

2008 Physical Needs Assessment and Energy Audit For Federally Assisted Projects

Kuhio Homes

HPHA Project Number HIOP001007

Honolulu Oahu



Table of Contents

Executive Summary

Deficiency Photo Report

Site

Building Exterior.....

Building Systems

Common Areas

Unit.....

Deficiency Urgency Report

Site

Building Exterior.....

Building Systems

Common Areas

Unit.....

Deficiency Cost Summary Report

Site

Building Exterior.....

Unit.....

Executive Summary

Site:

The landscaping is in good condition, the driveway/parking is wearing out & one water ponding was observed due to a clogged area drain.

Structure:

About 20% of the 2 story concrete buildings have major cracks at sill & headers at the exterior windows. About 25% of the entry roof ledge has major cracks to a point where large pieces have broken off thus exposing the rebars.

Unit:

The units are in good condition.

Deficiency Photo Report

Site Deficiencies

Urgency:

Immediate

1 Month

Site Item Name: Steps
Deficiency: dangerous walks/steps
Remedy: Repair
Description: photo 657 (too narrow)



Photo 1: 533

Urgency:

Urgent

6 Months

Site Item Name: Mailboxes
Deficiency: damaged
Remedy: Repair
Description: & replace



Photo 1: 604

Site Item Name: Walkways
Deficiency: cracked/gaps
Remedy: Repair
Description: ac paving - replace
conc walkway - crack &
upheaving



Photo 1: 533

Urgency:

Short Term

1 Year

Urgency:

Short Term

1 Year

Site Item Name: Fencing
Deficiency: damaged
Remedy: Replace
Description: & missing



Photo 1: 537

Site Item Name: Gates
Deficiency: missing
Remedy: Install
Description:



Photo 1: 562

Site Item Name: Retaining/Decorative Walls
Deficiency: damaged
Remedy: Repair
Description:



Photo 1: 537

Site Item Name: Project Signage
Deficiency: inadequate
Remedy: Install
Description:



Photo 1: 652

Urgency:

Long Term

Over 1 Year

Site Item Name: Trash Enclosures
Deficiency: paint faded
Remedy: Prep/Repaint
Description:



Photo 1: 592

Site Item Name: Ramps
Deficiency: paint faded
Remedy: Prep/Repaint
Description:



Photo 1: 571

Building Exterior Deficiencies

Urgency:

Health and Safety

24 Hours

Building ID: 10
Building Exterior Item Name: Lighting
Deficiency: missing
Remedy: Install
Description:



Photo 1: 596

Urgency:

Immediate

1 Month

Urgency:

Immediate

1 Month

Building ID: 1
Building Exterior Item Name: Other (Description)
Deficiency: cracked/gaps
Remedy: Repair
Description: canopy. Rebar showing. Remove mold & mildew - prep & paint
Photo 1: 632



Building ID: 10
Building Exterior Item Name: Other (Description)
Deficiency: spalled
Remedy: Repair
Description: canopy. Clean mold & mildew - paint
Photo 1: 589



Building ID: 18
Building Exterior Item Name: Lighting
Deficiency: missing
Remedy: Install
Description:
Photo 1: 553



Urgency:

Urgent

6 Months

Urgency:

Urgent

6 Months

Building ID: 1
Building Exterior Item Name: Other (Description)
Deficiency: cracked/gaps
Remedy: Repair
Description: window sill & header



Photo 1: 633

Building ID: 2
Building Exterior Item Name: Other (Description)
Deficiency: cracked/gaps
Remedy: Repair
Description: canopy



Photo 1: 628

Building ID: 4
Building Exterior Item Name: Other (Description)
Deficiency: spalled
Remedy: Repair
Description: canopy



Photo 1: 622

Building ID: 8
Building Exterior Item Name: Other (Description)
Deficiency: spalled
Remedy: Repair
Description: canopy. Rebar showing. clean off mold & mildew - prep & repaint



Photo 1: 648

Urgency:

Short Term

1 Year

Building ID: 1
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: replace rusted down spout straps (100%)
Photo 1: 630



Building ID: 12
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: repair the rest. Replace rusted downspout straps (100%)
Photo 1: 587



Building ID: 12
Building Exterior Item Name: Other (Description)
Deficiency: cracked/gaps
Remedy: Repair
Description: window sill
Photo 1: 579



Building ID: 12
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Prep/Repaint
Description: doors
Photo 1: 581



Urgency:

Short Term

1 Year

Building ID: 13
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: replace rusted downspout straps (100%). Repair damaged down
Photo 1: 592



Building ID: 15
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: repair the rest. Replace rusted downspout straps (100%)
Photo 1: 573



Building ID: 15
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Prep/Repaint
Description: doors
Photo 1: 577



Building ID: 15
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Prep/Repaint
Description: electrical conduit
Photo 1: 577



Urgency:

Short Term

1 Year

Building ID: 15
Building Exterior Item Name: Other (Description)
Deficiency: spalled
Remedy: Repair
Description: canopy. Remove mold & mildew (prep & repaint)
Photo 1: 573



Building ID: 16
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: repair the rest, Replace rusted down spout straps (100%)
Photo 1: 559



Building ID: 16
Building Exterior Item Name: Other (Description)
Deficiency: corroded
Remedy: Replace
Description: pumbing vent
Photo 1: 570



Building ID: 16
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Replace
Description: doors. Locks missing on 2 doors
Photo 1: 569



Urgency:

Short Term

1 Year

Building ID: 16
Building Exterior Item Name: Other (Description)
Deficiency: paint faded
Remedy: Prep/Repaint
Description: stair rails

