



## Green Physical Needs Assessment Report-Draft

### \*1535 Wellston Place (Community Room)



<b>Address</b>	1535 Wellston Place
<b>Size</b>	1,300 Sq.Ft.
<b>Construction Year</b>	1981
<b>Replacement Cost</b>	\$152,568
<b>Floor Above Grade</b>	1
<b>Divisional Units</b>	0

Report Generated On:2016-05-13 13:11:58

## Condition Summary

### General Summary

1535 Wellston Place is a 1 story community room was constructed in 1981. The external walls of the building consist of brick veneer. The windows are metal double pane throughout the building. Roofing is sloped asphalt shingles. Overall the facility is in poor condition with anticipated renewal items due over the next 1-5 years including: foundation repairs, windows & exterior doors, roofing repairs (soffit), interior refurbishment, water piping, water heaters, furnaces & condensing units, electrical upgrades.

### Architectural Summary

The concrete slab foundation has a noted crack in the front that should be repaired to prevent further damage. The exterior walls are brick and in good condition. The windows appeared to be in fair to poor condition, are past their expected useful life and should be replaced with double pane thermal windows. The sloped shingle roof was last replaced in 2000 and is in good to fair condition however the soffit was noted to be missing in some areas. Exterior doors are metal and in reported poor condition. Interior finishes were noted to be in fair to poor condition overall and should be refurbished as required.

### Mechanical Summary

Sanitary piping and domestic distribution piping are assumed to be original and approaching the end of expected life. Repairs or comprehensive replacement may be required in the short term, a detailed study would be required to determine project scope and cost. Domestic water heater is beyond expected useful life and is in need of replacement. Furnace and condensing units are also beyond expected useful life and are in need of replacement.

### Electrical Summary

Branch wiring and electrical panels are assumed to be original and beyond expected life and repairs or comprehensive replacement may be required in the short term. A detailed study would be required to determine project scope and cost. Light fixtures in the apartments inspected consist primarily of compact fluorescents along with some incandescent lamps. Tenant provided lamps include a mixture of CFLs and incandescent lamps. It is recommended to replace the incandescent lamps with LEDs. There are no recommendations to replace the CFLs at this time. However when the CFLs burn out it is recommended to replace them with equivalent LED lamps to increase energy savings.

## Elements by Category

### A10 - Foundations [1]

<b>Discipline</b>	Substructure
<b>Category</b>	A10 - Foundations
<b>Maintenance Type</b>	Preventive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$15,288
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Poured concrete foundation.
<b>Overall Condition</b>	■ Fair
<b>Commentary</b>	Crack noted in foundation front corner.

#### Pictures



Element.359.rjz1wx5f.2nt.jpg



Element.359.11c6sh67.9ro.jpg



Element.359.5acsexb8.k7r.jpg



Element.359.3ujorycg.vge.jpg

**Actions**

<b>Action Summary:</b>	Repair foundation as required.
<b>Action Type</b>	Repair
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$2,000
<b>Year</b>	2016
<b>Repeat Interval</b>	86
<b>Priority</b>	Low
<b>Priority Score</b>	15.00
<b>Action: Commentary</b>	Crack noted in foundation front corner.

**B10 - Superstructure [1]**

<b>Discipline</b>	Shell
<b>Category</b>	B10 - Superstructure
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$8,762
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Stud wall construction with brick exterior
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	No structural issues noted or reported.

**Pictures**

Element.360.7wonsysa.4p7.jpg



Element.360.5qi6v69n.ech.jpg

**Actions**

**B2010 - Exterior Walls [1]**

<b>Discipline</b>	Shell
<b>Category</b>	B2010 - Exterior Walls
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$8,047
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Brick exterior walls
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	No issues noted or reported. Observed to be in good condition overall.

**Pictures**

Element.361.2torajy7.u2c.jpg



Element.361.3tlohm94.6on.jpg

**Actions**

**Action Summary:** Repair brick exterior walls as required.

<b>Action Type</b>	Repair
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$793
<b>Year</b>	2022
<b>Repeat Interval</b>	37
<b>Priority</b>	Low
<b>Priority Score</b>	19.00
<b>Action: Commentary</b>	

**B2020 - Exterior Windows\* [1]**

<b>Discipline</b>	Shell
<b>Category</b>	B2020 - Exterior Windows*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,576
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Original windows: metal double pane with security screens.
<b>Overall Condition</b>	■ Poor
<b>Commentary</b>	The windows appeared to be in fair to poor condition, are past their expected useful life and should be replaced with double pane thermal windows.

