

Response to Fox Inspection Jan 21/2019

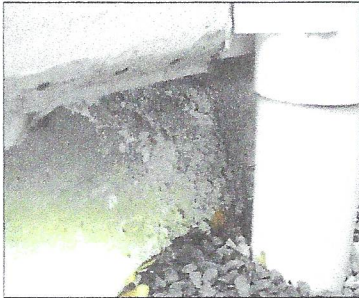
UNICUS

DEVELOPMENTS

2816 Newman St.

Inspection report repaired items:

Concrete repairs

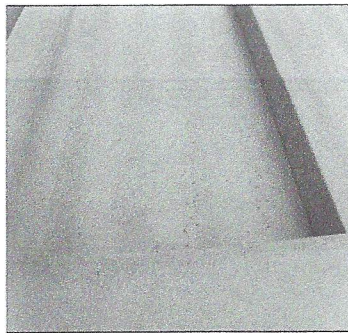
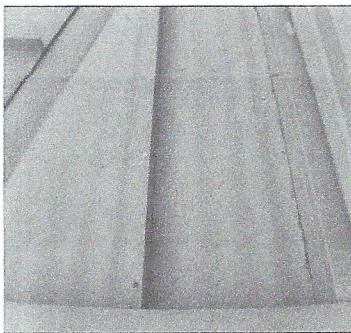


Repaired- smoothed

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Roof surface:

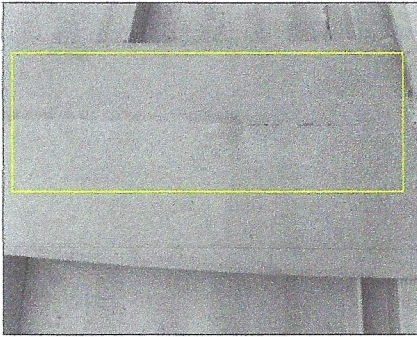
Rusting/pitting observed on metal roofing. Recommend further evaluation/ painting to prevent further corrosion.



Repaired- rust removed and applied paint.

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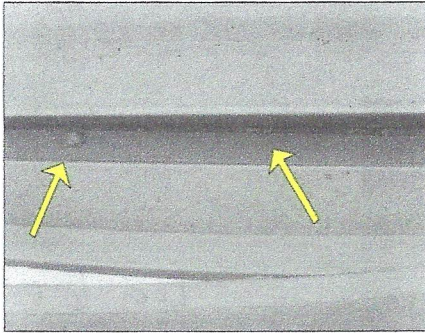
Ridge cap is damaged/deformed at one or more areas on roof surface; possibly from foot traffic.



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Repaired- ridge cap replaced

Recommend clearing debris from roof surface to allow for proper water drainage.

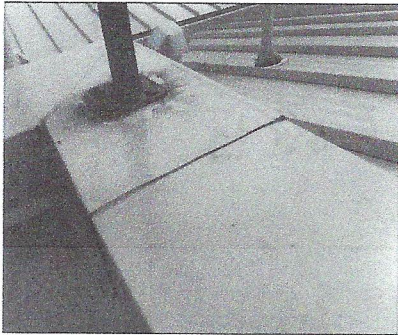


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Repaired- debris removed

Flashing:

Observed railing bolted down to the top of the cap flashing on the balcony and roof surface.



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43

Repaired- resealed part of home maintenance

Observed areas of cap flashing on the terrace that are not properly sloped to shed water

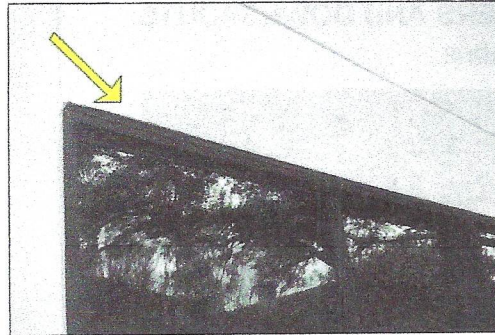
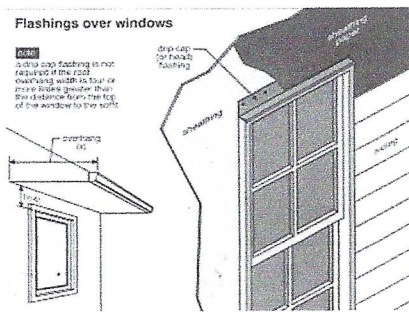


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43

Repaired- rust removed part of home maintenance

pg 7 of
43

Head flashing missing over some windows / doors.