Photo 1: 572



Building ID: 16
Building Exterior Item Name: Other (Description)
Deficiency: spalled
Remedy: Repair
Description: canopy. Clean mold & mildew (100%)

Photo 1: 559



Building ID: 16
Building Exterior Item Name: Other (Description)
Deficiency: Other (Description)
Remedy: Replace
Description: damaged pipe insulation

Photo 1: 568



Building ID: 17
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: repair the rest. Replace rusted down spout straps (100%)

Photo 1: 559



Urgency:

Short Term

1 Year

Building ID: 17
Building Exterior Item Name: Other (Description)
Deficiency: mold/mildew
Remedy: Prep/Repaint
Description: canopy/leaves

Photo 1: 555



Building ID: 18
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: repair the rest. Replace rusted down spout (100%)

Photo 1: 550



Building ID: 19
Building Exterior Item Name: Other (Description)
Deficiency: mold/mildew
Remedy: Prep/Repaint
Description: canopy

Photo 1: 547



Building ID: 2
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: replace rusted down spout straps (100%)

Photo 1: 635



Urgency:

Short Term

1 Year

Building ID: 20
Building Exterior Item Name: Roofs
Deficiency: mold/mildew
Remedy: Prep/Repaint
Description: & eaves

Photo 1: 545



Building ID: 20
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: repair the rest. Replace all gutter straps

Photo 1: 545



Building ID: 20
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Prep/Repaint
Description: doors

Photo 1: 545



Building ID: 20
Building Exterior Item Name: Other (Description)
Deficiency: spalled
Remedy: Repair
Description: canopy/eave

Photo 1: 545



Urgency:

Short Term

1 Year

Building ID: 21
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Prep/Repaint
Description: doors

Photo 1: 543



Building ID: 3
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: replace rusted down spout straps (100%)

Photo 1: 624



Building ID: 4
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: replace rusted down spout straps (100%)

Photo 1: 621



Building ID: 5
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: repair the rest. Replace rusted downspout straps (100%)

Photo 1: 588



Urgency:

Short Term

1 Year

Building ID: 6
Building Exterior Item Name: Other (Description)
Deficiency: cracked/gaps
Remedy: Repair
Description: clean mold & mildew - prep & paint
Photo 1: 645



Building ID: 9
Building Exterior Item Name: Other (Description)
Deficiency: cracked/gaps
Remedy: Repair
Description: canopy. Remove mold & mildew - prep & repaint
Photo 1: 651



Urgency:

Long Term

Over 1 Year

Building ID: 12
Building Exterior Item Name: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description:
Photo 1: 581



Urgency:

Long Term

Over 1 Year

Building ID: 15
Building Exterior Item Name: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description:



Photo 1: 573

Building ID: 16
Building Exterior Item Name: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description:



Photo 1: 564

Building ID: 16
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Prep/Repaint
Description: electrical conduits



Photo 1: 568

Building ID: 17
Building Exterior Item Name: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description:



Photo 1: 555

Urgency:

Long Term

Over 1 Year

Building ID: 17
Building Exterior Item Name: Other (Description)
Deficiency: Other (Description)
Remedy:
Description: gutter spout to far from splash block - bring closer
Photo 1: 556



Building ID: 19
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Prep/Repaint
Description: electrical conduits
Photo 1: 547



Building ID: 20
Building Exterior Item Name: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description:
Photo 1: 545



Building ID: 20
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: repair the rest & replace down spout straps
Photo 1: 545



Urgency:

Long Term

Over 1 Year

Building ID: 20
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Prep/Repaint
Description: electrical conduit pipes



Photo 1: 547

Building ID: 21
Building Exterior Item Name: Other (Description)
Deficiency: corroded
Remedy: Prep/Repaint
Description: exposed pipes. 25% corroded & replace insulation



Photo 1: 541

Building ID: 21
Building Exterior Item Name: Other (Description)
Deficiency: excessively weathered
Remedy: Prep/Repaint
Description: stair handrail



Photo 1: 532

Unit Deficiencies

Unit Entry Deficiencies

Urgency:

Immediate

1 Month

Building ID: 5 UnitID: 5f

Entry Item Name: Door

Deficiency: missing parts

Remedy: Install

Description: louvers

Photo 1: 691



Building ID: bldg 13 UnitID: 13e

Entry Item Name: Door

Deficiency: broken

Remedy: Repair

Description:

Photo 1: 701



Urgency:

Short Term

1 Year

Building ID: bldg 14 UnitID: 14d

Entry Item Name: Door

Deficiency: corroded

Remedy: Repair

Description:

Photo 1: 704



Unit Living/Dining Deficiencies

Urgency:

Short Term

1 Year

Urgency:	Short Term	1 Year
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Building ID: 4	UnitID: 4a	
Living/Dining Item Name:	Ceiling	
Deficiency:	paint peeled	
Remedy:	Prep/Repaint	
Description:		
Photo 1:	680	

Unit Kitchen Deficiencies

Urgency:	Immediate	1 Month
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Building ID: 4	UnitID: 4c	
Kitchen Item Name:	Sink	
Deficiency:	damaged	
Remedy:	Repair	
Description:	water leaking from floor above - damaged cabinet	
Photo 1:	688	

Urgency:	Urgent	6 Months
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Building ID: 1	UnitID: 1f	
Kitchen Item Name:	Cabinets	
Deficiency:	damaged	
Remedy:	Repair	
Description:		
Photo 1:	673	

Urgency:

Urgent

6 Months

Building ID: 4 **UnitID:** 4a
Kitchen Item Name: Door
Deficiency: damaged
Remedy: Repair
Description:

Photo 1: 682



Building ID: 4 **UnitID:** 4a
Kitchen Item Name: Ceiling
Deficiency: paint peeled
Remedy: Prep/Repaint
Description:

Photo 1: 681



Building ID: 4 **UnitID:** 4c
Kitchen Item Name: Cabinets
Deficiency: damaged
Remedy: Replace
Description:

Photo 1: 689



Building ID: 4 **UnitID:** 4c
Kitchen Item Name: Countertops
Deficiency: damaged
Remedy: Repair
Description:

Photo 1: 689



Urgency:		Urgent		6 Months
Building ID: 4	UnitID: 4c			
Kitchen Item Name:	Door			
Deficiency:	damaged			
Remedy:	Replace			
Description:				
Photo 1:	685			
Building ID: bldg 17	UnitID: 17e			
Kitchen Item Name:	Countertops			
Deficiency:	damaged			
Remedy:	Replace			
Description:				
Photo 1:	713			
Building ID: bldg 17	UnitID: 17e			
Kitchen Item Name:	Ceiling			
Deficiency:	damaged			
Remedy:	Repair			
Description:				
Photo 1:	716			
Urgency:		Short Term		1 Year

Urgency:

Short Term

1 Year

Building ID: 1 **UnitID:** 1a
Kitchen Item Name: Door
Deficiency: damaged
Remedy: Replace
Description:



Photo 1: 665

Building ID: 4 **UnitID:** 4c
Kitchen Item Name: Walls
Deficiency: cracked/gaps
Remedy: Repair
Description:



Photo 1: 686

Building ID: 5 **UnitID:** 5f
Kitchen Item Name: Ceiling
Deficiency: damaged
Remedy: Repair
Description:



Photo 1: 695

Building ID: 5 **UnitID:** 5f
Kitchen Item Name: Walls
Deficiency: damaged
Remedy: Repair
Description: above cabinet



Photo 1: 692

Urgency:

Short Term

1 Year

Building ID: 5 **UnitID:** 5f

Kitchen Item Name: Floor Base

Deficiency: damaged

Remedy: Install

Description:

Photo 1: 693



Building ID: bldg 20 **UnitID:** 20b

Kitchen Item Name: Cabinets

Deficiency: Other (Description)

Remedy: Replace

Description: Replace to match existing

Photo 1: 721



Urgency:

Long Term

Over 1 Year

Building ID: 5 **UnitID:** 5f

Kitchen Item Name: Cabinets

Deficiency:

Remedy:

Description: replace door to match existing

Photo 1: 694



Unit Bedroom Deficiencies

Urgency:

Short Term

1 Year

Urgency:

Short Term

1 Year

Building ID: 1 **UnitID:** 1f **Bedroom Number:** 1
Bedroom Item Name: Walls
Deficiency: paint peeled
Remedy: Prep/Repaint
Description:



Photo 1: 678

Building ID: 4 **UnitID:** 4a **Bedroom Number:** 1
Bedroom Item Name: Ceiling
Deficiency: paint faded
Remedy: Prep/Repaint
Description:



Photo 1: 683

Building ID: 4 **UnitID:** 4c **Bedroom Number:** 1
Bedroom Item Name: Ceiling
Deficiency: paint peeled
Remedy: Prep/Repaint
Description:



Photo 1: 687

Building ID: bldg 17 **UnitID:** 17e **Bedroom Number:** 1
Bedroom Item Name: Door
Deficiency: broken
Remedy: Replace
Description:



Photo 1: 719

Unit Bathroom Deficiencies

Urgency:

Immediate

1 Month

Building ID: 1 Unit ID: 1a Bathroom Number: 1
 Bathroom Item Name: Walls
 Deficiency: damaged
 Remedy: Repair
 Description:
 Photo 1: 668



Urgency:

Urgent

6 Months

Building ID: bldg 13 Unit ID: 13e Bathroom Number:
 Bathroom Item Name: Tub/Surround
 Deficiency: cracked/gaps
 Remedy: Repair
 Description: Re-grout, reseal
 Photo 1: 702



Urgency:

Short Term

1 Year

Building ID: bldg 13 Unit ID: 13e Bathroom Number:
 Bathroom Item Name: Walls
 Deficiency: paint peeled
 Remedy: Prep/Repaint
 Description:
 Photo 1: 704



Urgency:

Short Term

1 Year

Building ID: bldg 14 **Unit ID:** 14d **Bathroom Number:**
Bathroom Item Name: Cabinets
Deficiency: damaged
Remedy: Replace
Description:



Photo 1: 706

Building ID: bldg 14 **Unit ID:** 14d **Bathroom Number:**
Bathroom Item Name: Floor Covering
Deficiency: damaged
Remedy: Replace
Description:



Photo 1: 705

Building ID: bldg 7 **Unit ID:** 7d **Bathroom Number:** 1
Bathroom Item Name: Windows
Deficiency: damaged
Remedy: Repair
Description:



Photo 1: 699

Unit Stair Deficiencies

Urgency:

Short Term

1 Year

Building ID: 1

UnitID: 1f

Stair Item Name:

Other (Description)

Deficiency:

Remedy:

Description:

**lacking safety thread & nosing.
Refurnish handrail**

Photo 1:

675



Deficiency Urgency Report

Site Deficiencies

Urgency Description: Immediate

Item Name	Deficiency	Remedy	Description
Steps	dangerous walks/steps	Repair	photo 657 (too narrow)