**Pictures**



Element.362.niama1jg.0l0.jpg



Element.362.sfc2krfs.eq4.jpg



Element.362.51lmoci0.hf9.jpg



Element.362.f0mjbqq8.21z.jpg

<b>Actions</b>
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**Action Summary:** Replace exterior windows.

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,576
<b>Year</b>	2016
<b>Repeat Interval</b>	32
<b>Priority</b>	Medium
<b>Priority Score</b>	33.25
<b>Action: Commentary</b>	

<b>B2030 - Exterior Doors* [1]</b>
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<b>Discipline</b>	Shell
<b>Category</b>	B2030 - Exterior Doors*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$3,000
<b>Last Major Action</b>	1981
<b>Brief Description</b>	(1) Metal rear door 36x80 and (1) Side entry insulated fiberglass with seals.
<b>Overall Condition</b>	<span style="color: orange;">■</span> Poor
<b>Commentary</b>	Rear and side entrance doors are in poor condition.

<b>Pictures</b>
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Element.363.abx69y0u.n3a.jpg



Element.363.1w57m0m3.gft.jpg



Element.363.w1pk86fx.gcp.jpg



Element.363.0pfn8gax.t9c.jpg

### Actions

**Action Summary:** Replace side and rear exterior doors.

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$3,000
<b>Year</b>	2016
<b>Repeat Interval</b>	27
<b>Priority</b>	Medium
<b>Priority Score</b>	33.25
<b>Action: Commentary</b>	

### B2030 - Exterior Doors\* [2]

<b>Discipline</b>	Shell
<b>Category</b>	B2030 - Exterior Doors*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$1,000
<b>Last Major Action</b>	1981
<b>Brief Description</b>	(1) Wood solid core 36" door to basement.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	Good to fair condition overall.

### Pictures



## Actions

<b>Action Summary:</b>	Replace basement exterior door.
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,000
<b>Year</b>	2021
<b>Repeat Interval</b>	27
<b>Priority</b>	Low
<b>Priority Score</b>	16.50
<b>Action: Commentary</b>	

## B30 - Roofing [1]

<b>Discipline</b>	Shell
<b>Category</b>	B30 - Roofing
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$10,625
<b>Last Major Action</b>	2000
<b>Brief Description</b>	Asphalt shingle with aluminum downspouts and gutters.
<b>Overall Condition</b>	■ Fair
<b>Commentary</b>	Reported to be approximately 15 years old, observed to be in good condition. However the soffit was noted to be missing in some areas.

## Pictures



Element.365.48gqk5b9.3dn.jpg



Element.365.19l1x6qb.let.jpg



Element.365.tzsumw7.2mr.jpg



Element.365.63ggrkfn.89i.jpg

## Actions

**Action Summary:** Replace roofing gutters and downspouts.

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$10,625
<b>Year</b>	2022
<b>Repeat Interval</b>	22
<b>Priority</b>	Low
<b>Priority Score</b>	19.25
<b>Action: Commentary</b>	

**Action Summary:** Repair/install soffit.

<b>Action Type</b>	Repair
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$2,500
<b>Year</b>	2016
<b>Repeat Interval</b>	0
<b>Priority</b>	Medium
<b>Priority Score</b>	21.75
<b>Action: Commentary</b>	Soffit was noted to be missing in some areas.

**C1010 - Partitions [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1010 - Partitions
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$2,000
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Wood frame & drywall partition walls.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	No issues noted with partition walls, repair/replace as required.

**Pictures**



Element.366.kyveydfj.444.jpg



Element.366.asxfvh7v.pg2.jpg



Element.366.yjqg5sm6.ric.jpg

**Actions**

**C1050 - Interior Doors - Common Area [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1050 - Interior Doors - Common Area
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,529
<b>Last Major Action</b>	2005
<b>Brief Description</b>	Hollow core wood common area interior doors.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	Interior doors appear to have been recently replaced and are in good condition overall.

