

March 2019

MAINTENANCE MANAGEMENT REPORT



LAUNDRY AND BOILER ROOM INSPECTION

Month of March 2019

LAUNDRY ROOM INSPECTIONS				
5 Weekly				
# of W.O open at the beginning of month	Inspection Dates. Week of March 4-8 March 11-15 March 18-22 March 25-28	New W.O made from Inspection	# of W.O completed during month	Total Open W.O At end of month
20	March 4 - 28	20	20	20

BOILER ROOM INSPECTIONS				
5 Weekly				
# of W.O open at the beginning of month	Inspection Dates. Week of March 4-8 March 11-15 March 18-22 March 25-28	New W.O made from Inspection	# of W.O completed during month	Total Open W.O At end of month
20	March 4 - 28	20	20	20

April 2019

Anniversaries- J. Oliver 4/26 (37 yrs '19); P Johnson 4/1 (9 yrs '19)

Asbestos Program annual air monitoring yearly in April.

Completed

Building Locator Signs- Replaced with PVC

Underway

Car Wash On

Completed

Carpentry Replacements Ward 2

Underway

Curbs & parking strips painted

Underway

Employee of the Quarter: May 24

Gas Odorant Inspection

Completed

Fire Extinguisher- Test and recharge in 2019 (Annually)

Scheduled for May

Heat Pump Filters cleaned & algacide tablets; ice machine filter cleaned

Underway

Laundry Rooms Heat Off

Complete

Management Report

Completed

Monument & Focal Signs- Replaced with PVC

Underway

Newsletter

Completed

OSHA 300

Completed

Sanitary sewers- crawlspaces jetted

Ongoing weekly

Sidewalks- cleared sand left from the winter storms

Completed

Sill Cocks Replacements- freezeless wall hydrants

Completed

Storm Sewer Program Resume

Ongoing

Clear area beside carpenters shop of weeds and trees

Underway

Swimming Pools pre-opening

Underway

Swimming Pool Structural Inspections,

Underway

Swimming Pools Water On

Completed

Tennis Courts Water On

Completed

Tennis Courts pressure washed (as needed)

