

Reports

Maintenance Report

MAINTENANCE REPORT

August 12, 2026

EMERGENCY WORK PERFORMED

- July 2, 2026. Bldg. 605 Tree Fell
- July 3, 2026. Bldg. 711 (Common Element Tree Fell from Woodlands/Gunston Rd)
- July 16, 2026. Bldg. 837/1609 Roof Repair
- July 18, 2026. Bldg. 729/3440 Ceiling Collapsed
- July 23, 2026. Bldg. 729/3440 Asbestos Abatement
- July 28, 2026. Bldg. 842/3218 Partial Electrical Outage
- July 28, 2026. Bldg. 711 (Common Element Tree Fell from Woodlands/Gunston Rd)

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

- July 1, 2026, Ward 3 Painting (Williams Painting)
- July 7, 2026. Bldg. 821 Trim Replacement (Kolas)
- July 7, 2026. Bldg. 823 Trim Replacement (Kolas)
- July 7, 2026. Bldg. 825 Trim Replacement (Kolas)
- July 10, 2026. Bldg. 527/1340 Soil Compaction (E&G Services)
- July 17, 2026, MC Tennis Court Backboard (Tidewater General Services)
- July 23, 2026. Bldg. 729/3440 Asbestos Abatement (Envirotext)
- July 24, 2026. Bldg. 729/3440 Indoor/Outdoor Air Sample (Envirotext)
- July 24, 2026. Bldg. 815 Gutter Replacement (Prime Roofing)
- July 27, 2026. Bldg. 226/3246 Replaced missing ridge cap (Prime Roofing)
- July 27, 2026. Bldg. 821 Rake Tile Replacement (Prime Roofing)

IN-HOUSE REPAIRS

Carpenters

- Bldg. 546/3723 Installed Mortise Lock
- Bldg. 938/3516 Installed Storm Door Handle
- Bldg. 732/3324 Installed Mail Slot, Door Knocker, Mortise Lock
- Bldg. 847/3241 Sanded swollen Door
- Bldg. 502/3730 Removed Cabinets for Plumbing Repairs
- Bldg. 849 Replaced No Parking Sign

Exterior

- Bldg. 824/3200 Repaired brick columns
- Bldg. 729/3438 Inspected attic ceiling for sagging
- Bldg.. 216/3106 Reset breaker for security lighting
- Bldg. 819/1646 Repaired flagstone walk
- Bldg. 205/3394 Removed dead rodent
- Bldg. 109/3124 Tuck pointing
- Bldg. 115/1001 Replaced casement widow
- Installed Bike Racks at Pools A&B

Painters

- Bldg. 727/3452 Ceiling Repair
- Bldg. 849/3227 Tot Lot Repairs and Painting
- Bldg. 530/3605 Sealed Opening
- Ward 3 Assisting Williams Painting w/ door openings
- Bldg. 527/1344 Repaired water damage from leak
- Bldg. 226/3202 Repaired living room ceiling
- Bldg. 814/1658 Repaired water damage in bedroom

Plumbers

- Bldg. 806 Leak Survey
- Bldg. 937 Replaced 3 heaters
- Bldg. 106 (5) Pole Light Install
- A Pool Valve Repair
- Bldg. 730 Hydrant Repair
- Bldg. 722 Installed Hydrant
- Bldg. 506 Repaired Heater

Landscaping

- Bldg. 932/3552 Trimmed Privacy Hedge
- Bldg. 908 Removed Large Limb from tree
- Bldg. 906/1621 Trimmed Hedge at rear
- Bldg. 902 Removed Ivy
- Bldg. 211 Removed dead limbs from tree
- 228/3222 Removed dead limbs from tree

Total Buildium Tasks completed & closed in July: 382

This number represents tasks that resulted in work done by Parkfairfax staff, sent to an outside vendor, and general notes / inquiries that did not result in any work other than a response.