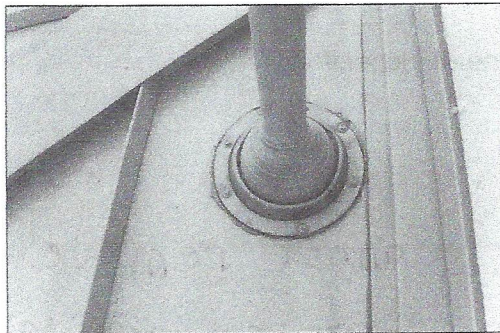


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Not repaired- head flashing present over all windows

ROOF PENETRATIONS:

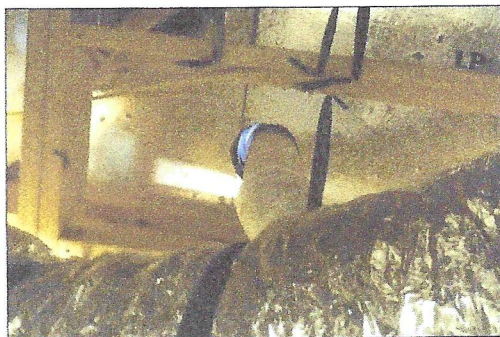
Rubber gasket of drain waste vent is inverted.



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Repaired- gasket re-inverted

Daylight observed in attic around water heater exhaust vent penetration.

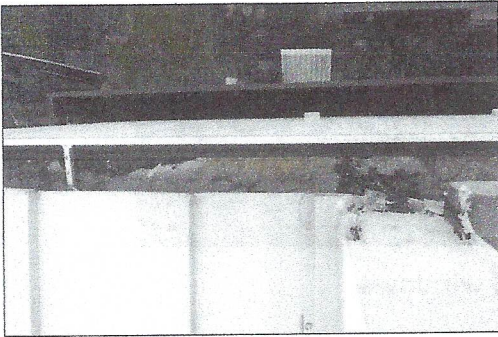


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Not repaired- daylight furnace cap normal from open pipe, no water intrusion

RAIN GUTTERS AND DOWNSPOUTS:

Clean out debris



Repaired – cleaned and secured

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Water staining -No active leaks observed at time of inspection.

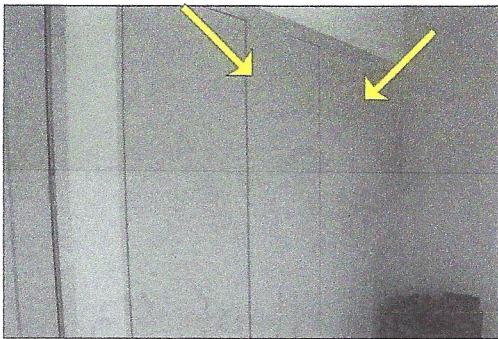


Not repaired- not an active leak

cannot remove stain
but no active
leak

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Some of the cabinets in the bedrooms do not stay closed completely.

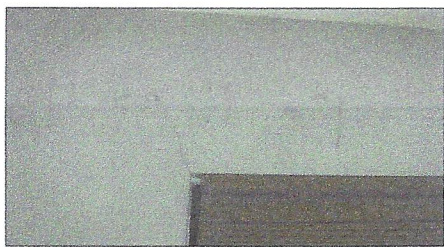
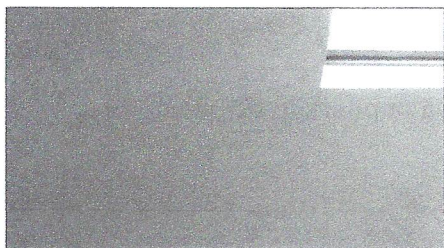


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magnets changed
on third floor
closet

Repaired- magnets changed

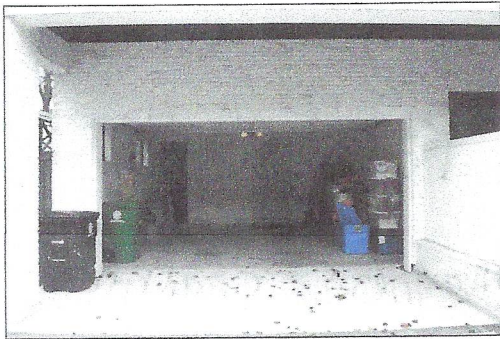
Cosmetic cracks



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Repaired – all sheetrock cracks fixed due to settlement

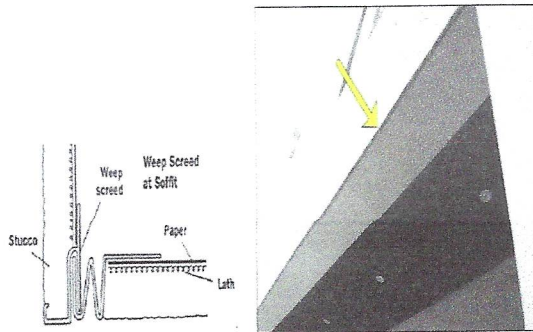
Sag in double header over garage door.



