

QUALITY SAFETY SYSTEMS ASSESSEMENT

QUALITY AND SAFETY - EXTERIOR

SITE CONDITION	GOOD	POOR	COMMENTS / EXPLANATION
Cleanliness	1		
Clutter and Inappropriate Storage	1		
Exterior Pole and Sign Lighting	1		
Signage	1		
Mailboxes	1		
Stairways		1	Metal stairs have rust spots and need to painted
Landings		1	Dirty from old paint splatter/ Concrete has potential trip hazard divot in it
Patios			
Railings	1		
Porticos	1		
Sidewalks	1		
Retaining Walls			
Curb and Gutter	1		
Drainage			
Parking Lots		1	Areas showing signs of failure and need to be repaired
Parking , curb and other painted designations	1		
Driveways			
Driveway Aprons			
Loading Areas			
Landscaping	1		
Mulch	1		
Trees	1		
Other Plantings			
Flags and Flag Poles			
Grass			
Sediment Control / Surface Water Control			
Fences and Gates	1		
Pool Areas		1	Carpet is not secured on the pool deck
Dog Areas			
Playgrounds			
Dumpster Areas		1	Tray under compactor filled with trash and debris/ Bulk trash piled up around dumpster
Dumpster Enclosures			
Dumpster Concrete Slab			
Generator Enclosure			
Patios			

SAFETY AND OTHER CONCERNS

	NO	YES	
Trip Hazard		1	Concrete failure in drive lane to garage is creating trip hazard
Landing in stair well		1	Concrete landing has a divot in it
TOTALS	14	7	
SITE CONDITION SCORE	73%		

BUILDING STRUCTURES

	GOOD	POOR	COMMENTS / EXPANATION
Facia	1		
Soffit	1		

Porch or Portico Ceilings			
Other Exterior Trim		1	Some flashing / parapet coping missing

Railings	1		
Siding			
Decks			
Building Mounted Lighting		1	Some burned out and/or broken
Exterior Stairways			
Dryer and Other Vents		1	Dryer vent on roof not working
Brick and Mortar		1	Some brick joints have failed but have been sealed
Parapet Walls	1		
Parging or Block		1	Parging at front of building has popped at steel bolts
Gable Ends			
Window Trim			
Windows	1		
Glass Panels	1		
Spandrel Glass / Panels			
Window Screens	1		
Window and Door Security Screens/Bars			
Exterior Door Trim	1		
Exterior Doors	1		
Exterior Door Hardware	1		
Patio Doors			
Garage Doors	1		
Roofing	1		
Metal Flashings		1	Some missing
Coping Stones			
Roof Vents	1		
Roof Access Doors	1		
Exterior Fire Escapes			
Chimneys			
Gutters			
Downspouts			
Splash Blocks			
Drain Pipes	1		
Water Overflow from Gutters or Downspouts			
Louvered Vents	1		
HVAC Grills	1		
Railings	1		
Awnings	1		
Intercom Panels	1		
Mailboxes			

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION
Pedestrian Injury Hazard		1	Plywood and metal flashing were loose on roof. Secured with concrete bags and pointed out to maintenance director.

TOTALS 20 7

BUILDING STRUCTURE SCORE 81%

STORAGE BUILDING OR ROOMS - EXTERIOR	GOOD	POOR	COMMENTS / EXPLANATION
Clean			
Orderly			
Lighting			
Walls			
Ceilings			
Trim			
Doors			
Hardware			

Wallpaper			
Electrical Devices and Plates			

Fire Extinguisher			
Fire Suppression / Sprinkler System			
HVAC Units			
Flooring			
All storage is off the floor 4" and below the sprinkler heads 18"			
If Chemicals stored - SDS is present and accurate			
If Chemicals Stored - Safety Equipment present and accurate			
Flammable Materials stored in fire cabinet			
Exit Signage			

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION

TOTALS 0 0

EXTERIOR STORAGE ROOMS SCORE

QUALITY AND SAFETY - INTERIOR

ELECTRIC AND FIRE ALARM ROOM	GOOD	POOR	COMMENTS / EXPLANATION
Clean		1	Dirty overall
Orderly		1	Cluttered and disorganized
Lighting	1		
Walls	1		
Ceilings	1		
Trim			
Doors	1		
Hardware	1		
Electrical Devices and Plates		1	Covers missing on junction boxes
HVAC or Heating Units			
Fire Extinguishers	1		
Flooring		1	Cracked and chipping
Clear of Clutter, Obstructions and Debris		1	Lots of obstructions and improper storage
If Chemicals are Stored - MSDS is present.		1	No SDS sheets present
If Chemicals Stored - Safety equipment is present		1	No safety equipment
Exit Signage			

SAFETY CONCERNS	NO	YES	COMMENTS / EXPLANATION
Trip Hazard		1	obstructions and unassociated materials exist in abundance. Cannot walk to alarm panel without stepping over items.
Shock Hazard		1	Covers are off electrical junction boxes.

