

BCA Report

Pine Tree Apartment



Address 300 Pine Street

Size 112,000 Sq.Ft.

Construction Year 1982

Description Pine Tree Apartment is a 3 story low rise facility located on 300 Pine Street. It was constructed in 1982 and consists of 102 residential units. The external walls of the building consist of brick wall finishes and windows are aluminum frame double-pane sliding windows. The roofing is sloped asphalt shingle with flat roof sections over the main entrances. Overall the facility is in good to fair condition.

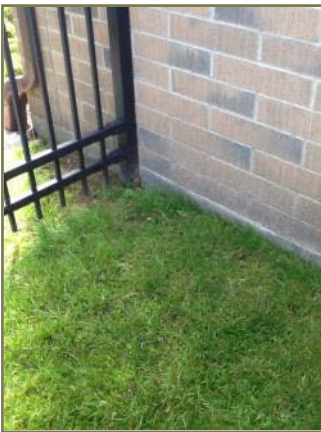
Report Generated On:2017-03-23 15:01:25

Elements by Category

A10 - Foundations [1]

Category	A10 - Foundations
Element Number	1
Last Major Action	1982
Brief Description	Concrete with spancrete, 6 to 8 feet deep footing below grade.
Commentary	No issues observed
Overall Condition	■ Good

Pictures



Element.497.v4o3m7g4.aod.jpg

Actions

B10 - Superstructure [1]

Category	B10 - Superstructure
Element Number	1
Last Major Action	1982
Brief Description	Solid brick with metal studs
Commentary	
Overall Condition	■ Good

Pictures



Element.499.ns29brvh.34v.jpg



Element.499.8tf4o7zt.bi8.jpg



Element.499.yvfaikr.nw2.jpg



Element.499.i3stwhky.bss.jpg

Actions

B2010 - Exterior Walls [1]

Category	B2010 - Exterior Walls
Element Number	1
Last Major Action	2000
Brief Description	Metal studs with brick exterior. M3.5" fiberglass insulation
Commentary	North side was re-bricked in spots due to wind penetration.
Overall Condition	■ Good

Pictures



Element.501.3c90t308.11u.jpg



Element.501.7xqkyh26.i7l.jpg



Element.501.cdsfjz0q.koa.jpg



Element.501.4hda14oo.csc.jpg

Actions

Action Summary:	Repair exterior walls.
Action: Commentary	
Action Type	Repair
Year	2037
Repeat Interval	37
Priority	Low
Priority Score	19.00

Sustainability Actions

B2020 - Exterior Windows* [1]

Category	B2020 - Exterior Windows*
Element Number	1
Last Major Action	2005
Brief Description	Vinyl double hung low energy glass windows.
Commentary	Replaced in 2005.
Overall Condition	■ Good

Pictures



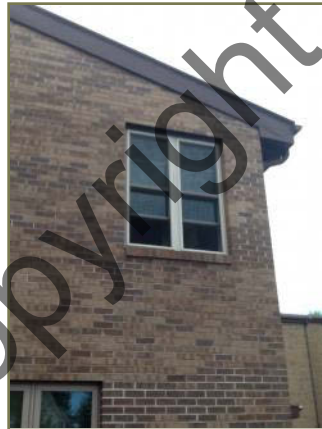
Element.502.2h6anx8t.uqo.jpg



Element.502.t693g041.rtj.jpg



Element.502.mjeg3191.9h8.jpg



Element.502.lmaifw86.nn7.jpg

Actions

Action Summary: Replace exterior windows.

Action: Commentary	
Action Type	Replacement
Year	2037
Repeat Interval	32
Priority	Low
Priority Score	16.50

Sustainability Actions

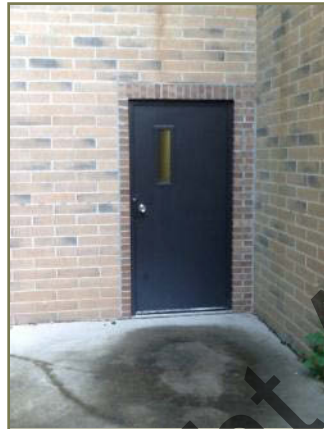
B2030 - Exterior Doors* [1]

Category	B2030 - Exterior Doors*
Element Number	1
Last Major Action	2002
Brief Description	Main entrances are sliding glass doors. Other entrances are metal service doors with glass windows.
Commentary	A fix of original doors, which have some rusting, and doors replaced in 2002. Replacing with fiber glass doors in 2015, last added new doors as part of addition in 2002
Overall Condition	■ Fair

Pictures



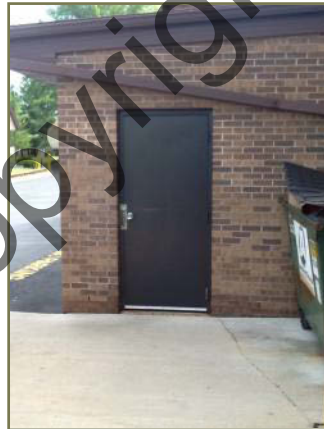
Element.503.qfcvnlis.vub.jpg



Element.503.gywg754yvsn.jpg



Element.503.6mlrplbfc.khs.jpg



Element.503.puhqv69b.4ed.jpg

Actions

Action Summary: Replace exterior doors

Action: Commentary

Action Type Replacement

Year 2019

Repeat Interval 27

Priority Medium

Priority Score 20.75

Sustainability Actions

B2040 - Industrial Doors* [1]

Category	B2040 - Industrial Doors*
Element Number	1
Last Major Action	2002
Brief Description	(3) insulated overhead garage doors.
Commentary	The garage doors are in good condition.
Overall Condition	■ Good

Pictures



Element.504.pwloqqo5.zg2.jpg

Actions

Action Summary:	Replace industrial doors
Action: Commentary	
Action Type	Replacement
Year	2022
Repeat Interval	40
Priority	Low
Priority Score	16.50

Sustainability Actions

B30 - Roofing [1]

Category	B30 - Roofing
Element Number	1
Last Major Action	2013
Brief Description	Metal shingle Decro product
Commentary	Replaced in 2013 with a 50 year warranty. The eaves-trough was buried into the storm sewer in 2000.
Overall Condition	■ Good

Pictures



Element.505.pknm7kgd.w1w.jpg



Element.505.cj6fon6.jlg.jpg



Element.505.puemjbtb.aig.jpg



Element.505.pak8v5xj.rgh.jpg

Actions

Action Summary:	Replace roofing
Action: Commentary	
Action Type	Replacement
Year	2035
Repeat Interval	22
Priority	Low
Priority Score	15.00