**Pictures**

Element.407.pyjpt29.2lv.jpg



Element.407.mqj8k5qo.avp.jpg

**Actions**

<b>Action Summary:</b>	Replace interior doors.
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,529
<b>Year</b>	2030
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	12.00
<b>Action: Commentary</b>	

**C1060 - Kitchen Refurbishment [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1060 - Kitchen Refurbishment
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$5,970
<b>Last Major Action</b>	1995
<b>Brief Description</b>	Kitchen cabinets, countertops and finishes.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	Observed to be in good condition.

**Pictures**

Element.355.omy0oyn7.rwt.jpg



Element.355.10xmdek5.bak.jpg

**Actions**

**Action Summary:** Refurbish kitchen

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$5,970
<b>Year</b>	2025
<b>Repeat Interval</b>	15
<b>Priority</b>	Low
<b>Priority Score</b>	7.50
<b>Action: Commentary</b>	

**C1062 - Kitchen Plumbing Fixtures\* [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1062 - Kitchen Plumbing Fixtures*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,310
<b>Last Major Action</b>	2005
<b>Brief Description</b>	Stainless steel sink and faucet.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	Observed to be in good condition.

**Pictures**

Element.357.qugry3u5.34a.jpg

**Actions**

<b>Action Summary:</b>	Replace kitchen fixtures
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,310
<b>Year</b>	2025
<b>Repeat Interval</b>	15
<b>Priority</b>	Low
<b>Priority Score</b>	7.50
<b>Action: Commentary</b>	

**C1070 - Bathroom Refurbishment [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1070 - Bathroom Refurbishment
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$2,106
<b>Last Major Action</b>	2000
<b>Brief Description</b>	Bathroom finishes and fittings.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	Observed to be in good condition.

**Pictures**

Element.356.da1gpyj9.tk7.jpg



Element.356.lcue6o0w.gvk.jpg

**Actions**

**Action Summary:** Refurbish unit bathrooms

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$2,106
<b>Year</b>	2021
<b>Repeat Interval</b>	15
<b>Priority</b>	Low
<b>Priority Score</b>	7.50
<b>Action: Commentary</b>	

**C1072 - Bathroom Plumbing Fixtures\* [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C1072 - Bathroom Plumbing Fixtures*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$4,914
<b>Last Major Action</b>	2000
<b>Brief Description</b>	Two baths with one toilet and one sink in each.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	Observed to be in good condition.

**Pictures**

Element.358.k9lsuosu.q4b.jpg



Element.358.vn308jtz.37a.jpg



Element.358.1hd9bv9m.vdd.jpg



Element.358.lxo20lok.9ae.jpg

**Actions**

<b>Action Summary:</b>	Replace bathroom fixtures
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$4,914
<b>Year</b>	2021

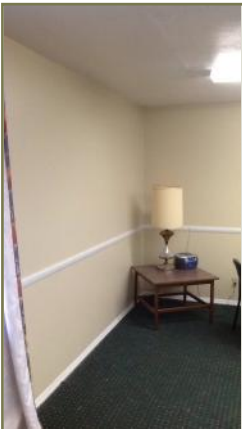


<b>Repeat Interval</b>	15
<b>Priority</b>	Low
<b>Priority Score</b>	7.50
<b>Action: Commentary</b>	

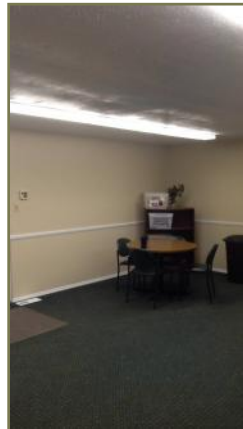
### C3050 - Wall Finishes - Common Area [1]

<b>Discipline</b>	Interiors
<b>Category</b>	C3050 - Wall Finishes - Common Area
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$4,404
<b>Last Major Action</b>	2000
<b>Brief Description</b>	Painted drywall throughout
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	No issues noted good to fair condition overall.

#### Pictures



Element.408.kt25h65m.b0e.jpg



Element.408.7hmc94m2.azs.jpg

#### Actions

<b>Action Summary:</b>	Replace common wall finishes.
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$4,404
<b>Year</b>	2020
<b>Repeat Interval</b>	12
<b>Priority</b>	Low
<b>Priority Score</b>	12.75
<b>Action: Commentary</b>	

**C3070 - Floor Finishes - Common Area [1]**

<b>Discipline</b>	Interiors
<b>Category</b>	C3070 - Floor Finishes - Common Area
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$13,276
<b>Last Major Action</b>	2000
<b>Brief Description</b>	Carpet in community room, vinyl tile in laundry area, ceramic tile in baths
<b>Overall Condition</b>	■ Poor
<b>Commentary</b>	Floor finishes were noted to be in fair to poor condition overall. Basement tiles missing/broken.