Underway

Pool decks pressure washed

Underway

Tennis Court Windscreens Installed

Underway

Tot Lot Equipment- Cleaned (mold, etc.) inspected / work orders

Underway

Volleyball nets Installed

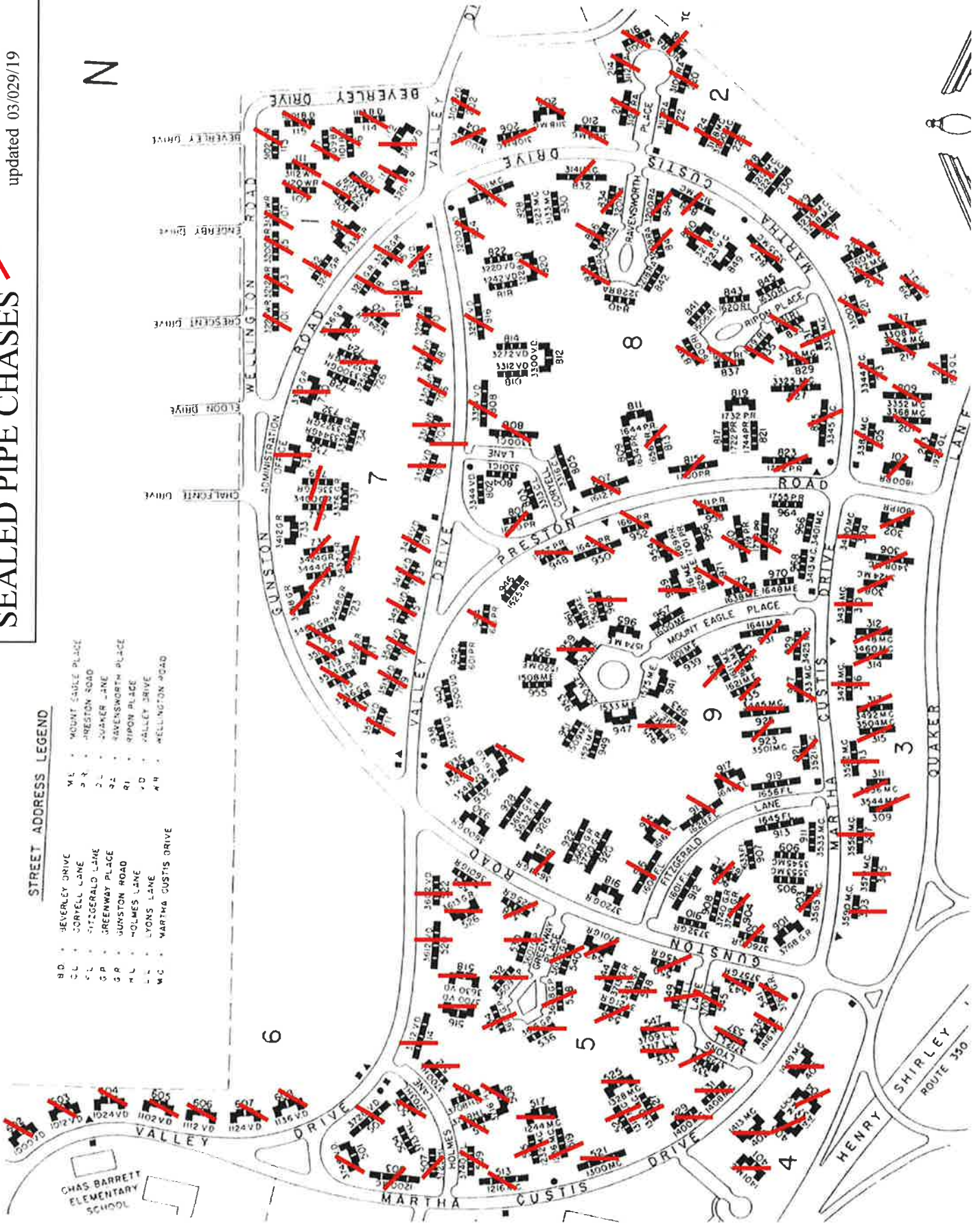
Martha - Complete

SEALED PIPE CHASES

updated 03/029/19

STREET ADDRESS LEGEND

BD	BEVERLEY DRIVE	ML	MOUNT EAGLE PLACE
CL	CORVALL LANE	PR	PRESTON ROAD
FL	FITZGERALD LANE	QU	QUAKER LANE
GP	GREENWAY PLACE	RD	RAVENSWORTH PLACE
GR	GUNSTON ROAD	RL	RIPON PLACE
HL	HOLMES LANE	VD	VALLEY DRIVE
LL	LYONS LANE	WR	WELLINGTON ROAD
MC	MARTHA CUSTIS DRIVE		



Rhino Guard Install

February 29, 2019

Building	Front	Rear	Left side	Right side
105	x	x		
112	x	x		
210	x	x		
211	x	x		
305	x	x		
308	x	x		
315	x	x		
508	x	x		
510	x	x		
515	x	x		
519	x	x		
528	x	x		
530	x	x		
531	x	x		
537	x	x		
541	x	x		
542	x	x		
731	x	x		
738	x	x		
739	x	x		
814	x	x		
819	x	x		
828	x	x		
831	x	x		
833	x	x		
845	x	x		
922	x			
927	x			
947	x	x		
949	x	x		
544	x			
961	x	x		
969	x	x		
206	x	x		

Rhino Guard Install

February 29, 2019

[illegible]

Highlighted buildings are
jetted semi-annually in
Sept. and March

Preventative Maintenance / Sewer Jetting for clean outs

Note: add syringe fluid to wart hog every 40-50 hrs.

