

Attachment 1 to Maintenance Plan

List of Deferred Maintenance

Note: The Concessioner must complete all DM in 2014 and 2015.

FMSS Asset Code	Work Order Title	Deficiency Long Description
42609	Repair Cedar Siding	Remove dirt piled up on cedar siding left side of loading access doors on east side of the lodge (approximately 4 SF) in order to preserve the life of the siding.
42609	Repair Exterior Siding	Repair the exterior siding where the phone booth was removed. There is a hole in the wall.
42609	Replace Windows	Replace the boarded up window hole with a window near the front stairs and the window in the kitchen.
42609	Repair Downspout	Remove downspout to the right of the east side loading area and reposition to discharge away from the building, approximately 8 LF of downspout.
42609	Repair Door Jamb	Repair the bathroom door jamb. The door jamb is damaged.
42609	Repair Wood Railing	Repair the wood railing near the entrance stairs where the phone booth was removed. Install approximately 4 LF of railing to close in the open area.
42609	Refinish Concrete Stairs	Replace sealed concrete finish on the stairs leading from the basement to the stairwell. The sealant finish is significantly deteriorated and requires replacement.
42609	Refinish Concrete Interior Walls	Replace paint and sealant finishes on the concrete interior walls in the basement throughout, the paint is significantly deteriorated.
42609	Refinish Concrete Basement Walls	Replace paint and sealant finishes on the concrete walls in the basement, the paint is significantly deteriorated.
42609	Repair Wall Trim	Repair the baseboard wall trim located in the alcove by the front desk (4 LF).
42609	Paint Gypsum Wall - BL	Prepare and paint the gypsum wall board interior wall finish in the basement IT room and Electrical room, (does not include interior wall partition structure) the paint on these walls is significantly deteriorated.
42609	Refinish CMU Interior Walls	Replace paint on the CMU interior walls in the basement in portions of the laundry room and storage room the finish is significantly deteriorated.
42609	Refinish Concrete Basement Walls	Replace paint and sealant on the concrete walls in the basement throughout the perimeter and supporting interior walls, the paint and sealant are significantly deteriorated.
42609	Replace Vinyl Tile - 1 FL	Replace vinyl tile floor finish in main level stock/prep area in the kitchen and the bathroom in the kitchen as the floor finish is significantly deteriorated (144 SF).
42609	Repair Ceramic Tile	Repair ceramic tile floor finish in the men's and women's bathroom by inspecting and replacing all broken, damaged and missing tile (approximately 2% of total tiled floor area).
42609	RegROUT Ceramic Tile	Clean and regROUT the ceramic tile floor finish in the men's and women's public restrooms on the main level. The grout is significantly deteriorated and requires maintenance.
42609	Replace Linoleum - 1 FL	Replace linoleum floor finish in a portion of the main level stock/prep area in the kitchen, the floor finish is significantly deteriorated and requires replacement (20 SF).
42609	Refinish Concrete Basement Floors	Replace paint and sealant finishes on the concrete floors in the basement including the laundry room, electrical room and storage room as the floor finish is significantly deteriorated.

42609	Refinish Concrete Basement Floors	Replace sealant on the concrete floors in the basement including the warehouse, room adjacent the warehouse leading to the kitchen, the mechanical room and the office, the finish in these areas is significantly deteriorated.
42609	Paint Drywall Ceiling - BL	Prepare and paint the drywall ceiling finish in the basement, includes the laundry room, IT room, Electrical room, storage room, mechanical room and office as the paint is significantly deteriorated.
42609	Replace Sink Vanity	Replace the sink vanity located in the prep area. The cabinet is rotting from water damage.
42609	Replace Electric Outlets	Replace two electrical outlets. The outlet outside of the walk-in cooler is broken and needs replacement. The outlet under the kitchen prep sink is rusty and should be replaced with a GCFI outlet. Install a cover on the outlet located behind the serving counter. The wires are exposed.
42609	Repair incandescent Lighting	Repair the hallway light lens cover. The cover is damaged (has holes in the corners) and is dirty.
42609	Repair Privacy Fence	Remove and replace damaged/rotted wood at the base of the fence, approximately 3 LF. The fence is located on the southwest side of the building near the dumpsters. The bottom of the fence is rotten and requires repair/replacement.