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Not repaired- brick and lintel level, mortar crack fixed

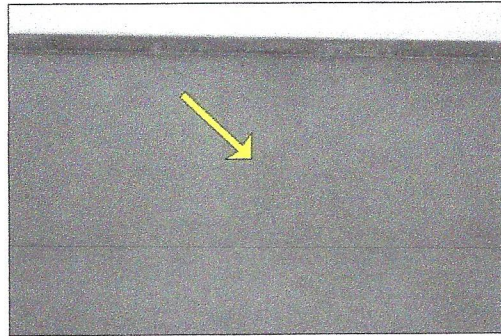
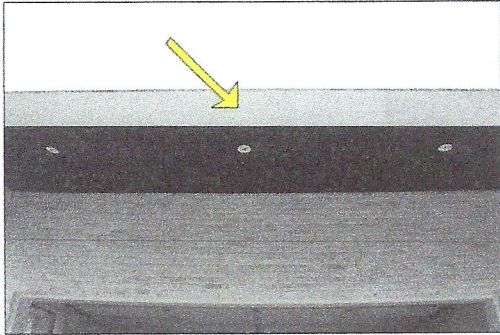
The weep screed at the bottom of the stucco wall appears to be sealed up



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Repaired – opened and cleaned

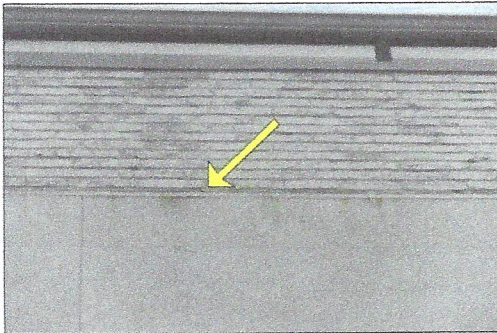
Crack observed at bottom side of stucco overhang over garage.



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of
43

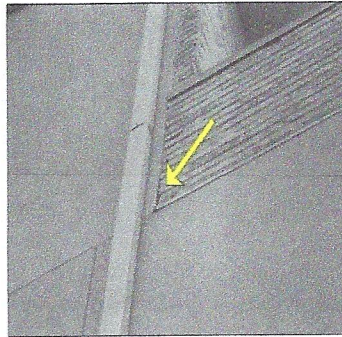
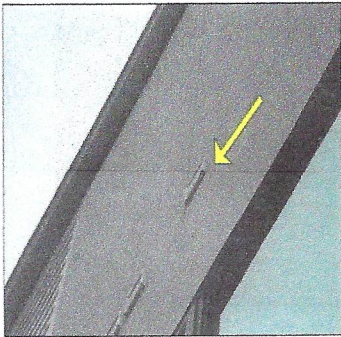
Repaired- all cracks fixed due to settlement

Rust/corrosion observed below flashing at top of stucco wall at front of house.



Repaired- - all rust cleaned

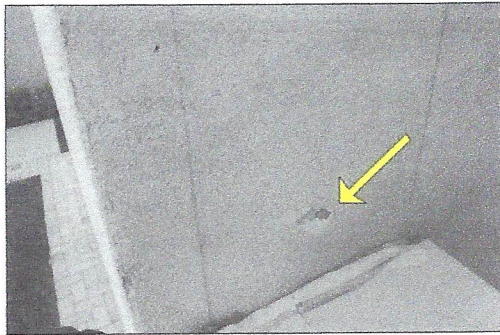
Possible water entry from joints and/or penetrations in stucco siding



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Repaired- all areas sealed part of home maintenance

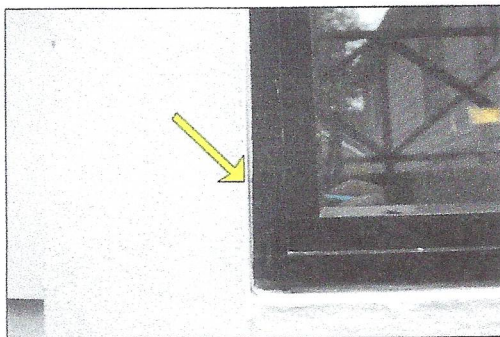
Stucco finish is damaged at top of guard wall at southeast corner of house.



