Integrated Physical Needs Assessment (IPNA)

Building: **Luna Park Housing Corp.**
2879 West 12th Street, Brooklyn, NY 11224

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OBJECTIVE, PROCEDURES, AND LIMITATIONS

OBJECTIVE

Background:

An **Integrated Physical Needs Assessment (IPNA)** combines the traditional PNA with an energy audit.

A **physical needs assessment (PNA)** identifies building deficiencies and makes recommendations for improvements. These recommendations are accompanied by an implementation timeline and overall cost of each improvement.

An **energy audit** is an assessment of water and energy savings improvements, including their estimated cost, estimated annual energy savings, and estimated annual cost savings.

In addition to combining a traditional PNA with an energy audit, the IPNA also integrates a **Health Overlay** that guides building owners to making changes that will improve the health and safety of tenants. It is possible that additional parts will be added to the IPNA in the future.

Focus:

The end goals of the IPNA are to:

- Identify needed improvements for the building
- Provide expected costs of improvements, along with the cost savings for energy and water improvements, to allow prioritization of improvements for capital planning purposes
- Reduce overall energy and water consumption within the building with suggestions from the results of the energy audit
- Support the search for and acquisition of financing (loans) and funding (grants and tax credits)
- Identify needed improvements to the operations, energy efficiency, and water efficiency of the building, including identifying components nearing the end of their useful life before they fail

PROCEDURES

1. A visual survey was conducted from basement to roof, including, but not limited to, the following: site and public elements; structural frame and building envelope; insulation and roof/wall cavities; mechanical, electrical, and plumbing systems and utilities; life safety/fire protection equipment; and interior elements. This survey included the inspection of 3 units or 10% of the total project's dwelling units, whichever is greater. Units were inspected that contain varying characteristics and conditions, including location (ground floor, top floor, basement, exposed edge and corner units) as well as type, size, and history of rehabilitation.
2. Pertinent documentation was reviewed, including violations issued, Certificate of Occupancy, architectural drawings, maintenance logs, O&M plans, and certifications of training for building maintenance staff.
3. Twenty four months of consecutive energy and water billing statements were reviewed and analyzed to determine the energy and water consumption of the building.

4. Interviews were conducted with the property owner, management, and maintenance staff, and existing O&M logs were reviewed.
5. The energy assessment sought to identify a minimum of 30% energy savings. Energy calculations were interactively calculated, to avoid the double counting of savings.

LIMITATIONS

- Evaluation of building consisted of visual inspection of readily-accessible locations
- No special testing occurred, beyond what can be measured with human faculties, and other than some defined health, water, and energy-related measurements. Examples of measurements taken include boiler efficiency, carbon monoxide levels, and gas leaks; ventilation airflow; relative humidity and indoor temperature; and water flow rates through faucets and showerheads.
- The report represents an extrapolation and is not technically exhaustive, being limited to a specific point in time; also it is not without uncertainty (per ASTM E 2018-15).

EXECUTIVE SUMMARY

Project/Building Name (if any) or Address(es)	Luna Park Housing Corp.
# of Buildings	6
# of Total Units	1585
Report Prepared For	Metro Management Development Inc. / Luna Park Housing Corp. Ernest Susco, RAM, General Manager
Report Prepared By	
Needs Assessor	Nick Demeo, Ron Mangione, Jose Martinez
Energy Assessor	Parth Patel
Needs Portion Reviewed By	Ronald Mangione, P.E.
Energy Portion Reviewed By	Faisal Taha, P.E., CEM
Additional attendees during site visit (super, etc.)	Eric Szurant - Super
Date of Site Visit	04/12/2023 & 04/13/2023
Date of Report	5/11/2023
Date of Revised Report	

Recommended Energy Efficiency, Water Conservation, Resiliency, and Physical Needs Improvements					
Please note the below recommendations do not take full code compliance into consideration. Please consult with a design profession for implementation.					
Improvement Name	Improvement Description	Improvement Type	Estimated Implementation Cost ($)	Estimated Annual Utility Cost Savings ($/yr)	Potential Health Benefit
Replace Broken/Uplifted Flags	Replace broken and uplifted flags & Curbs	Site Work	$ 800,000		None
Parking Lot Repairs	Long Term	Site Work	$ 5,282,280		None
Roof Replacement	Main Roof	Building Envelope	$ 5,061,100	$ 22,124	None
Replace Hallway Fence with Panels		Building Envelope	$ 6,000,000		None
Basement Columns & Water Prevention			$ 8,000,000		None
LL11 Associated Repairs	Façade Repairs requied by NYC DOB	Building Envelope	$ 10,000,000		None
Elevator Replacement		Building Systems	$ 4,500,000	$ 18,020	None
Water Tank Housing Repairs	Building 3	Building Envelope	$ 180,000		None
Breeching Replacement	Boiler Room	Building Systems	$ 250,000		None
Install TRV Valves	To Control Heating in units	Apartments	$ 2,530,000	$ 11,815	Low
Steam Traps Replacement	Apartments	Apartments	$ 1,012,000	$ 11,815	Low
Steam Traps Replacement	Common Areas	Building Systems	$ 40,000	$ 9,520	Low
Replace hot water heaters	N/A	Building Systems	$ 450,000	$ 20,740	Low
Replace Exhasut Fans	Fans replacement & Clean Ventilation Fans	Building Systems	$ 180,000		High
Upgrade Heating Plant	New Boilers, Burners & Controls	Building Systems	$ 1,500,000	$ 18,135	None
Asbestos & LEAD Testing	Needed for Roof, Windows and Waste Lines	Environmental	$ 85,000		High
Consult with Pest Management	N/A	Healthy/Pest Management	$ 4,000		High
100KW Solar System	1 Per Building	Building Systems	$ 1,357,250	$ 92,736	None
Replace Vacuum Pumps	1 per Buildings	Building Systems	$ 240,000		None
Replace Waste Risers		Building Systems	$ 20,000,000		None
Radiant Radiator Cover	Behind Radiators	Building Systems	$ 2,024,000	$ 9,520	None
Upgrade Boiler Controllers	Indoor Sensors	Building Systems	$ 240,000	$ 19,200	None
Insulate Vacuum & Cond. Tanks		Building Systems	$ 48,000	$ 6,460	None

Recommended Operations and Maintenance Interventions					
General Recommended O&M Interventions	Intervention Type	Why Do It	Frequency	Impact / Cost	Relevant NYC Code and Resources
Inspect fans, fix and clean vents/ventilation ducts, replace filters. Set regular inspection schedule.	Health - Air Quality and Ventilation	Yes	Asthma & respiratory risks	Annual, Filters every 6 mos.	§[C26-1205.1] 27-745 Occupiable rooms. All occupiable rooms shall be ventilated by natural or mechanical means, or by a combination of both. Natural ventilation may be provided except where mechanical ventilation is required by article seven or eight of this subchapter.
Educate tenants about ways to improve ventilation and about reporting fans that don't work and windows that don't open.	Health - Air Quality and Ventilation	Yes	Asthma & respiratory risks	Lease up & annual	
Educate tenants about identifying and reporting problems with central heating/cooling.	Health - Air Quality and Ventilation	Yes	General health; energy efficiency	Lease up & annual	
Ensure regular cleaning of dryers to improve functionality and to reduce fire hazards.	Health - Air Quality and Ventilation	Yes	Respiratory risks & fire hazards	Annual	
Ensure proper venting of dryers.	Health - Air Quality and Ventilation	Yes	Respiratory risks & moisture control	Annual	
Evaluate boiler to ensure proper combustion safety to ensure proper combustion safety and to efficiently manage temperature.	Health - Air Quality and Ventilation	Yes			
Prohibit smoking within units and within 20ft of building. Incorporate no smoking provisions in lease. Note	Health - Air Quality and Ventilation	Yes	Asthma and cancer risks	One time change	https://www1.nyc.gov/site/doh/health/health-topics/smoking-smoke-free-housing.page
Clean mold, eliminate water leaks, clean surfaces and replace surfaces as needed. Fix drainage as needed.	Health - Moisture	Yes	Asthma & respiratory risks; moisture control	As needed	http://www1.nyc.gov/site/doh/health/health-topics/air-quality-indoor-moisture.page
Educate tenants about importance of and ways to report leaks (running toilets, leaking radiators, dripping faucets, moisture problems, and mold issues in the building.	Health - Moisture	Yes	Asthma & respiratory risks; moisture control	Lease up & annual	
Replace or place entry door weather-stripping and door sweeps.	Health - Moisture	Yes	Moisture control; energy efficiency		
Seal holes and cracks, including around plumbing and utility openings and foundation. Install door sweeps to prevent pest entry. Use pest resistant materials during repairs. Accompany pest management professional during each service visit to identify areas in need or repair. Train staff to monitor pest prone places for conditions conducive to pests. Adopt the use of reduced risk pesticides building wide. Review pest proofing tips for building owners, managers and staff in NYC DOHMH IPM Toolkit.	Health - Pests	Yes	Asthma risks, pest control	Rehab, unit turnover, annual inspections	NYC Integrated Pest Management Tool Kit http://www.nyc.gov/html/doh/downloads/pdf/pesticide/ipm-toolkit.pdf
Educate residents on how to minimize food and water sources for pests; identify and report openings for repair; on the use of reduced risk pesticides (gel bait, bait stations). Educate management on implementation of a building-wide Integrated Pest Management (IPM) protocol.	Health - Pests	Yes	Asthma risks, pest control	Lease up & annual	
Adopt an integrated pest management scope of work	Health - Pests	Yes	Asthma risks, pest control	Pest contract	NYCDOHMH Toolkit
Ensure garbage room is properly maintained through maintenance and ensure waste storage capacity meets the needs of the building	Health - Pests	Yes	Asthma risks, pest control	6 months	

Institute an off gassing period for units before occupancy after rehabilitation, especially after carpeting, painting, and floor work	Health - Hazardous Materials and Conditions	Yes	Respiratory and other health risks	Post rehab	NYC Local Law 2 (2012) - VOC Emissions Limits in Carpets and Carpet Cushions: https://www1.nyc.gov/site/doh/health/health-topics/air-quality-vocs-and-carpeting-what-consumers-and-the-public-should-know.page and https://www1.nyc.gov/assets/buildings/local_laws/ll2of2012.pdf Floor Refinishing and Moisture-Cure Urethanes: https://www1.nyc.gov/site/doh/health/health-topics/floor-refinishing.page
Ensure carbon monoxide (CO) detectors are installed pursuant to code. Mitigate sources of CO build-up, i.e. back drafting, unventilated heaters, or other combustion effects. Educate tenants to report if their CO detector is going off.	Health - Hazardous Materials and Conditions	Yes	CO poisoning risks	Annual inspection; Lease up	http://www1.nyc.gov/site/hpd/owners/Smoke-carbon-monoxide-detectors.page
Use green products in cleaning, rehab, repairs, painting. Use low-/no-volatile organic compounds (VOCs), low/no formaldehyde in cleaning products, paint, sealants, adhesives, building materials.	Health - Hazardous Materials and Conditions	Yes	Respiratory and other health risks	Ongoing	http://programs.lisc.org/NYC/Images/Two_Shades_of_Green_-_Green_Cleaning_Toolkit.pdf; Greenseal; Greenshield; EPA Safer Choice; EPA Formaldehyde emissions standards for composite wood products: https://www.epa.gov/formaldehyde/formaldehyde-emission-standards-composite-wood-products
Seal and clean ventilation ducts, can be HVAC or maintenance staff	Health - Hazardous Materials and Conditions	Yes	Respiratory and other health risks	Rehab, energy projects	
Use no-VOC and no-formaldehyde paint, adhesives, sealants, cleaners, and products	Health - Hazardous Materials and Conditions	Yes			EPA Formaldehyde emissions standards for composite wood products: https://www.epa.gov/formaldehyde/formaldehyde-emission-standards-composite-wood-products
Lead: In buildings constructed prior to 1978 (or 1960 in NYC), ensure that lead-safe renovation practices are utilized for any repairs that could disturb lead-based paint. Have building maintenance staff trained and certified in EPA Renovation, Repair and Painting (RRP).	Health - Hazardous Materials and Conditions	Yes	Neurological damage	Rehab, annually for units occupied by young children	In NYC, Local Law 1 of 2004 (the Lead Paint Law) requires owners to annually inspect units occupied by children under the age of six, to identify and fix lead paint hazards.
Ensure indoor and outdoor areas are well lit	Health - Active Design Opportunities to Encourage Physical Activity	Yes	Encourage physical activity	Rehab, ongoing	
Ensure stairs are attractive option over elevators - located close to the entrance and well-lit (with daylight if possible); stair prompt signage	Health - Active Design Opportunities to Encourage Physical Activity	Yes	Encourage physical activity	Ongoing	Stair prompt sign: www1.nyc.gov/assets/doh/downloads/pdf/tcny/takethestairs.pdf or call 311 to order signs in English or Spanish NYC Active Design Guidelines - http://www1.nyc.gov/assets/doh/downloads/pdf/environmental/active-design-guidelines.pdf Center for Active Design Guidelines: https://centerforactivedesign.org/dl/guidelines.pdf
Install hand held and adjustable shower heads	Health - Fall, Trip, and Fire Hazard	Yes	Reduce trip and fall risks	Annual inspection	
Install slip-resistant adhesive in dark or contrasting color at the edge of each stair	Health - Fall, Trip, and Fire Hazard	Yes	Reduce trip and fall risks	Annual inspection	

Recommended Healthy Rehab Interventions		
	Impact / Potential Cost	Relevant NYC Code and Resources
Vent gas combustion appliances (boilers, hot water heater, stove top)	High Impact, Variable Cost	
Remove carpet; make floors smooth and cleanable	Medium Impact, Variable cost	
Replace gas stoves with electric	Medium Impact, High Cost	
Repair/replace roof top fans, and seal duct work	Medium Impact, Med-Hi Cost	
Install enhanced air filtration in building ventilation/HVAC	High impact, medium cost	
Repair leaks, structural issues, water damage, radiator valves, drainage	High Impact, Variable Cost	NYC Mold Guidelines - http://www1.nyc.gov/assets/doh/downloads/pdf/epi/epi-mold-guidelines.pdf
Repair/install ventilation/fans (bathroom, kitchen, dryer)	Medium Impact, Med-Hi Cost	
Replace carpet with smooth flooring in wet areas (bath, kitchen); meet Enterprise Green Criteria standards	Medium Impact, Medium Cost	
Steam leaks elimination- change radiator valve.	Medium Impact, Med-Hi Cost	
Bath: Minimize moisture hold materials (tub surround, particle board vanity)	Medium Impact, Variable cost	NYC LL13 (2014) - Requires the use of mold-resistant materials in moisture-prone locations: https://www1.nyc.gov/assets/buildings/local_laws/ll13of2014.pdf
Pest proof exterior doorways. Install door sweeps and pest resistant door brushes to all exterior doors and waste storage areas. Ensure entryway thresholds	High-impact, Low Cost	NYC DOHMH IPM Toolkit, Pest Prevention By Design Guidelines
Prevent pest access from sub-areas into living areas through exclusion and the use of pest resistant materials	High Impact, Low Cost	
Seal all joint penetrations with low VOC caulk.	High Impact, Low cost	
Pest proof units and common areas using guidelines presented in the NYC DOHMH IPM Toolkit “Pest Proofing Tips for Owners and Staff”	High impact, medium cost	
Properly install all unit fixtures, including kitchen cabinetry, radiators, sinks, and flooring to prevent pest access and harborage into and through units. Provide	High Impact, Low cost	
Seal utility lines entering apartments to prevent pest access into and through units	High Impact, Low cost	
Ensure building has enough storage capacity for waste generated by the building and the means to clean waste storage areas. Renovate waste storage areas to improve capacity and improve waste storage sanitation.	High Impact, Medium-Hi Cost	
Use durable pest resistant materials for all renovation work.	High Impact, Medium Cost	
Hire lead-paint professional to abate or implement lead hazard control measures. For NYC, see Local Law 1 (2004) for building owner requirements.	High Impact, Med-Hi Cost	http://www1.nyc.gov/site/hpd/owners/Lead-Based-Paint.page
Hire asbestos specialists to inspect, test and remove any asbestos in non intact condition or that may be disrupted during other rehab work.	Medium Impact, High Cost	http://www.nyc.gov/html/fdny/pdf/cda/atru_guidance_document_final.pdf
Repair /install carbon monoxide alarms	High Impact, Low Cost per Unit	http://www1.nyc.gov/site/hpd/owners/Smoke-carbon-monoxide-detectors.page
Stairways: improve lighting, access, appeal, safety	Medium Impact, Low Cost	NYC Active Design Guidelines - http://www1.nyc.gov/assets/doh/downloads/pdf/environmental/active-design-
Create added indoor and exterior play areas, exterior gardens	Medium Impact, Med-Hi Cost	
Improve daylighting	Low impact, Variable Cost	
Add vegetation to landscaping plans	Low impact, low cost	
Provide secure, ground-floor parking areas for bicycles	Low impact, low cost	
Install dual stairway handrails; slip resistant stairs	High impact, medium cost	
Repair faulty wiring	High impact, medium cost	
Incorporate age-friendly elements in ground floor units, i.e. accessible walk-in showers with no threshold or compressible rubber threshold; wider doorways;	High impact, high cost	NYC Aging in Place Guide for Building Owners -
Ensure light switches are located close to room entrances and outlets are placed at accessible height; occupancy sensor bath light	Medium impact, low cost	
Install reinforcements for potential future grab bar installation in bathroom walls. Grab bars must be securely anchored to wall studs or masonry.	Medium impact, medium cost	
Temperature-controlled water faucets	Low impact, low cost	

EXECUTIVE SUMMARY CONTINUED

Scope (major elements per ASTM E2018)	Condition *				Notes
	Poor	Average	Good	Not Applicable	
Site (except lighting)		X			
Structural Frame and Building Envelope (except windows and insulation)		X			
Windows and Insulation			X		
Roofing (except insulation)			X		
Plumbing (except domestic hot water)		X			Waste Risers
Domestic Hot Water		X			
Heating		X			
Air Conditioning			X		Management Office
Ventilation		X			
Electrical (except lighting)		X			
Lighting (including controls and site lighting)			X		
Vertical Transportation	X				
Life Safety / Fire Protection		X			
Interior Elements		X			

***Good condition**—in working condition and does not require immediate or short term repairs; **Average condition**—in working condition, but may require immediate or short term repairs; **Poor condition**—not in working condition or requires immediate or short term repairs.

