

August 2019

MAINTENANCE MANAGEMENT REPORT



Monthly Contractor Work Calendar AA

August 2019

Northern VA Roofing

3542 Gunston Road - Replace miter and gutter 40ft, 3732 Gunston Road - replaced 4 broken tiles near rear of building, 3444 Martha Custis Drive - replace sheeting under tile, 1142 Valley Drive – replaced 3 broken tiles, 1636 Fitzgerald Lane -replace 4 broken roof tile, 3344 Martha Custis Drive - Replaced 3 broken roof tiles in rear, 1623 Fitzgerald Ln - Replace sheeting under tile, 3618 Gunston Road - Replace flashing on both sides of Building with new copper front and rear, 3578 Martha Custis Drive – removed old flashing, installed copper flashing, new ice water shield re-installed and sealed tiles, 3330 Coryell Drive - replace 8 broken roof tiles, 3305 Martha Custis - Replace 3 broken roof tiles at rake board; checked replace paper and roof decking, 3620 Valley Drive - Replace 2 missing roof tiles front of building, 1581 Mount Eagle Place - Replace flashing at the front side of building, 3203 Ravensworth Place - Replace 3 cap tiles, 3324 Martha Custis Drive - replace stack collar front side of roof, 1500 Mount Eagle Place - Replace 4 missing roof tiles rear of building, 3754 Valley Drive - replace several missing/broken roof tiles, 3594 Martha Custis Drive - Small pin hole leak in the (sheeting), 3714 Holmes Lane - Replace 6 broken roof tiles rear, 3424 Martha Custis Drive - Replace 1 lifetime pipe collar, 3566 Martha Custis Drive - Remove 4x4 tile check paper roof decking, 3372 Gunston Road - replace step flashing at step down and replace ridge tile/caulked, 1636 Fitzgerald Lane - Replace 4 broken roof tiles rear of building, 1620 Fitzgerald Lane – Replaced 1x3 copper small flashing rear side above gutter and window.

INDUSTRIAL DISPOSAL SERVICE Maint. Yard

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

E & G LLC

Building 229/3240: Storm drain, Building 715: PEX, Building 520: PEX, Building 308/3428: Waterproof, Building 317: PEX, Building 907: PEX, Building 823/1760: Hydrant, Building 847/3241: Hydrant, Building 229/3240: Hydrant, Building 845/1632: Hydrant, Building 951/Storage: Waterproof

CAPITOL TRASH SERVICE

Ongoing: Property wide residential door to door trash removal.

ALMO CONSTRUCTION

Building 957/1526: Tuck point, Building 705/3433: Tuck point, Building 226/3210: Tuck point, Building 906/1621: Tuck point, Building 817/1722: Stoop replacement, Building 818/3244: Stoop replacement, Building 818/3248: Stoop replacement, Building 106/3227: Tuck point, Building 702/3325: Step replacement, Building 704/3323: Stoop and step replacement Building 704/Boiler room retainer wall: Tuck point, Building 544/3713: Tuck point

POTOMAC DISPOSAL SERVICE (PDS)

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

PARKFAIRFAX CONDOMINIUM EMERGENCY DUTY SCHEDULE

Updated 08/30/2019

EMERGENCY DUTY SCHEDULE 2019

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

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

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

2019 Holidays as Scheduled

Jan 1 Wright/AJ/Alexander
Jan 21 Amenuvor/ Conaway /Alexander
Feb 18 Conaway/ Amenuvor /Alexander
May 27 Marquis/Wright/ Alexander
Jul 4 Amenuvor/ Conaway /Alexander
Sep 2 Conaway/ Amenuvor /Alexander
Nov 11 Marquis/Wright//Alexander
Nov 28 Conaway/Amenuvor /Alexander

Dec 25 Coaway/ Amenuvor /Alexander

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

PARKFAIRFAX CONDOMINIUM EMERGENCY DUTY SCHEDULE

Updated 08/30/2019

Norman Wright	M. Morning	Wisdom Amenuvor	Dexter Conaway
Dexter Conaway	Wisdom Amenuvor	M. Morning	Norman Wright

