

2008 Physical Needs Assessment and Energy Audit For Federally Assisted Projects

Kuhio Park Terrace

HPHA Project Number HIOP001010

Honolulu Oahu



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Executive Summary

Site:

The site is designated for low income family, elderly and disabled. Site access is from North School Street at the east side and Kamehameha IV road from the west side. The property is surrounded by low rise residential housing, commercial properties and a school. The property has chain link fence around the majority of the perimeter, with some retaining and privacy walls at the north side. A portion of chain link fence at south and west side needs to be replaced and some portions of retaining wall need repair.

Majority of the sidewalks, walkways and steps have excessive weathering condition and some portion have damage, and need refinishing and repair works. 100% of site handrails are faded and needs to be repainted. Majority of the asphalt paving at parking areas have potholes, raveling and fading striping problem. Some portions have asphalt paving buckling problems, mostly at B complex building parking area. Some portions of concrete curb are badly damaged and need repair. There is one area pole light and public area table missing at south side of B complex building. A number of gates at north side of duplexes are non operable and needs to be repaired. There are a number of abandoned cars at A & B complex building parking areas.

Structure:

The property comprises 2-16 story high rise building (A & B complex), 8- four-plex town houses (C), 4-duplexes (D) and 2-single Family Dwellings. 1- Human Resource Building, 1- Day Care Center, 1- Community Building and 1- Teen Center Building. All buildings are of concrete construction.

Deficiencies include:

A&B complex building: Spalled wall conditions, peeling and faded paint, graffiti all around the buildings, exposed rebar at corridor walls, floors and railings, exposed rebar at balcony floor edges, roof has water ponding and surface deterioration condition. Plant life growing on roof surfaces is a major problem which leads to roof drain clogging and deterioration of solar panel base support at B complex building.

C & D buildings: Spalled wall conditions, peeling and faded paint, graffiti on some buildings, plant life growing on upper and lower roof edge on some buildings which leads to flashing corrosion. Majority of the rear lower roof has water damage problems specifically at the separation wall, spalled condition on front lower canopy edges on some buildings.

Single Family Dwellings: Faded wall paint condition, corroded roof flashing.

Human Resource Building: Corroded gutters and downspouts on some areas.

Community Building: Damaged gutter, faded wall paint, graffiti on some areas.

Teen Center: Faded wall paint, graffiti at the left side of the building, plant life on roof and scupper, spalls and cracks at rear lower roof.

Units:

The units vary from 1br, 2br, 3br at A & B complex building, 4br at C & D building. There are a number of accessible units at A & B complex building and D building. There are accessible occupied units in building D that are non ADA compliant. The floor varies from vinyl tile, ceramic tiles at bathroom shower to exposed concrete at balcony. Water leaks at ceiling are a major concern from tenants.

Building Systems:

1. Only the freight elevator is in operation for A & B complex building, the two passenger elevators for both building are non operable which is a big concern for tenants during peak hours.
2. Another major concern is the fire safety system. Fire alarms, exit signs are non operable. There are no fire hoses and fire hose cabinets are badly damaged in all floors for both A & B complex building. Fire dept. connection dry stand pipes system is in operable for both buildings.
3. Meters and electrical boxes exposed to elements are corroded. Some related boxes are damaged with exposed wiring in common areas.
4. Only one boiler at B complex building is in operation which is not adequate to deliver hot water distribution.
5. The solar system at A complex building to assist additional hot water distribution aside from the boiler system is 50%

effective. There are leaks on the system.

Deficiency Photo Report

Building Exterior Deficiencies

Urgency:

Urgent

6 Months

Building ID: bldg A3
Building Exterior Item Name: Other (Description)
Deficiency: damaged
Remedy: Replace
Description: trash chute vent
Photo 1: 384



Building ID: bldgB
Building Exterior Item Name: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description: Paint all
Photo 1: 876



Building ID: bldgB
Building Exterior Item Name: Roofs
Deficiency: corroded
Remedy: Replace
Description: Weathered concrete-Repair and fill.
Flashing replace
Photo 1: 860



Urgency:		Urgent	6 Months
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Building ID: bldgB
Building Exterior Item Name: Roofs
Deficiency: excessively weathered
Remedy: Replace
Description: Water ponding, weeds growing, existing solar pipes leaking/not being used
Photo 1: 862



Urgency:		Short Term	1 Year
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Building ID: Comm bldg
Building Exterior Item Name: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description: Graffiti, Roof eaves-prep/paint Lighting
Photo 1: 759



Building ID: H.Resource
Building Exterior Item Name: Gutters/Downspouts
Deficiency: corroded
Remedy: Replace
Description: Downspout/gutter-replace corroded portion
Photo 1: 370



Urgency:

Short Term

1 Year

Building ID: Teen Ctr
Building Exterior Item Name: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description: Graffiti on walls
Weeds@ roof
Roof Sump
Photo 1: 794



Building Systems Deficiencies

Urgency:

Short Term

1 Year

Building ID: bldg A
Building Systems Item Name: Other (Description)
Deficiency: corroded
Remedy: Replace
Description: BOILER RM-clng-water stain damages, walls prep/repaint, floor steel plates,
Photo 1: 968



Building ID: bldg A
Building Systems Item Name: Other (Description)
Deficiency: inadequate
Remedy: Other (Description)
Description: BOILER RM-generator-not operable,steel base-corroded
Photo 1: 971



Common Area Deficiencies

Urgency:

Immediate

1 Month

Urgency:

Immediate

1 Month

Building ID: bldg A
CommonAreaName: Refuse Room
CommonArealtem: Trash Chute
Deficiency: damaged
Remedy: Repair
Description: 4th floor-missing door, wall-damaged, floor-filthy, clean sanitize (foul smell)
Photo 1: 958



Building ID: bldg A
CommonAreaName: Refuse Room
CommonArealtem: Trash Chute
Deficiency: damaged
Remedy: Repair
Description: 3rd floor-walls-replaced & paint, door-replaced, floor-clean, sanitize
Photo 1: 962



Building ID: bldg A
CommonAreaName: Stairs
CommonArealtem: Walls
Deficiency: odorous
Remedy: Other (Description)
Description: walls-repaint, sanblast, railing-prep/repaint
Photo 1: 953



Building ID: bldg B
CommonAreaName: Refuse Room
CommonArealtem: Trash Chute
Deficiency: Other (Description)
Remedy: Repair
Description: 14th floor-dr replace, floor renished, clean & sanitize walls clean, sanitize & paint
Photo 1: 875

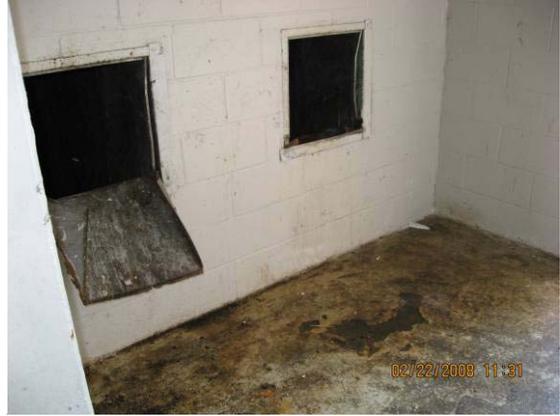


Urgency:

Immediate

1 Month

Building ID: bldg B
CommonAreaName: Refuse Room
CommonArealtem: Trash Chute
Deficiency: damaged
Remedy: Repair
Description: 10th floor- door replaced, walls prep/paint, floor clean, sanitize
Photo 1: 885



Building ID: bldg B
CommonAreaName: Refuse Room
CommonArealtem: Trash Chute
Deficiency: damaged
Remedy: Repair
Description: 8th floor-door replace, walls clean, prep/paint. Floor refinish, clean, sanitize & reseal
Photo 1: 891



Building ID: bldg B
CommonAreaName: Stairs
CommonArealtem: Other (Description)
Deficiency: Other (Description)
Remedy: Repair
Description: 1st floor-tread/riser, landing-clean, sanitize, patch & fill. Handrail prep/paint
Photo 1: 904



Building ID: bldgA
CommonAreaName: Other (Description)
CommonArealtem: Other (Description)
Deficiency: odorous
Remedy:
Description: Maintenance room inadequate
Photo 1: 340



Urgency:

Urgent

6 Months

Building ID: bldg A
CommonAreaName: Restrooms
CommonArealtem: Ceiling
Deficiency: bulging/buckling/sagging
Remedy: Replace
Description: prep/paint



Photo 1: 995

Building ID: bldg A
CommonAreaName: Restrooms
CommonArealtem: Walls
Deficiency: paint peeled
Remedy: Prep/Repaint
Description:



Photo 1: 994

Building ID: bldg A
CommonAreaName: Electrical Rooms
CommonArealtem: Ceiling
Deficiency: water stained/damaged
Remedy: Repair
Description: check source of leakage



Photo 1: 1023

Building ID: bldg A
CommonAreaName: Electrical Rooms
CommonArealtem: Ceiling
Deficiency: water stained/damaged
Remedy: Repair
Description: wall-repair, prep/repaint



Photo 1: 1023

Urgency:

Urgent

6 Months

Building ID: bldg A
CommonAreaName: Lobby
CommonArealtem: Ceiling
Deficiency: cracked/gaps
Remedy: Replace
Description: Ground Floor Entry-exposed elect conduits, lighting, cracked,peeled.
Photo 1: 1026



Building ID: bldg A
CommonAreaName: Lobby
CommonArealtem: Ceiling
Deficiency: corroded
Remedy: Replace
Description: flashing

Photo 1: 1028



Building ID: bldg A
CommonAreaName: Lobby
CommonArealtem: Ceiling
Deficiency: bulging/buckling/sagging
Remedy: Hire Consultant
Description: show sign of shifting

Photo 1: 1029



Building ID: bldg A
CommonAreaName: Lobby
CommonArealtem: Lighting
Deficiency: inadequate
Remedy: Replace
Description: install - provide more lighting

Photo 1: 1027



Urgency:

Urgent

6 Months

Building ID: bldg A
CommonAreaName: Lobby
CommonArealtem: Walls
Deficiency: Other (Description)
Remedy: Hire Consultant
Description: 16th floor-exposed rebars



Photo 1: 925

Building ID: bldg A
CommonAreaName: Corridor
CommonArealtem: Floors/Floor Covering
Deficiency: excessively weathered
Remedy: Fill/Patch
Description: 15th floor-exposed re bar



Photo 1: 941

Building ID: bldg A
CommonAreaName: Corridor
CommonArealtem: Other (Description)
Deficiency: corroded
Remedy: Replace
Description: elect meter-corroded casing, exposed to elements-safety hazard



Photo 1: 929

Building ID: bldg A
CommonAreaName: Corridor
CommonArealtem: Other (Description)
Deficiency: damaged
Remedy: Replace
Description: 12th floor (elect panel - cover)



Photo 1: 949

Urgency:

Urgent

6 Months

Building ID: bldg A
CommonAreaName: Corridor
CommonArealtem: Other (Description)
Deficiency: Other (Description)
Remedy: Clean/Deodorize
Description: WALLS-prep/paint, CONC RAILING-cracked, chipping, steel connector-corroded
Photo 1: 921