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Repaired – all stucco fixed

Caulking deficient around one or more windows



pg 13 of 43

Repaired – window recaulked part of home maintenance

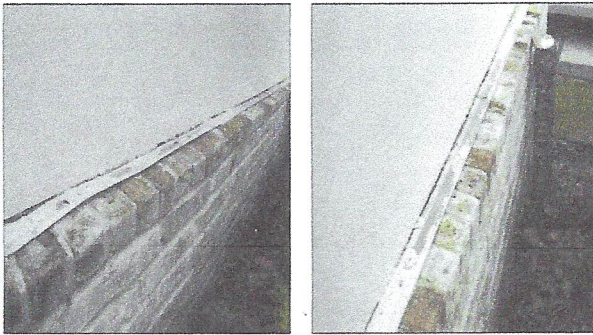
Staining observed on side of guard east side of front guard wall, possibly due to lack of sunlight.



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Repaired- cleaned part of maintenance

Recommend painting flashing



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Repaired – painted part of home maintenance

The guard wall at front of house at southeast corner is pulling away from structure. Large gap observed between wall and house that may allow water accumulation.



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Repaired – stucco wall fixed due to settlement

Cracks in brick veneer and/or repairs, one or more locations



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Repaired – all brick cracks fixed due to settlement

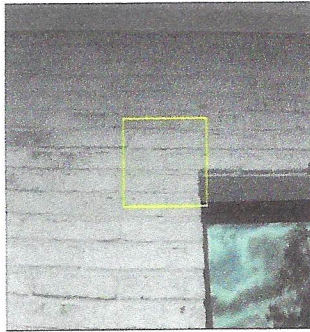
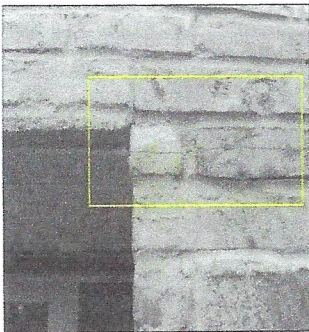
Metal lintel(s) over window/door openings are not flash



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Repaired- metal cap added on top of the gate, lintels painted

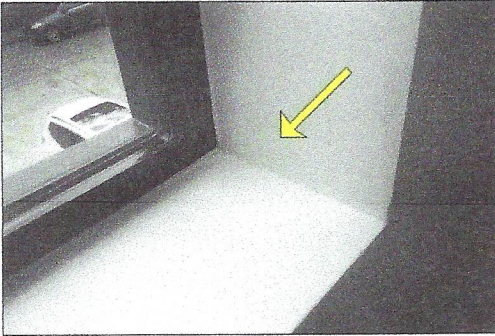
Cracks at upper corners of brick



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Repaired – cracks fixed due to settlement

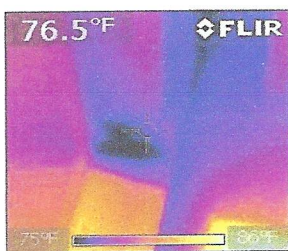
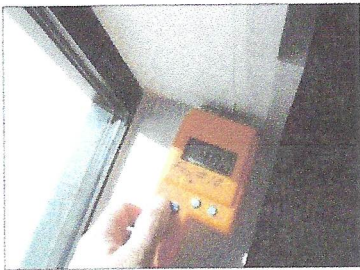
Water stains



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Repaired -no evidence of damaged, painted

Water penetration observed at the following location(s): at third floor fixed window.
Recommend further evaluation/repair



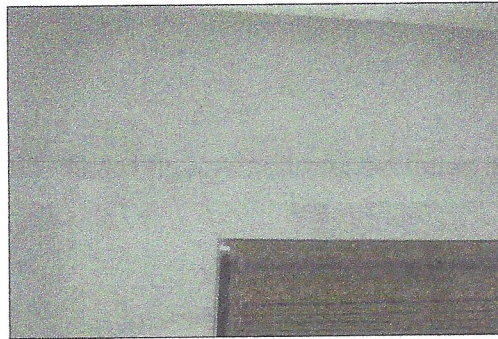
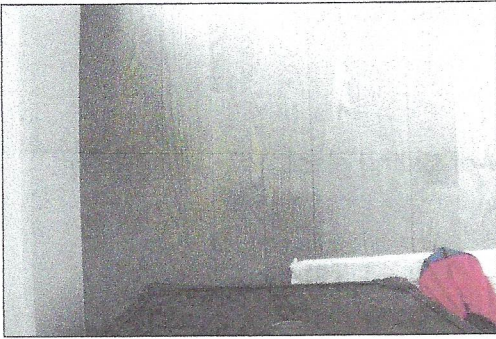
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Repaired – water coming thru the glass, glass removed and resealed see pics below