INSPECTIONS

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

Additional Work Performed

- Ward 3 Trim Replacement
- Water Shut Off
- Submitted Utility Plan to Verizon

Anticipated Work Coming Up

- Stoop Replacement
 - Bldg. 822 and 828 Settlement Repairs
 - Bldg. 102/3247 Settlement Inspection. Structural Engineer Required
 - Gym Door Buzzer
 - Bike Donations
 - Asphalt repairs
 - Ward 3 Trim Replacement (In -Progress)
 - Gas line replacement (In – Progress)
 - Building Stoop Replacement (Waiting on Permits)
 - Maintenance Yard Office Repairs
 - Bldg. 919/1670 LUX, Grounds Stabilization
 - 2026 Ward 3 Trim Replacement

Latest Monthly Water Data Showing Cold Water Circuits Average Usages By Meter (Building Address)

List of Pure Cold Circuits with no Laundry and no Boiler in the piping from each meter
Circuits needing attention have ColdUnitAvg highlighted in red as average should be 1800 - 2000

Cold water leaks increase water bills but also increase Sewer bills
6/11/2026 - 7/10/2026 Billing Period

Statement	Bldg	Address	ColdUnits	ColdUnitAvg	CircuitUsage	TargetUsage	Diff	Status
29-Jul-26	806	3300 Coryell Lane	8	12688	101500	14992	86508	Very High
29-Jul-26	805	3330 Coryell Lane	18	11089	199600	33732	165868	Very High
29-Jul-26	920	3716 Gunston Road	25	8080	202000	46850	155150	High
29-Jul-26	826	3101 Martha Custis Drive	20	7650	153000	37480	115520	High
29-Jul-26	733	3412 Gunston Road	6	5500	33000	11244	21756	High
29-Jul-26	813	1662 Preston Road	25	4560	114000	46850	67150	Med High
29-Jul-26	105	3200 Wellington Road	6	3833	23000	11244	11756	Med High
29-Jul-26	967	1602 Mount Eagle Place	8	3500	28000	14992	13008	Med High
29-Jul-26	901	3778 Gunston Road	6	3400	20400	11244	9156	
29-Jul-26	837	1609 Ripon Place	12	3333	40000	22488	17512	
29-Jul-26	537	3718 Lyons Lane	25	3160	79000	46850	32150	
29-Jul-26	533	3727 Lyons Lane	10	2900	29000	18740	10260	
29-Jul-26	113	3102 Wellington Road	9	2889	26000	16866	9134	
29-Jul-26	833	1631 Ripon Place	10	2720	27200	18740	8460	
29-Jul-26	102	3245 Gunston Road	10	2700	27000	18740	8260	
29-Jul-26	970	1656 Mount Eagle Place	12	2667	32000	22488	9512	
29-Jul-26	216	3100 Ravensworth	5	2660	13300	9370	3930	
29-Jul-26	927	3433 Martha Custis Drive	10	2500	25000	18740	6260	
29-Jul-26	919	1670 Fitzgerald Lane	8	2450	19600	14992	4608	
29-Jul-26	910	3738 Gunston Road	8	2375	19000	14992	4008	
29-Jul-26	522	3602 Valley Drive	11	2291	25200	20614	4586	
29-Jul-26	953	1506 Mount Eagle Place	27	2259	61000	50598	10402	