TOTALS 6 9

ELECTRIC AND FIRE ALARM ROOM SCORE 40%

BASEMENT AND/OR CRAWL SPACES	GOOD	POOR	COMMENTS / EXPLANATION
Clean			
Orderly			
Dry / No Water Infiltration			
Stairs			
Stair Railings			
Lighting			

Walls			
Ceilings			
Insulation			

Trim			
Doors			
Hardware			
Electrical Devices and Plates			
HVAC Units			
Fire Extinguishers			
Flooring / Floor			
Clear of Clutter, Obstructions and Debris			
Exit Signage			
If Flammable Items Present - stored in Fire Cabinet			
If Chemicals Stored - MSDS exists and accurate			
If Chemicals Stored - Safety Equipment is present			

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION
TOTALS	0	0	

BASEMENT / CRAWLSPACE SCORE

INTERIOR STAIRWAYS	GOOD	POOR	COMMENTS / EXPLANATION
Clean		1	Landings/Stairs can be cleaned and painted
Orderly		1	In proper storage on landings
Lighting	1		
Emergency Lighting		1	Several lights out through out the buildings
Walls		1	Walls have peeling paint from previous leak/ Some areas need to be painted because repairs was made
Ceilings		1	Ceilings have peeling paint from previous leak
Trim		1	Areas are missing trim/ threshold carpet strip at door
Doors		1	Some doors rub and don't close properly
Hardware	1		
Wallpaper			
Handrails	1		
Electrical Devices and Plates	1		
Fire Extinguisher	1		
PTAK HVAC Units			
Flooring		1	Need to clean and paint
Clear of Clutter , Obstruction and Debris		1	Material left in stair well
Exit Signage		1	Some are loose and need touch up paint around the sign

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION
Fire Hazard		1	Lights out in stairways can be a trip hazard in emergency situations
Fire and Trip Hazard		1	Having material on landings can be a trip hazard
TOTALS	5	12	

STAIRWAYS SCORE 32%

STORAGE ROOMS	GOOD	POOR	COMMENTS / EXPLANATION
Clean		1	Trash on floor/ paint on floor
Orderly		1	Material not organized/ Material not stored properly/ Trip Hazards on the floor
Lighting		1	Light hanging from ceiling/ Lamp in middle of floor used as light for room
Walls		1	Uncovered holes in wall/ some areas need paint
Ceilings		1	Needs drywall repairs/ Water marks on ceiling from old leaks
Trim	1		Can use some touch up paint

Doors		1	Needs to be painted/ Missing door knobs/ Rubbing and have to be forced closed
Hardware		1	Knobs missing

Wallpaper			
Electrical Devices and Plates		1	Lamps plugged into ceiling light/ Light hanging from ceiling
HVAC Units			
Flooring	1		
Clear of Clutter, Obstruction and Debris		1	Material not organized/ Material not stored properly/ Trip Hazards on the floor/ Empty boxes on the floor
All storage is off the floor 4" and below the sprinkler heads 18"		1	Material on the floor
If Flammable Items Present - Stored In Fire Cabinet		1	Flammable items on floor and on table work areas
If Chemicals Stored - SDS Exists and is Accurate		1	No SDS sheets for any chemicals
If Chemicals Stored - Safety Equipment is Present			
Exit Signage			

SAFETY CONCERNS	NO	YES	COMMENTS / EXPLANATION
Trip Hazard		1	Materials are stored on floor and causing a potential trip hazard
Fire Hazard		1	Not stored in flammable cabinets/ No SDS sheets OSHA violation
TOTALS	2	14	
MAINTENANCE STORAGE SCORE	14%		

