

DOCUMENT 009113 - ADDENDA

PART 1 - GENERAL

1.1 ADDENDUM

- A. Addendum No. 002.

1.2 PROJECT INFORMATION

- A. Project Name: The Barrington Exterior Refinishing
- B. Owner: The Barrington Condominium Association, Inc.
- C. Architect: Purser & Company, PA.
- D. Architect Project Number: 20230809001.
- E. Date of Addendum: 6/18/24.



1.3 NOTICE TO BIDDERS

- A. This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. The date for receipt of bids is UNCHANGED.

1.4 Questions & Answers

- A. This Addendum includes the following answers to RFIs:
 - 1. Reinstalling waterproofing behind EFIS system notes – in small areas of repair this will not work, are we to take off all EFIS system and reinstall waterproofing for the building
 - a. This may or may not occur on this project. Plan for minimal surface repair. More extensive repair could come from contingency if needed.

2. Note 2 AD101 – are the side lites to the patio doors being removed as a part of the patio door system – if so are we putting it back to match existing?
 - a. If condo owners elect for the unit priced terrace at the central patios, the existing unit (installed between EIFS wall finishes) will fully be removed; new owner provided units should fit from EIFS to EIFS.
3. Can patio railing be removed and reinstalled without major modifications or additional materials
 - a. Not sure; it appears that they are integrated into the EIFS.
4. Is the Roof currently under warranty
 - a. Yes. It was installed in 2011 with a 20 year warranty.
5. No parapet detail showing the extent of the 07 27 26 004 – white UV resistant Liquid flashing
 - a. Liquid flashing to cover entire horizontal surface edge to edge with a clean straight line at vertical transition.
6. Custom Circle Roof hatch – this custom product is not carried by many roofing companies – no spec or manufacturer provided
 - a. Likely will be custom.
7. Is current roof system TPO 60 mil
 - a. It appears so. There is no roofing in the project.
8. Are we to assume the doors being replaced in the lower level are to be hollow metal frame and door or are they wood doors – what type of hardware is being requested
 - a. HM with galvanized frames. Storage function lever set, grade II.
9. Type and spec for new traffic coating for parking deck ?
 - a. The exact product is called for on the plans. Substitutions may be allowed pending review.
10. New deck drains – is the product to be submitted for approval or is there a product being requested by spec. I didn't see it
 - a. Product should be similar to Section cut on A001/8; submit product for approval
11. No finish schedule for the interior of the units – should this be an allowance per opening IF the presents of rotting or water damaged material in wall , will this

be change order?

- a. Plan for CO if rot is found. You need to provide labor and material to reinstall demoed trim and caulk and paint back in; plan to paint wall from corner to corner with matching paint.
12. In order to set larger lifts and equipment on the parking deck, we need to know if its rated for the weight of an 80' boom
 - a. The Barrington Association has annual inspections by Ewing & Ray. Contact Corey Ewing for any information concerning parking deck.
 13. Is there a report already for the extent of window material rot - if not, who will carry the cost of this report and site review ?
 - a. See attached relevant report. Note that the column for "decayed wood" and "split sill" would be the only 2 columns that would apply to actual replacement and even these units should have further inspection performed to determine the extent, if any, of replacement.

1.5 ATTACHMENTS

- A. This Addendum includes the following attached Documents and Specification Sections:
 1. Document CBC #20-1102 Window Assessment Report, dated 12/8/2020. Report contains information about all windows in project.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 009113

THE BARRINGTON

Jackson, MS

Window Assessment Report

December 18, 2020

Central Building Consultants, LLC

Roof and Wall Solutions

CBC #20-1102

Roofing, Waterproofing and Walls

P.O. Box 720542 • Byram, MS 39272-0542

Phone/Fax: 601-278-7705

Email: dwaiterscbc@yahoo.com

centralbldgconsultants.com

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GENERAL

Between August 12 and September 2, 2020 Dennis Walters, CSI, CDT, CCCA, Principal, Central Building Consultants, LLC visited the building and through Ms. Beth Hartness' introductions to the unit owners, observed the existing interior conditions of the windows and terrace enclosures of each of the four units on floors 3 through 9.

Prior to beginning the assessment, a Water Leakage Investigation report, dated 4 April 2007 by Wiss, Janney, Elstner Associates, Inc., Princeton Junction, New Jersey, was reviewed. According to this report, the single-hung windows were custom units fabricated by Scanlon-Taylor Millwork, Jackson, MS. The window frames are Honduran mahogany and have a four light operable section and a two light fixed section at the top of the unit.

For the purposes of this report the windows and terrace enclosures were rated as GOOD, FAIR or POOR. Units rated GOOD would be new or have no evidence of any common deficiencies including materials that do not show wear or age (i.e. – metal frame units). Units rated FAIR might have minor detrimental conditions but have no indication of compromise. A POOR rating would be assigned to units that have indications of water penetration, decayed wood or loose seals between the frame and glass.

The units have single pane uninsulated glass. Over the years many of the window units have been painted shut either from the exterior or interior and are currently inoperable. All units have an excess of sealant applied in repeated layers to the exterior at the perimeter of the glazing. There are many units that have been reported by the unit owner to have water leaks, either around the glass panes or frames.

Several window units exhibited evidence of water passing through the head frame and likely entering the building system outside the limits of the window. Many cracks were observed in the EIFS finish during the assessment process and repairs to the EIFS wall system must be completed to have an effective correction of the windows. Replacement of the single pane glazing would increase the energy efficiency of the units also.

There are four living units on each floor. The unit numbers start in the southwest, move to the northwest, then the northeast and finally the southeast; 10 (SW), 20 (NW), 30 (NE) and 40 (SE). The second digit of the unit number is the floor number, so the units on the fifth floor would be 15, 25, 35 and 45. The southwest and northeast units are three-bedroom units, and the southeast and northwest units are two-bedroom units.

Each unit has a terrace off the living room and a smaller terrace accessed from the master bedroom. Most of the terraces have been enclosed after the original building construction. The open living room terrace is in unit 49, southeast unit of the ninth floor. The open master bedroom terraces are in units 33, 43, 24, 35, 26, 17 and 19. All other terraces have been enclosed and the enclosure units were examined as part of this assessment study.

The living room terrace enclosures typically have a fixed sidelight (28"), double leaf operable doors (56") and a fixed sidelight (28"), a total of 9'-4" (112") wide by 7' (84")

high. The ninth-floor units have a knee wall at the terraces and the enclosures are above in the form of casement windows with fixed sidelights except Unit 19 that has metal framed fixed insulated glass. The glazing of the doors and sidelights are mostly double paned insulated glass panels in a wood frame. It is not known if the door units were custom or stock units at the time of installation. Below the unit is a wood threshold (sill) with an extruded metal threshold located below the operable doors. It is not likely that these units are fabricated from the same type wood as the original window units. The terrace flooring finish surface varies from unit to unit.

The master bedroom terraces have two similar units set in the original openings. There were a few different styles of units observed in various terraces. Below the ninth floor most of the enclosure units have fixed single pane glass on the lower half and double operable casement windows with single pane glass in the top with full height fixed sidelights on each side. Each of these terraces have two similar units of slightly different sizes; 4'-9" (57") by 7' (84") high and 4'-5" (53") by 7' (84") high. The ninth-floor terraces have a knee wall and is either open above or enclosed with custom window units.

Some of the Master Bedroom terrace enclosures are of poor design resulting in an open joint from immediately below the upper casement frame to inside of the lower fixed glass. These units generally have poorly sealed joints within the unit frame that could easily allow water to penetrate the frame and establish deterioration of the wood frame. There are other units that do not have the same open joint.

Each unit report is accompanied by a diagram of the window locations with identification marks. These plans are not to scale and do not include interior wall configurations and for reference only.

EXISTING CONDITIONS

The following description for each unit contains the general deficiencies observed; please review the attached matrix in Attachment A for deficiencies specific to each window unit.

Most of the standard wood windows observed have sound wood frames, but there are several deficiencies that were observed that seemed to be widespread because of the age of the units. Loose seals between the glass and the wood frame were quite common and reports of water penetration through the units were not uncommon. Many of the units have been painted shut either from the exterior or the interior and cannot be opened. The slide mechanisms of several units have been damaged and would make it difficult to open the operable section if it is not painted shut.

All windows have solar film applied to the interior face of the glass to reduce the solar glare, many have loose film at the corners and the film should be replaced. Several units have decayed wood and damaged finishes. A few units have broken glass that will cause a problem because the units are single paned.

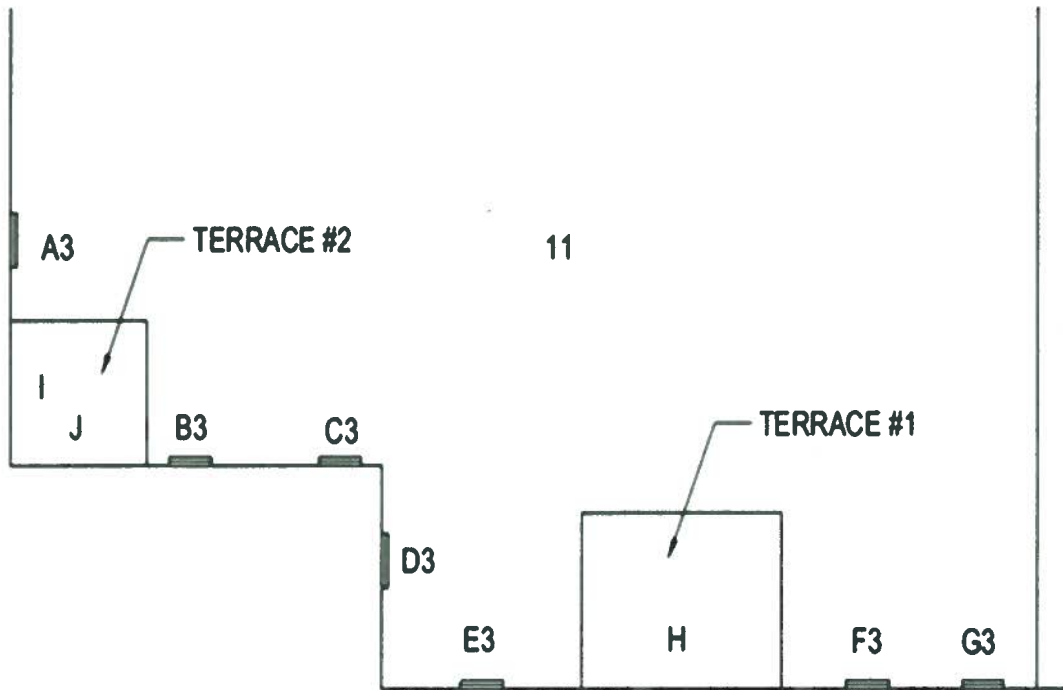
It is not known how the rough openings were flashed before the units were installed, but many have water stains on the sills, jambs and heads. The WJE report indicated there is a metal sub-sill at the bottom of the rough opening with end dams to prevent moisture from spreading laterally into the wall framing, but the remainder of the rough

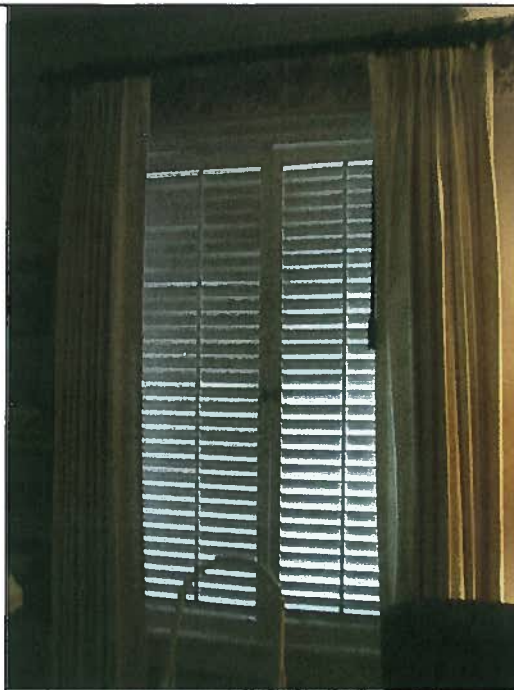

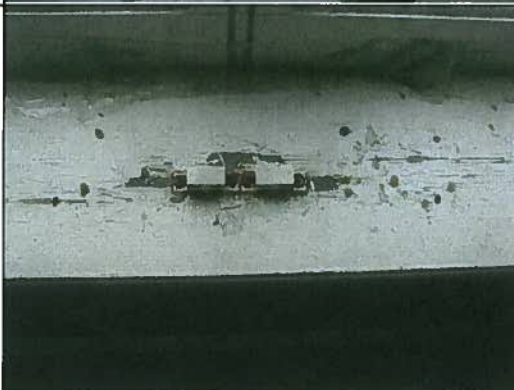
opening may or may not be properly flashed according to today's industry standards. Stains on the sills indicate water has set on the sill until evaporated. This may have been from an unknown path from the exterior or human placement from inside. Stains and rust on the heads and on frames and jambs indicate water has entered the system from above, either at the rough opening or above through the EIFS system to the rough opening. This indicates the cracks in the EIFS either have not been repaired or have been repaired incorrectly. Most EIFS repairs observed from the interior during the window assessment seemed to have been repaired with a smear of sealant over the crack and in many cases, repairs have been applied to previous repairs without proper preparation of the surface.





THIRD FLOOR

Unit #11 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Common deficiencies include loose seals at the glass, water stains at head, jambs and sills, damaged finishes, loose joints and the windows have been painted shut. In general, the windows of this unit are in poor condition.



<p>1. Unit A3.</p>	
<p>2. Loose seal at glass on unit A3.</p>	
<p>3. Damaged finish at sill on unit A3.</p>	

<p>4. Damaged finish on Unit A3.</p>	
<p>5. Stain at head of Unit A3.</p>	
<p>6. Damaged finish and stain on head/jamb of Unit A3.</p>	
<p>7. Excessive sealant applied to exterior of frame on Unit A3. This is typical for the entire building.</p>	

8. Unit B3.



9. Damaged finish and water stain on sill/jamb and frame of Unit B3.



10. Loose seal at glass on unit B3.



11. Exterior rust on jamb on unit B3.






12. Damaged EIFS with poor repair below Unit B3.

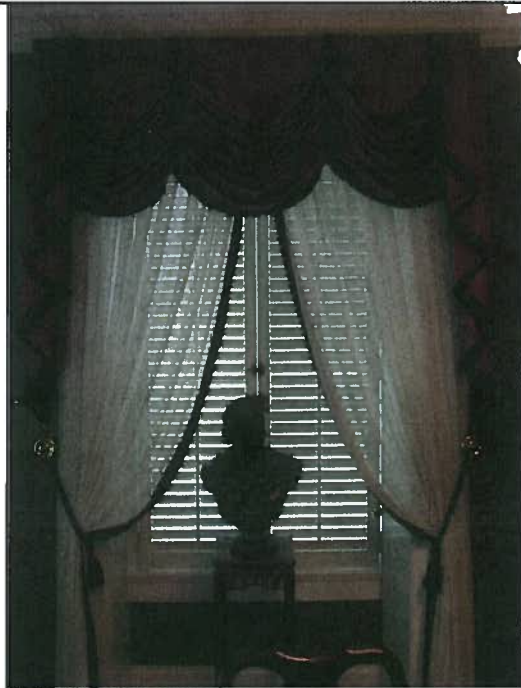


13. Unit C3.



<p>14. Loose seal at glass and water stain on fixed sash on unit C3.</p>	
<p>15. Water stain on frame on unit C3.</p>	
<p>16. Stain on jamb of Unit C3.</p>	

17. Unit D3.






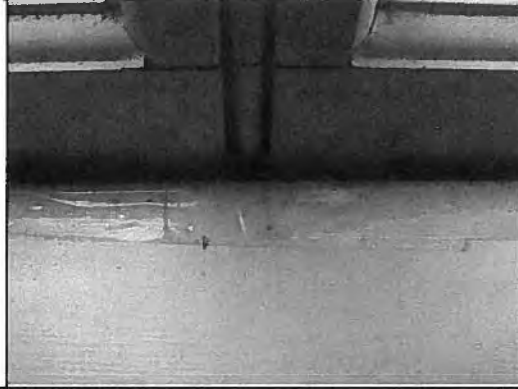


18. Water stain on sill of unit D3.


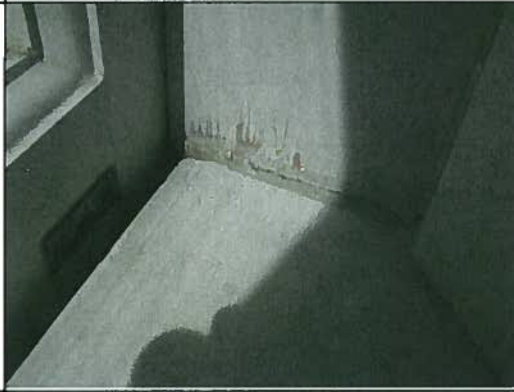






19. Loose seal at glass on unit D3.










<p>20. Damaged finish and loose joint on Unit D3.</p>	
<p>21. Water stain on slide cover of Unit D3.</p>	
<p>22. Unit E3.</p>	




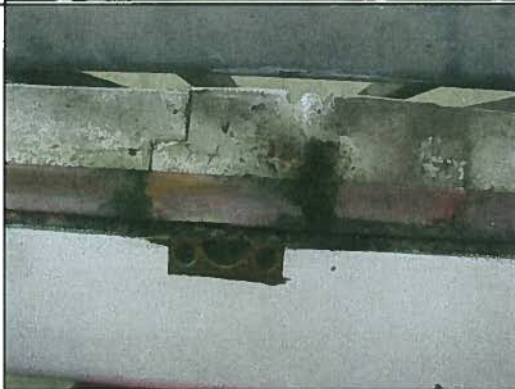
<p>23. Loose joints of unit E3.</p>	
<p>24. Damaged finish at sill/jamb of Unit E3.</p>	
<p>25. Poor fit on Unit E3.</p>	

<p>26. Unit F3.</p>	
<p>27. Damaged finish and water stain on sill of Unit F3.</p>	
<p>28. Corrosion on slide housing of unit F3.</p>	

<p>29. Damaged slide on unit F3.</p>	
<p>30. Rust on the exterior jamb of Unit F3.</p>	
<p>31. Unit G3.</p>	

<p>32. Loose seal at glass on unit G3.</p>	
<p>33. Damaged finish and water stain on frame of Unit G3.</p>	
<p>34. Poor fit of Unit G3.</p>	
<p>35. Unit H.</p>	

<p>36. Damaged finish on unit H (Terrace 1).</p>	
<p>37. Loose joints on unit H (Terrace 1).</p>	
<p>38. Unit I (Terrace 2).</p>	

<p>39. Casing of open casement at Unit I (Terrace 2).</p>	 A close-up photograph of a window casing. A yellow level bar is placed horizontally across the casing to check for levelness. The casing appears to be made of wood or a similar material.
<p>40. Water stain on frame of Unit I (Terrace 2).</p>	 A close-up photograph of a window frame. A distinct brownish water stain is visible on the white-painted frame, indicating a leak or moisture problem.
<p>41. Water stain on jamb of Unit I (Terrace 2).</p>	 A close-up photograph of a window jamb. A water stain is visible on the white-painted jamb, near a yellow hinge or latch mechanism.
<p>42. Decayed wood on Unit I (Terrace 2).</p>	 A close-up photograph of a window frame showing significant wood decay. The wood is dark, splintered, and crumbling, indicating severe rot.

43. Damaged finish on Unit I (Terrace 2).







44. Poor fit on Unit I (Terrace 2).



45. Unit J (Terrace 2).



<p>46. Water stain on frame of Unit J (Terrace 2).</p>	
<p>47. Loose joint on Unit J (Terrace 2).</p>	
<p>48. Water stain on sill of Unit J (Terrace 2).</p>	
<p>49. Rusty stain on head of unit J (Terrace 2).</p>	

50. Loose joint and water stain on frame
of Unit J (Terrace 2).

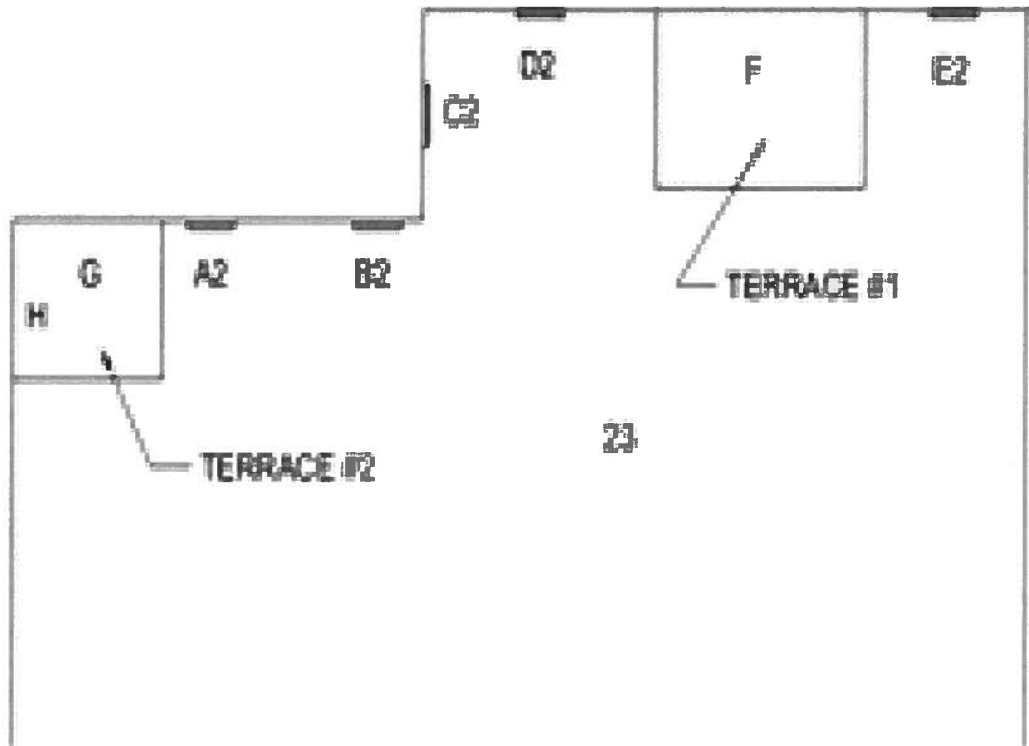



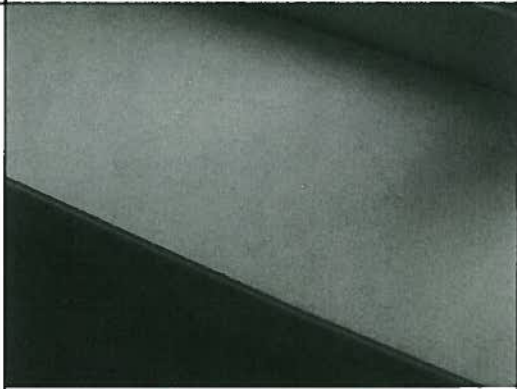
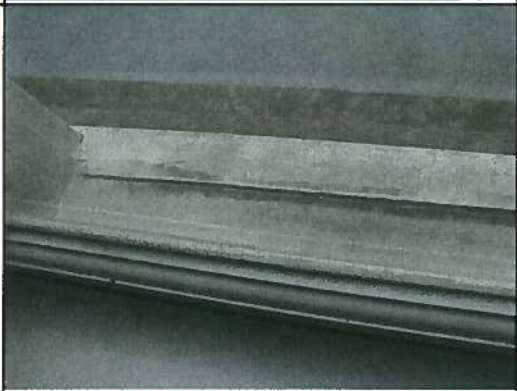
51. Poor fit and water stains on unit J
(Terrace 2).



Unit #23 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the MBR terrace (Terrace 2). Generally, the windows are in fair condition, however the casement enclosures at Terrace 2 are poor because the design with an open joint that extends from the exterior sill below the casement windows above to the interior of the lower fixed panels below.



<p>52. Unit A2.</p>	
<p>53. Water stain on sill of Unit A2.</p>	
<p>54. Split exterior sill at Unit A2.</p>	

55. Unit B2.



56. Unit C2.






57. Unit D2.



58. Unit E2.



<p>59. Unsecured latch on Unit E2.</p>	
<p>60. Unit F.</p>	
<p>61. No weather stripping at Unit F.</p>	
<p>62. No mastic at threshold at Unit F.</p>	

<p>63. Unit G.</p>	
<p>64. Poor closing of Unit G.</p>	
<p>65. Open joint by poor design of Unit G.</p>	

66. Unit H.



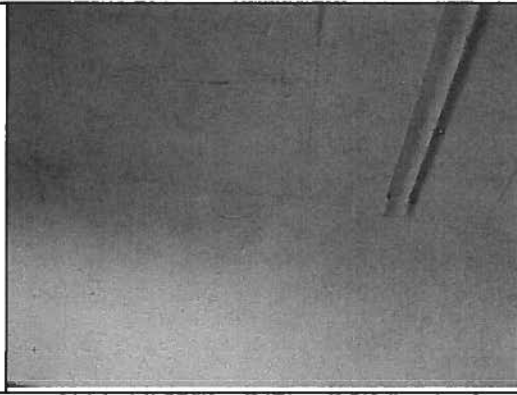
67. Poor closing of Unit H.



68. Open joint by poor design of Unit H.

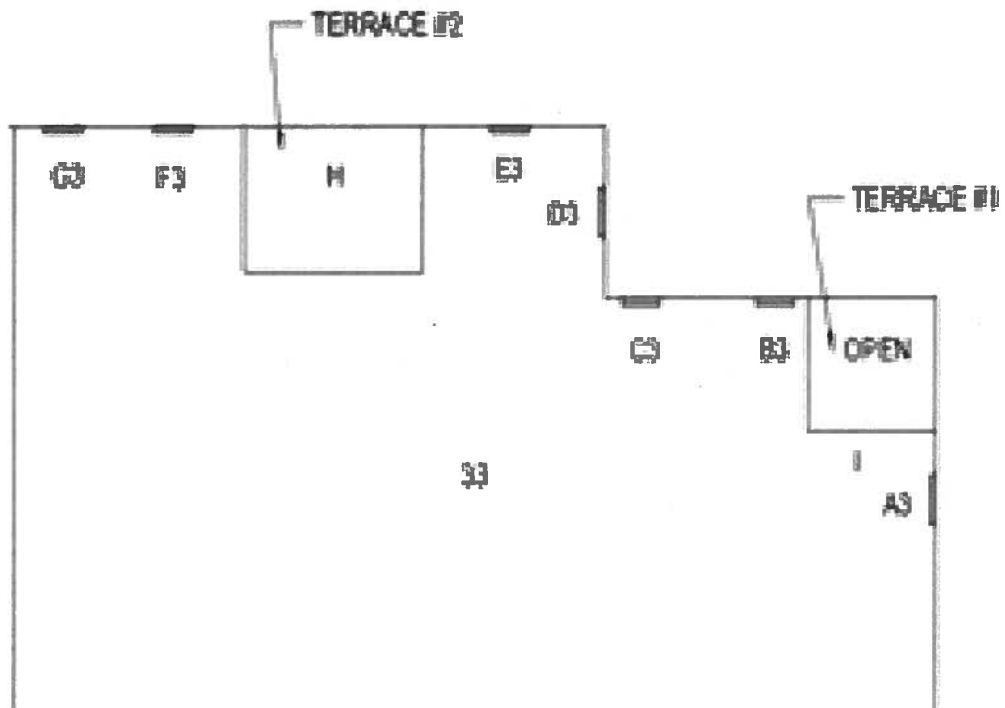


69. Water stain at sill of Unit H.

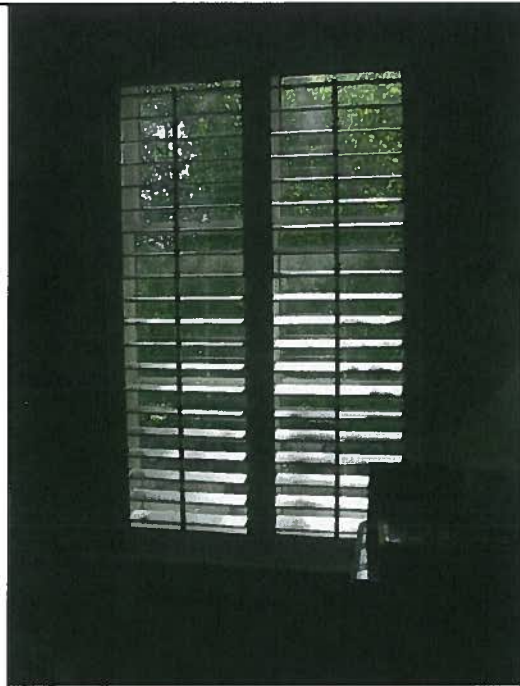


Unit #33 (7 standard units plus LR terrace enclosure and 1 MBR door to open terrace)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1). The Master Bedroom terrace has not been enclosed. The door from the MBR to the terrace is protected by the terrace cover. Common deficiencies include loose seals at the glass, water stains at head, jambs and sills, damaged finishes, loose joints and the windows have been painted shut. In general, the windows of this unit are in fair to poor condition.



70. Unit A3.



71. Damaged finish and water stain on
frame of Unit A3.






72. Unit B3.



73. Water stain on frame of Unit B3.



<p>74. Unit C3.</p>	
<p>75. Water stain on frame of Unit C3.</p>	
<p>76. Water stain on frame and sill of Unit C3.</p>	

77. Unit D3.



78. Water stain on sill of Unit D3.



79. Unit E3.



80. Excessive exterior sealant on Unit E3, but typical of all windows in building.



81. Unit F3.



82. Water stain on frame of Unit F3.



83. Water stain on frame of Unit F3.



84. Water stain on head of Unit F3.



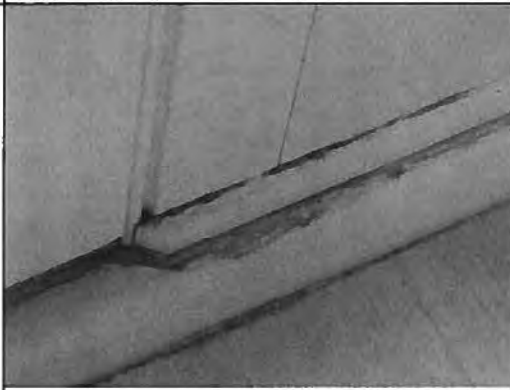







85. Unit G3.



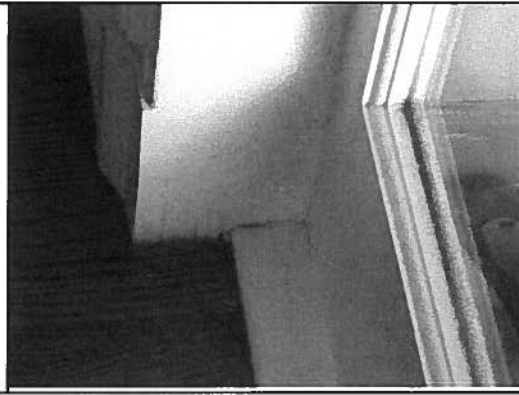
86. Water stain on frame at loose joint
of Unit G3.



<p>87. Water stain on frame and jamb of Unit G3.</p>	
<p>88. Unit H.</p>	
<p>89. Water stain at sill of Unit H.</p>	
<p>90. Water stain at threshold of Unit H.</p>	

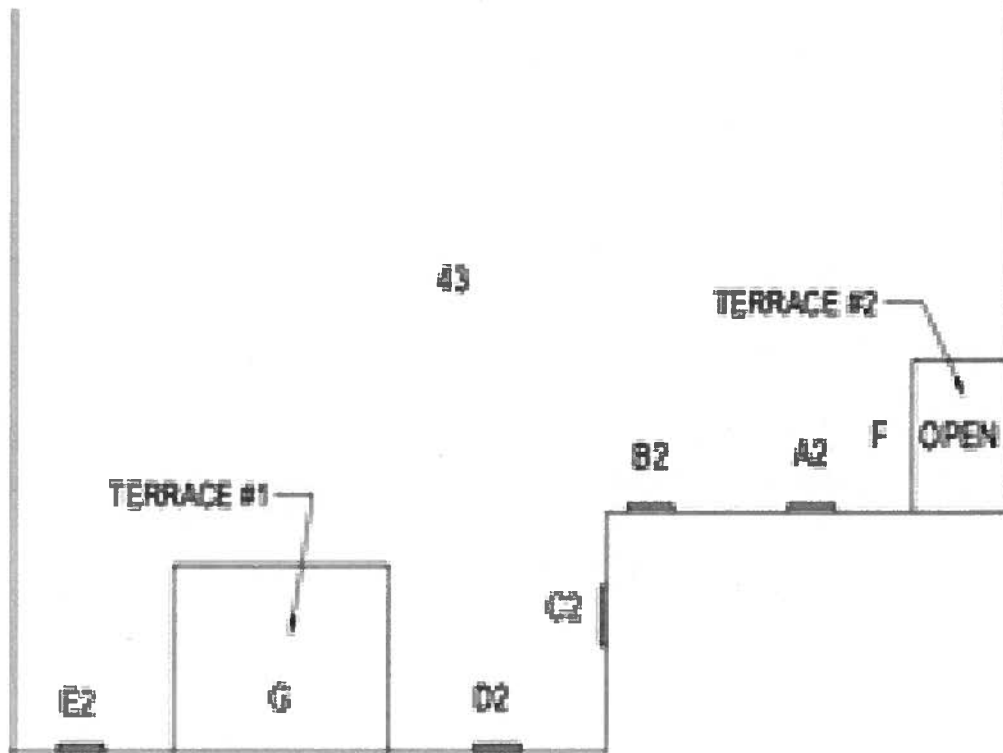
<p>91. Loose solar film on Unit H.</p>	
<p>92. Unit I.</p>	
<p>93. Blistered solar film on Unit I.</p>	
<p>94. Damaged weather stripping on Unit I.</p>	

95. Damaged finish from water stain on
sill of Unit I.



Unit #43 (5 standard units plus LR terrace enclosure and 1 MBR door to open terrace)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1). The Master Bedroom terrace (Terrace 2) has not been enclosed. Common deficiencies include loose seals at the glass, water stains at head, jambs and sills, damaged finishes, loose joints and the windows have been painted shut. Generally, the windows are in poor condition.