At This Rate For 12 Mths -
\$18,000 Lost (Water +
Sewer)
On Pool Piping

Bradley tub valve failure in
one unit plus badly leaking
garden hose

29-Jul-26	117	1009 Beverly Drive	10	2200	22000	18740	3260
29-Jul-26	725	3466 Gunston Road	12	2175	26100	22488	3612
29-Jul-26	706	3311 Valley Drive	12	2167	26000	22488	3512
29-Jul-26	720	3224 Gunston Road	12	2167	26000	22488	3512
29-Jul-26	112	3101 Valley Drive	6	2167	13000	11244	1756
29-Jul-26	513	1216 Martha Custis Drive	12	2083	25000	22488	2512
29-Jul-26	713	3544 Gunston Road	5	2040	10200	9370	830
29-Jul-26	836	3213 Ravensworth	12	2033	24400	22488	1912
29-Jul-26	606	1122 Valley Drive	12	2000	24000	22488	1512
29-Jul-26	939	1607 Mount Eagle Place	4	2000	8000	7496	504
29-Jul-26	602	1000 Valley Drive	6	2000	12000	11244	756
29-Jul-26	703	3413 Valley Drive	12	1917	23000	22488	512
29-Jul-26	716	3202 Gunston Road	11	1909	21000	20614	386
29-Jul-26	520	3612 Valley Drive	14	1857	26000	26236	-236
29-Jul-26	946	1635 Preston Road	6	1833	11000	11244	-244
29-Jul-26	529	1406 Martha Custis Drive	8	1813	14500	14992	-492
29-Jul-26	228	3212 Martha Custis Drive	12	1750	21000	22488	-1488
29-Jul-26	218	3101 Ravensworth	4	1750	7000	7496	-496
29-Jul-26	845	1636 Ripon Place	4	1750	7000	7496	-496
29-Jul-26	403	1425 Martha Custis Drive	11	1727	19000	20614	-1614
29-Jul-26	914	1616 Fitzgerald Lane	14	1714	24000	26236	-2236
29-Jul-26	736	3344 Gunston Road	23	1609	37000	43102	-6102
29-Jul-26	960	1719 Preston Road	22	1545	34000	41228	-7228
29-Jul-26	847	3235 Martha Custis Drive	22	1545	34000	41228	-7228
29-Jul-26	840	3239 Ravensworth	12	1500	18000	22488	-4488
29-Jul-26	950	1659 Preston Road	16	1500	24000	29984	-5984
29-Jul-26	848	3157 Martha Custis Drive	14	1500	21000	26236	-5236
29-Jul-26	528	3629 Gunston Road	6	1500	9000	11244	-2244
29-Jul-26	550	3755 Gunston Road	10	1500	15000	18740	-3740
29-Jul-26	514	3726 Valley Drive	12	1467	17600	22488	-4888
29-Jul-26	530	3607 Greenway Place	8	1463	11700	14992	-3292
29-Jul-26	804	3303 Coryell Lane	12	1417	17000	22488	-5488
29-Jul-26	220	3115 Ravensworth	10	1400	14000	18740	-4740

29-Jul-26	711	3525 Valley Drive	12	1333	16000	22488	-6488
29-Jul-26	540	3606 Greenway Place	8	1313	10500	14992	-4492
29-Jul-26	202	3110 Valley Drive	10	1300	13000	18740	-5740
29-Jul-26	212	3120 Ravensworth	10	1300	13000	18740	-5740
29-Jul-26	229	3236 Martha Custis Drive	12	1250	15000	22488	-7488
29-Jul-26	101	3224 Wellington Road	12	1250	15000	22488	-7488
29-Jul-26	503	1200 Martha Custis Drive	8	1250	10000	14992	-4992
29-Jul-26	315	3518 Martha Custis Drive	21	1238	26000	39354	-13354
29-Jul-26	822	3220 Valley Drive	25	1200	30000	46850	-16850
29-Jul-26	504	3721 Holmes Lane	10	1200	12000	18740	-6740
29-Jul-26	519	1266 Martha Custis Drive	26	1192	31000	48724	-17724
29-Jul-26	502	3744 Valley Drive	16	1188	19000	29984	-10984
29-Jul-26	940	3510 Valley Drive	12	1167	14000	22488	-8488
29-Jul-26	114	1121 Beverly Drive	6	1167	7000	11244	-4244
29-Jul-26	923	3519 Martha Custis Drive	26	1154	30000	48724	-18724
29-Jul-26	956	1709 Preston Road	15	1133	17000	28110	-11110
29-Jul-26	913	1645 Fitzgerald Lane	16	1125	18000	29984	-11984
7/29/2026	906	1621 Fitzgerald Lane	16	1125	18000	29984	-11984
7/29/2026	953	1507 Mount Eagle Place	19	1105	21000	35606	-14606
7/29/2026	302	1801 Preston Road	6	1000	6000	11244	-5244
7/29/2026	719	3510 Gunston Road	18	1000	18000	33732	-15732
7/29/2026	401	1401 Martha Custis Drive	12	1000	12000	22488	-10488
7/29/2026	702	3325 Valley Drive	6	933	5600	11244	-5644
7/29/2026	205	3394 Martha Custis Drive	14	929	13000	26236	-13236
7/29/2026	603	1020 Valley Drive	11	818	9000	20614	-11614
7/29/2026	823	1770 Preston Road	20	800	16000	37480	-21480
7/29/2026	942	1611 Preston Road	6	750	4500	11244	-6744
7/29/2026	608	1136 Valley Drive	6	667	4000	11244	-7244
7/29/2026	548	3741 Gunston Road	16	0	0	29984	-29984