Sustainability Actions

C1050 - Interior Doors - Common Area [1]

Category	C1050 - Interior Doors - Common Area
Element Number	1
Last Major Action	1982
Brief Description	Wood doors and metal fire doors leading to the stairwells
Commentary	Doors do not appear to be original but there is no record of them being replaced.
Overall Condition	■ Good

Pictures



Element.564.rvwx14y.o1x.jpg



Element.564.nj3jj4fn.acg.jpg



Element.564.2qw9jwo2.eia.jpg

Actions

Action Summary:	Replace common area doors
Action: Commentary	
Action Type	Replacement
Year	2032
Repeat Interval	25
Priority	Low
Priority Score	12.00

Sustainability Actions

C20 - Stairs [1]

Category C20 - Stairs
Element Number 1
Last Major Action 1982
Brief Description (6) Stairways in the building.
Commentary They are original and in good condition.
Overall Condition ■ Good

Pictures



Element.509.wu6mmy97.at3.jpg



Element.509.5t3en9eg.t27.jpg

Actions

Action Summary: Repair stairs
Action: Commentary
Action Type Repair
Year 2026
Repeat Interval 22
Priority Low
Priority Score 17.50

Sustainability Actions

C3050 - Wall Finishes - Common Area [1]

Category C3050 - Wall Finishes - Common Area
Element Number 1
Last Major Action 2008
Brief Description Painted drywall in the common areas
Commentary Building painted in 2008, entrance was repainted in 2013.
Overall Condition ■ Good

Pictures



Element.565.dio3x0zs.xaj.jpg



Element.565.1azsl4ot.h6v.jpg



Element.565.wvt1d0in.xrr.jpg



Element.565.xh99vd05.9aj.jpg

Actions

Action Summary:	Replace common area walls
Action: Commentary	
Action Type	Replacement
Year	2020
Repeat Interval	12
Priority	Low
Priority Score	12.75

Sustainability Actions

C3070 - Floor Finishes - Common Area [1]

Category	C3070 - Floor Finishes - Common Area
Element Number	1
Last Major Action	1982
Brief Description	Carpeting in the common areas on the 1st and 3rd floors
Commentary	1st & 3rd floors are in need of replacement.
Overall Condition	■ Poor

Pictures



Element.566.p5ojdbgi.qh9.jpg



Element.566.90a9xn55.1rm.jpg



Element.566.pptcvzn2.k08.jpg



Element.566.1xkz87ve.tkg.jpg

Actions

Action Summary:	Replace carpeting on the 1st and 3rd floors.
Action: Commentary	
Action Type	Replacement
Year	2017
Repeat Interval	24
Priority	Medium
Priority Score	30.25

Sustainability Actions

C3070 - Floor Finishes - Common Area [2]

Category C3070 - Floor Finishes - Common Area
Element Number 2
Last Major Action 2008
Brief Description Carpeting in the common areas on the 2nd floor
Commentary The 2nd floor was done in 2008 and is still in good condition.
Overall Condition ■ Good

Pictures

Actions

Action Summary: Replace carpeting on the 2nd floor.

Action: Commentary

Action Type Replacement
Year 2032
Repeat Interval 24
Priority Low
Priority Score 13.50

Sustainability Actions

C3090 - Ceiling Finishes - Common Area [1]

Category C3090 - Ceiling Finishes - Common Area
Element Number 1
Last Major Action 1982
Brief Description Common areas have dropped ceiling and acoustic tiles.
Commentary Acoustic tiles are replaced as needed.
Overall Condition ■ Good

Pictures



Element.567.7zf9bi37.bxn.jpg



Element.567.aiog44a0.snv.jpg



Element.567.o1k8nhk.ty3.jpg



Element.567.ew59ec6f.in1.jpg

Actions

Action Summary: Replace common area ceilings

Action: Commentary

Action Type Replacement

Year 2030

Repeat Interval 24

Priority Low

Priority Score 12.00

Sustainability Actions

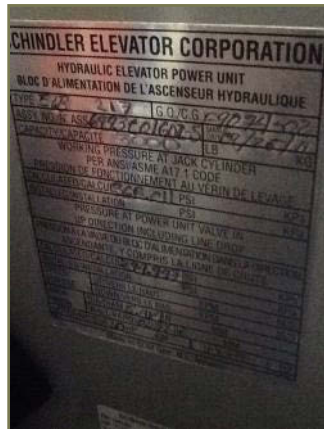
D1010 - Elevators & Lifts [1]

Category	D1010 - Elevators & Lifts
Element Number	1
Last Major Action	2009
Brief Description	(2) Elevators, (1) Hydrolic elevator, (1) Electric service elevator with front and back doors.
Commentary	Upgraded operators controls in 2009.
Overall Condition	■ Good

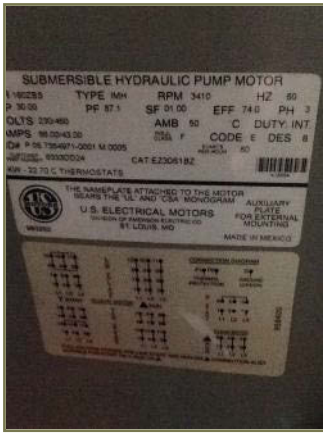
Pictures



Element.510.l4jqvihk.uxl.jpg



Element.510.nuf3nign.cj4.jpg



Element.510.yi0tfzuu.882.jpg



Element.510.y4hggh1g.u37.jpg

Actions

Action Summary: Modernize Elevator

Action: Commentary

Action Type

Repair

Year

2042

Repeat Interval

30

Priority

Low

Priority Score

16.00

Sustainability Actions

D2010 - Plumbing Fixtures [1]

Category D2010 - Plumbing Fixtures

Element Number 1

Last Major Action 2000

Brief Description Kohler 3.5 gpf toilets in each bathroom and 1/3 hp garbage disposals in all kitchens. 1.5 gpm sink faucets and shower heads.

Commentary Replaced in 2000.