**Pictures**

Element.409.pjeu9exs.9bh.jpg



Element.409.binnwybx.h8v.jpg



Element.409.z4jtckid.x6w.jpg



Element.409.e26k01d2.f37.jpg

**Actions**

<b>Action Summary:</b>	Replace common flooring
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$13,276

<b>Year</b>	2016
<b>Repeat Interval</b>	24
<b>Priority</b>	Medium
<b>Priority Score</b>	30.25
<b>Action: Commentary</b>	

### C3090 - Ceiling Finishes - Common Area [1]

<b>Discipline</b>	Interiors
<b>Category</b>	C3090 - Ceiling Finishes - Common Area
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$5,101
<b>Last Major Action</b>	2000
<b>Brief Description</b>	Painted drywall.
<b>Overall Condition</b>	■ Fair
<b>Commentary</b>	In fair condition overall some cracking in kitchen.

#### Pictures



Element.410.mc9q2ol4.lds.jpg



Element.410.o6gztovt.8nn.jpg



Element.410.f35wjx6j.zkb.jpg



Element.410.vvjevtr2e.b24.jpg

**Actions**

**Action Summary:** Replace/repair common ceiling finishes as required.

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$5,101
<b>Year</b>	2018
<b>Repeat Interval</b>	24
<b>Priority</b>	Low
<b>Priority Score</b>	16.25
<b>Action: Commentary</b>	

**D2020 - Domestic Water Distribution\* [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D2020 - Domestic Water Distribution*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,000
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Domestic water distribution piping.
<b>Overall Condition</b>	<span style="color: yellow;">■</span> Fair
<b>Commentary</b>	Concealed system: Domestic water lines are assumed to be original to the building. Supply lines are approaching the end of their expected life.

**Pictures****Actions**

**Action Summary:** Replace domestic water supply lines.

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,000
<b>Year</b>	2018
<b>Repeat Interval</b>	37
<b>Priority</b>	Medium
<b>Priority Score</b>	20.75
<b>Action: Commentary</b>	

**D2030 - Sanitary Waste\* [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D2030 - Sanitary Waste*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,000
<b>Last Major Action</b>	1981
<b>Brief Description</b>	PVC into cast iron sewer drain lines. City sewer
<b>Overall Condition</b>	■ Fair
<b>Commentary</b>	Concealed system: Sanitary piping is assumed to be original to the building. Sanitary piping is approaching the end of its expected life.

**Pictures**

Element.370.kp73synz.gy9.jpg



Element.370.24isdrrx.z1n.jpg



Element.370.0rgm6jdt.p89.jpg



Element.370.v6hn9iqn.er0.jpg

**Actions**

<b>Action Summary:</b>	Replace sanitary waste piping.
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,000

<b>Year</b>	2018
<b>Repeat Interval</b>	37
<b>Priority</b>	Low
<b>Priority Score</b>	17.75
<b>Action: Commentary</b>	

### D2095-B - Domestic Water Heaters - Common Areas\* [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D2095-B - Domestic Water Heaters - Common Areas*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,250
<b>Last Major Action</b>	2000
<b>Brief Description</b>	(1) Hotpoint 40 Gallon Natural gas hot water heater, Model #: Hg40t1a.
<b>Overall Condition</b>	<span style="color: orange;">■</span> Poor
<b>Commentary</b>	Water heater is past expected useful life and is due for replacement. It is recommended to replace the water heater when it fails with a high efficiency model.

### Pictures



Element.435.5yyvbmvr.yjq.jpg



Element.435.qvdgvneh.9iy.jpg



Element.435.9qrsli1k.n3p.jpg

## Actions

**Action Summary:** Replace water heater.

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,250
<b>Year</b>	2016
<b>Repeat Interval</b>	10
<b>Priority</b>	Medium
<b>Priority Score</b>	28.75
<b>Action: Commentary</b>	

## D3012 - Gas Supply System [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3012 - Gas Supply System
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$642
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Natural gas supply piping in basement.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	

## Pictures



Element.373.60359ve2.0sh.jpg



Element.373.ofban1s2.vhf.jpg

## Actions

**D3023 - Furnaces\* [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3023 - Furnaces*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$2,200
<b>Last Major Action</b>	1996
<b>Brief Description</b>	(1) Comfort Maker gas-fired furnace (Model # GNJ100N12C1, estimated 100,000 BTU/Hr heating capacity.
<b>Overall Condition</b>	■ Poor
<b>Commentary</b>	Furnaces have reached the end of their expected life and should be replaced with a more efficient models in the short to medium term.