<p>96. Unit A2.</p>	 A photograph showing the exterior of a window on Unit A2. The window is a double-hung style with a white frame and is set in a dark-colored wall. The view through the window shows green trees and a white building in the background.
<p>97. Decayed wood on Unit A2.</p>	 A close-up photograph of the interior of a window on Unit A2. It shows a section of wood that has become severely decayed and discolored, with a dark, hollowed-out center. The surrounding wood is a light, off-white color.
<p>98. Loose seal at glass on Unit A2.</p>	 A close-up photograph of the bottom edge of a window on Unit A2. It shows a metal frame and a glass pane. The seal between the glass and the frame is loose, with a visible gap and some debris. The view through the glass shows a green lawn and a tree.

99. Loose joint on Unit A2.









100. Damaged finish on Unit A2.






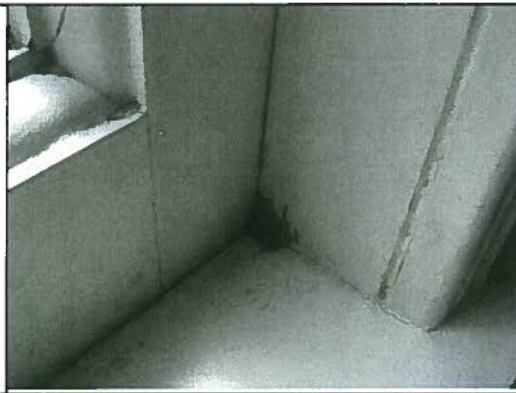



101. Unit B2.



<p>102. Water stain on jamb and damaged finish on Unit B2.</p>	
<p>103. Excessive exterior sealant and a loose joint on Unit B2.</p>	
<p>104. Loose seal at glass on Unit B2.</p>	

<p>105. Unit C2.</p>	 A photograph of a window with white horizontal blinds. The window is set in a dark frame. Through the blinds, green foliage and a white fence are visible outside.
<p>106. Damaged finish on Unit C2.</p>	 A close-up photograph of a window sill. The white paint or finish on the sill is chipped and peeling away, revealing a darker material underneath.
<p>107. Stain at head slide cover of Unit C2.</p>	 A close-up photograph of a white head slide cover. There is a dark, irregular stain on the surface of the cover.

<p>108. Water stain on frame of Unit C2.</p>	
<p>109. Rust on exterior jamb of Unit C2.</p>	
<p>110. Unit D2.</p>	

<p>111. Damaged finish on Unit D2.</p>	
<p>112. Loose joint on Unit D2.</p>	
<p>113. Loose seal at glass on Unit D2.</p>	
<p>114. Rust on exterior jamb of Unit D2.</p>	

115. Unit E2.







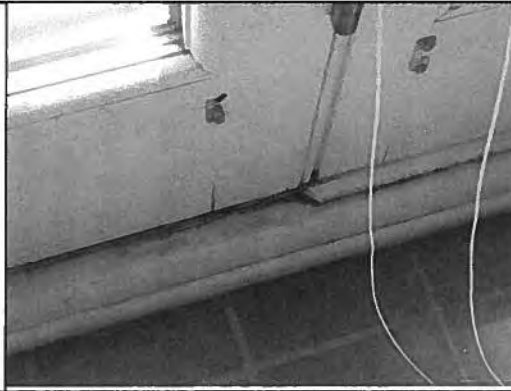

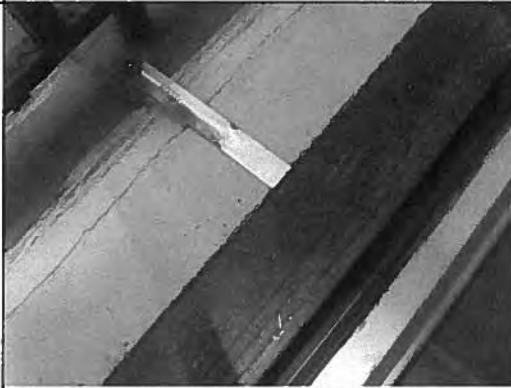
116. Loose joint of Unit E2.



117. Rust on exterior jamb of Unit E2.



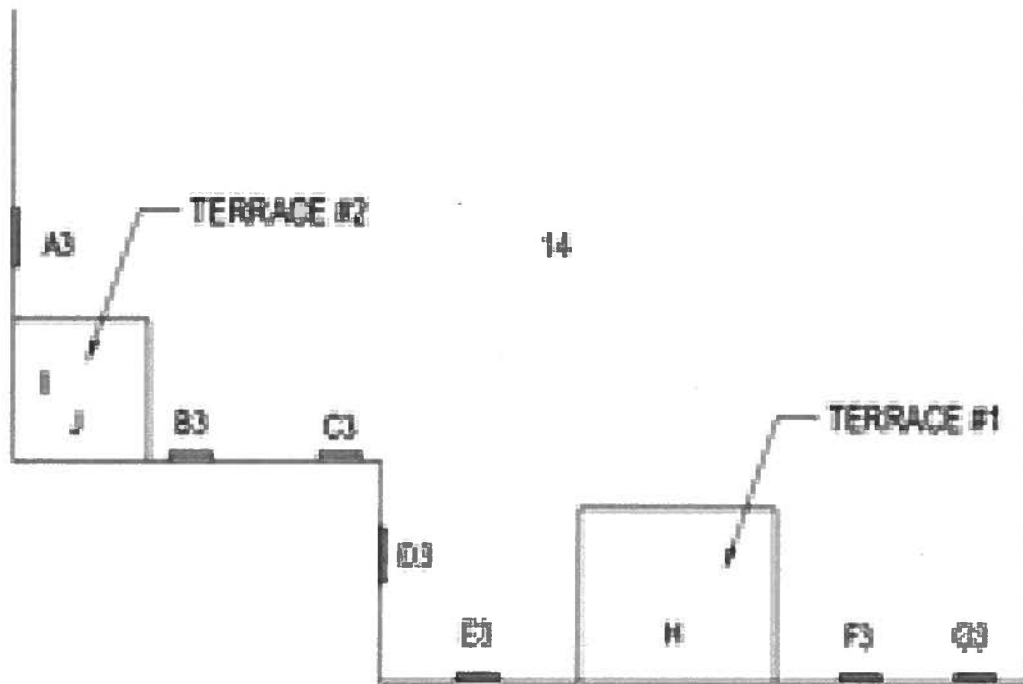
<p>118. Unit F.</p>	
<p>119. Poor fit of Unit F.</p>	
<p>120. Decayed wood on terrace at Unit F.</p>	
<p>121. Unit G.</p>	

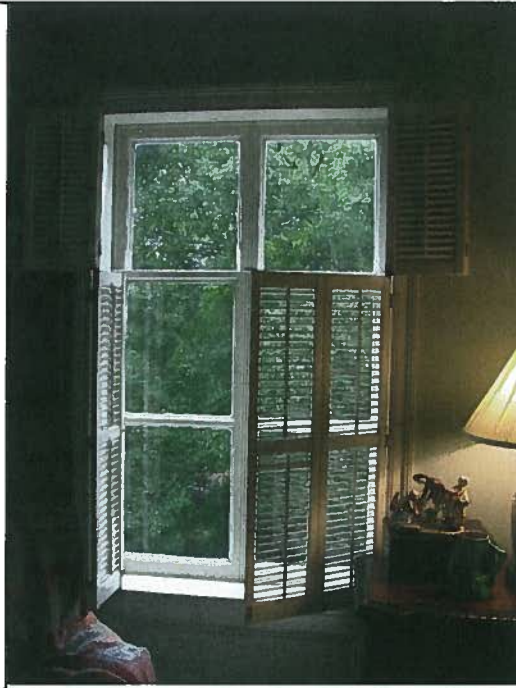
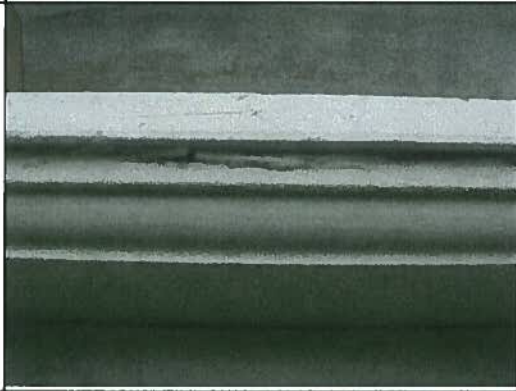

<p>122. Water stain on sill of Unit G.</p>	
<p>123. Water stain on frame and sill of Unit G.</p>	
<p>124. No mastic under metal threshold at Unit G.</p>	

FOURTH FLOOR

Unit #14 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). The enclosures on the MBR terrace are both fully fixed glass. Common deficiencies include loose seals at the glass, water stains at head, jambs and sills, damaged finishes, loose joints and the windows have been painted shut. In general, the windows of this unit are in fair condition.



<p>1. Unit A3.</p>	 A photograph showing a white window unit installed in a room. The window is partially open, revealing a view of green trees outside. To the right of the window, there are white shutters and a lamp on a table.
<p>2. Damaged finish on Unit A3.</p>	 A close-up photograph of the window unit's frame, showing significant damage to the white finish. The surface is cracked and peeling, revealing a darker material underneath.
<p>3. Loose seal at glass on Unit A3.</p>	 A close-up photograph of the window unit's frame, showing a loose seal at the glass. The sealant is missing or peeling away from the frame, creating a gap between the glass and the frame.

4. Unit B3.



5. Loose joint on Unit B3.



6. Rust on exterior jamb of Unit B3.






7. Unit C3.



8. Loose seal at glass on Unit C3.



<p>9. Unit D3.</p>	
<p>10. Rusty water stain at slide cover on head of Unit D3.</p>	
<p>11. Rust at exterior jamb on Unit D3.</p>	

12. Unit E3.



13. Rust on exterior jamb on Unit E3.



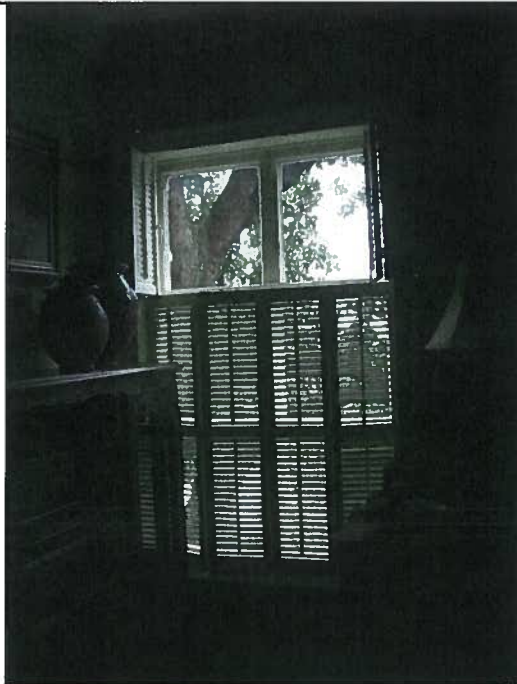
14. Unit F3.



15. Rusty water stain on slide cover on
Unit F3.



16. Unit G3.



17. Rust at exterior jamb of Unit G3.



18. Unit H (Terrace 1).



19. Water stain at threshold of Unit H.



20. Rust on exterior jamb of Unit H.



21. Unit I (Terrace 2).



22. Damaged finish on Unit I.

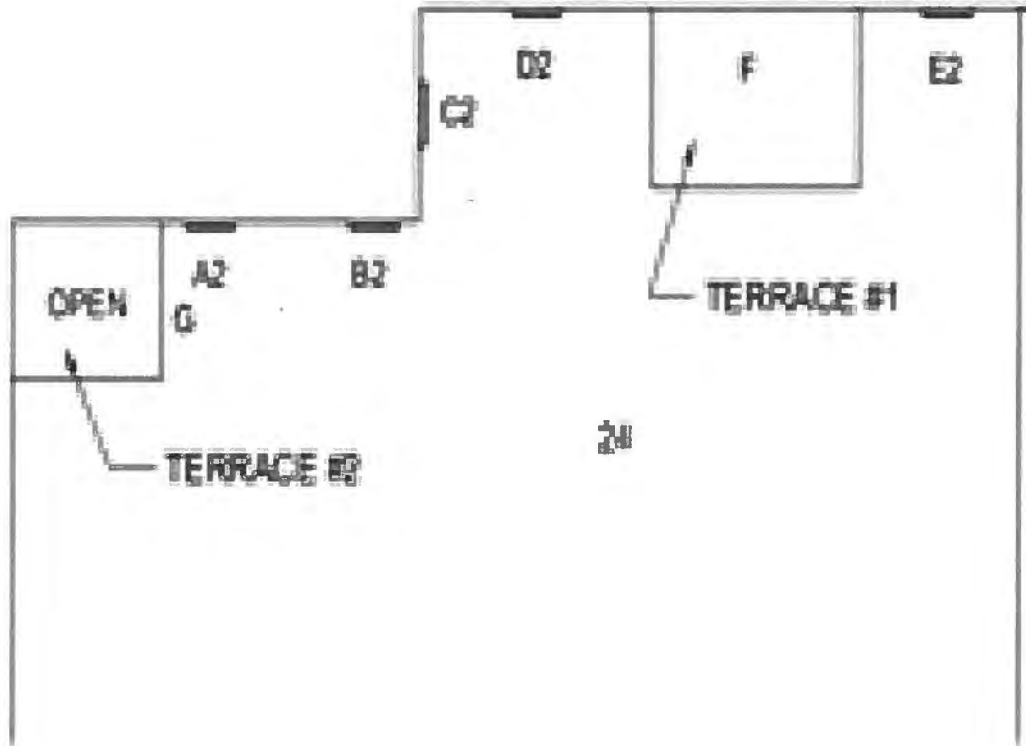





23. Unit J (Terrace 2).



Unit #24 (5 standard units plus LR terrace enclosure and 1 MBR door to open terrace)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1). The Master Bedroom terrace (Terrace 2) has not been enclosed. Common deficiencies include water stains at heads, jambs, frames and sills, damaged finishes. Generally, the windows are in poor to fair condition.



<p>24. Unit A2.</p>	 A black and white photograph of a window with dark, closed shutters. The shutters have horizontal slats. The window is set in a dark frame.
<p>25. Water stain on sill of Unit A2.</p>	 A black and white close-up photograph of a window sill. A dark, irregular water stain is visible on the light-colored surface of the sill.
<p>26. Damaged finish and water stain on sill of Unit A2.</p>	 A black and white close-up photograph of a window sill. The image shows the corner of the sill where it meets the wall. There is a dark water stain and some chipped or damaged finish on the surface.

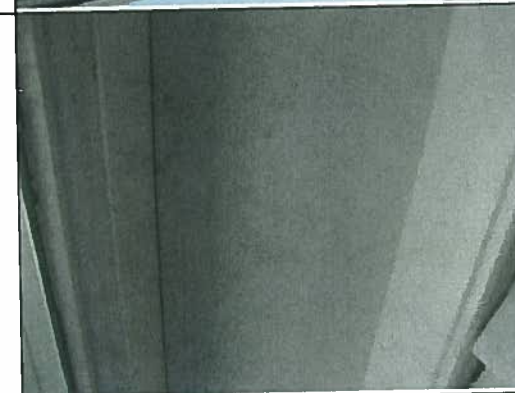
27. Water stain on frame of Unit A2.



28. Water stain at head of Unit A2.



29. Water stain on jamb of Unit A2.








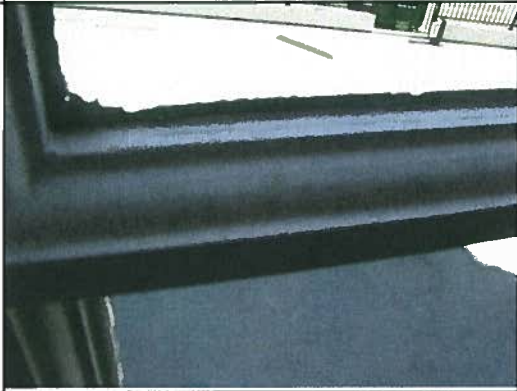
30. Unit B2.










31. Water stain on frame of Unit B2.



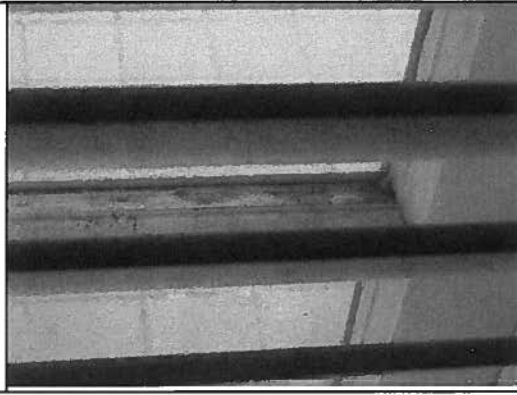
<p>32. Unit C2.</p>	
<p>33. Water stain on sill of Unit C2.</p>	
<p>34. Water stain on frame of Unit C2.</p>	

<p>35. Water damaged wall above head of Unit C2.</p>	
<p>36. Unit D2.</p>	
<p>37. Water stain on frame of Unit D2.</p>	

<p>38. Damaged finish at sill/jamb of Unit D2.</p>	
<p>39. Unit E2.</p>	
<p>40. Stain at sill and frame of Unit E2.</p>	

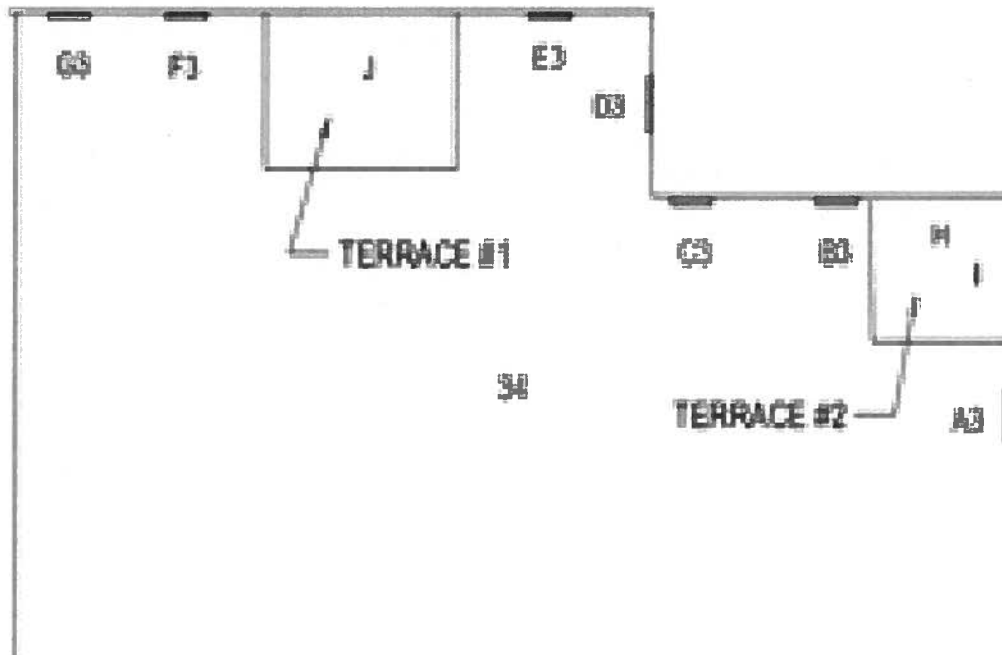
<p>41. Rust on slide cover at head of Unit E2.</p>	
<p>42. Unit F.</p>	
<p>43. Water stain on sill and frame of Unit F.</p>	
<p>44. Unit G. There was no access to this unit.</p>	

45. Water stain on frame of Unit G
through shutter.



Unit #34 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). On the Living Room terrace, severely decayed wood was observed at the threshold. The casement enclosures at MBR terrace are poor because of the design with an open joint that extends from the exterior sill below the casement windows above to the interior of the lower fixed panels below. Common deficiencies include loose seals at the glass, water stains at heads, jambs, frames and sills, damaged finishes, loose joints and the windows have been painted shut. In general, the windows of this unit are in poor condition with some exceptions.



46. Unit A3.



47. Loose seal at glass on Unit A3.



48. Water stain on frame of Unit A3.



49. Unit B3.



50. Water stain with mildew on frame and jamb of Unit B3.



51. Water stain on frame of Unit B3.


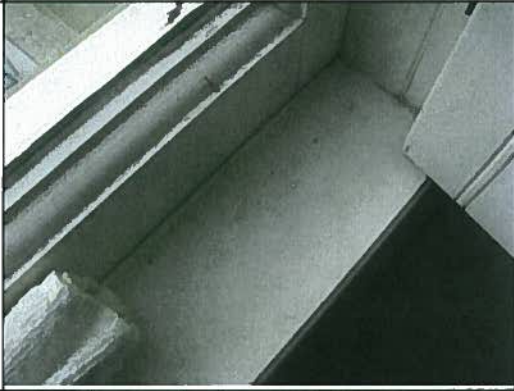






52. Unit C3.



53. Damaged slide of Unit C3.



<p>54. Unit D3.</p>	
<p>55. Water stain on sill of Unit D3.</p>	
<p>56. Water stain on jamb of Unit D3.</p>	

<p>57. Water stain at head and jamb of Unit D3.</p>	
<p>58. Water stain and rust at head of Unit D3.</p>	
<p>59. Split exterior sill at Unit D3.</p>	

60. Unit E3.



61. Damaged finish of Unit E3.



62. Excessive exterior sealant on Unit E3.



63. Water stain on frame of Unit E3.



64. Water stain on head of Unit E3.



65. Unit F3.



66. Damaged finish on Unit F3.


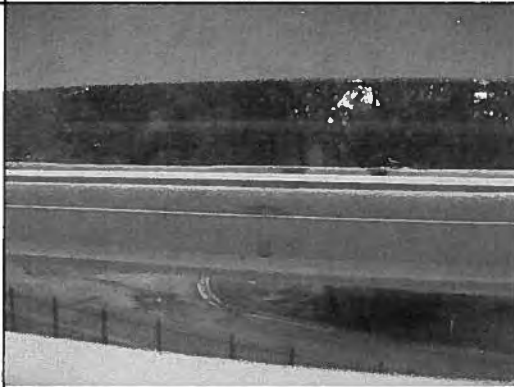
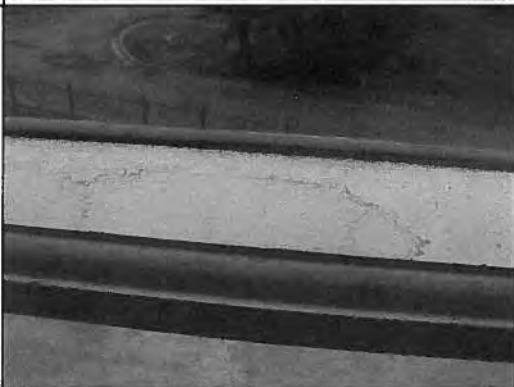



67. Water stain on frame of Unit F3.



68. Unit G3.



<p>69. Water stain on sill of Unit G3.</p>	
<p>70. Water stain on frame of Unit G3.</p>	
<p>71. Water stain on frame of Unit G3.</p>	
<p>72. Water stain on jamb of Unit G3.</p>	

73. Unit H.

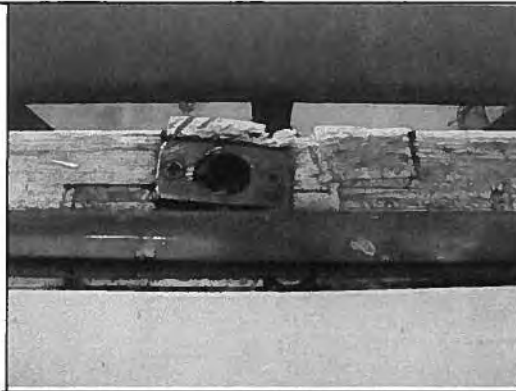

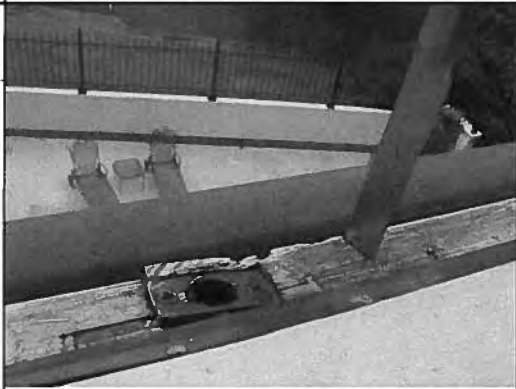






74. Damaged finish on sill of Unit H.







75. Poor fit of unit into opening at Unit H.



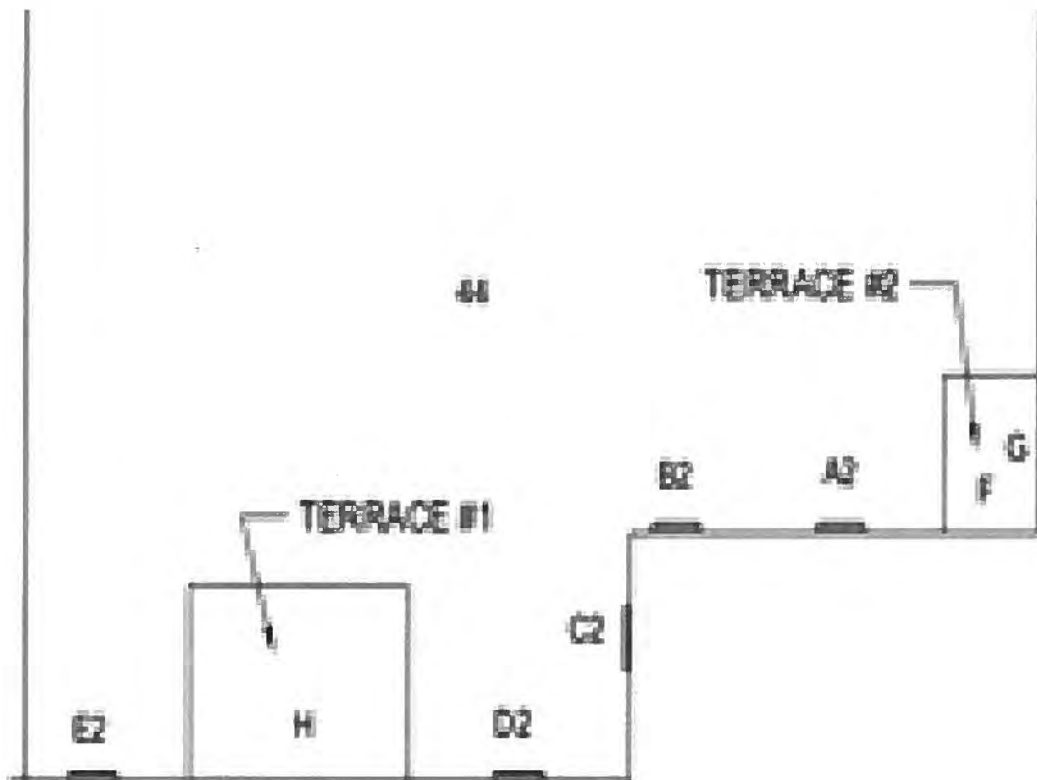
<p>76. Decayed wood at strike plate on Unit H.</p>	
<p>77. Water stain on frame of Unit H.</p>	
<p>78. Loose joint in frame of Unit H.</p>	
<p>79. Loose joint and poor fit at Unit H.</p>	




<p>80. Unit I.</p>	
<p>81. Loose joint in Unit I.</p>	
<p>82. Open joint of frame from exterior to interior (poor design) on Unit I.</p>	





<p>83. Water stain on frame of Unit I.</p>	
<p>84. Unit J.</p>	
<p>85. Interior severely decayed wood at sill of Unit J.</p>	
<p>86. Exterior severely decayed wood at sill of Unit J.</p>	

Unit #44 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). The enclosures on the MBR terrace are both fully fixed glass. Screens have been installed on the exterior of the Living Room terrace enclosure doors. Common deficiencies include loose seals at the glass, water stains at jambs, frames and sills, damaged finishes, broken glass, loose joints and the windows have been painted shut. In general, the windows of this unit are in poor to fair condition.



<p>87. Unit A2.</p>	
<p>88. Damaged finish of sill on Unit A2.</p>	
<p>89. Stain on frame at loose joint of Unit A2.</p>	



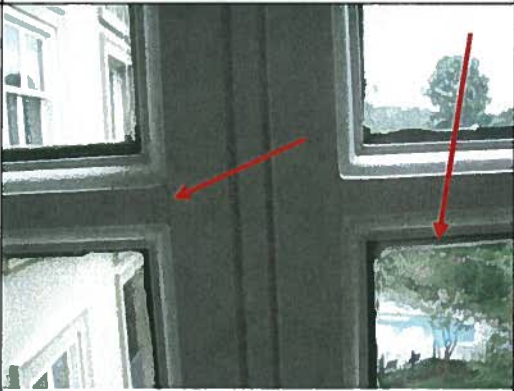
<p>90. Broken glass in Unit A2.</p>	
<p>91. Loose seal at glass in Unit A2.</p>	
<p>92. Water stain on frame on Unit A2.</p>	
<p>93. Rust on exterior jamb at Unit A2.</p>	


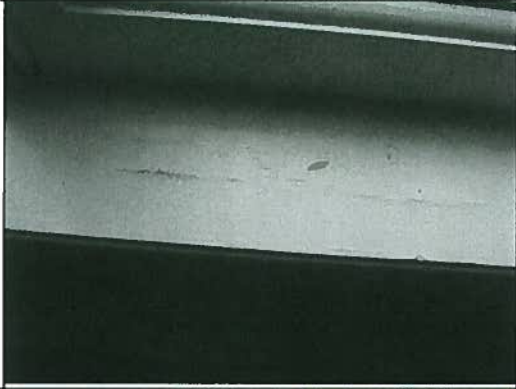

94. Unit B2.



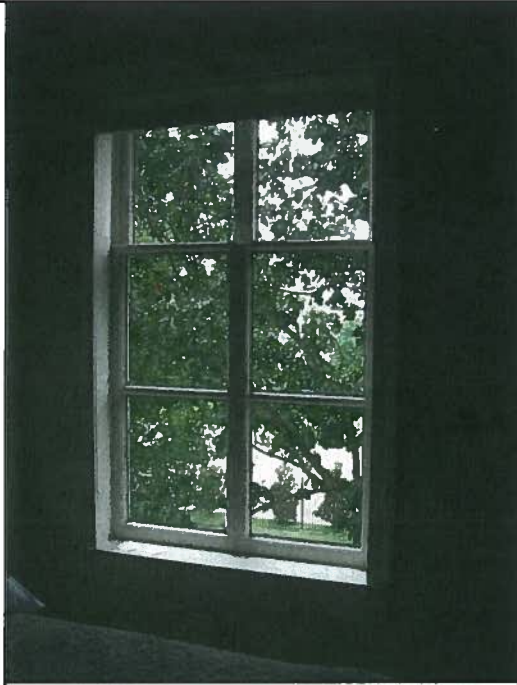
95. Water stain on frame at head of
Unit B2.



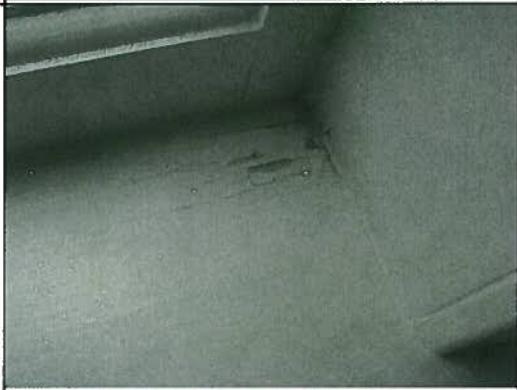
<p>96. Unit C2.</p>	 A photograph showing a white window unit with a six-pane grid. The window is set in a dark wall. A dark wooden chair is partially visible in the foreground.
<p>97. Damaged finish on sill of Unit C2.</p>	 A close-up photograph of the white window sill. The paint is peeling and chipped away in several places, revealing a darker substrate underneath.
<p>98. Excessive exterior sealant and a loose joint in the frame of Unit C2.</p>	 A close-up photograph of the window frame. Two red arrows point to areas of concern: one points to a thick, uneven application of white sealant on the exterior side of the frame, and the other points to a gap or loose joint between the window frame and the surrounding wall.