Updated:03/29/19

EQUIPMENT USED				Notes/comments	
Building	JET	CAM	Completed by	DATE	
514	X		sm/hc	6/16/2015	Snaked with jetter
543	X		sm/wm/jp	6/16/2015	Snaked with jetter
960	X		sm/wm/jp	06/23/015	Snaked with jetter
401	X		p/le	3/12/2018	Snaked with jetter
904	X		sm/le/jp	8/5/2014	Snaked out drain line
603	X		sm/le/jp	8/5/2014	Snaked with jetter
801	X		sm/le/jp	8/5/2014	Snaked with jetter
111	X		sm/le/jp	9/3/2015	Snaked with jetter
302	X		sm/jp/le	7/2/2014	Snaked out line
201	X		sm/le/jp	11/9/2016	Snaked stack -Jetted
214	X		sm/le/jp	7/2/2014	Snaked with jetter
219	X		sm/le/jp	7/2/2014	Snaked with jetter
848	X		sm/le/jp	7/2/2014	Snaked out line (could not find outside cleanout)
701	X		sm/le/jp	7/2/2014	Snaked with jetter
703	X		sm/le/jp	7/2/2014	Snaked with jetter
705	X		sm/le/jp	7/2/2014	Snaked with jetter
707	X		sm/le/jp	7/2/2014	Snaked with jetter
720	X		sm/le	8/5/2014	Snaked with jetter. This is a storm drain not a sewer line
730	X		sm/le	8/5/2014	Snaked with jetter
736	X		sm/le	5/22/2015	Snaked with jetter
722	X		sm/le	10/4/2013	Snaked with jetter
948	X		sm/wm/le	5/22/2015	Snaked with jetter , added cap and extended cleanout
950	X		sm/wm/le	5/22/2015	Snaked with jetter
946	X		sm/wm/le	5/22/2015	Snaked with jetter
928	X		sm/wm/le	10/16/2014	Snaked with jetter
926	X		sm/wm/le	10/16/2014	Snaked with jetter
213	X		sm/le/jp	10/16/2014	Snaked with jetter
810	X		sm/wm/jp	1/23/2014	Repaired sewer line
842	X		sm/le/jp	1/26/2014	Snaked out drain line (snake from crawl space or boiler room)
717	X		sm/wm/le	2/6/2014	Snaked with jetter
727	X		sm/wm/le	2/6/2014	Snaked with jetter
723	X		sm/wm/le	4/12/2017	Snaked with jetter
548	X		sm/wm/le	2/6/2014	Snaked with jetter
965	X	X	sm/wm/le	2/15/2017	Snaked with jetter
936		X	sm/wm/le	10/16/2014	Snaked with jetter
224	X		sm/wm/le	9/12/2017	Snaked with jetter
113	X		sm/wm/le	2/6/2014	Snaked with jetter
602	X		sm/wm/le	1/20/2015	Snaked main sewer, Installed cleanout
207	X		sm/le/jp	3/19/2014	Snaked with jetter, caught jetter head, had to use 1500 due to joint off set
203	X		sm/le/jp	3/19/2014	Snaked with jetter

*** 06/17 Put viscovis fluid in smaller cutter head while using on 6" drains @ 142.8 hrs. due again @ 182-192***

Highlighted buildings are
jetted semi-annually in
Sept. and March

Preventative Maintenance / Sewer Jetting for clean outs

Note: add syringe fluid to wart hog every 40-50 hrs.

Updated: 03/29/19

*** 06/17 Put viscovis fluid in smaller cutter head while using on 6" drains @ 142.8 hrs. due again @ 182-192***

EQUIPMENT USED			DATE	Completed by	Notes/comments
Building	JET	CAM			
313	X		3/24/2014	sm/wm/le	Snaked inside and out
504	X		7/13/2017	pl/le	Snaked with jetter
215	X		9/14/2017	sm/nc	Snaked with jetter
221	X		3/27/2014	sm/nc	snaked with jetter from crawl space
827	X		3/27/2014	sm/nc	snaked with jetter from crawl space
841	X		3/27/2014	sm/nc	Concrete covering pipe. Have to clean from crawl space
103	X		3/27/2014	sm/nc	Snaked out line with wart hog.
216	X		11/19/2018	le/wm	Snaked out line
116	X		3/27/2014	sm/nc	Snaked 6" Cleanout
304	X		8/27/2016	sm/nc	Snaked out line
306	X		8/27/2016	sm/nc	Snaked out line
308	X		8/27/2016	sm/nc	Snaked out line
310	X		8/27/2016	sm/nc	Snaked out line
731	X		4/1/2014	le/nc	snaked with jetter
206	X		1/10/2017	wa/nc/sar	Snaked main sewer
737	X		5/8/2014	sm/aj/le	Snaked out line
818	X		5/8/2014	sm/aj/le	Snaked main sewer 6" (cleanout in back under stone at end of patio)
820	X		5/8/2014	sm/aj/le	Snaked main sewer 6"
823	X		7/8/2017	pl/le	Snaked with jetter
826	X		9/3/2015	sm/aj/le	Snaked main sewer 6"
222	X		5/22/2015	sm/aj/le	Snaked out drain line
726	X		5/22/2015	sm/aj/le	Snaked with jetter
832	X		5/8/2014	sm/aj/le	Snaked out line
830	X	X	5/8/2014	sm/aj/le	Used camera found roots, used wart hog and root-x
711	X		5/8/2014	sm/aj/le	Cleaned sewer line
729	X		5/8/2014	sm/aj/le	Snaked out line
839	X		3/15/2017	sm/aj/le	Snaked main sewer
847	X		5/8/2014	sm/aj/le	Snaked everything is okay.
833	X	X	5/8/2014	sm/aj/le	Snaked with jetter
103	X		5/8/2014	sm/aj/le	Snaked with jetter
117	X		5/8/2014	sm/aj/le	Snaked with jetter
112	X		5/8/2014	sm/aj/le	Snaked with 1500