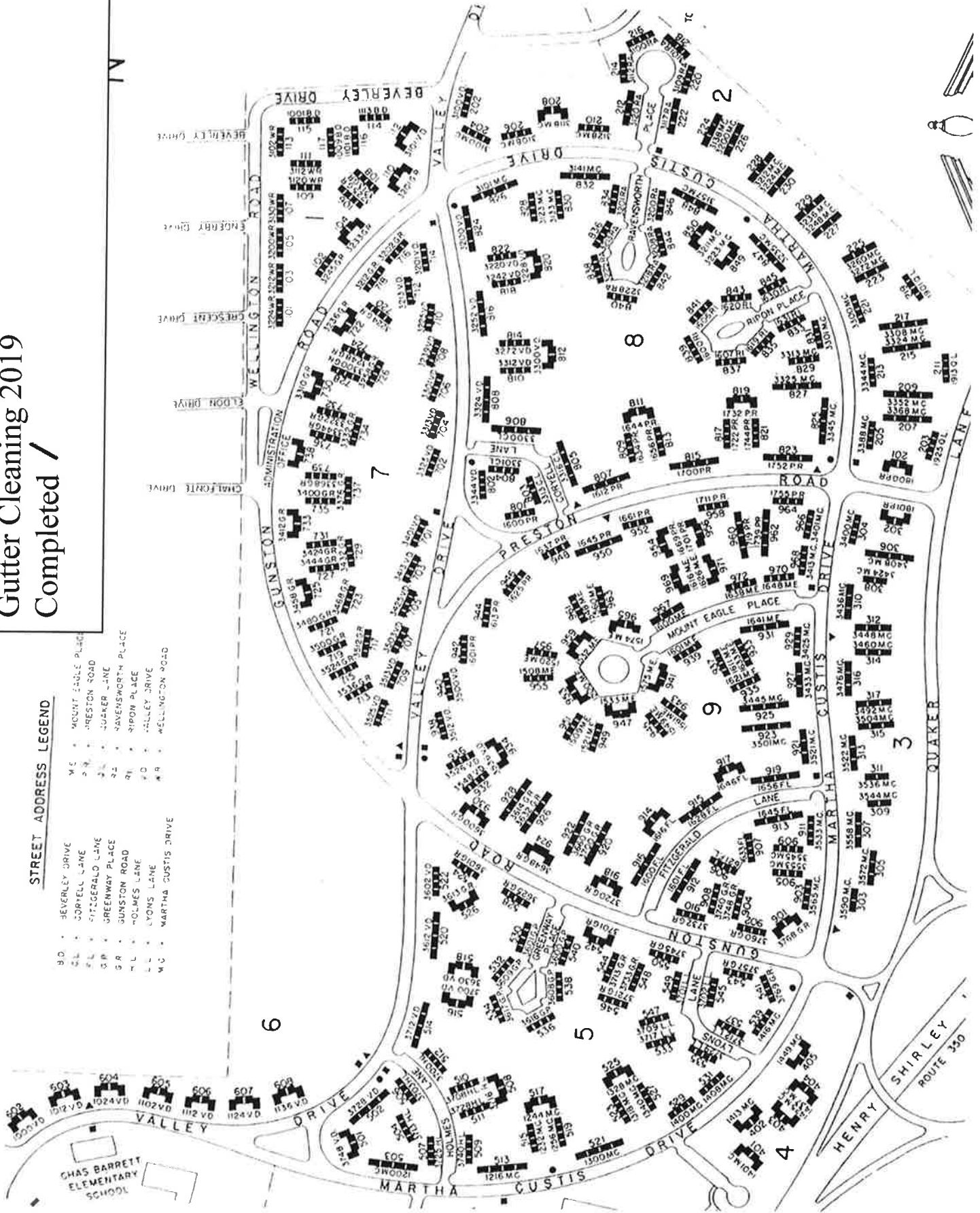
Monthly Gas Odor Inspection

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		Yes				Alonzo Alexander
6/1/19	Maint Yard		Yes				Alonzo Alexander
7/1/19	Maint Yard		Yes				Alonzo Alexander
8/3/19	Maint Yard		Yes				Alonzo Alexander
9/1/19	Maint Yard		Yes				Alonzo Alexander
10/1/19	Maint Yard						
11/2/19	Maint Yard						
12/1/19	Maint Yard						