MAINTENANCE OVERVIEW

Provide an overview of the maintenance of the property, including existing staff and maintenance and/or janitorial contracts. Document existing practices, products, and outcomes, including the type of products used, and pest management strategies.

Maintenance and/or janitorial contracts:

The building has a maintenance personal capable of doing emergency and general daily repairs as needed. The Super maintains the building. In addition to that, outside certified contractor provide necessary needed repairs and annual maintenance for the heating plant, elevators, and on site lighting.

Maintenance issues:

The super was interviewed and general daily maintenance issues are fully handeld by the building super. Major repairs are addressed by outside contractors. No issues were reported or observed during the walk-through.

ACCESSIBILITY

Outline the existing ADA accessibility and identify any outstanding accessibility issues.

Existing accessibility:

The site is equipped with a ADA compliant elevator.

VIOLATIONS

Provide a summary of any open violations.

Open violations:

The building has Five (5) open DOB violation and one (1) ECB Violations. Majortiy of the violations are related to the Elevators.

FEMA COMPLIANCE

Provide a summary of any building characteristics that place the building out of compliance with the FEMA National Flood Insurance Program

Compliance Issues:

The building is on the FEMA Flood Map Flood Area for high Risk

APPENDIX G COMPLAINCE

Provide a summary of any building characteristics that place the building out of compliance with the Appendix G of New York City Building Code for Substantial Improvement of buildings in Special Flood Hazard Areas

Compliance Issues:

The purpose of this appendix is to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas. This building is not located in a flood zone and therefore is in complinace with Appendix G of the NYC Building Code.

IMPLEMENTATION

Many resources are available to assist developers in proceeding to implement recommendations in this Integrated Physical Needs Assessment, to upgrade our low and moderate income housing stock, to reduce energy and water use, and improve health and safety in them.

• **Housing finance agencies** provide guidance and oversight for renovation projects and can provide access to financial resources such as tax credits.

• **Financing** can be provided through organizations that specialize in low and moderate income housing, such as CPC and NYCEEC, as well as by traditional banks.

• In New York City, the **NYC Retrofit Accelerator** offers free, personalized advisory services that streamline the process of making energy efficiency improvements to your building that will reduce operating costs, enhance tenant comfort, and improve our environment.

• Across New York State, **NYSERDA** provides a variety of services and support for energy projects. Electric and gas utilities are also under mandate to support energy projects with a variety of incentives.

BUILDING INFORMATION

Project Info

If this project includes multiple buildings, **please describe how the multiple buildings are being accounted for within this IPNA tool. Describe what information is aggregated and what information is building specific.** Please note, a separate IPNA tool should be used for each building type and for each scope of work. Multiple buildings may be grouped in a single IPNA tool if they are of the same building type with the same scope of work.

5 residentail towers and 1 commerical center that inlcudes the heating plant.

Project Name	Luna Park Housing Corp.
Address (enter primary address)	2879 West 12th Street
City	Brooklyn
Zip Code	11224
Number of Above-Ground Floors (for multi-building projects, enter the height of the tallest building)	20
Building Gross Area (SF) (aggregate for all buildings included in this tool)	2,449,300
Project owner type? (rental or coop/condo)	Co-op/Condo
Non-profit owner?	Yes
Landmarked Building(s)?	No
Is project in a historic district?	No
Is the project in a flood zone?	Yes
Construction Type of buildings in this tool	Post War None Cavity Wall.

	Aggregated information for All buildings included in this IPNA Tool		
Number of Buildings Addressed in this IPNA Tool	6		
	Occupied (# units)	**Vacant (# units)**	**Total**
Studio	16	0	16
1 Bedroom	252	0	252
2 Bedroom	776	0	776
3 Bedroom	530	0	530
4 Bedroom	0	0	0
5 Bedroom	0	0	0
Total Residential Units Only	**1574**	**0**	**1574**
Commercial Spaces	11	0	11
Total Units (Commercial and Residential)	**1585**	**0**	**1585**
Total Ground Floor Units	0	0	0
Total Basement Units	0	0	0

	Building 1		
Building Address (Street, City, Zip)	2879 W 12th Street		
Borough, Block, Lot (BBL) (NYC only)	3-07268-0001		
Date of Last FISP or LL 11/98 Report (NYC only)	2017		
Year Built	1960		
Building Gross Area (SF)	489860		
Does the building have a basement or cellar?	Yes		
	Occupied (# units)	**Vacant (# units)**	**Total**
Studio	2	0	2
1 Bedroom	50	0	50
2 Bedroom	154	0	154
3 Bedroom	106	0	106
4 Bedroom	0	0	0
5 Bedroom	0	0	0
Total Residential Units Only	**312**	**0**	**312**
Commercial Spaces	0	0	0
Total Units (Commercial and Residential)	**312**	**0**	**312**
Total Ground Floor Units	0	0	0
Total Basement Units	0	0	0

VIOLATIONS NARRATIVE - Building 1					
Violation Type	Issuing agency	Date of Violation	Description of violation	Would the recommended scope address this violation?	Estimated Cost to Remediate
ACC1	DOB	5/30/2014	Elevator	Yes	TBD
ACC1	DOB	5/30/2014	Elevator	Yes	TBD
E	DOB	6/26/2018	Elevator	Yes	TBD
E	DOB	8/2/2021	Elevator	Yes	TBD

	Building 2		
Building Address	2817 W 12th Street		
Borough, Block, Lot (BBL) (NYC only)	3-07268-0001		
(NYC only)	2017		
Year Built	1960		
Building Gross Area (SF)	489860		
cellar?	Yes		
	Occupied (# units)	**Vacant (# units)**	**Total**
Studio	2	0	2
1 Bedroom	50	0	50
2 Bedroom	154	0	154
3 Bedroom	106	0	106
4 Bedroom	0	0	0
5 Bedroom	0	0	0
Total Residential Units Only	**312**	**0**	**312**
Commercial Spaces	0	0	0
Total Units (Commercial and Residential)	**312**	**0**	**312**
Total Ground Floor Units	0	0	0
Total Basement Units	0	0	0

VIOLATIONS NARRATIVE - Building 2					
Violation Type	Issuing agency	Date of Violation	Description of violation	Would the recommended scope address this violation?	Estimated Cost to Remediate

	Building 3		
Building Address	2814 W 8th Street		
Borough, Block, Lot (BBL) (NYC only)	3-07268-0001		
(NYC only)	2017		
Year Built	1960		
Building Gross Area (SF)	489860		
cellar?	Yes		
	Occupied (# units)	**Vacant (# units)**	**Total**
Studio	2	0	2
1 Bedroom	50	0	50
2 Bedroom	154	0	154
3 Bedroom	106	0	106
4 Bedroom	0	0	0
5 Bedroom	0	0	0
Total Residential Units Only	**312**	**0**	**312**
Commercial Spaces	0	0	0
Total Units (Commercial and Residential)	**312**	**0**	**312**
Total Ground Floor Units	0	0	0
Total Basement Units	0	0	0

VIOLATIONS NARRATIVE - Building 3					
Violation Type	Issuing agency	Date of Violation	Description of violation	Would the recommended scope address this violation?	Estimated Cost to Remediate

	Building 4		
Building Address	2892 W 8th Street		
Borough, Block, Lot (BBL) (NYC only)	3-07268-0001		
(NYC only)	2017		
Year Built	1960		
Building Gross Area (SF)	489860		
cellar?	Yes		
	Occupied (# units)	**Vacant (# units)**	**Total**
Studio	5	0	5
1 Bedroom	51	0	51
2 Bedroom	158	0	158
3 Bedroom	106	0	106
4 Bedroom	0	0	0
5 Bedroom	0	0	0
Total Residential Units Only	**320**	**0**	**320**
Commercial Spaces	0	0	0
Total Units (Commercial and Residential)	**320**	**0**	**320**
Total Ground Floor Units	0	0	0
Total Basement Units	0	0	0

VIOLATIONS NARRATIVE - Building 4					
Violation Type	Issuing agency	Date of Violation	Description of violation	Would the recommended scope address this violation?	Estimated Cost to Remediate

INSPECTION - PHYSICAL NEEDS

Site Inspection	Material	Condition	Site Inspection Narrative / Recommendations
Sidewalk	Concrete	Fair	Few uplifted concrete flags at the sidewalk should be replaced and the dropped granit curbs should be reset.
Curbs	Granite	Good	
Yard / Courtyard Concrete	Concrete	Fair	
Area / Yard Drains	Cast Iron	Good	
Ramps	N/A	N/A	
Stoop and Stairs	Concrete	Fair	
Areaway / Sidewalk Grates	Metal	Fair	
Fire Passages	N/A	N/A	
Wrought Iron Fence/Gates	N/A	N/A	
Chain Link Fences	Metal	Fair	
Debris	N/A	N/A	
Exterior Stairs	Concrete	Fair	
Trash Enclosures	N/A	N/A	
Landscaping / Vegetation	Urban Land	Fair	
Open Space / Playground	Playground / Seating Area	Fair	

Structure Inspection	Material	Condition	Structure Inspection Narrative / Recommendations
Foundation	Concrete	Fair	The overall structure of the building is in good condition, with the exception of the covered walkway edges which need to be repaired. L&M inspected the cellars of each building, #1-5. Overall the concrete structures inside the cellar crawlspaces appeared to be in fair condition. Several locations of underside repairs and minimal concrete column repairs were noted. Slight undermining of the foundation wall was observed, however the wall is supported on the column footings and this is not a structural issue. Most of the deterioration noted in the cellars were located on/near the cellar entrance ramps and the concrete beams above the cellar crawlspaces. There were several locations where the corroded reinforcement was visible and the concrete had previously spalled off.
Typical Floor	Concrete Plank	Fair	
Roof Deck	Concrete Plank	Fair	

Roof Inspection	Material	Condition	Roof Inspection Narrative / Recommendations
Exterior Walls	Masonry	Fair	The complex has 5 residential towers and one commerical/service building. All the roofs have been repalced with new cold liquid applied roofing and insulation, and are underwarranty. The 5 buildings are high and has high solar accessibility. each roof has up to 2,150 SqFt of space that can be utilized for solar system on each building.
Type	Brick with Cast Stone	Fair	
Membrane	Tar	Fair	
Entry Floor	Brick with Cast Stone	Fair	
Insulation	Assumed	Fair	
Coatings	N/A	N/A	
Flashings / Pitch Pockets	Not Visible	Fair	
Chimney	Brick Masonry	Fair	
Parapets	Brick	Fair	
Roof Railings	Metal	Fair	
Dumbwaiter/Shafts	N/A	N/A	
Bulkhead(s)	Brick Masonry	Fair	
Vents	Metal	Fair	
Roof Drainage	Cast Iron	Poor	
Bulkhead Drainage	Cast Iron	Fair	
Water Storage	Water Tank	Fair	
Mechanical Systems on Roof	EMR Fans Wirless	Fair	

Exterior Structure Inspection	Quantity	Condition	Exterior Structure Inspection Narrative / Recommendations
Fire Escape	N/A	N/A	N/A
Metal Stairs	N/A	N/A	
Overhang	N/A	N/A	

Exterior Doors Inspection	Quantity	Condition	Exterior Doors Inspection Narrative / Recommendations
Main Entrance	5	Good	Entrance and vestibule doors are aluminum and glass doors with automatic mechanism Bulkhead doors are painted steel doors and frames with exit hardware at the stair doors.
Vestibule	5	Good	
Basement / Cellar	10	Fair	
Bulkhead	10	Fair	
Other			

Interior Common Area

Common Areas	Condition	Common Areas Inspection Narrative / Recommendations
Vestibule	Tile, glazed CMU	The entry consists of an entry door with sidelight and transom into the vestibule and a vestibule door into the main hall. These doors are in satisfactory condition.
Lobby	Tile, glazed CMU	
Stairs	Concrete	
Typical Floor	Concrete	
Doors	Steel	
Landing	Concrete	
Other		

Electrical	Fixtures (#)	Switches (#)	Outlets (#)	General Conditions / Wiring	Electrical Inspection Narrative / Recommendations (Excluding lighting. See "Inspection - Energy and Water" tab for lighting.)
Vestibule	3	0	0	Copper Wiring / Good - Typical	The building uses T8 lamps or CFS13 Lamps. Upgrade to LED is required.
Basement/Cellar	38	0	2	Copper Wiring / Good - Typical	
Lobby	11	0	4	Copper Wiring / Good - Typical	
First Floor	16	0	4	Copper Wiring / Good - Typical	
Laundry Room	17	1	12	Copper Wiring / Good - Typical	
Electrical Room	4	1	1	Copper Wiring / Good - Typical	

Health-Related Concerns (with particular focus on basement) - *See Health Questionnaire and Healthy Rehab Interventions tabs for details*	
Air Contaminants or Allergens From Interior Sources	None Observed
Air Contaminants or Allergens From Exterior Sources	Typical Source Such as Trees and Shrubs
Moisture	None Observed
Pets	Minor Issues - Issue is under control by building staff.
Hazardous Materials	None Observed
Active Design Opportunities	N/A
Fall/Trip/Fire Hazard	None Observed

Apartments				
Apartments Inspected	Unit	Unit Size	Occupied (Y/N)	Apartments Inspection Narrative / Recommendations
Apartment 1	Appendix A	Appendix A	Appendix A	Due to the large size of units. Please refer to Appendix A for all units' related infomration. The unit visited are moderatly upgraded and are being renovated as needed and when the unit is vacant. All units have GE circuit breaker panels that is in fair condition. The lighting fixtures in the bathrooms, kitchens, and other rooms were recently upgraded with LED bulbs. Some still contain CFL bulbs. Majority of the apartments have original switches and outlets. Lighitg fixtures, switches, and outlets are in fair condition. Majority of the outlets in the bathrooms and kitchens are not GFI outlets. Finally, it was noted that all of the apartments have combination CO/Smoke Detectors that are battery powered.
Apartment 2	Appendix A	Appendix A	Appendix A	
Apartment 3	Appendix A	Appendix A	Appendix A	
Apartment 4	Appendix A	Appendix A	Appendix A	
Apartment 5	Appendix A	Appendix A	Appendix A	
Apartment 6	Appendix A	Appendix A	Appendix A	
Apartment 7	Appendix A	Appendix A	Appendix A	
Apartment 8	Appendix A	Appendix A	Appendix A	
Apartment 9	Appendix A	Appendix A	Appendix A	
Apartment 10	Appendix A	Appendix A	Appendix A	
Apartment 11	Appendix A	Appendix A	Appendix A	
Apartment 12	Appendix A	Appendix A	Appendix A	
Apartment 13	Appendix A	Appendix A	Appendix A	
Apartment 14	Appendix A	Appendix A	Appendix A	
Apartment 15	Appendix A	Appendix A	Appendix A	
Apartment 16	Appendix A	Appendix A	Appendix A	
Apartment 17	Appendix A	Appendix A	Appendix A	
Apartment 18	Appendix A	Appendix A	Appendix A	
Apartment 19	Appendix A	Appendix A	Appendix A	
Apartment 20	Appendix A	Appendix A	Appendix A	
Entryway	Material	Condition		Entryway Inspection Narrative / Recommendations
Walls	Painted Gyp Board	Fair		The apartments entrys are directly into the apartment which consists of hardwood and plaster/ceilings. The entryways are in satisfactory condition.
Floor	Wood Flooring	Fair		
Ceiling	Painted Gyp Board	Fair		
Doors	Levers	Fair		
Intercom Panel	Cellular System	Good		
Living / Dining Room	Material	Condition		Livingroom/Dining Room Inspection Narrative / Recommendations
Walls	Painted Gyp Board	Fair		The unit dwellers typically make their own modifications and repairs to their units.
Floor	Wood Flooring	Fair		
Ceiling	Painted Gyp Board	Fair		
Doors	Levers	Fair		
Bathroom(s)	Material	Condition		Bathroom(s) Inspection Narrative / Recommendations
Walls	Painted gyp. Brd. & Tile	Fair		The unit dwellers typically make their own modifications and repairs to their units.
Floor	Ceramic Tile	Fair		
Ceiling	Painted gyp. Board	Fair		
Doors	Levers	Fair		
Toilet	Ceramic with Tank	Fair		
Sink / Vanity	Lavatory with vanity	Fair		
Tub / Shower	Tub	Fair		
Other				
Kitchen	Material	Condition		Kitchen Inspection Narrative / Recommendations
Walls	Painted gyp. Brd. & Tile	Fair		The unit dwellers typically make their own modifications and repairs to their units.
Floor	Ceramic Tile	Fair		
Ceiling	Painted gyp. Board	Fair		
Doors	N/A	N/A		
Cabinets	Wood	Good		
Countertops	Plastic Laminate	Good		
Sink / Faucet	Stainless	Good		
Other				
Refrigerator	See "Inspection - Energy and Water" tab			
Stove / Range	See "Inspection - Energy and Water" tab			
Dishwasher	See "Inspection - Energy and Water" tab			
Bedrooms	Material	Condition		Bedrooms Inspection Narrative / Recommendations
Walls	Painted Gyp Board	Good		N/A
Floor	Wood Flooring	Good		
Ceiling	Painted Gyp Board	Good		
Doors	Levers	Good		
Closets	Painted Gyp Board	Good		
Other				

