May 2021 Reserve Expenditures
Resolution Worksheet

Date: July 21, 2021

Suggested Motion:

"I move to approve the May 2021 Reserve Expenditures in the amount of $178,975.94 with funds to come from GL 9901.015, Reserve Expenditures."

2nd:

Summary: Attached are the May 2021 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
James Konkel				
Dave Bush				
Jeff Lisanick				
Robin Woods				
Peggy Clancy				
Claire Eberwein				
Peter Ferrell				
Hector Mares				

May 2021 Reserve Expenditures Reported in June 2021

Code	New codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
1.003	9114.21	Asbestos	$3,423.00	20600	Envirotex	Crawlspace building 814
			$3,950.00	20642	Envirotex	Asbestos pipe 3104 Ravensworth
			$7,373.00			
1.021	9114.210	Building Fascia Repairs	$575.00	1746	Dynasty	Squirrel Holes 1615, 1568, 1517 MT Eagle
			$1,980.00	1679	Dynasty	Plaque Install 305,313, 533 and 547
			$6,000.00	1775	Dynasty	Fascia replacement building 842
			$1,524.00	1776	Dynasty	Composite Materials
			$2,320.00	1779	Dynasty	Plaque Install 108,110,702,703,705,707,713,715,717,718,719,720,721,722,723
			$1,000.00	1780	Dynasty	Squirrel holes in top plates 842
			$1,125.00	1781	Dynasty	trim materials
			$14,524.00			
1.024	9114.21	Gutters	$1,025.00	1775	Dynasty	Gutter cleaning and guards building 842
			$8,119.20	6788134-00	Lansing	Pine Guard (30) 3000 linear feet
			$2,341.00	4183	Ruff Roofers	Gutter repairs building 603
			$11,485.20			
1.027	9901.010	Lighting	$200.00	558-04	B. Mullins	bld 219 ext light
			$4,500.00	558-05	B. Mullins	trash compactor wiring
			$125.00	558-05	B. Mullins	bld 401 ext light
			$125.00	558-05	B. Mullins	1803 preston ext light
			$4,950.00			
1.030	9114.210	Mold	$550.00	20504	Envirotex	Air test 3442 Gunston
			$8,950.00	20603	Envirotex	Attic Mold 3536 Valley
			$550.00	20665	Envirotex	Mold inspection Air test 3235 Ravensworth
			$550.00	20645	Envirotex	Mold inspection Air test 3225 Ravensworth
			$550.00	20646	Envirotex	Final Air Test 3225 Ravensworth
			$11,150.00			
1.033	9901.0160	Roof Tiles	$3,625.00	4064	Ruff Roofers	Roof repairs see attached
			$630.00	4113	Ruff Roofers	Roof repairs see attached
			$2,341.00	4183	Ruff Roofers	Roof repairs see attached
			$5,220.00	4203	Ruff Roofers	Roof repairs see attached
			$819.00	4320	Ruff Roofers	Roof repairs see attached
			$8,041.00	4340	Ruff Roofers	Roof repairs see attached
			$3,159.00	3950	Ruff Roofers	Roof repairs see attached
			$7,216.00	4305	Ruff Roofers	Roof repairs see attached
			$3,154.00	4355	Ruff Roofers	Roof repairs see attached
			$110.00	C-22084	NV Roofing	3513 MC inspect
			$110.00	C-8000029	NV Roofing	3733 Gunston replaced 6 tiles
			$6,922.80	C-800632	NV Roofing	3230 Valley: remove 365 tiles, remove old flashing, replace rotten wood, reinstall new flashing, ice/water shield and replace tiles
			$41,347.80			

1.048	9901.006	Tuckpointing	$2,310.00	2021-1085	Almo	3240/3258 Gunston Tuck point
			$1,200.00	2021-1083	Almo	1624 MT Eagle/3540 Gunston tuck point
			$980.00	2021-0239	Almo	3460 Gunston
			$650.00	2021-1023	Almo	3605 Greenway
			$1,120.00	2021-1034	Almo	1652 Preston
			$1,330.00	2021-1097	Almo	1621 Preston
			$1,050.00	2021-1069	Almo	3343 MC
			$8,640.00			
1.054	9114.210	Wood Trim	$1,058.30	679460	BMC East	11/32 x 3 1/2 bead trim
			$1,058.30			
1.055	9114.210	Gables	$882.43	2104-3	TW Perry	Gables
			$882.43			
1.060	9901.008	PEX	$1,570.00	8667-94400	E&G	Water valve exterior cold main boiler room 944
			$1,570.00			
1.066	9901.008	Gas Line Repairs	$17,695.00	866-77823	E&G	Gas Main Replacement bld 823 Preston Road (10 units)
			$11,090.00	8667-5250	E&G	Gas Main Replacement bld 525 MC (6 units)
			$28,785.00			
1.070	9901.008	Storm Sewer Lines	$7,878.00	8667-5390	E&G	1416 MC install 140' sch 40 PVC, new 12x12 drain box
			$7,878.00			
1.072	9901.008	Pumps	$2,208.83	790275	Ferguson	(4) 1/12HP Circulator Pumps
			$2,208.83			
1.075	9901.008	Hot Water Heaters	$8,011.38	S027081418.001	Hajoca	Water Heaters AO Smith
			$8,011.38			
1.079	9901.018	Fire Hydrant	$507.00	48204	Guardian	Hydrant testing (5 Year)
			$507.00			
6.021	9901.011	Concrete Sidewalks	$595.00	2021-1073	Almo	bld 104 patch sidewalk and stoops
			$840.00	2021-1075	Almo	3314 Valley flagstone repairs
			$1,435.00			
6.033	9901.980	Landscape Improvements	$2,425.00	1007768	CLS	Clean lot Tennesse Ave
			$5,275.00	1007768	CLS	Erosion Control stack stone/drain sock 1670 Fitzgerald
			$5,470.00	1007771	CLS	Eroison Control stack stone, drain sock berms rear 3531 Martha Custis
			$13,170.00			

7.015	9901.019	Pool Finishes	$500.00	SI031003	High Sierra	Surface Crack Repairs Pool C Coryell
			$500.00			
7.085	3900.404	Tennis Court Sealer	$13,500.00	558-062121-1200	Potomac Tennis	Re-surface Martha Custis Courts
			$13,500.00			
		Total reserve expenses	**$178,975.94**			

Ruff Roofing Back Up

3-17-21

- 3282 Martha Custis: chimney flashing replaced.