Building ID: bldg A
CommonAreaName: Laundry
CommonArealtem: Ceiling
Deficiency: paint peeled
Remedy: Prep/Repaint
Description: LAUNDRY- dr, frame -repaint, pipes expose-safety hazard ducts exposed(washer?-need)
Photo 1: 973



Building ID: bldg A
CommonAreaName: Stairs
CommonArealtem: Doors
Deficiency: damaged
Remedy: Replace
Description: 4th floor-dr hardware, closer, frame-corroded
Photo 1: 959



Building ID: bldg A
CommonAreaName: Stairs
CommonArealtem: Floors/Floor Covering
Deficiency: cracked/gaps
Remedy: Fill/Patch
Description: 15th/14th-exposed rebar-@ tread/risers
Photo 1: 943



Urgency:

Urgent

6 Months

Building ID: bldg A
CommonAreaName: Stairs
CommonArealetem: Other (Description)
Deficiency: cracked/gaps
Remedy: Repair
Description: dry standpipe base-corroded



Photo 1: 940

Building ID: bldg A
CommonAreaName: Stairs
CommonArealetem: Other (Description)
Deficiency: excessively weathered
Remedy: Repair
Description: dr-replace, closer, dr hardware, vision panel



Photo 1: 955

Building ID: bldg A
CommonAreaName: Stairs
CommonArealetem: Other (Description)
Deficiency: Other (Description)
Remedy: Replace
Description: 17th fl-dr hardware, hinges, vision safety glass, dr closer



Photo 1: 918

Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealetem:
Deficiency:
Remedy: Replace
Description: 3-WING ROOF-water ponding, duct system, base flashing, exhaust fan, weeds growing, 905



Photo 1:

Urgency:

Urgent

6 Months

Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem:
Deficiency: Other (Description)
Remedy: Replace
Description: 3 WING ROOF



Photo 1: 910

Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem:
Deficiency: damaged
Remedy: Replace
Description: STORAGE TANK @ ROOF
tank-non operational, walls,
floor, ceiling-re-DO



Photo 1: 911

Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem: Ceiling
Deficiency: water stained/damaged
Remedy: Replace
Description: @ office -cIng 20%(leaking)



Photo 1: 996

Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem: Doors
Deficiency: Other (Description)
Remedy: Replace
Description: HEALTH CENTER-inadequate dr
width, prep/repaint



Photo 1: 993

Urgency:

Urgent

6 Months

Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem: Trash Chute
Deficiency: Other (Description)
Remedy: Repair
Description: 2nd floor-replace wall, door, hardware-prep and repaint. Floor clean, sanitize & reseal
Photo 1: 964



Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem: Trash Chute
Deficiency: corroded
Remedy: Replace
Description: TC - total replacement, walls-patch & repair, prep, paint, floors-clean, sanitize
Photo 1: 920



Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem: Other (Description)
Deficiency: spalled
Remedy: Repair
Description: 16th floor-expansion joint @ ceiling, exp jt cover-corroded, elect panel-rust, damaged
Photo 1: 930



Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem: Other (Description)
Deficiency: Other (Description)
Remedy: Other (Description)
Description: KPT Office-replace ACTiles - 20%(water damages, leak) FLOOR-Replace. Lighting-
Photo 1: 996



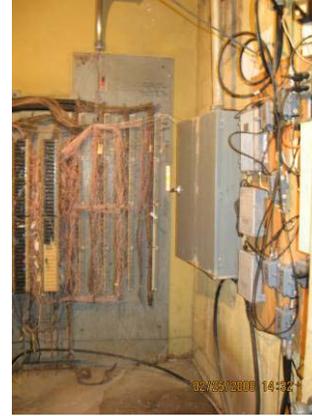
Urgency:

Urgent

6 Months

Building ID: bldg B
CommonAreaName: Utility Rooms
CommonArealtem: Ceiling
Deficiency: obsolete
Remedy: Prep/Repaint
Description: Wall-prep/paint/straighten
Floor-fill, clean & re finish

Photo 1: 987



Building ID: bldg B
CommonAreaName: Lobby
CommonArealtem: Ceiling
Deficiency: rotted
Remedy: Repair
Description: Gr Floor- patch hole
Wall-prep/paint
Floor-prep/clean/sanitize

Photo 1: 992



Building ID: bldg B
CommonAreaName: Lobby
CommonArealtem: Lighting
Deficiency: damaged
Remedy: Replace
Description: Ground floor-camera not
operational(elev lobby)
Roof/flashing-total replacement

Photo 1: 991



Building ID: bldg B
CommonAreaName: Corridor
CommonArealtem: Receptacles/Switches
Deficiency: corroded
Remedy: Replace
Description: 16th floor-dr, frame corroded

Photo 1: 870



Urgency:

Urgent

6 Months

Building ID: bldg B
CommonAreaName: Corridor
CommonArealtem: Walls
Deficiency: cracked/gaps
Remedy: Repair
Description: 14th floor-floor-patch/refinish & clean railing patch & fill
Photo 1: 876



Building ID: bldg B
CommonAreaName: Refuse Room
CommonArealtem: Trash Chute
Deficiency: damaged
Remedy: Repair
Description: 12th floor-floor - refinished, door-replaced, walls-prep/repaint. Excess trash @ all floors
Photo 1: 877



Building ID: bldg B
CommonAreaName: Laundry
CommonArealtem: HVAC
Deficiency: inoperable
Remedy: Replace
Description: exhaust vent, hazard, door, frame, hardware-replace
Photo 1: 981



Building ID: bldg B
CommonAreaName: Stairs
CommonArealtem: Floors/Floor Covering
Deficiency: excessively weathered
Remedy: Repair
Description: treads/risers - re fnish, walls prep/repaint, railing refinish. Clean & sanitized
Photo 1: 869



Urgency:

Urgent

6 Months

Building ID: bldg B
CommonAreaName: Stairs
CommonArealtem: Other (Description)
Deficiency: corroded
Remedy: Replace
Description: 2nd floor-dr, frame-corroded



Photo 1: 903

Building ID: bldg B
CommonAreaName: Other (Description)
CommonArealtem: Ceiling
Deficiency: leaking
Remedy: Replace
Description: Office(kokua)-pipes corroded
Door, frame-repaint
Walls-prep/paint



Photo 1: 988

Building ID: bldg B
CommonAreaName: Other (Description)
CommonArealtem: Ceiling
Deficiency: water stained/damaged
Remedy: Prep/Repaint
Description: Security room-floor clean/replace
Wall-prep/paint
Wdw-prep/repair(expanded wire)



Photo 1: 990

Building ID: bldg B
CommonAreaName: Other (Description)
CommonArealtem: Doors
Deficiency: excessively weathered
Remedy: Replace
Description: Mail room-Floors refinish
Wall-prep/paint
Ceiling-prep/paint



Photo 1: 989

Urgency:

Urgent

6 Months

Building ID: bldg B
CommonAreaName: Other (Description)
CommonArealtem: Other (Description)
Deficiency: excessively weathered
Remedy: Replace
Description: Roof-3 wing-roof, drains, exhaust & steel support corroded
Photo 1: 860



Building ID: Comm bldg
CommonAreaName: Community Room
CommonArealtem: Ceiling
Deficiency: broken
Remedy: Replace
Description: Main Hall-replace 10%(act)
Wall-prep/paint
Floor-replace
Photo 1: 749



Urgency:

Short Term

1 Year

Building ID: bldg A
CommonAreaName: Restrooms
CommonArealtem: Ceiling
Deficiency: water stained/damaged
Remedy: Replace
Description: KPT- toilets, Walls-replaced(wainscot), prep and paint all 4 sides. Faucet-replace
Photo 1: 995



Urgency:

Short Term

1 Year

Building ID: bldg A
CommonAreaName: Electrical Rooms
CommonAreatem: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description:



Photo 1: 1024

Building ID: bldg A
CommonAreaName: Corridor
CommonAreatem: Handrails/Guardrails
Deficiency: spalled
Remedy: Repair
Description: 14th floor(typ on all corridors)



Photo 1: 944

Building ID: bldg A
CommonAreaName: Corridor
CommonAreatem: Handrails/Guardrails
Deficiency: corroded
Remedy: Replace
Description: 9th floor-expansion jt, railing-repair



Photo 1: 954

Building ID: bldg A
CommonAreaName: Stairs
CommonAreatem: Walls
Deficiency: excessively weathered
Remedy: Repair
Description: 11th floor-exposed rebar(@ unit 1118)



Photo 1: 952

Urgency:

Short Term

1 Year

Building ID: bldg A
CommonAreaName: Stairs
CommonArealtem: Other (Description)
Deficiency: cracked/gaps
Remedy: Repair
Description: 3rd floor-base- spalled, (overall-stairs)foul odor-human feces, urine
Photo 1: 963



Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem: Doors
Deficiency: corroded
Remedy: Replace
Description: Mailroom-walls prep/paint, ceiling prep/paint, floor replace
Photo 1: 991



Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem: Walls
Deficiency: paint faded
Remedy: Prep/Repaint
Description: Security Office-replace door, windows-reinstall security screen mesh
Photo 1: 990



Building ID: bldg A
CommonAreaName: Other (Description)
CommonArealtem: Walls
Deficiency: damaged
Remedy: Fill/Patch
Description: JAN ROOM 15th floor-
Photo 1: 942



Urgency:

Short Term

1 Year

Building ID: bldg B
CommonAreaName: Electrical Rooms
CommonArealtem: Ceiling
Deficiency: water stained/damaged
Remedy: Replace
Description: Door, frames & louver-corroded
Walls-prep/paint
Floor-clean, prep/sanitize/fill
Photo 1: 985



Building ID: bldg B
CommonAreaName: Corridor
CommonArealtem: Floors/Floor Covering
Deficiency: cracked/gaps
Remedy: Repair
Description: Walls, conc railing -prep/paint
Photo 1: 866



Building ID: bldg B
CommonAreaName: Corridor
CommonArealtem: Handrails/Guardrails
Deficiency: cracked/gaps
Remedy: Repair
Description: 15th floor-floor excessive
weatherd, railing cracked,
corroded
Photo 1: 871



Building ID: bldg B
CommonAreaName: Laundry
CommonArealtem: Floors/Floor Covering
Deficiency: Other (Description)
Remedy: Replace
Description: fl drain-replace, corroded.
Inadequar w. machine, cctv in
operable.
Photo 1: 978



Urgency:

Short Term

1 Year

Building ID: bldg B
CommonAreaName: Stairs
CommonArealtem: Other (Description)
Deficiency: leaking
Remedy: Repair
Description: 17th floor-door, frame-corroded

Photo 1: 865



Building ID: bldg B
CommonAreaName: Other (Description)
CommonArealtem: Ceiling
Deficiency: water stained/damaged
Remedy: Repair
Description: Boiler rm- Walls clean, prep/paint
Pipes-corroded
Floor -water stain

Photo 1: 984



Building ID: bldg B
CommonAreaName: Other (Description)
CommonArealtem: Doors
Deficiency: paint faded
Remedy: Prep/Repaint
Description: KPT Family Ctr-
Ceiling-prep/paint
Wall-prep/paint

Photo 1: 662



Building ID: Comm bldg
CommonAreaName: Community Room
CommonArealtem: Floors/Floor Covering
Deficiency: cracked/gaps
Remedy: Fill/Patch
Description: @ Community room hallway-floor
Ceiling-prep/repaint