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Sept. and March

Preventative Maintenance / Sewer Jetting for clean outs

Note: add syringe fluid to wart hog every 40-50 hrs.

Updated: 03/29/19

EQUIPMENT USED				DATE	Notes/comments
Building	JET	CAM	Completed by		
114	X		sm/aj/le	8/27/2016	Snaked with jetter
835	X		sm/le/aj	9/25/2015	Snaked out line
529	X		sm/le/aj	9/14/2017	Snaked stack -Jetted
716	X		sm/nc	10/2/2015	Snaked stack -Jetted
202	X		sm/nc/jp	1/6/2016	Snaked with jetter
712	X		sm/nc/wm	5/22/2014	Snaked with jetter
228	X		sm/nc	9/3/2015	Snaked with jetter
738	X		sm/nc	3/27/2015	Replaced section of sewer line
843	X		sm/nc	5/22/2014	Snaked out line with wart hog
849	X	X	sm/nc	5/22/2014	Snaked out line with wart hog
836	X		wm/jp/nc	1/31/2018	Snaked with jetter
708	X		sm/jp/le	7/1/2015	New sewer line installed
710	X		sm/jp/le	5/22/2014	Snaked with jetter
803	X		sm/le/jp	5/22/2014	Snaked main sewer 6"
846	X		sm/jp/nc	9/12/2017	Snaked with jetter
834	X		sm/jp/nc	5/29/2014	Snaked with jetter
838	X		sm/jp/nc	5/29/2014	Snaked with jetter
102	X		sm/wm/jp	5/29/2014	Used root cutter in 6" drain line, followed by Root X in afternoon
216	X		le/pj	1/10/2017	Snaked out drain line
218	X		sm/wm/jp	9/3/2015	Snaked out drain line
805	X		sm/wm/jp	10/9/2017	Snaked main sewer 6 "
223	X		sm/wm/jp	6/6/2014	Snaked out line
911	X		am/nw	5/24/2017	Snaked out line
813	X		sm/nc	1/15/2015	snaked main sewer
733	X		le/jp	1/10/2017	Snaked out line
837	X		sm/wm/jp	6/6/2014	Snaked out line, 6" both sides to middle then to main
532	X		sm/le/jp	3/28/2015	Replaced sewer line
803	X		sm/wm/jp	4/6/2016	Replaced sewer line
959	X		sm/nc	4/6/2016	Snaked sewer line
829	X		sm/le/jp	9/12/2017	Snaked sewer line
831	X		le/af	11/19/2018	Snaked with jetter
936	X		sm/le/jp	4/6/2016	Snaked stack -Jetted
534	X		sm/le	7/14/2016	Snaked main sewer line
114	X		sm/le	7/14/2016	Snaked main sewer line
536	X		sm/le	8/27/2016	Snaked with Jetter
828	X		sm/le	11/9/2016	Snaked sewer line
824	X		sm/le	1/10/2017	Snaked underground gutter
208	X		dr/wm	2/24/2017	Snaked with Jetter
303	X		dr/wm	1/24/2018	Snaked with Jetter