Urgency Description: Urgent

Item Name	Deficiency	Remedy	Description
Parking Areas/Drive	potholes	Repave	ac paving cracked, roots upheaving paving, weathering of roads (100%)
Mailboxes	damaged	Repair	& replace
Walkways	cracked/gaps	Repair	ac paving - replace conc walkway - crack & upheaving
Handrails/Guardrails	damaged	Replace	

Urgency Description: Short Term

Item Name	Deficiency	Remedy	Description
Handrails/Guardrails	inadequate	Install	need handrails & prep & repaint all handrails
Gates	missing	Install	
Retaining/Decorativ	damaged	Repair	
Project Signage	inadequate	Install	
Fencing	damaged	Replace	& missing

Urgency Description: Long Term

Item Name	Deficiency	Remedy	Description
Trash Enclosures	paint faded	Prep/Repaint	
Ramps	paint faded	Prep/Repaint	
Landscape Planting			need more greenery

Building Exterior Deficiencies

Urgency Description: Health and Safety

Building ID: 10 Health and Safety

Item Name	Deficiency	Remedy	Description
Lighting	missing	Install	

Urgency Description: Immediate			
Building ID: 1			Immediate
Item Name	Deficiency	Remedy	Description
Other (Description)	cracked/gaps	Repair	canopy. Rebar showing. Remove mold & mildew - prep & paint
Building ID: 10			Immediate
Item Name	Deficiency	Remedy	Description
Other (Description)	spalled	Repair	canopy. Clean mold & mildew - paint
Building ID: 18			Immediate
Item Name	Deficiency	Remedy	Description
Lighting	missing	Install	
Building ID: 2			Immediate
Item Name	Deficiency	Remedy	Description
Other (Description)	cracked/gaps	Repair	window header & sill
Building ID: 3			Immediate
Item Name	Deficiency	Remedy	Description
Other (Description)	cracked/gaps	Repair	window header & sill
Building ID: 7			Immediate
Item Name	Deficiency	Remedy	Description
Other (Description)	damaged	Repair	screen windows
Other (Description)	cracked/gaps	Repair	window sill
Urgency Description: Urgent			
Building ID: 1			Urgent
Item Name	Deficiency	Remedy	Description
Other (Description)	cracked/gaps	Repair	window sill & header
Building ID: 13			Urgent
Item Name	Deficiency	Remedy	Description
Other (Description)	cracked/gaps	Repair	canopy
Building ID: 2			Urgent
Item Name	Deficiency	Remedy	Description
Other (Description)	broken	Replace	screen doors
Other (Description)	cracked/gaps	Repair	canopy

Building ID: 3 **Urgent**

Item Name	Deficiency	Remedy	Description
Other (Description)	damaged	Replace	screen doors

Building ID: 4 **Urgent**

Item Name	Deficiency	Remedy	Description
Other (Description)	corroded	Replace	pipes
Other (Description)	damaged	Replace	screen doors
Other (Description)	spalled	Repair	canopy
Other (Description)	cracked/gaps	Repair	window sill

Building ID: 7 **Urgent**

Item Name	Deficiency	Remedy	Description
Other (Description)	damaged	Replace	screen doors

Building ID: 8 **Urgent**

Item Name	Deficiency	Remedy	Description
Other (Description)	spalled	Repair	canopy. Rebar showing. clean off mold & mildew - prep & repaint

Building ID: 9 **Urgent**

Item Name	Deficiency	Remedy	Description
Other (Description)	broken	Replace	screen doors

Urgency Description: Short Term**Building ID: 1** **Short Term**

Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	replace rusted down spout straps (100%)
Roofs	excessively weathered	Replace	

Building ID: 10 **Short Term**

Item Name	Deficiency	Remedy	Description
Other (Description)	excessively weathered	Prep/Repaint	doors
Gutters/Downspouts	corroded	Replace	replace rusted downspout straps (100%)
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit
Roofs	excessively weathered	Replace	

Building ID: 11 **Short Term**

Item Name	Deficiency	Remedy	Description
Other (Description)	excessively weathered	Prep/Repaint	doors

Other (Description)	spalled	Repair	canopy. Clean off mold & mildew - paint
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit
Gutters/Downspouts	corroded	Replace	replace rusted downspout straps (100%)
Other (Description)	corroded	Replace	pipes
Roofs	excessively weathered	Replace	

Building ID: 12 **Short Term**

Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	repair the rest. Replace rusted downspout straps (100%)
Roofs	excessively weathered	Replace	
Other (Description)	excessively weathered	Prep/Repaint	doors
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit
Other (Description)	spalled	Repair	clean mold & mildew & repaint
Other (Description)	cracked/gaps	Repair	window sill
Other (Description)	paint peeled	Prep/Repaint	stair rails

Building ID: 13 **Short Term**

Item Name	Deficiency	Remedy	Description
Other (Description)	excessively weathered	Prep/Repaint	doors
Gutters/Downspouts	corroded	Replace	replace rusted downspout straps (100%). Repair damaged down spout
Roofs	excessively weathered	Replace	
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit

Building ID: 14 **Short Term**

Item Name	Deficiency	Remedy	Description
Roofs	excessively weathered	Replace	
Other (Description)	excessively weathered	Prep/Repaint	stair railings
Walls	paint faded	Prep/Repaint	
Gutters/Downspouts	corroded	Replace	replace rusted downspout straps (100%)
Other (Description)	excessively weathered	Prep/Repaint	doors
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit
Other (Description)	spalled	Repair	canopy. Clean off mold & mildew - prep & paint