Photo 1: 758



Urgency:

Short Term

1 Year

Building ID: Comm bldg
CommonAreaName: Other (Description)
CommonAreaItem: Ceiling
Deficiency: water stained/damaged
Remedy: Straighten
Description: @Community room-
OFFICE/LOUNGE
Lighting-replace
Photo 1: 750



Unit Deficiencies

Unit Entry Deficiencies

Urgency:

Urgent

6 Months

Building ID: bldg A **UnitID:** 1611

Entry Item Name: Door

Deficiency: Other (Description)

Remedy: Other (Description)

Description:

Photo 1: 932



Urgency:

Short Term

1 Year

Building ID: bldg A **UnitID:** 811

Entry Item Name: Door

Deficiency: broken

Remedy: Repair

Description:

Photo 1: 956



Building ID: bldgB **UnitID:** 1201

Entry Item Name: Door

Deficiency: broken

Remedy: Install

Description: Threshold

Photo 1: 880



Urgency:

Short Term

1 Year

Building ID: bldgB **UnitID:** 1201

Entry Item Name: Walls
Deficiency: paint peeled
Remedy:
Description:



Photo 1: 879

Building ID: bldgB **UnitID:** 1203

Entry Item Name: Door
Deficiency: Other (Description)
Remedy: Other (Description)
Description: Frame rust, refinish, door closer-
replace



Photo 1: 881

Building ID: bldgB **UnitID:** 1506

Entry Item Name: Door
Deficiency: paint peeled
Remedy: Prep/Repaint
Description:



Photo 1: 874

Building ID: bldgB **UnitID:** 816

Entry Item Name: Door
Deficiency: Other (Description)
Remedy: Repair
Description: No sign, threshold, dr hardware



Photo 1: 890

<i>Urgency:</i>		<i>Long Term</i>	<i>Over 1 Year</i>
Building ID: bldgB	UnitID: 1714		
Entry Item Name:	Door		
Deficiency:	Other (Description)		
Remedy:	Fill/Patch		
Description:			
Photo 1:	867		

Unit Living/Dining Deficiencies

<i>Urgency:</i>		<i>Urgent</i>	<i>6 Months</i>
Building ID: bldg A	UnitID: 1602		
Living/Dining Item Name:	Floor Covering		
Deficiency:	Other (Description)		
Remedy:	Clean/Deodorize		
Description:			
Photo 1:	935		

Building ID: bldg A	UnitID: 1702		
Living/Dining Item Name:	Screen Door		
Deficiency:	broken		
Remedy:	Replace		
Description:			
Photo 1:	923		

<i>Urgency:</i>		<i>Short Term</i>	<i>1 Year</i>
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Urgency:

Short Term

1 Year

Building ID: bldg C **UnitID:** 1566
Living/Dining Item Name: Floor Covering
Deficiency: damaged
Remedy: Install
Description: replace, repair
Photo 1: 1004



Unit Kitchen Deficiencies

Urgency:

Urgent

6 Months

Building ID: bldg D **UnitID:** 1532
Kitchen Item Name: Cabinets
Deficiency: Other (Description)
Remedy: Install
Description: cab not ada, lite lens,
Photo 1: 1020



Urgency:

Short Term

1 Year

Building ID: bldg A **UnitID:** 1611
Kitchen Item Name: Walls
Deficiency: paint peeled
Remedy: Prep/Repaint
Description:
Photo 1: 933



Urgency:

Short Term

1 Year

Building ID: bldg A **UnitID:** 1618

Kitchen Item Name: Cabinets

Deficiency: broken

Remedy: Replace

Description:

Photo 1: 926



Building ID: bldgB **UnitID:** 1210

Kitchen Item Name: Walls

Deficiency: Other (Description)

Remedy: Prep/Repaint

Description:

Photo 1: 884



Building ID: bldgB **UnitID:** 715

Kitchen Item Name: Cabinets

Deficiency: damaged

Remedy: Repair

Description:

Photo 1: 895



Unit Appliance Deficiencies

Urgency:

Urgent

6 Months

Urgency:

Short Term

1 Year

Building ID: bldg A **UnitID:** 1618 **Bedroom Number:** 3
Bedroom Item Name: Floor Covering
Deficiency: leaking
Remedy: Repair
Description:

Photo 1: 927



Building ID: bldg C **UnitID:** 1558 **Bedroom Number:** 4
Bedroom Item Name: Door
Deficiency: Other (Description)
Remedy: Repair
Description: dr, frame-paint

Photo 1: 1002



Unit Closet Deficiencies

Urgency:

Immediate

1 Month

Building ID: bldg C **UnitID:** 1488
Closet Item Name: Other (Description)
Deficiency: Other (Description)
Remedy: Replace
Description: re insulate pipes(hall)

Photo 1: 997



Urgency:

Immediate

1 Month

Building ID: bldg C **UnitID:** 1592

Closet Item Name: Other (Description)

Deficiency: damaged

Remedy: Replace

Description: re-insulate

Photo 1: 1017



Building ID: bldgB **UnitID:** 1210

Closet Item Name: Other (Description)

Deficiency: leaking

Remedy: Repave

Description: Leaking-ceiling,

Photo 1: 883



Urgency:

Urgent

6 Months

Building ID: bldg A **UnitID:** 1418

Closet Item Name: Ceiling

Deficiency: leaking

Remedy: Repair

Description: wall, shelves

Photo 1: 946



Urgency:

Urgent

6 Months

Building ID: bldg C **UnitID:** 1566
Closet Item Name: Other (Description)
Deficiency: damaged
Remedy: Replace
Description: insulate piping/ reseal pipes-clng & floor
Photo 1: 1010



Unit Bathroom Deficiencies

Urgency:

Urgent

6 Months

Building ID: bldg A **Unit ID:** 1418 **Bathroom Number:**
Bathroom Item Name: Faucet
Deficiency: leaking
Remedy: Repair
Description:
Photo 1: 945



Building ID: bldg A **Unit ID:** 1602 **Bathroom Number:**
Bathroom Item Name: Ceiling
Deficiency: leaking
Remedy: Repair
Description:
Photo 1: 936



Urgency:

Urgent

6 Months

Building ID: bldg A **Unit ID:** 1602 **Bathroom Number:**
Bathroom Item Name: Walls
Deficiency: paint peeled
Remedy: Prep/Repaint
Description:



Photo 1: 938

Building ID: bldg A **Unit ID:** 1611 **Bathroom Number:**
Bathroom Item Name: Ceiling
Deficiency: leaking
Remedy: Repair
Description:



Photo 1: 934

Building ID: bldg C **Unit ID:** 1488 **Bathroom Number:**
Bathroom Item Name: Other (Description)
Deficiency: hole(s)
Remedy: Fill/Patch
Description: shower wall



Photo 1: 999

Building ID: bldg C **Unit ID:** 1566 **Bathroom Number:**
Bathroom Item Name: Toilet
Deficiency: Other (Description)
Remedy: Install
Description: re install, seal & renish



Photo 1: 1009

Urgency:

Urgent

6 Months

Building ID: bldg C **Unit ID:** 1566 **Bathroom Number:**
Bathroom Item Name: **Other (Description)**
Deficiency: leaking
Remedy: Replace
Description: shower fixtures



Photo 1: 1008

Building ID: bldg D **Unit ID:** 1532 **Bathroom Number:**
Bathroom Item Name: **Other (Description)**
Deficiency: **Other (Description)**
Remedy: Replace
Description: lav to conform ada



Photo 1: 1022

Urgency:

Short Term

1 Year

Building ID: bldg A **Unit ID:** 1205 **Bathroom Number:**
Bathroom Item Name: **Tub/Surround**
Deficiency:
Remedy: Install
Description: tiles missing



Photo 1: 950

Urgency:

Short Term

1 Year

Building ID: bldg A **Unit ID:** 1218 **Bathroom Number:**
Bathroom Item Name: Tub/Surround
Deficiency: broken
Remedy: Repair
Description:



Photo 1: 947

Building ID: bldg A **Unit ID:** 1218 **Bathroom Number:**
Bathroom Item Name: Ceiling
Deficiency: leaking
Remedy: Repair
Description:



Photo 1: 948

Building ID: bldg A **Unit ID:** 1618 **Bathroom Number:**
Bathroom Item Name: Ceiling
Deficiency: paint peeled
Remedy: Prep/Repaint
Description:



Photo 1: 928

Building ID: bldg A **Unit ID:** 1702 **Bathroom Number:**
Bathroom Item Name: Ceiling
Deficiency: mold/mildew
Remedy: Prep/Repaint
Description:



Photo 1: 923

Urgency:

Short Term

1 Year

Building ID: bldg C **Unit ID:** 1592 **Bathroom Number:**
Bathroom Item Name: Toilet
Deficiency: damaged
Remedy: Replace
Description:



Photo 1: 1011

Building ID: bldgB **Unit ID:** 1512 **Bathroom Number:**
Bathroom Item Name: Ceiling
Deficiency: mold/mildew
Remedy: Prep/Repaint
Description:



Photo 1: 872

Building ID: bldgB **Unit ID:** 805 **Bathroom Number:**
Bathroom Item Name: Ceiling
Deficiency: paint peeled
Remedy: Prep/Repaint
Description: pipes need insu



Photo 1: 892

Building ID: bldgB **Unit ID:** 816 **Bathroom Number:**
Bathroom Item Name: Ceiling
Deficiency: mold/mildew
Remedy: Treat
Description: Prep/paint



Photo 1: 896

Urgency:

Short Term

1 Year

Building ID: bldgB **Unit ID:** 816 **Bathroom Number:**
Bathroom Item Name: Walls
Deficiency: mold/mildew
Remedy: Regrade
Description: Tile wall, re-grout

Photo 1: 896



Unit Balcony Deficiencies

Urgency:

Short Term

1 Year

Building ID: bldgB **UnitID:** 1201
Balcony Item Name: Floor Covering
Deficiency: Other (Description)
Remedy:
Description: rough

Photo 1: 878



Unit Stair Deficiencies

Urgency:

Short Term

1 Year

Urgency:

Short Term

1 Year

Building ID: bldg C **UnitID:** 1558

Stair Item Name: Floor Covering

Deficiency: Other (Description)

Remedy: Prep/Repaint

Description: re finish, treads & riser

Photo 1: 1000



Building ID: bldg C **UnitID:** 1558

Stair Item Name: Window Screens

Deficiency: damaged

Remedy: Replace

Description: wdw screen, hardware

Photo 1: 1003



Unit Other Deficiencies

Urgency:

Immediate

1 Month

Building ID: bldg C **UnitID:** 1558

Other Unit Item Name: Other (Description)

Deficiency: cracked/gaps

Remedy: Replace

Description: replace insulation

Photo 1: 1001



Urgency:

Short Term

1 Year

Urgency:

Short Term

1 Year

Building ID: bldg C **UnitID:** 1566

Other Unit Item Name: Other (Description)

Deficiency: corroded

Remedy: Replace

Description: w. htr-replace(

Photo 1: 1006



Deficiency Urgency Report

Site Deficiencies

Urgency Description: **Urgent**

Item Name	Deficiency	Remedy	Description
Walkways	cracked/gaps	Fill/Patch	repair, fill, patch & flush concrete 40% deficient
Parking Areas/Drive	Other (Description)	Repave	all roadways, parking area & drivethru-60%
Lighting	inadequate	Install	overall site needs lighting esp @ perimeter area

Urgency Description: **Short Term**

Item Name	Deficiency	Remedy	Description
Site Accessories	inadequate	Install	need more park benches, tables, trash containment, etc
Steps	excessively weathered	Fill/Patch	conc steps footing-hanging
Fencing	Other (Description)	Other (Description)	replace chain link-20/30%, cmu wall below ch link fence-10%-20%
Trash Enclosures	Other (Description)	Maintain	maintenance 100%
Gates	missing	Other (Description)	provide hdwr @ all point of entry to site
Gates	missing	Replace	gates @ behind low-rise bldgs
Playground Equipme	Other (Description)	Maintain	10%-20%-maintenance
Handrails/Guardrails	Other (Description)	Prep/Repaint	100% re-finish
Landscape Planting	Other (Description)	Maintain	overall site could use more planting existing lawn or vegetation-20% maintenance
Retaining/Decorativ	bulging/buckling/sagging	Repair	
Project Signage	inadequate	Install	need more
Mailboxes	paint faded	Prep/Repaint	maintenance
Ramps	excessively weathered	Repair	85%re-finsh, needmore?