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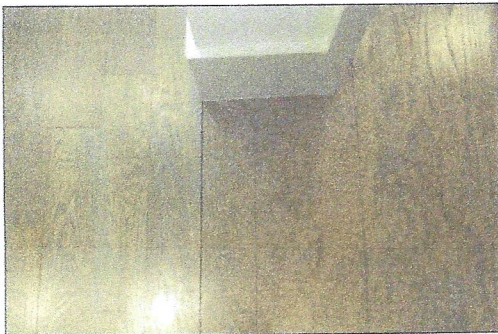
Gaps observed at base of floor below baseboards at third floor staircase landing.



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of 43

Repaired – all gaps and sheetrock cracks fixed due to settlement

Some separation observed between wood planks at multiple locations; third floor near balcony door and first floor near kitchen.



pg 18 of 43

Repaired- all floors fixed

Water damaged wood flooring



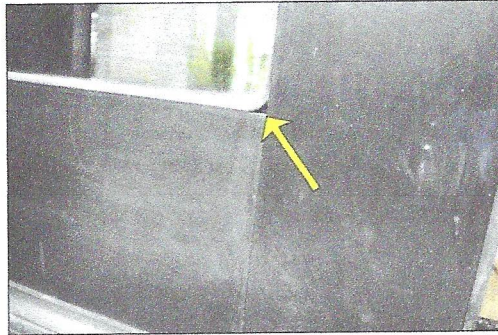
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Not repaired – not coping, no water damaged

Door sticks some when closed; second floor west guest bedroom

Repaired

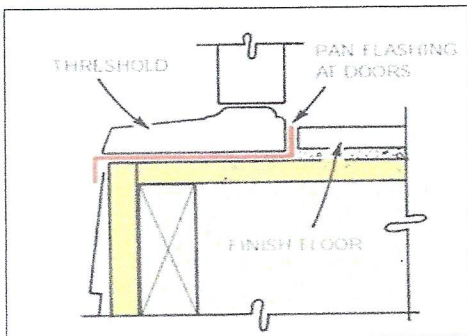
Observed water penetration though bottom corner of sliding glass door at first floor.



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43

Repaired- resealed door jambs

Did not observe door pan flashing at exterior door location



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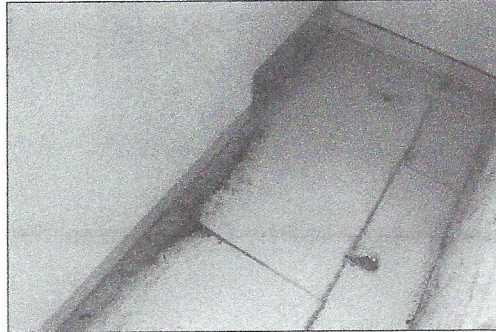
Not repaired- door pan is presented. We added concrete board to made it finished

Stairway has tripping hazard, Risers are not same height along the entire height of steps.

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Not repaired- Stairs approved by COH standards. Stairs cannot be modified.

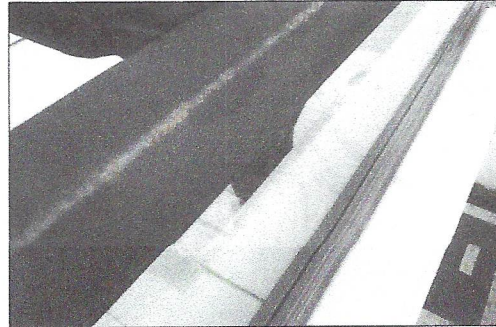
Some staining observed on balcony floor along wall



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Repaired- pressure washed dirt part of regular home maintenance

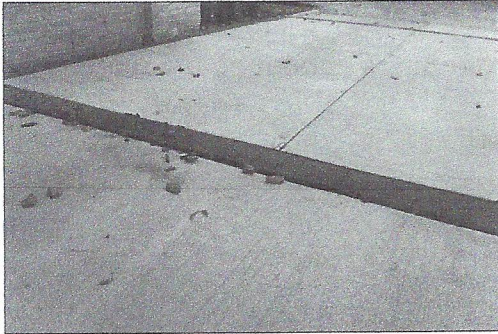
Rust/corrosion observed on iron railing at multiple locations



pg 22 of 43

Repaired- all painted part of regular home maintenance

Tripping Hazard(s), walks and/or driveways are uneven.



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Not repaired- approved by COH standards, and exposed concrete moves and settles.