Building ID: 15			Short Term
Item Name	Deficiency	Remedy	Description
Other (Description)	paint faded	Prep/Repaint	stair rails
Other (Description)	excessively weathered	Prep/Repaint	doors
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit
Gutters/Downspouts	corroded	Replace	repair the rest. Replace rusted downspout straps (100%)
Roofs	excessively weathered	Replace	
Other (Description)	spalled	Repair	canopy. Remove mold & mildew (prep & repaint)

Building ID: 16			Short Term
Item Name	Deficiency	Remedy	Description
Other (Description)	excessively weathered	Replace	doors. Locks missing on 2 doors
Other (Description)	corroded	Replace	pumbing vent
Other (Description)	paint faded	Prep/Repaint	stair rails
Other (Description)	spalled	Repair	canopy. Clean mold & mildew (100%)
Other (Description)	Other (Description)	Replace	damaged pipe insulation
Gutters/Downspouts	corroded	Replace	repair the rest, Replace rusted down spout straps (100%)

Building ID: 17			Short Term
Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	repair the rest. Replace rusted down spout straps (100%)
Roofs	excessively weathered	Replace	
Other (Description)	mold/mildew	Prep/Repaint	canopy/eaves
Other (Description)	excessively weathered	Prep/Repaint	stair railings

Building ID: 18			Short Term
Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	repair the rest. Replace rusted down spout (100%)
Other (Description)	spalled	Repair	canopy. Clean mold & mildew
Other (Description)	excessively weathered	Prep/Repaint	stair rail

Building ID: 19			Short Term
Item Name	Deficiency	Remedy	Description
Other (Description)	spalled	Repair	canopy - prep & repaint
Other (Description)	excessively weathered	Prep/Repaint	stair rail
Other (Description)	mold/mildew	Prep/Repaint	canopy
Roofs	excessively weathered	Replace	
Gutters/Downspouts	corroded	Replace	Replace the rest. Repace down spout straps (100%)

Building ID: 2			Short Term
Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	replace rusted down spout straps (100%)
Roofs	excessively weathered	Replace	

Building ID: 20			Short Term
Item Name	Deficiency	Remedy	Description
Other (Description)	spalled	Repair	canopy/eave
Roofs	mold/mildew	Prep/Repaint	& eaves
Gutters/Downspouts	corroded	Replace	repair the rest. Replace all gutter straps
Other (Description)	excessively weathered	Prep/Repaint	stair rail
Roofs	excessively weathered	Replace	
Other (Description)	excessively weathered	Prep/Repaint	doors

Building ID: 21			Short Term
Item Name	Deficiency	Remedy	Description
Roofs	mold/mildew	Prep/Repaint	eaves
Gutters/Downspouts	corroded	Replace	repair 50% & replace the rest. Replace down spout straps (100%). Remove weeds from gutter.
Other (Description)	spalled	Repair	canopy - prep & repaint
Other (Description)	excessively weathered	Prep/Repaint	doors
Roofs	excessively weathered	Replace	

Building ID: 3			Short Term
Item Name	Deficiency	Remedy	Description
Roofs	excessively weathered	Replace	
Gutters/Downspouts	corroded	Replace	replace rusted down spout straps (100%)

Other (Description) spalled Repair canopy

Building ID: 4 **Short Term**

Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	replace rusted down spout straps (100%)
Roofs	excessively weathered	Replace	

Building ID: 5 **Short Term**

Item Name	Deficiency	Remedy	Description
Other (Description)	spalled	Repair	clean mold & mildew - prep & paint
Other (Description)	excessively weathered	Prep/Repaint	
Roofs	excessively weathered	Replace	
Walls	paint faded	Prep/Repaint	
Gutters/Downspouts	corroded	Replace	repair the rest. Replace rusted downspout straps (100%)
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit

Building ID: 6 **Short Term**

Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	replace rusted downspout straps (100%)
Roofs	excessively weathered	Replace	
Other (Description)	excessively weathered	Replace	
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit
Other (Description)	cracked/gaps	Repair	clean mold & mildew - prep & paint

Building ID: 7 **Short Term**

Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Repair	replace rusted downspout straps (100%)
Other (Description)	corroded	Replace	canopy. Clean off mold & mildew - prep & repaint
Roofs	excessively weathered	Replace	

Building ID: 8 **Short Term**

Item Name	Deficiency	Remedy	Description
Roofs	excessively weathered	Replace	
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit
Gutters/Downspouts	corroded	Replace	replace rusted down spout straps (100%)

Other (Description) excessively weathered Prep/Repaint doors

Building ID: 9 **Short Term**

Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	replace rusted downspout straps (100%)
Roofs	excessively weathered	Replace	
Other (Description)	cracked/gaps	Repair	canopy. Remove mold & mildew - prep & repaint
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit

Urgency Description: Long Term

Building ID: 1 **Long Term**

Item Name	Deficiency	Remedy	Description
Walls	excessively weathered	Prep/Repaint	

Building ID: 11 **Long Term**

Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	

Building ID: 12 **Long Term**

Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	

Building ID: 13 **Long Term**

Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	

Building ID: 15 **Long Term**

Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	

Building ID: 16 **Long Term**

Item Name	Deficiency	Remedy	Description
Other (Description)	excessively weathered	Prep/Repaint	electrical conduits
Walls	paint faded	Prep/Repaint	
Roofs	excessively weathered	Replace	

Building ID: 17 **Long Term**

Item Name	Deficiency	Remedy	Description
Other (Description)	Other (Description)		gutter spout to far from splash block - bring closer
Other (Description)	excessively weathered	Prep/Repaint	electrical conduit pipes