Urgency Description: **Long Term**

Item Name	Deficiency	Remedy	Description
Storm Drainage	Other (Description)	Maintain	check regularly

Building Exterior Deficiencies

Urgency Description: **Immediate**

Building ID: bldg A2			Immediate
Item Name	Deficiency	Remedy	Description
Other (Description)	structurally unsafe	Repair	trash chute - hole @ cmu wall, foul smell, excess trash expanded wire mesh fram, cracked around framing, vents not functioning
Other (Description)	inadequate	Replace	exit-sign
Other (Description)	inadequate	Replace	no hose @ fire hose cabinet
Lighting	Other (Description)	Replace	corridor ighting-lens broken & burned

Building ID: bldg B			Immediate
Item Name	Deficiency	Remedy	Description
Other (Description)	inoperable	Replace	fire ex cab-welded shut
Other (Description)	inadequate	Replace	exit sign-non funcional
Other (Description)	missing	Replace	fire hose cabinet-no hose

Building ID: bldgA			Immediate
Item Name	Deficiency	Remedy	Description
Other (Description)	Other (Description)	Clean/Deodorize	Roof/flashing @ lobby-100% -

Building ID: bldgA-1			Immediate
Item Name	Deficiency	Remedy	Description
Other (Description)	inadequate	Replace	fire hose cabinet-inoperable condition.
Other (Description)	Other (Description)	Repair	stairs-repaint, no safety nosing, railing inadequate, wall paint & lighting inadequate. Flooring- need more maintenance
Other (Description)	broken	Replace	elect conduits exposed @ stair area
Roofs	Other (Description)	Maintain	removal -carts, all debris, exsive trash @ conc roof
Walls	structurally unsafe	Repair	@ trash room hole @ cmu wall

Urgency Description: Urgent

Building ID: bldg A2			Urgent
Item Name	Deficiency	Remedy	Description
Louvers/Vents	broken	Replace	wdw jalousie-75%
Other (Description)	cracked/gaps	Repair	conc lanai floor - weeds
Other (Description)	Other (Description)	Repair	@ wdw sill-water mark, cracked,

Building ID: bldg A3			Urgent
Item Name	Deficiency	Remedy	Description
Walls	paint peeled	Prep/Repaint	4-sides-100%(repair)
Louvers/Vents	broken	Replace	louvre-50%
Other (Description)	damaged	Replace	trash chute vent
Walls	Other (Description)	Prep/Repaint	conc guardrail @ walkway, water stain, paint peeling
Roofs	Other (Description)	Replace	roof@ lobby, flashing,clogged rf drain
Lighting	broken	Replace	
Walls	Other (Description)	Remove	Window AC unit-water mark, corrosion, paint peeling, Weeds growing @ window ledge.

Building ID: bldgA			Urgent
Item Name	Deficiency	Remedy	Description
Roofs	excessively weathered	Replace	
Walls	excessively weathered	Prep/Repaint	Walls-100% Light-100%
Window Screens	damaged	Replace	Missing

Building ID: bldgA-1			Urgent
Item Name	Deficiency	Remedy	Description
Walls	cracked/gaps	Repair	decorative block wall-need input from struct engr
Other (Description)	corroded	Replace	elect meter cabinets
Roofs	corroded	Other (Description)	bottom of conc corridor cracked, steel connector rust
Other (Description)	corroded	Replace	exposed pipes, conduits
Lighting	damaged	Replace	lens-broken, excessive wethered, lights missing
Louvers/Vents	broken	Replace	wdw jalousie missing, no visible screen, wdw hardware 75% replace & repair
Other (Description)	corroded	Replace	steel connection @ joints rust
Other (Description)	cracked/gaps	Repair	top of conc guardrail, steel connector-repair w/struct engr
Other (Description)	damaged	Repair	conc floor @ expansion jt -ext corridor

Roofs	poorly maintained	Repair	conc roof flashing replace, drains, re-roof & re paint
Walls	Other (Description)	Prep/Repaint	conc wall railing-
Louvers/Vents	corroded	Prep/Repaint	handrail /conc step
Other (Description)	excessively weathered	Other (Description)	FLOORS excessive trash, dirt, stain - clean, repair & sanitized
Walls	excessively weathered	Repair	walls below wdw siil-cracked, eroded

Building ID: bldgB **Urgent**

Item Name	Deficiency	Remedy	Description
Roofs	corroded	Replace	Weathered concrete-Repair and fill. Flashing-replace
Other (Description)	corroded	Replace	Electrical conduits(pipes), plumbing pipes
Roofs	excessively weathered	Replace	Water ponding, weeds growing, existing solar pipes leaking(not being used-abandoned)
Other (Description)	paint faded	Prep/Repaint	Paint all doors, screen doors 50%-repair
Window Screens	broken	Repair	
Walls	paint faded	Prep/Repaint	Paint all

Building ID: c4 **Urgent**

Item Name	Deficiency	Remedy	Description
Roofs	cracked/gaps	Remove	weeds growing

Building ID: c-6 **Urgent**

Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	flashing -75%
Roofs	clogged	Remove	weeds on roof

Building ID: c-7 **Urgent**

Item Name	Deficiency	Remedy	Description
Roofs	Other (Description)	Replace	re-roof
Louvers/Vents	broken	Replace	louvres - 10%

Building ID: c8 **Urgent**

Item Name	Deficiency	Remedy	Description
Other (Description)	damaged		

Building ID: c-8 **Urgent**

Item Name	Deficiency	Remedy	Description
Other (Description)	damaged	Replace	100%-screen door
Louvers/Vents	broken	Replace	louvre-10% missing

Building ID: com hall **Urgent**

Item Name	Deficiency	Remedy	Description
Window Screens	damaged	Replace	wdw screen
Gutters/Downspouts	corroded	Replace	
Roofs	Other (Description)	Prep/Repaint	roof eaves

Building ID: day care center **Urgent**

Item Name	Deficiency	Remedy	Description
Walls	Other (Description)	Prep/Repaint	graffiti & touch up

Urgency Description: Short Term**Building ID: bldg A2** **Short Term**

Item Name	Deficiency	Remedy	Description
Other (Description)	corroded	Prep/Repaint	decorative rail@ lanai-
Walls	paint peeled	Prep/Repaint	repair, fill cracked - for walls @ lower level graffiti are visible
Other (Description)	water stained/damaged	Repair	conc guardrail - @ drain pipes, rust at steel connection visible of crack/chipping @ walls & floor levels visibility of water leaking @ wdw sill/floor levels
Other (Description)	corroded	Replace	wdw hdwr, frame,
Other (Description)	corroded	Repair	elect conduits/pipes-exposed
Window Screens	missing	Replace	wdw screen-75%
Roofs	Other (Description)	Replace	lower level
Other (Description)	corroded	Hire Consultant	corroded steel connections

Building ID: bldg A3 **Short Term**

Item Name	Deficiency	Remedy	Description
Other (Description)	paint faded	Prep/Repaint	grilles-lanai
Window Screens	missing	Replace	no visible screen
Walls	water stained/damaged	Prep/Repaint	@ decorative cmu wall

Other (Description)	paint faded	Repair	expanded wire mesh
Walls	water stained/damaged	Repair	walls below wdw sill, reseal,
Other (Description)	damaged	Replace	wdw sill - 65%

Building ID: bldg B **Short Term**

Item Name	Deficiency	Remedy	Description
Louvers/Vents	broken	Replace	wdw jalousie - 50%
Walls	cracked/gaps	Repair	conc guardrail-prep/paint, chipped
Window Screens	missing	Replace	100%
Other (Description)	corroded	Prep/Repaint	Expanded wiremesh frame, cracked @ sill area/floor
Other (Description)	cracked/gaps	Repair	chipped @ wdw sill, water stain,
Roofs	Other (Description)	Replace	@ trash chute - maintain, clean
Other (Description)	damaged	Repair	wdw ledge, cracked, weeds
Window Screens	missing	Replace	100%-no visible
Walls	Other (Description)	Prep/Repaint	cmu decorative wall, repair,
Other (Description)	damaged	Repair	chipped @ wdw sill
Walls	Other (Description)	Prep/Repaint	4-sides all wings - 100%
Lighting	broken	Replace	lens faded, burnt color

Building ID: bldgA **Short Term**

Item Name	Deficiency	Remedy	Description
Louvers/Vents	corroded	Replace	75%-replacement
Other (Description)	corroded	Replace	pipe drip @ ext corridor
Other (Description)	spalled	Repair	Conc guardrail-clean/paint, steel connection,
Other (Description)	cracked/gaps	Repair	Decorative blocks-(structural)
Foundations	cracked/gaps	Repair	Cracked, weed @ wdw sill, water leaking, expanded wire mesh & frames corroded pipes & conduits - corrosion

Building ID: bldgA-1 **Short Term**

Item Name	Deficiency	Remedy	Description
Other (Description)	cracked/gaps	Repair	bottom of conc rail, crack
Walls	paint peeled	Prep/Repaint	

Walls	paint faded	Prep/Repaint	
Other (Description)	paint peeled	Prep/Repaint	ceiling @ walkway

Building ID: c1	Short Term
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Item Name	Deficiency	Remedy	Description
Window Screens	broken	Replace	100%
Roofs	Other (Description)	Replace	75% flashing
Louvers/Vents	broken	Replace	jalousie 10%
Walls	excessively weathered	Repair	demising wall-front-repair, demising wall-rear privacy wall 50%
Roofs	excessively weathered	Replace	
Roofs	Other (Description)	Repair	lower canopy

Building ID: c2	Short Term
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Item Name	Deficiency	Remedy	Description
Roofs	Other (Description)	Replace	flashing 75%
Window Screens	Other (Description)	Replace	jalousie 20%
Window Screens	damaged	Repair	wdw hardware
Walls	paint faded	Prep/Repaint	50%
Window Screens	missing	Replace	100%
Roofs	excessively weathered	Replace	

