

Maintenance report Jan. 2021

Completed the renovations in Condo owned unit 121. The kitchen now has updated plumbing, new cabinets, and new counter tops.

Completed the renovations of the cabana bathrooms and shower. This included new plumbing and electric. We now meet ADA requirements . We also installed a tankless hot water system

We had an electrical problem with elevator #1. We had to order a new capacitor.

We addressed the electrical breaker problem in the meeting room.

We changer the door handles in the garage to lever handles. We had the locksmith re-key them.

We painted the parking garage foyer.

We ordered all the material to re-coat the roof. That project will begin the end of Jan. or early Feb.

We changed 3 exhaust fans on the roof.

We repaired the a/c in the elevator equipment room.

We repaired 3 cracked window sills.

We repaired 5 spalling areas on the building.

We used an outside plumbing company on 2 occasions to change cracked waste pipes connecting to toilets. This involved going through the floor in one unit and the ceiling in another unit. The outside company was very helpful.

We changed the vacuum pump on the main pool.

We had to order a new hard drive for the security system.

We repaired 2 copper pipe feed lines that fractured due to age. Both were in the ceilings in the units. We had to remove the ceiling, chemically treat for mold, replace drywall, plaster and paint.

We changed 3 sections of 6 inch waste pipe.

We had 3 water heater fractures.

We re-coated 6 balconies.

We had sections of carpet professionally cleaned on the 1st, 2nd, 4th, 5th and 8th floors.

We had the new generator serviced and tested.

We serviced the water pumps for the building.

We serviced the water pump for the fire sprinkler system.

We are working on updating the fire alarm system to a wireless monitoring system.

We made 2 repairs to the lawn sprinkler system.