

Conduit Road School
NPS Lease# L-ROCR-002-2025
EXHIBIT D: Deferred Maintenance

The list below documents the known deferred maintenance items. These are required maintenance and repair items.

- Front Door: Knob needs replacement
- Windows (Inside of house facing front):
 - Window closest to left front door has a cracked pane
 - Window on left is missing a screen
 - Window on right is missing handles
 - Rear windows both have a broken pane
- Landscaping / Grounds maintenance (ongoing): Cut back / trim taller bushes encroaching on walkway and other areas of the building, cut grass, perform edging around sidewalk and pedestrian surfaces, remove vines encroaching on building and window frames
- Roof and gutters need to be replaced. The gutters are rusted through in some areas and the cedar shake roof is missing shingles, has curled shingles and a thick sheet of moss growing on over 90% of its surface.
- (Facing House) Staircase on the left and the right have a broken/missing step, right door is missing a knob, right door window pane is cracked.
- (Left side of house facing house) Access door to crawl space is missing
- (Rear outside) Back door is missing the strike plate for the lock
- One shutter on right side is missing
- Fire alarm panel is indicating the need to repair.
- Ceiling has a leak in the foyer and in the main room near the entrance to the foyer on the left.
- Cracked floor tile in bathroom
- Boiler is flashing a service code indicating the need for maintenance or repair.