Electrical	Fixtures (#)	Switches (#)	Outlets (#)	General Conditions / Wiring	Apartment Electrical Inspection Narrative / Recommendations (Excluding lighting. See "Inspection - Energy and Water" tab for lighting.)
Entryway	1	1	1	Fair	The apartments visited have been renovated over the years. Most units have circuit breaker panel and few only still have the original fused panels. Tenants install new circuit breakers as needed when they install new equipment. The lighting fixtures in the bathrooms, kitchens, and bedrooms are different from one apartment to another but generally seem to be in good condition. majority of the apartments use compact fluorescent lighting with few incandescent and LED lamps in some areas. Majority of the apartments have original lighting fixtures, switches, and outlets but they are all in good condition. Majority of the outlets in the bathrooms and kitchens have GFI outlets. Finally, it was noted that majority of the apartments have battery operated combination CO/Smoke Detector in the hallways and in the bedrooms. few apartments of the sample visited have wired units.
Living / Dining	1	3	5	Fair	
Bathroom	1	1	1	Fair	
Bedrooms	1	1	5	Fair	
Hallway	1	1	0	Fair	

Exterior	1	0	1	Fair	hallways and in the bedrooms. few apartments of the sample visited have wired units.
Electrical Panel	Circuit Breaker - Federal Pacific				

Health-Related Concerns in Apartments - See "Health Questionnaire" and "Healthy Rehab Interventions" tabs for details	
Air Contaminants or Allergens From Interior Sources	None Observed
Air Contaminants or Allergens From Exterior Sources	Typical Source Such as Trees and Shrubs
Moisture	None Observed
Pets	Minor Issues - Issue is under control by building staff.
Hazardous Materials	None Observed
Active Design Opportunities	N/A
Fall/Trip/Fire Hazard	None Observed

Plumbing	Description	Condition	Plumbing Inspection Narrative / Recommendations
Water Services	Two 8" Steel Piping w/ Meter	Good	Domestic Water to the buildings is provided thru two (2) water services (8" each) at building #3. Water services piping is black steel. Both services combine and is connected to the building house pumps that pump the water to the roof tanks. There are two relatively new roof tanks (20,000 gallons each, installed in 2014) that serve both domestic water for plumbing fixtures and standpipes. The water is downfed then branches to feed each building. A control shutoff valve is installed at each water piping entering a building. valves appear to be original. Water supply piping branches at each building to feed hot water storage tanks with steam coils. Then, the domestic hot and cold water is upfed to the apartment plumbing fixtures. The sanitary and storm water cast iron piping and drains where visible, appeared to be in fair condition. We do not anticipate any major replacement or repair being required to this system within the next five (5) years. Each building is equipped with separate waste house trap. Regular cleaning of storm and waste lines is recommended. There are a duplex sump pumps in a pit in the cellar of each building. These pumps are used to pump waste/drain water to the main waste piping.
Sanitary Waste	5-4" Cast Iron	Poor	
Storm Waste	Combined with Sanitary	N/A	
Sump Pumps	Duplex Sump Pump	Good	
House Trap(s)	Two (2) Trap Below Ground/Building	Fair	
Water/Waste Leaks	Minor to Low	Fair	

Electrical	Description	Electrical Inspection Narrative / Recommendations
Point of Service	West 12th Street	The description below is for each building: The building is master metered by Con Edison receiving power under the SC-8. The service splits into a 4000A service switch which feeds the apartment general loads, PL&P, and site lighting. In 2000, four new 1200A service switches were added to provide air conditioning for the apartments. The 4000A service feeds one (1) 4000 Amp original 1960 knife blade, exposed bus, switch and fuse distrubtion panel. The main DP then splits to feed multiple modern (2012) apartment switch and fuse QMQB distrubtion panels to feed each wing and line of apartmets. The PL&P loads are fed from a an original knife blade distrubtion panel. The AC service switches feed multiple new QMQB distribution panels to feed AC outlets for each apartment line. The building first floor and cellar also contain multiple circuit breaker panels that were found to be new from the 2012 renovation. The distribution panels and lighting panels located in each of the five (5) elevator machine rooms are all original. All original distribution panels, service switches, and lighting panels have been inspected using infrared cameras to detec heat spots. Any detected heat spot was repaird. The building has limited number of emergency fixtures with Exit signs in the lobby and cellar exit. it is highly recommended to add emergency fixtures on the hallways and stairwells to protect tenants during power outage.
Meter Bank Location	1st Floor Electrical Room / Building	
Service Size	8800 Amps / Building	
Main Fuse Disconnect	4000 Amps Service Switch / 3000 Amps Fuse For PL&P Power and Residential and Four (4) 1200 Amps Service Switches for AC / Building	
Distribution Panel	Multiple Distribution panels located throughout the first floor and cellar	
Emergency Lighting	Emergency fixtures on Exit Lights - Fair condition.	
Wiring	Copper	
Intercom	Wired intercom system in fair condition.	
Other Elec. Util.	CHP Units Serving Each Building	

Elevator	Description/Location	Condition	Elevator Inspection Narrative / Recommendations
Quantity	3 Per Building - 15 Total	Good	Each of the five (5) residential buildings is equipped with three (3) passenger 25 horsepower DC motor elevators with AC generators manufactured by Imperial. The elevators are controlled by a control panel of the same vintage with digital drive. The elevators are original but was re-built multiiple times. The elevators are well maintained by the building staff and an outside maintenance company. the Commercial/Service building does not have elevators.
Manufacturer	Imperial	Good	
Cab	Stanless Steel	Good	
Cab Door	Stanless Steel	Good	
Hall Door	Stanless Steel	Good	
Interlocks	N/A	N/A	
Type	Traction	Good	
If Traction - Cables (Hoist)	N/A	N/A	
If Traction - Cables (Gov.)	Hollister-Whitney 207	Good	
Machine	DC Elevator motor (25 HP) with 25 HP AC Generator	Good	
Controller	Updated controls from 2002 with digital drive	Good	

Fire Protection	Description/Location	Condition	Fire Protection Inspection Narrative / Recommendations
Sprinkler	standpipes system through out the buildings	N/A	The roof mounted water storage tanks (at the roof of building #3) provide fire reserve water for the standpipe system at each building. A downfeed riser from the roof tank supplies the fire standpipes hoses located in the stairwell of each building on each floor. A Siamese connections located at the exterior wall of the building provides for additional firefighting capability by the fire department. There is a sprinkler system that serves the laundry areas and compactor rooms, which is tied into the domestic system. Buildings 3 and 4 do not have sprinkler system in the laundry rooms. The fire standpipes and sprinkler systems are original and appear to be in fair condition.
Fire Alarm	Local Units Only	Fair	
Smoke / CO Detectors	Local Units Only	Fair	
Equipment	N/A	N/A	
Other	Fire Standpipe System	Fair	
Interlocks			

Compactor	Description	Condition	Compactor Inspection Narrative / Recommendations
Compactor	2 Unit no Nameplate/building	Poor	Each of the five (5) residential buildings is equipped with two (2) compactor system. The compactors are located in the cellar level below the refuse chute which is located in the center of the residential hallways. The compactor machines, chute, and associated sprinkler and controls are in fair condition. the hooper doors on each floors are in poor condition. The Commercial/Service building does not have a compactor.
Chute	No Nameplate	Poor	
Hopper Doors	No Nameplate	Poor	
Sprinkler	Yes	Fair	

Security	Description	Condition	Security Inspection Narrative / Recommendations
Cameras	Digital	Fair	Camera system is in fair condition.
Monitors	Digital	Fair	
DVR	5	Fair	
Mailboxes	Metal	Good	
Other			

Utility Areas	Description	Condition	Utility Areas Inspection Narrative / Recommendations
Mechanical Rooms	N/A	N/A	
Other - Physical Spaces	N/A	N/A	

Special Considerations			
Environmental		Description	Condition
Toxic Materials	Petroleum Storage	#4 Oil and #2 Oil Tanks	N/A
	PCBs	N/A	N/A
	Other	N/A	N/A
Unless already tested, assume the presence of asbestos if any window, boiler, facade or roof work is recommended.			
Asbestos Suspected Materials	Boiler	None	
	DHW Heater	None	
	DHW Tank	None	
	Pipe Covering	Testing Required	
	Insulation	Testing Required	
	Floor tile (e.g. 9" x9")	Yes	
	Plaster / gyp board	Testing Required	
	Roof	Testing Required	
	Façade	Testing Required	
	Other		
Indicate whether the building has been tested for lead. If no testing was previously conducted, assume the presence of lead.			

Lead-Based Paint Suspected	In-Unit	Testing Required	
	Common Area	Testing Required	
	Fire Escape	Testing Required	
	Entryway	Testing Required	
	Exterior	Testing Required	
	Other		
Other Hazardous Materials		N/A	
Call-for-Aid Systems		Description	Condition
System 1			
System 2			

Additional Information

Environmental Narrative

Describe whether any of the following exist at the building: asbestos containing materials, petroleum storage, lead paint, etc.

Asbestos in the boiler room and on other mechanical equipment has been removed during the heating system upgrade. The asbestos in the roof, facade, and windows was abadted as part of the renovation project between 2010-2015. The building operator confirmed that some of the 9x9 tiles in the hallways and apartments are still containing asbestos. Those should be abadted or sealed as needed. No lead paint was reported.

Accessibility Issues (Section 504 Compliant, etc.)

Describe whether the building meets all the requirements for persons with disabilities, based on the laws in effect at the time the building was constructed and subsequent renovations.

Each building has elevators that are ADA compliant.

Historic Preservation Issues

Describe any special requirements related to Historic Preservation if a Federal, State, and/or City listed site.

N/A

Flood Risk

Identify the Flood Zone as shown on Flood Insurance Rate Map (FIRM) for New York City and the Base Flood Elevation (if listed) for both the Effective FIRM and Preliminary FIRM.

The building is located in a flood zone and should concider a resaliancy project for the electrical and boiler rooms.

Future Flood Risk

Use the DCP Flood Hazard Mapper to determine if the property will experience tidal flooding based in 2100 based on high estimates and the site's Flood Zone in 2100.

The buildings are located one block of the beach in Coney Island. They are in flood hazard zone "AE".

INSPECTION - ENERGY AND WATER

Building Envelope

General Building/Envelope Description	The primary facades are comprised of concrete blocks surrounding the building. From visual inspection, the building walls consist of 4-6" face bricks, 4" low-weight concrete blocks, and gypsum boards inside the apartments with an average U-value of 0.28.
Envelope Components	
Above Grade Exterior Walls	Construction Description: 4-6" face bricks, 4" low-weight concrete blocks, and gypsum boards Estimated Total R-Value: 3.6 Verification method: Confirmed
Floor Perimeter/ Rim Joists	Construction Description: N/A
Below Grade Walls	Construction Description: Partially Insulated Concrete Floors Estimated Total R-Value: 3.2 Verification method: Confirmed
Floor Above Unconditioned Space	Construction Description: Partially Insulated Concrete Floors Estimated Total R-Value: 3.2 Verification method: Confirmed
Slab On/Below Grade	Construction Description: Partially Insulated Concrete Floors Estimated Total R-Value: 3.2 Verification method: Confirmed
Roof	Construction Description: Black Membrane with 2" Insulation Estimated Total R-Value: 18 Verification method: Confirmed
Ceilings to Unconditioned Attics	Construction Description: N/A
Wall to Unconditioned Space	Construction Description: N/A
Windows	
Window Type 1	Location: In-Unit Operation Type: Double Hung Framing Material: Aluminum Thermal Break: Yes # of Panes: Double Glass Coating: None Gas Filled: No U-value: 0.55 Weather-stripping: Fair Qty. : 6250 Condition: Fair
Window Type 2	Location: Common Area Operation Type: Double Hung Framing Material: Aluminum Thermal Break: Yes # of Panes: Double Glass Coating: None Gas Filled: No U-value: 0.55 Weather-stripping: Fair Qty. : 250 Condition: Fair
Window Type 3	Location: Bulkhead Operation Type: Other Framing Material: Other Thermal Break: No # of Panes: Triple Glass Coating: None Gas Filled: No U-value: 0.45 Weather-stripping: Good Qty. : 10 Condition: Fair
Window Type 4	
Window Type 5	

Exterior Doors	
Door Type 1	Location: In unit Material: Hollow Wood Glazing Type: N/A Weather-stripping: None Qty.: 4968 Condition: Fair
Door Type 2	Location: Main Door to Units Material: Metal, Insulated Core Glazing Type: N/A Weather-stripping: Good Qty.: 1585 Condition: Fair
Door Type 3	Location: Hallways Material: Metal, Insulated Core % Glazing: 0.1 Glazing Type: Double Pane Weather-stripping: Good Qty.: 114 Condition: Fair
Door Type 4	Location: Common Areas Material: Metal, Insulated Core % Glazing: 0.2 Glazing Type: Double Pane Weather-stripping: Good Qty.: 520 Condition: Fair
Door Type 5	
Air Infiltration	
Measurable Infiltration	Location of Leakage: Open Window Tightness: Low leakage
	Location of Leakage: Broken Window Tightness: N/A
	Location of Leakage: Stairwell Tightness: Low leakage
	Location of Leakage: Elevator Tightness: Low leakage
	Location of Leakage: Other Tightness: Low leakage
Common Area Windows	Location of Leakage: Frame Tightness: Low leakage
	Location of Leakage: Moving Surfaces Tightness: Low leakage
In-unit Windows	Location of Leakage: Frame Tightness: Low leakage
	Location of Leakage: Moving Surfaces Tightness: Low leakage
Exterior Doors	Location of Leakage: Frame Tightness: Low leakage
	Location of Leakage: Moving Surfaces Tightness: Low leakage
Laundry Room	Location of Leakage: Dryer Vent Tightness: Low leakage
	Location of Leakage: Exhaust Fans Tightness: Low leakage
Attic	Location of Leakage: Hatch Frame Tightness: N/A
	Location of Leakage: Hatch Door Tightness: N/A
	Location of Leakage: Pipe Penetrations Tightness: N/A
	Location of Leakage: Electrical Boxes Tightness: N/A
	Location of Leakage: Recessed Lights Tightness: N/A
	Location of Leakage: Wall Caps Tightness: N/A
	Location of Leakage: Exhaust Fans Tightness: N/A
	Location of Leakage: Open Chases Tightness: N/A
	Location of Leakage: Chimney and Vents Tightness: N/A
	Location of Leakage: Duct Penetrations Tightness: N/A
	Location of Leakage: Party/firewalls Tightness: N/A
	Location of Leakage: Other Tightness: N/A
	Location of Leakage: Pipe Penetrations Tightness: Low leakage

Apartments	Location of Leakage: Exhaust Fans Tightness: Low leakage
	Location of Leakage: Electrical Boxes Tightness: N/A
	Location of Leakage: Patio Doors Tightness: Some Leakage
Room Air Conditioner	Location of Leakage: Sleeve-to-wall Junction Tightness: Low leakage
	Location of Leakage: Unit Fit in Sleeve Tightness: Low leakage

Basement Penetrations	Location of Leakage: Doors Tightness: Low leakage
	Location of Leakage: Sill plates Tightness: Low leakage
	Location of Leakage: Windows Tightness: Low leakage
	Location of Leakage: Vents Tightness: Low leakage
	Location of Leakage: Other Tightness: Low leakage
Roof Penetrations	Tightness: N/A
Elevator Penthouses	Tightness: N/A
Stairwells	Tightness: N/A
Stack Effect	Location of Leakage: Abandoned chimneys/chases Tightness: Low leakage
	Location of Leakage: Pipe penetrations into chases Tightness: Low leakage
	Location of Leakage: Duct riser leakage Tightness: Low leakage
	Location of Leakage: Floor-to-floor openings Tightness: Low leakage
	Location of Leakage: Stairwell Doors Tightness: Low leakage
	Location of Leakage: Openings between building interior and mechanical room, if mechanical room has an operating chimney Tightness: Low leakage
	Location of Leakage: Other Tightness: Low leakage
Blower Door Test, CFM50 (OPTIONAL)	N/A
Assumed or Modeled ACH	N/A