*** 06/17 Put viscovis fluid in smaller cutter head while using on 6" drains @ 142.8 hrs. due again @ 182-192***

SUMP PUMP INSPECTIONS

Updated: 03/29/2019

			New	
Bldg#	Last Insp.	Notes	Inspection	Notes
102-2	2/13/2019	Sump pump working		Replaced 1 pump
104	2/13/2019	Sump pump working		Pump Works
110	2/13/2019	Sump pump working		Install 2 new pumps
111	2/13/2019	Sump pump working		Replaced 1 pump
114	2/13/2019	Two Sump pumps working		Install 1 new pumps
Bldg#	Last Insp.	Notes		
215	2/13/2019	Boiler Room/crawlspace both work		Installed new pump in crawlspace
216-2	2/13/2019	Sump pump working		Installed new pump in crawlspace
218	2/13/2019	2 Sump pump working in boiler room		
223	2/13/2019	Sump pump working		Pump Works
224	2/13/2019	Sump pump working		Pump Works
Bldg#	Last Insp.	Notes		
228	2/13/2019	Sump pump working Pit cleaned		Pump works
307	2/13/2019	Sump pump working		Installed new pump
308	2/13/2019	Installed new pump cleaned pit		Pump works
310	2/13/2019	Sump pump working		Pump works
312	2/13/2019	Sump pump working		Pump works
Bldg#	Last Insp.	Notes		
401-2	2/20/2019	Installed 2 new sump pumps		Pump Works
404-2	2/20/2019	2 pumps both working		Pump Works
405	2/20/2019	Installed 1 new sump pumps		Both pumps work
504	2/20/2019	Pump working cleaned out pit		Pump Works
506	2/20/2019	no pump crawl space dry		
520	2/20/2019	Installed new pump		Pump Works

SUMP PUMP INSPECTIONS

Updated: 03/29/2019

Bldg#	Last Insp.	Notes		
515-2	2/20/2019	Sump pump working		2 Pumps work
523	2/20/2019	Installed new pump		
527	2/20/2019	Sump pump working		Pump Works
528	2/20/2019	Sump pump working		Pump Works
529	2/20/2019	Sump pump working		
Bldg#	Last Insp.	Notes		
533	2/1/2019	Sump pump working	2	Both sump pumps are working
535-2	2/22/2019	Sump pump working	2	Both sump pumps are working
506 (2)	2/22/2019	Both working good	2	Both sump pumps are working
523 (2)	2/22/2019	Sump pump working	2	Both sump pumps are working
535 (2)	2/22/2019	Both working good	2	Both sump pumps are working
Bldg#	Last Insp.	Notes		
536	2/22/2019	Pump working on photo cell		Pump Works
537	2/22/2019	Sump pump working		Pump works
539	2/22/2019	Sump pump working		
541	2/22/2019	Replaced sump pump		
542	2/22/2019	Sump pump working		
Bldg#	Last Insp.	Notes		
544	2/22/2019	Replaced sump pump in boiler room		
602	2/22/2019	One new installed		Pump Works
603				
604	2/22/2019	No sump pump. Crawlspace dry		
605 (1)	2/22/2019	Sump pump working good		Pump Works

SUMP PUMP INSPECTIONS

Updated: 03/29/2019

Bldg#	Last Insp.	Notes		
606	2/25/2019	Installed new pump		Inspection OK
709	2/25/2019	Both pumps work		Inspection OK
711	2/25/2019	Sump pump working		Inspection OK
726	2/25/2019	No pump in this building, area dry		Inspection OK
Bldg#	Last Insp.	Notes		
803	2/25/2019	Two pumps in boiler room, both working		
817 (1)	2/25/2019	One pump working		Pump Works
820	5/25/2019	Pump working		
822	2/25/2019	One new pump working		
826	2/25/2019	One pump working		
Bldg#	Last Insp.	Notes		
828 (1)	2/25/2019	Two pumps in boiler room, both working		Pump Works
829 (2)	2/25/2019	Both sump pumps working. Replaced one pump		
830	2/25/2019	Two pumps work		
835	2/25/2019	One pump working		Pump Works
836	2/25/2019	One pump working		Pump Works
Bldg#	Last Insp.	Notes		
842	2/25/2019	Sump pump working		Pump Works
904 (2)	2/25/2019	Sump pumps working		Both Pumps Work
928	2/25/2019	Sump pump working		
937	2/25/2019	Sump pump working		
941 (2)	2/25/2019	Installed new pump		Pump Work
931 (2)	2/25/2019	Both pumps working		

SUMP PUMP INSPECTIONS

Updated: 03/29/2019

Bldg#	Last Insp.	Notes		
944 (1)	2/27/2019	Sump pump working		Installed new pump
955	2/27/2019	Sump pump working		Pump Works
957-2	2/27/2019	Sump pump working good		Both pumps work
965	2/27/2019	Sump pump working good		Pump Works
968	2/27/2019	Sump pump working good		Pump Works
970	2/27/2019	Sump pump working good		Pump Works