<p>99. Unit D2.</p>	
<p>100. Damaged finish on sill of Unit D2.</p>	
<p>101. Rust on exterior jamb of Unit D2.</p>	

102. Unit E2.



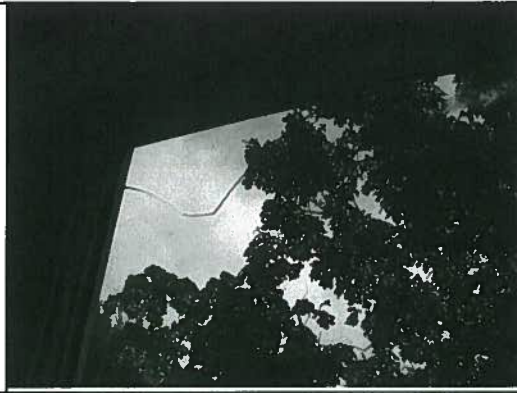
103. Damaged finish on sill of Unit E2.



104. Loose seal at glass on Unit E2.



105. Broken glass in Unit E2.

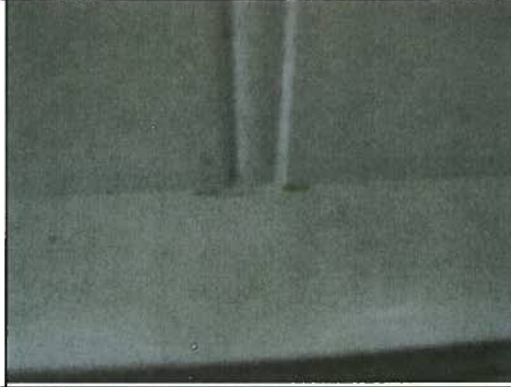
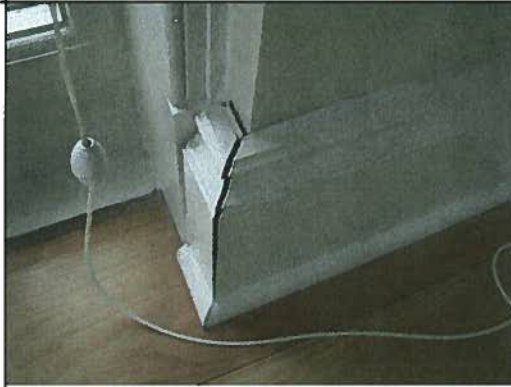







106. Water stain on jamb of Unit E2.



107. Unit F.



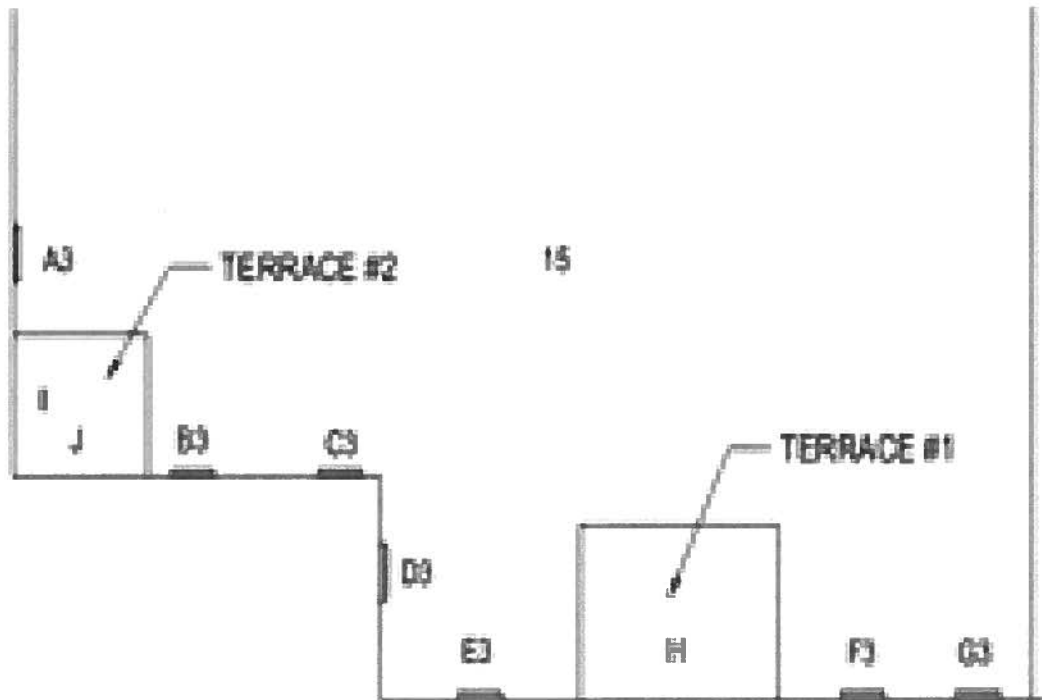
<p>108. Water stain on sill of Unit F.</p>	
<p>109. Damaged base board adjacent to Unit F.</p>	
<p>110. Unit G.</p>	

<p>111. Water stain on sill of Unit G.</p>	
<p>112. Unit H.</p>	
<p>113. Water stain on sill under door of Unit H.</p>	
<p>114. Loose joint in frame of Unit H.</p>	

FIFTH FLOOR

Unit #15 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Common deficiencies include loose seals at the glass, decayed wood, water stains on the frame, damaged finishes, and broken glass. In general, the windows of this unit are in poor to fair condition.



1. Unit A3.



2. Unit B3.



3. Loose seal at glass of Unit B3.









4. Rust on exterior jamb of Unit B3.



5. Unit C3.



<p>6. Excessive exterior sealant on Unit C3.</p>	
<p>7. Damaged slide on Unit C3.</p>	
<p>8. Unit D3.</p>	

<p>9. Damaged slide on Unit D3.</p>	
<p>10. Rust on exterior jamb of Unit D3.</p>	
<p>11. Unit E3.</p>	

12. Loose seal at glass of Unit E3.



13. Rust on exterior jamb and sill of Unit E3.



14. Unit F3.



15. Loose seal at glass of Unit F3.










16. Split interior jamb of Unit F3.






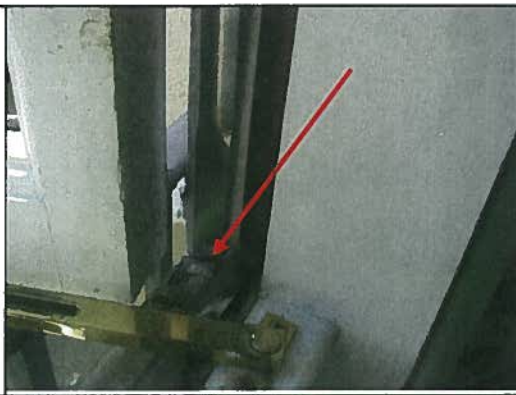

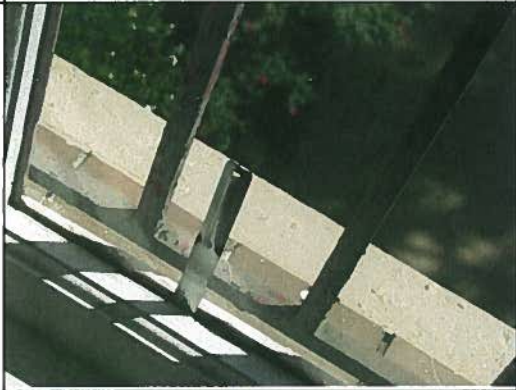

17. Unit G3.



<p>18. Loose seal at glass of Unit G3.</p>	
<p>19. Rust on exterior jamb of Unit G3.</p>	
<p>20. Unit H.</p>	
<p>21. Split exterior sill at Unit H.</p>	

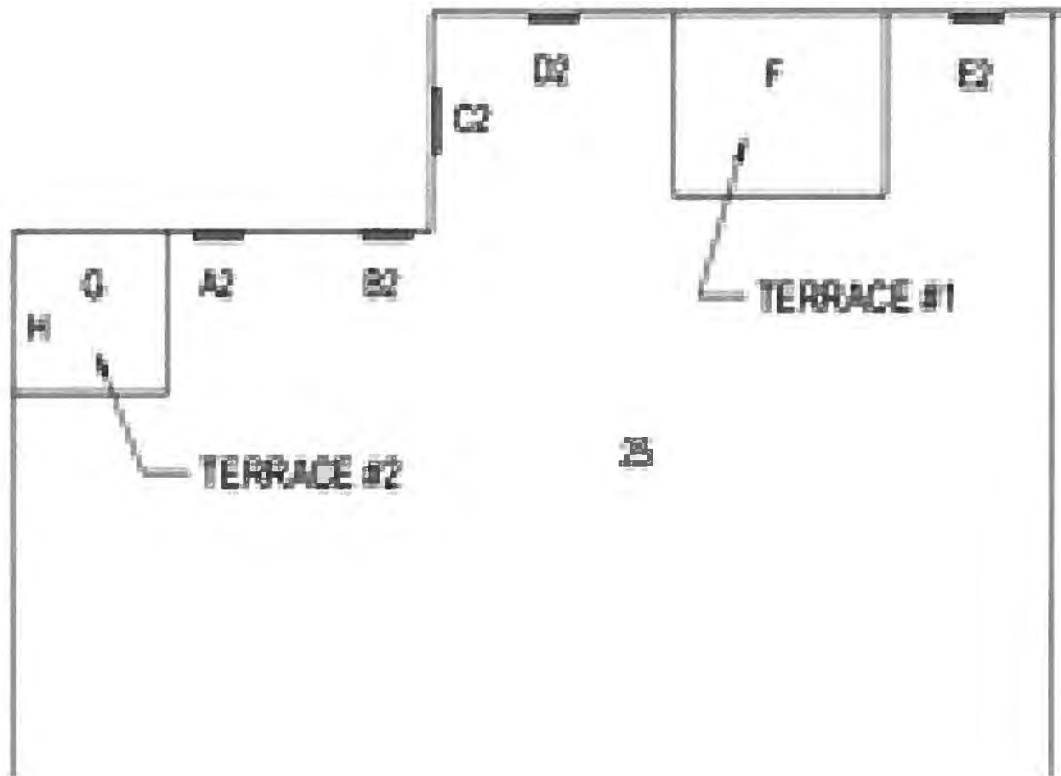
<p>22. Unit I.</p>	
<p>23. Broken glass in Unit I.</p>	
<p>24. Water stain on frame of Unit I.</p>	

<p>25. Unit J.</p>	
<p>26. Loose solar film on Unit J.</p>	
<p>27. Open joint from exterior to interior on Unit J.</p>	

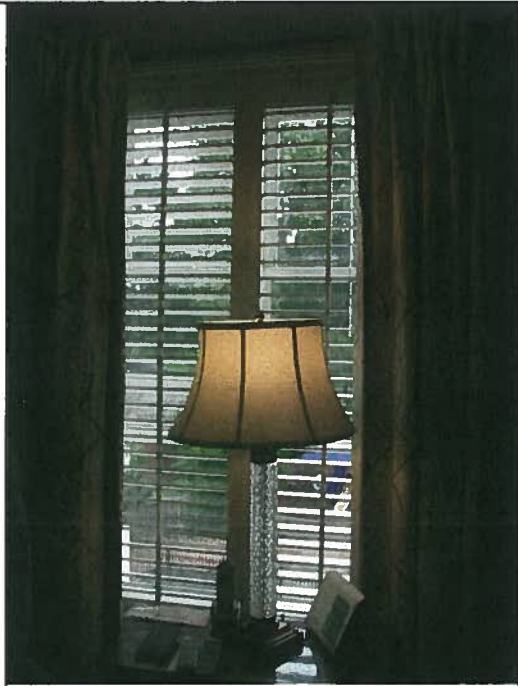
<p>28. Loose joint on Unit J.</p>	 A close-up photograph of a window joint. A red arrow points to a dark, possibly metal or plastic, component that appears to be loose or misaligned within the window frame.
<p>29. Severely decayed wood at the exterior sill of Unit J.</p>	 A close-up photograph of the exterior sill of a window. The wood is severely decayed, showing significant rot, cracking, and peeling, indicating a need for replacement.
<p>30. Loose seal at glass on Unit J.</p>	 A close-up photograph of the seal between the glass and the window frame. The sealant is missing or has become loose, creating a gap between the glass and the frame.
<p>31. Loose seal at glass on Unit J.</p>	 A close-up photograph of the seal between the glass and the window frame. The sealant is missing or has become loose, creating a gap between the glass and the frame.

Unit #25 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

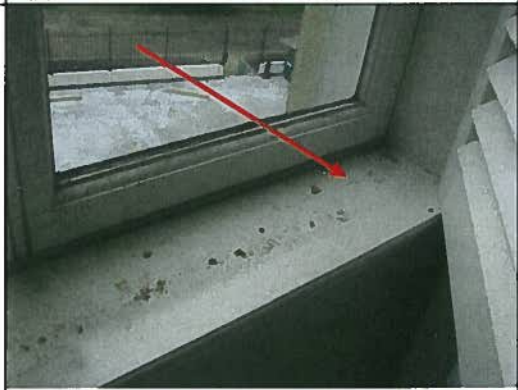
Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Common deficiencies include loose seals at the glass, water stains on the sills and frames, damaged finishes, and broken glass. Both Dining Room windows have water stains on the base boards below. One unit in the Dining Room had a towel on top of the operable sash. In general, the windows of this unit are in poor to fair condition.



32. Unit A2.

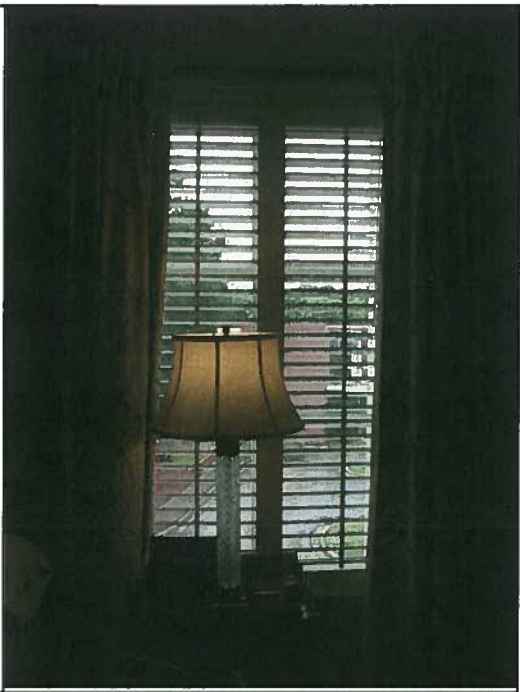

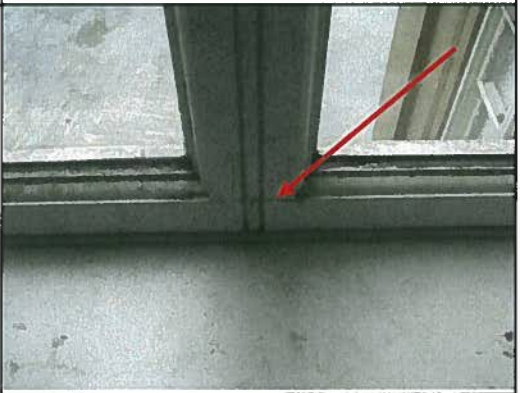





33. Split interior sill of Unit A2.

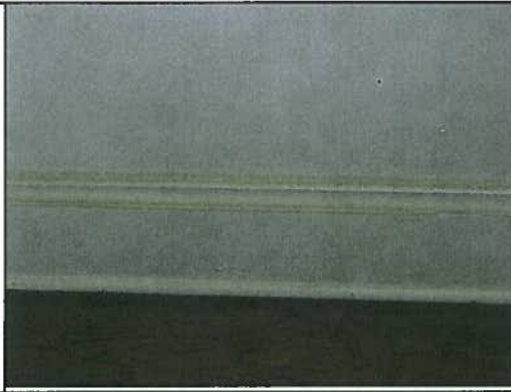
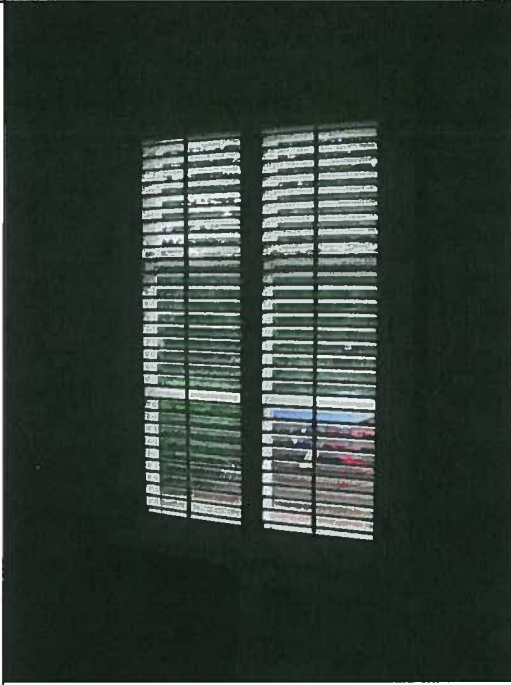





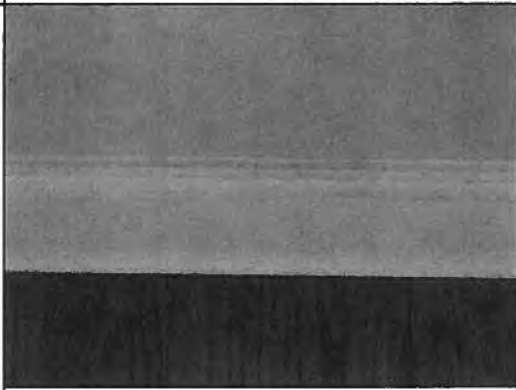
34. Water stain on frame of Unit A2.



<p>35. Unit B2.</p>	 A photograph showing a window with white horizontal shutters. A lamp with a beige shade is positioned in front of the window. The room is dimly lit, with light coming from the window.
<p>36. Water stain on sill of Unit B2.</p>	 A close-up photograph of a window sill. The sill is made of a light-colored material, possibly concrete or stone, and shows a dark, irregular water stain.
<p>37. Loose joint in frame of Unit B2.</p>	 A close-up photograph of a window frame joint. A red arrow points to a gap between the window frame and the sill, indicating a loose joint.

<p>38. Unit C2.</p>	
<p>39. Water stain with mildew on frame and jamb of Unit C2.</p>	
<p>40. Water stain on frame of Unit C2.</p>	

<p>41. Stain on base board below Unit C2.</p>	
<p>42. Unit D2.</p>	
<p>43. Loose seal at glass on Unit D2.</p>	

<p>44. Loose joint in frame of Unit D2.</p>	
<p>45. Damaged finish on sill of Unit D2.</p>	
<p>46. Stain on base board below Unit D2.</p>	

47. Unit E2.










48. Damaged finish of sill of Unit E2.

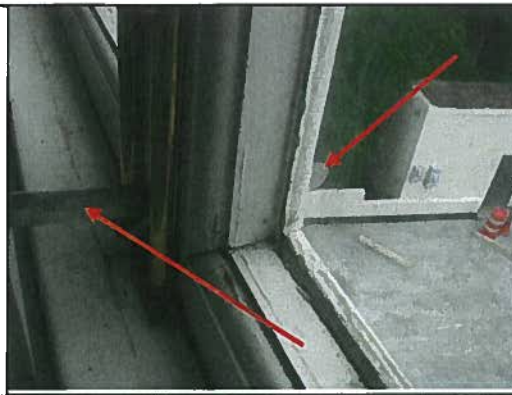








49. Water stain on frame of Unit E2.



<p>50. Damaged frame of Unit E2.</p>	 A photograph showing a close-up of a window frame area. The frame appears to be made of concrete or masonry and shows significant damage, including a large, jagged hole and crumbling material. The surrounding area is dark and shadowed.
<p>51. Unit F.</p>	 A photograph showing a view from a window in Unit F. The window is large and multi-paned, looking out onto a balcony with a metal railing. There are trees and a building visible in the background. The interior of the unit shows a white chair and a potted plant.
<p>52. Water stain on sill (threshold) of Unit F.</p>	 A close-up photograph of a window sill (threshold). The sill is made of a light-colored material, possibly concrete or stone, and shows a dark, irregular water stain. A wooden tool is visible in the background, leaning against the wall.
<p>53. Loose joint in sill of Unit F.</p>	 A close-up photograph of a window sill. The sill is made of a light-colored material and shows a loose joint where a metal rod or bolt is attached. The joint is visibly separated and the surrounding material appears to be crumbling or damaged.

<p>54. Damaged finish on frame of Unit F.</p>	
<p>55. Unit G.</p>	
<p>56. Open joint at meeting casement leaves on Unit G.</p>	

<p>57. Open joint at meeting casement leaves on Unit G. Note probe passing through opening.</p>	
<p>58. Damaged finish on frame and sill of Unit G.</p>	
<p>59. Loose joint in frame of Unit G.</p>	
<p>60. Water stain on frame and sill of Unit G.</p>	

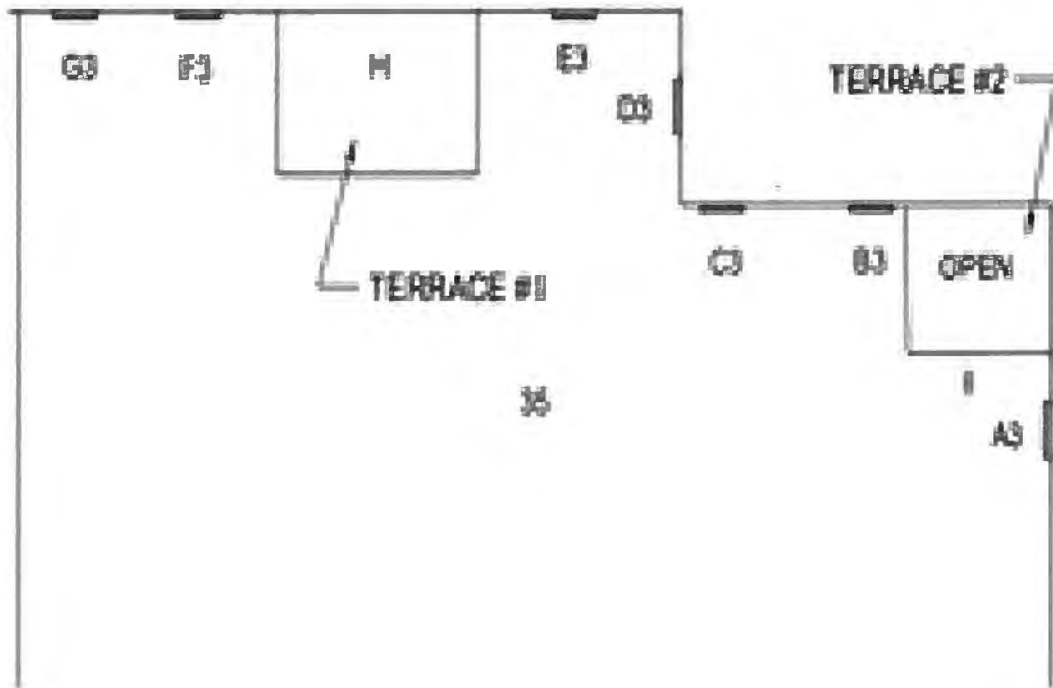
<p>61. Unit H.</p>	
<p>62. Damaged finish on frame of Unit H.</p>	
<p>63. Water stain on casement frame of Unit H.</p>	

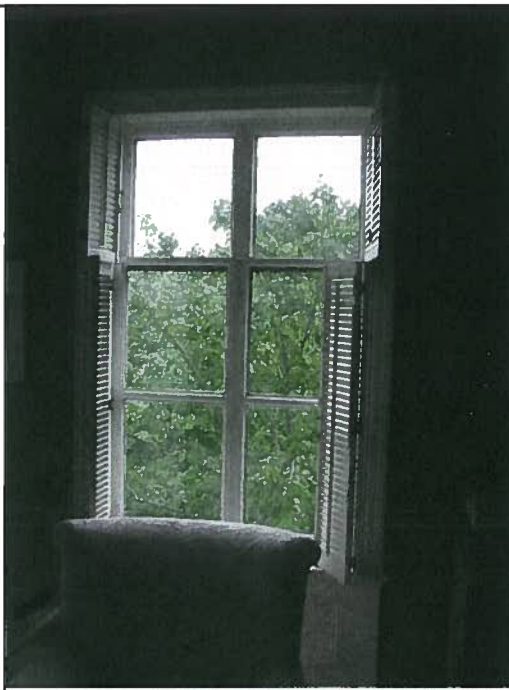
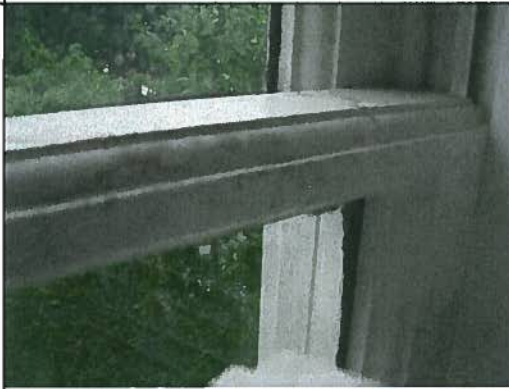

64. Loose joint in casement frame of
Unit H.









Unit #35 (7 standard units plus LR terrace enclosure and 1 MBR door to open terrace)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1). The Master Bedroom terrace (Terrace 2) has not been enclosed. On the Living Room terrace, the owner reports wind-blown rain enters at the threshold. Common deficiencies include water stains at frames and sills and damaged finishes. In general, the windows of this unit are in fair condition with some exceptions to be addressed.



<p>65. Unit A3.</p>	
<p>66. Water stain on frame of Unit A3.</p>	
<p>67. Damaged finish on Unit A3.</p>	

<p>68. Water stain on inside face of shutters on Unit A3.</p>	
<p>69. Water stain on frame of Unit A3.</p>	
<p>70. Rust on exterior jamb of Unit A3.</p>	

<p>71. Unit B3.</p>	
<p>72. Water stain on frame and jamb with mildew on Unit B3.</p>	
<p>73. Water stain on frame of Unit B3.</p>	

74. Unit C3.



75. Water stain on frame of Unit C3.


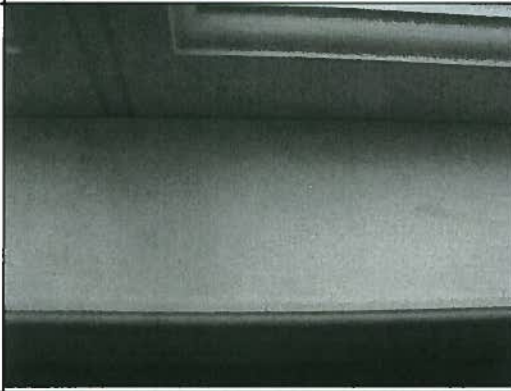



76. Unit D3.

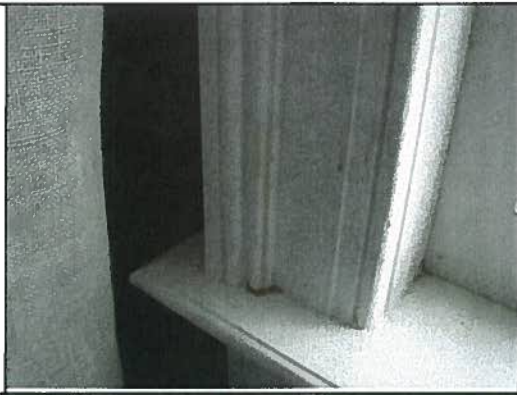


77. Water stain on frame of Unit D3.



<p>78. Unit E3.</p>	
<p>79. Water stain on sill of Unit E3.</p>	
<p>80. Water stain on base board from Unit E3 above.</p>	

81. Water stain on jambe trim of Unit E3.








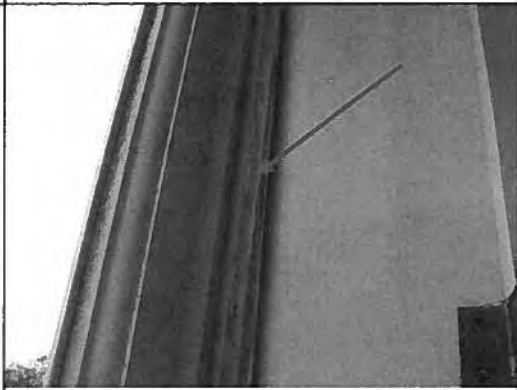

82. Water stain on frame of Unit E3.







83. Unit F3.

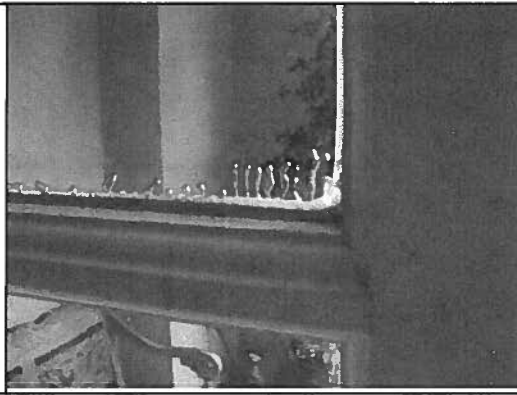


<p>84. Water stain on sill of Unit F3.</p>	
<p>85. Water stain on frame of Unit F3.</p>	
<p>86. Unit G3.</p>	

<p>87. Water stain on sill of Unit G3.</p>	
<p>88. Water stain on frame of Unit G3.</p>	
<p>89. Damaged slide on Unit G3.</p>	
<p>90. Unit H.</p>	

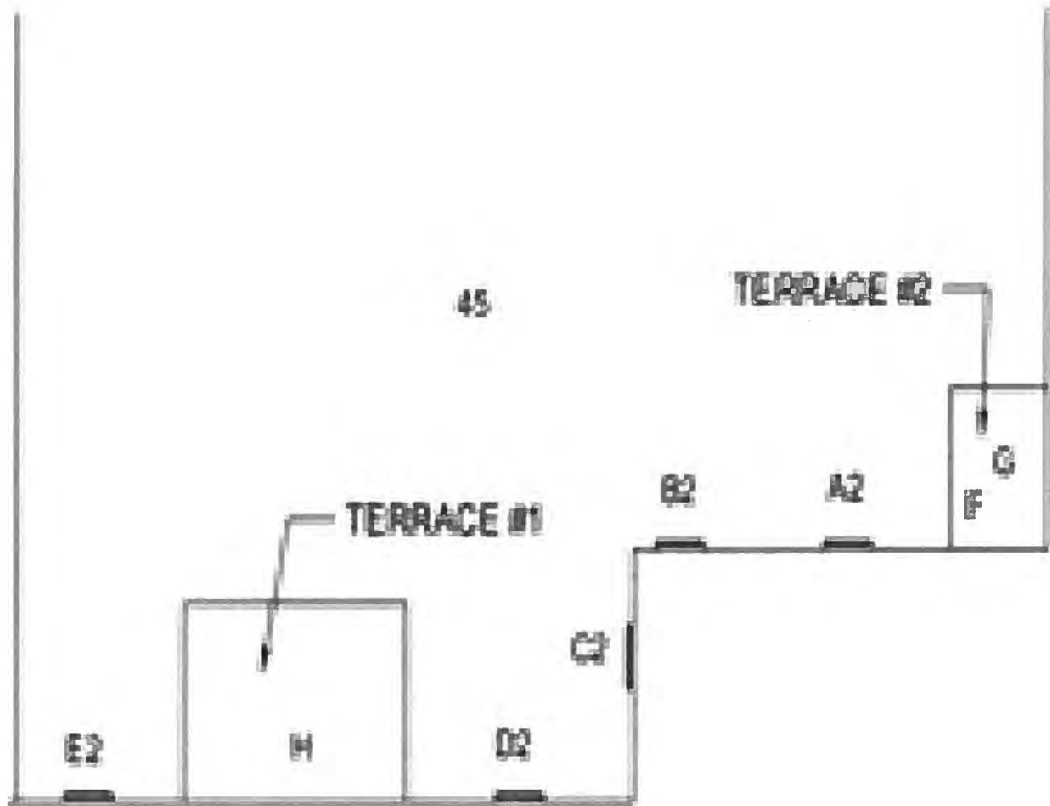
<p>91. Damaged finish on sill at threshold of Unit H.</p>	
<p>92. Unit I.</p>	
<p>93. Excessive sealant, failing, on Unit I.</p>	
<p>94. Water stain on sill (threshold) of Unit I.</p>	



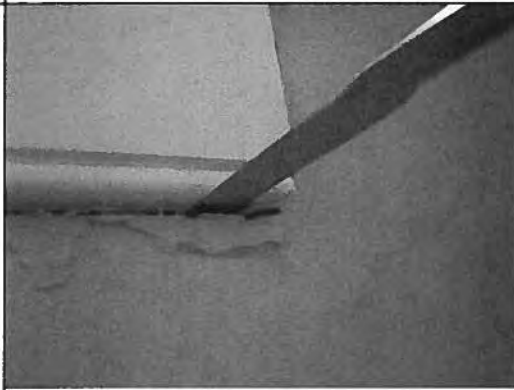
95. Loose solar film on Unit I.