5-1-21

- The crew was out on an emergency basis to tarp/temp in the tree damage. The total for this work came out to $815.

5-4-21

- 1124/1136 Valley Dr: The crew started on the tree damage. Replacing 40+ tiles, 40’ of decking, and installing new underlayment.

5-6-21

- 1804 Preston: Crew stopped by about a broken tile. Roof looked good, and the resident confirmed it was completed.
- 1015 Beverly: Replaced seven tiles.
- 1602 Preston: Replaced nine tiles.
- 1136 Valley Dr: Finished off the damage from the tree. Replacing approx. 40’ of wood, new underlayment and dozens of tiles.

5-10-21

- 1801 Preston: Replaced copper flashing and measured the front porch roof which is failing. We will have pricing over for this shortly.
- 3767 Gunston: Replaced nine tiles.
- 3771 Gunston: Replaced a pipe collar with copper and new underlayment to surround it.

5-13-21

- 1106 Valley Drive – The leak was stopped, two tiles were replaced, and six feet of 1x8 were replaced.

5-17-21

- 1580 Mount Eagle Place – 22 tiles and one boot were replaced with copper.

5-18-21

- 3107 Valley Drive – 16 tiles, two copper boot pipes, and 20 feet of 1x8 were replaced.

5-20-21

- 3741 Gunston Road – One tile was replaced.

5-25/27-21

- 3716 Valley Drive –
    - 5/25/21: The techs removed an entire side of tiles, replaced 20 feet of wood, installed 200sqft. of underlayment, and then relayed the tiles.
    - 5/27/21: The techs removed all tiles on the other side, replaced 30 feet of wood, installed 200sqft. of underlayment, and then relayed the tiles.

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1124 Valley

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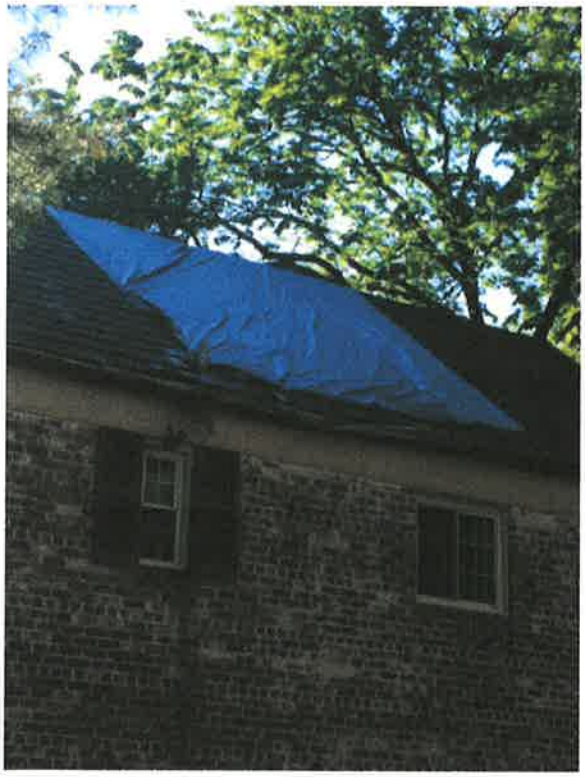

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Valley

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3771 Gunston pipe

Done

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1801
Preston

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1801
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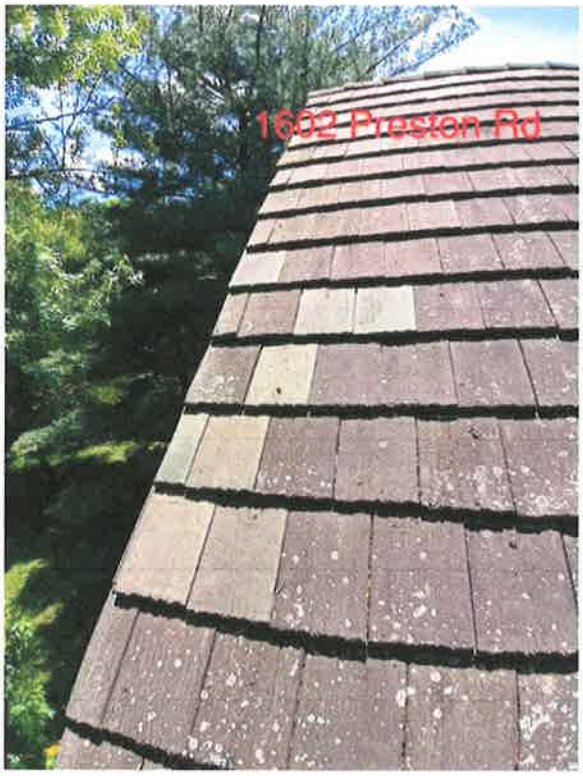

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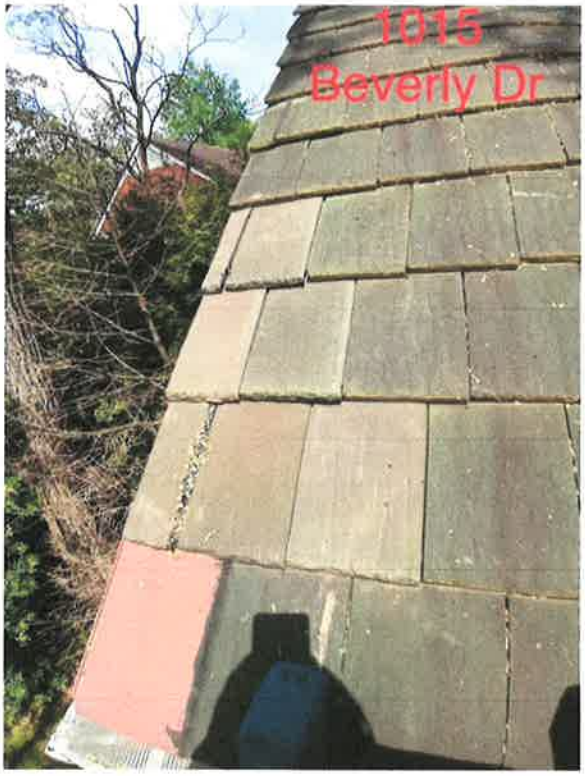