TELEPHONE ROOM	GOOD	POOR	COMMENTS / EXPLANATION
Clean		1	No room to move. improper storage
Orderly		1	Material and boxes piled up in the middle of the floor
Lighting	1		
Walls		1	Walls not painted unfinished drywall
Ceilings			
Trim	1		Trim around door can use a little touch up paint
Doors	1		
Hardware	1		
Wallpaper			
Electrical Devices and Plates		1	Wires hanging down from the wall and from the ceiling
HVAC Units			
Flooring	1		
Clear of Clutter, Obstruction and Debris		1	In proper storage material in the middle of floor no walking room
Clear of unassociated storage		1	Maintenance material/ Cleaning supplies stored in room
Electrical Devices and Plates			
If Chemicals are stored, SDS is present and accurate.		1	No SDS sheets
If Flammable Items Present - Stored In Fire Cabinet		1	Chemicals sitting on floor
If Chemicals Stored - Safety Equipment is Present		1	No safety equipment is present
Exit Signage			

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION
Fire Hazard		1	Flammable Items not stored in flammable cabinet OSHA violation/ No SDS Sheets
TOTALS	5	10	
TELEPHONE ROOM SCORE	37%		

HOT WATER TANK ROOM	GOOD	POOR	COMMENTS / EXPLANATION
Clean	1		
Orderly	1		

Lighting	1		
Walls		1	Breaches in fire walls.

Ceilings		1	Breaches in fire ceiling.
Trim			
Doors		1	Doors are beat up from trash dumpster
Hardware	1		
Ventilation	1		
Electrical Devices and Plates	1		
HVAC Units			
Flooring	1		
Clear of Storage Not Associated with Water tanks		1	Lots of unrelated storage.
If Chemicals are stored, SDS is present and accurate.		1	No SDS sheets exist
If Flammable Items Present - Stored In Fire Cabinet		1	Flammable chemicals not stored in fire cabinet
If Chemicals Stored - Safety Equipment is Present		1	No safety equipment exists
Exit Signage			

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION
Fire Hazard		1	Gasoline stored in room w. open flame
Fire Hazard		1	Breaches in fire walls and ceilings exist
TOTALS	7	9	
HOT WATER TANK ROOM	48%		

CHILLER AND PUMP ROOM	GOOD	POOR	COMMENTS / EXPLANATION
Clean		1	Very dirty
Orderly		1	Disorganized with trash and debris
Lighting	1		What is there works but it is not adequate
Walls	1		
Ceilings		1	Cracks in ceiling allow water through. A tarp is in place to divert water
Trim			
Doors	1		
Hardware		1	Door hardware sticks and door doesn't latch
Wallpaper			
Electrical Devices and Plates		1	Covers missing. And wires hanging out.
HVAC Units			
Flooring		1	Filthy. Needs cleaning
Clear of Storage Not Associated with Chilled water or water systems	1		
Flammable Chemicals Stored in Fire Cabinet		1	Flammable chemicals stored improperly
SDS Sheets w. Chemicals		1	No SDS sheets exist
Safety Equipment w. Chemicals		1	No safety equipment exists.
Exit Signage			

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION
Trip and fall hazard		1	Lots of debris and construction trash on floor.
Shock Hazard		1	Electrical boxes without covers
TOTALS	4	11	
CHILLER AND PUMP ROOM	29%		

HEAT EXCHANGER ROOM	GOOD	POOR	COMMENTS / EXPLANATION
Clean		1	Dirty and has trash and debris in it.
Orderly	1		Sort of ordered
Lighting	1		What is there works but is not sufficient.

Walls	1		
Ceilings	1		

Trim			
Doors	1		Chain link fence
Hardware	1		
Wallpaper			
Electrical Devices and Plates		1	Electrical covers off creating shock and or fire hazard
HVAC Units	1		Heat exchanger in good condition
Flooring	1		
Clear of Storage Not Associated with Mechanical Equip		1	Lots of unassociated storage
Exit Signage			

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION
Shock Hazard		1	Cover off boxes
Fire Hazard		1	Farmable debris touching exposed wires.
TOTALS	8	5	

HEAT EXCHANGER ROOM SCORE 68%

GARAGE	GOOD	POOR	COMMENTS / EXPLANATION
Clean	1		
Orderly	1		
Lighting	1		
Walls	1		
Ceilings / Underside decks		1	Clean but leaks in decks evident
Ramps	1		
Doors	1		
Hardware	1		
Railings	1		
Electrical Devices and Plates	1		
Curb Stops and Parking Areas.		1	Bulk trash by dumpsters
Storage Areas			
Deck Coatings		1	Deck coatings and striping fading.
If Chemicals are stored, MSDS is present and accurate.			
Electrical Devices and Plates+279:281			
If Chemicals Stored - Safety Equipment is Present			
Exit Signage			