**Pictures**

Element.375.0g83ykrh.7r0.jpg



Element.375.uqekbmqi.5s5.jpg



Element.375.mshxe5wk.d2k.jpg



Element.375.3kipau7o.u6k.jpg



## Actions

<b>Action Summary:</b>	Replace furnaces.
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$2,200
<b>Year</b>	2016
<b>Repeat Interval</b>	20
<b>Priority</b>	Medium
<b>Priority Score</b>	34.75
<b>Action: Commentary</b>	

## D3033 - Condensing Units\* [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3033 - Condensing Units*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$2,400
<b>Last Major Action</b>	1992
<b>Brief Description</b>	(1) Rheem condensing unit (model # RAHE030JAS, assumed 2.5 ton cooling capacity).
<b>Overall Condition</b>	■ Poor
<b>Commentary</b>	Unit has past its expected life and should be considered for replacement with a more modern and efficient unit in the short term.

## Pictures



Element.380.nj1hlc9c.tz8.jpg



Element.380.sv4oworo.d9c.jpg



Element.380.nyvfl2ac.tu4.jpg

### Actions

<b>Action Summary:</b>	Replace condensing unit.
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$2,400
<b>Year</b>	2016
<b>Repeat Interval</b>	15
<b>Priority</b>	Medium
<b>Priority Score</b>	31.00
<b>Action: Commentary</b>	

### D3033 - Condensing Units\* [2]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3033 - Condensing Units*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	2
<b>Replacement Cost</b>	\$1,500
<b>Last Major Action</b>	2000
<b>Brief Description</b>	(1) Goodman Ductless split air conditioning system provides cooling for the elevator equipment room model # MSG18HRN1N, 1.5 ton cooling capacity
<b>Overall Condition</b>	<span style="color: orange;">■</span> Poor
<b>Commentary</b>	Unit has past its expected life and should be considered for replacement with a more modern and efficient unit in the short term.

## Pictures



7\_Element.286.l3e2ythd.g9t.jpg



1\_Element.286.oac4l2e4.4n5.jpg

## Actions

<b>Action Summary:</b>	Replace split AC unit.
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,500
<b>Year</b>	2016
<b>Repeat Interval</b>	15
<b>Priority</b>	Medium
<b>Priority Score</b>	31.00
<b>Action: Commentary</b>	

## D3041 - Air Distribution Systems\* [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3041 - Air Distribution Systems*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,149
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Ductwork and ceiling vents, floor vents in community room, wall returns in same area
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	No issues noted.

**Pictures**



Element.383.5ze0zwith.jhu.jpg



Element.383.ifkfufcu.2g7.jpg



Element.383.9pj5bykm.5o1.jpg



Element.383.nuwsd8d9.0pi.jpg

**Actions**

**D3045 - Exhaust Ventilation Systems [1]**

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3045 - Exhaust Ventilation Systems
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$500
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Bathroom exhaust fans.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	No issues noted.

## Pictures



Element.386.lcebifyj.nc.jpg



Element.386.pnc1aqr.2kg.jpg

## Actions

<b>Action Summary:</b>	Replace exhaust fans
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$500
<b>Year</b>	2031
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	17.25
<b>Action: Commentary</b>	

## D3060-B - Controls And Instrumentation - Common Area\* [1]

<b>Discipline</b>	Services - Mechanical
<b>Category</b>	D3060-B - Controls And Instrumentation - Common Area*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$250
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Manual thermostat
<b>Overall Condition</b>	<span style="color: orange;">■</span> Poor
<b>Commentary</b>	Manual tstat in basement for furnace/AC appears to be original.