Building ID: c3	Short Term
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Item Name	Deficiency	Remedy	Description
Walls	Other (Description)	Prep/Repaint	4-sides
Roofs	Other (Description)	Replace	flashing-75%
Window Screens	missing	Replace	100%
Window Screens	Other (Description)	Replace	wdw hardware
Roofs	Other (Description)	Repair	lower roof
Roofs	excessively weathered	Replace	

Building ID: c4	Short Term
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Item Name	Deficiency	Remedy	Description
Window Screens	Other (Description)	Replace	wdw hardware-replace
Roofs	excessively weathered	Replace	

Walls	Other (Description)	Prep/Repaint	4-sides
Window Screens	missing	Replace	100%
Roofs	corroded	Replace	flashing 75%
Roofs	Other (Description)	Repair	lower canopy, re roof

Building ID: c-5 **Short Term**

Item Name	Deficiency	Remedy	Description
Louvers/Vents	broken	Replace	10%
Window Screens	missing	Replace	100%
Roofs	excessively weathered	Replace	weeds @ roof
Walls	Other (Description)	Prep/Repaint	4-sides, water stain
Gutters/Downspouts	corroded	Replace	75%

Building ID: c-6 **Short Term**

Item Name	Deficiency	Remedy	Description
Window Screens	broken	Replace	100%
Roofs	excessively weathered	Replace	
Louvers/Vents	missing	Replace	15% jalousie
Walls	Other (Description)	Prep/Repaint	4-sides

Building ID: c-7 **Short Term**

Item Name	Deficiency	Remedy	Description
Walls	Other (Description)	Prep/Repaint	4 - sides
Gutters/Downspouts	corroded	Replace	flashing
Roofs	excessively weathered	Replace	
Window Screens	damaged	Replace	wdw screen - 100%

Building ID: c-8 **Short Term**

Item Name	Deficiency	Remedy	Description
Roofs	excessively weathered	Other (Description)	re-roof
Gutters/Downspouts	corroded	Replace	roof flashing
Window Screens	missing	Replace	screen - missing
Walls	Other (Description)	Prep/Repaint	4-sides

Building ID: com hall **Short Term**

Item Name	Deficiency	Remedy	Description
Louvers/Vents	broken	Replace	

Roofs	corroded	Replace	
Walls	paint faded	Prep/Repaint	4-sides

Building ID: Comm bldg	Short Term
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Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	Graffiti, Roof eaves-prep/paint Lighting

Building ID: d1	Short Term
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Item Name	Deficiency	Remedy	Description
Louvers/Vents	broken	Replace	jalousie 50%
Walls	Other (Description)	Prep/Repaint	
Window Screens	missing	Replace	100%
Roofs	Other (Description)	Replace	flashing 75%
Window Screens	Other (Description)	Replace	wdw hardware

Building ID: d2	Short Term
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Item Name	Deficiency	Remedy	Description
Louvers/Vents	broken	Replace	jalousie 50%
Roofs	Other (Description)	Replace	flashing-75%
Roofs	excessively weathered	Replace	
Walls	Other (Description)	Prep/Repaint	4 sides
Window Screens	missing	Replace	100%

Building ID: d3	Short Term
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Item Name	Deficiency	Remedy	Description
Roofs	Other (Description)	Replace	75% flashing
Roofs	excessively weathered	Repair	lower canopy
Window Screens	missing	Replace	100%
Louvers/Vents	broken	Replace	jalousie 20%
Walls	cracked/gaps	Repair	patch/fill, remove weeds
Walls	Other (Description)	Prep/Repaint	4 sides

Building ID: d4	Short Term
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Item Name	Deficiency	Remedy	Description
Window Screens	missing	Replace	100%
Walls	paint peeled	Prep/Repaint	

Walls	Other (Description)	Prep/Repaint	demising wall - front & rear privacy wall @ rear
Walls	cracked/gaps	Remove	weeds, mold,mildew
Roofs	excessively weathered	Replace	flashing-75%
Roofs	Other (Description)	Repair	lower canopy
Louvers/Vents	broken	Replace	jalousie 10%
Window Screens	Other (Description)	Replace	wdw hardware

Building ID: H.Resource **Short Term**

Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	Downspout/gutter-replace corroded portion Stairs- re finish Trash Enclosure-damage(cmu wall) (375, 785, 786, 376, 776, 787)

Building ID: Human Resour **Short Term**

Item Name	Deficiency	Remedy	Description
Gutters/Downspouts	corroded	Replace	

Building ID: PACT -office **Short Term**

Item Name	Deficiency	Remedy	Description
Walls	Other (Description)	Prep/Repaint	4-sides
Louvers/Vents	broken	Replace	jalousie 10%
Roofs	excessively weathered	Replace	
Roofs	Other (Description)	Replace	flashing 75%
Window Screens	Other (Description)	Repair	replace missing

Building ID: teen center **Short Term**

Item Name	Deficiency	Remedy	Description
Roofs	Other (Description)	Other (Description)	re-roof, replace-flashing
Walls	Other (Description)	Prep/Repaint	4-sides
Gutters/Downspouts	corroded	Replace	conc scupper-weeds grwing
Other (Description)	broken	Repair	wdw - wire mesh

Building ID: Teen Ctr			Short Term
Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	Graffiti on walls Weeds@ roof Roof Scupper Windows (Photo)790, 649

Building ID: Weed & Seed			Short Term
Item Name	Deficiency	Remedy	Description
Window Screens	missing	Replace	100%
Louvers/Vents	missing	Replace	jalousie 10%
Roofs	excessively weathered	Replace	75% flashing
Walls	Other (Description)	Prep/Repaint	4 sides

Urgency Description: Long Term

Building ID: Human Resour			Long Term
Item Name	Deficiency	Remedy	Description
Walls	Other (Description)	Prep/Repaint	wall touch up only
Other (Description)	Other (Description)	Prep/Repaint	handrail @ stair

Building Systems Deficiencies

Urgency Description: Immediate

Building ID: bldgA			Immediate
Item Name	Deficiency	Remedy	Description
Fire Hoses	Other (Description)	Install	Fire Hose - non-existent Fire Alarm-non functional Fire Connection Dry Standipe-In oprable Electrical Meter Box-corroded

Urgency Description: Short Term

Building ID: bldg A			Short Term
Item Name	Deficiency	Remedy	Description
Other (Description)	inadequate	Other (Description)	BOILER RM-generator-not operable,steel base-corroded
Other (Description)	corroded	Replace	BOILER RM-clng-water stain damages, walls prep/repaint, floor steel plates, exposed pipes-corroded

Common Area Deficiencies

Urgency Description: Immediate

Building ID: bldg A Immediate

Area Name	Item Name	Deficiency	Remedy	Description
Refuse Room	Trash Chute	damaged	Repair	4th floor-missing door, wall-damaged, floor-filthy, clean sanitize (foul smell)
Lobby	Ceiling	cracked/gaps	Repair	exposed pipes, conduits - corroded
Refuse Room	Trash Chute	damaged	Repair	3rd floor-walls-replaced & paint, door-replaced, floor-clean, sanitize
Stairs	Walls	odorous	Other (Description)	walls-repaint, sanblast, railing-prep/repaint

Building ID: bldg B Immediate

Area Name	Item Name	Deficiency	Remedy	Description
Refuse Room	Trash Chute	Other (Description)	Repair	14th floor-dr replace, floor renished, clean & sanitize walls clean, sanitize & paint
Refuse Room	Trash Chute	damaged	Repair	8th floor-door replace, walls clean, prep/paint. Floor refinish, clean, sanitize & reseal
Refuse Room	Trash Chute	damaged	Repair	10th floor- door replaced, walls prep/paint, floor clean, sanitize
Stairs	Other (Description)	Other (Description)	Repair	1st floor-tread/riser, landing-clean, sanitize, patch & fill. Handrail prep/paint

Building ID: bldgA Immediate

Area Name	Item Name	Deficiency	Remedy	Description
Other (Descripti	Other (Description)	odorous		Maintenance room inadequate

Building ID: com hall Immediate

Area Name	Item Name	Deficiency	Remedy	Description
Community Roo	Lighting	non-functional	Replace	

Urgency Description: Urgent

Building ID: bldg A Urgent

Area Name	Item Name	Deficiency	Remedy	Description
Restrooms	Ceiling	bulging/buckling/sa	Replace	prep/paint

Other (Descripti	Walls	paint faded	Prep/Repaint	@ office
Other (Descripti	Doors	Other (Description)	Replace	HEALTH CENTER- inadequate dr width, prep/repaint
Lobby	Ceiling	cracked/gaps	Replace	Ground Floor Entry-exposed elect conduits, lighting, cracked,peeled. Flashing-replace, ceiling- sagging-see struct engineer,
Other (Descripti	Trash Chute	corroded	Replace	TC - total replacement, walls- patch & repair, prep, paint, floors-clean, sanitize
Other (Descripti		Other (Description)	Replace	3 WING ROOF
Other (Descripti	Ceiling	water stained/dama	Replace	@ office -clng 20% (leaking)
Other (Descripti	Floors/Floor Covering	Other (Description)	Replace	100% replacement
Lobby	Ceiling	corroded	Replace	flashing
Lobby	Floors/Floor Covering	excessively weathe	Replace	
Other (Descripti	Trash Chute	Other (Description)	Repair	2nd floor-replace wall, door, hardware-prep and repaint. Floor clean, sanitize & reseal
Stairs	Other (Description)	cracked/gaps	Repair	dry standpipe base-corroded
Stairs	Floors/Floor Covering	cracked/gaps	Fill/Patch	15th/14th-exposed rebar-@ tread/risers
Corridor	Other (Description)	Other (Description)	Clean/Deodorize	WALLS-prep/paint, CONC RAILING-cracked, chipping, steel connector-corroded FLOORS- exposed rebar, uneven floor level, floor settlement @ expansion joints
Other (Descripti	Other (Description)	spalled	Repair	16th floor-expansion joint @ ceiling, exp jt cover- corroded, elect panel-rust, damaged
Other (Descripti			Replace	3-WING ROOF-water ponding, duct system, base flashing, exhaust fan, weeds growing, steel support(solar), metal doors, exposed elect conduits, dr hadware & roof access

Laundry	Ceiling	paint peeled	Prep/Repaint	LAUNDRY- dr, frame - repaint, pipes expose-safety hazard ducts exposed(washer?-need)
Other (Descripti	Doors	damaged	Repair	prep/finish/paint-hardware replace(SEcurity OFFICE)
Other (Descripti		damaged	Replace	STORAGE TANK @ ROOF tank-non operational, walls, floor, ceiling-re-DO corroded pipes, bird droopings & feathers
Corridor	Other (Description)	corroded	Replace	elect meter-corroded casing, exposed to elements-safety hazard
Electrical Room	Doors	corroded	Replace	
Electrical Room	Ceiling	water stained/dama	Repair	wall-repair, prep/repaint
Lobby	Ceiling	bulging/buckling/sa	Hire Consultant	show sign of shifting
Lobby	Lighting	inadequate	Replace	install - provide more lighting
Corridor	Floors/Floor Covering	excessively weathe	Fill/Patch	15th floor-exposed re bar
Stairs	Doors	damaged	Replace	4th floor-dr hardware, closer, frame-corroded
Corridor	Other (Description)	damaged	Replace	12th floor (elect panel - cover)
Lobby	Walls	Other (Description)	Hire Consultant	16th floor-exposed rebars
Electrical Room	Ceiling	water stained/dama	Repair	check source of leakage
Stairs	Other (Description)	excessively weathe	Repair	dr-replace, closer, dr hardware, vision panel
Other (Descripti	Cabinets/Countertops	obsolete	Replace	KPT Office-replace all doors.
Stairs	Other (Description)	Other (Description)	Replace	17th fl-dr hardware, hinges, vision safety glass, dr closer
Other (Descripti		Other (Description)	Replace	3 WING ROOF
Other (Descripti	Ceiling	water stained/dama	Replace	office
Restrooms	Walls	paint peeled	Prep/Repaint	

Other (Description) Other (Description) Other (Description) Other (Description) KPT Office-replace
 ACTiles -20%(water
 damages, leak)
 FLOOR-Replace. Lighting-
 replace-20%. Vault door-
 prep/finish. Rear door-
 frame/door replaced.
 Window frames, screen,
 slats -replaced.