Overall Condition ■ Good

Pictures



Element.511.0opyijoi.yuj.jpg



Element.511.cjv1le02.swg.jpg



Element.511.fd57f69u.ih6.jpg



Element.511.zw6e071q.0vj.jpg

Actions

Action Summary: Replace plumbing fixtures

Action: Commentary

Action Type	Replacement
Year	2018
Repeat Interval	36
Priority	Low
Priority Score	14.25

Sustainability Actions

D2010 - Plumbing Fixtures [2]

Category	D2010 - Plumbing Fixtures
Element Number	2
Last Major Action	1982
Brief Description	There are slop sinks in the garage, and bathroom sinks in the common area.
Commentary	Believed to original, and would be beyond their predicted lifespans
Overall Condition	■ Fair

Pictures



Element.568.yuk6p3fl.lbs.jpg



Element.568.2qzi70af.3ps.jpg



Element.568.t7qw3xcz.t11.jpg



Element.568.4elbldw2.jot.jpg

Actions

Action Summary: Replace common area piping

Action: Commentary

Action Type	Replacement
Year	2019
Repeat Interval	37
Priority	Low
Priority Score	18.50

Sustainability Actions

D2030 - Sanitary Waste* [1]

Category	D2030 - Sanitary Waste*
Element Number	1
Last Major Action	1982
Brief Description	Sanitary waste piping: Visible piping under sinks is PVC and metal drain lines, but the main drain lines are concealed behind walls.
Commentary	Concealed System: Appears to be in good condition with no reported problems, but very aged and should be replaced soon.
Overall Condition	<input type="checkbox"/> Fair

Pictures



Element.513.j9g1obbt.6aa.jpg



Element.513.grgwefk9.azc.jpg



Element.513.9leicrfy.kkk.jpg



Element.513.j2n2945q.lhm.jpg

Actions

Action Summary: Repair drain piping

Action: Commentary

Action Type	Repair
Year	2019
Repeat Interval	37
Priority	Medium
Priority Score	20.25

Sustainability Actions

D2040 - Rain Water Drainage [1]

Category	D2040 - Rain Water Drainage
Element Number	1
Last Major Action	1982
Brief Description	Gutters with downspouts.
Commentary	Some areas have rust related holes.
Overall Condition	■ Fair

Pictures



Element.514.y1woxk35.pwp.jpg



Element.514.7ukwix0n.weo.jpg



Element.514.9s3czmcs.bk1.jpg

Actions

Action Summary: Replace gutters and downspouts

Action: Commentary

Action Type	Replacement
Year	2019
Repeat Interval	37
Priority	Low
Priority Score	15.50

Sustainability Actions

D2050 - Domestic Water Distribution - Units [1]

Category	D2050 - Domestic Water Distribution - Units
Element Number	1
Last Major Action	1982
Brief Description	Copper supply lines and PVC drain lines in common areas and units.
Commentary	All appear to be in good condition.
Overall Condition	■ Fair

Pictures



Element.512.l0ox0zja.xm5.jpg



Element.512.rszyq5.xwk.jpg



Element.512.4j6s94hy.73t.jpg



Element.512.8wkbny5r.rhx.jpg

Actions

Action Summary: Replace unit piping

Action: Commentary

Action Type	Replacement
Year	2019
Repeat Interval	37
Priority	Medium
Priority Score	20.75

Sustainability Actions

D2070 - Domestic Water Distribution - Main [1]

Category	D2070 - Domestic Water Distribution - Main
Element Number	1
Last Major Action	1982
Brief Description	Main water distribution, hot water line has re-circulator pump on it, drain piping is PVC.
Commentary	Concealed System: the piping system is of an unknown age. There have been some pin hole leaks reported, so repair and replacement is recommended.
Overall Condition	■ Fair

Pictures



Element.577.d1tdjjic.7xc.jpg



Element.577.e0533bxs.q4r.jpg

Actions

Action Summary: Replace main water piping

Action: Commentary

Action Type	Replacement
Year	2019
Repeat Interval	37
Priority	Medium
Priority Score	20.75

Sustainability Actions

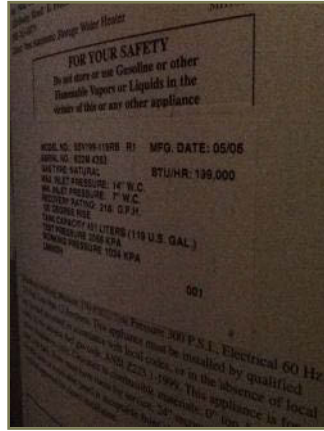
D2095 - Domestic Water Heaters [1]

Category	D2095 - Domestic Water Heaters
Element Number	1
Last Major Action	2006
Brief Description	(3) Voyager gas fired water heaters, 119 gal, 199,000 BTU/Hr,
Commentary	Replaced in 2006, upgrading control boards in 2015. The heaters are past their life expectancy, but remain functional in fair condition, so replacement can be deferred.
Overall Condition	■ Fair

Pictures



Element.515.f3rjzwt3.jau.jpg



Element.515.jw4jc8sn.b5c.jpg

Actions

Action Summary: Replace water heater

Action: Commentary

Action Type	Replacement
Year	2020
Repeat Interval	10
Priority	Low
Priority Score	16.25

Sustainability Actions

D3012 - Gas Supply System [1]

Category	D3012 - Gas Supply System
Element Number	1
Last Major Action	1982
Brief Description	Gas meter outside.
Commentary	No issues noted by staff
Overall Condition	■ Good

Pictures



Element.518.2sww1hrx.ywu.jpg

Actions

Action Summary: Replace gas supply

Action: Commentary

Action Type Replacement

Year 2022

Repeat Interval 35

Priority Low

Priority Score 18.00

Sustainability Actions

D3023 - Furnaces* [1]

Category D3023 - Furnaces*

Element Number 1

Last Major Action 2000

Brief Description (3) Gas heater forced air furnaces, (1) in office (2000), (1) in beauty shop (2000) and (1) for the computer room and community room (1998).