Walls paint faded Prep/Repaint

Building ID: 18 Long Term

Item Name	Deficiency	Remedy	Description
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Roofs excessively weathered Replace

Other (Description) excessively weathered Prep/Repaint electrical conduit pipes

Building ID: 19 Long Term

Item Name	Deficiency	Remedy	Description
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Other (Description) excessively weathered Prep/Repaint electrical conduits

Walls paint faded Prep/Repaint

Building ID: 2 Long Term

Item Name	Deficiency	Remedy	Description
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Walls excessively weathered Prep/Repaint

Building ID: 20 Long Term

Item Name	Deficiency	Remedy	Description
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Other (Description) excessively weathered Prep/Repaint electrical conduit pipes

Walls paint faded Prep/Repaint

Gutters/Downspouts corroded Replace repair the rest & replace down spout straps

Building ID: 21 Long Term

Item Name	Deficiency	Remedy	Description
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Other (Description) corroded Prep/Repaint exposed pipes. 25% corroded & replace insulation

Walls paint faded Prep/Repaint

Other (Description) excessively weathered Prep/Repaint stair handrail

Building ID: 3 Long Term

Item Name	Deficiency	Remedy	Description
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Walls paint faded Prep/Repaint

Building ID: 4 Long Term

Item Name	Deficiency	Remedy	Description
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Walls paint faded Prep/Repaint

Building ID: 6 Long Term

Item Name	Deficiency	Remedy	Description
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Walls paint faded Prep/Repaint

Building ID: 7				Long Term
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Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	

Building ID: 8				Long Term
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Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	

Building ID: 9				Long Term
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Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	

Building ID: bldg 13		Unit ID: 13e		Short Term
Item Name	Deficiency	Remedy	Description	
Screen Door	broken	Replace	hardware	
Building ID: bldg 14		Unit ID: 14d		Short Term
Item Name	Deficiency	Remedy	Description	
Window Screens	damaged	Repair		
Screen Door	broken	Replace	hardware	
Door	corroded	Repair		
Building ID: bldg 15		Unit ID: 15a		Short Term
Item Name	Deficiency	Remedy	Description	
Screen Door	broken	Replace	hardware	
Door	cracked/gaps	Repair		
Door	Other (Description)	Install	Threshold	
Screen Door	broken	Replace	hardware	
Building ID: bldg 16		Unit ID: 16c		Short Term
Item Name	Deficiency	Remedy	Description	
Screen Door	broken	Replace	hardware	
Building ID: bldg 17		Unit ID: 17e		Short Term
Item Name	Deficiency	Remedy	Description	
Screen Door	broken	Replace	hardware	
Door	broken	Replace	Door jamb	
Building ID: bldg 20		Unit ID: 20b		Short Term
Item Name	Deficiency	Remedy	Description	
Screen Door	broken	Replace		
Building ID: bldg 21		Unit ID: 21a		Short Term
Item Name	Deficiency	Remedy	Description	
Screen Door	broken	Replace		
Building ID: bldg 7		Unit ID: 7d		Short Term
Item Name	Deficiency	Remedy	Description	
Screen Door	damaged	Replace	hardware	
Door	broken	Repair		

Unit Living/Dining Deficiencies

Urgency Description: **Short Term**

Building ID: 1		Unit ID: 1a		Short Term
Item Name	Deficiency	Remedy	Description	
Walls	paint faded	Prep/Repaint	repair damaged walls	
Ceiling	paint peeled	Prep/Repaint		
Walls	paint peeled	Prep/Repaint		

Building ID: 4		Unit ID: 4a		Short Term
Item Name	Deficiency	Remedy	Description	
Ceiling	paint peeled	Prep/Repaint		
Walls	paint faded	Prep/Repaint		

Building ID: bldg 17		Unit ID: 17e		Short Term
Item Name	Deficiency	Remedy	Description	
Walls	damaged	Repair		

Urgency Description: Long Term

Building ID: bldg 13		Unit ID: 13e		Long Term
Item Name	Deficiency	Remedy	Description	
Walls	paint faded	Prep/Repaint		

Unit Kitchen Deficiencies

Urgency Description: Immediate

Building ID: 4		Unit ID: 4c		Immediate
Item Name	Deficiency	Remedy	Description	
Sink	damaged	Repair	water leaking from floor above - damaged cabinet	
Windows	cracked/gaps	Repair	sill	

Urgency Description: Urgent

Building ID: 1		Unit ID: 1f		Urgent
Item Name	Deficiency	Remedy	Description	
Countertops	damaged	Replace		
Cabinets	damaged	Repair		
Screen Door	damaged	Replace		

Building ID: 4		Unit ID: 4a		Urgent
Item Name	Deficiency	Remedy	Description	
Door	damaged	Repair		

Ceiling	paint peeled	Prep/Repaint
Lighting	missing parts	Install
Cabinets	damaged	Replace
Door	damaged	Replace
Countertops	damaged	Repair

Building ID: 5	Unit ID: 5f	Urgent
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Item Name	Deficiency	Remedy	Description
Door	missing	Install	threshold
Windows		Repair	header. Gap at frame
Ceiling	paint faded	Prep/Repaint	

Building ID: bldg 17	Unit ID: 17e	Urgent
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Item Name	Deficiency	Remedy	Description
Countertops	damaged	Replace	
Ceiling	damaged	Repair	