Appliances

Common Area Appliances	
Refrigerator	Location of Equipment: N/A Manufacturer: N/A Model No.: N/A
Stove/Range	Location of Equipment: N/A Manufacturer: N/A Model No.: N/A
Vending Machine	Location of Equipment: N/A Manufacturer: N/A Model No.: N/A
Clothes Washer	Location of Equipment: Common Area, Other Manufacturer: SpeedQueen Model No.: SCT020 EStar?: Yes Qty.: 40 Year Manufactured: 2020 Capacity (ft.3): 3.5 Annual kWh/unit: 202 Condition: Fair
Clothes Dryer	Location of Equipment: Common Area, Other Manufacturer: ADC Model No.: N/A EStar?: Yes Qty.: 40 Year Manufactured: 2020 Capacity (ft.3): 21 Annual kWh/unit: N/A Fuel Source: Natural Gas Condition: Fair
Cloths Washer 220V	Location of Equipment: Common Area, Other Manufacturer: SpeedQueen Model No.: SCT030 EStar?: Yes Qty.: 15 Year Manufactured: 2020 Capacity (ft.3): 7 Annual kWh/unit: 320 Fuel Source: Electric Condition: Fair

Apartment Appliances	
Refrigerators	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A Condition: Good
	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A Condition: Good
	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A Condition: Good
	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A
	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A
	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A
Dishwashers	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A
Stove/Range	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A Fuel Source: Natural Gas Condition: Good
	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A Fuel Source: Natural Gas Condition: Good
	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A Fuel Source: Natural Gas Condition: Good
N/A	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A
N/A	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A
N/A	List Apartment Numbers: See Appendix A Manufacturer: See Appendix A Model No.: See Appendix A Qty.: See Appendix A Capacity (ft.3): See Appendix A

Mechanical Systems

Heating Components	
Primary Heating System	
Heating System	Equipment Type: Steam Boiler Qty.: 5 Location of Equipment: Boiler Room Spaces Served: Entire Building EStar?: No Manufacturer: Rockmills Model No.: MP-400 Year Installed: 1994 Fuel Source: Natural Gas Model No.: MP-400 Rated Efficiency Units: Et Rated Efficiency: 0.8 Venting Type: Forced Draft Total System Input (Mbh): 12600 Total System Output (Mbh): 10043 Gas Meter(s) Gas Piping: Black Steel Combustion Testing: •Stack Temp.: 377 •% O2: 0.048 •% CO2: 0.091 •CO/CO air free: 77 •Combustion Efficiency: 0.79 Supply Temp.: 224 Return Temp.: 188 Controls: •Heat Timer: Yes •Energy Mgt. System (EMS): No •Outdoor Air Reset: Yes •Night Setback: Yes •Sequencing Controls: Yes •Aquastat/ Pressuretrol: Yes Thermostat Setpoints: 55 Condition: Fair Additional Notes: Zone Valves Control
Burner	Equipment Type: Full Modulation - Set to Modulate Qty.: 5 Manufacturer: IC Burner Model No.: DEG-145P Year Installed: 1995 Model No.: DEG-145P Condition: Fair
Oil Storage Tanks	
End Use Equipment	Equipment Type: Radiator Qty.: 5060 Location of Equipment: Apartments and Common Areas Spaces Served: Entire Building Manufacturer: N/A Model No.: N/A Year Installed: 1958 Model No.: N/A Controls: •Controls: On/Off Valve Thermostat Setpoints: N/A Condition: Fair Additional Notes: Steam Traps
Secondary Heating System	
Heating System	
Burner	
End Use Equipment	
Tertiary Heating System	
Heating System	
Burner	
End Use Equipment	
Other Equipment	
Duplex Vacuum System	Location of Equipment: Cellar of Each Building Description: Original Vacuum System Condition: Fair
Heating Distribution	
Heating System Distribution	

Primary Heating System Distribution	Central Distribution Type: 2-pipe Steam Operation Control: Zone Valve Description of Zones: 1 Zone per building Qty. of Zones: 5 Condensate Return Tanks: Yes In-Unit Heating: None In-Unit Heating Controls: N/A Hot Water Return Temp (F°): N/A Piping Description: Insulated Insulation Material: Fiberglass Insulation Insulation Thickness: 1" TRV's: None Valve Type/Condition: Fair Radiator Type/Condition: Fair Steam Traps: Poor Master Venting: N/A Condition: Fair
Secondary Heating System Distribution	
Tertiary Heating System Distribution	

Cooling Components	
Primary Cooling System	Equipment Type: Window A/C Qty.: 4968 Location of Equipment: Windows (Apartments) Spaces Served: Apartments Manufacturer: Varies Model No.: Varies EStar?: Yes Year Installed: 2016 Fuel Source: Electric Btu/h: 12000 Rated Efficiency: 9 Rated Efficiency Units: SEER Controls: Thermostat Thermostat Setpoints: 70-75 Ownership: Resident Owned % of Apartments w/ Cooling: 1
Secondary Cooling System	
Tertiary Cooling System	
DHW System	
DHW System 1	Equipment Description: Storage Tanks with Steam Coil Qty.: 10 DHW from Space Heating Boiler?: Yes - Year Round External Heat Exchanger?: Yes Tankless Coil?: No Mixing Valve?: Yes Recirc. Pump?: Yes Expansion Tank?: No Storage Tank: Yes •Heating Element?: Yes • Capacity: 250 •Water Temp.: 130 •Insulated?: Yes •Insulation Thickness: 1" Location of Equipment: Cellar of Each Building Spaces Served: Whole Building EStar?: N/A Manufacturer: N/A Model No.: N/A Year Installed: 1994 Fuel Source: Other Rated Efficiency: N/A Rated Efficiency (units): N/A Venting Type: N/A Input (Mbh): N/A Output (Mbh): N/A Combustion Testing: •Combustion Testing: N/A •Stack Temp.: N/A •% O2: N/A •% CO2: N/A •CO/CO air free: N/A •Combustion Efficiency: N/A Controls: Aquastat Thermostat Setpoints: 130 Condition: Fair
DHW System 2	
DHW Distribution	
DHW System 1 Distribution	Insulation Material: Fiberglass Insulation Thickness: 1
DHW System 2 Distribution	
Gas	
Meters	Description: 12 Location: Gas Rooms Condition: Good Additional Notes: 2 Services.
Piping	Description: Black Steel Location: Gas Rooms Condition: Good
Gas Leaks	Description: None Location: N/A

Other/Advanced Systems

Name of System	
N/A	Description: N/A Location: N/A Condition: N/A
N/A	Description: N/A Location: N/A Condition: N/A
N/A	Description: N/A Location: N/A Condition: N/A
N/A	Description: N/A Location: N/A Condition: N/A

Building Lighting

Space	
Common Area	
Example: Corridor	
Basement Stairs	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C
Basement	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C
Basement	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C
Basement Supers Office	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C

Basement Boiler Room	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C
Basement Bath	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C
1st Floor Entry Vest	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C
1st Floor Lobby Hall	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C
2nd Floor Hall	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C

3rd Floor Hall	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C
4th Floor Hall	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C
Exterior	Lamp Watts: Appendix C Lamps per Fixture: Appendix C Watts per Fixture: Appendix C Number of Fixtures: Appendix C Floor Area (SF): Appendix C Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): Appendix C Control: Appendix C Hours per Year: Appendix C Lamp Type: Appendix C Ballast Type: Appendix C Condition: Appendix C Age (Years): Appendix C Back-up Battery?: Appendix C Additional Notes: Appendix C

Apartments	
Example: Apt5l Kitchen	
Lighting: Apartments	Lamp Watts: 13 Lamps per Fixture: 1 Watts per Fixture: 13 Number of Fixtures: 4 Floor Area (SF): 870 Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): 0.0597701149425287 Control: Switch Hours per Year: 1460 Lamp Type: CFL Ballast Type: Electronic Condition: Fair Age (Years): 2 Back-up Battery?: No Additional Notes: 13E
Lighting: Apartments	Lamp Watts: 13 Lamps per Fixture: 1 Watts per Fixture: 13 Number of Fixtures: 4 Floor Area (SF): 870 Lighting Power Density (LPD) (Divide total watts by floor area - w/SF): 0.0597701149425287 Control: Switch Hours per Year: 1460 Lamp Type: CFL Ballast Type: Electronic Condition: Fair Age (Years): 2 Back-up Battery?: No Additional Notes: 4C

Diagnostic Testing Results

Carbon Monoxide Testing	
CO Test 1	Appliance: Boiler 1 Location: Boiler Room CO Concentration (ppm): 62
CO Test 2	Appliance: Boiler 2 Location: Boiler Room CO Concentration (ppm): 73
CO Test 3	Appliance: Boiler 3 Location: Boiler Room CO Concentration (ppm): 44
Natural Gas Leaks	
Tested for leaks with a gas detector a long the length of visible gas pipes in all common areas?	Yes
Tested for leaks with a gas detector along the length of visible gas pipes in a sample of apartments, if apartments have gas appliances (minimum three apartments)?	Yes
Leaks were detected?	No
If Yes, the building owner was notified in writing?	

Fans (OPTIONAL SECTION - only required if there is a recommended upgrade)

System/Equipment Type	

Exhasut Fans	Motor Type: Single Speed Spaces/Systems Served: Bathrooms and Hallway Qty: 40 Location: Roofs Annual Hours: 8760 Controls: Other Setpoints: N/A Condition of Fans: Fair Condition of Ducts: Poor Type of Ductwork: Brick Motor HP: 1/6-1/2 Phase: 1 CFM at Fan: 250-500 CFM Data Source: Mfr. Calcs. CFM at Registers: 25-50 CFM Data Source: Measured CAR Dampers?: No Motor Efficiency: 0.88 NEMA Premium?: No Annual kWh: 12615

Pumps (OPTIONAL SECTION - only required if there is a recommended upgrade)

System/Equipment Type	

Other Motors (OPTIONAL SECTION - only required if there is a recommended upgrade)

System/Equipment Type	

Measurement Testing	
Moisture Testing	
Location / Apartment Number	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Relative Humidity	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Note standing water, water damage, mold, etc.	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Interior Temperatures	

Location / Apartment Number	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Measured Room Temperature	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Overheating Observations	: Yes Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Outdoor Temp. at Time of Measurements	: 58
Was heating/cooling system in operation at time of measurements?	: Yes
Avg. Indoor Temp. in Heating Season	: 75
DHW Temperatures/ Fixture Flow Rates	

Location / Apartment Number	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Measured Tap Temperature	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Toilets (rated GPF)	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Showerhead Flow Rate (GPM)	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A

Kitchen Faucet Flow Rate (GPM)	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Bathroom Faucet Flow Rate (GPM)	Measurement 1: Appendix A Measurement 2: Appendix A Measurement 3: Appendix A Measurement 4: Appendix A Measurement 5: Appendix A Measurement 6: Appendix A Measurement 7: Appendix A Measurement 8: Appendix A Measurement 9: Appendix A Measurement 10: Appendix A Measurement 11: Appendix A Measurement 12: Appendix A Measurement 13: Appendix A Measurement 14: Appendix A Measurement 15: Appendix A Measurement 16: Appendix A Measurement 17: Appendix A Measurement 18: Appendix A Measurement 19: Appendix A Measurement 20: Appendix A
Additional Notes	
DHW Summary	
Toilets	Number of Fixtures: 2104 Existing: 1.5 Proposed: 1.28 Toilets: Average flushes per day Shower/Faucets: Average minutes per day: 2 Savings (gallons/year): 337902.4
Showers	Number of Fixtures: 1585 Existing: 2.4 Proposed: 2 Toilets: Average flushes per day Shower/Faucets: Average minutes per day: 2 Savings (gallons/year): 462820
Kitchen Faucets	Number of Fixtures: 1585 Existing: 2.1 Proposed: 2.1 Toilets: Average flushes per day Shower/Faucets: Average minutes per day: 2
Bathroom Faucets	Number of Fixtures: 2104 Existing: 1.6 Proposed: 1.5 Toilets: Average flushes per day Shower/Faucets: Average minutes per day: 5 Savings (gallons/year): 383980
Total Savings per year (gallons)	Savings (gallons/year): 1184702.4
Guidelines	
Fixture	
Toilet	NYC Multifamily Conservation Program (MCP): 1.6 gpf EPA WaterSense: 1.28 gpf Better Practice: 0.8/1.6 gpf (dual flush)
Shower	NYC Multifamily Conservation Program (MCP): 2.5 gpm EPA WaterSense: 2.0 gpm Better Practice: 1.5 gpm
Kitchen Faucet	NYC Multifamily Conservation Program (MCP): No requirements EPA WaterSense: No requirements Better Practice: 1.8 gpm (based on CA requirements)

Bathroom Faucet	NYC Multifamily Conservation Program (MCP): No requirements EPA WaterSense: 1.5 gpm Better Practice: 0.35 gpm

ENERGY AND WATER USE

Project Info

Is this project benchmarking energy and water usage in EPA Portfolio Manager?	**Yes**

Summary of Metering

APARTMENT USE	Metering Type*	Paid By	Notes
Electricity	Master Metered	Owner	
Gas	Master Metered	Owner	
Water	Master Metered	Owner	

***Direct Metered:** meter for each unit provided by the utility; **Submetered**: meter for each unit provided by the building; **Master Metered**: no unit meters, tenants charged indirectly through rent or other common charges.

OWNER-PAID COMMON AREA ELECTRICITY TARIFF: (only needed for buildings with ConEd electricity)	**EL8**

Summary of Utility Data Analysis

Note:

- If your building is located in NYC and you have benchmarking data that has been submitted to the city for compliance, please use that data.
- These amounts should NOT be normalized for weather- it should be the raw energy data, for example as received from the utility.
- If "Other" is used, populate conversion factors and fill fuel type at bottom of this tab

	Existing Annual Energy Use and Cost									Projected Annual Energy Use and Cost									
(All values are total annual values)	Electricity (kwh/yr)	Natural Gas (therms/yr)	Oil #2 (gal/yr)	Oil #4 (gal/yr)	Oil #6 (gal/yr)	District Stream (Mlbs/ yr)	Water (gal/yr)	Other (note units)	Total Site Energy Use (kBtu/yr)	Electricity (kwh/yr)	Natural Gas (therms/yr)	Oil #2 (gal/yr)	Oil #4 (gal/yr)	Oil #6 (gal/yr)	District Stream (Mlbs/ yr)	Water (gal/yr)	Other (note units)	Total Site Energy Use (kBtu/yr)	% Reduction
Owner-Paid Consumption	4,978,655	1,063,201	0	0	0	0	108,731,595	0	123,307,271	4,424,875	1,000,301	0	0	0	0	108,731,595	0	115,127,774	7%
Aggregated Resident Consumption	0	0	0	0	0	0	0	0	0	-97,600	-1,680	0	0	0	0	0	0	-501,011	-
Whole Building Consumption	4,978,655	1,063,201	0	0	0	0	108,731,595	0	123,307,271	4,327,275	998,621	0	0	0	0	108,731,595	0	114,626,762	7%

	Electricity ($/yr)	Natural Gas ($/yr)	Oil #2 ($/yr)	Oil #4 ($/yr)	Oil #6 ($/yr)	District Stream ($/ yr)	Water ($/yr)	Other (note units)	Total Site Energy Cost ($/yr)	Electricity ($/yr)	Natural Gas ($/yr)	Oil #2 ($/yr)	Oil #4 ($/yr)	Oil #6 ($/yr)	District Stream ($/ yr)	Water ($/yr)	Other (note units)	Total Site Energy Cost ($/yr)	% Reduction
Owner-Paid Costs	$ 995,731.00	$ 1,647,961.00	$ -	$ -	$ -	$ -	$ 615,421.00	$ -	$ 2,643,692	$ 884,975.00	$ 1,550,466.55	$ -	$ -	$ -	$ -	$ 604,547.67	$ -	$ 2,435,442	8%
Aggregated Resident Cost	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (19,520.00)	$ (2,604.00)	$ -	$ -	$ -	$ -	$ -	$ -	$ (22,124)	-
Whole Building Cost	$ 995,731	$ 1,647,961	$ -	$ -	$ -	$ -	$ 615,421	$ -	$ 2,643,692	$ 865,455	$ 1,547,863	$ -	$ -	$ -	$ -	$ 604,548	$ -	$ 2,413,318	9%

Bill Start Date	1/1/2022	1/1/2022	N/A	N/A	N/A	1/1/2022	N/A	N/A
Bill End Date	12/31/2022	12/31/2022	N/A	N/A	N/A	12/31/2022	N/A	N/A

Summary of Utility Analysis

Year reported above:	2022		
Site Energy Use Index	50.3	*kBtu/SF/year*	
Source Energy Use Index	63.3	*kBtu/SF/year*	
Heating Index	11.16364169	*Btu/SF/HDD*	Note: The Heating Index should include one year of heating consumption.
Total HDD in Benchmarked Year	5667	*HDD*	
Energy Cost Index	$1.08	*$/SF/year*	
Water Consumption Index	31,886	*Gal/Bedroom/Day*	
Existing GHG Intensity Index	0.00431	*tCO_2e/SF*	Note: GHG calculations are based on conversion factors and sources below.
Projected GHG Intensity Index	0.00391	*tCO_2e/SF*	Note: GHG calculations are based on conversion factors and sources below.