Commentary No issues noted by staff

Overall Condition ■ Good

Pictures



Element.523.443r3i1n.wcn.jpg



Element.523.930t6evn.kms.jpg



Element.523.m8mqm3ds.4nl.jpg



Element.523.fekqz9e.cmj.jpg

Actions**Action Summary:** Replace furnaces**Action: Commentary****Action Type** Replacement**Year** 2035**Repeat Interval** 35**Priority** Low**Priority Score** 18.00**Sustainability Actions****D3023 - Furnaces* [2]****Category** D3023 - Furnaces***Element Number** 2**Last Major Action** 1982**Brief Description** (1) furnace in maintenance garage**Commentary** The furnace is past its life expectancy, remaining functional in fair condition but should be replaced soon.**Overall Condition** ■ Fair**Pictures****Actions****Action Summary:****Action: Commentary****Action Type** Replacement**Year** 2017**Repeat Interval** 35**Priority** Medium**Priority Score** 22.25**Sustainability Actions****D3024 - Boiler Room Piping And Specialties* [1]****Category** D3024 - Boiler Room Piping And Specialties***Element Number** 1**Last Major Action** 2006**Brief Description** Insulation on piping.**Commentary** Insulation is in good condition.**Overall Condition** ■ Good

Pictures



Element.524.ni88c6hv.j1y.jpg



Element.524.6dgkoku4.1hd.jpg

Actions

Action Summary: Replace piping insulation

Action: Commentary

Action Type	Replacement
Year	2027
Repeat Interval	45
Priority	Low
Priority Score	18.00

Sustainability Actions

D3025 - Primary HVAC Pumps* [1]

Category	D3025 - Primary HVAC Pumps*
Element Number	1
Last Major Action	1982
Brief Description	(1) small HVAC pump
Commentary	No issues noted by staff
Overall Condition	■ Good

Pictures



Element.525.zdksp838.5js.jpg

Actions

Action Summary: Replace HVAC pump

Action: Commentary

Action Type	Replacement
Year	2032
Repeat Interval	25
Priority	Low
Priority Score	18.00

Sustainability Actions

D3034 - Packaged Air Conditioning Units* [1]

Category	D3034 - Packaged Air Conditioning Units*
Element Number	1
Last Major Action	2000
Brief Description	ACs in offices, community and hallways.
Commentary	No issues noted by staff
Overall Condition	■ Good

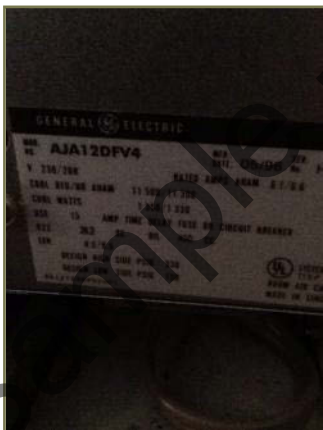
Pictures



Element.531.u5z1eho8.vgp.jpg



Element.531.t4nxev54.4an.jpg



Element.531.oq4xh4bq.hd5.jpg



Element.531.z4fbtkea.ytw.jpg

Actions

Action Summary: Replace common area air conditioners

Action: Commentary

Action Type	Replacement
Year	2032
Repeat Interval	25
Priority	Low
Priority Score	14.25

Sustainability Actions**D3034 - Packaged Air Conditioning Units* [2]**

Category	D3034 - Packaged Air Conditioning Units*
Element Number	2
Last Major Action	2000
Brief Description	Apartments ACs are tenant maintained with hole in wall unit, property buys for tenants.
Commentary	No issues noted by staff
Overall Condition	■ Good

Pictures**Actions**

Action Summary: Replace apartment air conditioners

Action: Commentary

Action Type	Replacement
Year	2032
Repeat Interval	25
Priority	Low
Priority Score	14.25

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

Category	D3045 - Exhaust Ventilation Systems
Element Number	1
Last Major Action	1982
Brief Description	Bathrooms have their own exhaust fans. There are ceiling vents in community room.
Commentary	The exhaust fans are past their life expectancy, remaining functional in fair condition but should be replaced soon.
Overall Condition	■ Fair

Pictures



Element.538.psnxwv9u.2hj.jpg



Element.538.vshdwggd.yaf.jpg



Element.538.qj00f5yx.kos.jpg



Element.538.inbt51ev.o1y.jpg

Actions

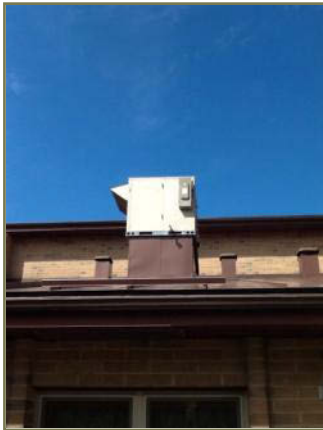
Action Summary:	Replace exhaust vents
Action: Commentary	
Action Type	Replacement
Year	2017
Repeat Interval	25
Priority	Medium
Priority Score	21.50

Sustainability Actions

D3058-D - Make-Up AHU* [1]

Category	D3058-D - Make-Up AHU*
Element Number	1
Last Major Action	2000
Brief Description	On roof over community room
Commentary	Unable to access for inspection
Overall Condition	■ Good

Pictures



Element.544.hxgn5bz5.wjc.jpg



Element.544.r19nap24.tmi.jpg



Element.544.j7sh0u4k.g42.jpg

Actions

Action Summary:	Replace make-up AHU
Action: Commentary	
Action Type	Replacement
Year	2018
Repeat Interval	18
Priority	Low
Priority Score	7.50

Sustainability Actions

D3058-D - Make-Up AHU* [2]

Category	D3058-D - Make-Up AHU*
Element Number	2
Last Major Action	2000
Brief Description	Box forced fan air/baseboard in hallways. Powered ceiling fans in community room.
Commentary	The air handler in attic was shut off after the first year due to noise complaint from tenant and not used since. Air handler above community room not accessible for inspection.
Overall Condition	■ Good

Pictures



Element.535.gjqn3bu5.im8.jpg



Element.535.jnn4z596.huq.jpg



Element.535.gfbq57go.im4.jpg

Actions

D3060 - Controls And Instrumentation* [1]

Category	D3060 - Controls And Instrumentation*
Element Number	1
Last Major Action	1982
Brief Description	Manual thermostat in lobby, in each bedroom and living room. Controls the baseboard electric heaters
Commentary	The thermostats are past their life expectancy, remaining functional in fair condition but should be replaced soon.
Overall Condition	■ Fair

Pictures



Element.545.jnlvbuy.aem.jpg



Element.545.15anvtij.jpg



Element.545.smpuawk.av6.jpg



Element.545.pjf6za60.vy0.jpg

Actions

Action Summary: Replace thermostats and controls

Action: Commentary

Action Type Replacement

Year 2020

Repeat Interval 24

Priority Medium

Priority Score 23.15

Sustainability Actions

D3098 - Electric Baseboard Heat* [1]

Category D3098 - Electric Baseboard Heat*

Element Number 1

Last Major Action 1982

Brief Description Electric baseboards in units, halls and stairwells. Stairwells have (4) model cc2015 and (12) model 4f1000. Halls have (12) model v39174001. Bathrooms in lobby each have (1) model 3f750. Community room have (4) 8' baseboard heaters.