Latest Monthly Water Data Showing Hot Water Circuits Average Usages By Meter (Building Address)

List of Hot Circuits with boiler and some Cold piping and some with Laundry (**** Laundry shows the need for monthly Laundry usage data from vendor****)

Circuits needing attention have HotAvg highlighted in red as target avg should be 800 - 1500

Hot water leaks increase water bills but also increase Sewer bills and Natural Gas bills

6/11/2026 - 7/10/2026 Billing Period

Statement	Bldg	Address	Laundry	CircuitUsage	ColdUnits	ColdUsage	CalcHotUsage	HotUnits	HotAvg	Status
7/29/2026	224	3138 Martha Custis Drive	Yes	222000	13	24362	197638	44	4492	High
7/29/2026	904	3756 Gunston Road	Yes	166900	9	16866	150034	39	3847	Med High
7/29/2026	605	1102 Valley Drive	Yes	60000	5	9370	50630	40	1266	
7/29/2026	965	1574 Mount Eagle Place	No	85000	17	31858	53142	44	1208	
7/29/2026	944	1621 Preston Road	Yes	48000	5	9370	38630	33	1171	
7/29/2026	523	1318 Martha Custis Drive	Yes	68000	15	28110	39890	35	1140	
7/29/2026	817	1722 Preston Road	Yes	78000	15	28110	49890	45	1109	
7/29/2026	724	3248 Gunston Road	Yes	81000	21	39354	41646	39	1068	
7/29/2026	405	1449 Martha Custis Drive	Yes	38000	5	9370	28630	28	1023	
7/29/2026	803	3321 Coryell Lane	Yes	66000	11	20614	45386	46	987	
7/29/2026	309	3554 Martha Custis Drive	No	72000	17	31858	40142	45	892	
7/29/2026	941	1575 Mount Eagle Place	Yes	63000	17	31858	31142	40	779	
7/29/2026	917	1646 Fitzgerald Lane	No	56000	13	24362	31638	41	772	
7/29/2026	221	3300 Martha Custis Drive	Yes	75000	23	43102	31898	43	742	
7/29/2026	842	3218 Ravensworth	No	51000	9	16866	34134	47	726	
7/29/2026	972	1638 Mount Eagle Place	Yes	46000	10	18740	27260	39	699	
7/29/2026	829	3313 Martha Custis Drive	Yes	72000	21	39354	32646	47	695	
7/29/2026	518	3630 Valley Drive	Yes	51000	11	20614	30386	44	691	
7/29/2026	814	3272 Valley Drive	Yes	80000	25	46850	33150	48	691	
7/29/2026	924	3648 Gunston Road	No	76000	23	43102	32898	48	685	
7/29/2026	535	3737 Lyons Lane	No	32000	5	9370	22630	38	596	
7/29/2026	310	3436 Martha Custis Drive	No	75000	23	43102	31898	56	570	
7/29/2026	210	3132 Martha Custis Drive	No	43000	13	24362	18638	33	565	
7/29/2026	534	3619 Greenway Place	No	39000	11	20614	18386	33	557	
7/29/2026	841	1614 Ripon Place	Yes	44000	11	20614	23386	43	544	
7/29/2026	731	3424 Gunston Road	Yes	63000	21	39354	23646	45	525	
7/29/2026	108	3213 Gunston Road	Yes	50000	15	28110	21890	43	509	