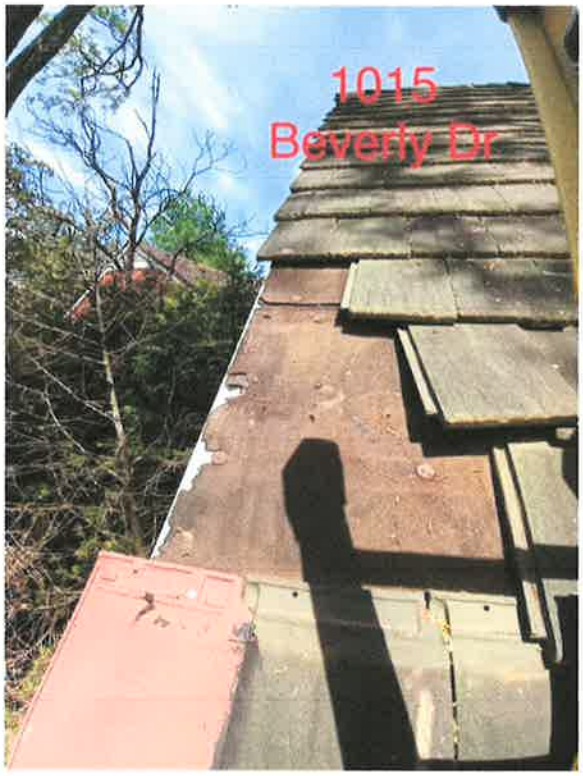

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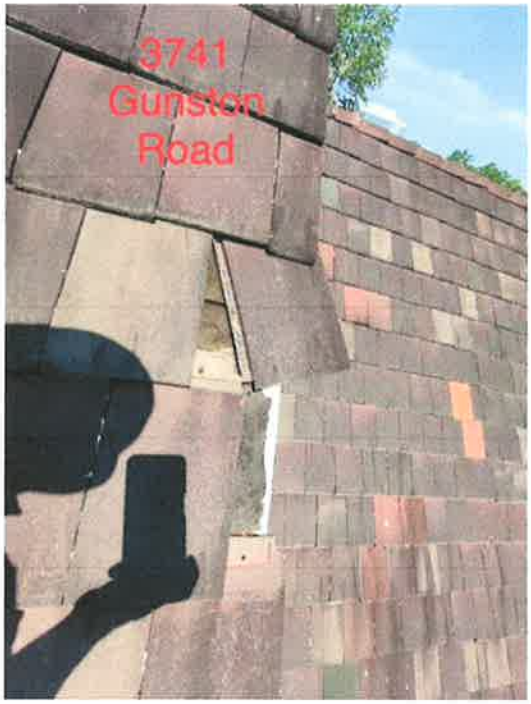

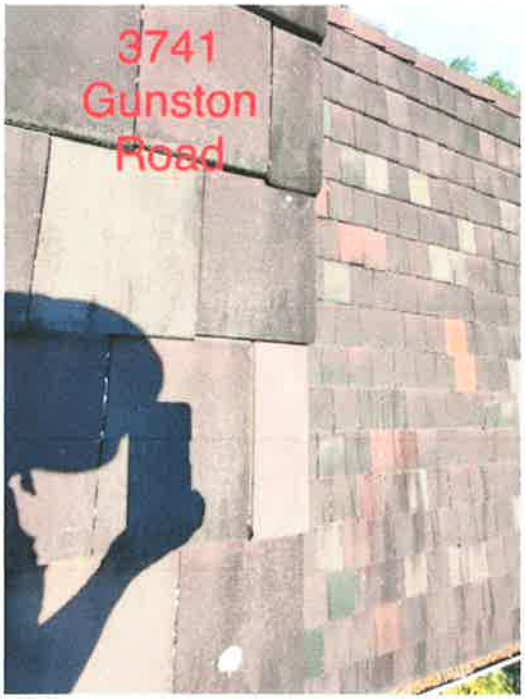

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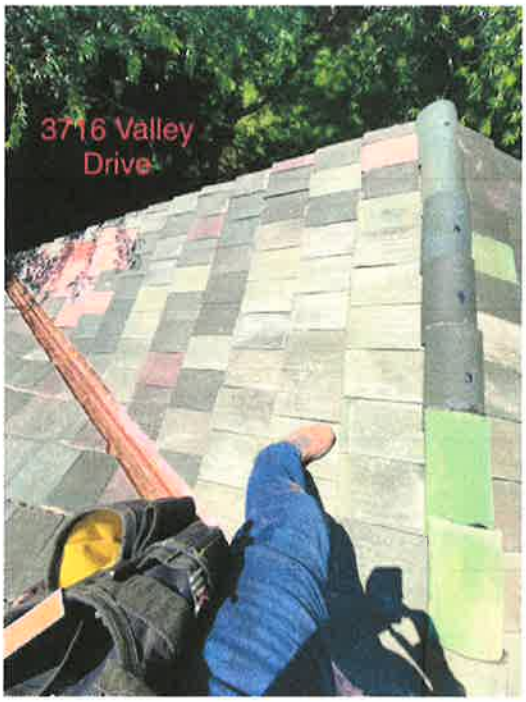

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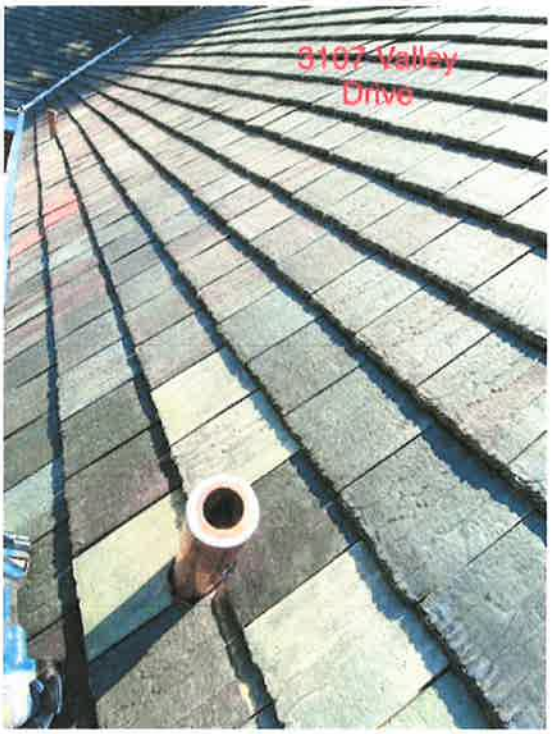