42609	Repaint Line Striping	Repaint the line striping around the bike parking just outside of the north corner of the building (40 LF) as the line is severely faded.
42609	Replace Electrical Panel	Replace the electric panel located just outside the laundry room near the utility sink as the panel is rusty and past its useful life.
42609	Repair Electric Panel	Repair the electric panel located in the basement mechanical room "Utility Room 2" on the north wall 100A 120/208 volt 8 circuit by installing a metal front cover. The panel does not have a cover.
42609	Repair Baseboard Heaters	Repair the baseboard heaters in the dining room area. The cover for the baseboard heaters are missing or loose.
42609	Replace HVAC Exhaust Fan	Replace the fan exhaust located in the basement storage room. The fan has surpassed its estimated design life and could fail at any time. Size/Cap/Rating: 800 CFM assumed to be the building exhaust located in the basement storage room. There were no visible data tags.
42644	Replace Exterior Door Threshold	Replace the front exterior door threshold. The threshold is damaged.
42644	Install Gutter	Install coated metal gutter that is missing on the east side of the building
42644	Install Downspout	Install coated metal downspout that is missing on the east side of the building
42644	Replace Interior Door Threshold	Replace the bathroom door threshold. The threshold is missing.
42644	Repair/Replace Hardboard Wall Panels	Repair damaged and replace missing hardboard interior wall panels in the bathroom adjacent the maintenance storage room and the uniform storage room. There is one missing and one damaged panel in the bathroom and one missing panel in the uniform storage room. Further, the area in the bathroom where the panel is missing should be inspected for mold/mildew and cleaned appropriately.
42644	Replace Carpet	Remove and replace the carpet floor finish in the uniform storage room as it is worn and beyond useful service life.
42644	Refinish Concrete Floor	Reseal the concrete floor in the maintenance storage room and maintenance shop. The sealant is significantly deteriorated and worn and requires renewal every 15 years.
42644	Clean/Replace Drywall Ceiling	Clean (or replace if necessary) the drywall ceiling in the bathroom adjacent the laundry room. There is a significant quantity of mold/mildew on the ceiling that should be cleaned and if it can't be cleaned the ceiling should be replaced to ensure removal and prevent health risks. In addition repair the drywall in the Camp store/Tool Storage area as it is missing a section.

42644	Replace Light Cover	Replace the light cover for the fixture located over the basement stairs. The fixture cover is broken.
42717	Replace Shakes	Replace broken shakes on the rear of Unit 2 above the south corner of the window
42717	Repair Door Jamb	Repair the door jamb in guest room #1. The door jamb is damaged. Hollow wood, interior, personnel door leading to the bathrooms every 6 years.
42717	Repair Drywall	Repair drywall interior wall finish in the guest cabin #2 bathroom near the bathtub (4 SF).
42717	Refasten Carpet	Refasten carpeting that is pulled up at the wall in guest cabin #4. The carpet has become unattached to the floor.
42717	Repair Unit heater	Repair the unit heater in bathroom in cabin 4. Unit is non-functioning.
42717	Repair Exterior Door Light	Repair the exterior wall sconce lighting fixture located at the entry door at guest cabin #1. The exterior light fixture improperly supported and the wires are supposed.
42717	Repair Bathroom Light Fixture	Repair the bathroom light fixture in guest cabin #4. The light fixture is missing the lens cover.
42717	Repair Unit heater	Repair the unit heater under the window in cabin 4. Unit is non-functioning.
42724	Repair/Replace Window Screens	Repair window screen outside the dining room. The screen is loose. Replace one window screen outside of the dining room. The screen is damaged. Replace one window screen outside of the office area. The screen is damaged.
42724	Install Downspout	Install missing downspout on the north side of the building. The downspout is completely missing.
42724	Replace Cove	Remove and replace the rubber base cove around the lower perimeter hallway adjacent the bathrooms. The cove is deteriorated, worn and requires replacement.
42724	Replace Carpet	Replace carpeting (office type) in the main office areas. The carpet is worn and past due for replacement (570 SF).
42724	Repair Faucet	Repair faucet on the triple sink faucet due to leaking.
42724	Replace Heat Exchanger	Replace heat exchanger for the domestic water system Located in the overhead in the utility room every 50 years. Age and domestic water conditions require replacement due to excessive scale formation and decreased heat transfer capabilities.