Urgency Description:	Short Term
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Building ID: 1	Unit ID: 1a	Short Term
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Item Name	Deficiency	Remedy	Description
Ceiling	paint peeled	Prep/Repaint	
Door	damaged	Replace	
Cabinets	paint faded	Prep/Repaint	
Door	damaged	Replace	
Walls	cracked/gaps	Prep/Repaint	dirty

Building ID: 4	Unit ID: 4c	Short Term
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Item Name	Deficiency	Remedy	Description
Walls	cracked/gaps	Repair	
Walls	paint faded	Prep/Repaint	
Floor Covering	damaged	Replace	

Building ID: 5	Unit ID: 5f	Short Term
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Item Name	Deficiency	Remedy	Description
Walls	damaged	Repair	above cabinet
Ceiling	damaged	Repair	

Floor Base damaged Install

Building ID: bldg 13 **Unit ID:** 13e **Short Term**

Item Name	Deficiency	Remedy	Description
Window Screens	damaged	Repair	
Windows	damaged	Replace	Wdw jamb, header replace
Ceiling	paint faded	Prep/Repaint	

Building ID: bldg 15 **Unit ID:** 15b **Short Term**

Item Name	Deficiency	Remedy	Description
Door	cracked/gaps	Other (Description)	Door jamb/wall-recaulk

Building ID: bldg 17 **Unit ID:** 17e **Short Term**

Item Name	Deficiency	Remedy	Description
Door	damaged	Repair	

Building ID: bldg 20 **Unit ID:** 20b **Short Term**

Item Name	Deficiency	Remedy	Description
Cabinets	Other (Description)	Replace	Replace to match existing

Urgency Description: **Long Term**

Building ID: 5 **Unit ID:** 5f **Long Term**

Item Name	Deficiency	Remedy	Description
Cabinets			replace door to match existing

Building ID: bldg 14 **Unit ID:** 14d **Long Term**

Item Name	Deficiency	Remedy	Description
Door	damaged	Replace	

Unit Bedroom Deficiencies

Urgency Description: **Immediate**

Building ID: 1 **Unit ID:** 1a **Immediate**

Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Windows	damaged	Replace	frame damaged & replace hardware

Urgency Description: Urgent				
Building ID: 1		Unit ID: 1a		Urgent
Bedrm Num.	Item Name	Deficiency	Remedy	Description
2	Windows	damaged	Replace	window hardware
	Windows	damaged	Replace	hardware
2	Windows	broken	Replace	hardware
Building ID: 4		Unit ID: 4c		Urgent
Bedrm Num.	Item Name	Deficiency	Remedy	Description
	Windows	broken	Replace	hardware
3	Windows	damaged	Replace	hardware
Building ID: bldg 16		Unit ID: 16c		Urgent
Bedrm Num.	Item Name	Deficiency	Remedy	Description
2	Door	damaged	Prep/Repaint	
3	Door	paint peeled	Prep/Repaint	
Urgency Description: Short Term				
Building ID: 1		Unit ID: 1a		Short Term
Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Walls	paint faded	Prep/Repaint	
1	Door	damaged	Repair	jamb
1	Walls	paint peeled	Prep/Repaint	
2	Walls	paint peeled	Prep/Repaint	
Building ID: 4		Unit ID: 4a		Short Term
Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Ceiling	paint faded	Prep/Repaint	
	Ceiling	paint peeled	Prep/Repaint	
1	Ceiling	paint peeled	Prep/Repaint	
2	Floor Base	damaged	Replace	
2	Ceiling	paint peeled	Prep/Repaint	
Building ID: 5		Unit ID: 5f		Short Term
Bedrm Num.	Item Name	Deficiency	Remedy	Description
	Floor Covering	damaged	Other (Description)	replace, repair

1	Other (Descriptio	broken	Repair	Wdw hardware
2	Windows	damaged	Replace	Wdw hardware

Building ID: bldg 13	Unit ID: 13e	Short Term
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Bedrm Num.	Item Name	Deficiency	Remedy	Description
	Windows	cracked/gaps	Repair	
1	Door	paint peeled	Prep/Repaint	

Building ID: bldg 14	Unit ID: 14d	Short Term
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Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Windows	damaged	Repair	Wdw header-
2	Floor Base	damaged	Replace	

Building ID: bldg 16	Unit ID: 16c	Short Term
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Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Walls	paint faded	Prep/Repaint	
4	Walls	paint faded	Prep/Repaint	

Building ID: bldg 17	Unit ID: 17e	Short Term
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Bedrm Num.	Item Name	Deficiency	Remedy	Description
	Windows	cracked/gaps	Repair	Below wdw sill-repair
1	Door	broken	Replace	

Building ID: bldg 20	Unit ID: 20b	Short Term
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Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Floor Base	damaged	Replace	

Building ID: bldg 21	Unit ID: 21b	Short Term
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Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Walls	paint faded	Prep/Repaint	
2	Walls	paint faded	Prep/Repaint	
3	Walls	paint faded	Prep/Repaint	

Building ID: bldg 7	Unit ID: 7d	Short Term
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Bedrm Num.	Item Name	Deficiency	Remedy	Description
4	Walls	paint faded	Prep/Repaint	

Urgency Description: Long Term				
Building ID: 4		Unit ID: 4c		Long Term
Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Floor Base	damaged	Install	
2	Walls	paint faded	Prep/Repaint	
3	Floor Base	damaged	Replace	
3	Ceiling	paint peeled	Prep/Repaint	
3	Walls	paint faded	Prep/Repaint	
4	Walls	paint faded	Prep/Repaint	

Unit Bathroom Deficiencies

Urgency Description: Immediate				
Building ID: 1		Unit ID: 1a		Immediate
Bathrm Num.	Item Name	Deficiency	Remedy	Description
1	Tub/Surround		Repair	needs regrouting
1	Walls	damaged	Repair	