## Pictures



Element.436.gn91gwkt.uts.jpg

## Actions

<b>Action Summary:</b>	Replace thermostat.
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$250
<b>Year</b>	2016
<b>Repeat Interval</b>	24
<b>Priority</b>	Medium
<b>Priority Score</b>	35.65
<b>Action: Commentary</b>	

## D5013 - Main Electrical Service and Distribution\* [1]

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5013 - Main Electrical Service and Distribution*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$2,113
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Electrical panel in basement.
<b>Overall Condition</b>	■ Poor
<b>Commentary</b>	Panel appears to be original and has past its expected life. Plan for replacement in the short term.

## Pictures



Element.415.9eyok2qc.we4.jpg



Element.415.n6k82a8d.0nm.jpg

## Actions

<b>Action Summary:</b>	Replace electrical panel.
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$2,113
<b>Year</b>	2016
<b>Repeat Interval</b>	30
<b>Priority</b>	Medium
<b>Priority Score</b>	36.25
<b>Action: Commentary</b>	To be determined based on electrical study.

## D5021 - Branch Wiring [1]

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5021 - Branch Wiring
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$10,137
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Branch wiring including grounded outlets and switches throughout.
<b>Overall Condition</b>	<span style="color: orange;">■</span> Poor
<b>Commentary</b>	Concealed system: no issues noted but wiring has past expected life. Conduct a study to determine remaining life and required repairs.

## Pictures



Element.395.byqwmwj3.bgo.jpg



Element.395.ijd68lqx.0lv.jpg



Element.395.uspkkola.4ia.jpg

## Actions

**Action Summary:** Conduct electrical study and repair/replace wiring as required.

<b>Action Type</b>	Repair
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,000
<b>Year</b>	2016
<b>Repeat Interval</b>	12
<b>Priority</b>	Medium
<b>Priority Score</b>	38.00
<b>Action: Commentary</b>	To include study of electrical distribution panels.



**D5024 - Lighting Equipment - Common Area\* [1]**

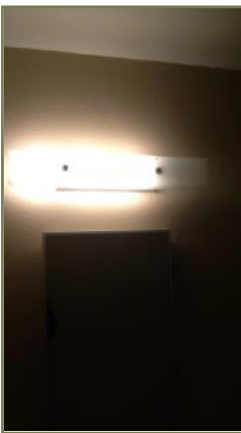
<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5024 - Lighting Equipment - Common Area*
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$2,349
<b>Last Major Action</b>	2010
<b>Brief Description</b>	Lighting in the community building consists of a mixture of T-12 and T-8 fluorescent fixtures, compact fluorescent and incandescent fixtures.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	It is recommended to replace the incandescent lamps with LEDs and the T-12s in the laundry room with T-8s. There are no recommendations to replace the CFLs at this time. However when the CFLs burn out it is recommended to replace them with equivalent LED lamps to increase energy savings.

**Pictures**

Element.411.iczpw3r8.sai.jpg



Element.411.p9qzlbm.20l.jpg



Element.411.fkffuz4s.q2e.jpg



Element.411.f6r6u4ht.akf.jpg

**Actions**

**Action Summary:** Replace common area lighting as required.

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$2,349
<b>Year</b>	2020
<b>Repeat Interval</b>	25
<b>Priority</b>	Low
<b>Priority Score</b>	18.00
<b>Action: Commentary</b>	

**D5033 - Telephone Systems [1]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5033 - Telephone Systems
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$421
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Telephone wiring
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	No issues noted, wires maintained by service provider.

**Pictures**

Element.398.jaf3umjb.jiz.jpg

**Actions**

**D5038 - Security Systems [1]**

<b>Discipline</b>	Services - Electrical
<b>Category</b>	D5038 - Security Systems
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,000
<b>Last Major Action</b>	1981
<b>Brief Description</b>	Security system in community room
<b>Overall Condition</b>	■ Poor
<b>Commentary</b>	Security system has past expected life and due for replacement. Unknown if system is operational.

**Pictures**

Element.401.oplyvwx.2et.jpg

**Actions**

<b>Action Summary:</b>	Replace security system
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,000
<b>Year</b>	2016
<b>Repeat Interval</b>	25
<b>Priority</b>	Medium
<b>Priority Score</b>	38.50
<b>Action: Commentary</b>	

**E1010 - Commercial Equipment [1]**

<b>Discipline</b>	Equipment and Furnishings
<b>Category</b>	E1010 - Commercial Equipment
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$0
<b>Last Major Action</b>	2005
<b>Brief Description</b>	(2) Coin operated washers and (2) dryers. Speedqueen washers model #; swt21owa, serial #: r9801065641. Dryers model #: sdg109wf1124, serial #: 0305000872
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	Dryers are owned and maintained by a third party.