Building ID: bldg B **Urgent**

Area Name	Item Name	Deficiency	Remedy	Description
Lobby	Ceiling	rotted	Repair	Gr Floor- patch hole Wall-prep/paint Floor-prep/clean/sanitize
Corridor	Receptacles/Switches	corroded	Replace	16th floor-dr, frame corroded
Lobby	Lighting	damaged	Replace	Ground floor-camera not operational(elev lobby) Roof/flashing-total replacement
Other (Description)	Ceiling	water stained/dama	Prep/Repaint	Security room-floor clean/replace Wall-prep/paint Wdw-prep/repair(expanded wire) Door-replace
Other (Description)	Ceiling	leaking	Replace	Office(kokua)-pipes corroded Door, frame-repaint Walls-prep/paint
Stairs	Floors/Floor Covering	excessively weathe	Repair	treads/risers - re finish, walls prep/repaint, railing refinish. Clean & sanitized
Corridor	Walls	cracked/gaps	Repair	14th floor-floor- patch/refinish & clean railing patch & fill replace corroded steel connector
Other (Description)	Doors	excessively weathe	Replace	Mail room-Floors refinish Wall-prep/paint Ceiling-prep/paint
Other (Description)	Other (Description)	excessively weathe	Replace	Roof-3 wing-roof, drains, exhaust & steel support corroded
Stairs	Other (Description)	corroded	Replace	2nd floor-dr, frame-corroded
Utility Rooms	Ceiling	obsolete	Prep/Repaint	Wall-prep/paint/straighten Floor-fill, clean & re finish

Refuse Room	Trash Chute	damaged	Repair	12th floor-floor - refinished, door-replaced, walls-prep/repaint. Excess trash @ all floors clean, sanitize & reseal
Laundry	HVAC	inoperable	Replace	exhaust vent, hazard, door, frame, hardware-replace wdw, frame screen

Building ID: Comm bldg **Urgent**

Area Name	Item Name	Deficiency	Remedy	Description
Community Roo	Ceiling	broken	Replace	Main Hall-replace 10%(act) Wall-prep/paint Floor-replace

Urgency Description: **Short Term**

Building ID: bldg A **Short Term**

Area Name	Item Name	Deficiency	Remedy	Description
Other (Descripti	Doors	corroded	Replace	Mailroom-walls prep/paint, ceiling prep/paint, floor replace
Other (Descripti	Walls	paint faded	Prep/Repaint	Security Office-replace door, windows-reinstall security screen mesh
Restrooms	Cabinets/Countertops	damaged	Replace	mirror-replace, lav-replace
Stairs	Walls	excessively weathe	Repair	11th floor-exposed rebar(@ unit 1118)
Corridor	Handrails/Guardrails	spalled	Repair	14th floor(typ on all corridors)
Corridor	Handrails/Guardrails	corroded	Replace	9th floor-expansion jt, railing-repair
Other (Descripti	Walls	damaged	Fill/Patch	JAN ROOM 15th floor-
Other (Descripti	Doors	Other (Description)	Prep/Repaint	(@ office)dr - re install, frame, repaint & seal
Restrooms	Ceiling	water stained/dama	Replace	KPT- toilets, Walls-replaced(wainscot), prep and paint all 4 sides. Faucet-replace Toilet accessories missing
Other (Descripti	Cabinets/Countertops	obsolete	Replace	@ office - replace all doors
Other (Descripti	Windows	corroded	Replace	wdw system (office)

Stairs	Other (Description)	cracked/gaps	Repair	3rd floor-base- spalled, (overall-stairs)foul odor-human feces, urine
Electrical Room	Doors	corroded	Replace	
Lobby	Walls	cracked/gaps	Fill/Patch	walls prep/paint, pipes, metal, flashing-corroded (replace)
Electrical Room	Walls	paint faded	Prep/Repaint	

Building ID: bldg B **Short Term**

Area Name	Item Name	Deficiency	Remedy	Description
Stairs	Other (Description)	leaking	Repair	17th floor-door, frame-corroded
Electrical Room	Ceiling	water stained/dama	Replace	Door, frames & louver-corroded Walls-prep/paint Floor-clean, prep/sanitize/fill cracked areas
Corridor	Floors/Floor Covering	cracked/gaps	Repair	Walls, conc railing - prep/paint
Other (Descripti	Doors	paint faded	Prep/Repaint	KPT Family Ctr-Ceiling-prep/paint Wall-prep/paint Floor-clean/sanitize/install floor covering
Laundry	Floors/Floor Covering	Other (Description)	Replace	fl drain-replace, corroded. Inadequar w. machine, cctv in operable. Walls prep/paint
Other (Descripti	Ceiling	water stained/dama	Repair	Boiler rm- Walls clean, prep/paint Pipes-corroded Floor -water stain
Corridor	Handrails/Guardrails	cracked/gaps	Repair	15th floor-floor excessive weatherd, railing cracked, corroded

Building ID: com hall **Short Term**

Area Name	Item Name	Deficiency	Remedy	Description
Community Roo	Appliances	non-functional	Repair	range-non working condition refr-corroded
Corridor	Walls	paint faded	Prep/Repaint	
Kitchen	Walls	paint peeled	Prep/Repaint	
Community Roo	Walls	paint faded	Prep/Repaint	

Kitchen	Ceiling	paint peeled	Prep/Repaint	
Other (Descripti	Windows	broken	Replace	screens, louvres & wdw hdwr(dining area)
Restrooms	Doors	paint faded	Prep/Repaint	men/women
Restrooms	Ceiling	paint peeled	Prep/Repaint	men/women
Community Roo	Doors	paint peeled	Prep/Repaint	
Restrooms	Walls	paint faded	Prep/Repaint	men/women
Kitchen	Doors	paint peeled	Prep/Repaint	
Community Roo	Ceiling	damaged	Replace	

Building ID: Comm bldg **Short Term**

Area Name	Item Name	Deficiency	Remedy	Description
Other (Descripti	Ceiling	water stained/dama	Straighten	@Community room- OFFICE/LOUNGE Lighting-replace Wdw screen-replace Walls-prep/paint Floor-replace Door-replace
Community Roo	Floors/Floor Covering	obsolete	Replace	
Restrooms	Ceiling	paint faded	Prep/Repaint	Mens/Women Doors, frame- prep/paint, replace dr hardware
Community Roo	Floors/Floor Covering	cracked/gaps	Fill/Patch	@ Community room hallway- floor Ceiling-prep/repaint
Community Roo	Ceiling	water stained/dama	Replace	
Corridor	Walls	paint peeled	Prep/Repaint	

Urgency Description: **Long Term**

Building ID: com hall **Long Term**

Area Name	Item Name	Deficiency	Remedy	Description
Corridor	Floors/Floor Covering	cracked/gaps	Fill/Patch	

Unit Deficiencies

Unit Entry Deficiencies

Urgency Description: **Urgent**

Building ID: bldg A **Unit ID:** 1205 **Urgent**

Item Name	Deficiency	Remedy	Description
Door	Other (Description)	Repair	drjamb, dr hardware-replace
Door	Other (Description)	Other (Description)	
Door	Other (Description)	Prep/Repaint	
Door	Other (Description)	Repair	dr jamb, threshold
Door	Other (Description)	Repair	Door & frame repaint
Door	Other (Description)	Replace	dr & frame, hardware, closer

Building ID: bldg C **Unit ID:** 1558 **Urgent**

Item Name	Deficiency	Remedy	Description
Door	Other (Description)	Repair	dr, frame,screen-repair /reseal
Door	Other (Description)	Repair	dr & frame, screen

Building ID: bldg D **Unit ID:** 1532 **Urgent**

Item Name	Deficiency	Remedy	Description
Door	Other (Description)	Repair	dr frame, threshold, (ramp)

Building ID: bldgB **Unit ID:** 1005 **Urgent**

Item Name	Deficiency	Remedy	Description
Door	Other (Description)	Other (Description)	Door frame, hardware, & threshold-non functional
Door	Other (Description)	Replace	Dr jamb, hdware, re finish
Door	Other (Description)	Repair	Door jamb, re-finish, threshold
Door	Other (Description)	Repair	threshold, dr jamb,
Door	Other (Description)	Repair	Dr hdware, dr jamb & re finish-prep/paint
Door	Other (Description)	Other (Description)	Door jamb, door hardware & refinish

Urgency Description: **Short Term**

Building ID: bldg A **Unit ID:** 1118 **Short Term**

Item Name	Deficiency	Remedy	Description
Door	corroded	Repair	dr hardware, refinish, dr jamb
Door	Other (Description)	Repair	dr hardware
Door	Other (Description)	Repair	dr jamb, dr hadware-re seal

Door	Other (Description)	Repair	dr frame, drhardware-corroded
Door	Other (Description)	Repair	dr jamb, dr hardware
Door	Other (Description)	Repair	dr jamb, dr hardware & repziint
Door	paint faded	Prep/Repaint	
Door	Other (Description)	Repair	bottom rotten
Door	Other (Description)	Replace	dr frame, hardware, paint
Door	Other (Description)	Repair	
Door	Other (Description)	Prep/Repaint	dr frame, dr hardware
Door	broken	Repair	
Door	Other (Description)	Repair	drframe, hardware-replace

Building ID: bldg C **Unit ID:** 1488 **Short Term**

Item Name	Deficiency	Remedy	Description
Door	Other (Description)	Repair	dr, frame, screen & threshold
Door	Other (Description)	Other (Description)	dr frame, screen

Building ID: bldgB **Unit ID:** 1002 **Short Term**

Item Name	Deficiency	Remedy	Description
Door	paint peeled	Prep/Repaint	Door hardware-corroded Threshold
Door	corroded	Repair	Door jamb, door head
Door	Other (Description)	Repair	Door frame, jamb
Door	broken	Install	Threshold
Walls	paint peeled		
Door	Other (Description)	Other (Description)	Frame rust, refinish, door closer-replace
Door	Other (Description)	Fill/Patch	Fill/patch/paint-uneven face panel
Door	corroded	Other (Description)	frame
Door	Other (Description)	Fill/Patch	Repair
Door	paint faded	Prep/Repaint	
Door	paint peeled	Prep/Repaint	
Door	paint peeled	Prep/Repaint	
Door	broken	Repair	
Door	paint peeled	Prep/Repaint	
Door	Other (Description)	Replace	Dr jamb
Door	damaged	Repair	Door hardware, jamb & door closer replace

