

Reports

Maintenance Report

MAINTENANCE REPORT

July 1, 2026

EMERGENCY WORK PERFORMED

- June 12, 2026. BLDG. 520,543,545,712,720,731,813,815,901,922,949,955, and 962
Removed fallen Limbs from storm damage.
- June 24, 2026. Bldg. 838/3233 Gas Leak
- June 25, 2026. Bldg. 719 Gas Leak
- June 26, 2026. Bldg. 723 Water Main Break

ROUTINE MAINTENANCE

Daily policing of grounds for falling limbs and bulk trash. Over the past few weeks, the Operations Department completed inspections of equipment maintenance, shop cleaning, and safety.

- Plumbers continue to check boiler rooms and heaters for leaks.
- Staff continue to clear storm drains in assigned areas.
- Sealing squirrel access points

CONTRACTED REPAIRS

- June 1, 2026. Maintenance Yard Roof Top Unit Replacement (McDaniels)
- June 2, 2026. Bldg. 811 Flagstone Repair
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- June 9, 2026. Pool C Light post replacement
- June 12, 2026. Bldg. 732 Retainer Wall Repair (Almo Construction)
- June 15, 2026. Fire Alarm Testing (Adcock Electrical)
- June 15, 2026. Abandoned Bus Stop Terracata Roof Replacement (Prime Roofing)
(this was done at no cost to the association)
- June 22, 2026. Bldg. 538/3610 Sidewalk Repair
- June 23, 2026. Pools A&B concrete pads installed for bike racks
- June 23, 2026. Bldg. 523/1340 Grounds Stabilization
- June 24, 2026. Bldg. 550/3755 Rear Waterproofing (E&G)
- June 25, 2026. Bldg. 210/3128 Sika Patch
- June 25, 2026. Bldg. 309/3548 Sika Patch
- June 26, 2026. Bldg. 806 Trim Replacement (Kolas)
- June 26, 2026. Bldg. 807 Trim Replacement (Kolas)
- June 26, 2026. Bldg. 809 Trim Replacement (Kolas)
- June 26, 2026. Bldg. 811 Trim Replacement (Kolas)
- June 26, 2026. Bldg. 813 Trim Replacement (Kolas)
- June 26, 2026. Bldg. 815 Trim Replacement (Kolas)
- June 26, 2026. MC Tennis Court Backboard Replacement (TGS)
- June 26, 2026. Bldg. 515 Common Element Railing Installed (Ravensworth Welding)
- June 29, 2026. Bike racks installed at Pools A&B

IN-HOUSE REPAIRS

Carpenters

- Bldg. 402/1423 Replaced 2 Shutters
- Bldg. 804/3305 Replaced 2 Shutter
- Bldg. 214/3112 Replaced rear threshold
- Bldg. 908/3742 Replaced rear door frame
- Bldg. 114/1115 Replaced 2 shutters
- Bldg. 205/3392 Replaced damaged wood at entry column
- Bldg. 515/1242 Replaced broken glass at rear door
- Bldg. 912/1617 Replaced front door hardware

Exterior

- Bldg. 516/3708 Replaced Security Light
- Bldg. 314/3466 Attic mice Inspection
- Bldg. 112 Sealed Rat holes Around Perimeter
- Bldg. 823 Removed hornets' nest
- Bldg. 962/1743 Concrete walk repair
- Bldg. 830 Replaced Security Light
- Bldg. 730 Sealed Rat Holes Around Perimeter

Painters

- Common element handrail painting in the 100's
- Building 203 Meter Box painted
- 734/3332 Gunston Rd Closet Mold Remediation
- 214/3112 Ravensworth sealed opening at gas riser
- 721/3486 Gunston, Repaired settlement cracks
- 211/1913 Quaker Lane painted wood columns at rear
- 401/1401 Rental Unit Interior Painting

Plumbers

- June 26, 2026. Bldg. 723 Water Main Repair
- Building 110 Hot water heater replacement
- 522/3608 Toilet Sweep Replacement
- 710/3231 Replaced Tub waste and overflow

Landscaping

- June 23, 2026 Bldg. 804/3303 Removed dead limb from patio
- June 24, 2026. Bldg. 848/3165 Removed overhanging limbs away from the gutter
- June 29, 2026, Removed fallen Tree from Valley/Gunston
- Bldg. 812/3302 Removed broken limb from patio
- Bldg. 214/3114 Pruned broken limb from tree
- Bldg. 514 Restored grounds from stump grinding

INSPECTIONS

- Pool inspections
- Declining tree inspections (Arborist)
- Terracotta roofing tile inspection.
- Association Owned Window Inspection
- American Water Meter Inspection
- Split Systems Inspection
- Fire Marshal
- Declining Stoops inspection
- Parking inlet inspection
- Vinyl fencing inspection
- Asphalt and concrete inspection
- Crawlspace gas line inspection
- Building trim inspection

Additional Work Performed

- Submitted Utility Plan to Verizon

Anticipated Work Coming Up

- Bldg. 822 and 828 Settlement Repairs
- Ward 3 Painting
- Bldg. 102/3247 Settlement Inspection. Structural Engineer Required
- Martha Custis Tennis Court Back Board – In Progress
- Gym Door Buzzer
- Bike Donations
- Annual Respirator Fit Testing
- Asphalt repairs
- Ward 5 Trim Replacement (In -Progress)
- Gas line replacement
- Building Stoop Replacement
- Maintenance Yard Office Repairs
- Bldg. 527/1340 MC, Grounds Stabilization/Patio- In Progress
- Bldg. 919/1670 LUX, Grounds Stabilization
- 2026 Ward 3 Trim Replacement