Blended Utility Rates		
Electricity Rate	$ 0.20	**per kWh**
Natural Gas Rate	1.55	**per Therm**
Oil #2 Rate	0	**per Gal**
Oil #4 Rate	0	**per Gal**
Oil #6 Rate	0	**per Gal**
District Steam Rate	0	**per MLb**
Water Rate	0.00556	**per Gal**

Estimated End Use Breakdown of Energy Consumption

Enter the estimated percent of electricity and/or fossil fuel that is used for each of the following end uses:

Electricity		
Space Heating	5	%
Cooling	35	%
Lighting	16	%
Other	44	%
Total	100	%
Fuel		
Space Heating	62	%
Hot Water / Baseload	38	%
Total	100	%

Department of Housing Preservation & Development

SOLAR FEASIBILITY ANALYSIS RESULTS

Version 1.9, Updated May 2022

SOLARone

PRELIMINARY SOLAR FINANCIAL ANALYSIS: Luna Park Housing

Solar electric systems provide electricity bill savings, however they are also eligible for a number of federal, state and local incentives that can significantly improve return on investment. The summary below includes estimated costs, incentives, electricity bill savings, and payback period for a solar energy system on this property.

Solar Energy System Size (kW-DC)		**700.00**
Year One Solar Production (kWh)		**805,000**
Year One Utility Bill Savings	**$**	**76,554**
Total Cost ($/Watt-DC)	$	4.05
Total Cost Estimate	$	2,836,500
NY-SUN Incentive	$	900,000
Upfront Cost Estimate	**$**	**1,936,500**
Cost After Incentives and Taxes	**$**	**434,794**
Payback Period		**6 years**
Internal Rate of Return		**11%**
Lifetime Net Savings	**$**	**1,457,659**
Federal Investment Tax Credit*	$	425,987
Low Income Housing Tax Credit	$	-
NYC Property Tax Abatement	$	387,300
Residential State Income Tax Credits	$	-
Depreciation (Federal and State)*	$	688,419
Federal Taxes Due on State Tax Credit	$	-

**If building owner is not able to benefit from tax incentives directly, third-party ownership may allow the owner to benefit from tax incentives indirectly.*

FEASIBILITY REPORT SUBMITTED BY	
Name	*Faisal Taha*
Company	*Lawless & Mangione Architec*
Email	*Faisalt@lawlessmangione.cor*
HPD ID	*12345*

WARNING: incomplete form. Please enter values for all blue fields on the Project Info, Building Info, and Solar Layout tabs.

NEXT STEPS
1. Submit Solar Feasibility Analysis to HPD.
2. HPD approves project, exempts project, or requires a Solar Consultation.
3. Refine solar design as needed.
4. Solicit bids from NYSERDA-qualified solar installation companies.

Instructions / Definitions / Notes

1. **Local Law 97* requires owners of most buildings > 25,000 SF in NYC to deeply reduce their carbon emissions.** The law is made up of two sections: Article 320 which establishes emissions limits for buildings starting in 2024 (although the deadline is delayed for certain affordable housing), and Article 321, which establishes an alternative compliance pathway for some affordable housing. Because many affordable housing projects are subject to Article 321 compliance deadlines in 2024, it is imperative that IPNA scopes enable buildings to comply. For projects subject to other deadlines, the IPNA can help buildings design for future compliance.
2. **Completion of this tab is required for all projects in NYC subject to Local Law 97*. All other projects may skip this tab.** Completion of this tab is mandatory, and must align with the scopes outlined in the IPNA. It is recommended that projects with buildings with upcoming LL87 reporting deadlines implement scopes that incorporate all measures so as to be in compliance with LL97 and LL87 simultaneously - to the extent allowed by DOB. This tab will be used to inform building scopes and ensure that the proper steps are taken for compliance. It will be the owner's responsibility to produce the mandatory reports to prove compliance. As of November 2021, LL97 rulemaking has not been finalized. Provider should use the most up-to-date LL97 guidance released by the DOB: see links at bottom of page.
3. Fill in Table 1 for every building in the project > 25,000 sf and/or subject to Local Law 97, noting which section of the law is applicable. See link at bottom of page for HPD's"Fact Sheet for LL97 and Affordable Housing"
4. Fill in Table 2 for every building in the project proposing to meet LL97 Compliance by implementing the applicable Prescriptive Energy Conservation Measures (as outlined in Article 321). The scope outlined in this table must align with the scope outlined in the rest of the IPNA, including Scope and Prelim, O&M, and Replacement Cost Schedule tabs as appropriate.
5. Fill in Table 3 for every building in the project proposing to meet LL97 compliance by meeting the appropriate emissions limits outlined in LL97 (buildings subject to Article 321 must meet 2030 limits in 2024, buildings subject to Article 320.3.9. will meet 2035 limits starting in 2035). The scope outlined in this table must align with the scope outlined in the rest of the IPNA, including Scope and Prelim, O&M, and Replacement Cost Schedule tabs as appropriate.

* ***If you have any questions about Local Law 97, including Articles 320 or 321, or would like guidance on Local Law 97 for Affordable Housing, please see the links at the bottom of the page.***

LOCAL LAW 97 COMPLIANCE REPORT & WORKSHEET - APPLICABLE NYC BUILDINGS ONLY

Project Info	
Project Name	Luna Park Housing
Total # of Buildings in Project	5
Total # of Buildings in Project subject to LL97	5

TABLE 1: FILL IN FOR ALL BUILDINGS IN PROJECT > 25,000 SF AND/OR SUBJECT TO LOCAL LAW 97 (add additional rows if necessary)

#	Address	BBL	Building GSF	LL97 Compliance Requirement	Existing GHG intensity (tons CO2e/ sf)	Meets 2024 limits (Y/N)?	Meets 2030 limits (Y/N)?	Primary Fuel Type (heating)	Proposed LL97 Compliance Pathway
1	Luna Park Housing	1-7268-0001	2,449,300	Article 320.3.9 (2035 extension)	0.0047	Yes	No	Gas	Subject to 2035 limits in 2035 (see Table 3)
2									
3									
4									
5									
6									
7									
8									
9									
10									

TABLE 2: FOR ALL BUILDINGS IMPLEMENTING ARTICLE 321 PRESCRIPTIVE MEASURES (select "X" if item is included, "n/a" if item is not applicable to building)

#	Address	Existing Heating Distribution System	Temperature Set-Points	Heating System Leaks	Maintain Heating System	Individual Temp. Controls	Pipe Insulation	Tank Insulation	Heating System Sensors & Controls	Common Area Lighting	Weatherizing & Air Sealing	Exhaust Fan Timers	For Steam Systems Only		
													Inspect/ Repair Steam Traps	Master Venting	Radiant Barriers
1															
2															
3															
4															
5															
6															
7															
8															
9															
10															

TABLE 3: NARRATIVE FOR *ALL* BUILDINGS SUBJECT TO LL97 THAT ARE NOT LISTED IN TABLE 2 OR NOT ALREADY IN COMPLIANCE				
#	Address	Primary Fuel Type (heating)	Projected GHG intensity (tons CO2e/ sf)	Scope Narrative: How will buildings meet applicable GHG limits (must match outputs in IPNA including energy savings and scope of work description)
1	Luna Park	Gas	0.0047	Prespective Pathway
2				
3				
4				
5				
6				
7				
8				
9				
10				

NOTES AND RESOURCES		
1	**Local Law 97 Compliance Requirements for Affordable Housing:**	https://www1.nyc.gov/site/hpd/services-and-information/ll97-guidance-for-affordable-housing.page
2	**DOB's Local Law 97 Page:**	Local Law 97 - Sustainable Buildings (nyc.gov)
3	**DOB's Local Law 97 Reporting Page:**	https://www1.nyc.gov/site/buildings/codes/greenhouse-gas-emission-reporting.page

SCOPE AND PRELIMINARY COST ESTIMATES

Measure Data

If one of the following measures is in your workscope, you must provide the following:

Gas Furnace AFUE	**90 AFUE**
Chiller Type/Capacity	**<Select One>**
Central AC/HP SEER	

Measure Name	Measure Description	Important Assumptions	Scope Area	Energy Efficiency Measure?	Measure Category	Measure Classification	Urgency	Measure Type	Unit Type	Qty	Cost Per Unit	Cost Source (e.g. 2017 R.S. Means, contractor quote, etc.)	Total Cost
Replace Broken/Uplifted Flags	Replace broken and uplifted flags & Curbs	N/A	Site Work	No			Long Term (1 to 15 years)	Capital	EA	400	$ 2,000	R.S. Means	$ 800,000
Parking Lot Repairs	Long Term	N/A	Site Work	No			Long Term (1 to 15 years)	Capital	SF	176076	$ 30	R.S. Means	$ 5,282,280
Roof Replacement	Main Roof	Long Term	Building Envelope	Yes	Envelope	Insulation, Roof Deck or Attic	Long Term (1 to 15 years)	EEWC-Only	Ins. Sqft	92020	$ 55	$ 65	$ 5,061,100
Replace Hallway Fence with Panels			Building Envelope	No			Short Term (<12 months)	Capital	EA	5	$ 1,200,000	R.S. Means	$ 6,000,000
Basement Columns & Water Prevention			Site Work	No			Critical	Capital	EA	5	$ 1,600,000	R.S. Means	$ 8,000,000
LL11 Associated Repairs	Façade Repairs requied by NYC DOB	N/A	Building Envelope	No			Short Term (<12 months)	Capital	EA	5	$ 2,000,000	R.S. Means	$ 10,000,000
Elevator Replacement			Building Systems	Yes	Motors	Elevator Motors and Controls, Upgrade	Critical	Capital	each	15	$ 300,000	Estimated	$ 4,500,000
Water Tank Housing Repairs	Building 3		Building Envelope	No			Critical	Capital	LS	1	$ 180,000	Estimated	$ 180,000
Breeching Replacement	Boiler Room		Building Systems	No			Short Term (<12 months)	Capital	LS	1	$ 250,000	R.S. Means	$ 250,000
Install TRV Valves	To Control Heating in units	LL97 Prespective Pathway	Apartments	Yes	Heating/Cooling	Thermostatic Radiator Valves, install	Short Term (<12 months)	EEWC-Only	each	5060	$ 500	R.S. Means	$ 2,530,000

Measure Name	Measure Description	Important Assumptions (cont.)	Scope Area (cont.)	Energy Efficiency Measure? (cont.)	Measure Category (cont.)	Measure Classification (cont.)	Urgency (cont.)	Measure Type (cont.)	Unit Type (cont.)	Qty (cont.)	Cost Per Unit (cont.)	Cost Source (e.g. 2017 R.S. Means, contractor quote, etc.) (cont.)	Total Cost (cont.)
Steam Traps Replacement	Apartments	LL97 Prespective Pathway	Apartments	Yes	Heating/Cooling	Steam Traps, Replace	Short Term (<12 months)	EEWC-Only	each	5060	$ 200	R.S. Means	$ 1,012,000
Steam Traps Replacement	Common Areas	LL97 Prespective Pathway	Building Systems	Yes	Heating/Cooling	Steam Traps, Replace	Short Term (<12 months)	EEWC-Only	each	80	$ 500	R.S. Means	$ 40,000
Replace hot water heaters	N/A	N/A	Building Systems	Yes	DHW	Other DHW Measure	Long Term (1 to 15 years)	Capital	EA	10	$ 45,000	R.S. Means	$ 450,000
Replace Exhasut Fans	Fans replacement & Clean Ventilation Fans	N/A	Building Systems	No			Long Term (1 to 15 years)	Capital	EA	40	$ 4,500	R.S. Means	$ 180,000
Upgrade Heating Plant	New Boilers, Burners & Controls	N/A	Building Systems	Yes	Heating/Cooling	Boiler, Replace (Central)	Long Term (1 to 15 years)	EEWC-Only	1000 Btu/hr	5	$ 300,000	R.S. Means	$ 1,500,000
Asbestos & LEAD Testing	Needed for Roof, Windows and Waste Lines	N/A	Environmental	No			Critical	Health	LS	1	$ 85,000	R.S. Means	$ 85,000
Consult with Pest Management	N/A	N/A	Healthy/Pest Management	No			Critical	Health	LS	1	$ 4,000	R.S. Means	$ 4,000
100KW Solar System	1 Per Building	Canopy Included	Building Systems	Yes	Renewables	Photovoltaic System	Long Term (1 to 15 years)	EEWC-Only	EA	5	$ 271,450	Solar Tool	$ 1,357,250
Replace Vacuum Pumps	1 per Buildings	N/A	Building Systems	No			Long Term (1 to 15 years)	Capital	EA	5	$ 48,000	Estimated	$ 240,000
Replace Waste Risers			Building Systems	No			Long Term (1 to 15 years)	Capital	EA	5	$ 4,000,000	Estimated	$ 20,000,000
Radiant Radiator Cover	Behind Radiators	LL97 Prespective Pathway	Building Systems	Yes	Other	Other	Long Term (1 to 15 years)	EEWC-Only	EA	5060	$ 400	R.S. Means	$ 2,024,000
Upgrade Boiler Controllers	Indoor Sensors	LL97 Prespective Pathway	Building Systems	Yes	Heating/Cooling	Other Heating Measure	Long Term (1 to 15 years)	EEWC-Only	EA	5	$ 48,000	R.S. Means	$ 240,000
Insulate Vacuum & Cond. Tanks		LL97 Prespective Pathway	Building Systems	Yes	Heating/Cooling	Other Heating Measure	Long Term (1 to 15 years)	EEWC-Only	EA	12	$ 4,000	R.S. Means	$ 48,000

Measure Name	Measure Description	Important Assumptions (cont.)	Scope Area (cont.)	Energy Efficiency Measure? (cont.)	Measure Category (cont.)	Measure Classification (cont.)	Urgency (cont.)	Measure Type (cont.)	Unit Type (cont.)	Qty (cont.)	Cost Per Unit (cont.)	Cost Source (e.g. 2017 R.S. Means, contractor quote, etc.) (cont.)	Total Cost (cont.)

Measure Name	Measure Description	Important Assumptions (cont.)	Scope Area (cont.)	Energy Efficiency Measure? (cont.)	Measure Category (cont.)	Measure Classification (cont.)	Urgency (cont.)	Measure Type (cont.)	Unit Type (cont.)	Qty (cont.)	Cost Per Unit (cont.)	Cost Source (e.g. 2017 R.S. Means, contractor quote, etc.) (cont.)	Total Cost (cont.)

Measure Name	Measure Description	Important Assumptions (cont.)	Scope Area (cont.)	Energy Efficiency Measure? (cont.)	Measure Category (cont.)	Measure Classification (cont.)	Urgency (cont.)	Measure Type (cont.)	Unit Type (cont.)	Qty (cont.)	Cost Per Unit (cont.)	Cost Source (e.g. 2017 R.S. Means, contractor quote, etc.) (cont.)	Total Cost (cont.)

Measure Name	Measure Description	Important Assumptions (cont.)	Scope Area (cont.)	Energy Efficiency Measure? (cont.)	Measure Category (cont.)	Measure Classification (cont.)	Urgency (cont.)	Measure Type (cont.)	Unit Type (cont.)	Qty (cont.)	Cost Per Unit (cont.)	Cost Source (e.g. 2017 R.S. Means, contractor quote, etc.) (cont.)	Total Cost (cont.)