Unit #45 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). The casement enclosures at MBR terrace are poor because of the design with an open joint that extends from the exterior sill below the casement windows above to the interior of the lower fixed panels below. Common deficiencies include loose seals at the glass, decayed wood, water stains at heads, frames and sills, damaged finishes, loose joints and loose solar film. In general, the windows of this unit are in poor to fair condition.



<p>96. Unit A2.</p>	
<p>97. Damaged finish on jamb of Unit A2.</p>	
<p>98. Open joint below the sill skirt of Unit A2.</p>	

<p>99. Rust on slide cover with damaged slide of Unit A2.</p>	
<p>100. Unit B2.</p>	
<p>101. Loose solar film on Unit B2.</p>	

102. Loose joint in Unit B2.







103. Rust on the exterior jamb of Unit B2.



104. Unit C2.



<p>105. Damaged finish on frame of Unit C2.</p>	
<p>106. Water stain on frame of Unit C2.</p>	
<p>107. Water stain on frame with loose joint on Unit C2.</p>	
<p>108. Water stain on frame of Unit C2.</p>	

109. Unit D2.







110. Loose joint in frame of Unit D2.



111. Loose solar film on Unit D2.



<p>112. Loose seal at glass of Unit D2.</p>	
<p>113. Damaged slide on Unit D2.</p>	
<p>114. Water stain and damaged finish on frame of Unit D2.</p>	
<p>115. Rust on exterior jamb of Unit D2.</p>	

116. Unit E2.



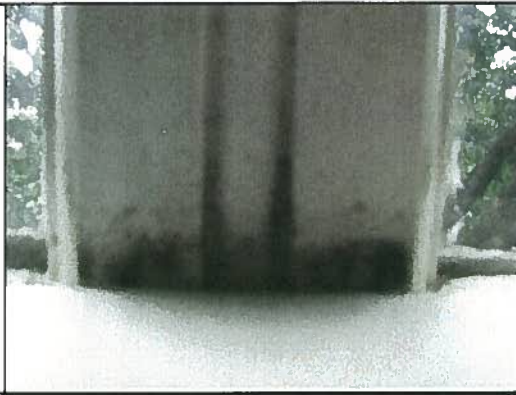
117. Water stain on frame of Unit E2.



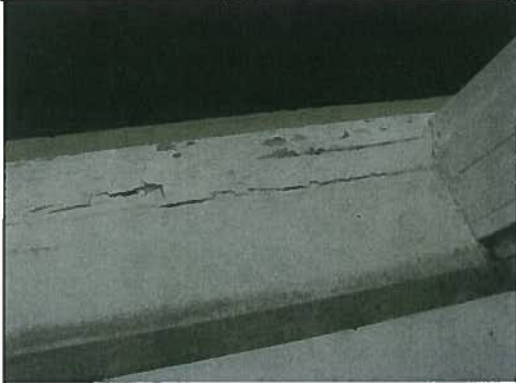
118. Water stain on frame and jamb with mildew on Unit E2.



119. Mildew stain on frame of Unit E2.







120. Split exterior sill at Unit E2.



121. Unit F.

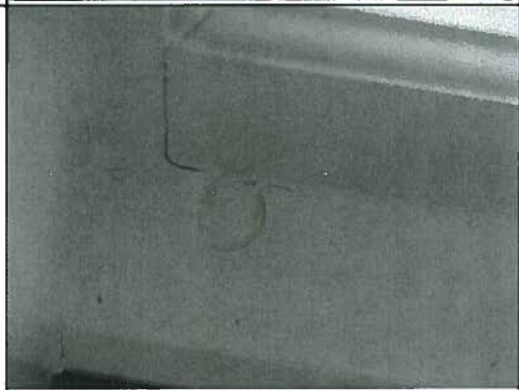


<p>122. Water stain on sill at loose joint on Unit F.</p>	
<p>123. Water stain on sill at loose joint on Unit F.</p>	
<p>124. Decayed exterior wood of Unit F.</p>	
<p>125. Open joint from poor design at Unit F.</p>	

126. Unit G.



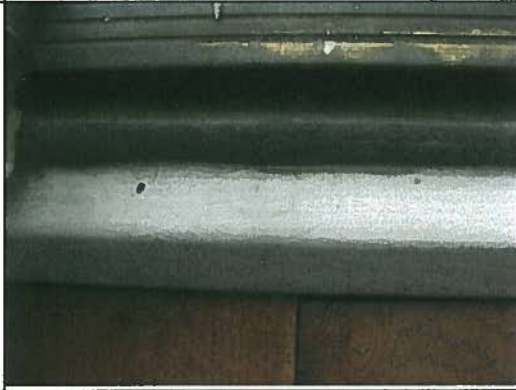



127. Water stain on sill with a loose joint at Unit G.

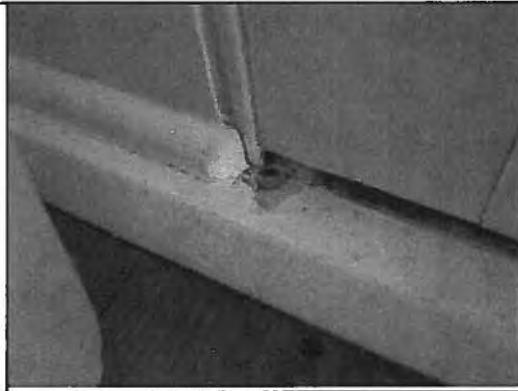


128. Loose solar film on Unit G.



<p>129. Loose seal at glass on Unit G.</p>	
<p>130. Unit H.</p>	
<p>131. Water stain on sill at threshold of Unit H.</p>	
<p>132. Loose joint in frame of Unit H.</p>	

133. Water stain at threshold from under the door on Unit H.



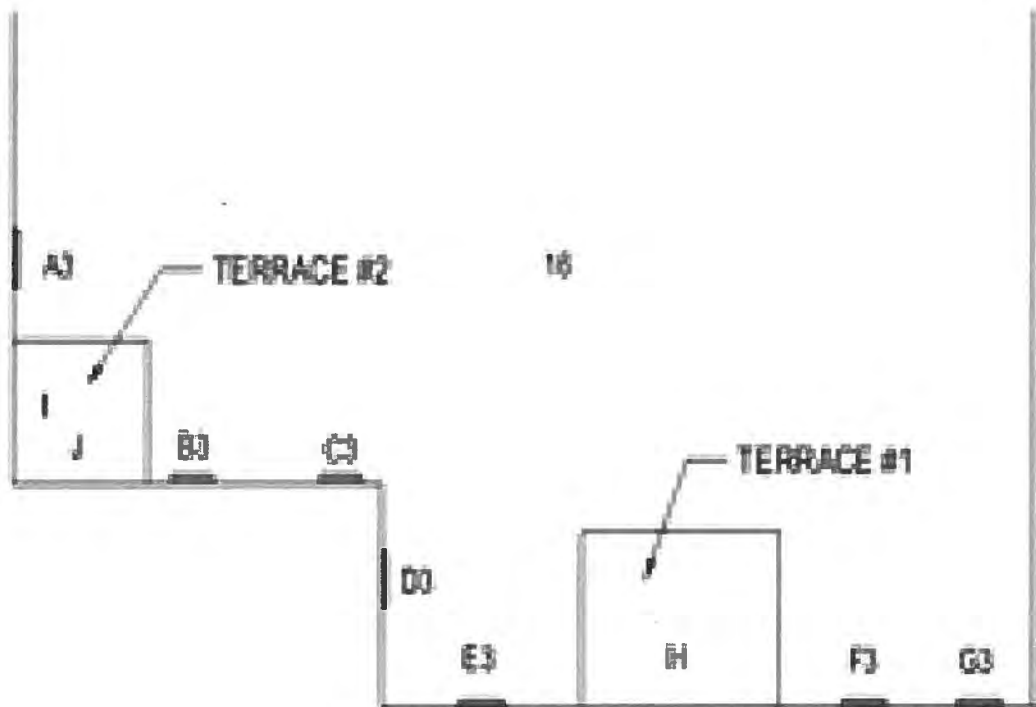
134. Water stain on frame and sill of Unit H.









SIXTH FLOOR




Unit #16 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Units in Bedroom 3 had no access and the conditions had to be assumed. Decayed wood was observed at the Terrace 1 enclosure and at unit "J" on the MBR terrace. Common deficiencies include loose seals at the glass, decayed wood, damaged finishes, and loose joints and loose film. In general, the windows of this unit are in poor to fair condition.

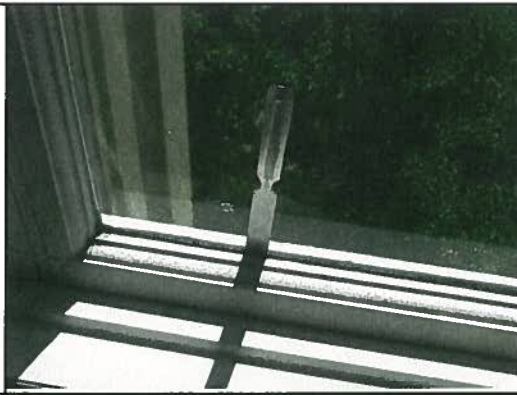


<p>1. Unit A3.</p>	 A photograph showing a white-framed window with four panes, viewed through dark green shutters. The window is set in a light-colored wall. The view outside shows lush green trees and a portion of a brown roof.
<p>2. Damaged finish, loose joint and loose seal at glass of Unit A3.</p>	 A close-up photograph of the window frame and seal area. The frame is light-colored, and the seal appears to be made of a dark material. There is visible damage to the finish and a loose joint between the glass and the frame.
<p>3. Rust on exterior sill of Unit A3.</p>	 A close-up photograph of the exterior sill of the window. The sill is made of a light-colored material, possibly concrete or stone, and shows significant rust staining and discoloration.

<p>4. Unit B3.</p>	
<p>5. Loose seal at glass of Unit B3.</p>	
<p>6. Loose seal at glass and damaged finish of Unit B3.</p>	

<p>7. Rust on exterior jamb of Unit B3.</p>	
<p>8. Unit C3.</p>	
<p>9. Loose joint of Unit C3.</p>	

10. Loose seal at glass of Unit C3.



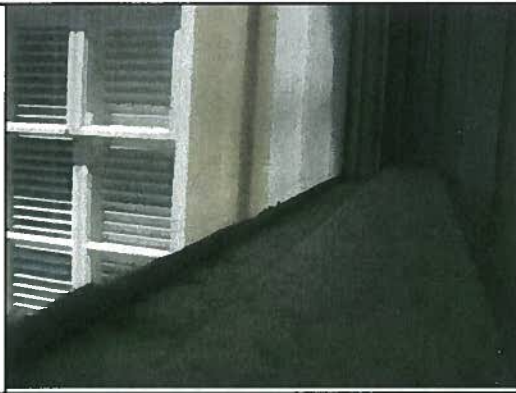
11. Unit D3.



12. Water stain with mildew on frame and jamb of Unit D3.



13. Water stain on frame of Unit D3.


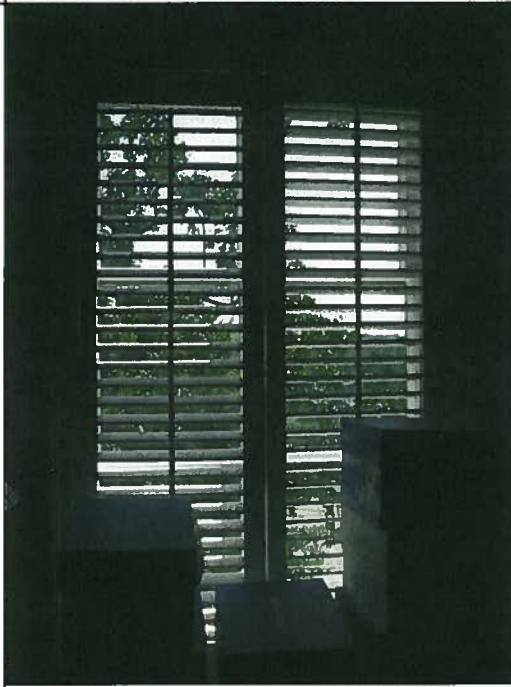



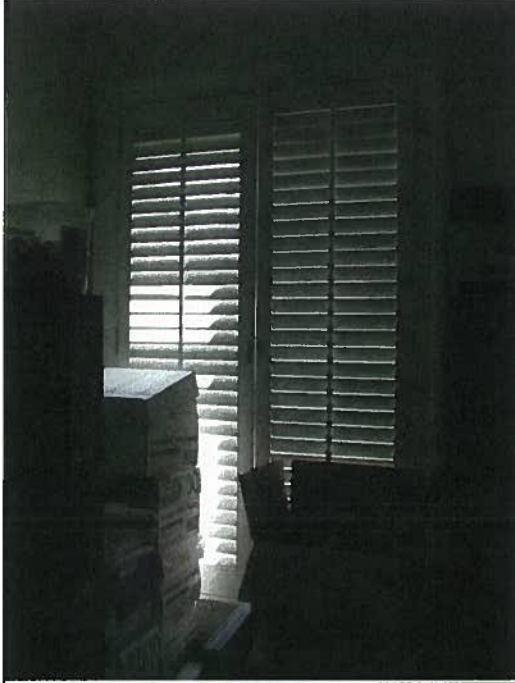


14. Unit E3.









15. Loose seal at glass of Unit E3.



<p>16. Damaged finish on frame of Unit E3.</p>	
<p>17. Unit F3, no access.</p>	
<p>18. Apparent loose seal at glass on Unit F3.</p>	

<p>19. Unit G3, no access.</p>	
<p>20. Unit H.</p>	
<p>21. Decayed wood at Unit H.</p>	

<p>22. Unit I.</p>	
<p>23. Owner imposed inoperable casements of Unit I.</p>	
<p>24. Loose joint on Unit I.</p>	

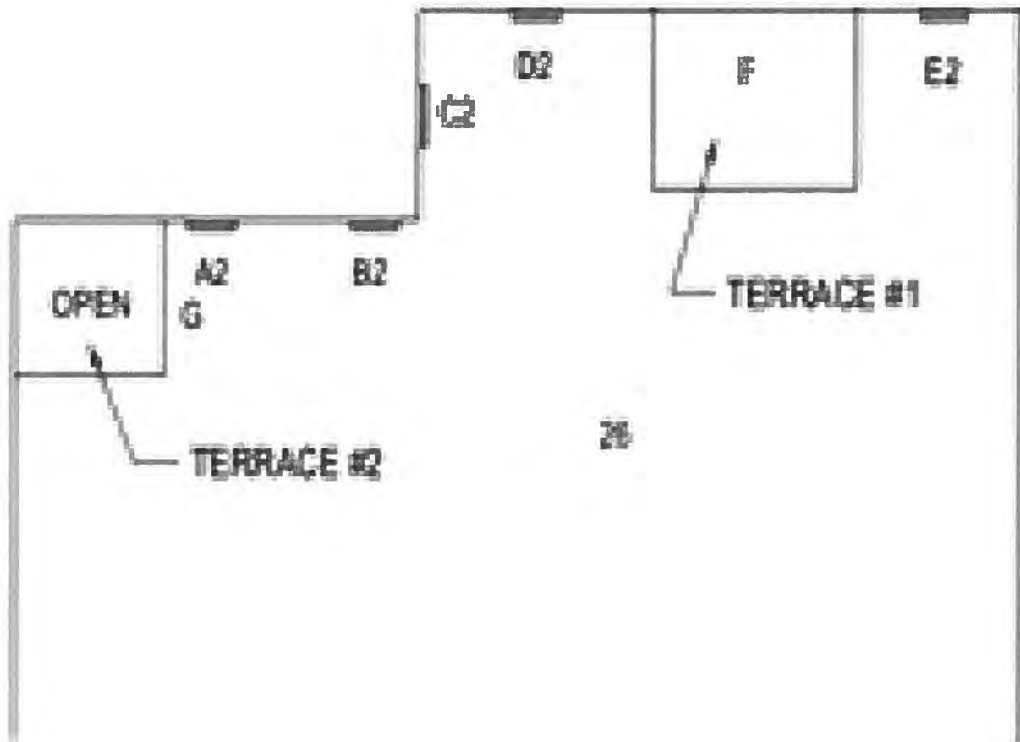
<p>25. Unit J.</p>	
<p>26. Failing insulated glass gasket in Unit J.</p>	
<p>27. Open joint on Unit J.</p>	




28. Severely decayed exterior wood sill of Unit J.









Unit #26 (5 standard units plus LR terrace enclosure and 1 MBR door to open terrace)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1). The Master Bedroom terrace (Terrace 2) has not been enclosed. Common deficiencies include water stains on the heads, jambs and frames, damaged finishes, and broken glass. Both Dining Room windows have water stains on the base boards below. In general, the windows of this unit are in fair condition.



<p>29. Unit A2.</p>	
<p>30. Water stain on frame of Unit A2.</p>	
<p>31. Loose seal at glass and damaged finish on Unit A2.</p>	

<p>32. Water stain on frame of Unit A2.</p>	
<p>33. Unit B2.</p>	
<p>34. Water stain and damaged finish on Unit B2.</p>	




<p>35. Water stain on frame of Unit B2.</p>	
<p>36. Damaged slide on Unit B2.</p>	
<p>37. Water stain on slide cover of Unit B2.</p>	

38. Unit C2.



39. Unit D2.

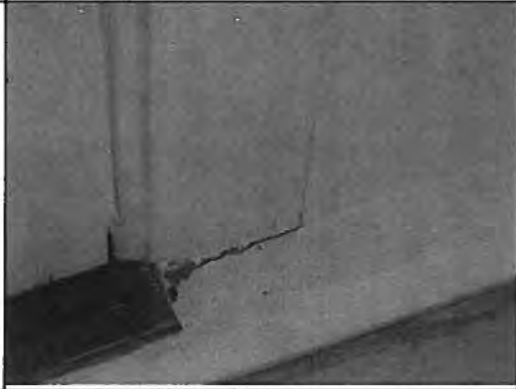


<p>40. Stain by other than water on frame on Unit D2.</p>	
<p>41. Water stain on jamb of Unit D2.</p>	
<p>42. Unit E2.</p>	

43. Unit F.

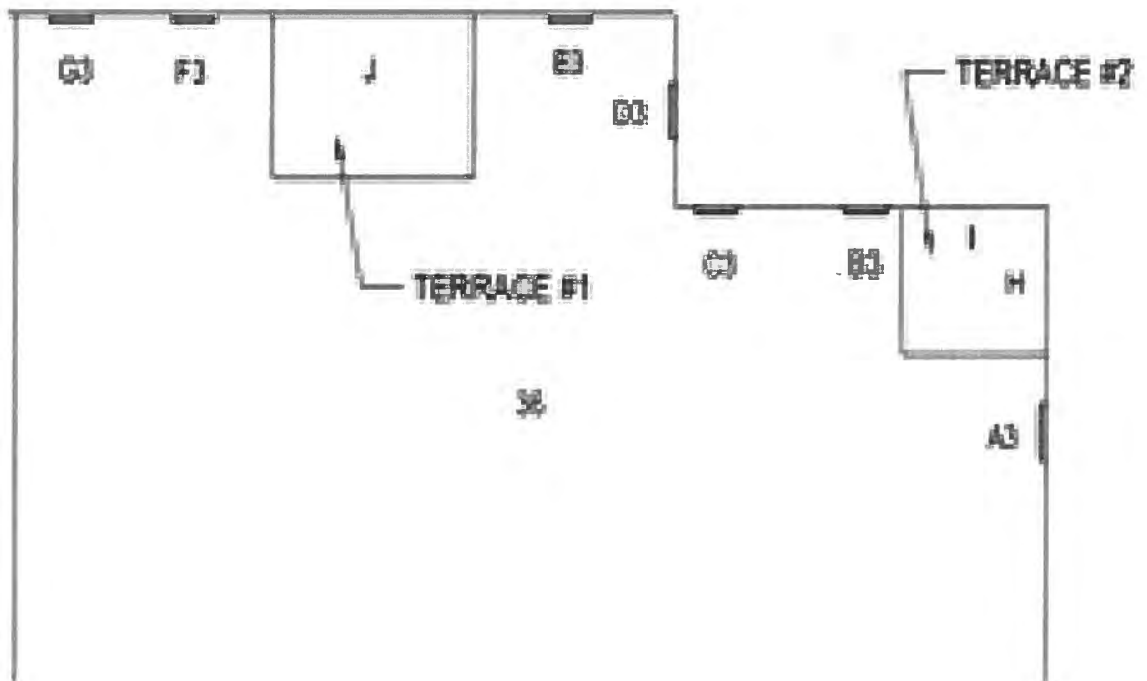


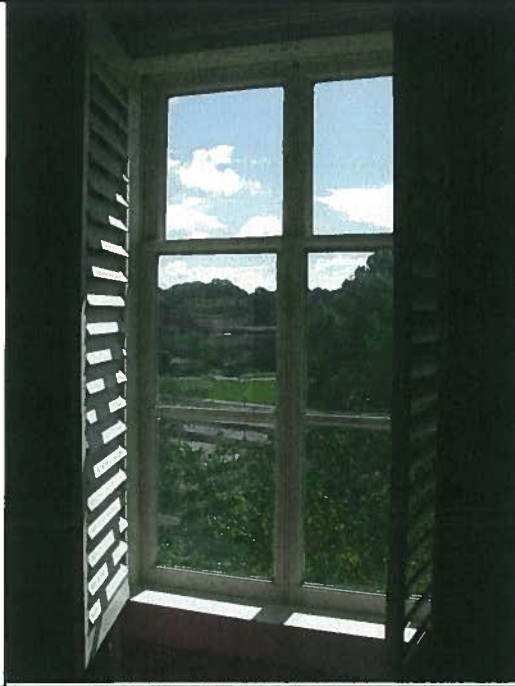


44. Loose joint with water stain on sill
of Unit F.






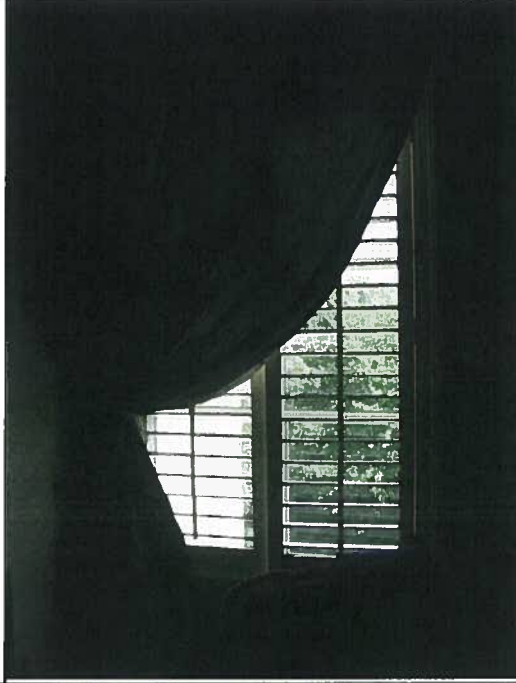


Unit #36 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Common deficiencies include loose seals at the glass, decayed wood, water stains at frames, jambs and sills, loose joints and damaged finishes. In general, the windows of this unit are in poor to fair condition.



<p>45. Unit A3.</p>	
<p>46. Loose seal at glass and water stains on frame of Unit A3.</p>	
<p>47. Loose joint in frame of Unit A3.</p>	

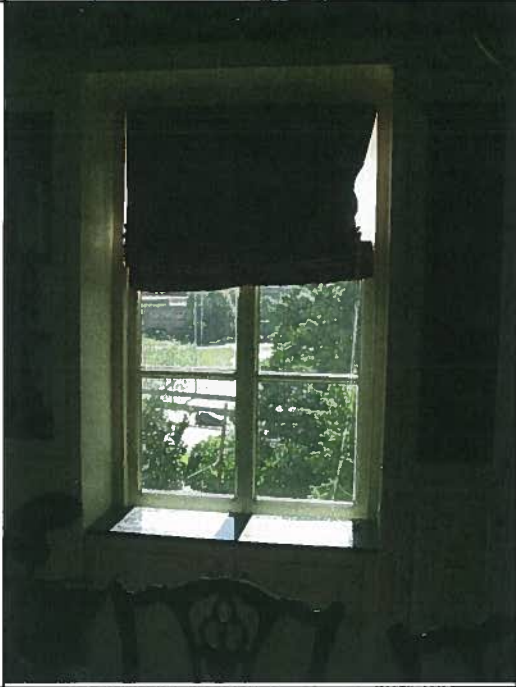
<p>48. Water stains on jamb and sill of Unit A3.</p>	
<p>49. Damaged finish on frame of Unit A3.</p>	
<p>50. Unit B3. No access.</p>	



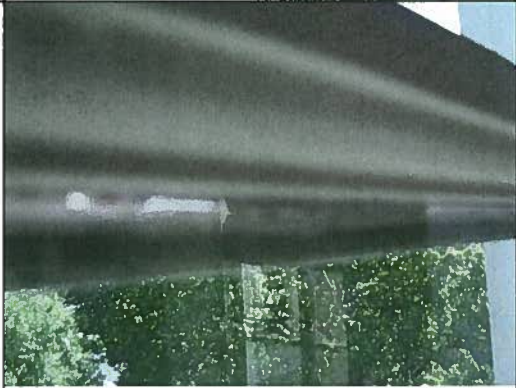
<p>51. Unit C3.</p>	
<p>52. Excessive exterior sealant on Unit C3.</p>	
<p>53. Water stain with mildew on jamb of Unit C3.</p>	

54. Split exterior sill of Unit C3.



55. Unit D3.

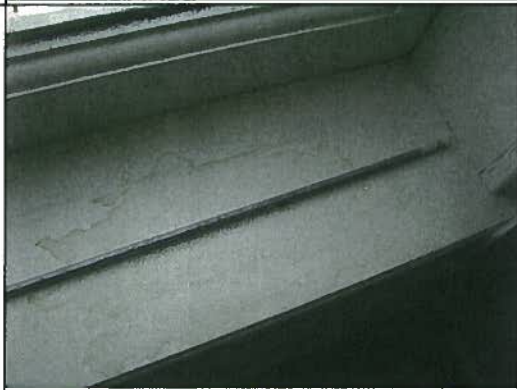


<p>56. Unit E3.</p>	 A photograph showing an interior view of a window in Unit E3. The window is dark-framed and looks out onto a bright, green outdoor area. The room is dimly lit.
<p>57. Loose joint in frame of Unit E3.</p>	 A close-up photograph of the window frame in Unit E3, highlighting a loose joint between the frame and the sill. The frame is light-colored wood or composite material.
<p>58. Loose solar film on Unit E3.</p>	 A close-up photograph of the window glass in Unit E3, showing a piece of loose solar film that has detached from the surface. The film is dark and peeling away from the glass.

59. Unit F3.

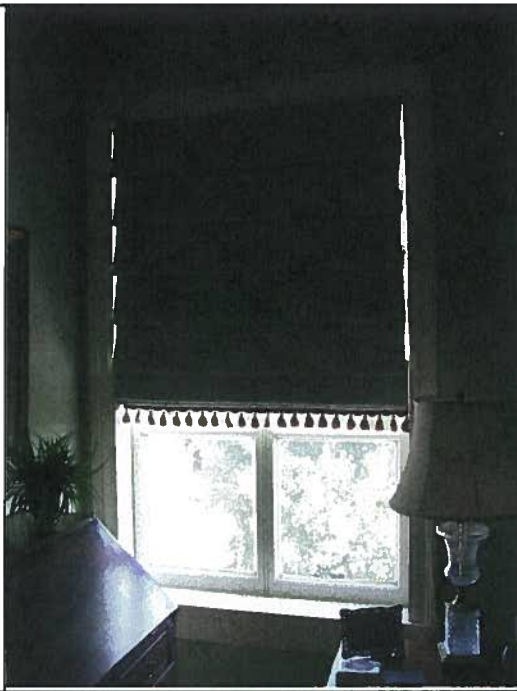

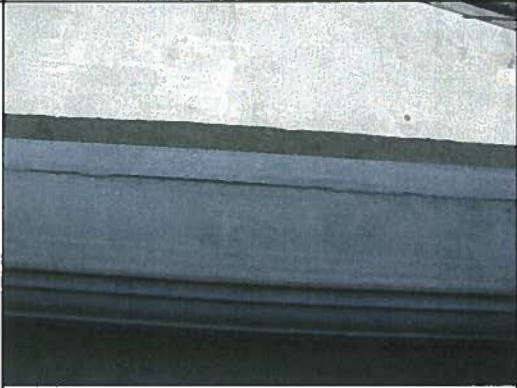





60. Water stain on sill of Unit F3.










61. Split exterior sill of Unit F3.







<p>62. Unit G3.</p>	
<p>63. Damaged finish on sill and jamb on Unit G3.</p>	
<p>64. Split exterior sill of Unit G3.</p>	

<p>65. Unit H.</p>	
<p>66. Tape applied to joint at meeting of casement leaves of Unit H.</p>	
<p>67. Water stain on jamb, loose joint and damaged finish on Unit H.</p>	

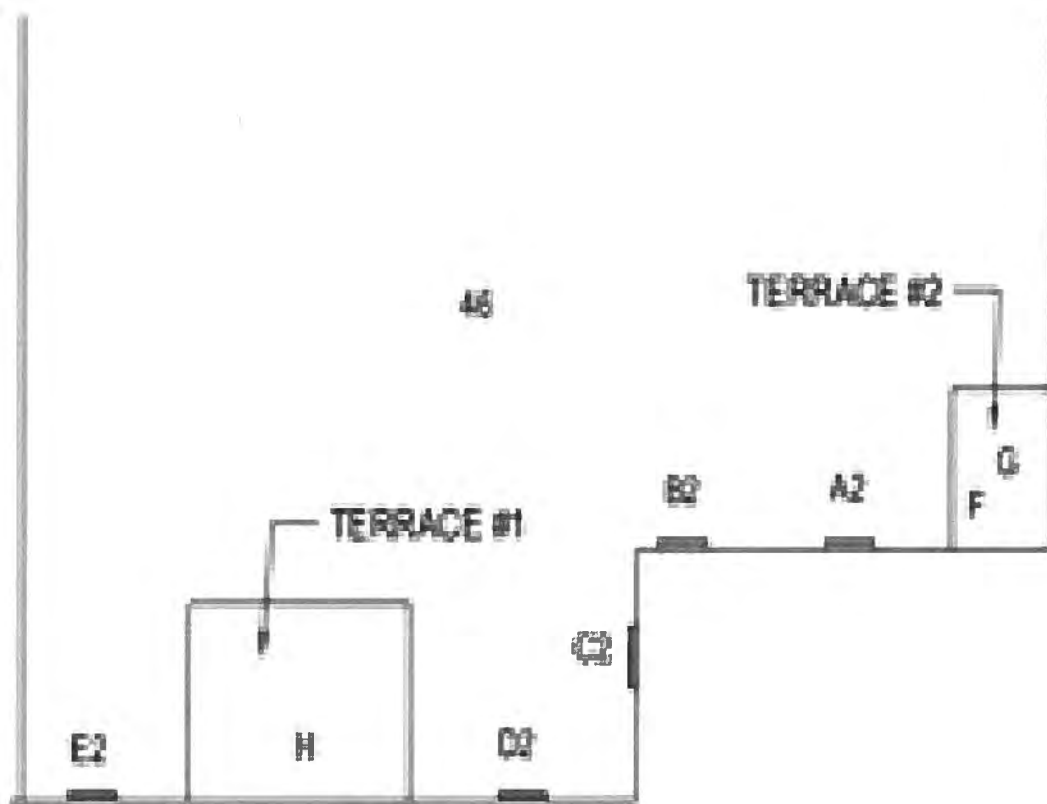
<p>68. Water stain on frame of Unit H.</p>	
<p>69. Loose joint of frame of Unit H.</p>	
<p>70. Decayed wood at sill of Unit H.</p>	
<p>71. Poor seal at sill/floor of Unit H.</p>	

<p>72. Water stain on sill of Unit H.</p>	
<p>73. Unit I.</p>	
<p>74. Damaged finish on casement sill of Unit I.</p>	

<p>75. Poor seal at sill/floor of Unit I.</p>	
<p>76. Unit J.</p>	
<p>77. Water stain on sill from under metal threshold of Unit J.</p>	
<p>78. Water stain on frame and sill of Unit J.</p>	

Unit #46 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). The casement enclosures at MBR terrace are poor because of the design with an open joint that extends from the exterior sill below the casement windows above to the interior of the lower fixed panels below. Common deficiencies include loose seals at the glass, decayed wood, water stains at sills, damaged finishes, and loose joints. In general, the windows of this unit are in poor to fair condition.