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION

TOTALS 9 3

GARAGE SCORE 83%

OFFICES AND COMMON AREAS (Blanks = N/A)	CLEAN ORDERLY	WALLS	CEILINGS	FLOORS	DOORS & TRIM	ELECTRIC	PLUMBING	HVAC	FURNITURE	CHEM STORAGE	COMMENTS / EXPLANATION
Entrance	1	1	1	1	1	1					
Foyer / Vestibule/Seating Area	0	1	1	1	1	0			1		Emergency light burned out. Need convex mirror in mail room
Reception	1	0	1	1	1	0		0	1		Walls scuffed by elevator. Recessed light trim
Fitness Center	1	1	1	1	1	0		1	1		TV missing from wall
Business Office											
Maintenance Office	0	0	0	1	1	1			1	0	chemical storage
Maintenance Shop	0	1	1	1	0	1			1	0	effort to close and improper chem storage.
Marketing Office											
Directors Office	1	0	1	1	1	0			1		
Housekeeping Office											
Resident Laundry	0	0	0	0	0	0	1				In really bad shape overall. Electric being used
Activities Room											
Club Room/TV Room/Computer Room	1	1	1	1	1	1			1		
Public Restrooms	0	1	1	1	1	0	1			0	Pool baths dirty w. inappropriate storage. No SDS
TV Room											Included above
Computer Lounge											Included above
Movie Theater											
Hallways	1	0	0	1	0	0		0			Walls scuffed. Ceilings have holes in tiles. Many
Coffee Bar Area	0	1	1	1	0	1	1				Cabinet doors are broken. Improper storage and

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION
Fire Hazard		1	Many emergency lights don't work.
Fire Hazard		1	Breaches in laundry room ceilings and walls

TOTALS 57 31

OFFICES & COMMON AREA SCORE 78%

RESIDENT APARTMENTS (5 selected by Manager)	CLEAN	WALLS	CEILINGS	FLOORS	DOORS & TRIM	ELECT.	PLUMB.	HVAC	FURNIT.	WATER TEMP	EXIT MAPS	COMMENTS / EXPLANATION
908	1	1	1	1	1	1	0	1	1	1		Sink in bath was clogged
504	1	1	1	1	1	1	1	1	1	1		
503	1	0	1	1	1	1	1	1	1	1		Walls above tub surround in bad shape
501	1	1	0	1	1	0	0	1	1	1		Light out in freezer. Tub faucet handle leaks. Ceiling at tub is cracked
208	1	1	1	1	0	0	0-	1	1	1		Smoke detector covered up. Stopper in bath sink doesn't work. Countertop in bad shape

SAFETY CONCERNS	NO	YES	COMMENTS / EXPLANATION
Fire Hazard		1	Smoke detector covered up by resident. Fixed at time of inspection by maintenance

TOTALS 42 9

RESIDENT ROOMS INSP SCORE 99%

MECHANICAL SYSTEMS	(Blanks = N/A)	OVERALL CONDIT.	CLEAN	COVERS ON	ALL SCREWS IN	FILTERS CLEAN	BURNERS WORKING CORRECTLY	NOT HOT TO TOUCH	NOT LEAKING OIL	NOT LEAKING WATER	NO RUST	COMMENTS / EXPLANATION
Hot Water Tanks		0	0	0	1		1	1	1	1	1	One had turned itself off. Once cover was hanging by the piping. All were dusty and dirty
Circulator Pumps for Water		0	0	1	1			1	1	0	1	One pump leaking and shut down. Insulations
Circulator Pumps for Heating and Cooling		1	0	1	1			1	1	1	1	Pumps are dirty
Cooling Tower		1	0	1	1							Off for season but needs cleaning and descaling
Piping and Insulation for Heating and Cooling		0	0	1	1						0	Circulation piping in bad shape. Some risers replaced but others are failing and will need replacing. All large lateral piping is failing. All lateral insulation is failing or failed.
Chiller		1	0	1	1						1	
Heat Exchanger		1	1	1	1		1	1	1	1	1	
Pool , Pool Deck and Equipment		0	1	1	1						0	Closed for season but deck is rusting and failing.
Elevator Equipment												Could not enter

SAFETY AND OTHER CONCERNS	NO	YES	COMMENTS / EXPLANATION
Flood Risk		1	Hvar Piping is significantly deteriorated and is at risk of rupturing.
TOTALS	14	39	
MECHANICAL SYSTEMS SCORE		77%	