Gutter Cleaning 2019 Completed /

STREET ADDRESS LEGEND

- | | |
|--------------------------|------------------------|
| 30 • BEVERLY DRIVE | MC • MOUNT EAGLE PLACE |
| 31 • CORVALL LANE | PR • PRESTON ROAD |
| 32 • FITZGERALD LANE | CR • CRUKER LANE |
| 33 • GREENWAY PLACE | RA • RAVENSWORTH PLACE |
| 34 • GUNSTON ROAD | RI • RIPON PLACE |
| 35 • HOLMES LANE | VA • VALLEY DRIVE |
| 36 • LYONS LANE | WE • WELLINGTON ROAD |
| 37 • MARTHA CUSTIS DRIVE | |



SUMP PUMP INSPECTIONS

Updated:08/29/2019

Bldg#	Last Insp.	Notes	New	
			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: 08/29/2019

Bldg#	Last Insp.	Notes		
515-2	2/20/2019	Sump pump working		
523	2/20/2019	Installed new pump		2 Pumps work
527	2/20/2019	Sump pump working		
528	2/20/2019	Sump pump working		Pump Works
529	2/20/2019	Sump pump working		Pump Works
Bldg#	Last Insp.	Notes		
533	2/1/2019	Sump pump 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		
537	2/22/2019	Sump pump working		Pump Works
539	2/22/2019	Sump pump working		Pump works
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		
603				Pump Works
604	2/22/2019	No sump pump. Crawlspace dry		
605 (1)	2/22/2019	Sump pump working good		Pump Works

SUMP PUMP INSPECTIONS

Updated: 08/29/2019

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: 08/29/2019

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

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:08/29/19

EQUIPMENT USED				Notes/comments
Building	JET	CAM	Completed by	
514	X		sm/nc	Snaked with jetter
543	X		sm/wm/jp	Snaked with jetter
960	X		sm/wm/jp	Snaked with jetter
401	X		pl/le	Snaked with jetter
904	X		sm/le/jp	Snaked out drain line
603	X		sm/le/jp	Snaked with jetter
801	X		sm/le/jp	Snaked with jetter
111	X		sm/le/jp	Snaked with jetter
302	X		sm/jp/le	Snaked out line
201	X		sm/le/jp	Snaked stack - Jetted
214	X		sm/le/jp	Snaked with jetter
219	X		sm/le/jp	Snaked with jetter
848	X		sm/le/jp	Snaked out line (could not find outside cleanout)
701	X		sm/le/jp	Snaked with jetter
703	X		sm/le/jp	Snaked with jetter
705	X		sm/le/jp	Snaked with jetter
707	X		sm/le/jp	Snaked with jetter
720	X		sm/le	Snaked with jetter. This is a storm drain not a sewer line
730	X		sm/le	Snaked with jetter
736	X		sm/le	Snaked with jetter
722	X		sm/le	Snaked with jetter
948	X		sm/wm/le	Snaked with jetter, added cap and extended cleanout
950	X		sm/wm/le	Snaked with jetter
946	X		sm/wm/le	Snaked with jetter
928	X		sm/wm/le	Snaked with jetter
926	X		sm/wm/le	Snaked with jetter
213	X		sm/le/jp	Snaked with jetter
810	X		sm/wm/jp	Repaired sewer line
842	X		sm/le/jp	Snaked out drain line (snake from crawl space or boiler room)
717	X		sm/wm/le	Snaked with jetter
727	X		sm/wm/le	Snaked with jetter
723	X		sm/wm/le	Snaked with jetter
548	X		sm/wm/le	Snaked with jetter
965	X	X	sm/wm/le	Snaked with jetter
936		X	sm/wm/le	Snaked with jetter
224	X		sm/wm/le	Snaked with jetter
113	X		sm/wm/le	Snaked with jetter
602	X		sm/wm/le	Snaked main sewer, Installed cleanout
207	X		sm/le/jp	Snaked with jetter, caught jetter head, had to use 1500 due to joint off set
203	X		sm/le/jp	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:08/29/19