79. Unit A2.



80. Rust on exterior jamb of Unit A2.



81. Unit B2.



82. Loose seal at glass of Unit B2.

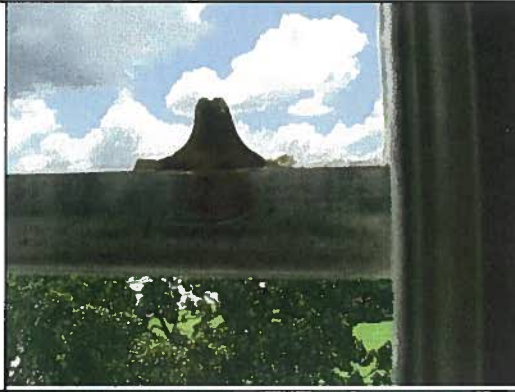






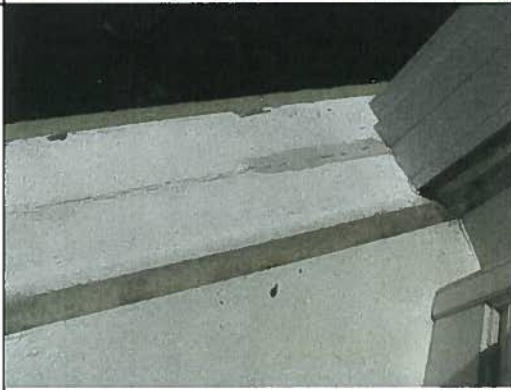
83. Unit C2.






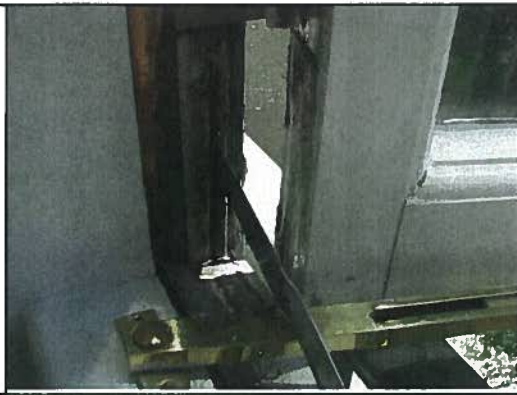

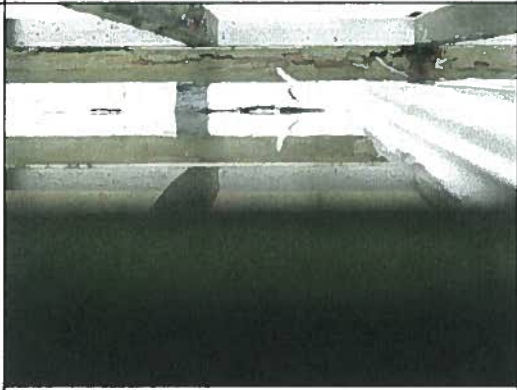
84. Unit D2.


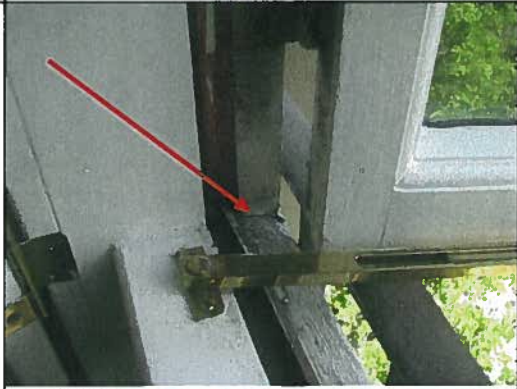




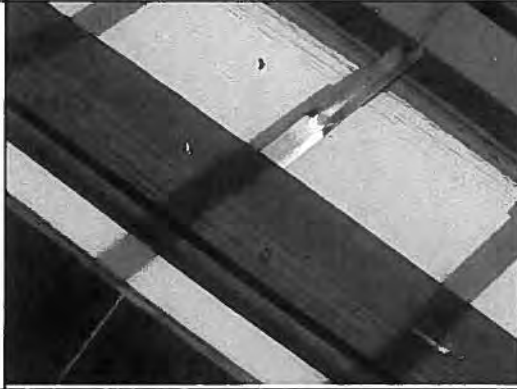

<p>85. Rust on concealed mull at latch on Unit D2.</p>	
<p>86. Rust on exterior jamb of Unit D2.</p>	
<p>87. Unit E2.</p>	

<p>88. Loose seal at glass of Unit E2.</p>	
<p>89. Loose joint on Unit E2.</p>	
<p>90. Split exterior sill at Unit E2.</p>	

<p>91. Unit F.</p>	
<p>92. Open joint below casement leaf to interior below on Unit F.</p>	
<p>93. Loose joint in lower frame of Unit F.</p>	

<p>94. Decayed wood in frame of Unit F.</p>	
<p>95. Decayed wood at head of Unit F.</p>	
<p>96. Severely decayed wood at the exterior sill of Unit F.</p>	

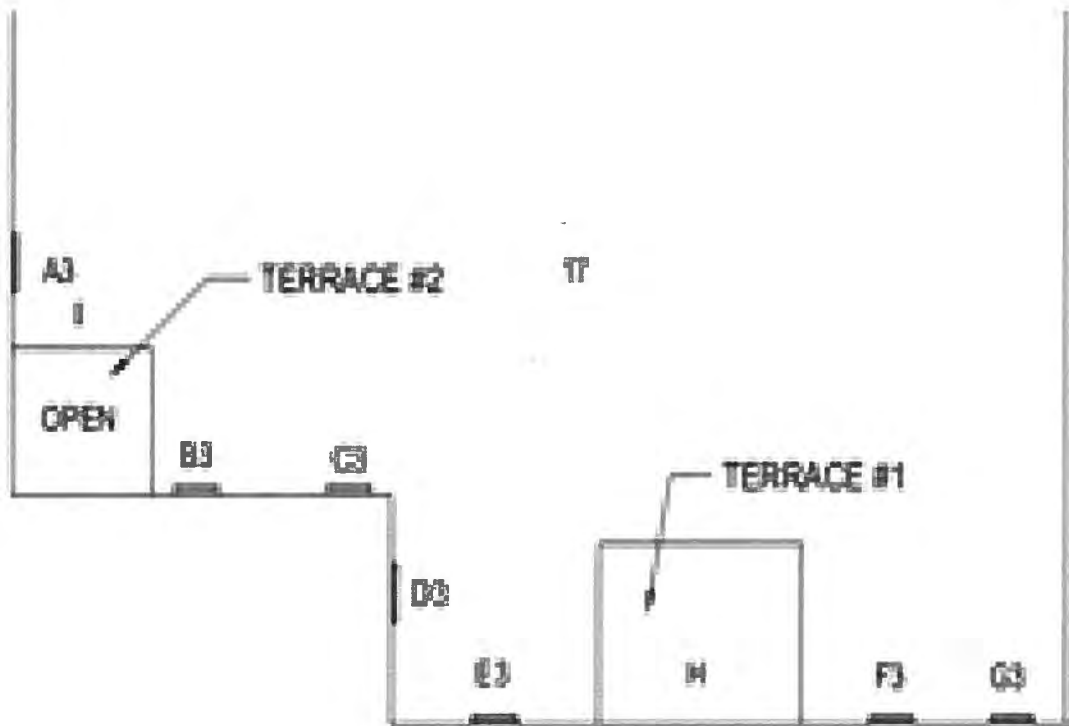
<p>97. Unit G.</p>	 A photograph showing the interior of a window unit. The window is partially open, and dark-colored shutters are visible on both sides. The view outside shows green foliage.
<p>98. Loose joint in frame of Unit G.</p>	 A close-up photograph of the window frame. A red arrow points to a specific joint where the frame appears to be loose or damaged. A yellow measuring tape is visible in the background.
<p>99. Loose joint of frame of Unit G.</p>	 A close-up photograph of the window frame, showing a joint that appears to be loose or misaligned. The frame is white, and the background shows green foliage outside.

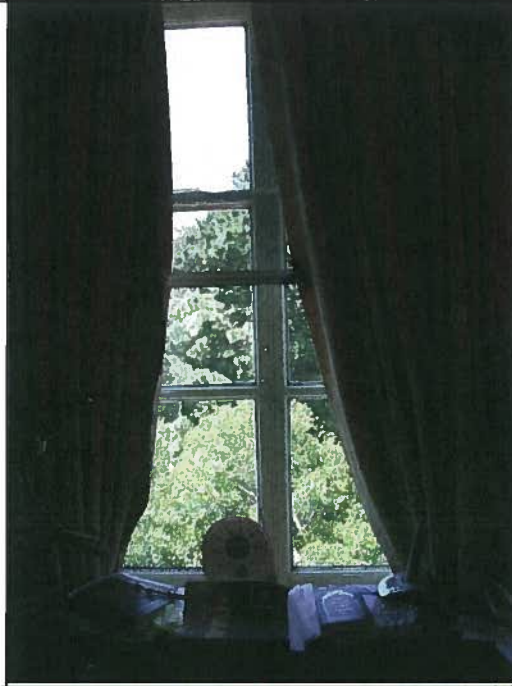


<p>100. Unit H.</p>	
<p>101. No mastic bed below metal threshold of Unit H.</p>	
<p>102. Decayed wood on Unit H.</p>	



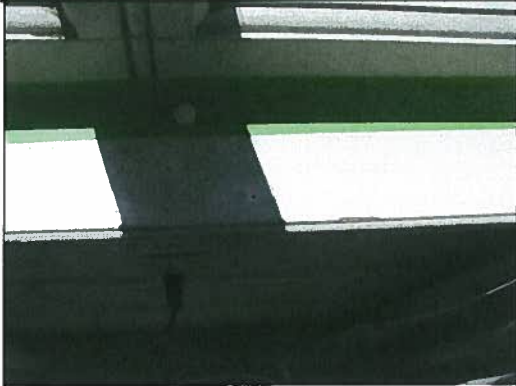
SEVENTH FLOOR

Unit #17 (7 standard units plus LR terrace enclosure and 1 MBR door to open terrace)

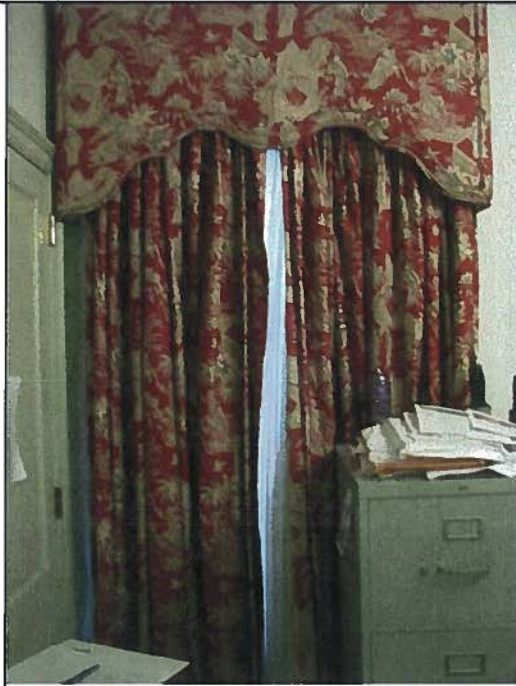
Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1). The Master Bedroom terrace (Terrace 2) has not been enclosed. . On the Living Room terrace, the owner reports wind-blown rain enters at the threshold. Decayed wood was observed at the Terrace 1 enclosure. Common deficiencies include loose seals at the glass, decayed wood, damaged finishes, and loose joints. In general, the windows of this unit are in poor to fair condition.



<p>1. Unit A3.</p>	 A photograph showing the interior of a window unit. The window is partially open, and dark curtains are visible on either side. A small object is resting on the windowsill.
<p>2. Tape on sill and loose seal at glass of Unit A3.</p>	 A close-up photograph of the window sill and the seal area. There is visible tape on the sill and a loose seal at the glass.
<p>3. Rust on exterior jamb of Unit A3.</p>	 A close-up photograph of the exterior jamb of the window unit. There is visible rust on the white-painted surface.

<p>4. Unit B3.</p>	 A photograph showing the interior of a window unit. The window is partially open, revealing a view of a green landscape with trees and a building in the distance. The window frame is white, and the surrounding area is dark.
<p>5. Tape on sill and loose seal at glass of Unit B3.</p>	 A close-up photograph of the window sill. A piece of white tape is applied to the sill, and a green seal is visible at the base of the glass. The window frame is white.
<p>6. Stain on sill and damaged finish of Unit B3.</p>	 A close-up photograph of the window sill, showing a dark stain on the white surface. The window frame is white, and the surrounding area is dark.

7. Unit C3.









8. Tape on sill of Unit C3.









9. Loose joint in frame of Unit C3.

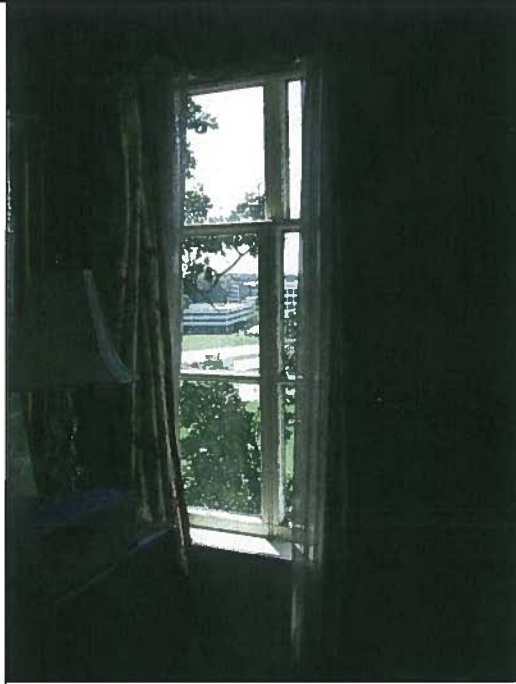








<p>10. Unit D3.</p>	 A photograph showing the interior of a window unit. The window is a double-hung style with two panes in each sash. The view outside shows green trees. The window is set in a dark frame, and there are some items on a surface in front of it.
<p>11. Tape of sill and water stain on frame of Unit D3.</p>	 A close-up photograph of the window sill and frame. The sill is covered with white tape, and there is a significant water stain on the frame.
<p>12. Loose seal at glass of Unit D3.</p>	 A close-up photograph of the window seal. The seal is loose, and the glass is slightly separated from the frame.


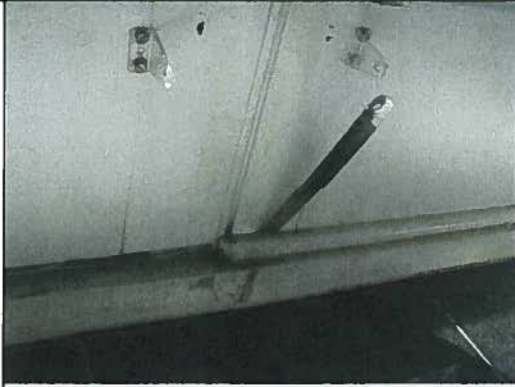


<p>13. Rust on exterior jamb of Unit D3.</p>	
<p>14. Unit E3.</p>	
<p>15. Tape on sill and loose seal at glass of Unit E3.</p>	

<p>16. Unit F3.</p>	 A photograph showing an interior view of a window in Unit F3. The window is white-framed and has multiple panes. Outside the window, green trees and a white building are visible. The room is dimly lit, with light coming from the window.
<p>17. Damaged finish of Unit F3.</p>	 A close-up photograph of the window frame in Unit F3. The white paint finish is significantly damaged, showing peeling, cracking, and discoloration, particularly at the corner where the frame meets the wall.
<p>18. Water stain of frame and loose seal at glass of Unit F3.</p>	 A close-up photograph of the window frame and glass in Unit F3. There is a prominent water stain on the white frame, and the seal between the frame and the glass is visibly loose and damaged.

<p>19. Water stain on frame of Unit F3.</p>	
<p>20. Loose seal at glass on Unit F3.</p>	
<p>21. Rust on exterior jamb of Unit F3.</p>	

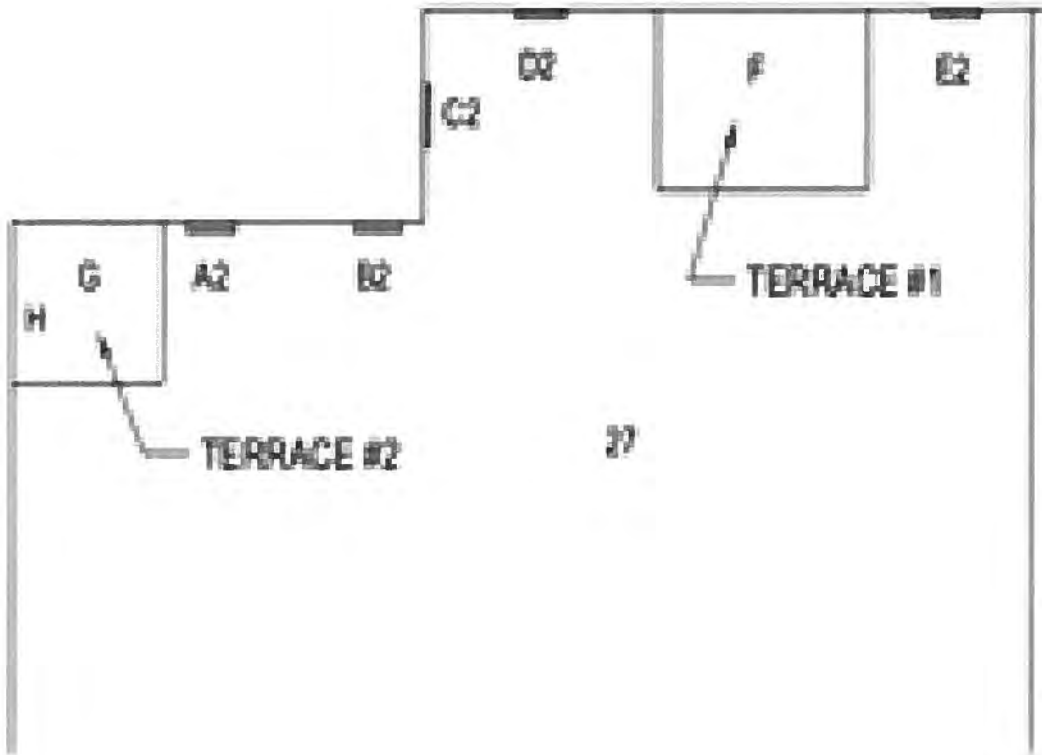
<p>22. Unit G3.</p>	 A photograph showing the interior of a room looking out through a window. The window is a double-hung style with white trim. Outside, there are green trees and a building in the distance. The room is dimly lit, with light coming from the window.
<p>23. Damaged finish on jamb and rust on exterior jamb of Unit G3.</p>	 A close-up photograph of the exterior window jamb. The wood is light-colored and shows significant rust staining, particularly along the edge where the window meets the frame. The surrounding area is dark, suggesting it's outdoors.
<p>24. Damaged finish on jamb of Unit G3.</p>	 A close-up photograph of the interior window jamb. The white paint is severely peeling and chipped away, revealing the underlying wood. The damage is extensive and appears to be the result of moisture or age.




<p>25. Decayed wood and loose seal at glass of Unit G3.</p>	
<p>26. Unit H.</p>	
<p>27. Loose joint in frame of Unit H.</p>	
<p>28. Water stain at sill (threshold) of Unit H.</p>	




<p>29. Decayed wood on Unit H.</p>	
<p>30. Loose joint and water stain on sill of Unit H.</p>	
<p>31. Unit I.</p>	
<p>32. Damaged finish on frame of Unit I.</p>	


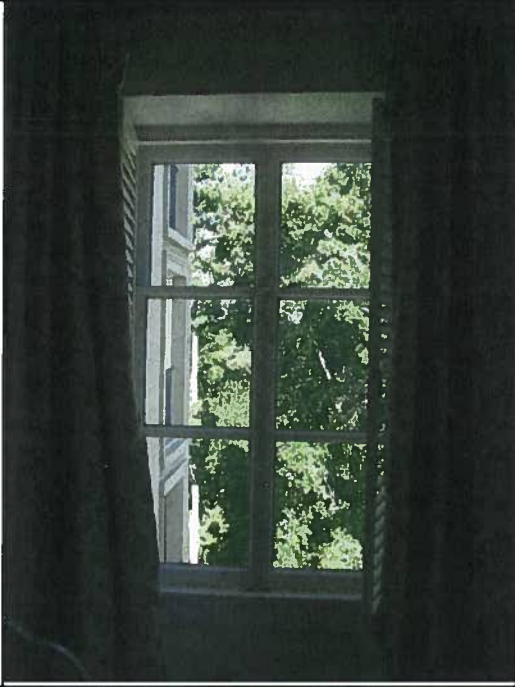

Unit #27 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)




Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Common deficiencies include water stains on the heads, jambs, sills and frames and damaged finishes. In general, the windows of this unit are in poor to fair condition.



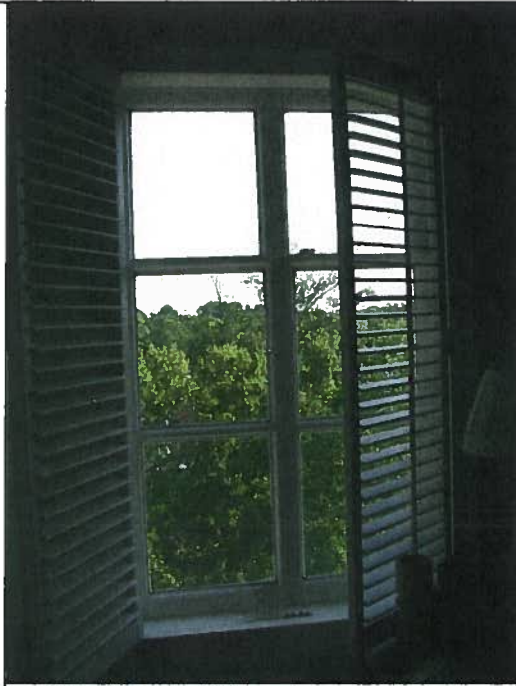
<p>33. Unit A2.</p>	
<p>34. Damaged finish on sill of Unit A2.</p>	
<p>35. Damaged finish on jamb of Unit A2.</p>	

<p>36. Loose seal at glass of Unit A2.</p>	
<p>37. Water stain on frame of Unit A2.</p>	
<p>38. Unit B2.</p>	

<p>39. Damaged finish and water stain on frame of Unit B2.</p>	
<p>40. Unit C2.</p>	
<p>41. Damaged slide of Unit C2.</p>	

<p>42. Unit D2.</p>	
<p>43. Water stain on sill of Unit D2.</p>	
<p>44. Damaged finish on jamb of Unit D2.</p>	

45. Unit E2.







46. Water stain on frame of Unit E2.



47. Loose seal at glass on Unit E2.



<p>48. Split exterior sill at Unit E2.</p>	 A close-up photograph showing a horizontal exterior sill of a window. The sill is made of a light-colored material and shows a distinct vertical crack or split down its center. The background is a plain, light-colored wall.
<p>49. Unit F.</p>	 An interior view of a window in Unit F. The window has a dark frame and is looking out onto a balcony with a metal railing and lush green trees. The room is dimly lit, with light coming from the window.
<p>50. Water stain at loose joint in frame of Unit F.</p>	 A close-up photograph of the corner joint of a window frame. The frame is white and appears to be made of wood or a composite material. There is a visible water stain on the wall adjacent to the joint, indicating a leak or moisture intrusion.
<p>51. Rust on exterior of frame of Unit F.</p>	 A close-up photograph of the exterior of a white window frame. There are several small, brown, circular spots of rust on the frame, particularly near the bottom edge. The background is a dark, textured surface, possibly a carpet or floor.

52. Unit G.







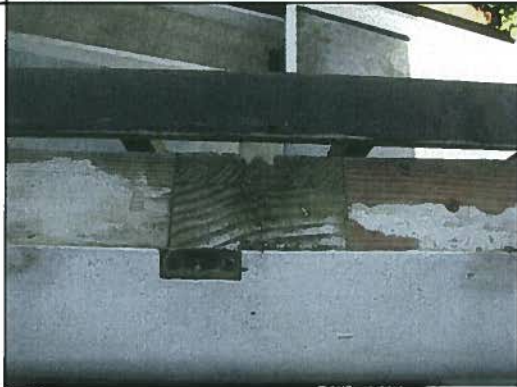


53. Open joint from below casement leaf to interior of lower fixed panel on Unit G.



54. Loose joint in frame of Unit G.

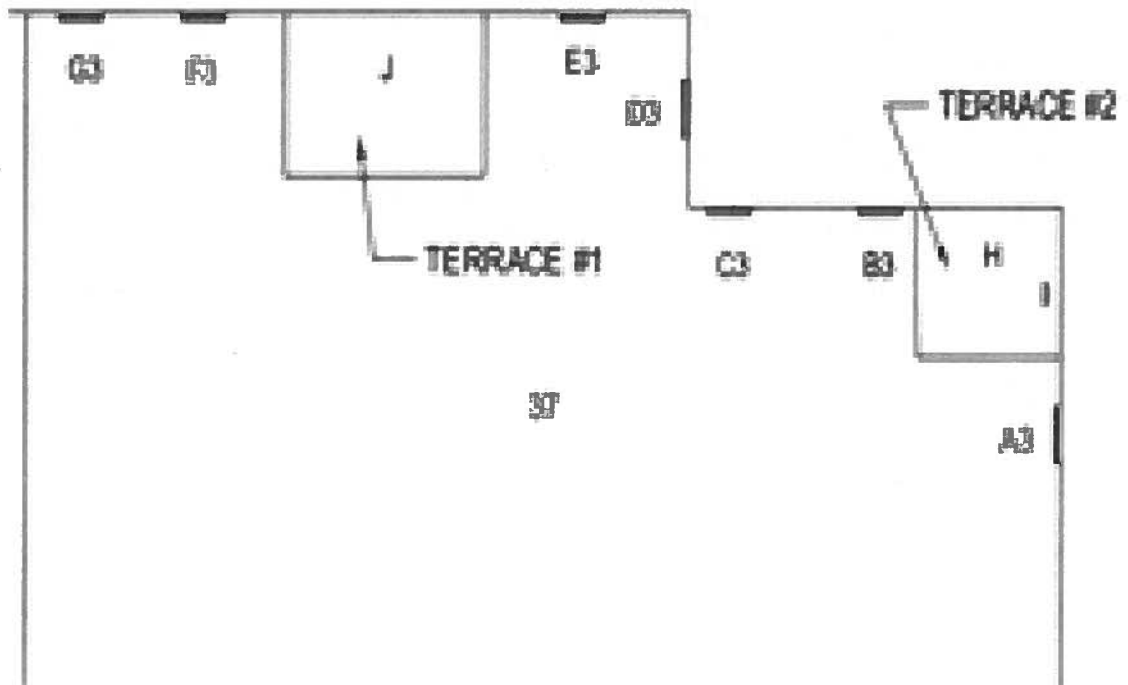


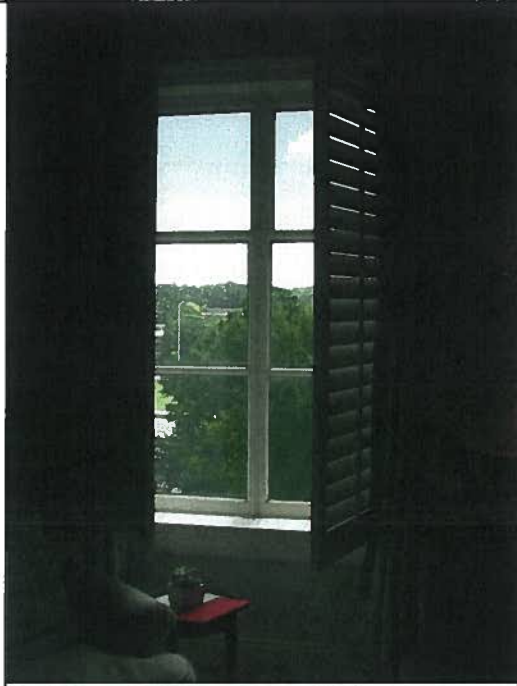


<p>55. Damaged finish on Unit G.</p>	
<p>56. Loose joint of frame of Unit G.</p>	
<p>57. Unit H.</p>	

<p>58. Water stain on sill of Unit H.</p>	
<p>59. Previously repaired fram of Unit H.</p>	
<p>60. Loose joint in frame of Unit H.</p>	
<p>61. Water stain on sill of Unit H.</p>	

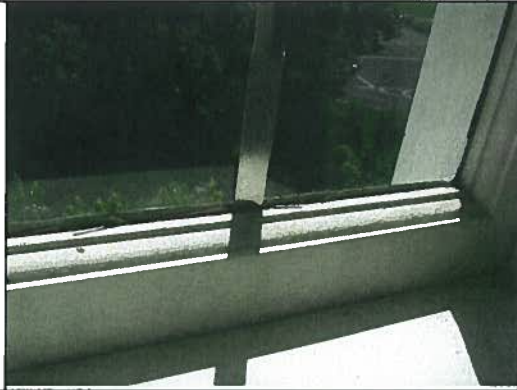
Unit #37 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). The casement enclosures at MBR terrace are poor because of the design with an open joint that extends from the exterior sill below the casement windows above to the interior of the lower fixed panels below. Common deficiencies include loose seals at the glass, water stains at frames, jambs and sills, loose joints and damaged finishes. In general, the windows of this unit are in poor to fair condition.

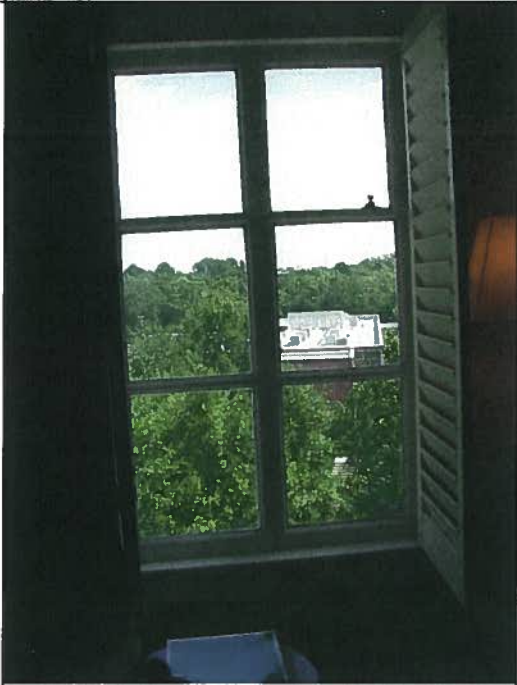


<p>62. Unit A3.</p>	 A photograph showing the interior of Unit A3. A window with white shutters is open, looking out onto a green landscape. A small table with a red top is visible near the window.
<p>63. Water stain on sill of Unit A3.</p>	 A close-up photograph of the window sill in Unit A3, showing a distinct water stain on the white surface.
<p>64. Water stain of frame of Unit A3.</p>	 A close-up photograph of the window frame in Unit A3, showing a water stain on the white frame.