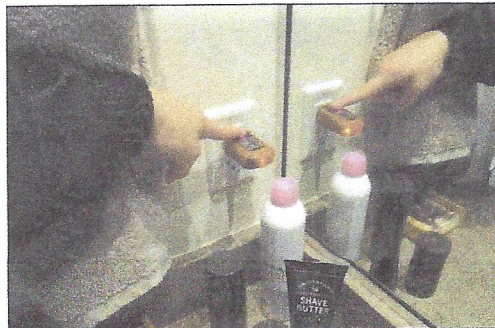
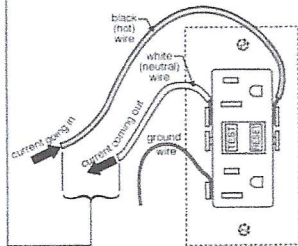
Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

☒ All bathrooms

Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires. if there is a difference (even as little as 5 milliamperes), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream.

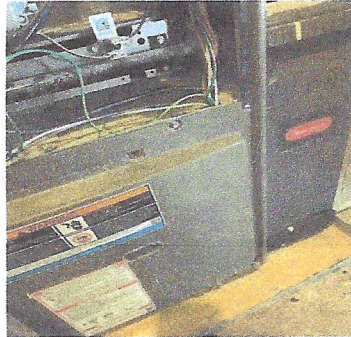
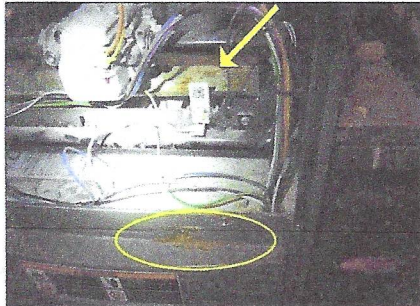
Note:
if the GFI is in the panel, the entire circuit will be shut down.



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of
43

Not repaired- gfci at breakers panels per 2012 COH codes and regulations

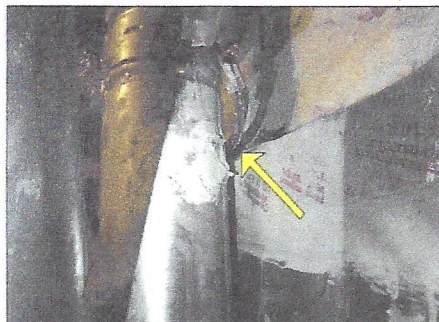
Some rust/corrosion observed inside of heater cabinet



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Repaired – removed rust

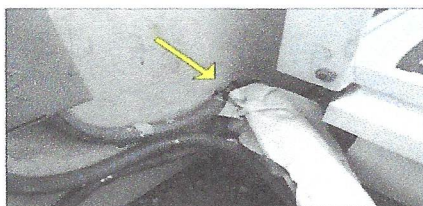
Recommend adjusting thermostat wiring away from heater exhaust vent.



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Repaired – moved away

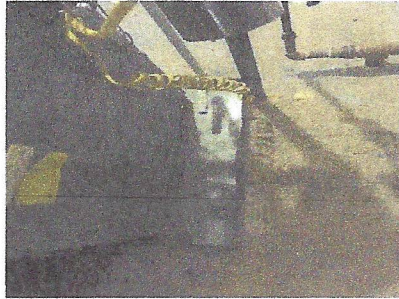
Recommend sealing exterior where AC lines enter house.



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Repaired – sealed and capped

Secondary drain pan is rusted;



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Repaired – rust removed

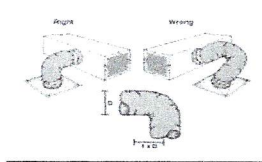
Observed areas in attic where flex duct mechanical connection zip ties are not snug fit