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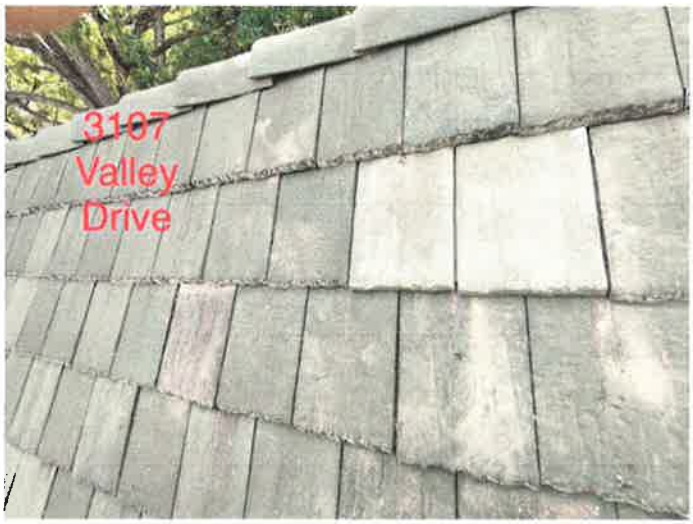

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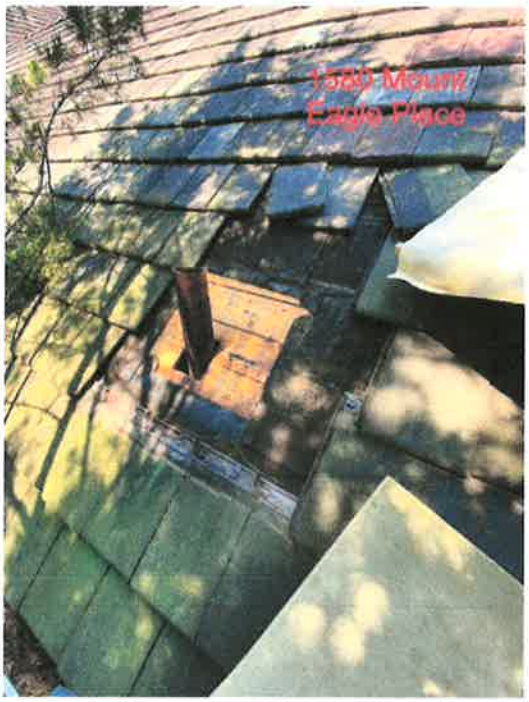

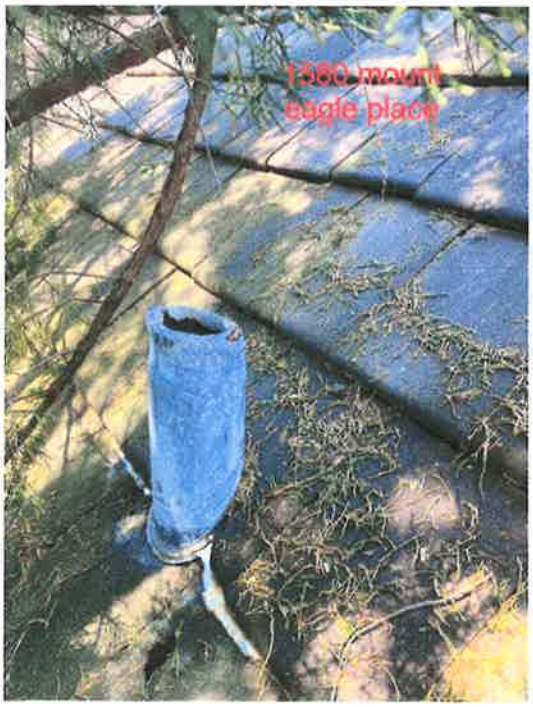

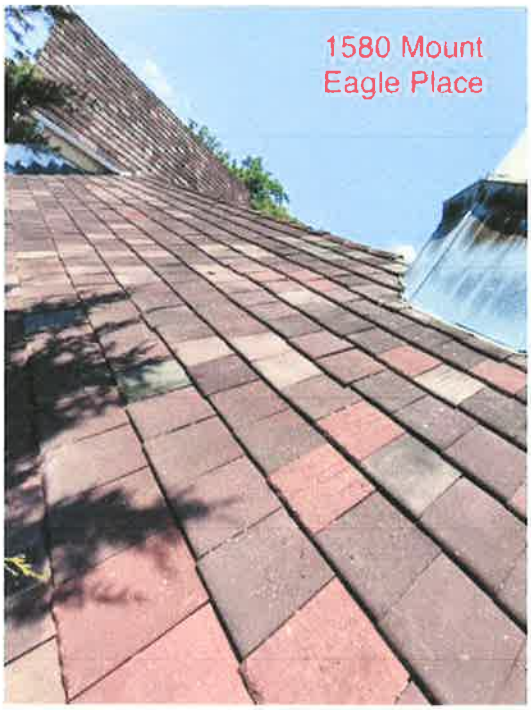

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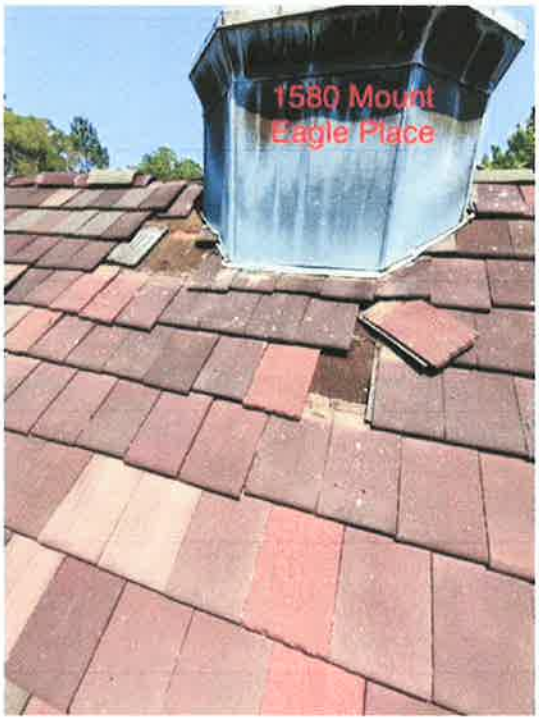