PROJECT STATUS REPORT Management

BB

Plumbing Crew	inspections, sealing plumbing chases, sump pump checks, boiler room inspections, drainage work and follow up repairs from ongoing inspections. USP New Hire: Michael Carpenter
Landscape Crew	Re-landscaping for drainage correction, etc. Inspecting and cleaning of grounds, cutting, cleaning pruning, planting. 1 Temp employee
Painting Crew	Performing plaster repairs/painting, attic inspections for separated ceilings, paint failure, water intrusion, settlement issues and etc.
Exterior Crew	Fully staffed, doing attic inspections as needed, squirrel tickets, masonry repointing, concrete and exterior repairs.
Carpenter Crew	Fully staffed, doing repairs throughout the property as identified and authorized. attic inspections ongoing
Cleaning Crew	Fully staffed. Working toward higher quality of cleanliness and awarness, weekly inspections being performed. Also cleaning storage areas and checking lighting.
Supply	Fully staffed, tracking and procurement of inventory and tools.
Other	Continued property wide limb pickup and drain checks as needed. Attic inspections
Building Settlement	Site wide settlement survey has identified critical and priority buildings which are being prioritized. Several building being on watch list, approved work continues.
Contractors	Contractors continue to work on property as needs are identified and work is authorized.
Emergency Duty	Fully staffed.
March, 2019 mgt	

Monthly Contractor Work Calendar AA

March 2019

Northern Va Roofing

946/1631 Preston Road-replace broken roof tiles. 3101/3105. 113/3102 Wellington Road - Replace back stack at pipe cellar. 112/3103 Valley Drive Inspect front & rear roof for broken tiles. 936/3530 Valley Drive - Uneven cuts on roof edge up to ridge cap. 733/3412 Gunston Road - Remove and replace red tiles with like kind. 108/3213 Gunston Road - Realign gutter on left side of building leaking bad at miter. 951/1511 Mount Eagle Place - front right miter seal slow leak when rains/right side rear of building broken roof tiles, shifted tiles, seal miter. 112/3109 Valley Drive - Broken/missing roof tiles along entire roof. 102/3245 Gunston Road - re-secure roof tile on rear of building see map. 509/3744 Holmes Lane - replace broken roof tile in front side of roof/building. 923/3505 Martha Custis Drive - Replace front gutter 50 feet. 313 - 3522/3524 Martha Custis Drive – replace porch roof.

INDUSTRIAL DISPOSAL SERVICE Maint. Yard

Ongoing: Trash and brush dumpster removal services continue at the Maintenance Yard

E & G LLC

Building 912: Courtyard Storm Drain install, Building 954: Sewer line replacement, Building 835: Sewer line replacement, Building 831: Sewer line replacement, Building 835: PEX piping, Building 108/3213-3215: Waterproofing, Building 706/3301-3303: Waterproofing, Building 954: Storm drain install.

CAPITOL TRASH SERVICE

Ongoing: Property wide residential door to door trash removal.

ALMO CONSTRUCTION

Building 202: Sidewalk repair, Building 927/3439: Step sika patch, Building 225: Flagstone, Building 223: Flagstone, Building 706/3301: Step sika patch, Building 953/1502: Tuckpoint, Building 959/1534: Brick replacement, Building 953/1506: Tuckpoint, Spruce Island: concrete pads, Building 316: Sidewalk repair, Building 950/1659: Tuckpoint, Building 824: Tuckpoint, Building 912/1615: Tuckpoint, Building 838/3233: Sidewalk repair, Building 840/3233: Sidewalk repair, Building 214/3114: Sidewalk repair

POTOMAC DISPOSAL SERVICE (PDS)

Ongoing: Recycle collections continue to be very successful... currently dumping three 8 yd. containers twice weekly

