undocumented amounts**.

This expectation is fully consistent with **Illinois contract law**, which holds that payment must correlate to work performed and documented. Under **basic contract principles and the Uniform Commercial Code as adopted in Illinois**, you may not retain funds for services not rendered or materials not used.

I have exercised considerable patience and have extended grace throughout this process. I now expect the same in return—through timely, professional, and fully transparent communication. I trust you will take this matter seriously and bring your conduct and documentation into compliance immediately.

Sincerely,

David Watkins / Owner

Omni-El Industries, LLC

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Stanley Grant <sgrantsavannahrowe@gmail.com>

**Sent:** Wednesday, April 30, 2025 2:34:27 PM

**To:** Omni-El Industries <info@omnielindustries.com>

**Subject:** Report

- **Current Project Status:**
  - Detailed overview of where we are currently within the project timeline.
  - A. Project timeliness extended due to non-scope electrical, broken joist to top hall into washroom per. past wheather, non-scope framing issues where non existed from previous bad construction home additions. Roof has more leaks beyond original scope and more raccons and squirrels are damaging. Kitchen floor continues to bulletin due to underground moisture and spreading tree roots. Bedroom Closet doors have to reframe to install new standard height mirror doors.
  - Identification of any work that is being held up, along with clear explanations for the delays.
  - A. . Project timeliness extended due to non-scope electrical, broken joist to top hall into washroom per. past whether, non-scope framing issues where non existed from previous bad construction home additions. Roof has more leaks beyond original scope. Kitchen floor

continues to bulletin due to underground moisture and spreading tree roots. Bedroom Closet doors have to be replaced to install new standard height mirror doors.

- **Communications:**

- - Copies of all communications from the city/agency, including dates, specific requests made, and any responses provided.
  - A. Had plumbing rough pass city inspection April. Met with city to extend electrical permit due to non-scope issues to bring into code from massive amounts of b.x. discovered.

- **Timeline and Costs:**

- - A complete project timeline starting from the initial project start date to the current date.
  - A. Non-scope electrical to being to inspection approx. 1.5 weeks.
  - B. Framing non-scope to washrooms, kitchen, living room and bedrooms 1 week.
  - C. Drywall repairs from non-scope electrical and plumbing install continues 1.5 weeks curing
  - D. Tree cutting exterior 3 days
  - A list of all labor completed to date, including the dates the work was performed.
  - A. Mold mitigation, Asbestos partial encapsulate as found in all walls exposed with asphalt aged siding to previous construction additions to the home.
  - B. Plumbing rough
  - C. Electrical scope and non-scope conduit and new panel non-scope.
  - D. Kitchen counter and cabinets epoxy started.
  - E. Drywall repair and Paint to the 1st floor livingroom, upper hall, 1st floor washroom.
  - F. Laundry Room concrete floor cement fissures, cracks and holes with asbestos tile encapsulate done.
  - Order dates, delivery dates, and costs for all materials.
  - A. All materials for interior scope previously ordered and delivered and being used per. install where scope allows.
  - Scheduled labor dates and associated labor costs moving forward.
  - A. Non-scope repairs

trying to squeeze within current budget although increases are needed. Previously was discussed.

- **Delays and Mitigation Efforts:**

- - Detailed explanation of what is causing any delays.

- A. Non-scope electrical, broken joist to top hall into washroom per. past weather, non-scope framing issues where non existed from previous bad construction home additions. Roof has more leaks beyond original scope.and more raccons and squirrels are damaging. Kitchen floor continues to buckle due to underground moisture and spreading tree roots. Bedroom Closet doors have to reframe to install new standard height mirror doors. you have taken to work around these issues to maintain the project schedule.
- B. Non-scope repairs trying to squeeze within current budget although increases are needed. Previously was discussed.

- **Property Conditions:**

- ◦ Current, clear photos showing the present condition of the property and completed work.
- See attachment via text.