FIRE SAFETY	YES	NO	COMMENTS / EXPLANATION
Extinguishers located as necessary	1		
Extinguishers charged properly	1		
Extinguishers Tagged and approved by licensed authority annually.		1	One in heat exchanger room is out of date
Extinguishers checked and signed by staff monthly.	1		
Kitchen Extinguisher is Dry Chemical			
Smoking policy is clearly posted at public area and in employee lounge.		1	In lease but not clearly posted
There is a "smoking area" designated and approved ashtrays and not combustible furniture is being used in smoking area.			
Exit signs are functioning properly.	1		
Battery operated emergency lighting is functioning properly.		1	Many do not work
All fire hallways and stairways are clear of debris, equipment, or other obstructions.	1		
Fire hallways and stairways are well lit.	1		
Smoke barrier doors are releasing and latching correctly.			No magnetic fire doors in main building
3 ft. in front of electrical panels are clear.		1	Electrical panels are blocked by storage, materials and other items
No combustibles or flammables are stored in boiler room, hot water tank room or other room using combustible fuel.		1	Many flammable items stored improperly

All combustible materials are kept in a fire cabinet.		1	No fire cabinet exists
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Fire Alarm System is working correctly.		1	
Sprinkler System is working correctly		1	
Evacuation maps are readily available and clearly show path, extinguishers and pull stations as necessary in each common area.	1		
Evacuation maps are readily available and clearly show path, extinguishers and pull stations as necessary on the door inside each residential unit.			
Door panic hardware is functioning properly.	1		
Fire Doors are functioning properly		1	Some stairway fire doors do not close properly.
Safe harbor area is readily accessible.	1		
Documentation - All team members have been trained on fire evacuation plan.		1	No training of team members on what to do in event of fire.
Documentation - Fire alarm system is working properly and is checked by professional annually.		1	No documentation exists per new maintenance director
Documentation - Fire Pump Tests are conducted annually by a professional service.			
Documentation - ANSUL system is serviced and inspected by a professional vi- annually.			
Documentation - Sprinkler System is serviced and inspected by a professional annually		1	No documentation exists per new maintenance director

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FIRE SAFETY SCORE

43%

OTHER SAFETY ITEMS

YES

NO

COMMENTS / EXPLANATION

OTHER SAFETY ITEMS	YES	NO	COMMENTS / EXPLANATION
Key Tracking System is in place and current for keys distributed to employees		1	
SDS books are organized, clearly marked, and has table of contents and chemicals in proper order.		1	
Chemical name, cautions and remedies are highlighted and is first page of chemical information.		1	
Each chemical's information pages will be kept in one clear binder sleeve.		1	
Master SDS book is accurate and kept in Maintenance office		1	
SDS book is clearly visible and is kept in every location where chemicals are stored and is accurate for each area.		1	
Goggles, apron and gloves are available and clearly visible with each MSDS book.		1	
All main shutoff valves are tagged and labeled w. waterproof tags and ink.		1	
All chemicals, equipment and other hazardous items are kept locked up and away from tenants.		1	
All storage areas and closets are locked.		1	
4ft of clearance is maintained around all boilers , hot water tanks, and other flame sources other than in kitchen.		1	

All common hallways, walkways, and sidewalks are free of trip hazards.		1	Baseboard stored in fire stairway
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All stairs are tight and w. o. damage or dilapidation and railings are solid and tight.	1		
All porch railings are tight, solid and in good repair.			
All fence posts are solid and wo. Movement. All fences are in good repair and free of sharp or dangerous areas.			
All decking is free of loose or raised nails, and boards.			
All walkways, patios, decks and other pedestrian areas are free from trip hazards		1	Trip hazards at back parking and ramp to garage. Trip hazard at pool and hall carpet
Exterior door alarms are working properly.		1	Roof tip alarm is not working
Secured entrance systems are working properly.	1		
Cameral systems are working properly.		1	Not all cameras are working. Something like 6 of 10 work.
Garage doors working properly.	1		
Garage lighting is working properly.	1		
Garage stairway doors are functioning properly	1		
Garage stairway in good working order.	1		
Garage stairway lit properly.	1		