EMERGENCY DUTY SCHEDULE 2019

Onsite Duty Person/ Onsite Back Up/ Manager Back Up Person

JANUARY 4 Marquis/ Wright/Clark 11 Amenuvor/Conaway/Alexander 18 Conaway/Amenuvor/Clark 25 Wright/Marquis/ Alexander	MAY 3 Amenuvor/Conaway/Alexander 10 Conaway/Amenuvor/Clark 17 Wright/Marquis/ Alexander 24 Marquis/Wright/Clark 31 Amenuvor/Conaway/Alexander	SEPTEMBER 6 Wright/Marquis/ Alexander 13 Marquis/ Wright/Clark 20 Amenuvor/ Conaway /Alexander 27 Conaway/Amenuvor/Clark
FEBRUARY 1 Marquis./ Wright/Clark 8 Amenuvor/Conaway/Alexander 15 Conaway/Amenuvor/Clark 22 Wright/Marquis/ Alexander	JUNE 7 Conaway/Amenuvor/Clark 14 Wright/Marquis/ Alexander 21 Marquis/ Wright/Clark 28 Amenuvor/Conaway/Alexander	OCTOBER 4 Wright/Marquis/ Alexander 11 Marquis/ Wright/Clark 18 Amenuvor /Conaway/Alexander 25 Conaway /Amenuvor/Clark
MARCH 1 Marquis/ Wright/Clark 8 Amenuvor/Conaway/Alexander 15 Conaway/Amenuvor/Clark 22 Wright/Marquis/ Alexander 29 Marquis/ Wright/Clark	JULY 5 Conaway/Amenuvor/Clark 12 Wright/Marquis/ Alexander 19 Marquis/Wisdom/Clark 26 Amenuvor/Conaway/Alexander	NOVEMBER 1 Wright/Marquis/ Alexander 8 Marquis/ Wright/Clark 15 Amenuvor/ Conaway /Alexander 22 Conaway /Amenuvor/Clark 29 Wright/Marquis/ Alexander
APRIL 5 Amenuvor/Conaway/Alexander 12 Conaway/Amenuvor/Clark 19 Wright/Marquis/ Alexander 26 Marquis/Wright/Clark	AUGUST 2 Conaway/Amenuvor/Clark 9 Wright/Marquis/ Alexander 16 Marquis/ Wright/Clark 23 Amenuvor/Conaway/Alexander 30 Conaway/Amenuvor/Clark	DECEMBER 6 Marquis/ Wright/Clark 13 Amenuvor/ Conaway /Alexander 20 Conaway /Amenuvor/Clark 27 Wright/Marquis/ Alexander

2019 Holidays as Scheduled	
Jan 1	Wright/AJ/Alexander
Jan 21	Amenuvor/ Conaway /Clark
Feb 18	Conaway/ Amenuvor /Alexander
May 27	Marquis/Wright/ Clark
Jul 4	Amenuvor/ Conaway /Alexander
Sep 2	Conaway/ Amenuvor /Alexander
Nov 11	Marquis/Wright//Clark
Nov 28	Conaway/Amenuvor /Clark
Dec 25	Coaway/ Amenuvor /Clark

Remember to notify Alonzo Alexander or your on-call manager, prior to making any changes to this duty schedule!

S. Clark 703-967-5987

A. Alexander 703-498-0267

N. Wright 703-379-0286
Cell 571-435-4064

M. Morning 571-346-9346

W. Amenuvor 703-485-5821

D. Conaway 804-824-8102

ON CALL	ON SITE BACK UP	ON CALL	ON SITE BACK UP
Norman Wright	M. Morning	Wisdom Amenuvor	Dexter Conaway
Dexter Conaway	Wisdom Amenuvor	M. Morning	Norman Wright

Monthly Gas Odor Inspection

Date	Test Location	Gas Odor Detected				SCC Called @ 1-804-351-4100 (Immediately if gas odor is not detected)	Inspector Name
		<u>strong</u>	<u>Good</u>	<u>scant</u>	<u>none</u> ● →		
1/2/19	Maint Yard		Yes				Alonzo Alexander
2/2/19	Maint Yard		Yes				Alonzo Alexander
3/2/19	Maint Yard		Yes				Alonzo Alexander
4/1/19	Maint Yard		Yes				Alonzo Alexander
5/1/19	Maint Yard						
6/1/19	Maint Yard						
7/1/19	Maint Yard						
8/3/19	Maint Yard						
9/1/19	Maint Yard						
10/1/19	Maint Yard						
11/2/19	Maint Yard						
12/1/19	Maint Yard						