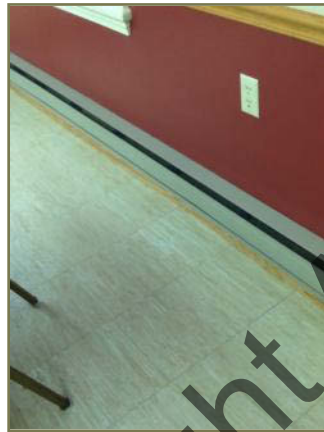
Commentary The exhaust fans are past their life expectancy, remaining functional in fair condition but should be replaced soon.

Overall Condition ■ Fair

Pictures



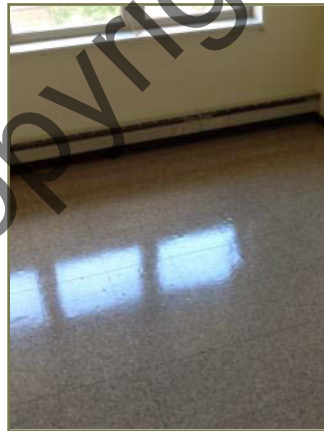
Element.572.7bidygil.vgz.jpg



Element.572.w6tngilq1nz.jpg



Element.572.jfjasef9.gge.jpg



Element.572.cc7d9p63.cld.jpg

Actions

Action Summary: Replace electric baseboards

Action: Commentary

Action Type	Replacement
Year	2022
Repeat Interval	15
Priority	Medium
Priority Score	22.25

Sustainability Actions

D4010 - Sprinklers [1]

Category	D4010 - Sprinklers
Element Number	1
Last Major Action	1982
Brief Description	Sprinklers are only in front lobby.
Commentary	No issues reported, inspect and upgrade sprinkler system in accordance with the fire code. It is recommended to conduct a study to determine the remaining life & condition of the sprinkler system.
Overall Condition	■ Good

Pictures



Element.546.100hssri.mc2.jpg



Element.546.17arh706w3g.jpg

Actions

Action Summary:	Replace sprinklers
Action: Commentary	
Action Type	Replacement
Year	2029
Repeat Interval	47
Priority	Medium
Priority Score	21.00

Sustainability Actions

D4020 - Standpipes [1]

Category	D4020 - Standpipes
Element Number	1
Last Major Action	1982
Brief Description	Standpipes in each stairwell.
Commentary	No issues noted or reported. Upgrade as required by fire code.
Overall Condition	■ Good

Pictures



Element.547.pggd4ekp.m1i.jpg



Element.547.3xzm9w8h.b3s.jpg



Element.547.k27nvm5x.uic.jpg



Element.547.fjko2n0u.v2u.jpg

Actions

D4030 - Fire Protection Specialties [1]

Category D4030 - Fire Protection Specialties
Element Number 1
Last Major Action 2000
Brief Description Hose connectors outside front lobby and throughout building, annul system above commercial stove in kitchen.
Commentary No issues reported, inspect and upgrade fire extinguishers in accordance with the fire code. All observed extinguishers have inspection tags.
Overall Condition ■ Good

Pictures



Element.548.akitkuen.g4g.jpg



Element.548.8rbnktl.k6.jpg



Element.548.g1q6pw9f.lh.jpg

Actions

Action Summary: Replace hose connectors

Action: Commentary

Action Type Replacement

Year 2022

Repeat Interval 20

Priority Medium

Priority Score 21.00

Sustainability Actions

D5013 - Main Electrical Service and Distribution* [1]

Category D5013 - Main Electrical Service and Distribution*

Element Number 1

Last Major Action 1982

Brief Description Wiring is original throughout building.

Commentary Some connections are broken. Electrical distribution is assumed to be beyond expected life and should be planned for replacement. Conduct an electrical study to determine remaining life and required repairs/upgrades.

Overall Condition ■ Poor

Pictures



Element.574.fnux3gha.295.jpg



Element.574.rdfsnp3l4ez.jpg



Element.574.cpqgl9yx.g9e.jpg

Actions

Action Summary: Replace main electrical

Action: Commentary

Action Type Replacement

Year 2017

Repeat Interval 30

Priority Medium

Priority Score 36.25

Sustainability Actions

Action Summary:

Conduct a study of the electrical panels & wiring to determine remaining life and cost of required upgrades & repairs.

Action: Commentary

Action Type	Study
Year	2017
Repeat Interval	0
Priority	Medium
Priority Score	37.75

Sustainability Actions

D5014 - Intermediate Electrical Service and Distribution* [1]

Category	D5014 - Intermediate Electrical Service and Distribution*
Element Number	1
Last Major Action	1982
Brief Description	Square D brand electrical breaker boxes in hall on floor 1
Commentary	No issues noted or reported, unknown age. Electrical distribution is assumed to be beyond expected life and should be planed for replacement. Conduct an electrical study to determine remaining life and required repairs/upgrades.
Overall Condition	■ Poor

Pictures



Element.575.oub61a05.3gx.jpg



Element.575.a7mzi22t.i9u.jpg

Actions

Action Summary:

Replace intermediate electrical

Action: Commentary

Action Type	Replacement
Year	2017
Repeat Interval	30
Priority	Medium
Priority Score	36.25

Sustainability Actions

D5015 - Unit Electrical Service and Distribution* [1]

Category	D5015 - Unit Electrical Service and Distribution*
Element Number	1
Last Major Action	1982
Brief Description	100 amp panels and meters for each unit.
Commentary	Breaker boxes in each unit appear to be original. No issues noted or reported. Electrical distribution is assumed to be beyond expected life and should be planed for replacement. Conduct an electrical study to determine remaining life and required repairs/upgrades.
Overall Condition	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Poor

Pictures



Element.576.sj2zsva4.fq4.jpg



Element.576.ubs1tkq2oa8.jpg



Element.576.68f4y2jv.ag3.jpg



Element.576.jppqqoss.cyr.jpg

Actions

Action Summary: Replace unit electrical

Action: Commentary

Action Type Replacement

Year 2017

Repeat Interval 30

Priority Medium

Priority Score 36.25

Sustainability Actions

D5021 - Branch Wiring [1]

Category	D5021 - Branch Wiring
Element Number	1
Last Major Action	1982
Brief Description	Wiring is original throught out building
Commentary	Concealed system: no issues reported, the wiring is of an unknown age. It is assumed that the wiring has surpassed its expected life and may require repairs or replacement in the short term. Conduct an electrical study to determine remaining life and required repairs/upgrades.
Overall Condition	■ Fair

Pictures



Element.549.awqvay7z.wma.jpg



Element.549.2x7dymt.s3x.jpg



Element.549.3433843bd17.jpg



Element.549.befz6f6i.p28.jpg

Actions

Action Summary: Replace branch wiring

Action: Commentary

Action Type Replacement

Year 2032

Repeat Interval 25

Priority Medium

Priority Score 23.00

Sustainability Actions

D5023 - Lighting Equipment - Units* [1]

Category D5023 - Lighting Equipment - Units*

Element Number 1

Last Major Action 2003

Brief Description Florescent lighting. Most fixtures have compact florescent bulbs in them where applicable in the units.