42724	Repair Fluorescent Lighting Fixtures	Replace broken and missing lenses on fixtures in the kitchen.
42724	Repair Roof Snow Stops	Repair the snow stops on the roof of the building. The snow stops have been damaged by heavy snow.
70962	Stain Fence	Stain the fence surrounding the fuel tanks. The fence has not been stained and is unprotected against weather.
70962	Paint Fuel Tank	Prepare and paint the fuel tank. The fuel tank is rusty.
70962	Paint Fuel Tank	Prepare and paint the fuel tank. The fuel tank is rusty.
73317	Repair Boiler Junction Box	Repair the boiler junction box by installing a junction box cover. The junction box does not have a cover and is open.
73317	Repair Door Frame	Repair the steel door frame at the entrance to U-1 Utility room. The steel door frame is not properly fastened.
73317	Replace Window Screen	Replace the window screen located in the U-1 Utility room. The screen is damaged.
73317	Repair Baseboard	Replace the broken baseboard trim in the guest cabin #6 bedroom. The baseboard trim is damaged and has come loose from the wall. (8 LF)

73317	Paint Drywall Walls	Prepare and paint the drywall interior walls throughout the Utility Room (U3) The paint in this room is significantly deteriorated and requires renewal. Note, there may be mold present on the walls and ceiling, appropriate precautions should be taken.
73317	Paint Drywall	Paint drywall ceiling finish in the guest cabin #6 bathroom above the light fixture. The paint is peeling.
73317	Paint Wood Ceiling	Prepare and paint the wood ceiling throughout the Utility Room (U3) The paint in this room is significantly deteriorated and requires renewal. Note, there may be mold present on the walls and ceiling, appropriate precautions should be taken.
73317	Paint Drywall Ceiling	Prepare and paint the drywall ceiling throughout the Utility Room (U1) entry area The paint in this room is significantly deteriorated and requires renewal. Note, there may be mold present on the walls and ceiling, appropriate precautions should be taken.
73317	Repair Unit Heater	Repair the small baseboard unit heater located in the guest cabin #6 bathroom. The bathroom thermostat and heater are not working.
73317	Replace Electrical Cover	Replace the electrical cover on the electrical outlet in the main area of guest cabin #6. A void exists around the electric receptacle cover plate.
73341	Repair Panelboard	Repair the lock on the panelboard in cabin 15 to prevent unwanted access.
73341	Stain Exterior Wall Siding	Finish staining the cedar wall finish on the south side of the building, 500 SF.
73341	Repair Wood Window	Repair the woodpecker damage to the window frame of the second window from the north corner of the of building.
73341	Trim Trees	Trim the trees that are growing close to guest cabins #10, #11, and #17. The trees are encroaching on the structure and may cause future damage.
73341	Repair Drywall Interior Wall Finish	Repair the damaged drywall interior wall finish in the bathroom near the edge of the tub There is water damage near the edge of the tub (all units except 15) (5% of surface).
73341	Paint Drywall	Prepare and paint the drywall above the bedroom light and in the bathroom. The paint is peeling.
73341	Repair Drywall	Repair drywall ceiling finish in the bathroom of guest cabin #12. Drywall seam above the bathtub is cracked.
73341	Caulk Shower Surround	Caulk the shower surrounds in guest cabins #9, #10, #14, and #15. The shower surround is peeling away from the wall.
73341	Repair Exhaust fan	Repair the exhaust fan in cabin 14 Unit is non-functioning.
73350	Paint Drywall	Paint drywall ceiling finish in the bathroom of guest cabin #7. The paint is peeling and needs refinishing.
73350	Repair Electrical Conduit	Repair the electrical conduit running between cabin #7 and #8. A conduit coupling is broken which leaves the wires exposed.
73350	Repair Exterior Light Fixture	Repair the light fixture mounted on the exterior of guest cabin #7 near the entrance door. The fixture is missing the cover.
73361	Repair Unit Heater	Repair the defective unit heater under window in cabin 16 Unit is non-functioning.
73361	Stain Exterior Wall Siding	Prepare and finish staining the exterior wall finish (cedar 1" x8" tongue and groove siding). The stain finish on the upper portion of the northeast (side) and northwest (rear) walls isn't complete (approximately 1200 SF).