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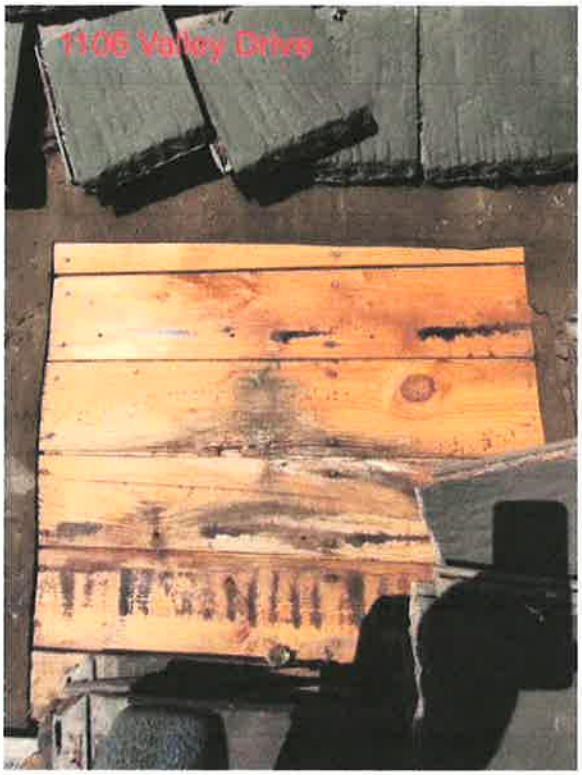

MOLD AND CONDENSATION IN PARKFAIRFAX UNITS

Fuel for heating was relatively inexpensive in the 1940s when Parkfairfax was built. Coal was used to fire the boilers in the very beginning, and then fuel oil not long after. New York Metropolitan Life constructed the buildings with little thought for thermal insulation, and no ventilation was provided other than by opening a window. Residents had to do this regularly in the winter if the radiators were too hot. By happy coincidence, airing out their unit had a side benefit of allowing some pent-up humidity to dissipate to the outside air. In the summer, when it was hot and steamy in the DC area, residents would have to (again) open their windows and buy a fan. As it was through much of the South before air conditioning was in common use, mold was more of a summer-time problem. With only a few exceptions, Parkfairfax residents did not have the benefits of air conditioning until about 1970 (and some of these original a/c units are still operating today).

During conversion to condos, the Developer (IDI) abandoned the old heating system, installed new electric heaters (and individual electric metering for each unit), and storm windows on the interior side of the casement windows. Soon after, some residents began to notice new problems with wintertime condensation and mold. The Developer had his engineering firm, Shefferman & Bigelson Company, study this problem. The engineers noted various perceived causal factors, but ultimately concluded that the primary sources of moisture within the units were from: weather conditions, the residents' daily activities, and the Developer's renovation and redecorating activities. Keep in mind that this perspective was founded during the conversion of the property to condos and painting, plastering, plumbing, etc. was widespread and pronounced. The engineers noted that the old heating system helped to alleviate condensation problems because residents had to routinely open their windows and air out their unit, even on the coldest days. The engineers suggested that residents could improve interior air quality by drying it. They offered two methods: Ventilation by opening windows while cooking and bathing (and owner-installed exhaust fans were eventually allowed with Covenants approval), and by resident use of dehumidifiers (which is still a good practice). Finally, housekeeping activities were suggested to remove mold from wall surfaces before it became a major problem.

Parkfairfax' maintenance staff also has experience with this issue- both as service employees and as residents of this community. Their own observations of condensation and mold problems, causes and cures, include the following:

To lower high electric bills, some residents have made some ill-advised energy conserving decisions that make humidity and mold problems much worse-

- They keep their unit closed up and rarely provide ventilation with outside air (moisture levels can build up).
- They provide minimum heating levels (the warmer the air, the more moisture it can hold; cooler air cannot hold as much moisture and condensation will occur much more readily).
- They turn their heat off during the day and only use it while they are home (the walls can become chilled, resulting in condensation as soon as the resident cooks or bathes).
- They use their oven (or a kerosene heater) as a source of heat (natural gas and kerosene release water vapor as a by-product of combustion). This can make the unit's air unhealthy- not a good idea, and the life and accuracy of the oven decreases.
- They have an unvented clothes dryer. Weigh your clothes while wet, and then after drying. All of that water has to go somewhere. Vented dryers require cleaning and maintenance of the vent piping. Soft vinyl/plastic piping is easy to work with but is

and doors, and will help stop cold air drafts inside your unit. They do not remove moisture from the air. Ventilation, dehumidification, and/or increased heating levels are still needed to help prevent mold from forming in closets, corners, etc.

Finally, when painting, ask to have mildew inhibitors added to the paint. This painting treatment can be very effective. Make sure the walls are clean (mold is dead and gone) before applying the paint. Remember that many home renovation and cleaning activities add a lot of moisture to the air for short periods of time. Increased ventilation and heat (or air conditioning and fans) should be provided when painting, shampooing carpets, etc.

MOLD PREVENTION AND CONTROL- STANDARD OPERATING PROCEDURES

Initial Responses to Reports of Mold Growth within Residential Units & Common Element Areas

Initial Inspections

Record locations and extent of mold growth (if greater than 30 square feet total or if more than 10 square feet of mold and damaged building materials- see "Major Mold Problems")

Record moisture levels and temperatures of affected surfaces

Record unit temperature and relative humidity

Record general observations (heat "off", unvented dryer, kerosene heater, water on floor, etcetera)

Determine Source or Cause of Moisture and Appropriate Immediate Responses

Area affected by exterior leak or common element plumbing water?
- Identify exterior leak, if any (roof, gutter, downspout pipe, storm drain, etc.)
- Identify c/e plumbing leak, if any (water supply pipe, drain pipe, etc.)