**Pictures**

Element.404.za30dm4p.r0a.jpg



Element.404.jopz3luc.h9n.jpg



Element.404.nllkjn70.k6d.jpg



Element.404.1jtjqap.j11.jpg

**Actions**

**E1040 - Residential Equipment [1]**

<b>Discipline</b>	Equipment and Furnishings
<b>Category</b>	E1040 - Residential Equipment
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$850
<b>Last Major Action</b>	1995
<b>Brief Description</b>	(1) Gas stove: Whirlpool model sf3606ee0 serial number rh115767
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	No issues noted, replace as required.

**Pictures**

Element.355.8k90rp6u.sjc.jpg



Element.355.o309e8te.9hc.jpg



Element.355.2hb005s4.7jw.jpg

**Actions**

**Action Summary:** Replace gas stove.

<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$850
<b>Year</b>	2024

<b>Repeat Interval</b>	29
<b>Priority</b>	Low
<b>Priority Score</b>	15.00
<b>Action: Commentary</b>	

### G2030 - Pedestrian Paving [1]

<b>Discipline</b>	Building Sitework
<b>Category</b>	G2030 - Pedestrian Paving
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,500
<b>Last Major Action</b>	1995
<b>Brief Description</b>	Small area of sidewalk leading to community room.
<b>Overall Condition</b>	■ Fair
<b>Commentary</b>	Observed to be in fair condition overall.

### Pictures



Element.418.7tpgjk5b.7yw.jpg

### Actions

<b>Action Summary:</b>	Replace pedestrian paving
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,500
<b>Year</b>	2018
<b>Repeat Interval</b>	22
<b>Priority</b>	Low
<b>Priority Score</b>	17.75
<b>Action: Commentary</b>	

**G3010 - Water Supply [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G3010 - Water Supply
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,346
<b>Last Major Action</b>	1981
<b>Brief Description</b>	City water main water supply in basement.
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	

**Pictures**

Element.434.efecij02.x25.jpg

**Actions****G3020 - Sanitary Sewer [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G3020 - Sanitary Sewer
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$500
<b>Last Major Action</b>	1981
<b>Brief Description</b>	City sewer
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	

**Pictures****Actions**

**G3060 - Fuel Distribution [1]**

**Discipline** Building Sitework  
**Category** G3060 - Fuel Distribution  
**Maintenance Type** Reactive  
**Element Number** 1  
**Replacement Cost** \$500  
**Last Major Action** 1981  
**Brief Description** Natural gas meter.  
**Overall Condition** ■ Good  
**Commentary**

**Pictures****Actions****G4010 - Electrical Distribution [1]**

**Discipline** Building Sitework  
**Category** G4010 - Electrical Distribution  
**Maintenance Type** Reactive  
**Element Number** 1  
**Replacement Cost** \$500  
**Last Major Action** 1981  
**Brief Description** Electric meter outside  
**Overall Condition** ■ Good  
**Commentary**

**Pictures**

Element.414.cnobx4al.vzz.jpg

**Actions**



**G4020 - Site Lighting [1]**

<b>Discipline</b>	Building Sitework
<b>Category</b>	G4020 - Site Lighting
<b>Maintenance Type</b>	Reactive
<b>Element Number</b>	1
<b>Replacement Cost</b>	\$1,048
<b>Last Major Action</b>	2000
<b>Brief Description</b>	(2) Two lamp flood lights on the corners of the building outside
<b>Overall Condition</b>	■ Good
<b>Commentary</b>	Two lamp halogen flood lights on the corners of the building outside

**Pictures**

Element.431.7lm3lij6.4ew.jpg

**Actions**

<b>Action Summary:</b>	Replace site lighting
<b>Action Type</b>	Replacement
<b>Life Safety / Code Related?</b>	No
<b>Adverse Effect on Security?</b>	No
<b>If component fails does building shut down?</b>	No
<b>Urgency of Action?</b>	Low
<b>Operation / Energy Savings</b>	N/A
<b>Cost</b>	\$1,048
<b>Year</b>	2030
<b>Repeat Interval</b>	30
<b>Priority</b>	Low
<b>Priority Score</b>	16.50
<b>Action: Commentary</b>	