73361	Repair Soffit	Repair the soffit on guest cabin #19. The soffit is sagging above the deck, fasten soffit to ceiling joists.
73361	Remove Debris	Remove debris from the roof to preserve the serviceable life, 2,890 SF total area of roof.
73361	Replace Interior Wood Door	Replace hollow wood, interior, pocket door leading to the bathrooms in guest cabins #17 and #19. The doors are damaged.

73361	Repair Drywall Interior Wall Finish	Repair the damaged drywall interior wall finish in the bathroom near the edge of the tub. There is water damage near the edge of the tub (all units) (5% of surface).
73361	Replace Vinyl Sheet Flooring	Replace vinyl sheet interior floor finish in the bathroom in guest cabin #17. The vinyl is torn.
73361	Repair Faucet	Repair the faucet in cabin 21. The faucet is leaking.
73361	Replace Towel Rack	Replace the towel rack in the guest cabin #17 bathroom. The towel rack is damaged.
73361	Repair Exhaust Fan	Repair exhaust fan in cabin 21. Fan is non-functioning.
73364	Repair Exterior Bathroom Window Trim	Repair the trim around the metal sliding window located at the bathroom of guest cabin #23. The trim is damaged and needs replacing.
73364	Repair Faucet	Repair the sink faucet in cabin 24 faucet leaks.
73367	Paint Drywall	Prepare and paint drywall interior wall finish in the bathroom of guest cabin #27. Paint is chipping and peeling above the bathroom light.
73370	Repair Exterior Cedar Siding	Fill in two knot holes on the south side of the building to maintain a proper weather barrier.
73370	Remove Debris	Remove debris from roof to preserve the serviceable life of the wood shake roof (entire roof area is 1938 SF).
73370	Repair Drywall Interior Wall Finish	Repair the damaged drywall interior wall finish in the bathroom at the near the shower rod in Unit 28, adjacent the tub in Unit 28 and above the door. The drywall has water damage, requires repair from relocating the shower rod or is peeling as a result of humidity (most likely) (5% of surface).
73370	Secure Outlet	Secure the GCFI outlet located in guest cabin #31. The GCFI outlet is loose.
73372	Repair Panelboard	Repair the lock on the panelboard in cabin 31A to prevent unwanted access. Could pose a danger to park guests.
73372	Replace Wall Siding	Replace approximately 246 SF of cedar 1x8 tongue and groove siding on the south side of the building. The siding has warped and deteriorated and no longer provides adequate protection from the elements.
73372	Stain Exterior Wall Siding	Finish staining approximately 75 SF of exterior cedar siding on the north wall.
73372	Replace Interior Wood Door	Replace hollow wood, interior, pocket door leading to the bathroom in guest cabin #32. The door is damaged.
73372	Repair Drywall Interior Wall Finish	Repair the damaged drywall interior wall finish in the bathroom at the near the shower rod in Unit 35 and adjacent the tub in Unit 35. The drywall has water damage or requires repair from relocating the shower rod (5% of surface).
73375	Repair Exterior Wall Siding	Repair exterior siding on guest cabin #36. There are multiple nail pops that need to be refastened.
73375	Remove Debris	Remove debris from the roof in order to preserve the serviceable life of the cedar roof (entire roof area is 1,884 SF).
73375	Repair Drywall Interior Wall Finish	Repair the damaged drywall interior wall finish in the bathroom near the shower rod in Unit 35 and adjacent the tub in Unit 35. The drywall has water damage or requires repair from relocating the shower rod. Prepare and paint the drywall in the bathrooms in #36 and #37.
73375	Replace Vinyl Sheet Flooring	Replace vinyl sheet interior floor finish in the bathroom of guest cabin #35. There is water damage to the floor in the bathroom. Make repairs to the subfloor if necessary and replace vinyl sheet flooring.
73380	Repair Attic Vent Gable	Repair attic vent gable. The vent is damaged and needs repair.
73380	Remove Debris	Remove debris from the roof and remove encroaching trees in order to preserve the serviceable life of the cedar shake roof (entire roof area is 1,938 SF).
73380	Replace Damaged Shakes	Replace approximately 6 ft. of hip and ridge cedar shake shingles. Shingles have become loose and no longer function as intended.

73380	Repair Door Trim	Repair the door trim at the bathroom door in guest cabin #41. The door trim/weather stripping is loose.