If exterior or c/e plumbing leak is detected
- Arrange for immediate repair to eliminate leak or source of water
- Take active measures to dry/dehumidify affected areas (wet vac, fans, dehumidifiers, etc.)
- Follow up with appropriate surface cleaning, or remove and replace damaged building materials, or prepare surfaces for appropriate painting repairs (if greater than 30 square feet total, see "Major Mold Problems"), or
- See "Cleaning Minor Mold Problems"

If in-unit sources of moisture are detected
- Identify all sources of in-unit generated moisture (unvented dryer, kerosene heater, using gas range as a source of heat, inadequate heat provided, inadequate ventilation, etc.)
- Leave pamphlet to provide guidance for controlling condensation and mold

Immediate Response to Significant Plumbing and Exterior/Storm Related Leaks (Particularly Hot Water Pipe Breaks)

Definition of significant leaks
- Requires an Emergency Response from Maintenance
- Leaks that result in more than 10 square feet of water damaged building materials
- Leaks that result in more than 30 square feet of total mold growth
- Leaks that cause (hot) water vapor to accumulate in any crawlspace, pipe chase, or confined residential unit space

Cleaning Minor Mold Problems

Simply killing the mold is not enough. It must be removed. A product that is 99.999% effective could leave some viable mold spores. If the source of water is not completely eliminated and a food source is present, the mold will return.

Staff and Residents

(Levels 1 and 2*- small to mid sized isolated areas, less than 10 square feet to 30 square feet)

General Cleaning Instructions

Fix leaks as soon as possible and dry surfaces. Scrub mold off hard surfaces with detergent and water and dry completely. Porous materials may have to be discarded. Consult with an industry specialist if you are unsure how to clean an item.

Protective Gear

Avoid breathing mold spores. Wear an N-95 respirator (available at hardware stores) and follow the manufacturer's recommendations for proper fitting. Wear gloves that extend to the middle of the forearm. Natural rubber, neoprene, nitrile, polyurethane, or PVC gloves are acceptable. Wear goggles without ventilation holes.

You are done when,

Visible mold and odors are not present. Reinspect the affected site shortly after clean up to verify the mold is gone.

Staff

(It is recommended that infants, persons recovering from recent surgery, immune suppressed people, or people with chronic inflammatory lung diseases should be removed from the work area)

Cleaning with ShockWave

Add 2 ounces of ShockWave per gallon of water. Remove gross filth or heavy soil. For heavily soiled areas, a pre-cleaning step is required. Apply cleaning solution with a cloth, mop, sponge, or hand sprayer. Keep surfaces wet with solution for at least ten minutes. Let air dry. Prepare a fresh solution for each use. Use in well ventilated areas. Wear latex, rubber, vinyl, or nitrile gloves for hand protection. Chemical goggles are recommended if applied via a sprayer- keep eye wash station available.

Applying Fiberlock IAQ 6000HD

Stir thoroughly; do not mix with any other product. Use adequate ventilation during application. Wear safety glasses with shields or goggles; and gloves if prolonged contact is anticipated.

Major Mold Problems

(Levels 3 & 4*, large isolated areas and extensive contamination- greater than 30 square feet)

Remediation of major mold problems is generally contracted. An industrial hygienist or other qualified professional should be consulted prior to remediation activities, and only thoroughly trained and supervised personnel should perform the clean up. More effective personal protective equipment, HEPA exhaust fans, air locks, decontamination rooms, and containment of the work area may be necessary. Clean up methods may include,

Wet vacuuming
Damp wiping
Sanding and HEPA vacuuming

- Has the building been recently remodeled or has building use changed?
- Is consultation with medical or health professionals indicated?
  Use Personal Protective Equipment (PPE)

• Indoor Air Quality Information Clearinghouse
(800) 438-4318 www.epa.gov/iaq

MOLD ASSESSMENTS

(Revised) April 20, 2010

MOLD ASSESSMENTS, OBLIGATION FOR REPAIRS, AND DISPOSITION

SUMMARY

In-Unit Mold Assessments

Water Intrusions

- **Determine if the damaged area is currently wet**
- **If wet, determine the source of water**
- **Repair the failed component responsible for the source of water**
- **Common element failures**
- **In-unit failures of components under the homeowner's responsibility**
- **In all cases, immediately dewater, dry, ventilate, and/or apply heat**
- **If the affected area is dry**
- **If the source of water could only have come from a common element failure**
- **If the source of water could only have come from a homeowner's ...**
- **If the source of water cannot be determined,** then the Association will deny responsibility

Condensation and mold that is not localized within a unit; general factors

Widespread mold throughout a unit may be the result of an extraordinary leak

Excessive and widespread mold may be the result of a homeowner's actions

Widespread, but relatively minor, mold may be commonly present in a unit

Mold Assessments within Common Elements

Attics

Live mold in a wet or damp attic

- **Live mold from active leaks caused by roofing**
- **Excessively moist air within an attic may be the result of a plumbing leak**
- **Live mold may also be caused from moisture-laden air being ducted in**
- **Live mold may be the result of poor ventilation**

Live and dead mold at the plumbing stack/roof vent pipe area

Dead mold found in a dry attic can be the result of many different factors and influences. The Association will not take on any obligation for mold abatement in dry and dead/inactive conditions caused by unknown sources at an unknown time.

Within pipe chases

Within building crawlspaces

Within storage rooms and storage closets

MOLD ASSESSMENTS

If the source of water could only have come from a HOMEOWNER'S APPLIANCE, fixture, or upgrade, then this assessment will be recorded and the homeowner will be informed that they are responsible for the repairs and any required mold abatement. Overflows from a washer, or other appliance or fixture, are impossible to diagnose after the problem has been repaired, or after the fixture or appliance is removed.

IF THE SOURCE OF WATER CANNOT BE DETERMINED, then the Association will deny responsibility for the repairs.