Door	Other (Description)	Repair	dr jamb, hardware, loose & re finish
Door	Other (Description)	Replace	Door-OBSOLETE-NEED TO REPLACE ALL!(TYP ON ALL ENTRY UNITS)
Door	Other (Description)	Repair	Dr jamb, re finish
Door	corroded	Prep/Repaint	Door hardware
Door	cracked/gaps	Repair	Dr jamb, hardware, Fill & re-finish
Door	Other (Description)	Repair	No sign, threshold, dr hardware

Urgency Description: Long Term

Building ID: bldgB **Unit ID:** 1714 **Long Term**

Item Name	Deficiency	Remedy	Description
Door	Other (Description)	Fill/Patch	

Unit Living/Dining Deficiencies

Urgency Description: Urgent

Building ID: bldg A **Unit ID:** 1205 **Urgent**

Item Name	Deficiency	Remedy	Description
Screen Door	broken	Repair	sliding glass dr-repair
Floor Covering	Other (Description)	Clean/Deodorize	
Screen Door	Other (Description)	Lubricate	re install
Screen Door	broken	Replace	

Building ID: bldg D **Unit ID:** 1532 **Urgent**

Item Name	Deficiency	Remedy	Description
Floor Covering	Other (Description)	Repair	under renovatin

Building ID: bldgB **Unit ID:** 503 **Urgent**

Item Name	Deficiency	Remedy	Description
Door	inoperable	Repair	
Screen Door	Other (Description)	Other (Description)	screen door, gl door
Door	inoperable	Repair	not closing

Urgency Description: Short Term

Building ID: bldg A **Unit ID:** 1118 **Short Term**

Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	
Screen Door	damaged	Repair	

Walls	paint peeled	Prep/Repaint	
Other (Description)	broken	Other (Description)	receptacle
Screen Door	broken	Repair	
Screen Door	broken	Repair	
Walls	paint faded	Prep/Repaint	
Screen Door	broken	Prep/Repaint	
Ceiling	paint faded	Prep/Repaint	
Walls	paint peeled	Prep/Repaint	

Building ID: bldg C **Unit ID:** 1488 **Short Term**

Item Name	Deficiency	Remedy	Description
Windows	damaged	Repair	sl wdw
Walls	paint faded	Prep/Repaint	
Walls	paint peeled	Prep/Repaint	
Window Screens	damaged	Replace	
Floor Base	damaged	Replace	
Ceiling	paint peeled	Prep/Repaint	
Floor Covering	Other (Description)	Replace	20% replace, repair
Floor Covering	damaged	Install	replace, repair

Building ID: bldgB **Unit ID:** 1001 **Short Term**

Item Name	Deficiency	Remedy	Description
Door	paint peeled	Prep/Repaint	reseal
Screen Door	damaged	Repair	
Screen Door	damaged	Repair	
Walls	paint faded	Prep/Repaint	
Screen Door	broken	Repair	
Door	broken	Replace	
Walls	paint faded	Prep/Repaint	
Floor Covering	paint faded	Maintain	re finish
Door	Other (Description)	Other (Description)	glass door/screen door
Screen Door	broken	Repave	

Screen Door	broken	Repair	
Walls	paint faded	Prep/Repaint	
Screen Door	broken	Straighten	
Screen Door	broken	Repair	
Screen Door	broken	Repair	
Screen Door	broken	Repair	
Walls	paint faded	Prep/Repaint	
Walls	paint faded	Prep/Repaint	
Ceiling	paint peeled	Prep/Repaint	
Ceiling	paint peeled	Prep/Repaint	
Walls	paint peeled	Prep/Repaint	
Walls	Other (Description)	Prep/Repaint	re paint
Ceiling	Other (Description)	Prep/Repaint	
Other (Description)	corroded	Lubricate	gl dr
Walls	paint peeled	Prep/Repaint	
Ceiling	paint faded	Prep/Repaint	

Unit Kitchen Deficiencies

Urgency Description: Immediate

Building ID: bldgB **Unit ID:** 503 **Immediate**

Item Name	Deficiency	Remedy	Description
Sink	missing parts	Replace	No p-trap

Urgency Description: Urgent

Building ID: bldg A **Unit ID:** 1218 **Urgent**

Item Name	Deficiency	Remedy	Description
Cabinets	Other (Description)	Prep/Repaint	re finish, repaint
Faucet	leaking	Repair	
Cabinets	Other (Description)	Other (Description)	re face, repaint
Cabinets	Other (Description)	Prep/Repaint	repair,
Ceiling	paint peeled	Prep/Repaint	
Cabinets	damaged	Repair	

Cabinets	Other (Description)	Prep/Repaint	
Cabinets	broken	Replace	
Cabinets	paint peeled	Prep/Repaint	
Countertops	damaged	Replace	
Cabinets	damaged	Repair	
Walls	paint peeled	Prep/Repaint	
Cabinets	Other (Description)	Prep/Repaint	refinish
Cabinets	damaged	Repair	re face/refinish

Building ID: bldg C **Unit ID:** 1488 **Short Term**

Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	
Cabinets	Other (Description)	Prep/Repaint	re finish/paint
Door	damaged	Replace	back door
Cabinets	Other (Description)	Prep/Repaint	re finish

Building ID: bldgB **Unit ID:** 1002 **Short Term**

Item Name	Deficiency	Remedy	Description
Countertops	damaged	Replace	
Countertops	damaged	Replace	
Cabinets	damaged	Repair	
Countertops	damaged	Replace	
Cabinets	paint peeled	Regrade	
Cabinets	paint peeled	Prep/Repaint	
Countertops	damaged	Replace	
Cabinets	Other (Description)		replace refinish
Walls	Other (Description)	Prep/Repaint	
Countertops	damaged	Repair	
Cabinets	Other (Description)	Regrade	re finis
Cabinets	paint faded	Prep/Repaint	
Sink	leaking	Repair	
Cabinets	broken	Repair	

Cabinets	damaged	Repair	
Cabinets	paint peeled	Prep/Repaint	
Cabinets	paint peeled	Prep/Repaint	
Lighting	missing	Replace	lens
Cabinets	damaged	Repair	
Cabinets	paint peeled	Prep/Repaint	
Cabinets	damaged	Repair	
Cabinets	paint peeled	Prep/Repaint	
Cabinets	Other (Description)	Repair	
Floor Covering	missing parts	Install	

Urgency Description: Long Term			
Building ID: bldgB	Unit ID: 1210	Long Term	
Item Name	Deficiency	Remedy	Description
Cabinets	Other (Description)	Regrade	

Unit Appliance Deficiencies

Urgency Description: Urgent			
Building ID: bldg D	Unit ID: 1532	Urgent	
Item Name	Deficiency	Remedy	Description
Other (Description)	Other (Description)	Replace	need double for ada

Building ID: bldgB			
Unit ID: 402		Urgent	
Item Name	Deficiency	Remedy	Description
Range	corroded	Replace	
Range	corroded	Prep/Repaint	
Range	corroded	Prep/Repaint	

Urgency Description: Short Term			
Building ID: bldg A	Unit ID: 1218	Short Term	
Item Name	Deficiency	Remedy	Description
Refrigerator	corroded	Prep/Repaint	
Range	corroded	Maintain	
Range	corroded	Prep/Repaint	
Refrigerator	corroded	Prep/Repaint	

Building ID: bldg C	Unit ID: 1488	Short Term	
Item Name	Deficiency	Remedy	Description
Range	corroded	Replace	

Building ID: bldgB	Unit ID: 1207	Short Term	
Item Name	Deficiency	Remedy	Description
Range	corroded	Replace	

Unit Bedroom Deficiencies

Urgency Description: **Urgent**

Building ID: bldg A **Unit ID:** 1205 **Urgent**

Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Door	Other (Description)	Prep/Repaint	dr jamb, frame
	Door	Other (Description)	Repair	dr jamb, re finish
3	Other (Descriptio	Other (Description)		wdw hardware
2	Door	paint faded	Prep/Repaint	
1	Other (Descriptio	Other (Description)	Prep/Repaint	wdw hdwre
2	Door	broken	Replace	

Building ID: bldg C **Unit ID:** 1488 **Urgent**

Bedrm Num.	Item Name	Deficiency	Remedy	Description
3	Ceiling	leaking	Repair	

Urgency Description: **Short Term**

Building ID: bldg A **Unit ID:** 1118 **Short Term**

Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Door	paint peeled	Prep/Repaint	
1	Walls	paint peeled	Prep/Repaint	
1	Door	Other (Description)	Other (Description)	dr frame, door repaint
2	Door	Other (Description)	Prep/Repaint	dr frame
3	Door	paint peeled	Prep/Repaint	
3	Walls	paint peeled	Prep/Repaint	
3	Door	Other (Description)	Prep/Repaint	dr jamb, dr paint
1	Door	Other (Description)	Repair	dr frame-refiish
1	Other (Descriptio	Other (Description)	Repair	repair
2	Door	Other (Description)	Install	dr jamb

2	Door	Other (Description)	Replace	
1	Walls	paint faded	Prep/Repaint	
1	Door	paint peeled	Prep/Repaint	
2	Walls	paint faded		
2	Door	paint faded	Prep/Repaint	dr jamb
2	Door	paint faded	Prep/Repaint	
2	Other (Description)	broken	Repair	wdw hdware
3	Door	broken	Repair	
3	Floor Covering	leaking	Repair	
	Receptacles	missing	Install	
1	Door	paint faded	Prep/Repaint	
2	Door	paint faded	Prep/Repaint	
1	Door	Other (Description)	Repair	dr jamb
1	Door	Other (Description)	Prep/Repaint	
	Door	Other (Description)	Repair	dr & frame - repair, re finish, install door knob
	Door	Other (Description)	Repair	dr frame, hdware, replace/paint
2	Door	Other (Description)	Prep/Repaint	re finish, frame
1	Door	Other (Description)	Prep/Repaint	

Building ID: bldg C **Unit ID:** 1488 **Short Term**

Bedrm Num.	Item Name	Deficiency	Remedy	Description
	Ceiling	Other (Description)	Prep/Repaint	bedroom1,2 3 & 4
	Window Screens	Other (Description)	Replace	wdw screen, hardware & jalousie blade missing @ bedrm 3
	Walls	Other (Description)	Prep/Repaint	bedroom1, 2, 3 & 4
	Door	Other (Description)	Prep/Repaint	bedrooms 1, 2, 3 & 4 - sim
1	Window Screens	damaged	Replace	wdw hardware
2	Door	Other (Description)	Repair	dr, frame -finish & paint
3	Door	Other (Description)	Repair	dr, frame-finish paint
4	Door	Other (Description)	Repair	dr, frame-paint
4	Floor Covering	damaged	Repair	replace tiles
	Door	Other (Description)	Repair	dr & frame, wdw frame, screen
	Door	Other (Description)	Repair	dr & frame, wdw frame, hardware