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

*** 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:08/29/19

EQUIPMENT USED				DATE	Completed by	Notes/comments
Building	JET	CAM				
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***

Rhino Guard Install

August 15, 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

August 15, 2019

[illegible]

September 2019

Install Pool Covers

Underway

Vehicle oil change

Underway

Remove pool pumps

Underway

Dryer duct vent cleaning

Underway

Carpentry replacements Ward 2

Ongoing

Yearly inspections of Association rental units (Building plan section 2 pg.8)

Underway

Eye Wash Station Flushed-Quarterly

Completed

Fiscal Year ends (FY20), May 31

Gas Odorant Inspection

Completed

Employee Safety Meeting

Completed

Gutter cleaning

Underway

Management Report 9th

Painting Ward 2- Supervise contracted Warranty Ward 1

Completed

Sanitary sewers in crawlspaces hydrojetted

Ongoing

Sill Cocks Replacements- freezeless wall hydrants

Ongoing

Storm Drain Program continues

Ongoing

Parking lot striping

Ongoing

LAUNDRY AND BOILER ROOM INSPECTION

Month of August 2019

LAUNDRY ROOM INSPECTIONS				
5 Weekly				
# of W.O open at the beginning of month	Inspection Dates. Week of August 5-9 August 12-16 August 19-23 August 26-30	New W.O made from Inspection	# of W.O completed during month	Total Open W.O At end of month
20	August 5-30	20	20	20

BOILER ROOM INSPECTIONS				
5 Weekly				
# of W.O open at the beginning of month	Inspection Dates. Week of August 5-9 August 12-16 August 19-23 August 26-30	New W.O made from Inspection	# of W.O completed during month	Total Open W.O At end of month
20	August 5-30	20	20	20

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

Updated August 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 drip leg to see if it helps. Any one heater works fine by itself.
		2	1224M0001966		Y		
		3	1224M0001957		Y		Screen went out, replaced cat 5 cable 3/12(?) still problems 3/15. Replaced screen
518	4/11/2014	1	1325M0001020		n		
107	11/15/2013		1325M0001021		Y		
			1013		n		Two abandoned water heaters in this room
			1014		n		
308	3/26/2013	1	1224M0001953				Main gas pressure was low, Washington gas made adjustments. (sm, le)
		2	1224m0001947				gas supply not enough to operate heater upon initial installation, meter to be changed

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

Updated August 29, 2019

	4/10/2013	3	1224M0001950			
708	6/5/2014	1	1325M0001027	y		Removed one heater last year
	6/5/2014	2	1325M000997	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	1429M000535	n		Three abandoned heaters
	9/17/2014	2	1335M000146	n		
	9/17/2014	3	1429M000325	n		
944	12/15/2014	1	1437MOO1001	n		

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

Updated August 29, 2019

	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 abandond 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	

Updated August 29, 2019

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PROJECT STATUS REPORT
Management