73380	Repair Drywall	Repair the drywall near the bathroom tub in guest cabins # 39 and #41. The drywall has water damage and needs to be replaced.
73380	Repair Bathroom Flooring	Repair the bathroom floors in guest cabins #39 and #40. The flooring appears to have water damage and a portion of the subfloor may need to be replaced along with the vinyl flooring.
73380	Paint Drywall	Paint drywall ceiling finish in the guest cabin #41. The ceiling has visible mold and mildew.
73380	Repair Light Fixture	Repair the exterior wall sconce lighting fixture next to the exterior door of guest cabin #40. The fixture is loose.
73382	Repair Window Trim	Repair the window trim for the bathroom window in guest cabin #44. The trim is cracked and needs to be replaced.
73382	Replace Interior Wood Door	Replace hollow wood, interior, pocket door leading to the guest cabin #44 bathroom. The door is damaged and needs to be replaced.
73382	Repair Drywall Interior Wall Finish	Repair the damaged drywall interior wall finish in the bathroom at the top corner of the shower and the near the edge of the tub. There is water damage near the edge of the tub (all units) and the shower/bathtub stall (unit 44, 45, 46) is coming loose from the wall; both require repair (5% of surface).
73382	Repair Bathroom Flooring	Repair the bathroom flooring in guest cabin #46. Portions of the subfloor may need to be replaced along with the vinyl sheet flooring due to moisture/rotting of the subfloor.
73382	Caulk Bathroom Sink	Caulk the bathroom sink in guest cabin #45. There is a gap between the sink and the vanity.
73383	Repair Gable Vent	Repair the gable vent on guest cabin #50. The gable vent is not properly attached.
73383	Repair Soffit	Repair the soffit on guest cabin #50. The soffit is sagging and needs to be reattached to the ceiling joists.
73383	Repair Drywall	Repair the drywall located in the bathroom of guest cabin #47. The wall has water damage. Caulk around the edges of the showers in cabins #47 and #49. The caulk has come away from the wall.
73383	Repair Base Trim	Repair the base trim in the main room of guest cabin #47. The base trim is loose.
73383	Repair Bathroom Floor	Repair the bathroom floor in guest cabin # 48. The floor has water damage and a portion of the subfloor may need replacement along with the vinyl sheet flooring.
73383	Repair Exterior Light Fixture	Repair the exterior light fixture located at the entrance door to guest cabin #50. The fixture is rusty and the bulb may be burned out.
73386	Repair Electrical Panel	Install a metal cover on the electrical breaker box in U-3. The breaker box has a wood cover.
73386	Repair Boiler Electric Junction Box	Install a cover on the boiler electrical junction box. The box is exposed without a cover.
73386	Repair Wood Flooring	Repair the wood flooring in the bathrooms of guest cabins #51 and #52. The floor has water damage and requires the replacement of a portion of the subfloor.
73386	Repair Exterior Wall Siding	Repair exterior siding on U-3. The siding appears to have been damaged by the cleaning cart.
73386	Clean Gable Vent	Clean the gable vent on building U-3. The vent contains moss.
73386	Repair Loft ladder	Repair the loft ladder by securing it to the wall in building U-3. The ladder is not secured to the wall.
73386	Paint Drywall Walls	Prepare and paint the drywall interior walls throughout the Utility Room (U3) The paint in this room is significantly deteriorated and requires renewal. Note, there may be mold present on the walls and ceiling, appropriate precautions should be taken.

73386	Paint Wood Ceiling	Prepare and paint the wood ceiling throughout the Utility Room (U3). The paint in this room is significantly deteriorated and requires renewal. Note, there may be mold present on the walls and ceiling, appropriate precautions should be taken.
73386	Repair Toilet	Repair toilet in cabin 51 from running continuously.
73387	Stain Exterior Wall Siding	Finish staining the exterior cedar siding on the west side of the building, 150 SF.
73389	Repair/Paint Drywall	Repair the drywall near the bathtub in guest cabin #55. The drywall has water damage. Prepare and paint the drywall behind the light in cabins #55 and #56. The paint is bubbling.
73395	Repair Cedar Siding	Repair approximately 6 SF of loose siding on the northeast corner of the building and approximately 2 SF on the east side of the building below the overhead door.