Building ID: 4 Unit ID: 4a Immediate				
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Windows	broken	Replace	hardware. Replace screen
1	Tub/Surround			regROUT

Building ID: bldg 13 Unit ID: 13e Immediate				
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Faucet	leaking	Repair	

Building ID: bldg 20 Unit ID: 20b Immediate				
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Faucet	leaking	Repair	

Urgency Description: Urgent				
Building ID: 1		Unit ID: 1a		Urgent
Bathrm Num.	Item Name	Deficiency	Remedy	Description
1	Cabinets	damaged	Repair	
Building ID: 4		Unit ID: 4c		Urgent
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Tub/Surround			regROUT
1	Floor Covering	missing parts	Install	
1	Windows	damaged	Replace	hardware
Building ID: bldg 13		Unit ID: 13e		Urgent
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Tub/Surround	cracked/gaps	Repair	Re-grout, reseal
	Floor Base	damaged	Replace	
Building ID: bldg 14		Unit ID: 14d		Urgent
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Windows	missing parts	Replace	Wdw louvre
Building ID: bldg 17		Unit ID: 17e		Urgent
Bathrm Num.	Item Name	Deficiency	Remedy	Description
1	Walls	cracked/gaps	Repair	Wall @ W.C.
Urgency Description: Short Term				
Building ID: 4		Unit ID: 4c		Short Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
2	Floor Covering	damaged	Repair	
2	Floor Base	damaged	Replace	
Building ID: 5		Unit ID: 5f		Short Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Tub/Surround	Other (Description)	Repair	RrgROUT
1	Tub/Surround			regROUT

Building ID: bldg 13		Unit ID: 13e		Short Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Walls	paint peeled	Prep/Repaint	
	Windows	damaged	Repair	

Building ID: bldg 14		Unit ID: 14d		Short Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Cabinets	damaged	Replace	
	Floor Covering	damaged	Replace	
	Floor Covering	damaged	Repair	

Building ID: bldg 16		Unit ID: 16c		Short Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
2	Tub/Surround	Other (Description)	Other (Description)	Re grout all 3-sides of tile

Building ID: bldg 17		Unit ID: 17e		Short Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Walls	paint peeled	Prep/Repaint	

Building ID: bldg 20		Unit ID: 20b		Short Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Tub/Surround	Other (Description)	Replace	Re-grout 3-sides of wall tile
	Windows	corroded	Repair	

Building ID: bldg 21		Unit ID: 21b		Short Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Walls	paint faded	Prep/Repaint	
	Tub/Surround	Other (Description)	Other (Description)	Re grout all tiles

Building ID: bldg 7		Unit ID: 7d		Short Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
1	Windows	damaged	Repair	
2	Windows	damaged	Repair	Wdw header-rear, replace & recaulk

Urgency Description: Long Term				
Building ID: 4		Unit ID: 4c		Long Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
1	Walls	paint faded	Prep/Repaint	
Building ID: 5				
Building ID: 5		Unit ID: 5f		Long Term
Bathrm Num.	Item Name	Deficiency	Remedy	Description
1	Walls	paint faded	Prep/Repaint	

Unit Stairs Deficiencies

Urgency Description: Urgent				
Building ID: 4		Unit ID: 4c		Urgent
Item Name	Deficiency	Remedy	Description	
Other (Description)	paint faded	Prep/Repaint	steps. Refinish handrail	
Urgency Description: Short Term				
Building ID: 1		Unit ID: 1f		Short Term
Item Name	Deficiency	Remedy	Description	
Other (Description)			lacking safety thread & nosing. Refurnish handrail	
Building ID: bldg 13		Unit ID: 13e		Short Term
Item Name	Deficiency	Remedy	Description	
Handrails/Guardrails	paint peeled	Prep/Repaint		
Floor Covering	inadequate	Install	Install safety tread/nosing	
Building ID: bldg 15		Unit ID: 15b		Short Term
Item Name	Deficiency	Remedy	Description	
Handrails/Guardrails	paint faded	Prep/Repaint		

Building ID: bldg 7		Unit ID: 7d		Short Term
Item Name	Deficiency	Remedy	Description	
Handrails/Guardrails	paint faded	Prep/Repaint		
Floor Covering	paint peeled	Prep/Repaint	Paint & install safety nosing	

Urgency Description: Long Term

Building ID: bldg 15		Unit ID: 15b		Long Term
Item Name	Deficiency	Remedy	Description	
Floor Covering	Other (Description)	Prep/Repaint		

Unit Other Deficiencies

Urgency Description: Short Term

Building ID: 1		Unit ID: 1a		Short Term
Item Name	Deficiency	Remedy	Description	
Floor Base	damaged	Replace	hallway	
Floor Base	damaged	Replace	hallway	

Building ID: 4		Unit ID: 4a		Short Term
Item Name	Deficiency	Remedy	Description	
Other (Description)	paint peeled	Prep/Repaint	hallway	

Building ID: 5		Unit ID: 5f		Short Term
Item Name	Deficiency	Remedy	Description	
Floor Base	damaged	Replace	hallway	

Building ID: bldg 7		Unit ID: 7d		Short Term
Item Name	Deficiency	Remedy	Description	
Floor Base	damaged	Repair		

Urgency Description: Long Term

Building ID: 4		Unit ID: 4c		Long Term
Item Name	Deficiency	Remedy	Description	
Floor Base	damaged	Replace		
Floor Base	damaged	Replace	hallway	