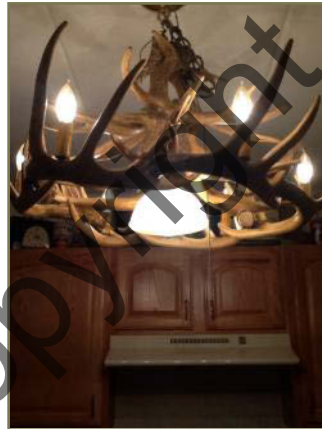
Commentary Changed out to T8s in 2003.

Overall Condition ■ Good

Pictures



Element.550.isbqqz0z.rtq.jpg



Element.550.qqoibj99.gpt.jpg



Element.550.lp3l2ird.eh8.jpg



Element.550.wlr7n7uv.y06.jpg

Actions

Action Summary: Replace unit lighting

Action: Commentary

Action Type Replacement

Year 2028

Repeat Interval 25

Priority Low

Priority Score 18.00

Sustainability Actions

D5024 - Lighting Equipment - Common Area* [1]

Category	D5024 - Lighting Equipment - Common Area*
Element Number	1
Last Major Action	2003
Brief Description	Florescent lighting, (9) 50 watt incandescent a on floor 2 in hall for artwork
Commentary	Changed out to T8s in 2003.
Overall Condition	■ Good

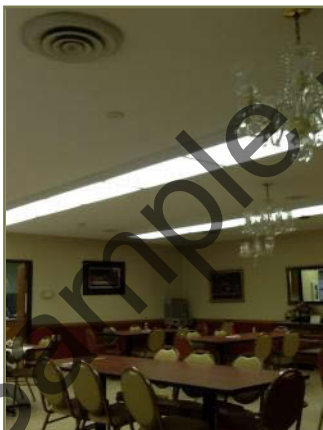
Pictures



Element.569.cxdeloch.qwi.jpg



Element.569.vck5olsd.a7b.jpg



Element.569.jh3riyx0.j9t.jpg



Element.569.dupcmnbc.dev.jpg

Actions**Action Summary:** Replace common area lighting**Action: Commentary****Action Type** Replacement**Year** 2028**Repeat Interval** 25**Priority** Low**Priority Score** 18.00**Sustainability Actions****D5032 - Intercommunications And Paging [1]****Category** D5032 - Intercommunications And Paging**Element Number** 1**Last Major Action** 1982**Brief Description** Paging system for visitors.**Commentary** The system appears to be original and would be beyond it's original lifespan.**Overall Condition** ■ Fair**Pictures**

Element.551.dpc6iqzx.ecw.jpg

Actions**Action Summary:** Replace paging system**Action: Commentary****Action Type** Replacement**Year** 2017**Repeat Interval** 25**Priority** Low**Priority Score** 19.25**Sustainability Actions**

D5033 - Telephone Systems [1]

Category	D5033 - Telephone Systems
Element Number	1
Last Major Action	1982
Brief Description	Frontier phone service.
Commentary	No issues noted, not used often. Assumed to be maintained by outside service provider.
Overall Condition	■ Good

Pictures



Element.552.fepe8vf1.lao.jpg



Element.552.mr1eob93.gc2.jpg



Element.552.rkdcqznz.jbz.jpg



Element.552.6gqk7sdi.con.jpg

Actions

D5035 - Television System [1]

Category	D5035 - Television System
Element Number	1
Last Major Action	1995
Brief Description	Cable TV splitters in each trash chute room.
Commentary	No issues noted, not used often. Assumed to be maintained by outside service provider.
Overall Condition	■ Good

Pictures



Element.553.inlkxkl5.i4e.jpg



Element.553.ta1ren7g.1w5.jpg

Actions

D5037 - Fire Alarm System [1]

Category	D5037 - Fire Alarm System
Element Number	1
Last Major Action	2005
Brief Description	Fire Alarm System: Pull stations and hardwired smoke alarms through out building. Heat detector in maintenance area, battery powered CO2 installed by furnaces. Panel, external monitor, fire extinguishers through out halls and kitchens.
Commentary	No issues reported, inspect/replace/upgrade fire alarm systems in accordance with the fire code. Last updated in 2005.
Overall Condition	■ Good

Pictures



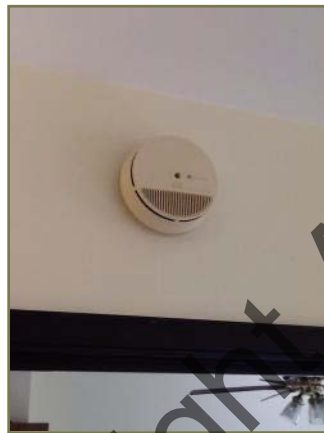
Element.554.aabxg9or.a1r.jpg



Element.554.nhtkbimp.3ro.jpg



Element.554.cvpjmsyf.tbw.jpg



Element.554.v3jreg4e.80t.jpg

Actions

Action Summary: Replace fire alarm system

Action: Commentary

Action Type

Replacement

Year

2030

Repeat Interval

25

Priority

Medium

Priority Score

21.75

Sustainability Actions

D5091 - Exit & Emergency Light Systems* [1]

Category	D5091 - Exit & Emergency Light Systems*
Element Number	1
Last Major Action	2010
Brief Description	LED exit lights throughout building.
Commentary	It is recommended to replace emergency lighting with LED fixtures.
Overall Condition	■ Good

Pictures



Element.556.jmkxdbxt.cq0.jpg



Element.556.t8zz0wiw.g75.jpg



Element.556.4mv9ecne.1zk.jpg

Actions

Action Summary: Replace emergency lighting

Action: Commentary

Action Type Replacement

Year 2032

Repeat Interval 25

Priority Medium

Priority Score 21.00

Sustainability Actions

D5092 - Emergency Power & Generation Systems* [1]