73395	Stain Exterior Wall Siding	Finish staining the exterior cedar siding on the northeast corner of the building, 25 SF.
73395	Repair Garage Door	Replace the seal on the garage door so that it rests flush with the floor when closed.
73395	Repair Exterior Light Fixture	Repair the exterior light fixture. The cover for the fixture is broken.
73460	Paint Walls	Prepare and paint the interior walls. The paint is deteriorated and worn and requires replacement (440 SF).
73460	Paint Ceiling	Prepare and paint the ceiling. The paint is deteriorated and worn and requires replacement.
73529	Regrade Parking Lot Surface	Regrade parking surface and install additional gravel. The gravel parking lot has numerous depressions and lacks sufficient depth of gravel.
84205	Repair unit heaters	Repair the unit heaters in all cabins. Units are non-functioning.
84205	Label Electrical Panel	Label the electrical panel in the boiler room. The electrical panel is not clearly labeled.
84205	Replace Hot Water Storage Tank	Replace the tank located in boiler room with floor drain present. Age and domestic water conditions require replacement due to excessive scale formation and decreased heat transfer capabilities.
84205	Replace Vent Screen	Replace the vent screen outside for room 7. The vent screen is damaged.
84205	Secure Wood Deck Footers	Secure wood deck footers to the support posts. The support posts are not attached or poorly attached to the footers.
84205	Repair Banister Slat	Repair the banister slat on the exterior stairs near room 8. The banister slat is loose.
84205	Replace Window and Screen	Replace the exterior window outside of Room 3. The window is cracked. Replace the window screen outside of rooms 3 and 5. the screens are damaged.
84205	Replace Exterior Door Threshold	Replace the exterior door threshold for rooms 4 and 8. The thresholds are damaged.
84205	Repair Exterior Door Jamb	Repair the exterior door jambs at rooms 5 and 8. The door jambs are damaged.
84205	Repair Gutter	Secure the metal gutter on the south side of the building. The gutter appears to be loose.
84205	Remove Graffiti	Remove the graffiti from the interior wall finish in Unit 8 by sanding and refinishing the interior wall boards.
84205	Repair Wood Board Wall	Repair the interior wood board wall in room 6. The board is loose and nails are extruding from the wall.
84205	Paint Drywall	Prepare and paint the walls in the boiler room. The paint is peeling on the ceiling and on the walls.
84216	Relabel Electric Panel	Relabel the electric panel located in the Boiler Room. The panel is not properly labeled and identification of each circuit is necessary.

84216	Replace Hot Water Storage Tank	Replace the hot water storage tank located in boiler room with floor drain. Age and domestic water conditions require replacement due to excessive scale formation and decreased heat transfer capabilities.
84216	Secure Wood Deck Footers	Secure wood deck footers to the support posts. The support posts are not attached or poorly attached to the footers.
84216	Install Plywood Skirt	Install a plywood skirt along the rear of the building. The front and sides of the building have skirting, but the rear does not.
84216	Replace Window Screen	Replace the window screen outside of Room 9. The window screen is damaged.
84216	Repair Downspout	Repair the downspout on the north east corner of the building by installing an additional 8 LF of downspout. The downspout is missing approximately 8 LF of gutter in order to reach the ground.
84216	Repair Door Trim	Repair the bathroom door trim in Room 13 (3 LF). The trim above the bathroom door is missing.
84216	Repair Wood Stairs	Repair wood steps by replacing boards that are not the same thickness per step and refasten any loose boards. Some steps have uneven board widths and some boards are loose.
84216	Repair Fiberglass Panels	Repair the fiberglass wall panels in Room 13. There is major splitting in some of the seams of the fiberglass wall panels. Refasten the fiberglass wall panels and refinish.
84216	Repair Vinyl Flooring	Repair the vinyl flooring in the bathroom of Room 15. The vinyl is coming up at the edge of the floor and base trim is needed (6 LF).
84216	Replace Resilient Flooring	Remove and replace the resilient interior floor finish in the bathroom of Unit 9 (28 SF). The floor finish is worn and the perimeter seams are detached from the flooring; the finish requires replacement.
84216	Repair Fiberglass Panels	Repair the fiberglass ceiling panels on either side of the bathroom doorframe in Rooms 11, 12, 15, and 16. The ceilings are buckling above the bathroom door frame.