Measure Name	Measure Description	Important Assumptions (cont.)	Scope Area (cont.)	Energy Efficiency Measure? (cont.)	Measure Category (cont.)	Measure Classification (cont.)	Urgency (cont.)	Measure Type (cont.)	Unit Type (cont.)	Qty (cont.)	Cost Per Unit (cont.)	Cost Source (e.g. 2017 R.S. Means, contractor quote, etc.) (cont.)	Total Cost (cont.)
Total													**$ 69,783,630**

																Incentives Available		
Measure Name	**Measure Description**	**Projected Annual Electricity Savings (kWh/yr) Cooling**	**Projected Annual Electricity Savings (kWh/yr) Non-Cooling**	**Project Annual Fuel Savings (MMBtu/yr) Heating**	**Project Annual Fuel Savings (MMBtu/yr) Non-Heating**	**Affected Fuel (for MMBtu Savings)**	**Projected Annual Cost Savings ($/yr)**	**SIR**	**Simple Payback**	**Savings Accrue to Tenants?**	**Measure Life**	**Full or Incremental Savings**	**Existing Equipment Year of Manufacture**	**Projected Annual Water Savings (gal/yr)**	**Potential Health Benefit Impact**	**Incentive #1**	**Incentive #2**	**Incentive # 3**
Replace Broken/Uplifted Flags	Replace broken and uplifted flags & Curbs						$ -	0.0			15		2000	0	None			
Parking Lot Repairs	Long Term						$ -	0.0			30		2000	0	None			
Roof Replacement	Main Roof	97600	0	168	0	Natural Gas	$ 22,124	0.1	228.8	Yes	25	Full		0	None			
Replace Hallway Fence with Panels							$ -	0.0			25		2000	0	None			
Basement Columns & Water Prevention							$ -	0.0			40		1960	0	None			
LL11 Associated Repairs	Façade Repairs requied by NYC DOB						$ -	0.0			20		2000	0	None			
Elevator Replacement		0	90100	0	0		$ 18,020	0.0	249.7	No	5	Inc	1960	0	None			
Water Tank Housing Repairs	Building 3						$ -	0.0			20		1960	0	None			
Breeching Replacement	Boiler Room						$ -	0.0			25		2000	0	None			
Install TRV Valves	To Control Heating in units	0	0	695	0	Natural Gas	$ 11,815	0.0	214.1	No	10	Full		0	Low	Con Ed - Rebate		
Measure Name (cont.)	**Measure Description (cont.)**	**Projected Annual Electricity Savings (kWh/yr) Cooling**	**Projected Annual Electricity Savings (kWh/yr) Non-Cooling**	**Project Annual Fuel Savings (MMBtu/yr) Heating**	**Project Annual Fuel Savings (MMBtu/yr) Non-Heating**	**Affected Fuel (for MMBtu Savings)**	**Projected Annual Cost Savings ($/yr)**	**SIR**	**Simple Payback**	**Savings Accrue to Tenants?**	**Measure Life**	**Full or Incremental Savings**	**Existing Equipment Year of Manufacture**	**Projected Annual Water Savings (gal/yr)**	**Potential Health Benefit Impact**	**Incentive #1**	**Incentive #2**	**Incentive # 3**
Steam Traps Replacement	Apartments	0	0	695	0	Natural Gas	$ 11,815	0.1	85.7	No	5	Full		0	Low	Con Ed - Rebate		
Steam Traps Replacement	Common Areas	0	0	560	0	Natural Gas	$ 9,520	1.1	4.2	No	5	Full		0	Low	Con Ed - Rebate		
Replace hot water heaters	N/A	0	0	0	1220	Natural Gas	$ 20,740	1.1	21.7	No	40	Full		0	Low			
Replace Exhasut Fans	Fans replacement & Clean Ventilation Fans						$ -	0.0			10		2012	0	High			
Upgrade Heating Plant	New Boilers, Burners & Controls	0	0	1170	0	Natural Gas	$ 18,135	0.2	82.7	No	25	Inc	1994	0	None	Con Ed - Rebate		
Asbestos & LEAD Testing	Needed for Roof, Windows and Waste Lines						$ -	0.0			5		N/A	0	High			
Consult with Pest Management	N/A						$ -	0.0			5		N/A	0	High			
100KW Solar System	1 Per Building	0	463680	0	0		$ 92,736	1.2	14.6	No	25	Full		0	None			
Replace Vacuum Pumps	1 per Buildings						$ -	0.0			25		1994	0	None			
Replace Waste Risers							$ -	0.0			40		1960	0	None			
Radiant Radiator Cover	Behind Radiators	0	0	560	0	Natural Gas	$ 9,520	0.0	212.6	No	10	Full		0	None	Con Ed - Rebate		
Upgrade Boiler Controllers	Indoor Sensors	0	0	1010	0	Natural Gas	$ 19,200	1.0	12.5	No	15	Full		0	None	Con Ed - Rebate		
Insulate Vacuum & Cond. Tanks		0	0	380	0	Natural Gas	$ 6,460	1.6	7.4	No	15	Full		0	None	Con Ed - Rebate		
Measure Name (cont.)	**Measure Description (cont.)**	**Projected Annual Electricity Savings (kWh/yr) Cooling**	**Projected Annual Electricity Savings (kWh/yr) Non-Cooling**	**Project Annual Fuel Savings (MMBtu/yr) Heating**	**Project Annual Fuel Savings (MMBtu/yr) Non-Heating**	**Affected Fuel (for MMBtu Savings)**	**Projected Annual Cost Savings ($/yr)**	**SIR**	**Simple Payback**	**Savings Accrue to Tenants?**	**Measure Life**	**Full or Incremental Savings**	**Existing Equipment Year of Manufacture**	**Projected Annual Water Savings (gal/yr)**	**Potential Health Benefit Impact**	**Incentive #1**	**Incentive #2**	**Incentive # 3**

Measure Name (cont.)	**Measure Description (cont.)**	**Projected Annual Electricity Savings (kWh/yr) Cooling**	**Projected Annual Electricity Savings (kWh/yr) Non-Cooling**	**Project Annual Fuel Savings (MMBtu/yr) Heating**	**Project Annual Fuel Savings (MMBtu/yr) Non-Heating**	**Affected Fuel (for MMBtu Savings)**	**Projected Annual Cost Savings ($/yr)**	**SIR**	**Simple Payback**	**Savings Accrue to Tenants?**	**Measure Life**	**Full or Incremental Savings**	**Existing Equipment Year of Manufacture**	**Projected Annual Water Savings (gal/yr)**	**Potential Health Benefit Impact**	**Incentive #1**	**Incentive #2**	**Incentive # 3**
Measure Name (cont.)	**Measure Description (cont.)**	**Projected Annual Electricity Savings (kWh/yr) Cooling**	**Projected Annual Electricity Savings (kWh/yr) Non-Cooling**	**Project Annual Fuel Savings (MMBtu/yr) Heating**	**Project Annual Fuel Savings (MMBtu/yr) Non-Heating**	**Affected Fuel (for MMBtu Savings)**	**Projected Annual Cost Savings ($/yr)**	**SIR**	**Simple Payback**	**Savings Accrue to Tenants?**	**Measure Life**	**Full or Incremental Savings**	**Existing Equipment Year of Manufacture**	**Projected Annual Water Savings (gal/yr)**	**Potential Health Benefit Impact**	**Incentive #1**	**Incentive #2**	**Incentive # 3**
Measure Name (cont.)	**Measure Description (cont.)**	**Projected Annual Electricity Savings (kWh/yr) Cooling**	**Projected Annual Electricity Savings (kWh/yr) Non-Cooling**	**Project Annual Fuel Savings (MMBtu/yr) Heating**	**Project Annual Fuel Savings (MMBtu/yr) Non-Heating**	**Affected Fuel (for MMBtu Savings)**	**Projected Annual Cost Savings ($/yr)**	**SIR**	**Simple Payback**	**Savings Accrue to Tenants?**	**Measure Life**	**Full or Incremental Savings**	**Existing Equipment Year of Manufacture**	**Projected Annual Water Savings (gal/yr)**	**Potential Health Benefit Impact**	**Incentive #1**	**Incentive #2**	**Incentive # 3**

Measure Name (cont.)	Measure Description (cont.)	Projected Annual Electricity Savings (kWh/yr) Cooling	Projected Annual Electricity Savings (kWh/yr) Non-Cooling	Project Annual Fuel Savings (MMBtu/yr) Heating	Project Annual Fuel Savings (MMBtu/yr) Non-Heating	Affected Fuel (for MMBtu Savings)	Projected Annual Cost Savings ($/yr)	SIR	Simple Payback	Savings Accrue to Tenants?	Measure Life	Full or Incremental Savings	Existing Equipment Year of Manufacture	Projected Annual Water Savings (gal/yr)	Potential Health Benefit Impact	Incentive #1	Incentive #2	Incentive # 3
Total		97600	553780	5238	1220		$ 240,085									$ -	$ -	$ -

QUALITY DURING CONSTRUCTION

Include steps that the developer can take during construction to help ensure that projected energy and water savings are achieved (e.g. inspections, documentation, etc.)

Energy Efficiency Measure Savings Quality Control

	Measure Classification	Measure Name	Cost	Site Energy Savings (MMBtu)	Source Energy Savings (MMBtu)	Source Energy Savings (%)	Comment	Response
1	Insulation, Roof Deck or Attic	Roof Replacement	$5,061,100	501.0	1,025.6	0.4%		
2	Elevator Motors and Controls, Upgrade	Elevator Replacement	$4,500,000	307.4	783.9	0.3%		
3	Thermostatic Radiator Valves, install	Install TRV Valves	$2,530,000	695.0	729.8	0.3%		
4	Steam Traps, Replace	Steam Traps Replacement	$1,012,000	695.0	729.8	0.3%		
5	Steam Traps, Replace	Steam Traps Replacement	$1,012,000	695.0	729.8	0.3%		
6	Other DHW Measure	Replace hot water heaters	$450,000	1,220.0	1,281.0	0.5%		
7	Boiler, Replace (Central)	Upgrade Heating Plant	$1,500,000	1,170.0	1,228.5	0.5%	This measure is being flagged as either falling outside of the cost, site energy savings, or source energy savings typical values. Please refer to the guidance in the above instructions and respond accordingly.	High Cost Item
8	*Photovoltaic System*	*100KW Solar System*	$1,357,250	1,582.1	*4,034.3*	1.5%		
9	Other	Radiant Radiator Cover	$2,024,000	560.0	588.0	0.2%	This measure is being flagged as either falling outside of the cost, site energy savings, or source energy savings typical values. Please refer to the guidance in the above instructions and respond accordingly.	High Cost Item
10	Other Heating Measure	Upgrade Boiler Controllers	$240,000	1,010.0	1,060.5	0.4%		

REPLACEMENT COST SCHEDULE

Scope Name	Description of Work	EUL	Age	RUL	Unit Type	Qty.	Cost Per Unit	Critical Costs	Short Term Costs	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Replace Broken/Uplifted Flags	Replace broken and uplifted flags & Curbs	15	40	-25	EA	400	$ 2,000	No	$ 800,000	$ 200,000	$ -	$ -	$ -	$ 150,000	$ -	$ -
Parking Lot Repairs	Long Term	30	15	15	SF	176076	$ 30	No	$ 5,282,280	$ -	$ -	$ 2,500,000	$ -	$ -	$ -	$ -
Roof Replacement	Main Roof	25	28	-3	Ins. Sqft	92020	$ 55	Yes	$ 5,061,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Replace Hallway Fence with Panels		25	25	0	EA	5	$ 1,200,000	No	$ 6,000,000	$ 3,000,000	$ 3,000,000	$ -	$ -	$ -	$ -	$ -
Basement Columns & Water Prevention		40	10	30	EA	5	$ 1,600,000	No	$ 8,000,000	$ 1,600,000	$ 1,600,000	$ 1,600,000	$ 1,600,000	$ 1,600,000	$ -	$ -
LL11 Associated Repairs	Façade Repairs requied by NYC DOB	20	28	-8	EA	5	$ 2,000,000	Yes	$ 10,000,000	$ 5,000,000	$ 5,000,000	$ -	$ -	$ -	$ -	$ -
Elevator Replacement		5	5	0	each	15	$ 300,000	Yes	$ 4,500,000	$ 4,500,000	$ -	$ -	$ -	$ -	$ -	$ -
Water Tank Housing Repairs	Building 3	20	0	20	LS	1	$ 180,000	Yes	$ 180,000	$ 180,000	$ -	$ -	$ -	$ -	$ -	$ -
Breeching Replacement	Boiler Room	25	29	-4	LS	1	$ 250,000	Yes	$ 250,000	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -
Install TRV Valves	To Control Heating in units	10	29	-19	each	5060	$ 500	Yes	$ 2,530,000	$ 2,530,000	$ -	$ -	$ -	$ -	$ -	$ -
Steam Traps Replacement	Apartments	5	0	5	each	5060	$ 200	No	$ 1,012,000	$ 1,012,000	$ -	$ -	$ -	$ -	$ -	$ -
Steam Traps Replacement	Common Areas	5	5	0	each	80	$ 500	Yes	$ 40,000	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -
Replace hot water heaters	N/A	40	65	-25	EA	10	$ 45,000	Yes	$ 450,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ 90,000	$ -	$ -
Replace Exhasut Fans	Fans replacement & Clean Ventilation Fans	10	28	-18	EA	40	$ 4,500	Yes	$ 180,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Upgrade Heating Plant	New Boilers, Burners & Controls	25	38	-13	1000 Btu/hr	5	$ 300,000	Yes	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Asbestos & LEAD Testing	Needed for Roof, Windows and Waste Lines	5	0	5	LS	1	$ 85,000	Yes	$ 85,000	$ 85,000	$ -	$ -	$ -	$ -	$ -	$ -
Consult with Pest Management	N/A	5	0	5	LS	1	$ 4,000	Yes	$ 4,000	$ 4,000	$ -	$ -	$ -	$ -	$ -	$ -
100KW Solar System	1 Per Building	25	0	25	EA	5	$ 271,450	No	$ 1,357,250	$ -	$ -	$ -	$ -	$ 1,357,250	$ -	$ -
Replace Vacuum Pumps	1 per Buildings	25	38	-13	EA	5	$ 48,000	Yes	$ 240,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Replace Waste Risers		40	65	-25	EA	5	$ 4,000,000	No	$ 20,000,000	$ 4,000,000	$ 4,000,000	$ 4,000,000	$ 4,000,000	$ 4,000,000	$ -	$ -
Radiant Radiator Cover	Behind Radiators	10	65	-55	EA	5060	$ 400	No	$ 2,024,000	$ 2,024,000	$ -	$ -	$ -	$ -	$ -	$ -
Upgrade Boiler Controllers	Indoor Sensors	15	65	-50	EA	5	$ 48,000	No	$ 240,000	$ 240,000	$ -	$ -	$ -	$ -	$ -	$ -

Total - Uninflated									**$ 69,783,630**	**$ 24,803,000**	**$ 13,690,000**	**$ 8,190,000**	**$ 5,690,000**	**$ 7,197,250**	**$ -**	**$ -**
Factor										1.00	1.03	1.06	1.09	1.12	1.15	1.18
Total - Inflated									**$ 69,783,630**	**$ 24,803,000**	**$ 14,100,700**	**$ 8,681,400**	**$ 6,202,100**	**$ 8,060,920**	**$ -**	**$ -**

Scope Name	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20	Total Long Term
Replace Broken/Uplifted Flags	$ -	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000	**$ 800,000**
Parking Lot Repairs	$ -	$ -	$ -	$ -	$ 2,782,280	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,282,280**
Roof Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,061,100	$ -	$ -	$ -	$ -	$ -	**$ 5,061,100**
Replace Hallway Fence with Panels	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000,000**
Basement Columns & Water Prevention	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,000,000**
LL11 Associated Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000,000**
Elevator Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,500,000**
Water Tank Housing Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 180,000**
Breeching Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 250,000**
Install TRV Valves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,530,000**
Steam Traps Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,012,000**
Steam Traps Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 40,000**
Replace hot water heaters	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 450,000**
Replace Exhasut Fans	$ -	$ -	$ 180,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 180,000**
Upgrade Heating Plant	$ -	$ -	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500,000**
Asbestos & LEAD Testing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 85,000**
Consult with Pest Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,000**
100KW Solar System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,357,250**
Replace Vacuum Pumps	$ -	$ -	$ 240,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 240,000**
Replace Waste Risers	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 20,000,000**
Radiant Radiator Cover	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,024,000**
Upgrade Boiler Controllers	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 240,000**
	$ -	**$ -**	**$ 2,070,000**	**$ -**	**$ 2,782,280**	**$ -**	**$ -**	**$ 5,211,100**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ 69,783,630**
	1.21	1.24	1.27	1.30	1.33	1.36	1.39	1.42	1.45	1.48	1.51	1.54	1.57	
	$ -	**$ -**	**$ 2,628,900**	**$ -**	**$ 3,700,432**	**$ -**	**$ -**	**$ 7,399,762**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 235,500**	**$ 145,596,344**

OPERATION AND MAINTENANCE MEASURES

General Recommended O&M Interventions	Intervention Type	Why Do It	Frequency	Impact / Cost	Notes
Repair leaks immediately. Any leaking faucet or valve must be repaired immediately. This will not only save water but also reduce hot water consumption, preventing water damage to surrounding areas.	Water Conservation	Conserve Water	Daily	Energy Saving	N/A
Repair all air vents/steam traps to ensure a higher efficiency of the heating system in the building.	Heating and Cooling	Balance Heating System	Daily	Energy Saving	N/A
Encourage the use of low-flow showerheads and faucet aerators. Low-flow fixtures not only reduces water consumption, but also reduces energy required to generate domestic hot water.	Water Conservation	Conserve Water	Annually	Energy Saving	N/A
Encourage the use of low-flow toilets (1.6 gallons per flush). Low-flow toilets use more than 50% less water per flush than standard toilets (3.5 gallons per flush).	Water Conservation	Conserve Water	Annually	Energy Saving	N/A
Ensure that any repairs made to steam and DWH water piping is reinsulated.	Heating and Cooling	Reduce Fuel Usage	Daily	Energy Saving	N/A
Check Fans operation on daily basis	Existing Maintenance	Assure Proper Ventilation	Daily	Energy Saving	N/A
Check DHW Temperature after the mixing valve on daily basis	Heating and Cooling	Conserve Energy	Daily	Energy Saving	N/A
Record water consumption by the Boiler Feed Unit "Fresh Water"	Heating and Cooling	Conserve Energy	Daily	Energy Saving	N/A
Check Condensate Return Temperature	Heating and Cooling	Conserve Energy	Daily	Energy Saving	N/A
Check Common Area Lighting During Operating Hours	Lighting	Conserve Energy	Daily	Energy Saving	N/A
Check Common Area Window Type AC units	Heating and Cooling	Conserve Energy	Daily	Energy Saving	N/A
Check and Clean Master Traps	Heating and Cooling	Conserve Energy	Annually	Energy Saving	N/A
Check operation of exterior lighitng fixtures	Lighting	Conserve Energy	Weekly	Energy Saving	N/A
Walk the grounds to check for uplifted flags	Other	Safety	Daily	Energy Saving	N/A
Conduct Check on all windows	Heating and Cooling	Conserve Energy	Annually	Energy Saving	N/A
Check Roof using a thermal camera	Heating and Cooling	Conserve Energy	Annually	Energy Saving	N/A