BB

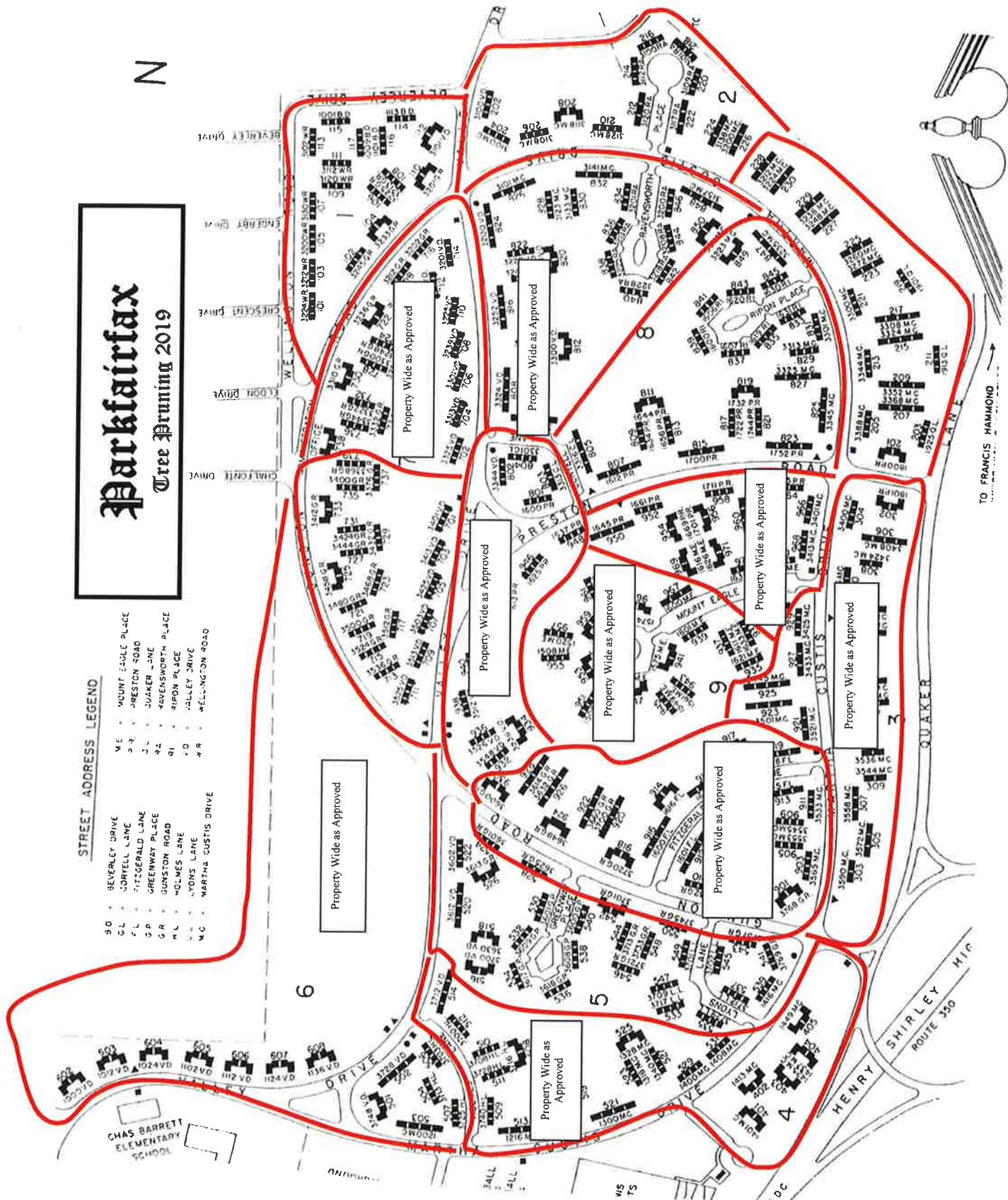
Plumbing Crew	Upgrading water heaters, pulling DHW lines, cleaning sewer lines/storm drains, replacing exterior faucets, repairing/replacing broken water lines, doing crawlspace inspections, sealing plumbing chases, sump pump checks, boiler room inspections, drainage work and follow up repairs from ongoing inspections.
Landscape Crew	Re-landscaping for drainage correction, etc. Inspecting and cleaning of grounds, cutting, cleaning pruning, planting.
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 awariness, 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.
August, 2019 mgt	

Parkfairfax

Tree Pruning 2019

STREET ADDRESS LEGEND

- | | |
|--------------------------|------------------------|
| 90 * BEVERLEY DRIVE | WE * MOUNT EAGLE PLACE |
| CL * CORTYLL LANE | PR * PRESTON ROAD |
| FL * FITZGERALD LANE | JL * JUANER LANE |
| GP * GREENWAY PLACE | RA * RAVENSWORTH PLACE |
| GR * GUNSTON ROAD | RI * RIPON PLACE |
| HL * HOLMES LANE | VO * VALLEY DRIVE |
| LY * LYONS LANE | WA * WELLINGTON ROAD |
| MC * MARTHA CUSTIS DRIVE | |



SEALED PIPE CHASES

updated 08/29/19

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