CONDENSATION AND MOLD THAT IS NOT LOCALIZED WITHIN A UNIT; GENERAL FACTORS- The inspector must assess the extent of the problem; evaluate the particular conditions, and record observations.

Parkfairfax was constructed with scant thermal insulation on the exterior walls and without any provided means of effectively ventilating the unit's contained air. Parkfairfax's original central hot water heating system(s) was abandoned during conversion to condos; this ended an assured means of heating the building's attics, crawlspaces, pipe chases, and the units. This loss of central heat was compounded by the new homeowners having to use their newly-installed (and metered) electric baseboard heaters. Many homeowners very quickly learned to live with as little heat as possible and some would turn their heat completely off when they were not home. There was a disincentive to ventilate the unit so as to not lose heat to the outside. Summertime air conditioner use was similarly affected as homeowners went from "house" provided electric pre-conversion to individual electric metering after conversion. These factors combined to make condensation and mold a commonly reported problem immediately following conversion to condos.

Condensation and mold is further compounded by some residents using their gas ovens as a source of heat, using kerosene heaters, operating improperly ventilated clothes dryers, etc.

Even with normal use of the gas ranges, stovetop cooking, bathing, house cleaning, etc., homeowners must take active steps to control condensation on a regular basis. Air moisture levels will increase for a time following painting, carpet shampooing, window washing, etc.

As a result of many such factors, even a well-kept unit with no leaks whatsoever might have condensation and mold problems, particularly in the areas of the unit that may be the coolest or least ventilated (closets, corners behind sofas, exterior-facing walls behind large pieces of furniture, etc.). Installing thermal windows and storm doors will help prevent condensation at those areas, but will not remove moisture from the air and will not prevent condensation and mold within the unit.

WIDESPREAD MOLD THROUGHOUT A UNIT MAY BE THE RESULT OF AN EXTRAORDINARY LEAK, such as a hot water pipe break in the crawlspace below the unit. The inspector must immediately order an exhaustive investigation whenever unaccountably humid conditions are experienced within a unit. The leaking component must be promptly repaired and the unit and building effectively and thoroughly ventilated. It is essential to dry and ventilate the affected areas within 48 hours of the initial component failure; this, of course, relies on the resident immediately reporting the sudden change in conditions within their unit. The Association will immediately repair and abate damages caused by common element component failures.

EXCESSIVE AND WIDESPREAD MOLD MAY BE THE RESULT OF A HOMEOWNER'S ACTIONS; such as installing an unvented clothes dryer, an improperly installed dryer vent or exhaust fan, using the gas oven as a source of heat, etc. In addition to searching for any evidence of an exterior (or common element) leak affecting the unit, the inspector will also search for evidence of water/moisture emanating from the homeowner's fixtures and installed components/ appliances. When there is no evidence of common element failures, and there is ample evidence of improperly installed or malfunctioning homeowner's equipment or property, the inspector will notify the homeowner of their findings and will inform the homeowner of the corrections that are recommended. The homeowner will be responsible for all related repairs following their corrections of the problem.

WIDESPREAD, BUT RELATIVELY MINOR, MOLD MAY BE COMMONLY PRESENT IN A UNIT for a variety of reasons. The inspector must rule out any exterior/common element influences that might be affecting the areas. Some mold may be commonly found in the cooler, less well ventilated corners and closets of a unit. This problem can be minimized by improving the heating levels to those affected areas, improving ventilation within the unit, regular use of a dehumidifier, regular use of a (homeowner-installed) exhaust fan, etc. More frequent housekeeping to clean the affected surfaces is required and will usually limit the problem. These actions are internal to the unit and are the responsibility of the homeowner.

provided as a limited common element storage space for the unit below and not as a part of the "living" space for the unit below. Since occupancy in the attic is expected to be of infrequent and brief duration, the Association will not take on any obligation for mold abatement in dry and dead/inactive conditions caused by unknown sources at an unknown time. Homeowners may elect to clean these surfaces at their own expense.

WITHIN PIPE CHASES- The pipes chases and bulkheads provide an enclosed space to house water supply pipes, drain and waste pipes and vents, electrical wiring, gas piping, cable TV/telephone wiring, and also homeowner-installed piping for clothes washers and exhaust vent pipes. This wall/ceiling "cavity" space enables the passage of these pipes from the crawlspace to the attics. Some of this piping may be covered with either asbestos or fiberglass insulation materials.

As noted elsewhere, the pipe chases can be affected by roof leaks, by moisture migrating through the building from the crawlspace, and by failures of common element and homeowner-installed piping and vents. Plumbing leaks within this space can remain hidden for a significant period before being discovered by maintenance personnel or noticed by a resident. With no provided effective means of ventilating these areas, building materials can become saturated and significant mold problems can develop.

Whenever water/moisture-related problems are discovered, immediate actions must be taken to stop the source of water and positively ventilate the space. Installing exhaust fans at the building's hatchwells will create a negative pressure within the crawlspace, drawing air through the attics and from the units into the pipe chases where it is pulled through the crawlspace and exhausted outside of the building. In some cases, small holes may be made in the kitchen or bathroom walls at the pipe chase or bulkhead and special-purpose fans can force heat into the wall cavity to speed the drying process.

In extreme cases, kitchens and/or bathrooms may have to be (partially) "gutted" to expose the (entire) length of the pipe chase/affected areas, remove saturated and moldy building materials, clean and treat all affected surfaces, and then rebuild the area (cabinetry & countertops- as conveyed? Remodeled? Other upgrades or furnishings?). As noted elsewhere, the Association is responsible for all costs associated with common element-sourced leaks, and the homeowner is responsible for all costs associated with a failure of elements that they have privately installed.

Since pipe chases are enclosed spaces that are virtually never exposed to the resident-occupied living areas, abatement of dead mold discovered during homeowner renovations will not be pursued or funded by the Association; individual homeowners may elect to privately contract mold remediation in these areas as part of their renovations if they desire to do so.