[illegible]

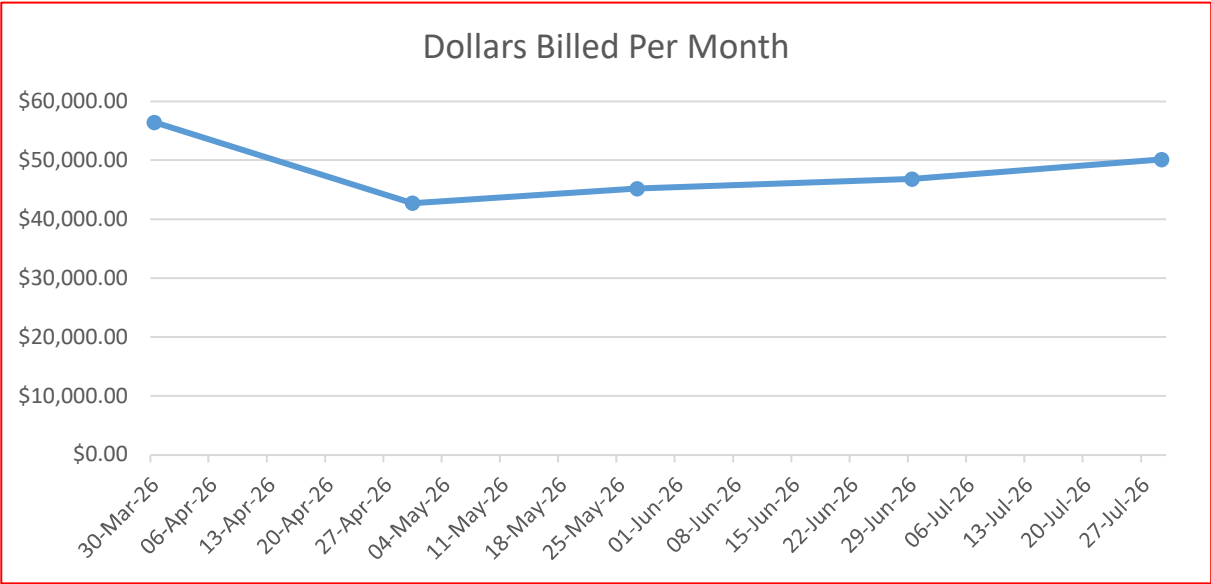
Monthly Rollups for Utility Data of Gallons Used, Current Balance (Total \$ for the month) & Current Usage Chrgs (Water used sub-charges for the month)

Current Balance Totals should match or very closely represent Utility PFX PDF Bills

Current Balance data field only recently provided after PFX Staff asking for a CSV field providing Total \$ per meter

Date	Dollars Billed
30-Mar-26	\$56,459.67
30-Apr-26	\$42,729.67
27-May-26	\$45,203.98
29-Jun-26	\$46,803.43
29-Jul-26	\$50,112.55

March bill had an additional \$13,292.01 applied to the original \$42,636.78



Monthly Rollups for Utility Data of Gallons Used

Current Balance Totals should match or very closely represent Utility PFX PDF Bills

Date	Gallons Used
30-Mar-26	5087400
30-Apr-26	4885000
27-May-26	4847800
29-Jun-26	4398300
29-Jul-26	4972700