Health Related O&M Interventions to Evaluate	Intervention Type	Applies to This Building (Y/N)	Why Do It	Frequency	Impact / Cost	Relevant NYC Code and Resources	Enterprise Green Communities Criteria
Inspect fans, fix and clean vents/ventilation ducts, replace filters. Set regular inspection schedule.	Health - Air Quality and Ventilation	Yes	Asthma & respiratory risks	Annual, Filters every 6 mos.	High impact, low cost	§[C26-1205.1] 27-745 Occupiable rooms. All occupiable rooms shall be ventilated by natural or mechanical means, or by a combination of both. Natural ventilation may be provided except where mechanical ventilation is required by article seven or eight of this subchapter.	5.1a Building Performance Standard 5.3 Sizing of Heating and Cooling Equipment 6.10 Asthmagen-Free Materials 7.1 Ventilation 7.2 Clothes dryer exhaust 7.3 Combustion Equipment
Educate tenants about ways to improve ventilation and about reporting fans that don't work and windows that don't open.	Health - Air Quality and Ventilation	Yes	Asthma & respiratory risks	Lease up & annual	High Impact, low cost		
Educate tenants about identifying and reporting problems with central heating/cooling.	Health - Air Quality and Ventilation	Yes	General health; energy efficiency	Lease up & annual	High Impact, Low cost		
Ensure regular cleaning of dryers to improve functionality and to reduce fire hazards.	Health - Air Quality and Ventilation	Yes	Respiratory risks & fire hazards	Annual	High Impact, low cost		
Ensure proper venting of dryers.	Health - Air Quality and Ventilation	Yes	Respiratory risks & moisture control	Annual	Medium Impact, High Cost		
Evaluate boiler to ensure proper combustion safety to ensure proper combustion safety and to efficiently manage temperature.	Health - Air Quality and Ventilation	Yes			Low Impact, Low cost		

Prohibit smoking within units and within 20ft of building. Incorporate no smoking provisions in lease. Note	Health - Air Quality and Ventilation	Yes	Asthma and cancer risks	One time change	High Impact, Low Cost	https://www1.nyc.gov/site/doh/health/health-topics/smoking-smoke-free-housing.page	
Clean mold, eliminate water leaks, clean surfaces and replace surfaces as needed. Fix drainage as needed.	Health - Moisture	Yes	Asthma & respiratory risks; moisture control	As needed	High impact, low cost	http://www1.nyc.gov/site/doh/health/health-topics/air-quality-indoor-moisture.page	4.3 Leaks and Water Metering 6.7a,b Environmentally Preferable Flooring: 6.8 Mold Prevention: Surfaces 6.9 Mold Prevention: Tub and Shower Enclosures 7.5 Vapor Retarder Strategies 7.7 Mold Prevention: Water Heaters
Educate tenants about importance of and ways to report leaks (running toilets, leaking radiators, dripping faucets, moisture problems, and mold issues in the building.	Health - Moisture	Yes	Asthma & respiratory risks; moisture control	Lease up & annual	High Impact, Low cost		
Replace or place entry door weather-stripping and door sweeps.	Health - Moisture	Yes	Moisture control; energy efficiency		Medium Impact, Low Cost		
Seal holes and cracks, including around plumbing and utility openings and foundation. Install door sweeps to prevent pest entry. Use pest resistant materials during repairs. Accompany pest management professional during each service visit to identify areas in need or repair. Train staff to monitor pest prone places for conditions conducive to pests. Adopt the use of reduced risk pesticides building wide. Review pest proofing tips for building owners, managers and staff in NYC DOHMH IPM Toolkit.	Health - Pests	Yes	Asthma risks, pest control	Rehab, unit turnover, annual inspections	High impact, low cost	NYC Integrated Pest Management Tool Kit http://www.nyc.gov/html/doh/downloads/pdf/pesticide/ipm-toolkit.pdf	7.10 Integrated Pest Management
Educate residents on how to minimize food and water sources for pests; identify and report openings for repair; on the use of reduced risk pesticides (gel bait, bait stations). Educate management on implementation of a building-wide Integrated Pest Management (IPM) protocol.	Health - Pests	Yes	Asthma risks, pest control	Lease up & annual	High Impact, Low Cost		
Adopt an integrated pest management scope of work	Health - Pests	Yes	Asthma risks, pest control	Pest contract	High impact, Low Cost	NYCDOHMH Toolkit	

Ensure garbage room is properly maintained through maintenance and ensure waste storage capacity meets the needs of the building	Health - Pests	Yes	Asthma risks, pest control	6 months	Medium Impact, Low Cost		
Institute an off gassing period for units before occupancy after rehabilitation, especially after carpeting, painting, and floor work	Health - Hazardous Materials and Conditions	Yes	Respiratory and other health risks	Post rehab	High impact, low cost	NYC Local Law 2 (2012) - VOC Emissions Limits in Carpets and Carpet Cushions: https://www1.nyc.gov/site/doh/health/health-topics/air-quality-vocs-and-carpeting-what-consumers-and-the-public-should-know.page and https://www1.nyc.gov/assets/buildings/local_laws/ll2of2012.pdf Floor Refinishing and Moisture-Cure Urethanes: https://www1.nyc.gov/site/doh/health/health-topics/floor-refinishing.page	3.1 Environmental Remediation 5.4 ENERGY STAR Appliances 6.1 Low / No VOC Paints, Coatings and Primers 6.2 Low / No VOC Adhesives and Sealants 6.6 Composite Woods Products that Emit low/No Formaldehyde 6.7 Environmentally Preferable Flooring 6.10 Asthmagen-Free materials 7.1 Ventilation 7.3 Combustion Equipment 7.8 Radon Mitigation 7.15 Reduce Lead Hazards 7.16 Smoke-Free Building 8.3 Resident Manual 8.4 Resident and Property Staff Orientation
Ensure carbon monoxide (CO) detectors are installed pursuant to code. Mitigate sources of CO build-up, i.e. back drafting, unventilated heaters, or other combustion effects. Educate tenants to report if their CO detector is going off.	Health - Hazardous Materials and Conditions	Yes	CO poisoning risks	Annual inspection; Lease up	Med-Hi Impact, Low Cost	http://www1.nyc.gov/site/hpd/owners/Smoke-carbon-monoxide-detectors.page	
Use green products in cleaning, rehab, repairs, painting. Use low-/no-volatile organic compounds (VOCs), low/no formaldehyde in cleaning products, paint, sealants, adhesives, building materials.	Health - Hazardous Materials and Conditions	Yes	Respiratory and other health risks	Ongoing	Medium Impact, Low Cost	http://programs.lisc.org/NYC/Images/Two_Shades_of_Green_-_Green_Cleaning_Toolkit.pdf; Greenseal; Greenshield; EPA Safer Choice; EPA Formaldehyde emissions standards for composite wood products: https://www.epa.gov/formaldehyde/formaldehyde-emission-standards-composite-wood-products	
Seal and clean ventilation ducts, can be HVAC or maintenance staff	Health - Hazardous Materials and Conditions	Yes	Respiratory and other health risks	Rehab, energy projects	Medium Impact, Medium Cost		
Use no-VOC and no-formaldehyde paint, adhesives, sealants, cleaners, and products	Health - Hazardous Materials and Conditions	Yes			Medium Impact, Medium Cost	EPA Formaldehyde emissions standards for composite wood products: https://www.epa.gov/formaldehyde/formaldehyde-emission-standards-composite-wood-products	
Lead: In buildings constructed prior to 1978 (or 1960 in NYC), ensure that lead-safe renovation practices are utilized for any repairs that could disturb lead-based paint. Have building maintenance staff trained and certified in EPA Renovation, Repair and Painting (RRP).	Health - Hazardous Materials and Conditions	Yes	Neurological damage	Rehab, annually for units occupied by young children		In NYC, Local Law 1 of 2004 (the Lead Paint Law) requires owners to annually inspect units occupied by children under the age of six, to identify and fix lead paint hazards.	
Ensure indoor and outdoor areas are well lit	Health - Active Design Opportunities to Encourage Physical Activity	Yes	Encourage physical activity	Rehab, ongoing	Med-hi impact, low cost		3.4 Landscaping 5.5 Lighting 7.12,13 Active Design 7.14 Interior and Outdoor Activity Spaces for

Ensure stairs are attractive option over elevators - located close to the entrance and well-lit (with daylight if possible); stair prompt signage	Health - Active Design Opportunities to Encourage Physical Activity	Yes	Encourage physical activity	Ongoing	Low Impact, High Cost	Stair prompt sign: www1.nyc.gov/assets/doh/downloads/pdf/tcny/takethestairs.pdf or call 311 to order signs in English or Spanish NYC Active Design Guidelines - http://www1.nyc.gov/assets/doh/downloads/pdf/environmental/active-design-guidelines.pdf Center for Active Design Guidelines: https://centerforactivedesign.org/dl/guidelines.pdf	Children and Adults 8 2.9 Improving Connectivity to the Community 8.1 Building Operations & Maintenance (O&M) Manual and Plan
Install hand held and adjustable shower heads	Health - Fall, Trip, and Fire Hazard	Yes	Reduce trip and fall risks	Annual inspection	Medium impact, Low cost		5.5 Lighting 7.11a,b Beyond ADA: Universal Design 7.12, 13 Active Design 8.1 Building Operations & Maintenance (O&M) Manual and Plan
Install slip-resistant adhesive in dark or contrasting color at the edge of each stair	Health - Fall, Trip, and Fire Hazard	Yes	Reduce trip and fall risks	Annual inspection	Medium Impact, Low Cost		

	A	B	C	D	E
5	**HEALTHY REHAB INTERVENTIONS**				
6	Intervention- Rehab	Applies to This Building (Y/N)	Impact / Potential Cost	Relevant NYC Code and Resources	Enterprise Green Communities Criteria
7	**Air Contaminants or Allergens From Indoor Sources**				
8	Vent gas combustion appliances (boilers, hot water heater, stove top)	Yes	High Impact, Variable Cost		6.1 & 6.2 Low / No VOC Adhesives and Sealants
9	Remove carpet; make floors smooth and cleanable	Yes	Medium Impact, Variable cost		6.7 Environmentally Preferable Flooring
10	Replace gas stoves with electric	Yes	Medium Impact, High Cost		6.10 Asthmagen-Free Materials
11	New building materials meet green and health standards (VOC, formaldehyde)	No	Medium Impact, Low Cost	http://living-future.org/redlist	7.1 Ventilation 7.2 Clothes dryer exhaust
12	Repair/replace roof top fans, and seal duct work	Yes	Medium Impact, Med-Hi Cost		7.3 Combustion Equipment
13	Install constant airflow regulators w/ continuous exhausts	No	Medium Impact, Variable cost	Cost decreases with scale	7.7 Mold Prevention: Water Heaters
14	**Air Contaminants or Allergens From Outdoor Sources**				
15	Install enhanced air filtration in building ventilation/HVAC	Yes	High impact, medium cost		
16	Locate exterior intake grilles to minimize intake of contaminants	No	Medium Impact, Variable Cost		
17	**Moisture**				
18	Repair leaks, structural issues, water damage, radiator valves, drainage	Yes	High Impact, Variable Cost	NYC Mold Guidelines - http://www1.nyc.gov/assets/doh/downloads/pdf/epi/epi-mold-guidelines.pdf EPA Mold/Moisture Guide - https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf	4.3 Leaks and Water Metering 6.7a,b Environmentally Preferable Flooring: 6.8 Mold Prevention: Surfaces 6.9 Mold Prevention: Tub and Shower Enclosures 7.1 Ventilation 7.2 Clothes Dryer Exhaust 7.5 Vapor Retarder Strategies 7.7 Mold Prevention: Water Heaters
19	Repair/install ventilation/fans (bathroom, kitchen, dryer)	Yes	Medium Impact, Med-Hi Cost		
20	Replace carpet with smooth flooring in wet areas (bath, kitchen); meet Enterprise Green Criteria standards	Yes	Medium Impact, Medium Cost		
21	Steam leaks elimination- change radiator valve.	Yes	Medium Impact, Med-Hi Cost		
22	Bath: Minimize moisture hold materials (tub surround, particle board vanity)	Yes	Medium Impact, Variable cost	NYC LL13 (2014) - Requires the use of mold-resistant materials in moisture-prone locations: https://www1.nyc.gov/assets/buildings/local_laws/ll13of2014.pdf	
23	**Pests**				
24	Pest proof exterior doorways. Install door sweeps and pest resistant door brushes to all exterior doors and waste storage areas. Ensure entryway thresholds are sealed properly.	Yes	High-impact, Low Cost	NYC DOHMH IPM Toolkit, Pest Prevention By Design Guidelines	7.10 Integrated Pest Management
25	Prevent pest access from sub-areas into living areas through exclusion and the use of pest resistant materials	Yes	High Impact, Low Cost		
26	Seal all joint penetrations with low VOC caulk.	Yes	High Impact, Low cost		
27	Pest proof units and common areas using guidelines presented in the NYC DOHMH IPM Toolkit "Pest Proofing Tips for Owners and Staff"	Yes	High impact, medium cost		
28	Properly install all unit fixtures, including kitchen cabinetry, radiators, sinks, and flooring to prevent pest access and harborage into and through units. Provide QA on unit interiors to guarantee pest prevention.	Yes	High Impact, Low cost		
29	Seal utility lines entering apartments to prevent pest access into and through units	Yes	High Impact, Low cost		

	A	B	C	D	E
30	Ensure building has enough storage capacity for waste generated by the building and the means to clean waste storage areas. Renovate waste storage areas to improve capacity and improve waste storage sanitation.	Yes	High Impact, Medium-Hi Cost		
31	Use durable pest resistant materials for all renovation work.	Yes	High Impact, Medium Cost		

	A	B	C	D	E
32	**Hazardous Materials**				
33	Hire lead-paint professional to abate or implement lead hazard control measures. For NYC, see Local Law 1 (2004) for building owner requirements.	Yes	High Impact, Med-Hi Cost	http://www1.nyc.gov/site/hpd/owners/Lead-Based-Paint.page	7.15 Reduce Lead Hazards
34	Hire asbestos specialists to inspect, test and remove any asbestos in non intact condition or that may be disrupted during other rehab work.	Yes	Medium Impact, High Cost	http://www.nyc.gov/html/fdny/pdf/cda/atru_guidance_document_final.pdf	
35	Repair /install carbon monoxide alarms	Yes	High Impact, Low Cost per Unit	http://www1.nyc.gov/site/hpd/owners/Smoke-carbon-monoxide-detectors.page	
36	**Active Design to Encourage Physical Activity; Healthy Living**				
37	Stairways: improve lighting, access, appeal, safety	Yes	Medium Impact, Low Cost	NYC Active Design Guidelines - http://www1.nyc.gov/assets/doh/downloads/pdf/environmental/active-design-guidelines.pdf Center for Active Design Guidelines: https://centerforactivedesign.org/dl/guidelines.pdf	3.4 Landscaping 5.5 Lighting 7.12,13 Active Design 7.14 Interior and Outdoor Activity Spaces for Children and Adults 8 2.9 Improving Connectivity to the Community 8.1 Building Operations & Maintenance (O&M) Manual and Plan
38	Create added indoor and exterior play areas, exterior gardens	Yes	Medium Impact, Med-Hi Cost		
39	Improve daylighting	Yes	Low impact, Variable Cost		
40	Add vegetation to landscaping plans	Yes	Low impact, low cost		
41	Provide secure, ground-floor parking areas for bicycles	Yes	Low impact, low cost		
42	**Fall/Trip/Fire Hazard**				
43	Install dual stairway handrails; slip resistant stairs	Yes	High impact, medium cost		5.5 Lighting 7.11a,b Beyond ADA: Universal Design 7.12, 13 Active Design 8.1 Building Operations & Maintenance (O&M) Manual and Plan
44	Repair faulty wiring	Yes	High impact, medium cost		
45	Incorporate age-friendly elements in ground floor units, i.e. accessible walk-in showers with no threshold or compressible rubber threshold; wider doorways; grab bars at tubs, showers and toilets	Yes	High impact, high cost	NYC Aging in Place Guide for Building Owners - http://www.nyc.gov/html/dfta/downloads/pdf/publications/AIPGuide2016.pdf	
46	Ensure light switches are located close to room entrances and outlets are placed at accessible height; occupancy sensor bath light	Yes	Medium impact, low cost		
47	Install reinforcements for potential future grab bar installation in bathroom walls. Grab bars must be securely anchored to wall studs or masonry.	Yes	Medium impact, medium cost		
48	Temperature-controlled water faucets	Yes	Low impact, low cost		

COMPLETENESS CHECK

Quality Control Check Type	Comment
Measure Quantity Check	OK - All measure quantities entered.
Measure Unit Check	OK - All measure units entered.
Measure Lives Check	OK - All measure lives entered.
Baseline Year of Manufacture Check	OK – Baseline years of manufacture entered as required.
Quality Control Check	OK - Responses provided on Quality Control tab.