Category D5092 - Emergency Power & Generation Systems*
Element Number 1
Last Major Action 2000
Brief Description Stamford natural gas backup generator for public areas (common/light/hall/heat/cool).
Commentary No issues noted, reported to be in good condition.
Overall Condition ■ Good

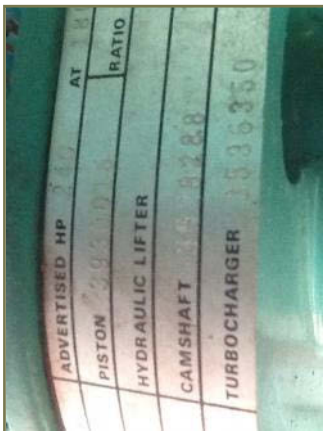
Pictures



Element.557.7f3d4c7j.3xb.jpg



Element.557.66b56hv2.h1f.jpg



Element.557.6yiefqjx.8s3.jpg



Element.557.g5z18vez.sku.jpg

Actions

Action Summary: Replace emergency generator
Action: Commentary
Action Type Replacement
Year 2042
Repeat Interval 30
Priority Medium
Priority Score 21.00

Sustainability Actions

D5094 - Ground-Fault System [1]

Category D5094 - Ground-Fault System
Element Number 1
Last Major Action 1982
Brief Description GFI outlets are near water sources in units and common areas.
Commentary
Overall Condition ■ Good

Pictures



Element.558.csf7nhh4.ghp.jpg



Element.558.pys42999.wao.jpg



Element.558.jpgxorav.b0m.jpg



Element.558.g0ie2npb.mv9.jpg

Actions

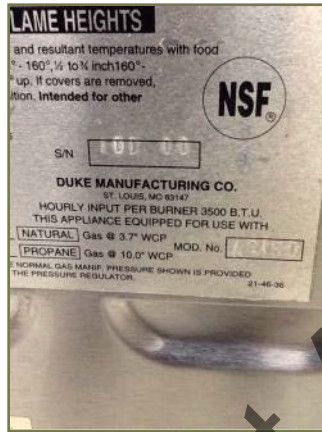
E1010 - Commercial Equipment [1]

Category E1010 - Commercial Equipment
Element Number 1
Last Major Action 1995
Brief Description Hobart freezer, Maximum refrigerator, Southbend gas stove, and Duke warming ovens.
Commentary Commercial kitchen equipment is beyond expected life but was observed to still be in good condition.
Overall Condition ■ Good

Pictures



Element.559.7ucqzoyc.g0n.jpg



Element.559.csi0az7w0z.jpg



Element.559.g8cjd18s.n6k.jpg



Element.559.eo6yo09w.oe6.jpg

Actions

Action Summary: Replace commercial equipment

Action: Commentary

Action Type Replacement

Year 2025

Repeat Interval 20

Priority Low

Priority Score 15.00

Sustainability Actions

E1041 - Residential Appliances* [1]

Category	E1041 - Residential Appliances*
Element Number	1
Last Major Action	2000
Brief Description	All stoves are identical except for (1) GE model jbp230n1cc. Fridges are Frigidaire, (15) are 17 cu ft, while (84) 16 cu ft. There is (1) Whirlpool 14 cu ft model et14nkxdn00.
Commentary	The appliances vary in age and are reported to be replaced on an as-needed basis. Overall in good condition.
Overall Condition	■ Good

Pictures



Element.560.q4ez7nwt.qhc.jpg



Element.560.mriywcd9.8w4.jpg



Element.560.sjpb7nc2.2t.jpg



Element.560.1t5vbbad.aj4.jpg

Actions

Action Summary: Replace stoves and refrigerators

Action: Commentary

Action Type Replacement

Year 2022

Repeat Interval 20

Priority Low

Priority Score 7.50

Sustainability Actions

E1042 - Laundry Room Equipment [1]

Category	E1042 - Laundry Room Equipment
Element Number	1
Last Major Action	2010
Brief Description	(6) Washers in building.
Commentary	Washers were last replaced in 2010.
Overall Condition	■ Good

Pictures



Element.563.rm837qnz.pds.jpg



Element.563.hamdyclm3ed6.jpg



Element.563.bu124aww.bma.jpg



Element.563.jdtm0na7.z6d.jpg

Actions

Action Summary: Replace washer machines

Action: Commentary

Action Type Replacement

Year 2030

Repeat Interval 20

Priority Low

Priority Score 7.50

Sustainability Actions

E1042 - Laundry Room Equipment [2]

Category E1042 - Laundry Room Equipment
Element Number 2
Last Major Action 1990
Brief Description (6) Electric dryers in building.
Commentary Dryers were last replaced in 1990.
Overall Condition ■ Good

Pictures

Actions

Action Summary: Replace dryers
Action: Commentary
Action Type Replacement
Year 2020
Repeat Interval 20
Priority Low
Priority Score 7.50

Sustainability Actions

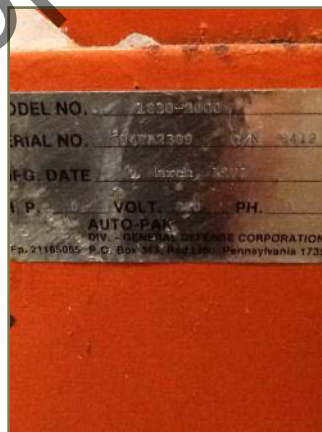
F1046 - Trash Compactors [1]

Category F1046 - Trash Compactors
Element Number 1
Last Major Action 1982
Brief Description (1) Trash compactor original to the building.
Commentary The trash compactor is past life expectancy but was observed to still be in good condition.
Overall Condition ■ Good

Pictures



Element.562.76ka3es3.6tt.jpg



Element.562.wy3u2hvv.unm.jpg

Actions

Action Summary: Replace trash compactors

Action: Commentary

Action Type Replacement

Year 2017

Repeat Interval 15

Priority Low

Priority Score 7.50

Sustainability Actions

G2020 - Parking Lots [1]

Category	G2020 - Parking Lots
Element Number	1
Last Major Action	2015
Brief Description	Asphalt parking lot.
Commentary	Re-sealed in 2015, in good condition.
Overall Condition	■ Good