INSTALLED/REPLACED BTH 199 A.O. SMITH WATER HEATERS

Updated March 29, 2019

BOILER					Old htr out		NOTES
ROOM #	DATE	W. H. #	SERIAL #				
722	2008?	1	F07M010734		Y		SEVERAL PROBLEMS OFF AND ON IGNITERS EXHAUST...FINALLY REMOVED HEAD AND REATTACHED BURNER PLATE 10/2011
		2	F0M010729		Y		REPLACED BURNER HEAD AND BLOWER
542	2/2/2012	1	1146M000176		Y		HAD LEAK AT BOTTOM NIPPLE WHEN FIRST INSTALLED, REFITTED NIPPLE
		2	175		Y		
		3	179		Y		
904	3/12/2012	1	1146M000177		12-May		
511	10/12/2013	1	1224M0001958		Y		
		2	1224M0001967		Y		
		3	1224M0001948		Y		
224	2/13/2013	1	1224M0001955		Y		had some problem at first, believed it could be a gas problem, will be shortening the dripleg to see if it helps. Any one heater works fine by itself.
	2/13/2013	2	1224M0001966		Y		
	2/13/2013	3	1224M0001957		Y		Screen went out, replaced cat 5 cable 3/12/12, still problems 3/15. Replaced screen
518	4/11/2014	1	1325M0001020		n		
107	11/15/2013		1325M0001021		Y		
	11/15/2013		1013		n		Two abandoned water heaters in this room
	11/15/2013		1014		n		
308	3/26/2013	1	1224M0001953				Main gas pressure was low, Washington gas made adjustments. (sm, le)
	3/29/2013	2	1224m0001947				gas supply not enough to operate heater upon initial installation, meter to be changed

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	4/10/2013	3	1224M0001950			
708	6/5/2014	1	1325M0001027	y		Removed one heater last year
	6/5/2014	2	1325M0000997	n		
	6/5/2014	3	1325M0001055	n		
725	4/13/2013	1	1224M0001951	y		Heater removed
	4/13/2013	2	1224M0001954	y		Heater removed
965	5/13/2013	1	1224M0001956	n		
828	9/22/2013	1	1224M001961	yes		
	9/22/2013	2	1224M001962	no		Two abandoned water heaters in this room
	9/22/2013	3	1224M000178	no		
843	5/8/2014		1158m000764	y		
	5/8/2014		1328M001036	n		
	5/8/2014		1325M001035	n		
941	2/15/2015	1	1325M0001024	n		
		2	1325M0001025			
911	7/28/2014	1	1418M000657	n		
	7/28/2014	2	1325MOO1023	n		
829	9/17/2014	1	1429MOO0535	n		Three abandoned heaters
	9/17/2014	2	1335MOO0146	n		
	9/17/2014	3	1429MOO0325	n		
944	12/15/2014	1	1437MOO1001	n		

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	12/15/2014	2	1437M000998	n	
523	3/20/2015	1	1429M000332	n	
	3/20/2015	2	1429M000347	n	
	3/20/2015	3	1442001928	n	
817	3/13/2015	1	1325 M001029	n	
	3/13/2015	2	1437M000973	n	
	3/13/2015	3	1437M001000	n	
215	3/22/2016	1	1508M002277		
	3/22/2016	2	1509M002277	no	Three abandond water heaters in this room
	3/22/2016	3	1509M002277	no	
803	4/26/2016	1	1325M001019	no	
	4/26/2016	2	1429M000334	no	Three abandond water heaters in this room
	4/26/2016	3	1429M000337	no	
842	6/29/2016	1	1505M001969	no	
	6/29/2016	2	1610M000600	no	Three abandond water heaters in this room
	6/29/2016	3	1615M001592	no	
936	8/12/2016	1	1617M002484		
110	8/16/2016	1	1615M001583	no	Three abandonded water heaters in this room
	8/16/2016	2	1615M001586	no	
	8/16/2016	3	1615M002485	no	
810	8/24/2016	1	1617M002484	no	
	8/24/2016	2	1622M000426	no	
	8/24/2016	3	1620M000755	no	
928	10/18/2016	1	1617M002483	no	

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	10/18/2016	2	1630M002648	no	
	10/18/2016	3	1630M002647	no	
535	10/25/2016	1	1630M002645	no	
	10/25/2016	2	1630M002646	no	
	10/25/2016	3	1622M000435	no	
223	11/29/2016	1	1638M000054	no	
	11/29/2016	2	1637M002657	no	
	11/29/2016	3	1637M002658	no	
937	1/20/2017	1	1622M000434	no	
	1/20/2017	2	1622M000425	no	
	1/20/2017	3	164103727290	no	
965	1/20/2017	1	1646104002045	no	
922	2/27/2017	1	1646104002052	no	
	2/27/2017	2	1650104283677	no	
964	2/16/2018	1	1.73511E+13	no	
	2/16/2018	2	1.73011E+12	no	
605	5/15/2018	1	1.73511E+11	no	
	5/15/2018	2	1630M002670	no	
	5/15/2018	3	1.71211E+12	no	