7 13

GENERAL SAFETY SCORE 35%

RESIDENT SATISFACTION - 5PT SCALE - 5 BEST	OVERALL SATISFACTION	COMMON AREA CLEANLINESS	OVERALL BUILDING CONDITON / APPEAL	MAINTENANCE SERVICE	MANAGEMENT SERVICE	WHAT TENANT LIKES MOST	WHAT TENANT LIKES LEAST
RESIDENT #1	3.0	5	5	5	5	Nice Staff	Trash smell in hall on Mondays
RESIDNET #2	3.0	4	3	4	3	Close to job	Building not modern
RESIDENT #3	3.0	4	3	5	3	Nice Staff	Mice
RESIDENT #4							

AVERAGE SCORES PER CATEGORY 3.0 4.3 3.7 4.7 3.7

EMPLOYEE SATISFACTION - 5PT SCALE - 5 BEST	JOB SATISFACTION	ADEQUATE JOB TRAINING	POSITIVE WORK ENVIRONMENT	MANAGEMENT SUPPORT	CORPORATE SUPPORT	EMPLOYEE LIKES MOST	EMPLOYEE FEELS IS NEEDED.
Employee #1	3	5	2	3	4	Good team environment	Communication
Employee #2	4	5	5	5	5	Getting Paid	More Meetings
Employee #3	4	5	5	4	5	Great Team	Communication
Employee #4	5	5	5	5	5	Learn new things everyday	
Employee #5							

AVERAGE SCORES PER CATEGORY 4.0 5.0 4.3 4.3 4.8

SUMMARY OF SCORES **PERCENT**

Site Condition	73
Exterior Building Conditions	81
Exterior Storage Buildings or Rooms	
Electric and Fire Alarm Room	40
Basement and / or Crawlspace	
Stairways	32
Maintenance Storage	14
Telephone Room	37
Hot Water Tank Room	48
Chiller Pump Room	29
Heat Exchanger Room	68
Garage	83
Elevator Room	
Offices and Common Areas	78
Apartment Inspections	99
Mechanical Systems	77
Fire Safety	43
General Safety Items	35

RESIDENTS SATISFACTION SCORE - 5 points MAX	3.9
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EMPLOYEE SATISFACTION SCORE - 5 Points MAX	4.5
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TOTAL AVERAGE SCORE **55.8%**

FUTURE MANDATORY EXPENDITURES

SYSTEM / COMPONENT	LIFE EXPECTANCY			COMMENTS
	0-2 years	3-4 years	5-10 years	
Domestic Water Pumps	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	2 domestic water pumps exist. 1 is off line and not able to function. Assume motor and impeller rebuild now and repair and replacement as necessary over next 10 yrs.
Large Water Valves	\$ 2,000.00	\$ 3,000.00	\$ 6,000.00	Many large valves exist that regulate flow for chilled water, and domestic water. They are in various states of disrepair. Repair/replace now and as necessary next 10 yrs. .
Inline Hallway Ventilator	\$ 1,250.00		\$ 6,500.00	Inline Ventilator exists to supply fresh air and keep positive pressure in all hallways. It appears not to be working. This device aids in keeping smells in units and fire risks contained. Repair HVAC unit exists to cool elevator control room. Currently 22 yrs. old. Needs maintenance now, and will need to be replaced <4 yrs.
Elevator HVAC unit	\$ 500.00	\$ 4,500.00	\$ -	
Garage Deck Coating	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	Water leaks through cracks in upper deck and damages car paint on lower level vehicles. Prep and recoat with flexible sealer now, in 4 yrs. and 7 yrs. .
Pool Concrete Deck Repair	\$ 10,000.00	\$ 5,000.00	\$ 10,000.00	Concrete pool deck, metal subdeck and concrete beams are failing. Repair now and again <10yrs.
Roof Replacement	\$ -	\$ 35,000.00	\$ 35,000.00	Roof is reaching end of useful life in areas. Replace in sections as necessary 3-4 yrs. and 6 yrs.
Cooling Tower Replacement	\$ 4,000.00	\$ 4,000.00	\$ 60,000.00	Cooling Tower reaching end of useful life. Expect repairs now and every year over next 4. Replacement will be necessary <7 yrs.
Riser Replacement	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	Many cooling water risers are original and failing. Many replaced but several more need replacement. Assume 2 each year until complete.
Lateral Piping Replacement	\$ -	\$ 50,000.00	\$ 50,000.00	Lateral cooling piping and pipe insulations from cooling tower to chiller and to risers is original and failing. It will need replacement over next several years. Assume 50% replacement <4 and
Security Camera Repair	\$ 6,000.00		\$ 14,000.00	Several security cameras do not work and should be replaced now. Entire system will need updating <10yrs.
	\$ 69,750.00	\$ 147,500.00	\$ 237,500.00	