65. Loose seal at glass on Unit A3.


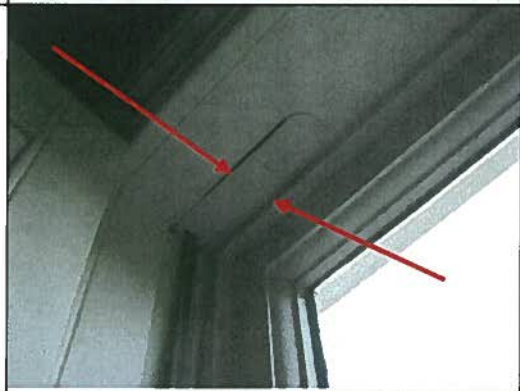



66. Unit B3.



67. Water stain on sill, jamb and frame of Unit B3.

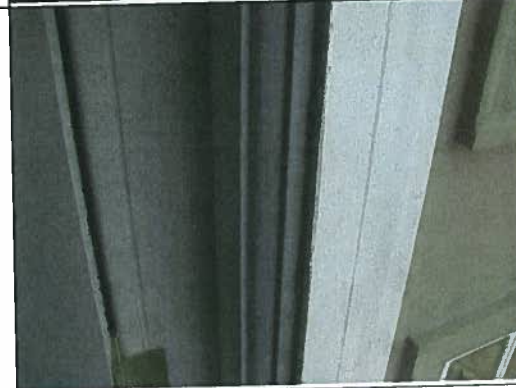


<p>68. Water stain on frame of Unit B3.</p>	
<p>69. Rust stain on slide cover at head on Unit B3.</p>	
<p>70. Unit C3.</p>	

71. Water stain on sill and jamb at loose joint of Unit C3.



72. Water stain on jamb of Unit C3.



73. Excessive exterior sealant and water stain at loose joint on frame of Unit C3.

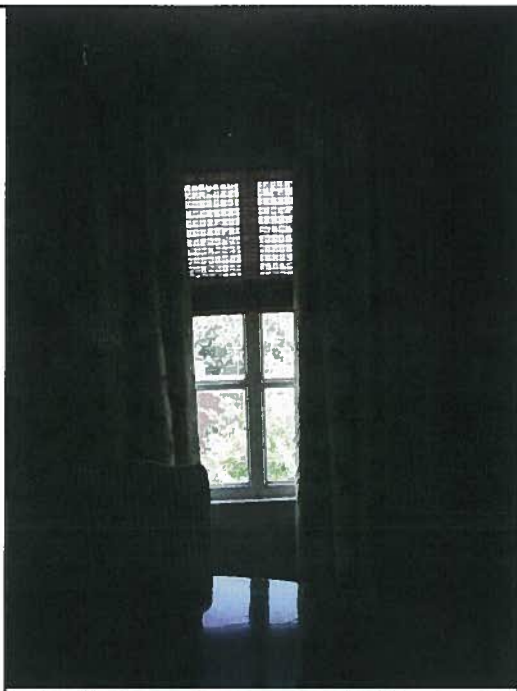




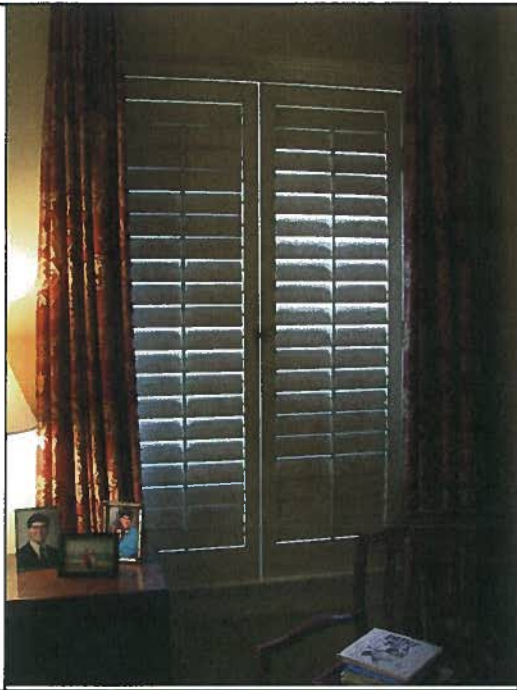


74. Unit D3.








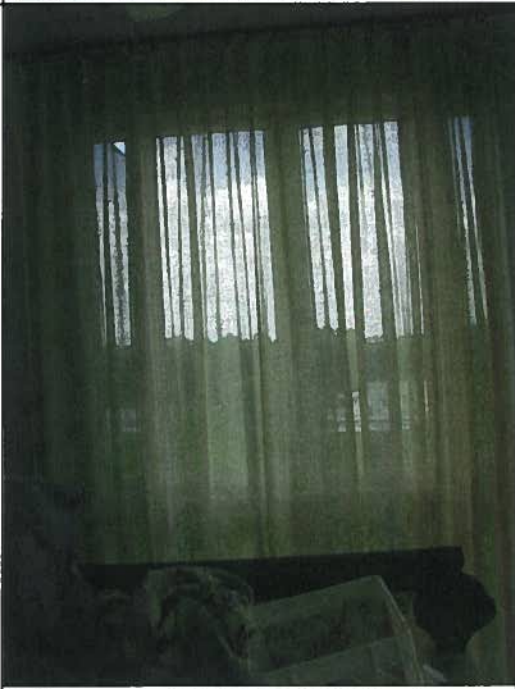
75. Water stain on sill, jamb and frame
at loose joint in frame of Unit D3.










<p>76. Unit E3.</p>	 A photograph showing the interior of a room with a window. The window has a dark frame and is partially covered by dark curtains. The room is dimly lit, with light coming from the window.
<p>77. Water stain on frame at loose joint of Unit E3.</p>	 A close-up photograph of a window frame. The frame is white and shows a dark, irregular water stain. The stain is located at a joint where the frame meets the wall.
<p>78. Water stain on frame of Unit E3.</p>	 A photograph of a window frame from an interior perspective. The frame is white and shows a dark water stain. The window is open, and the view outside shows a residential area with trees and houses.





<p>79. Unit F3.</p>	 A photograph showing a window with white shutters and dark curtains. A desk with a laptop and framed photos is visible in the foreground.
<p>80. Water stain on sill of Unit F3.</p>	 A close-up photograph of a window sill showing a dark, irregular water stain on the light-colored surface.
<p>81. Water stain on frame of Unit F3.</p>	 A photograph showing a view through a window frame, with a dark water stain visible on the frame's edge.




<p>82. Water stain on head of Unit F3.</p>	
<p>83. Rust on exterior jamb of Unit F3.</p>	
<p>84. Unit G3.</p>	

<p>85. Water stain on sill and frame of Unit G3.</p>	
<p>86. Water stain on frame of Unit G3.</p>	
<p>87. Unit H.</p>	

<p>88. Water stained draperies over Unit H.</p>	
<p>89. Damaged finish on Unit H.</p>	
<p>90. Unit I.</p>	

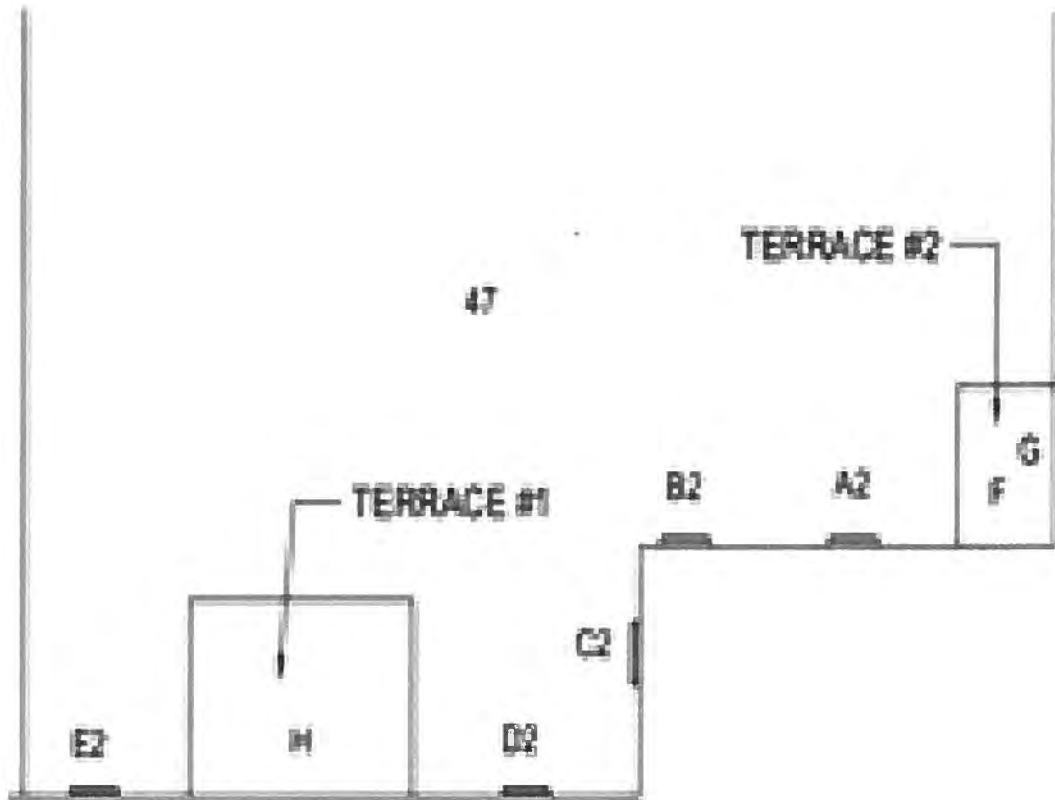
<p>91. Water stained draperies over Unit I.</p>	
<p>92. Loose solar film on Unit I.</p>	
<p>93. Loose seal at glass of Unit I.</p>	
<p>94. Loose seal at glass of Unit I.</p>	

<p>95. Casement leaves will not close likely because of swollen wood frame of Unit I.</p>	
<p>96. Water stain on jamb of Unit I.</p>	
<p>97. Unit J.</p>	
<p>98. Water stain on sill of Unit J.</p>	

<p>99. Water stain on sill and frame at loose joint of Unit J.</p>	
<p>100. Open joint to exterior when doors are closed and the frames have loose joints on Unit J.</p>	
<p>101. Split exterior sill of Unit J.</p>	

Unit #47 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Window D2 had no access and was assumed to be in fair condition. The MBR terrace enclosures there is damaged base boards adjacent to one unit and a poor seal between the casement leaves on the other unit. Common deficiencies include loose seals at the glass, decayed wood, water stains at sills and frames, damaged finishes, loose joints and several units are inoperable. In general, the windows of this unit are in poor to fair condition.



102. Unit A2.



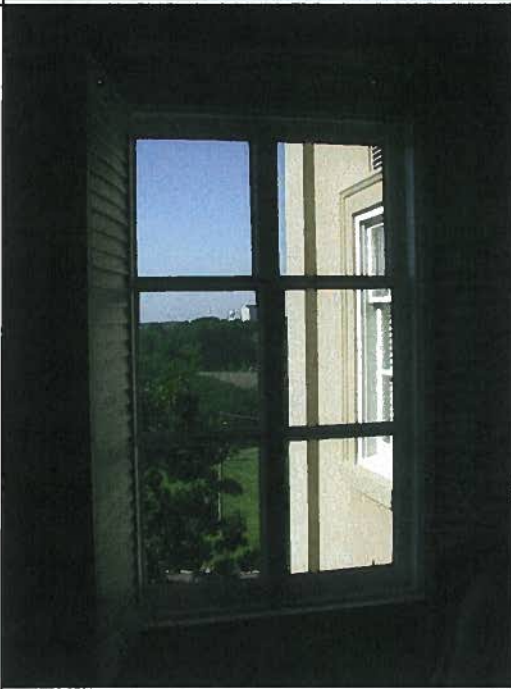





103. Water stain and damaged finish on
frame and sill of Unit A2.







104. Loose seal at glass on Unit A2.



<p>105. Split exterior sill of Unit A2.</p>	 A close-up photograph showing a horizontal exterior sill of a window. The sill is made of a light-colored material, possibly concrete or stone, and exhibits significant cracking and splitting along its length. The background shows green foliage.
<p>106. Rust on exterior jamb of Unit A2.</p>	 A close-up photograph of the exterior jamb of a window. The jamb is made of light-colored wood or composite material. There is a distinct, circular area of rust or staining on the surface. The background shows green grass and foliage.
<p>107. Unit B2.</p>	 A photograph of a window in Unit B2. The window is a double-hung style with a dark frame. It is set in a dark-colored exterior wall. The view through the window shows a clear blue sky, green trees, and a portion of a yellow building.

<p>108. Water stain on frame of Unit B2.</p>	
<p>109. Loose seal at glass of Unit B2.</p>	
<p>110. Unit C2.</p>	


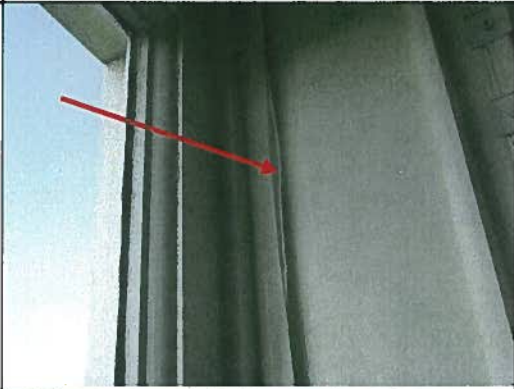

<p>111. Loose seal at glass of Unit C2.</p>	
<p>112. Damaged finish and tape on sill of Unit C2.</p>	
<p>113. Water stain on shutter of Unit C2.</p>	
<p>114. Rust on exterior sill and jamb of Unit C2.</p>	




115. Unit D2, no access.



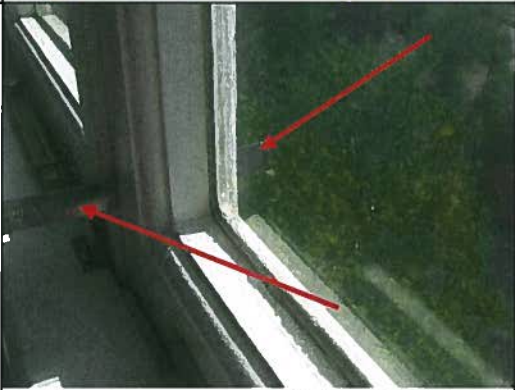





116. Damaged finish on frame of Unit D2.



<p>117. Unit E2.</p>	
<p>118. Damaged slide of Unit E2.</p>	
<p>119. Water stain and damaged finish on frame of Unit E2.</p>	

<p>120. Split exterior sill of Unit E2.</p>	
<p>121. Rust on exterior jamb of Unit E2.</p>	
<p>122. Unit F.</p>	

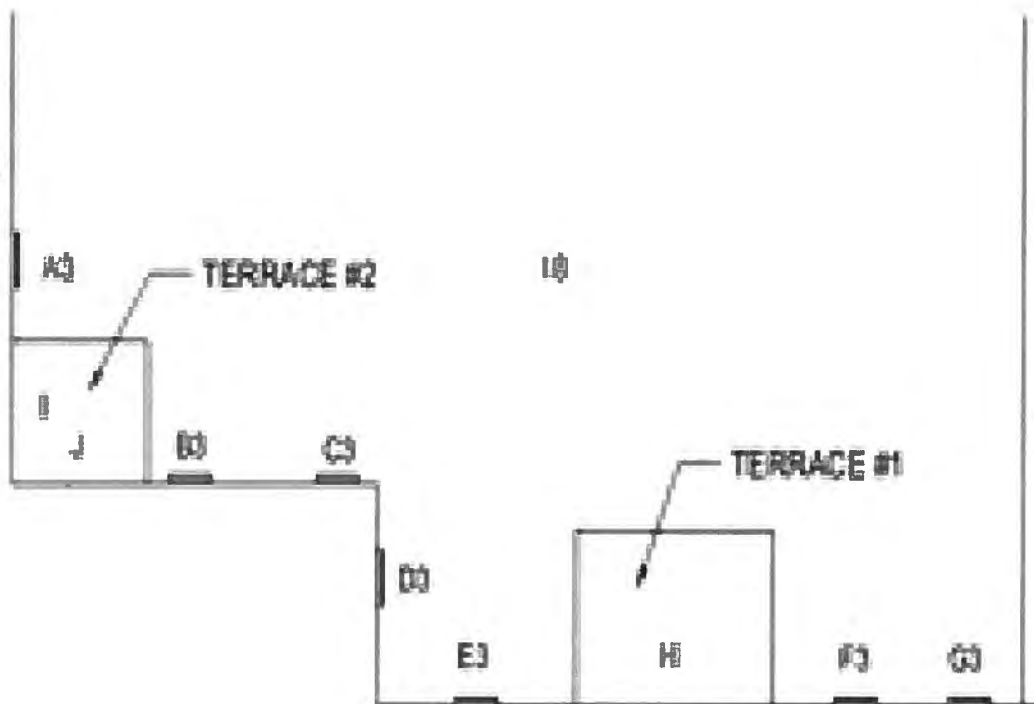
<p>123. Water damaged base board adjacent to Unit F.</p>	
<p>124. Unit G.</p>	
<p>125. Open joint when casement leaves are closed on Unit G, probe passes from interior to exterior.</p>	




<p>126. Unit H.</p>	
<p>127. Decayed wood in Unit H.</p>	
<p>128. Decayed wood in Unit H.</p>	




EIGHTH FLOOR




Unit #18 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). The LR terrace enclosure was reported to have leaks at the floor across the full width. The casement enclosures at MBR terrace are poor. Common deficiencies include loose seals at the glass, decayed wood, water stains at heads, frames, jambs and sills, loose joints and damaged finishes. In general, the windows of this unit are in mostly poor condition.



<p>1. Unit A3.</p>	
<p>2. Damaged finish and loose joint in frame of Unit A3.</p>	
<p>3. Loose seal at glass of Unit A3.</p>	

<p>4. Split exterior sill of Unit A3.</p>	
<p>5. Unit B3.</p>	
<p>6. Loose seal at glass of Unit B3.</p>	

<p>7. Rust on exterior jamb of Unit B3.</p>	
<p>8. Unit C3.</p>	
<p>9. Damaged finish on sill of Unit C3.</p>	

10. Rust stain on slide cover at head of Unit C3.










11. Unit D3.






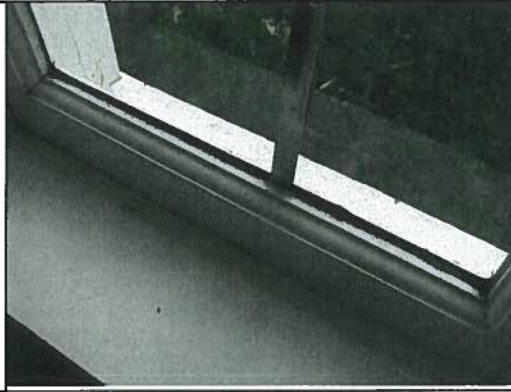


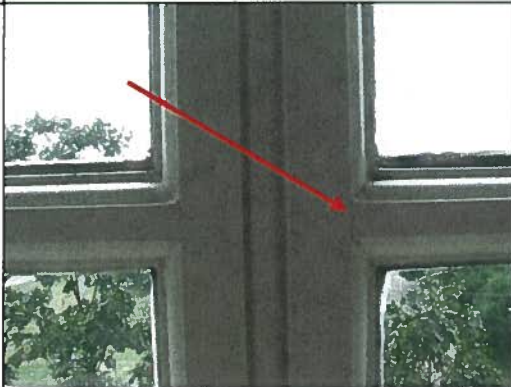
12. Loose seal at glass of Unit D3.



<p>13. Water stain on frame and jamb of Unit D3.</p>	
<p>14. Loose solar film on Unit D3.</p>	
<p>15. Unit E3.</p>	

<p>16. Water damaged finish on crown molding above Unit E3.</p>	
<p>17. Loose seal at glass on Unit E3.</p>	
<p>18. Water stain on frame of Unit E3.</p>	
<p>19. Rust stains on slide cover at head of Unit E3.</p>	

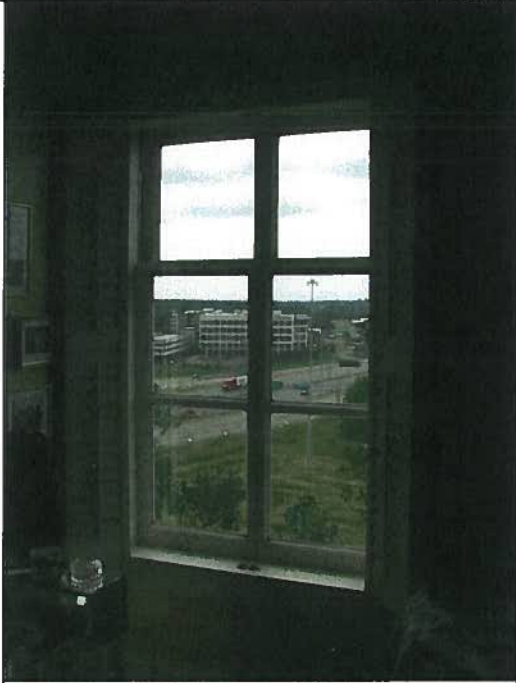
<p>20. Rust on exterior jamb and sill of Unit E3.</p>	
<p>21. Unit F3.</p>	
<p>22. Damaged finish on sill of Unit F3.</p>	

<p>23. Loose seal at glass of Unit F3.</p>	
<p>24. Water stain on frame of Unit F3.</p>	
<p>25. Water damaged finish on crown molding above Unit F3.</p>	
<p>26. Loose joint in frame of Unit F3.</p>	

27. Decayed wood in sill of Unit F3.



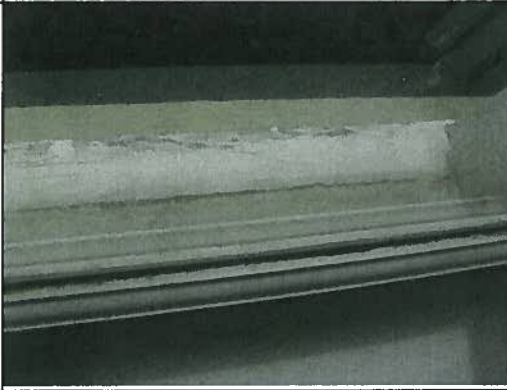



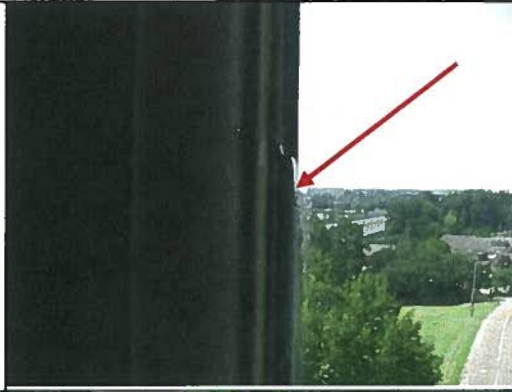



28. Unit G3.



29. Loose seal at glass of Unit G3.



<p>30. Water stain on frame of Unit G3.</p>	
<p>31. Rust on exterior jamb of Unit G3.</p>	
<p>32. Split exterior sill of Unit G3.</p>	
<p>33. Unit H.</p>	

<p>34. Broken glass in Unit H.</p>	 A photograph showing a window with a dark frame. A red arrow points to a small, sharp crack in the glass pane. The view outside the window shows a residential area with green trees and a road.
<p>35. Decayed wood in Unit H.</p>	 A close-up photograph of a window frame. The wood is significantly decayed, showing a rough, splintered texture. A metal fastener is visible on the wood.
<p>36. Water stain at sill of Unit H.</p>	 A close-up photograph of a window sill. The sill is made of a light-colored material, possibly concrete or stone, and shows a prominent, irregular water stain.
<p>37. Water stain on frame of Unit H.</p>	 A close-up photograph of a window frame. The frame is made of a light-colored material and shows a prominent, irregular water stain.

38. Split exterior sill of Unit H.






39. Unit I.



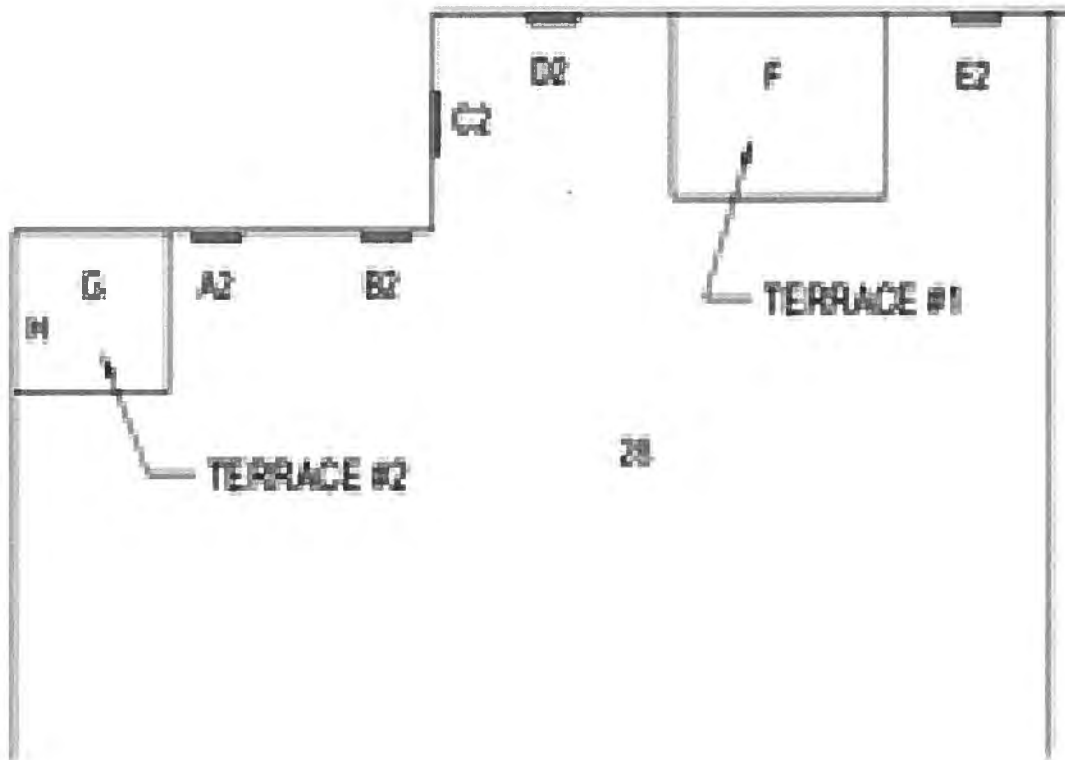
40. Water stain at sill of Unit I.









<p>41. Water stain at sill with loose joint in Unit I.</p>	
<p>42. Unit J.</p>	
<p>43. Severely decayed wood at sill of Unit J.</p>	


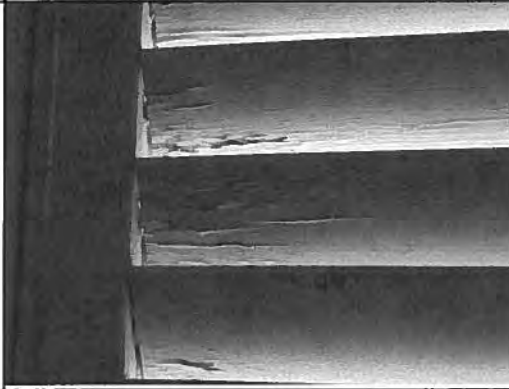


Unit #28 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

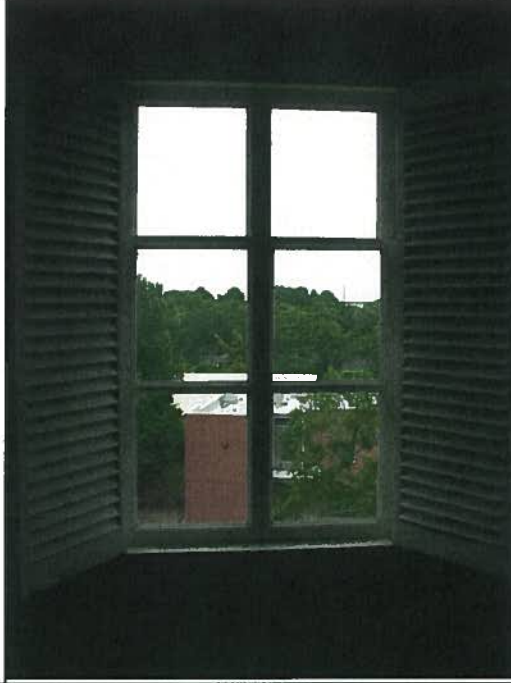


Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). The DR windows both have water stains on the shutters as well as the sills, heads and frames. The MBR terrace enclosures there is decayed wood on one unit and loose joints on both. Common deficiencies include loose seals at the glass, decayed wood, water stains at sills, heads and frames, damaged finishes, and loose joints. In general, the windows of this unit are in poor to fair condition.








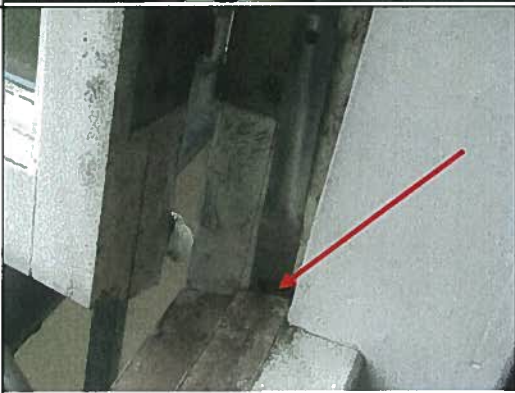
<p>44. Unit A2.</p>	 A photograph showing a window with horizontal blinds. The blinds are closed, and the window is set into a dark wall.
<p>45. Water stain on shade over Unit A2.</p>	 A close-up photograph of a window shade. A dark, irregular water stain is visible on the surface of the shade.
<p>46. Decayed wood at head of Unit A2.</p>	 A close-up photograph of the top of a window frame. The wood is severely decayed, with significant peeling and cracking.

<p>47. Loose seal at glass of Unit A2.</p>	
<p>48. Split exterior sill of Unit A2.</p>	
<p>49. Unit B2.</p>	

<p>50. Unit C2.</p>	
<p>51. Water stain and damaged finish on shutter of Unit C2.</p>	
<p>52. Loose seal at glass of Unit C2.</p>	
<p>53. Water stain on sill at loose joint in frame of Unit C2.</p>	

<p>54. Unit D2.</p>	 A photograph showing the interior of a room with a window. The window has dark shutters on both sides. The view through the window shows a green landscape with trees and a building in the distance.
<p>55. Water stain on frame and sill of Unit D2.</p>	 A close-up photograph of the window frame and sill. There is a visible water stain on the white frame and sill area.
<p>56. Water stains on shutter of Unit D2.</p>	 A close-up photograph of a white window shutter. There are several dark, irregular water stains on the surface of the shutter.

<p>57. Unit E2.</p>	 A photograph showing a window with white horizontal blinds. The blinds are partially open, revealing a view of greenery and a building outside. The window frame is dark.
<p>58. Water stain on frame of Unit E2.</p>	 A close-up photograph of the window frame. The frame is dark and shows a significant water stain, appearing as a reddish-brown discoloration on the surface.
<p>59. Damaged finish and wood with organic growth and rust stain on side cover of Unit E2.</p>	 A close-up photograph of the side cover of the window unit. The wood is dark and shows signs of damage, including a crack and a rust stain. A red arrow points to the damaged area.

<p>60. Unit F.</p>	
<p>61. Unit G.</p>	
<p>62. Open joint in Unit G.</p>	

63. Water stain and damaged finish on frame of Unit G.






64. Unit H.



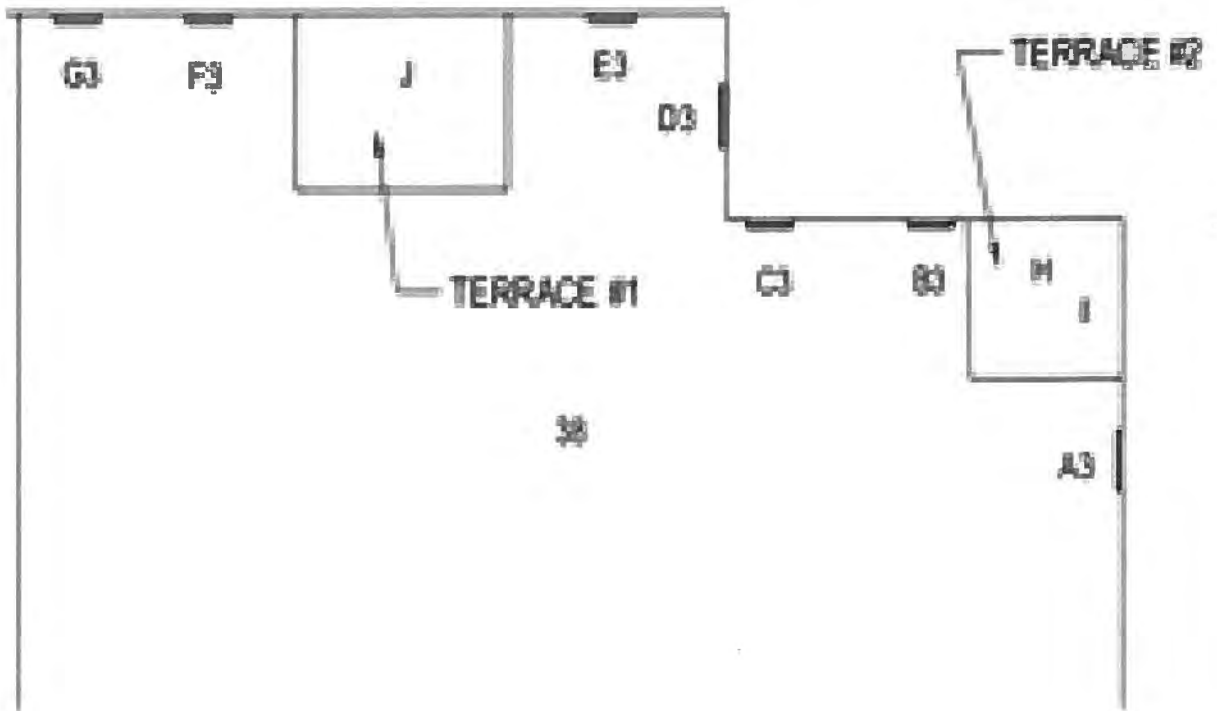
65. Open joint in frame of Unit H.



<p>66. Decayed wood in frame of Unit H.</p>	
<p>67. Loose solar film on Unit H.</p>	
<p>68. Loose seal at glass of Unit H.</p>	

Unit #38 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Common deficiencies include loose seals at the glass, decayed wood, water stains at heads, frames, jambs and sills, loose joints and damaged finishes. In general, the windows of this unit are in mostly poor condition.