WITHIN BUILDING CRAWLSPACES- The building's crawlspaces are excavated earthen spaces beneath the building's garden-level units and within the confines of the building's foundation walls. All crawlspaces tend to be damp. These spaces are unheated and unventilated; storm water can easily enter through below ground openings in the foundation walls provided to bring utility piping and cabling into the buildings, and the hatchwells are only loosely connected to other large openings through the foundation walls. Ground water can also seep upwards through the soil to keep the ground conditions damp. Plumbing leaks can continue for long periods before they are discovered by staff or noticed by a building occupant. Most crawlspaces are excavated and graded (sometimes trenched) so that any accumulated water will drain towards the hatchwells where it can be mechanically pumped out, or where a storm drain pipe may be located to carry any accumulated water away. Some buildings have had electrical sump pumps installed to automatically discharge accumulated water into nearby storm drain piping.

Even though crawlspaces are generally damp, mold problems are not typically encountered. The building materials that are used in the crawlspaces do not provide the food nutrients needed for mold to become established. Still, moist conditions can produce musty odors that may be noticed within the units above, and damp air can migrate through the pipe chases and affect other areas of the building.

Responses to actual water intrusions (not just damp conditions) are to locate the source of water, make repairs, and ventilate the crawlspace via exhaust fans placed at the hatchwells. Openings through the concrete ceiling (floor) slab are routinely sealed by maintenance to eliminate the migration of odors and moisture into the adjacent units, and to also prevent insects or rodents from using these openings to enter the above units.

Following pipe breaks or overflows (particularly leaks involving the sanitary sewers), the crawlspace is flushed with clean water that is pumped into the (repaired) sanitary sewer, and granulated or powdered lime is applied to eliminate odors and kill bacteria. Aerosol spray enzymes may also be used to further treat the space and eliminate odors.

(The Developer considered installing plastic sheeting on the crawlspace "floor" to reduce moisture/ condensation problems within the buildings and did a very limited test below one unit; the Developer decided that the observed gains were not worth the effort. Subsequent discussions with Association staff raised concerns about the feasibility of effectively installing sheet plastic under a building given the many pipe and cable installations that are either resting on the ground or partially buried beneath the building. There have also been questions about maintaining the integrity of any installed sheet plastic given the rough nature of maintenance activities that are

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Invoice Date: 05/27/21
Due Date: 05/27/21

Job # 34682
Customer #: 3291

Parkfairfax Condominium
3360 Gunston Rd.
Alexandria, VA 22302

Parkfairfax
3360 Gunston Rd.
Alexandria, VA 22302

PO #:

Description of Work	Price
Remarks: Parkfairfax Condos CO #34: 5/25 - 5/26/21	
Parkfairfax Condos CO#34	8,041.00

5/25/21: Labor 33.00 hrs. @ $90 hr. $2,970.00 + Materials $300.00 = $3,270.00
5/26/21: Labor 34.50 hrs. @ $90/hr. $3,105.00 + Materials $1,666.00 = $4,771.00

TOTAL: $8,041.00

3716 Valley Drive

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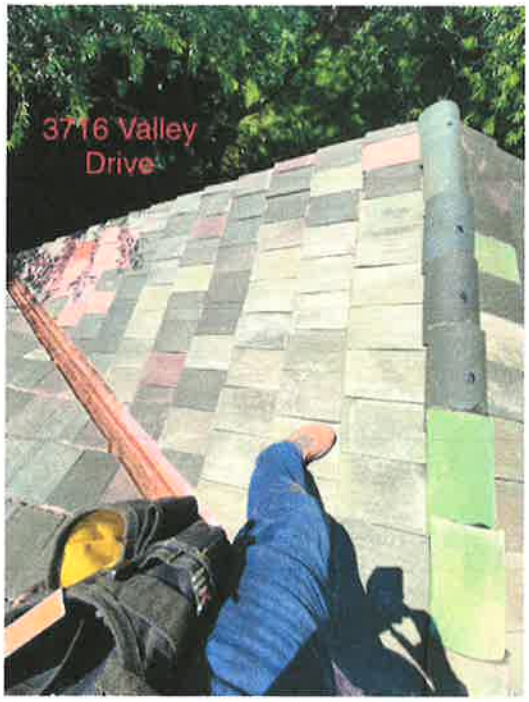

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Due Date: 05/21/21

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Customer #: 3291

Parkfairfax Condominium
3360 Gunston Rd.
Alexandria, VA 22302

Parkfairfax
3360 Gunston Rd.
Alexandria, VA 22302

PO #:

Description of Work	Price
CO #32: 5/13, 5/17, 5/18, & 5/20	7,216.00

Parkfairfax Condos CO #32: 5/13, 5/17, 5/18, & 5/20/21 T/M Service:

5/13/21: Labor 11.50 hrs. @ $90/hr. $1,035.00 + Materials $17.00 = $1,052.00
5/17/21: Labor 37.00 hrs. @ $90/hr. $3,330.00 + Materials $0.00 = $3,330.00
5/18/21: Labor 11.00 hrs. @ $90/hr. $990.00 + Materials $0.00 = $990.00
5/20/21: Labor 8.00 hrs. @ $90/hr. $720.00 + Materials $1,124.00 = $1,844.00

TOTAL: $7216.00

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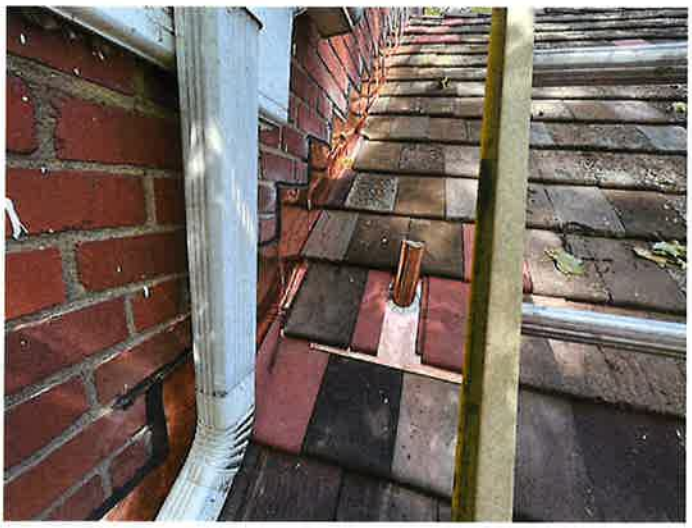

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