Door Other (Description) Repair dr & frame, wdw fr & screen

Building ID: bldgB		Unit ID: 1001		Short Term
Bedrm Num.	Item Name	Deficiency	Remedy	Description
2	Door	hole(s)		
	Walls	paint peeled	Prep/Repaint	
	Ceiling	paint faded	Regrade	
1	Door	paint faded	Prep/Repaint	
2	Walls	paint peeled	Prep/Repaint	
3	Door	paint peeled	Prep/Repaint	
	Walls	paint faded	Prep/Repaint	
	Ceiling	paint peeled	Prep/Repaint	
1	Door	paint peeled	Prep/Repaint	
2	Door	damaged	Repair	
	Walls	paint faded	Prep/Repaint	
	Walls	paint faded	Prep/Repaint	
	Door	broken	Repair	
1	Window Screens	Other (Description)	Install	replace
1	Door	broken	Repair	
2	Walls	paint faded	Prep/Repaint	
3	Walls	ponding water	Prep/Repaint	
3	Door	broken	Repair	
	Walls	paint peeled	Prep/Repaint	
1	Door	broken	Repair	
2	Walls	paint peeled	Prep/Repaint	
2	Door	broken	Repair	
	Door	paint peeled	Prep/Repaint	
	Ceiling	paint peeled	Prep/Repaint	
	Walls	paint peeled	Prep/Repaint	
1	Walls	paint peeled	Prep/Repaint	
2	Door	paint peeled	Prep/Repaint	
1	Door	paint peeled	Prep/Repaint	
1	Walls	paint peeled	Prep/Repaint	

2	Door	paint peeled	Prep/Repaint
2	Walls	paint peeled	Prep/Repaint
3	Walls	paint peeled	Prep/Repaint
3	Door	paint peeled	Prep/Repaint
1	Walls	paint peeled	Prep/Repaint
1	Door	paint peeled	Prep/Repaint
2	Door	paint peeled	Prep/Repaint
2	Door	Other (Description)	Prep/Repaint
2	Door	paint peeled	Prep/Repaint
3	Door	paint faded	Prep/Repaint
	Walls	paint peeled	Prep/Repaint
1	Door	paint peeled	Prep/Repaint
2	Door	paint peeled	Prep/Repaint
	Walls	paint peeled	Prep/Repaint
	Door	damaged	Repair
1	Walls	paint faded	Prep/Repaint
2	Door	paint peeled	Prep/Repaint

Urgency Description: Long Term

Building ID: bldg A **Unit ID:** 904 **Long Term**

Bedrm Num.	Item Name	Deficiency	Remedy	Description
1	Door	Other (Description)	Repair	dr hardware, frame,

Unit Closet Deficiencies

Urgency Description: Immediate

Building ID: bldg C **Unit ID:** 1488 **Immediate**

Item Name	Deficiency	Remedy	Description
Other (Description)	Other (Description)	Replace	re insulate pipes(hall)
Other (Description)	damaged	Replace	re-insulate

Building ID: bldgB **Unit ID:** 1210 **Immediate**

Item Name	Deficiency	Remedy	Description
Other (Description)	leaking	Repave	Leaking-ceiling,
Walls	leaking	Repair	walls, shelves replace

Urgency Description: Urgent**Building ID:** bldg A **Unit ID:** 1418 **Urgent**

Item Name	Deficiency	Remedy	Description
Ceiling	leaking	Repair	wall, shelves
Door	Other (Description)	Repair	dr & frame - repaint
Ceiling	leaking	Repair	mold/mildew-treat

Building ID: bldg C **Unit ID:** 1566 **Urgent**

Item Name	Deficiency	Remedy	Description
Other (Description)	damaged	Replace	insulate piping/ reseal pipes-clng & floor

Urgency Description: Short Term**Building ID:** bldg A **Unit ID:** 1205 **Short Term**

Item Name	Deficiency	Remedy	Description
Door	paint faded	Prep/Repaint	
Door	damaged	Repair	dr hardware
Door	paint peeled	Prep/Repaint	
Door	paint faded	Prep/Repaint	
Door	Other (Description)	Prep/Repaint	
Door	paint peeled	Prep/Repaint	
Ceiling	leaking	Prep/Repaint	wall, clng - water stain
Door	damaged	Repair	

Building ID: bldgB **Unit ID:** 1002 **Short Term**

Item Name	Deficiency	Remedy	Description
Walls	paint faded	Prep/Repaint	
Door	damaged	Repair	
Door	paint peeled	Prep/Repaint	
Door	paint peeled	Prep/Repaint	
Door	damaged	Repair	
Walls	paint peeled	Prep/Repaint	
Door	broken	Repair	
Door	paint peeled	Prep/Repaint	

Unit Bathroom Deficiencies

Urgency Description: Immediate

Building ID: bldg A **Unit ID:** 1602 **Immediate**

Bathrm Num.	Item Name	Deficiency	Remedy	Description
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Toilet	leaking	Repave	
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Building ID: bldgB **Unit ID:** 402 **Immediate**

Bathrm Num.	Item Name	Deficiency	Remedy	Description
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Ceiling	leaking	Repair	re finish, patch
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Urgency Description: Urgent

Building ID: bldg A **Unit ID:** 1418 **Urgent**

Bathrm Num.	Item Name	Deficiency	Remedy	Description
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Faucet	leaking	Repair	
Ceiling	paint peeled	Prep/Repaint	
Walls	paint peeled	Prep/Repaint	
Ceiling	leaking	Repair	
Ceiling	leaking	Repair	
Ceiling	mold/mildew	Prep/Repaint	
Walls	mold/mildew	Prep/Repaint	
Other (Descript	cracked/gaps	Repair	re seal @ sink/walls
Ceiling	mold/mildew	Prep/Repaint	treat, finish, peeling
Floor Covering	Other (Description)	Replace	tiles

Building ID: bldg C **Unit ID:** 1488 **Urgent**

Bathrm Num.	Item Name	Deficiency	Remedy	Description
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Other (Descript	hole(s)	Fill/Patch	shower wall
Walls	mold/mildew	Treat	prep/paint
Toilet	Other (Description)	Install	re install, seal & renish
Other (Descript	leaking	Replace	shower fixtures
Lighting	broken	Replace	

Building ID: bldg D **Unit ID:** 1532 **Urgent**

Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Other (Descript	Other (Description)	Replace	lav to conform ada

Building ID: bldgB **Unit ID:** 1004 **Urgent**

Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Toilet	Other (Description)	Replace	re install-sealant
	Sink	leaking	Repair	
	Floor Covering	missing	Replace	tiles,shwer fixtures replace
	Walls	paint peeled	Prep/Repaint	
	Toilet	Other (Description)	Repair	replace malfunctioning parts
	Toilet	Other (Description)	Repair	W.Closet cont. hissing noise

Urgency Description: **Short Term**

Building ID: bldg A **Unit ID:** 1118 **Short Term**

Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Door	paint peeled	Prep/Repaint	
	Tub/Surround		Install	tiles missing
	Tub/Surround	broken	Repair	
	Other (Descript	broken	Install	tile
	Ceiling	leaking	Repair	
	Ceiling	water stained/damaged	Repair	
	Sink	Other (Description)	Repair	re caulk all
	Tub/Surround	Other (Description)	Prep/Repaint	re seal all, re grout
	Sink	Other (Description)	Repair	re seal all
	Ceiling	paint peeled	Prep/Repaint	
	Faucet	leaking	Repair	
	Ceiling	paint peeled	Prep/Repaint	
	Ceiling	mold/mildew	Prep/Repaint	
	Floor Covering	missing	Repair	
	Walls	paint peeled	Prep/Repaint	

Building ID: bldg C	Unit ID: 1488	Short Term
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Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Door	Other (Description)	Prep/Repaint	dr fame-re finish
	Door	Other (Description)	Repair	dr,frame
	Walls	paint peeled	Prep/Repaint	lower
	Sink	Other (Description)	Other (Description)	re grout
	Floor Covering	Other (Description)	Replace	fl base
	Other (Descript	broken	Replace	mirror
	Ceiling	mold/mildew	Treat	prep/repaint
	Floor Covering	Other (Description)	Replace	re tile
	Faucet	leaking	Replace	
	Door	damaged	Replace	ground
	Toilet	damaged	Replace	
	Sink	corroded	Other (Description)	re grout, seal & resea

Building ID: bldgB	Unit ID: 1001	Short Term
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Bathrm Num.	Item Name	Deficiency	Remedy	Description
	Ceiling	paint peeled	Prep/Repaint	
	Ceiling	mold/mildew	Prep/Repaint	
	Door	paint peeled	Prep/Repaint	
	Door	damaged	Repair	
	Ceiling	paint peeled	Prep/Repaint	
	Ceiling	mold/mildew	Prep/Repaint	
	Ceiling	paint peeled	Prep/Repaint	
	Walls	paint faded	Prep/Repaint	
	Ceiling	paint peeled	Prep/Repaint	pipes need insu
	Door	paint peeled	Prep/Repaint	
	Walls	mold/mildew	Regrade	Tile wall, re-grout
	Ceiling	mold/mildew	Treat	Prep/paint

Unit Balcony Deficiencies

Urgency Description: Short Term			
Building ID: bldgB		Unit ID: 1005	
			Short Term
Item Name	Deficiency	Remedy	Description
Other (Description)	inoperable		gl dr, screen dr
Walls	paint peeled		
Floor Covering	Other (Description)		rough
Floor Covering	Other (Description)		refinish-rough
Floor Covering	Other (Description)		refinish
Door	paint faded		paint/refill/patch
Floor Covering	Other (Description)		rough finish
Floor Covering	corroded		

Unit Stairs Deficiencies

Urgency Description: Short Term			
Building ID: bldg C		Unit ID: 1488	
			Short Term
Item Name	Deficiency	Remedy	Description
Floor Covering	Other (Description)	Repair	treads, riser-refinish, landing-termite
Walls	cracked/gaps	Hire Consultant	
Floor Covering	Other (Description)	Prep/Repaint	re finish, treads & riser
Window Screens	damaged	Replace	wdw screen, hardware
Window Screens	broken	Replace	wdw frame,hardware
Lighting	burned	Replace	
Other (Description)	damaged	Replace	wdw hardware, frame
Floor Covering	Other (Description)	Replace	re finishes treads/risers

Unit Other Deficiencies

Urgency Description: Immediate

Building ID: bldg C **Unit ID:** 1558 **Immediate**

Item Name	Deficiency	Remedy	Description
Other (Description)	cracked/gaps	Replace	replace insulation

Urgency Description: Urgent

Building ID: bldg C **Unit ID:** 1558 **Urgent**

Item Name	Deficiency	Remedy	Description
Door	broken	Repair	stor dr frame -re finish/paint
Other (Description)	corroded	Replace	Heater repair/replace vents clogged

Urgency Description: Short Term

Building ID: bldg A **Unit ID:** 1613 **Short Term**

Item Name	Deficiency	Remedy	Description
Door	Other (Description)	Prep/Repaint	door rotten, repair
Walls	water stained/dama	Prep/Repaint	walls @hallway

Building ID: bldg C **Unit ID:** 1488 **Short Term**

Item Name	Deficiency	Remedy	Description
Door	broken	Other (Description)	dr frame, dr hdware
Walls	paint peeled	Prep/Repaint	
Ceiling	paint faded	Prep/Repaint	
Other (Description)	corroded	Replace	w. htr-replace(
Floor Covering	damaged	Replace	w htr room

Building ID: bldgB **Unit ID:** 1017 **Short Term**

Item Name	Deficiency	Remedy	Description
Ceiling	paint peeled	Regrade	hallwa