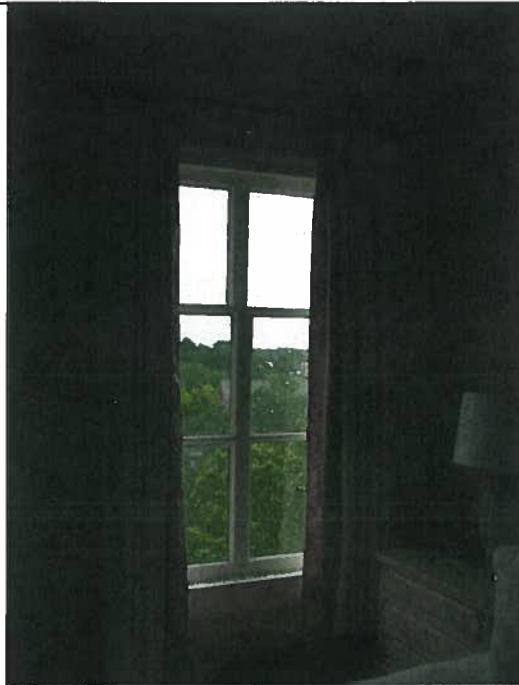
69. Unit A3.



70. Damaged finish and loose seal at glass of Unit A3.



71. Unit B3.



72. Damaged finish on sill of Unit B3.

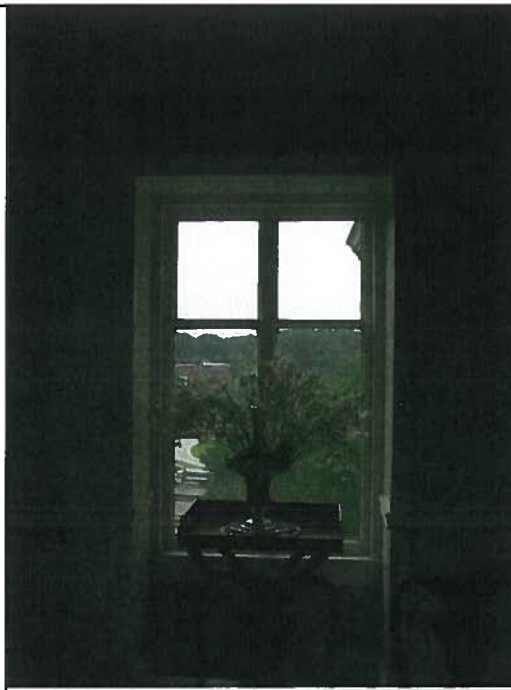
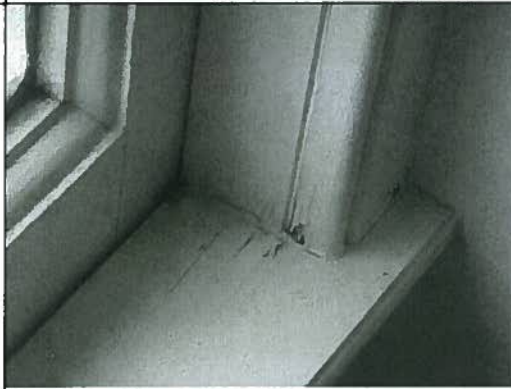






73. Unit C3.



74. Water stain on frame of Unit C3.



<p>75. Unit D3.</p>	 A photograph showing an interior view of a window in Unit D3. The window is a double-hung style with a dark frame. A small table with a vase of flowers sits on the windowsill. The view outside shows a green landscape with trees and a building in the distance.
<p>76. Damaged finish on sill and jamb of Unit D3.</p>	 A close-up photograph of the window sill and jamb in Unit D3. The white paint finish is significantly damaged, showing peeling and chipping, particularly at the corner where the sill meets the jamb.
<p>77. Rust stain on slide cover at head of Unit D3.</p>	 A close-up photograph of the window slide cover at the head of Unit D3. A red arrow points to a dark, irregular rust stain on the white-painted metal surface.

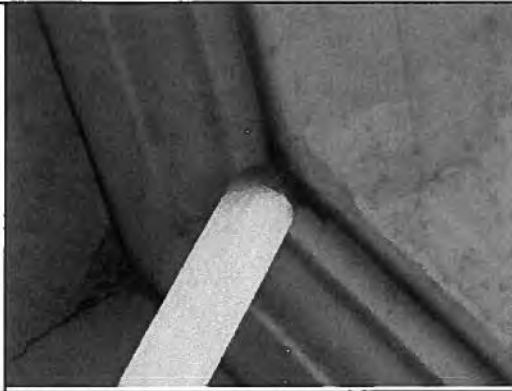
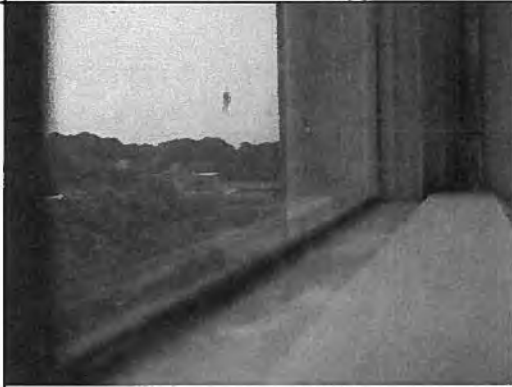

<p>78. Water stain on sill of Unit D3.</p>	 A black and white photograph showing a close-up of a window sill. A dark, irregular water stain is visible on the surface of the sill, extending slightly onto the wall above it.
<p>79. Water stain on wall below Unit D3.</p>	 A black and white photograph showing a corner of a room. A dark water stain is visible on the wall, located directly below the window sill. The stain is somewhat rectangular and dark against the lighter wall.
<p>80. Damaged finish on sill of Unit E3. No over view of Unit E3.</p>	 A black and white photograph showing a window sill. The finish on the sill appears worn, cracked, and uneven. The surrounding wall and floor are also visible, showing some signs of wear and discoloration.


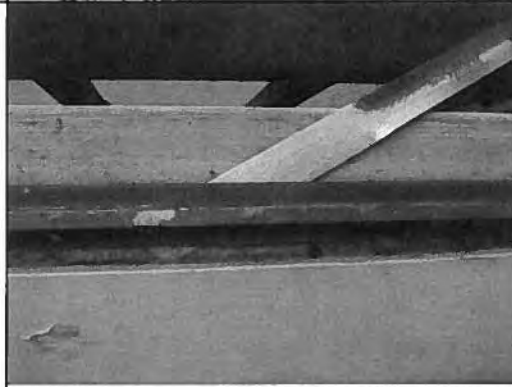
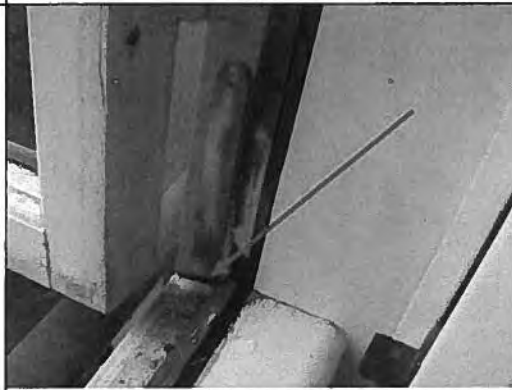

81. Unit F3.



82. Unit G3.



<p>83. Loose solar film on Unit G3.</p>	
<p>84. Water stain on frame of Unit G3.</p>	
<p>85. Unit H.</p>	

<p>86. Failing insulated glass gasket on Unit H.</p>	
<p>87. No mastic bed below copper weather stripping on Unit H.</p>	
<p>88. Open joint in frame of Unit H.</p>	
<p>89. Decayed wood of frame of Unit H.</p>	

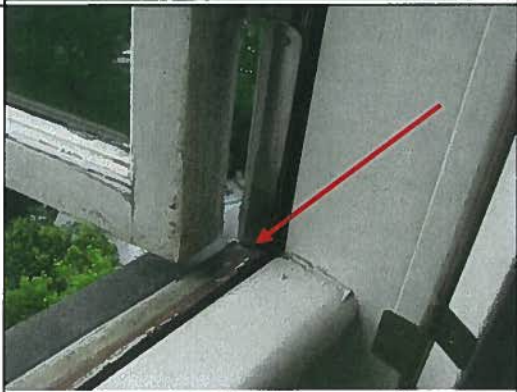
90. Unit I.









91. Damaged finish on Unit I.



92. Open joint in frame of Unit I.

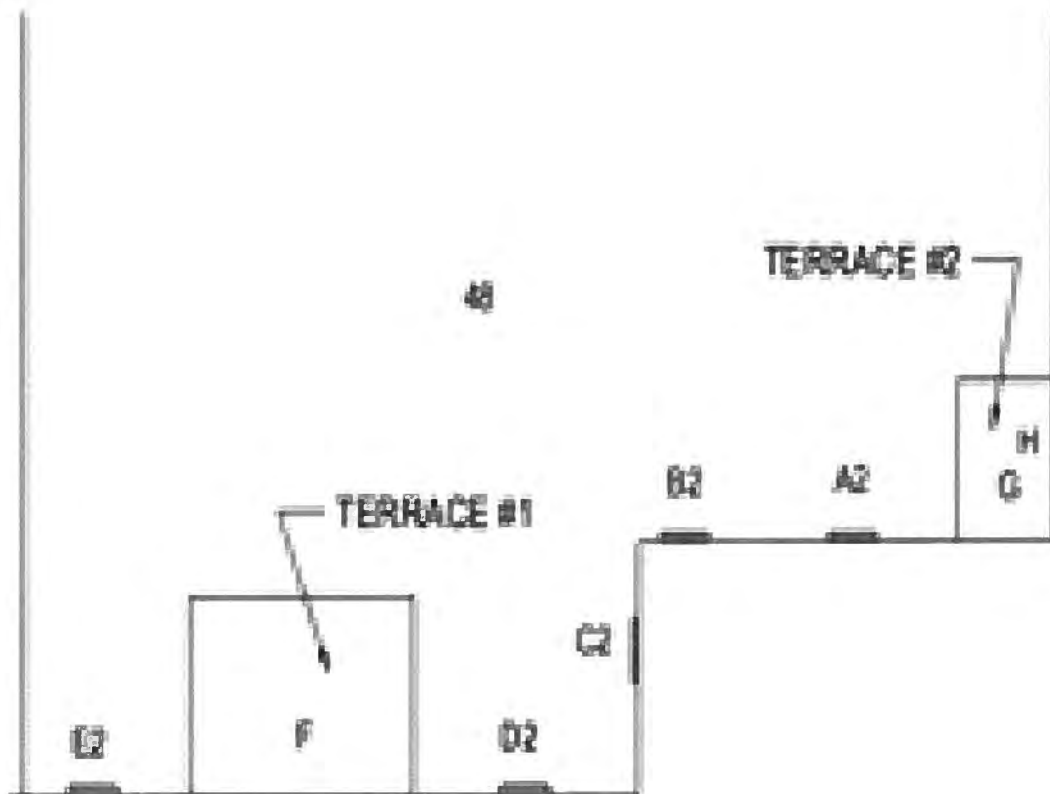





<p>93. No mastic bed below copper weather stripping on Unit I.</p>	
<p>94. Loose seal at glass on Unit I.</p>	
<p>95. Decayed wood in frame of Unit I.</p>	
<p>96. Unit J.</p>	

<p>97. Loose floor trim at threshold of Unit J.</p>	
<p>98. Damaged finish and water stain on frame of Unit J.</p>	

Unit #48 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Common deficiencies include water stains on the heads, jambs, sills and frames and damaged finishes. In general, the windows of this unit are in poor to fair condition.



<p>99. Unit A2.</p>	
<p>100. Loose seal at glass in Unit A2.</p>	
<p>101. Rust on exterior jamb on Unit A2.</p>	

102. Unit B2.

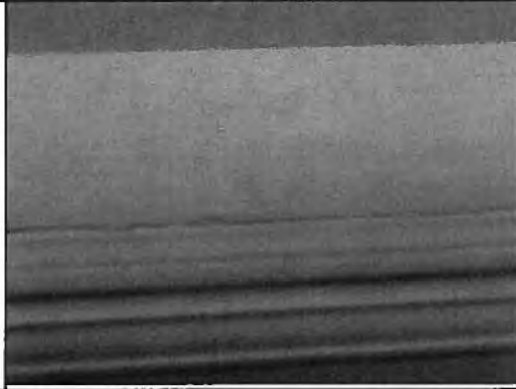




103. Loose slide cover on Unit B2.



104. Rust on exterior jamb of Unit B2.



<p>105. Split exterior sill at Unit B2.</p>	
<p>106. Unit C2.</p>	
<p>107. Split exterior sill of Unit C2.</p>	

108. Rust on exterior jamb of Unit C2.










109. Unit D2.



110. Loose seal at glass of Unit D2.



<p>111. Water stain on jamb of Unit D2.</p>	
<p>112. Unit E2.</p>	
<p>113. Loose seal at glass of Unit E2.</p>	
<p>114. Unit F.</p>	

<p>115. Water stain on frame of Unit F.</p>	
<p>116. Decayed wood at sill of Unit F.</p>	
<p>117. Split exterior sill at Unit F.</p>	

118. Unit G.



119. Loose seal at glass of Unit G.



120. Water stain on head frame of Unit G.



121. Decayed wood in frame of Unit G.



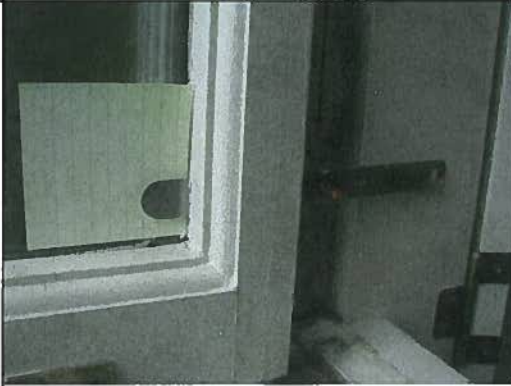


122. Open joint from below the casement leaf to the interior of the lower frame of Unit G.



123. Unit H.

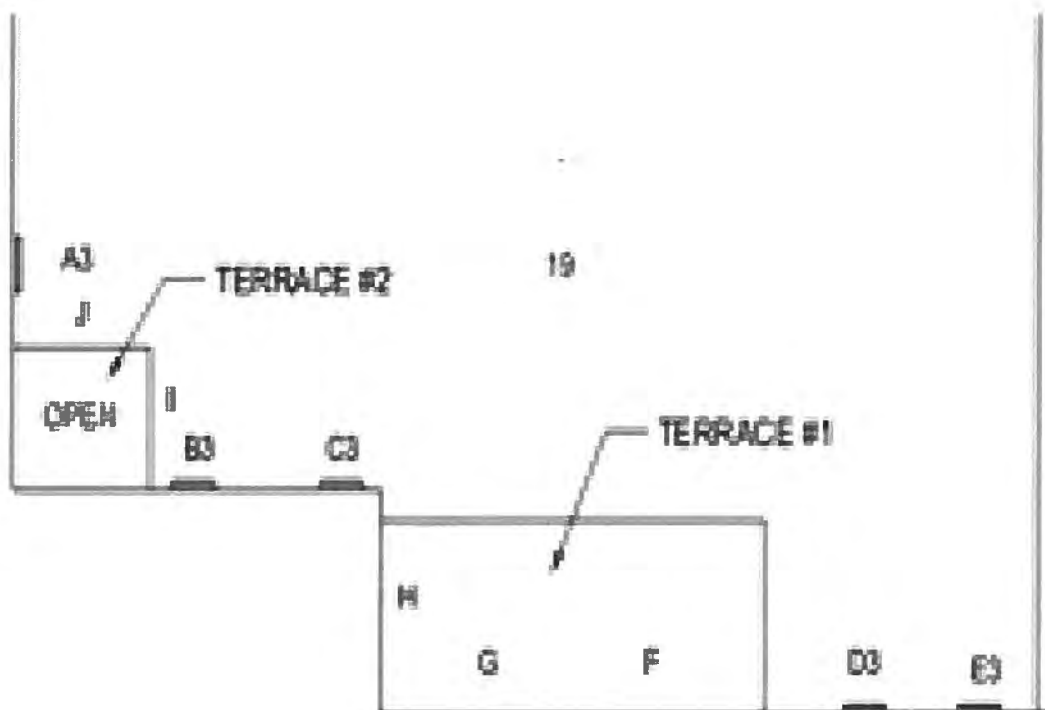




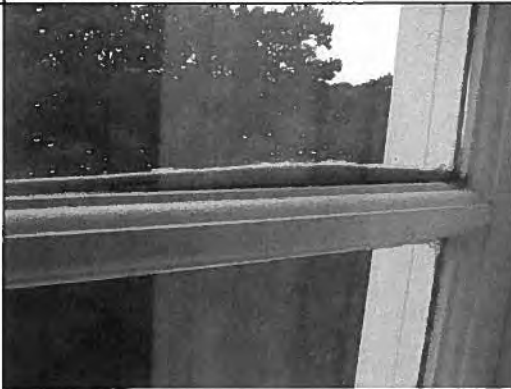
<p>124. Water stain on frame of Unit H.</p>	
<p>125. Water stain on sill of Unit H.</p>	
<p>126. Loose joint in frame of Unit H.</p>	




NINTH FLOOR

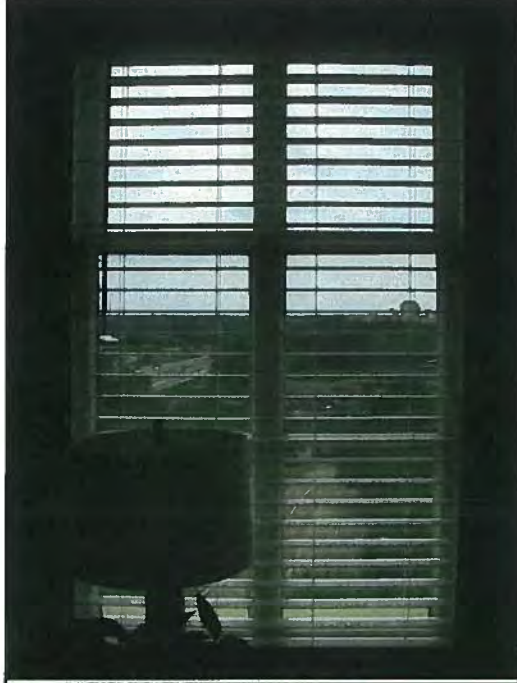


Unit #19 (5 standard units plus LR terrace with 3 custom units and 2 doors to the MBR terrace)

Window units are identified as A3 through E3 plus the Living Room terrace (Terrace 1). The Master Bedroom terrace (Terrace 2) has not been enclosed. Immediately below the windowsills is an exterior shaped band of EIFS that prevents the terrace enclosures from extending to the floor line as on the lower floors. Common deficiencies include water stains on the heads, jambs, sills and frames and damaged finishes. In general, the windows of this unit are in poor to fair condition.



<p>1. Unit A3.</p>	 A black and white photograph showing an interior view of a window. The window has a dark frame and is partially covered by horizontal blinds. The view through the window shows an outdoor area with trees and a fence.
<p>2. Damaged finish on sill of Unit A3.</p>	 A black and white close-up photograph of a window sill. The sill is made of a light-colored material and shows significant damage, including a large, irregular hole and a rough, pitted surface. A small metal fastener is visible on the sill.
<p>3. Excessive build-up of exterior sealant on Unit A3.</p>	 A black and white close-up photograph of a window frame. The frame is made of a light-colored material and shows a significant build-up of a dark, textured material, likely sealant, along the edge of the frame. The background shows an outdoor area with trees.

<p>4. Loose seal at glass in Unit A3.</p>	
<p>5. Loose solar film on Unit A3.</p>	
<p>6. Split exterior sill of Unit A3.</p>	

<p>7. Unit B3.</p>	 A photograph showing a window unit with horizontal blinds. The blinds are partially open, revealing a view of the outdoors. A dark object, possibly a chair or table, is visible in the foreground.
<p>8. Loose seal at glass on Unit B3.</p>	 A close-up photograph of the window frame and glass. A black seal is visible, and a black tool is being used to pry it away from the frame, demonstrating a loose seal.
<p>9. Loose joint in frame of Unit B3.</p>	 A close-up photograph of the window frame. A red arrow points to a gap or loose joint in the frame where it meets the wall.

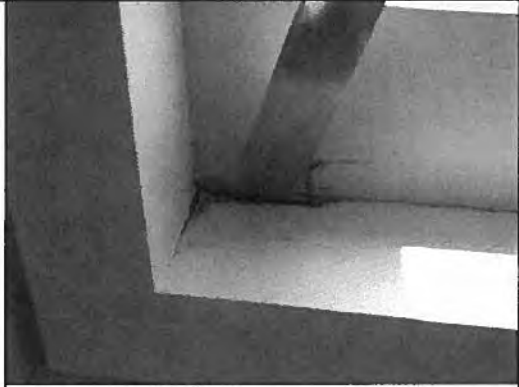
10. Unit C3.


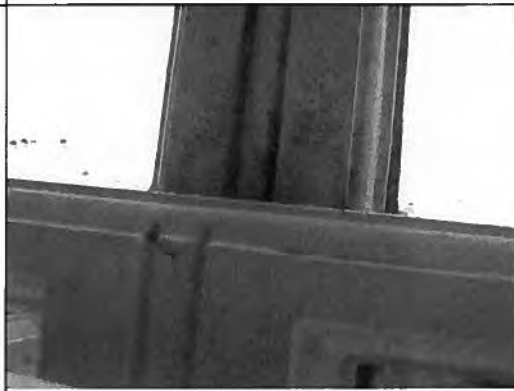







11. Loose seal at glass and damaged finish on frame of Unit C3.



12. Decayed wood on Unit C3.



<p>13. Unit D3.</p>	 A black and white photograph showing a window with horizontal blinds. The blinds are partially open, and the room is dark, suggesting it is nighttime or in a dimly lit area.
<p>14. Water stain on frame of Unit D3.</p>	 A close-up black and white photograph of a window frame. A dark, irregular stain is visible on the frame, indicating water damage.
<p>15. Loose joint in frame of Unit D3.</p>	 A close-up black and white photograph of a window frame joint. The joint appears to be loose or misaligned, with a visible gap between the frame components.

<p>16. Damaged finish loose seal at glass on Unit D3.</p>	
<p>17. Loose seal at glass on Unit D3.</p>	
<p>18. Loose joint in frame of Unit D3.</p>	
<p>19. Improper repair of EIFA damage at Unit D3.</p>	

20. Unit E3.







21. Loose seal at glass in Unit E3.



22. Decayed wood at loose joint in frame of Unit E3.

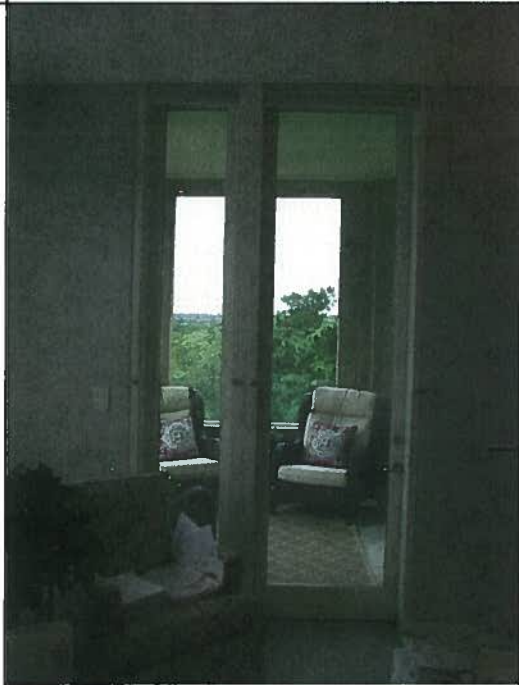


<p>23. Rust on exterior jamb of Unit E3.</p>	
<p>24. Improper repair of EIFS damage at Unit E3.</p>	
<p>25. Unit F is a metal framed unit.</p>	
<p>26. Unit G is a metal framed unit.</p>	

27. Unit H is a metal framed unit.


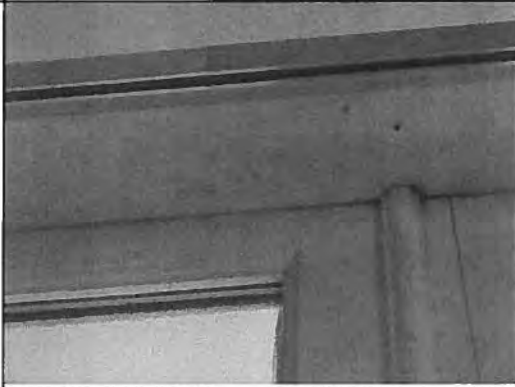



28. Unit I.



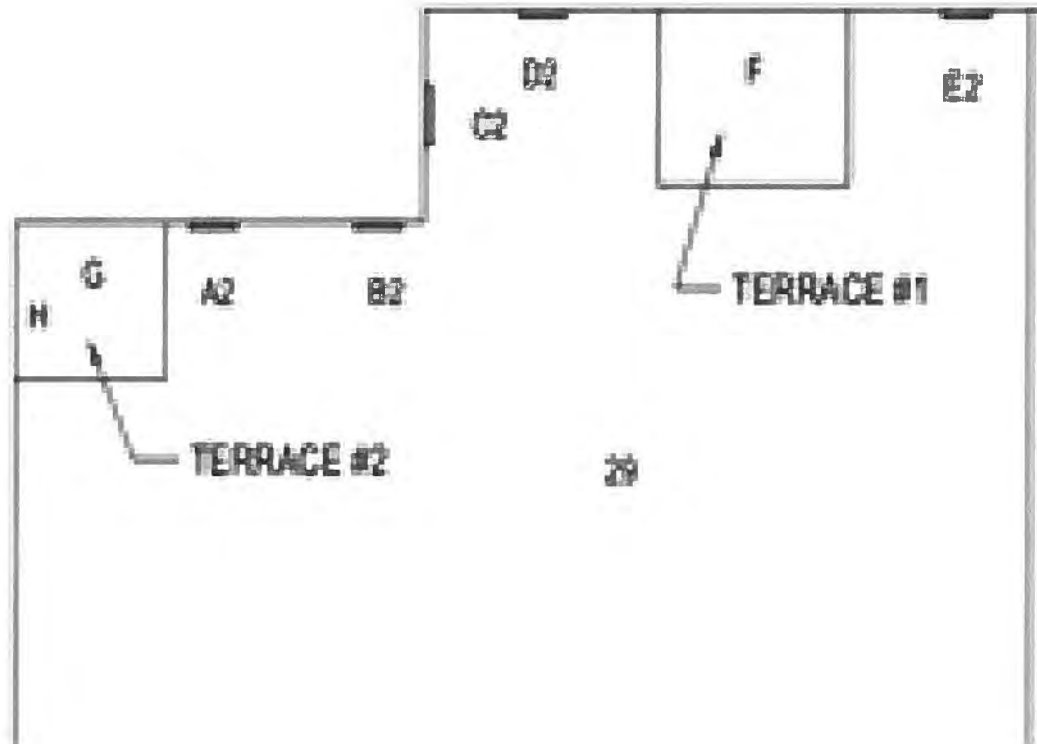
29. Split wood frame in Unit I.



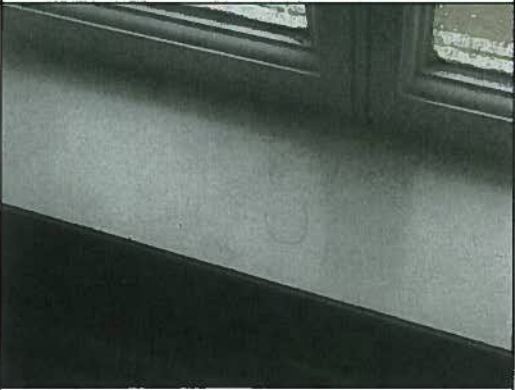



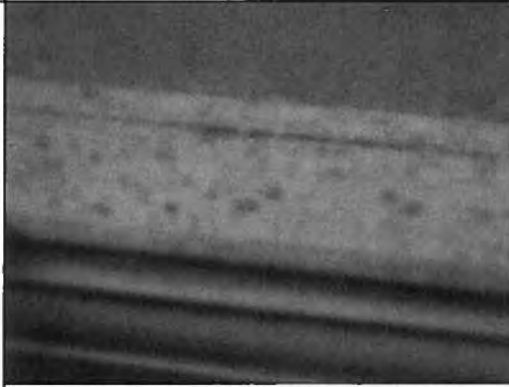
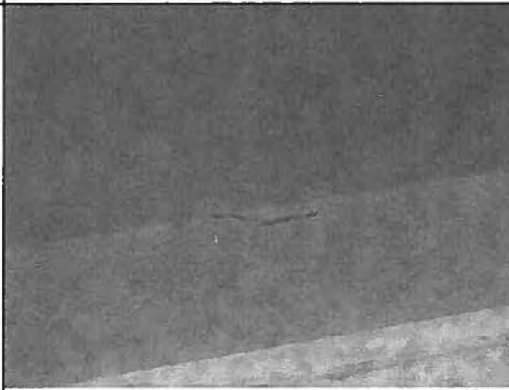
<p>30. Unit J.</p>	
<p>31. Water stain on head of Unit J.</p>	
<p>32. Split frame on Unit J.</p>	


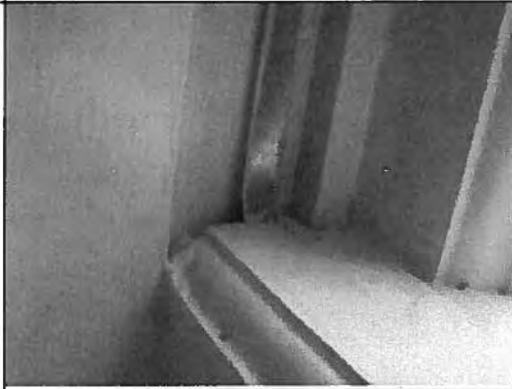

Unit #29 (5 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Common deficiencies include water stains on the heads, jambs, sills and frames and damaged finishes. In general, the windows of this unit are in poor to fair condition.



<p>33. Unit A2.</p>	
<p>34. Broken glass in Unit A2.</p>	
<p>35. Water stain on sill of Unit A2.</p>	

<p>36. Water stain on frame of Unit A2.</p>	
<p>37. Split exterior sill at Unit A2.</p>	
<p>38. Unrepaired crack in EIFS near Unit A2.</p>	

<p>39. Unit B2.</p>	 A black and white photograph showing a window with dark curtains. The window is partially open, and some items are visible on the windowsill.
<p>40. Water stain on frame and damaged slide on Unit B2.</p>	 A black and white close-up photograph of a window frame. There is a prominent white water stain on the frame, and the window slide appears to be damaged or misaligned.
<p>41. Water stain on sill of Unit B2.</p>	 A black and white close-up photograph of a window sill. There is a large, irregular white water stain on the sill.

42. Unit C2.



43. Loose seal at glass of Unit C2.



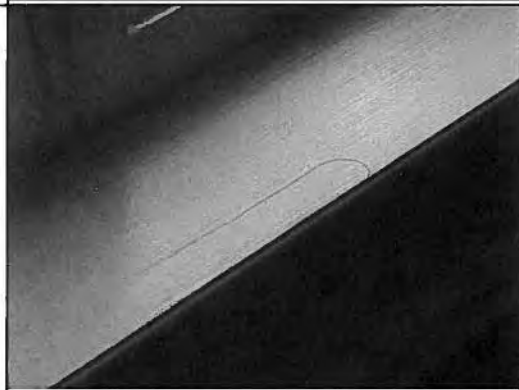
44. Loose solar film on Unit C2.



45. Unit D2.


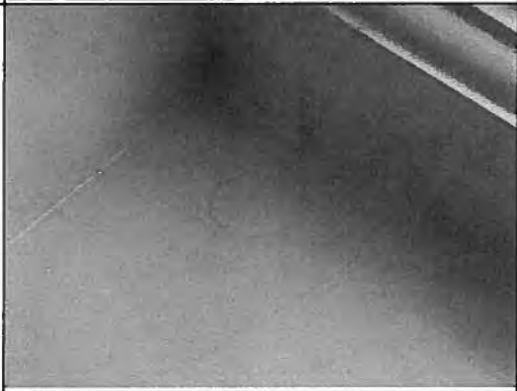






46. Water stain on sill of Unit D2.



47. Loose seal at glass of Unit D2.



<p>48. Unit E2.</p>	 A black and white photograph showing the interior of a room looking out through a window. The window is a double-hung style with four panes. Outside, trees and a bright sky are visible. The room is dark, and the window frame is dark.
<p>49. Water stain on sill of Unit E2.</p>	 A close-up black and white photograph of a window sill. The sill is a light-colored material, possibly concrete or stone, and shows a dark, irregular water stain. The stain is located near the bottom edge of the window frame.
<p>50. Loose seal at glass of Unit E2.</p>	 A close-up black and white photograph of the window frame and glass. The seal between the glass and the frame is visible and appears to be loose or damaged. There is some debris or material around the seal.