84216	Remove Graffiti	Remove the graffiti from the ceiling finish in Unit 9 by sanding and refinishing the plaster interior ceiling finish.
84216	Install Towel Rack	Install a towel rack in Room 10. The towel rack is missing.
84216	Replace Bathroom Mirrors	Replace the bathroom mirrors in Rooms 12 and 16. The mirrors are deglazing and past their useful life.
84216	Replace Outlet Cover	Replace the electrical outlet cover in Room 14. The cover plate is broken.
84216	Repair Exterior Light Fixture	Repair the exterior light fixture near the entrance to Room 10. The fixture is loose and not securely fastened to the wall. Replace the globe for the exterior light fixture between Rooms 11 and 12. The globe is missing.
84218	Repair Fin Tube Heaters	Repair fin tube heaters in Rooms 20 and 22. The heater cover is bent and the end caps are missing on the baseboard heater in Room 20, and the heater cover is damaged in Room 22.
84218	Replace Hot Water Storage Tank	Replace the water heater storage tank, steel, 80 gallons, no data tags visible. Age and domestic water conditions require replacement due to excessive scale formation and decreased heat transfer capabilities.
84218	Repair Wood Flooring	Repair wood subfloor in the bathroom of Rooms 20, 22 and 23. The bathroom floor is spongy and very soft due to water damage.
84218	Repair exterior Door Jamb	Repair the exterior wood door jambs at Rooms 18 and 19. The jamb at Room 18 is damaged and the jamb at Room 19 is misaligned.
84218	Repair Vent Stack	Repair the vent stack exiting the boiler room roof. The stack needs to be resealed, straightened, and secured.
84218	Repair Interior Door	Repair the interior door in Units 20 and 22 leading to the bathroom. Each door has a hole in it and if possible should be repaired or replaced. Replace the trim above the bathroom door in Room 19 (3 LF). The door trim is missing.
84218	Refinish Vanity	Refinish the vanity in Unit 19, 21 that is located in the main living area. The vanity finish is significantly deteriorated and requires renewal.

84218	Repair Wood Step	Repair the loose step outside of Room 19. The step is loose and needs to be refastened to the stringer.
84218	Repair Fiberglass Panels	Repair the fiberglass wall panels in Rooms 20 and 21. Patch the nail holes in the walls and patch the hole above the thermostat in Room 21, and refasten the fiberglass wall covering where it has come loose in Rooms 18, 19, and 20.
84218	Repair Bathroom Drywall	Repair the bathroom drywall in Rooms 20 and 21. The paint is chipped behind the toilet in Room 20, and there is water damage behind the sink in Room 21.
84218	Repair Fiberglass Panel Ceiling	Repair the fiberglass panel ceilings in the bathrooms of Rooms 19, 20, 22, 23, and 24. The ceilings have severe water damage and need to be replaced. Repair the ceiling the closet of Room 23. The ceiling is sagging.
84218	Remove Graffiti	Remove the graffiti from the ceiling finish in Unit 9 by sanding and refinishing the plaster interior ceiling finish (5% of surface).
84218	Replace Exterior Light Fixture Cover	replace the exterior light fixture cover located between Rooms 21 and 22. The light cover is missing.
92848	Paint Propane Tank	Prepare and paint the propane tank. The tanks are rusty and the paint is peeling.
92848	Replace Propane Tank	Prepare and paint the propane tank. The tanks are rusty and the paint is peeling.
92848	Stain Wood Fence	Stain wood fence made from 1"x4"x8' boards with 4"x4" posts that encircles the concrete pad where the tanks are located. The stain finish has deteriorated and is no longer protecting the wood.
92848	Repair Wood Fence	Repair the wood fence surrounding the propane tanks by installing 3 LF of fence in the open area to maintain security for the tanks.
226564	Paint Walls	Prepare and paint the interior walls. The paint is deteriorated and worn and requires replacement.
226564	Paint Floor	Prepare and paint the interior floor deck. The paint is deteriorated and worn and requires replacement every 15 years.
226564	Paint Ceiling	Prepare and paint the ceiling. The paint is deteriorated and worn and requires replacement.
230312	Replace Wood Stairs	Replace approximately 40 SF of board on the wood stairs throughout the boardwalk. The steps are worn and deflect under the pressure of walking.