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Repaired – tied zip ties

Some flex duct observed to be improperly routed with sharp bends

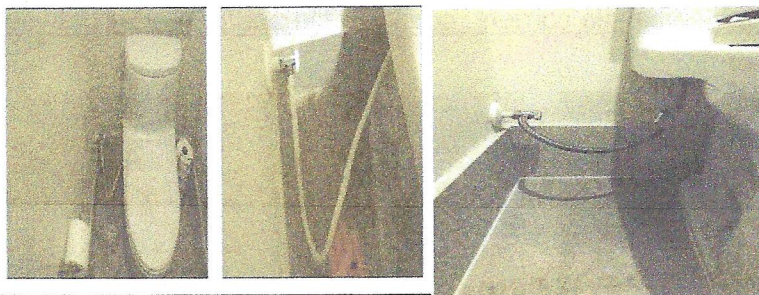


DIYIMBING

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Not repaired- limited space

Observed 2 water lines amateurishly tied



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Repaired – removed one line

COMMODOES: Does not flush properly

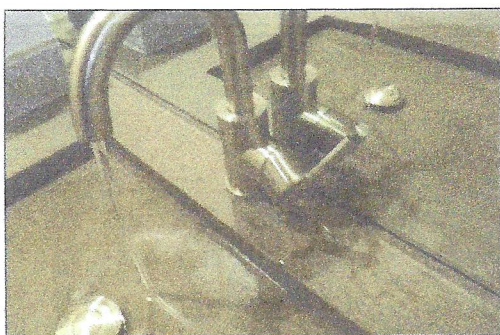


see Appendix 1
Pg 31 of 43

Not Repaired – ~~normally functioning~~

repaired

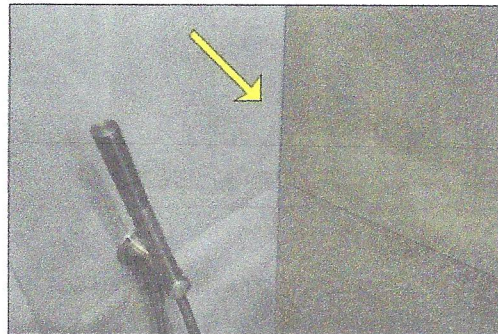
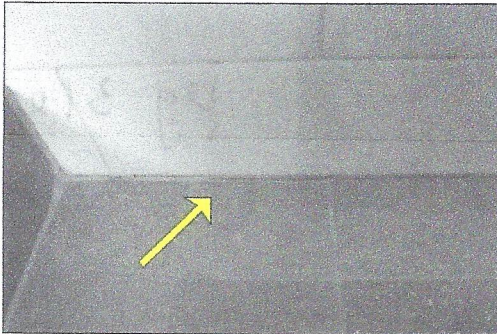
The faucet handle at the first floor bathroom hits the mirror.



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Not Repaired- part of design approved by COH standards

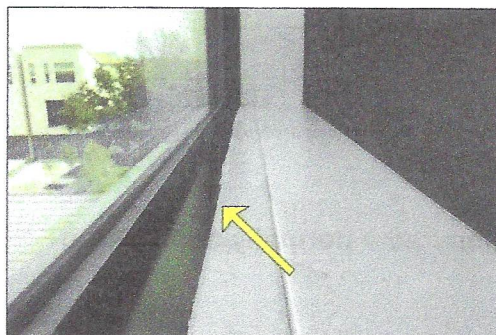
Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles



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of
43

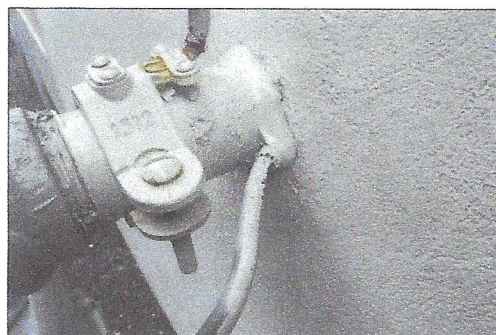
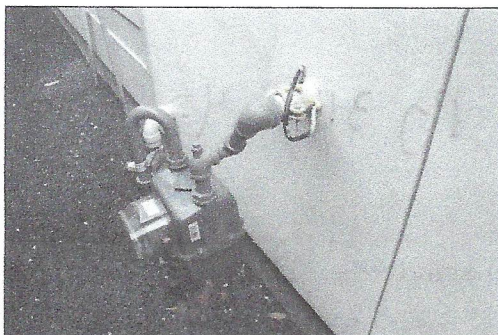
Repaired – caulked with silicon grout

Observed level or improper sloping of shower window sill tile, sill should slope towards interior of shower not back towards window frame.



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of
43

Not repaired- tested and not ponding water
Gas piping not sleeved



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43

Repaired – reseal around pipe

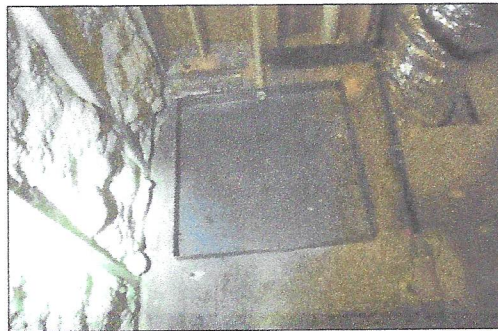
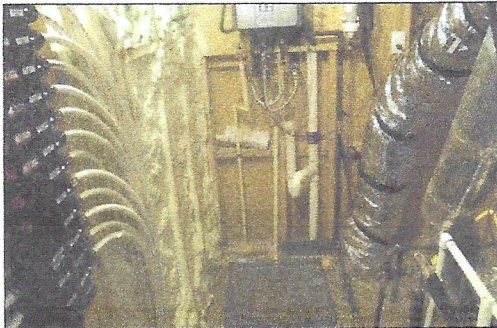
Open drain observed in attic, below water heater, which may allow sewer gases to enter into attic if P-Trap dries out.