Pictures



Element.581.cnbkwkih.i8n.jpg



Element.581.iwdsxq4h.xcs.jpg



Element.581.je2lgoga.1lr.jpg



Element.581.96qy22od.ygt.jpg

Actions**Action Summary:** Replace parking lot**Action: Commentary****Action Type** Replacement**Year** 2026**Repeat Interval** 22**Priority** Low**Priority Score** 15.00**Sustainability Actions****G2020 - Parking Lots [2]****Category** G2020 - Parking Lots**Element Number** 2**Last Major Action** 1982**Brief Description** 10-bay garage behind building with just electric running to it. Conventional framing with vinyl siding and lower brick.**Commentary** Asphalt shingles in poor condition. Roof scheduled to be replaced in with 50 metal shingle. Garage doors are not insulated. Building is not insulated. Drywall in each bay.**Overall Condition** ■ Good**Pictures**

Element.583.a3jbr1ik.4eo.jpg

Actions**Action Summary:** Repair garage roofing**Action: Commentary****Action Type** Repair**Year** 2017**Repeat Interval** 22**Priority** Low**Priority Score** 17.50**Sustainability Actions**

G2030 - Pedestrian Paving [1]

Category	G2030 - Pedestrian Paving
Element Number	1
Last Major Action	1982
Brief Description	Concrete sidewalks.
Commentary	Appears to be in good condition. No excessive spalling noted.
Overall Condition	■ Good

Pictures



Element.582.o0ocub3z.uj9.jpg



Element.582.zazqoff4.t7o.jpg



Element.582.j7vv0mbd.4zp.jpg



Element.582.tw8mtt3k.28d.jpg

Actions

Action Summary:	Replace pedestrian paving
Action: Commentary	
Action Type	Replacement
Year	2026
Repeat Interval	22
Priority	Low
Priority Score	13.50

Sustainability Actions

G2040 - Site Development [1]

Category G2040 - Site Development
Element Number 1
Last Major Action 2005
Brief Description Wrought iron fencing around property.
Commentary
Overall Condition ■ Good

Pictures



Element.583.69cmq34j.5u5.jpg



Element.583.rjrbxln.6f3.jpg



Element.583.rvm9wloe.xvv.jpg



Element.583.yyz8r2wb.nrg.jpg

Actions

Action Summary: Replace fencing
Action: Commentary
Action Type Replacement
Year 2023
Repeat Interval 36
Priority Low
Priority Score 13.50

Sustainability Actions

G2049-B - Sheds [1]

Category	G2049-B - Sheds
Element Number	1
Last Major Action	1998
Brief Description	Small shed with vinyl siding, asphalt shingles, garage door.
Commentary	No utilities in shed.
Overall Condition	■ Good

Pictures

Element.585.d91hxr3.rgd.jpg



Element.585.8o8ldrml.fdz.jpg

Actions

<u>Action Summary:</u>	Replace shed
Action: Commentary	
Action Type	Replacement
Year	2038
Repeat Interval	10
Priority	Low
Priority Score	7.50

Sustainability Actions**G2050 - Landscaping [1]**

Category	G2050 - Landscaping
Element Number	1
Last Major Action	1982
Brief Description	Lawns, shrubs, trees, gardens
Commentary	Landscaped very well maintained.
Overall Condition	■ Good

Pictures



Element.586.nadojskb.o7u.jpg



Element.586.qrh0omri.ut8.jpg



Element.586.9d7caojc.wtj.jpg



Element.586.h8t2zjn.o8z.jpg

Actions

G3010 - Water Supply [1]

Category	G3010 - Water Supply
Element Number	1
Last Major Action	1982
Brief Description	Connected to city water
Commentary	Concealed System, no issues reported by site staff. A specialist review would be required to determine condition.
Overall Condition	■ Good

Pictures



Element.588.xnvdqp0i.c1s.jpg



Element.588.wrak65iz.kbo.jpg

Actions

G3020 - Sanitary Sewer [1]

Category	G3020 - Sanitary Sewer
Element Number	1
Last Major Action	1982
Brief Description	PVC lines connects to city sewer.
Commentary	Concealed System, no issues reported by site staff. A specialist review would be required to determine condition.
Overall Condition	■ Good

Pictures

Actions

G3030 - Storm Sewer [1]

Category	G3030 - Storm Sewer
Element Number	1
Last Major Action	1982
Brief Description	Storm drains around property.
Commentary	Concealed system, no issues reported by site staff. A specialist review would be required to determine condition.
Overall Condition	■ Good

Pictures



Element.590.tdirxtm4.l27.jpg



Element.590.21iwqh0u.sk2.jpg



Element.590.d6oi2k3a.h27.jpg



Element.590.8calf2mq.v8y.jpg

Actions

G3060 - Fuel Distribution [1]

Category	G3060 - Fuel Distribution
Element Number	1
Last Major Action	1982
Brief Description	Gas supply & meters.
Commentary	Assumed to be maintained by service provider. No issues reported by site staff. A specialist review would be required to determine condition.
Overall Condition	■ Good

Pictures



Element.593.ts4qb64n.fos.jpg

Actions

G4010 - Electrical Distribution [1]

Category	G4010 - Electrical Distribution
Element Number	1
Last Major Action	1982
Brief Description	Each unit is metered individually.
Commentary	Assumed to be maintained by service provider. No issues reported by site staff. A specialist review would be required to determine condition.
Overall Condition	■ Good

Pictures



Element.598.0tox6728.kao.jpg



Element.598.9qohwj5m.f41.jpg



Element.598.f6o390r8.i7u.jpg

Actions

G4020 - Site Lighting [1]

Category	G4020 - Site Lighting
Element Number	1
Last Major Action	2005
Brief Description	(9) Pole lights are 70 watt infusion bulbs. (2) metal halide pole lights. (8) Building exterior lights are 40 watt infusion, (4) building exterior light are 70 watt metal halide and 7-19 watt cfl
Commentary	Site lighting is in good condition overall.
Overall Condition	■ Good

Pictures



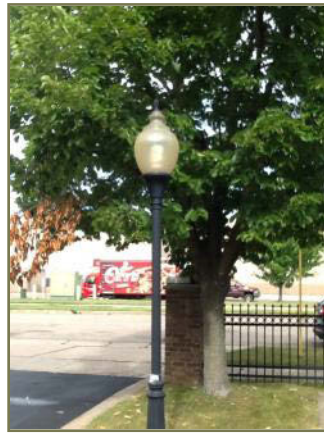
Element.594.5o6xehgc0.htc.jpg



Element.594.6ikaew7w.9y3.jpg



Element.594.3b5ivz9h.t3u.jpg



Element.594.l01hm1q6.2z1.jpg

Actions

Action Summary: Replace site lighting

Action: Commentary

Action Type Replacement

Year 2042

Repeat Interval 30

Priority Low

Priority Score 16.50

Sustainability Actions