<p>51. Unrepaired crack in EIFS at Unit E2.</p>	
<p>52. Unit F.</p>	
<p>53. Water stain on sill of Unit F.</p>	

54. Unit G.



55. Unit H.

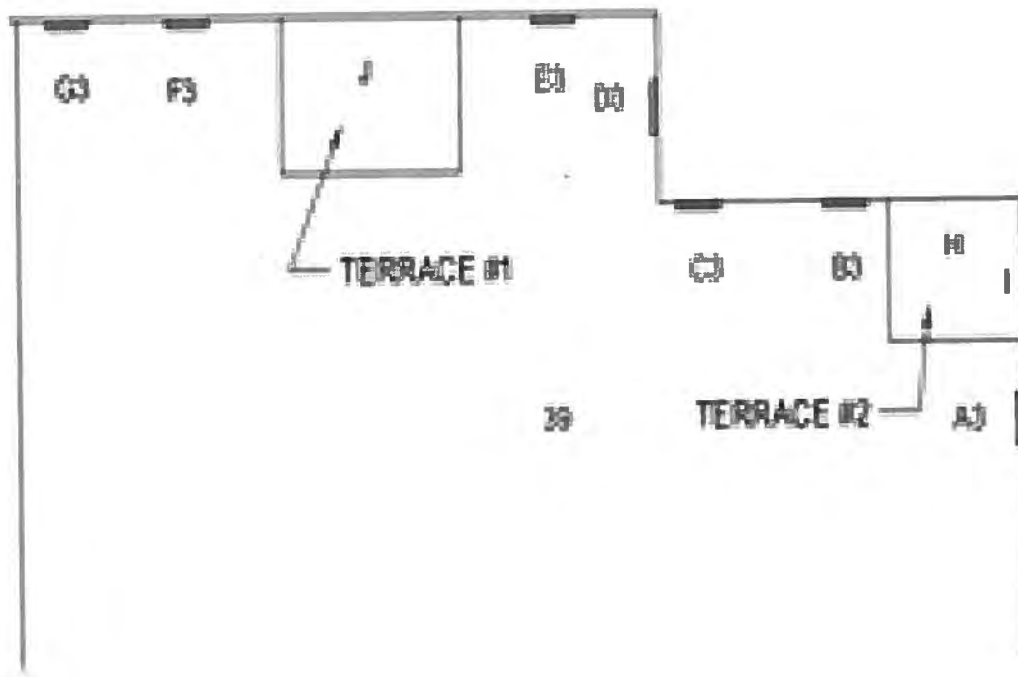





56. Loose joint at sill of Unit H.






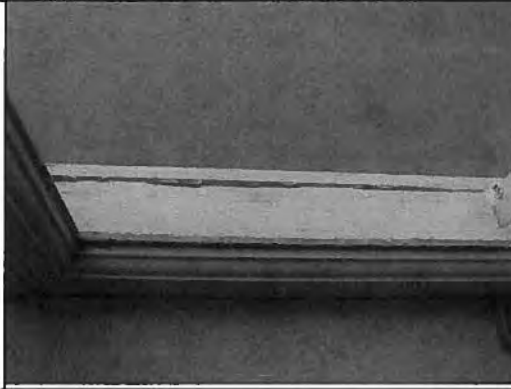


Unit #39 (7 standard units plus LR terrace enclosure and 2 MBR terrace enclosures)




Window units are identified as A3 through G3 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). The LR terrace enclosure was reported to have leaks at the floor across the full width. The casement enclosures at MBR terrace are poor. Common deficiencies include loose seals at the glass, decayed wood, water stains at heads, frames, jambs and sills, loose joints and damaged finishes. In general, the windows of this unit are in poor to fair condition.






<p>57. Unit A3.</p>	
<p>58. Unit B3.</p>	
<p>59. Water stain and damaged finish on frame of Unit B3.</p>	

<p>60. Unit C3.</p>	
<p>61. Water stain on sill of Unit C3.</p>	
<p>62. Unit D3.</p>	

<p>63. Split exterior sill of Unit D3.</p>	 A close-up photograph showing a horizontal exterior sill of a window. The sill is made of a light-colored material and shows a distinct vertical crack or split down its center. The surrounding wall is a dark, textured surface.
<p>64. Unit E3.</p>	 A photograph of a window with dark-colored shutters. The shutters are closed, and the window is set within a dark frame. The background is dark, suggesting an interior view.
<p>65. Water stain on head of Unit E3.</p>	 A photograph showing the top of a window frame (the head) of Unit E3. A dark, irregular water stain is visible on the wall above the window. A thin, light-colored arrow points from the left towards the stain. The window frame and shutters are visible in the lower right corner.

<p>66. Water stain on frame of Unit E3.</p>	
<p>67. Water stain on frame and sill with damaged finish on Unit E3.</p>	
<p>68. Unit F3.</p>	

<p>69. Water stain on frame and likely loose seal at glass of Unit F3.</p>	
<p>70. Unit G3, very limited access.</p>	
<p>71. Water stain on frame and sill of Unit G3.</p>	

72. Loose seal at glass of Unit G3.









73. Unit H.



74. Water stain on sill of Unit H.

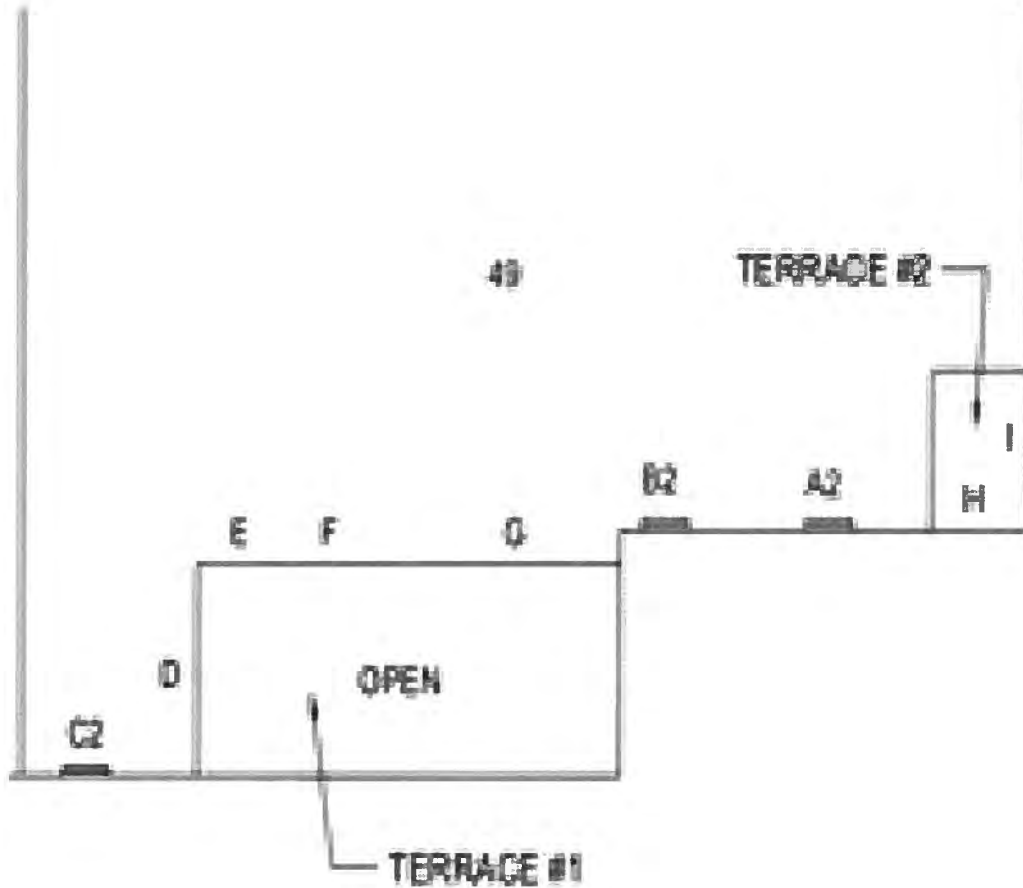






<p>75. Unit I.</p>	
<p>76. Split frame of Unit I.</p>	
<p>77. Loose joint in frame of Unit I.</p>	


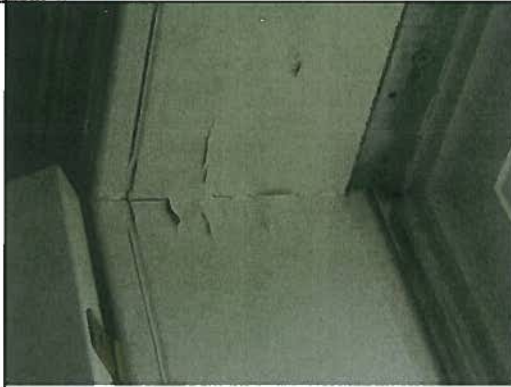

<p>78. Unit J.</p>	
<p>79. Loose joint in frame of Unit J.</p>	
<p>80. Water stain at split frame of Unit J.</p>	




Unit #49 (3 standard units plus 3 doors/window units to the open LR terrace and 2 MBR terrace enclosures)



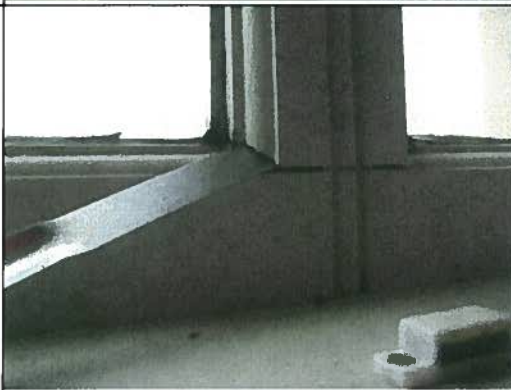

Window units are identified as A2 through E2 plus the Living Room terrace (Terrace 1) and the Master Bedroom terrace (Terrace 2). Common deficiencies include water stains on the heads, jambs, sills and frames and damaged finishes. In general, the majority of the windows of this unit are in poor condition.

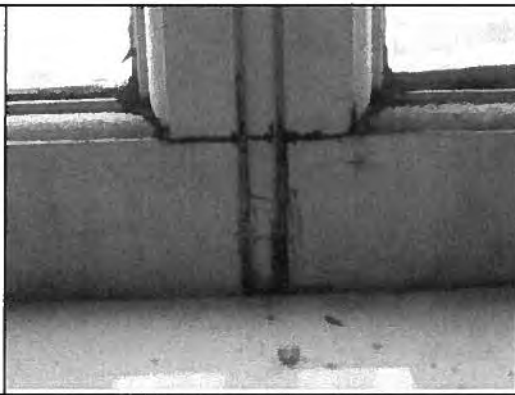





<p>81. Unit A2.</p>	 A photograph showing the exterior of a window unit, Unit A2. The window is a double-hung style with dark shutters on either side. The view through the window shows a residential area with greenery and buildings under a cloudy sky.
<p>82. Damaged finish on the frame of Unit A2.</p>	 A close-up photograph of the window frame. The finish is peeling and damaged, particularly at the top edge where the frame meets the wall. The underlying material appears to be a light-colored substrate.
<p>83. Loose solar film on Unit A2.</p>	 A photograph showing a hand peeling away a piece of solar film from the window glass. The film is dark and appears to be loosely attached to the glass surface. The view through the window shows a residential area with trees and a road.
<p>84. Loose seal at glass of Unit A2.</p>	 A close-up photograph of the window seal. The seal is loose and peeling away from the glass, particularly at the bottom edge. The sealant is a light-colored material that has become detached from the frame.

<p>85. Water stain on frame of Unit A2.</p>	
<p>86. Damaged finish on jamb and head of Unit A2.</p>	
<p>87. Rust on exterior jamb and sill of Unit A2.</p>	

<p>88. Unit B2.</p>	
<p>89. Loose seal at glass of Unit B2.</p>	
<p>90. Damaged slide of Unit B2.</p>	

<p>91. Water stain on frame and jamb of Unit B2.</p>	
<p>92. Damaged finish on frame of Unit B2.</p>	
<p>93. Loose joint in frame of Unit B2.</p>	
<p>94. Unit C2.</p>	

<p>95. Water stain on frame at loose joint of Unit C2.</p>	
<p>96. Water stain on frame of Unit C2.</p>	
<p>97. Loose solar film on Unit C2.</p>	
<p>98. Damaged slide of Unit C2.</p>	

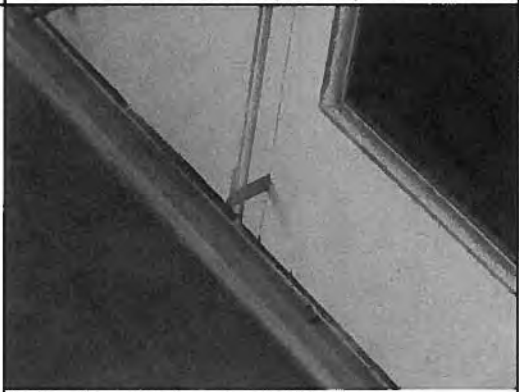
99. Unit D.



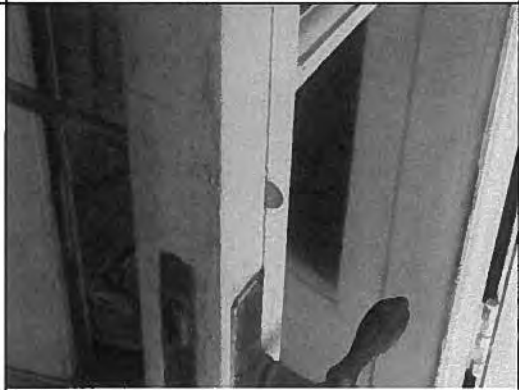






100. Split frame on interior of Unit D.










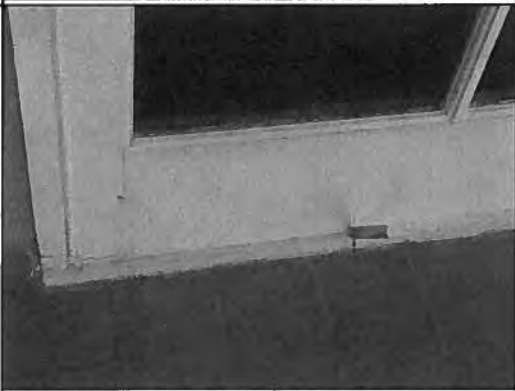
101. Split frame on exterior of Unit D.










<p>102. Unit E.</p>	 A black and white photograph showing an interior view of a window. The window has a dark frame and is partially open, revealing a glimpse of the room outside. A curtain is visible on the right side of the window.
<p>103. Split frame on interior of Unit E.</p>	 A close-up black and white photograph of a window frame. The frame is split, showing a gap between the panes. A screwdriver is visible on the surface below the frame, suggesting a repair or inspection.
<p>104. Split frame on exterior of Unit E.</p>	 A close-up black and white photograph of a window frame from an exterior perspective. The frame is split, showing a gap between the panes. A screwdriver is visible on the surface below the frame, suggesting a repair or inspection.




<p>105. Unit F.</p>	
<p>106. Biological growth and stain on frame of Unit F.</p>	
<p>107. Loose seal at glass on Unit F.</p>	
<p>108. Split frame on Unit F.</p>	

<p>109. Split frame on Unit F.</p>	 A black and white photograph showing a close-up of a window frame. The frame is split, and a dark handle is visible. The floor is tiled.
<p>110. Decayed wood on Unit F.</p>	 A black and white photograph showing a close-up of a window frame. The wood is decayed and peeling, and a metal support is visible.
<p>111. Loose seal at glass on exterior of Unit F.</p>	 A black and white photograph showing a close-up of a window frame. The seal is loose, and the glass is visible.
<p>112. Unit G.</p>	 A black and white photograph showing a view through a window. The window has multiple panes, and a table and chairs are visible in the room.

<p>113. Water stain on frame of Unit G.</p>	
<p>114. Water stain on sill of Unit G.</p>	
<p>115. Water stained carpet at Unit G.</p>	
<p>116. Decayed wood at sill of Unit G.</p>	

<p>117. Unit H.</p>	
<p>118. Water stain on head of Unit H.</p>	
<p>119. Decayed wood at sill of Unit H.</p>	
<p>120. Decayed wood on frame of Unit H.</p>	

<p>121. Damaged wall above Unit H.</p>	
<p>122. Water damaged wall below Unit H.</p>	
<p>123. Unit I.</p>	

<p>124. Water stain at head of Unit I.</p>	
<p>125. Decayed and split wood at sill of Unit I.</p>	
<p>126. Cloudy glass in Unit I.</p>	

CONCLUSION

Generally, the window units of this building have performed admirably considering wood framed windows typically last between 20 to 25 years. The Honduran mahogany wood used in the original windows should have a longer service life than the normal wood windows available, but probably closer to 25 to 30 years. This building was constructed in the mid 1980's so the windows have been in use for approximately 35 to 40 years, well beyond the normal service life expectancy. In the early 2000's this building experienced considerable structural movement which would contribute to the movement and flexing of the window joints and openings.

Unless the frames have deteriorated and have decayed wood, the existing units should be able to be rebuilt by a qualified and experienced mill worker. As stated earlier in this report the original window units were fabricated by Scanlon-Taylor Millworks, Jackson, MS. They may be able to remake the units to perform an additional 15 to 20 years. A contractor will need to remove the existing, temporarily close the openings, and deliver the existing units to the fabricator. The fabricator will examine the units, determine pieces to be replaced and rework the joints. The contractor will retrieve the reworked units and reinstall in properly flashed rough openings. All windows should have the glass replaced or glazed by a qualified glazier.

After window work is complete a new solar film should be applied by a qualified applicator to minimize solar glare and interior fading. If the new glass is clear the solar rays entering the apartments will increase the fade of interior finishes and fabrics.

During the period of removing and replacing window units, the EIFS condition should be addressed by a qualified and experienced EIFS applicator. The existing cracks in the EIFS must be addressed and sealed with cementitious base coat with reinforcing fabric embedded into the base coat. Sealant applied to the EIFS finish will fail in a short period of time and water entry will recur. After proper repairs of all cracks and voids have been addressed the finish coat application should be applied over the entire building exterior to avoid the appearance of patching.

ATTACHMENT A

WINDOW CONDITION MATRIX

THE BARRINGTON

CENTRAL BUILDING
CONSULTANTS, LLC

WINDOW ASSESSMENT REPORT

DATE: DECEMBER 18, 2020

CBC Project # 20-1102

FLOOR	UNIT	WINDOW	LOCATION	LOOSE SEAL	DECAYED WOOD	STAINS AT SILL	STAINS AT HEAD	STAINS AT FRAME	STAINS AT JAMB	DAMAGED FINISH	DAMAGED SLIDE	INOPER-ABLE	BROKEN GLASS	LOOSE JOINTS	LOOSE FILM	SPLIT EXT SILL	RUST EXT JAMB	COMMENTS		
3	11	A3	MBR	X		X	X		X	X		X		X	X			POOR, RAIN ENTERS PER OWNER. REGLAZE.		
		B3	BR 2	X							X		X					X	POOR. REGLAZE.	
		C3	BR 2	X							X		X						POOR. REGLAZE.	
		D3	DINING	X							X		X		X				POOR. REGLAZE.	
		E3	DINING	X				X			X		X		X			X	POOR. REGLAZE.	
		F3	BR 3				X	X		X	X	X	X					X	POOR, WATER ENTERS FROM ABOVE THE HEAD, PROBABLY EIFS.	
		G3	BR 3	X							X		X		X			X	POOR. REGLAZE.	
		H	TERRACE 1				X				X								LIMITED ACCESS, DOOR SEALED, WATER DAMAGE SUSPECTED	
		I	TERRACE 2	X	X	X	X			X	X					X	X			POOR CONDITION AND DESIGN
		J	TERRACE 2	X	X	X	X			X	X					X	X			POOR CONDITION AND DESIGN
23		A2	MBR			X												FAIR TO POOR		
		B2	MBR																FAIR	
		C2	DINING																FAIR	
		D2	DINING																FAIR	
		E2	BR 2																FAIR, SECURE BUT NOT COMPLETELY CLOSED	
		F	TERRACE 1																FAIR. NO WEATHER STRIPPING. THRESHOLD NOT SET IN MASTIC.	
		G	TERRACE 2																POOR. CASEMENT NOT COMPLETELY CLOSED. OPEN JOINT FROM UNDER CASEMENT TO INSIDE OF LOWER GLASS.	
		H	TERRACE 2			X													POOR. CASEMENT NOT COMPLETELY CLOSED. OPEN JOINT FROM UNDER CASEMENT TO INSIDE OF LOWER GLASS.	
33		A3	MBR	X				X										POOR		
		B3	BR 2															LIMITED ACCESS, ASSUMED FAIR		
		C3	BR 2			X		X											FAIR	
		D3	DINING			X													FAIR	
		E3	DINING																FAIR, RUST AT EXTERIOR SILL	
		F3	BR 3			X	X	X											POOR	
		G	MBR													X			FAIR, DAMAGED WEATHER STRIPPING, PROTECTED BY TERRACE	
		G3	BR 3																FAIR	
		H	TERRACE 1			X										X			POOR TO FAIR	
43		A2	MBR	X	X					X								POOR		
		B2	MBR	X						X								POOR		
		C2	DINING				X	X			X								FAIR, RUST ON RIGHT SLIDE BRACKET	
		D2	DINING	X							X							X	FAIR	
		E2	BR 2															X	FAIR	
		F	MBR	X	X						X								POOR	
		G	TERRACE 1		X	X					X								FAIR, NO MASTIC UNDER THRESHOLD	

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4	14	A3	MBR															FAIR		
		B3	BR 2																FAIR, PAINTED SHUT	
		C3	BR 2	X														X	FAIR, PAINTED SHUT	
		D3	DINING															X	FAIR	
		E3	DINING															X	FAIR	
		F3	BR 3				X											X	FAIR	
		G3	BR 3															X	FAIR	
		H	TERRACE 1															X	FAIR	
		I	TERRACE 2																	FAIR, ALL FIXED GLASS
		J	TERRACE 2																	FAIR, ALL FIXED GLASS
24		A2	MBR			X	X	X	X	X									FAIR, LIMITED ACCESS	
		B2	MBR					X		X									FAIR	
		C2	DINING			X		X	X	X										FAIR
		D2	DINING																	FAIR, TOWEL ON SILL AND OPERABLE PANEL
		E2	BR 2			X	X	X												FAIR
		F	TERRACE 1			X		X												FAIR, LIMITED ACCESS
		G	MBR			X		X	X											NO ACCESS
34		A3	MBR	X															FAIR, TOWEL ON SILL AND TOP OF OPERABLE SECTION	
		B3	BR 2					X	X	X									FAIR	
		C3	BR 2								X								FAIR	
		D3	DINING			X	X	X	X								X		POOR, TOWEL ON SILL, EXTERIOR SILL ROTTEN	
		E3	DINING				X	X	X											POOR
		F3	BR 3			X		X												POOR, TOWEL ON SILL
		G	TERRACE 2			X		X	X	X										POOR, OPEN JOINT FROM UNDER CASEMENT TO INSIDE OF LOWER GLASS
		G3	BR 3			X		X	X											POOR, TOWEL ON SILL
		H	TERRACE 2			X		X	X	X										POOR, OPEN JOINT FROM UNDER CASEMENT TO INSIDE OF LOWER GLASS
		I	TERRACE 1		X	X					X									POOR, SEVERE ROTTEN WOOD AT THRESHOLD
44		A2	MBR	X		X				X			X				X		POOR	
		B2	MBR					X											FAIR	
		C2	DINING								X								FAIR	
		D2	DINING								X							X	FAIR	
		E2	BR 2	X		X			X	X				X				X	POOR	
		F	TERRACE 2			X		X												FAIR, ALL FIXED
		G	TERRACE 2			X														FAIR, ALL FIXED
		H	TERRACE 1			X														FAIR, EXTERIOR SCREENS

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5	15	A3	MBR															FAIR	
		B3	BR 2	X												X	X	FAIR	
		C3	BR 2									X							FAIR
		D3	DINING									X						X	POOR, LEAKS
		E3	DINING	X														X	POOR, LEAKS
		F3	BR 3	X	X												X		POOR
		G3	BR 3	X														X	FAIR
		H	TERRACE 1		X												X		POOR, LEAK AT SILL
		I	TERRACE 2						X						X				POOR, OPEN JOINT BELOW CASEMENT
		J	TERRACE 2	X	X											X	X		
25		A2	MBR					X				X						FAIR	
		B2	MBR			X						X						FAIR	
		C2	DINING																FAIR, TOWEL ON JOINT, STAIN ON BASE BOARD
		D2	DINING	X		X		X			X								FAIR, STAIN ON BASE BOARD
		E2	BR 2					X			X								FAIR
		F	TERRACE 1			X					X		X						POOR
		G	TERRACE 2			X					X		X						POOR
		H	TERRACE 2			X					X		X						POOR
35		A3	MBR					X		X							X	FAIR	
		B3	BR 2			X		X										FAIR	
		C3	BR 2					X										FAIR	
		D3	DINING					X											FAIR
		E3	DINING			X		X	X										FAIR, WALL DAMAGE BELOW
		F3	BR 3			X		X											FAIR
		G	MBR			X										X			FAIR
		G3	BR 3			X		X											FAIR
H	TERRACE 1								X								FAIR, OWNER REPORTS WIND BLOWN WATER BELOW		
45		A2	MBR			X	X	X		X							X	POOR, WATER POOLS ON FLOOR, WALL DAMAGE BELOW	
		B2	MBR								X			X	X		X	FAIR	
		C2	DINING			X		X			X				X				FAIR
		D2	DINING	X			X				X	X			X	X		X	POOR
		E2	BR 2					X								X		X	FAIR
		F	TERRACE 2		X	X									X				POOR, OPEN JOINT BELOW CASEMENT
		G	TERRACE 2	X	X	X									X	X			POOR, OPEN JOINT BELOW CASEMENT
		H	TERRACE 1		X	X					X								FAIR, WATER POOLS ON FLOOR IN BLOWN RAIN

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7	17	A3	MBR													X	X	FAIR, TAPE ON FRAME TO SEAL JOINTS
		B3	BR 2	X														FAIR, TAPE ON FRAME TO SEAL JOINTS
		C3	BR 2							X				X				FAIR, TAPE ON FRAME TO SEAL JOINTS
		D3	DINING	X		X		X										FAIR, TAPE ON FRAME TO SEAL JOINTS
		E3	DINING							X								FAIR, TAPE ON FRAME TO SEAL JOINTS
		F3	BR 3	X						X						X	X	FAIR
		G3	BR 3							X								FAIR
		H	TERRACE 1		X					X				X				POOR, WATER UNDER DOORS IN STORM
		I	MBR							X								FAIR, INSULATED GLASS
27		A2	MBR	X		X	X		X	X						X		POOR
		B2	MBR							X								FAIR
		C2	DINING								X							FAIR
		D2	DINING			X				X								FAIR
		E2	BR 2	X				X		X						X		FAIR
		F	TERRACE 1					X		X				X				POOR
		G	TERRACE 2			X		X		X				X				POOR, OPEN JOINT FROM BELOW CASEMENT TO INSIDE LOWER FRAME, POOR DESIGN
		H	TERRACE 2			X				X				X				POOR, OPEN JOINT FROM BELOW CASEMENT TO INSIDE LOWER FRAME, POOR DESIGN
37		A3	MBR	X		X		X	X	X								POOR
		B3	BR 2			X	X	X	X	X								FAIR
		C3	BR 2			X		X	X	X				X				FAIR
		D3	DINING			X	X	X	X	X								FAIR
		E3	DINING					X		X								FAIR
		F3	BR 3			X	X	X		X							X	FAIR
		G	TERRACE 2	X		X		X	X					X	X			POOR, STAIN ON DRAPERIES
		G3	BR 3			X		X			X							FAIR
		H	TERRACE 2	X		X		X	X					X	X			POOR, LIMITED ACCESS, STAIN ON DRAPERIES
		I	TERRACE 1			X		X	X	X								FAIR, POOR SEAL BETWEEN LEAFS
47		A2	MBR	X	X	X		X								X	X	POOR
		B2	MBR	X		X		X		X								FAIR
		C2	DINING	X		X		X		X								POOR, PAPER TOWELS AND TAPE, STAIN ON SHUTTER
		D2	DINING							X								ASSUMED FAIR, NO ACCESS, PAPER TOWEL ON TOP OF OPERABLE SECTION
		E2	BR 2							X						X	X	FAIR, RIGHT JAMB SPLIT
		F	TERRACE 2			X						X		X				POOR, DAMAGE ON ADJACENT BASE BOARDS
		G	TERRACE 2			X						X		X				POOR, POOR SEAL BETWEEN CASEMENT LEAFS
		H	TERRACE 1		X	X		X				X						POOR, DOOR WILL NOT OPEN

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8	18	A3	MBR	X						X				X				POOR, OWNER REPORTS PAST LEAKS		
		B3	BR 2	X			X			X				X				X	POOR, OWNER REPORTS PAST LEAKS	
		C3	BR 2				X				X								X	FAIR
		D3	DINING	X					X		X	X			X	X				POOR, OWNER REPORTS PAST LEAKS
		E3	DINING	X		X	X	X	X	X	X								X	POOR, DAMAGED FINISH ON CROWN MOLDING, OWNER REPORTS PAST LEAKS
		F3	BR 3	X	X		X	X	X	X	X				X					POOR, DAMAGED FINISH ON CROWN MOLDING, OWNER REPORTS PAST LEAKS
		G3	BR 3	X					X									X	X	POOR, OWNER REPORTS PAST LEAKS
		H	TERRACE 1			X	X			X									X	POOR, WATER UNDER DOORS. CLEAR SILICONE AT INTERIOR EDGE OF GLASS, OWNER REPORTS PAST LEAKS
		I	TERRACE 2			X													POOR, WATER UNDER DOORS. CLEAR SILICONE AT INTERIOR EDGE OF GLASS, OWNER REPORTS PAST LEAKS	
		J	TERRACE 2		X	X		X		X				X					POOR, OWNER REPORTS PAST LEAKS	
28		A2	MBR	X	X					X							X		POOR	
		B2	MBR																	FAIR
		C2	DINING	X																FAIR, STAINS ON SHUTTERS
		D2	DINING			X		X			X									FAIR, STAINS ON SHUTTERS
		E2	BR 2			X	X	X			X									FAIR
		F	TERRACE 1																	FAIR
		G	TERRACE 2								X				X					POOR
		H	TERRACE 2	X	X				X						X	X				POOR
38		A3	MBR	X	X					X				X					POOR	
		B3	BR 2	X						X	X			X					POOR, WATER DAMAGE ON WALL BELOW	
		C3	BR 2																	FAIR
		D3	DINING			X	X	X			X				X					POOR, WATER DAMAGE ON WALL BELOW
		E3	DINING					X			X									FAIR
		F3	BR 3																	FAIR
		G	TERRACE 2	X	X				X		X				X					POOR
		G3	BR 3								X				X	X				FAIR
		H	TERRACE 2		X					X				X					POOR, INSULATED GLASS GASKET DAMAGED	
		I	TERRACE 1							X									FAIR, LOOSE FLOOR TRIM AT THRESHOLD	
48		A2	MBR	X														X	POOR	
		B2	MBR					X				X					X	X	FAIR	
		C2	DINING	X													X	X	POOR, OWNER REPORT MILDEW SMELL	
		D2	DINING	X					X											POOR
		E2	BR 2	X														X	POOR	
		F	TERRACE 1		X				X						X		X			POOR
		G	TERRACE 2	X	X			X							X					POOR
				H	TERRACE 2			X		X						X				

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9	19	A3	MBR	X						X					X	X		POOR			
		B3	BR 3	X	X					X									POOR		
		C3	BR 3	X	X					X									POOR		
		D3	BR 2	X					X		X				X				POOR		
		E3	BR 2	X				X		X								X	POOR		
		F	TERRACE 1																	GOOD, METAL FRAMED FIXED	
		G	TERRACE 1																	GOOD, METAL FRAMED FIXED	
		H	TERRACE 1																	GOOD, METAL FRAMED FIXED	
		I	BR 3																		FAIR
		J	MBR						X												POOR, SPLIT FRAME
29		A2	MBR					X					X						FAIR		
		B2	MBR	X		X		X		X					X				POOR		
		C2	DINING		X															POOR	
		D2	DINING			X					X									FAIR	
		E2	BR 2			X					X									FAIR	
		F	TERRACE 1			X		X												GOOD, METAL FRAMED FIXED	
		G	TERRACE 2																	GOOD, METAL FRAMED FIXED	
		H	TERRACE 2																	GOOD, METAL FRAMED FIXED	
39		A3	MBR							X	X				X				FAIR		
		B3	BR 2							X									FAIR (ASSUMED), LIMITED ACCESS		
		C3	BR 2			X				X						X			FAIR, WALL IMPACT DAMAGE BELOW		
		D3	DINING														X			FAIR	
		E3	DINING				X	X		X										FAIR	
		F3	BR 3	X				X												POOR, LIMITED ACCESS	
		G	TERRACE 2																	POOR, SPLIT FRAME	
		G3	BR 3																	FAIR (ASSUMED), LIMITED ACCESS	
		H	TERRACE 2			X					X									FAIR	
		I	TERRACE 1					X			X				X					POOR	
49		A2	MBR	X				X		X					X		X		POOR		
		B2	MBR	X								X							POOR		
		D	BR 2																	POOR, SPLIT FRAME	
		E2	BR 2	X				X		X	X					X		X		POOR	
		F	LIVING	X	X										X	X				POOR	
		G	DINING		X	X		X	X											FAIR, STAIN ON CARPET	
		I	TERRACE 2		X		X				X				X					POOR, WALL DAMAGED ABOVE AND BELOW	
		J	TERRACE 2		X		X								X					POOR, SEVERE FOGGING	