water removed
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Not Repaired - trap had water

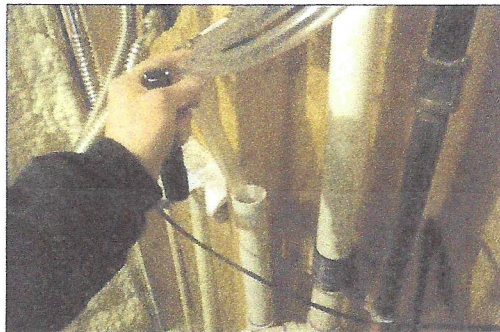
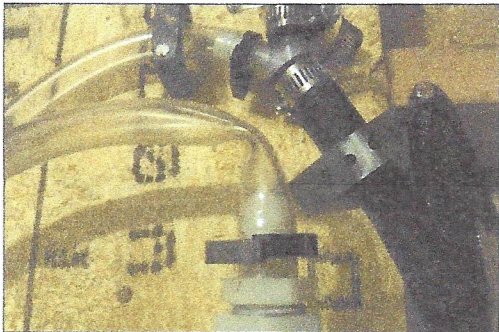
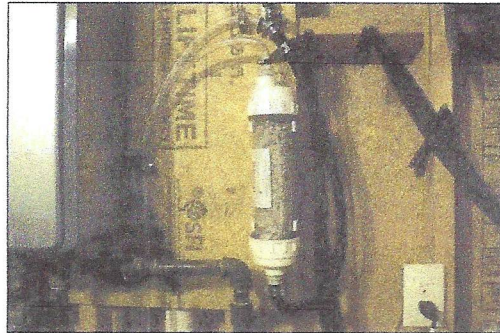
Drain pan is not secured properly in place.



Repaired- secured

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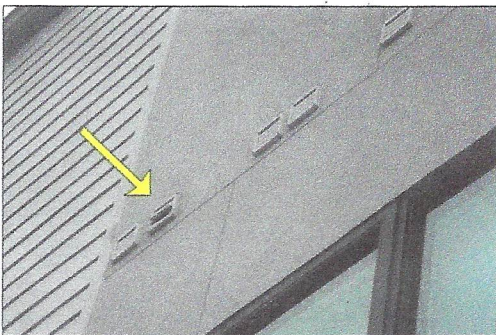
The condensate drain line and components do not appear to have been installed properly to allow for proper drainage



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of
43

Repaired- lines uncrimped and loop fixed

Flappers stuck open on one or more vents



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43

Repaired- flappers replaced

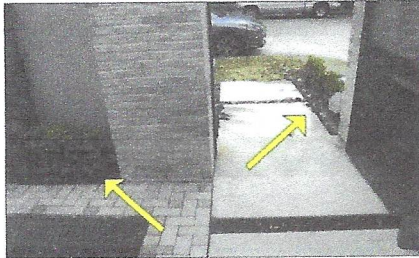
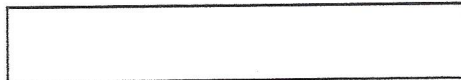
Missing required safety sticker / decal next to operator button.



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Repaired- sticker installed

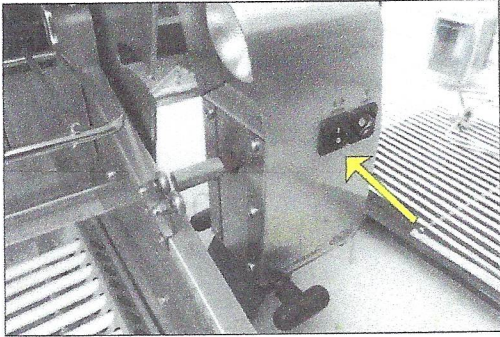
Observed two head types have different coverage rates and should not be mixed on the same zone.



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Repaired- all heads changed

The rotisserie motor is not operational.



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43

Repaired – serviced and repaired

Appendix One (1)
2816 Newman Street
Repairs (cont'd) 2 pages

Third Floor Commode, pg 20 of Newman report and page 31 FOX report
- repaired, was not flushing properly due to water levels, adjusted by plumber Feb 20, 2019



Gas Dryer Hose, pg 38 of FOX inspection

- repaired Feb 16, 2019