PROJECT SAVINGS SUMMARY

	OWNER PAID							
	Total Annual Consumption (use/yr)		Total Annual Cost ($/yr)	Total Annual Savings		Total Annual Cost Savings ($)	Total Annual Energy Savings %	Total Energy Cost Savings %
Electric	4,978,655	kWh/yr	$ 995,731	553,780	kWh/yr	$ 110,756	11%	11.1%
Fuel	106,320	MMBtu/yr	$ 1,647,961	6,290	MMBtu/yr	$ 974.95	6%	0.1%
Water	108,731,595	Gal/yr	$ 615,421	0	Gal/yr	$ -	0%	0.0%
TOTAL	**123,307,271**	**kBtu/yr**	**$ 3,259,113**	**8,179,497**	**kBtu/yr**	**$ 111,731**	**7%**	**3.4%**

	TENANT PAID							
	Total Annual Consumption (use/yr)		Total Annual Cost ($/yr)	Total Annual Savings		Total Annual Cost Savings ($)	Total Annual Energy Savings %	Total Energy Cost Savings %
Electric	0	kWh/yr	$ -	97,600	kWh/yr	$ 19,520	0%	0.0%
Fuel	0	MMBtu/yr	$ -	168	MMBtu/yr	$ 26	0%	0.0%
TOTAL	**0**	**kBtu/yr**	**$ -**	**501,011**	**kBtu/yr**	**$ 19,546**	**0%**	**0.0%**

	PROJECT TOTAL							
	Total Annual Consumption (use/yr)		Total Annual Cost ($/yr)	Total Annual Savings		Total Annual Cost Savings ($)	Total Annual Energy Savings %	Total Energy Cost Savings %
Electric	4,978,655	kWh/yr	$ 995,731	651,380	kWh/yr	$ 130,276	13%	13.1%
Fuel	106,320	MMBtu/yr	$ 1,647,961	6,458	MMBtu/yr	$ 1,001	6%	0.1%
Water	108,731,595	Gal/yr	$ 615,421	0	Gal/yr	$ -	0%	0.0%
TOTAL	**123,307,271**	**kBtu/yr**	**$ 3,259,113**	**8,680,509**	**kBtu/yr**	**$ 131,277**	**7%**	**4.0%**

SUMMARY BY SCOPE AREA					
	Total Cost	Projected Annual Electricity Savings (kWh/yr)	Project Annual Fuel Savings (MMBtu/yr)	Projected Annual Cost Savings ($/yr)	Simple Payback
Site Work	$ 14,082,280	0	0	$ -	0.0
Building Envelope	$ 21,241,100	97,600	168	$ 22,124	960.1
Interior Common Space	$ -	0	0	$ -	0.0
Apartments	$ 3,542,000	0	1,390	$ 23,630	149.9
Building Systems	$ 30,829,250	553,780	4,900	$ 194,331	158.6
Environmental	$ 85,000	0	0	$ -	0.0
Special Considerations	$ -	0	0	$ -	0.0
Health/Pest Management	$ -	0	0	$ -	0.0

TOTAL COST BY MEASURE TYPE	
Total Capital Cost	**$ 55,882,280**
Total EEWC Incremental Cost	**$ -**
Total EEWC-Only Cost	**$ 13,812,350**
Total Health Cost	**$ 89,000**
TOTAL COST	**$ 69,783,630**

APPENDIX A
Pictures

Building 1 –South Elevation

Building 1 - Roof

Building 1 - Bulkhead

Building 2 – East

Building 2- Roof and Bulkhead

Building 2 – Roof Drain

Building 3 – West

Building 3 – Roof

Building 3 – Bulkhead

Building 4 – North

Building 4 – Roof

Building 4 - Bulkhead

Building 5 – West

Building 5 – Roof

Building 5 – Bulkhead

Scaffold tie-back installed during roof project.

Underside of exterior walkway. Note the dark metal edging (on the right hand side) that conceals and holds up the broken concrete at the edges.

New Sidewalks

Typical entrance

Typical exterior walkway and entrance door to apartment wings.

Typical stairway

Typical interior hallway at apartment wing.

Mailboxes

Typical elevator lobby at cores.

Typical laundry room

Typical living room

Typical kitchen

Typical bathroom renovated by owner.

Typical Bedroom

Building House Pumps

Typical Elevator Shaft Unit Heater

Typical Elevator Shaft Unit Heater Motorized Valve

Typical Elevator Shaft Unit Heater Controller

Typical Condensate Receiver

Typical Common Area F&T Trap

Typical DHW Motorized Mixing Valve Control Panel

Typical DHW Circulation Pump

Typical DHW Storage Tanks

Water Tank Alarm Panel

Heating Motorized Valves Control Panels

Fuel Oil Pumps

Typical Vacuum Pump Set

Boiler Feed Unit

Boiler Feed Unit Pumps

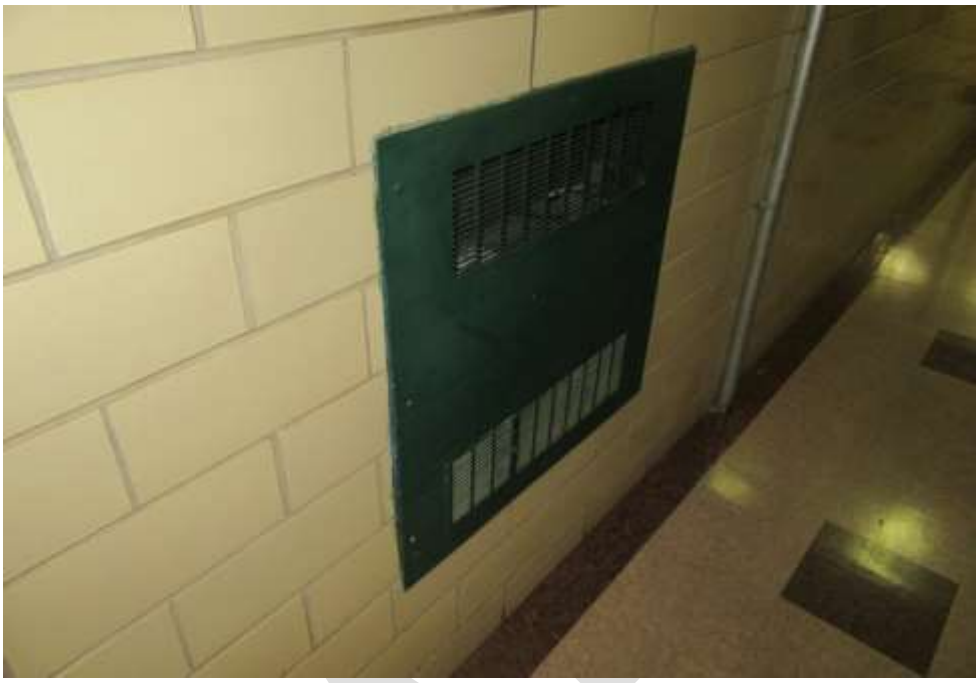
Building Boilers

Typical Laundry Room Exhaust Fan

Typical Laundry Dryers

Typical Laundry Washers

Typical Exit Sign with emergency Heads



Typical Hallway Radiator

Typical Exterior Hallway Lighting Fixture

Typical Stairwell Lighting Fixture

Typical Roof Floor Drain

Typical Roof Exhaust Fans

Typical Roof Lighting Fixture

Typical Roof Lighting Fixture Day Light Sensor

Typical Elevator Control Panel and AC Generator

Typical Elevator

Typical Apartment Switch

Typical Apartment Range

Typical Apartment Toilet

Typical Apartment Washing Sink

Typical Apartment GFIC Outlet in Kitchen

Apartment Non-GFIC Outlet in Kitchen

Original Outlet/Switch

Typical Apartment Radiator Trap

Typical Apartment Radiator Valve

Typical Apartment Update CB Panel

Typical Apartment Original Fused Panel

APPENDIX B
Lighting
Schedule

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
Building #1 - 2879 West 12th Street								
Management office Area+Shop	FLED17T8/2	N/A	34	41	Switch	21	3500	0.5
	FLED018	N/A	18	12	Switch			
	FLED9T8/2	N/A	18	5	Switch			
	LED01	N/A	1	2	Breaker			
Mechanical Room + Compactor Room	FLED018	N/A	18	37	Switch	23	2350	0.3
	LED07	N/A	7	3	Switch			
	LED01	N/A	1	3	Switch			
Storage Room	FLED018	N/A	18	5	Switch	21	600	0.2
Compactor Room	FLED018	N/A	18	6	Switch	21	500	0.2
Electrical Room	FLED018	N/A	18	12	Switch	23	1130	0.2
Laundry Room	FLED018	N/A	18	8	Switch	25	875	0.2
	LED01	N/A	1	1	Breaker			
Locker Room+Bathroom	FLED018	N/A	18	9	Switch	21	1200	0.2
	LED05	N/A	5	4	Switch			
Electrical Room#2	FLED018	N/A	18	1	Switch	23	140	0.1
Storage Room#2	FLED018	N/A	18	1	Switch	21	140	0.1
Vestibule	FLED17T8/2	N/A	34	1	Breaker	23	180	0.3
	FLED9T8/2	N/A	18	1	Breaker			
Main lobby+Mail Area	FLED17T8/2	N/A	34	7	Breaker	21	1430	0.2
	LED01	N/A	1	3	Breaker			
1st AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
1st EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
2nd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
3rd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
4th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
5th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
6th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
7th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
8th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
9th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
10th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
11th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
12th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
13th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
14th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
15th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
15th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
16th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
17th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
18th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
19th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
20th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
Stairwell A	LED05	N/A	5	23	Breaker	23	2550	0.0
Stairwell B	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell C	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell D	LED05	N/A	5	21	Breaker	23	2350	0.0
EMR Roof	FLED17T8/2	N/A	34	7	Switch	21	501	0.5
Outside Light	LED040	N/A	35	20	Timer	N/A	N/A	0.0
Building #2 - 2817 West 12th Street								
Storage Room	LED09	N/A	9	4	Switch	21	1100	0.0
Mechanical Room + Compactor Room	FLED018	N/A	18	38	Switch	21	2400	0.3
	LED07	N/A	7	3	Switch			
	LED01	N/A	1	2	Switch			
Storage Room	FLED018	N/A	18	4	Switch	21	540	0.1
Compactor Room	FLED018	N/A	18	5	Switch	21	450	0.2
Electrical Room	FLED018	N/A	18	13	Switch	23	1200	0.2

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
Laundry Room	FLED018	N/A	18	10	Switch	25	1480	0.1
	LED01	N/A	1	1	Breaker			
Vestibule	FLED17T8/2	N/A	34	1	Breaker	23	180	0.3
	FLED9T8/2	N/A	18	1	Breaker			
Main lobby+Mail Area	FLED17T8/2	N/A	34	7	Breaker	21	1430	0.2
	LED01	N/A	1	3	Breaker			
1st AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
1st EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
2nd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
3rd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
4th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
5th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
6th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
7th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
8th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
9th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
10th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
11th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
12th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
13th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
14th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
15th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
16th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
17th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
18th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
18th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
19th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
20th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
Stairwell A	LED05	N/A	5	23	Breaker	23	2550	0.0
Stairwell B	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell C	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell D	LED05	N/A	5	21	Breaker	23	2350	0.0
EMR Roof	FLED17T8/2	N/A	34	7	Switch	21	501	0.5
Outside Light	LED040	N/A	35	20	Timer	N/A	N/A	0.0
Building #3 - 2820 West 8th Street								
Club Hallway	LED05	N/A	5	3	Switch	21	340	0.0
Club	FLED018	N/A	18	6	Switch	23	640	0.2
Storage Room	FLED018	N/A	18	5	Switch	20	1125	0.1
Meter Room	FLED018	N/A	18	1	Switch	23	100	0.2
Electrical Room	FLED018	N/A	18	4	Switch	25	330	0.2
Electrical Room 2	FLED018	N/A	18	10	Switch	21	1675	0.1
	LED01	N/A	1	1	Breaker			
Compactor Room+Garbage Room 1	FLED018	N/A	18	9	Switch	23	900	0.2
	LED05	N/A	1	2	Breaker			
Compactor Room+Garbage Room 2	FLED018	N/A	18	6	Switch	23	1150	0.1
	LED05	N/A	1	1	Breaker			
Building Storage Room	FLED018	N/A	18	4	Switch	21	510	0.1
	LED05	N/A	1	1	Breaker			
Mechanical Room	FLED018	N/A	18	12	Switch	23	1670	0.1
	LED05	N/A	1	1	Breaker			
Storage Room	FLED018	N/A	18	4	Switch	21	540	0.1
Compactor Room	FLED018	N/A	18	5	Switch	21	450	0.2
Electrical Room	FLED018	N/A	18	13	Switch	23	1200	0.2
Laundry Room	FLED018	N/A	18	8	Switch	23	860	0.2
	LED01	N/A	1	1	Breaker			
Vestibule	FLED17T8/2	N/A	34	1	Breaker	23	180	0.3
	FLED9T8/2	N/A	18	1	Breaker			

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
Main lobby+Mail Area	FLED17T8/2	N/A	34	7	Breaker	21	1430	0.2
	LED01	N/A	1	3	Breaker			
1st JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
1st AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
1st NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
2nd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
3rd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
4th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
5th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
6th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
7th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
8th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
9th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
9th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
10th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
11th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
12th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
13th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
14th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
15th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
16th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
17th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
18th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
18th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
19th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
20th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
Stairwell A	LED05	N/A	5	23	Breaker	23	2550	0.0
Stairwell B	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell C	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell D	LED05	N/A	5	21	Breaker	23	2350	0.0
EMR Roof	FLED17T8/2	N/A	34	7	Switch	21	501	0.5
Outside Light	LED040	N/A	35	20	Timer	N/A	N/A	0.0
Building #4 - 2894 West 8th Street								
Security Room	FLED018	N/A	18	14	Switch	23	620	0.4
Mechanical Room + Compactor Room	FLED018	N/A	18	23	Switch	21	2600	0.2
	LED07	N/A	7	3	Switch			
	LED01	N/A	1	1	Switch			
Hallway	FLED018	N/A	18	3	Breaker	21	180	0.3
Storage Room	FLED018	N/A	18	5	Switch	25	640	0.1
Meter Room	FLED018	N/A	18	1	Switch	23	100	0.2
Electrical Room	FLED018	N/A	18	4	Switch	25	330	0.2
Storage Room	FLED018	N/A	18	4	Switch	21	540	0.1
Compactor Room	FLED018	N/A	18	3	Switch	23	400	0.1
Electrical Room	FLED018	N/A	18	15	Switch	23	1310	0.2
Laundry Room	FLED018	N/A	18	16	Switch	28	1800	0.2
	LED01	N/A	1	1	Breaker			
Vestibule	FLED17T8/2	N/A	34	1	Breaker	23	180	0.3
	FLED9T8/2	N/A	18	1	Breaker			
Main lobby+Mail Area	FLED17T8/2	N/A	34	7	Breaker	21	1430	0.2
	LED01	N/A	1	3	Breaker			
1st AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
1st JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
2nd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
3rd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
4th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
5th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
6th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
7th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
8th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
9th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
10th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
11th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
12th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
12th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
13th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
14th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
15th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
16th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
17th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
18th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
19th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
20th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
20th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
Stairwell A	LED05	N/A	5	23	Breaker	23	2550	0.0
Stairwell B	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell C	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell D	LED05	N/A	5	21	Breaker	23	2350	0.0
EMR Roof	FLED17T8/2	N/A	34	7	Switch	21	501	0.5
Outside Light	LED040	N/A	35	20	Timer	N/A	N/A	0.0
Building #5 - 2960 West 8th Street								
Mechanical Room	FLED018	N/A	18	14	Switch	23	1430	0.2
	LED05	N/A	1	3	Breaker			
Electrical Room 1 & Compactor Room	FLED018	N/A	18	15	Switch	21	1250	0.2
	LED05	N/A	1	1	Breaker			
Storage Room	FLED018	N/A	18	6	Switch	25	590	0.2
Electrical Room 2	FLED018	N/A	18	8	Switch	26	340	0.4
Meter Room	FLED018	N/A	18	4	Switch	25	330	0.2
Storage Room#2	FLED018	N/A	18	7	Switch	21	700	0.2
Electrical Room 3	FLED018	N/A	18	2	Switch	25	100	0.4
Laundry Room	FLED018	N/A	18	10	Switch	25	970	0.2
	LED01	N/A	1	1	Breaker			
Vestibule	FLED17T8/2	N/A	34	1	Breaker	23	180	0.3
	FLED9T8/2	N/A	18	1	Breaker			
Main lobby+Mail Area	FLED17T8/2	N/A	34	7	Breaker	21	1430	0.2
	LED01	N/A	1	3	Breaker			
1st JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
1st AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
1st NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
2nd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
2nd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
3rd NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
3rd AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
4th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
4th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
5th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
5th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
5th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
6th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
6th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
7th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
7th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
8th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
8th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
9th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
9th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
10th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
10th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
11th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
11th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
12th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
12th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
13th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
13th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
14th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
14th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
14th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
15th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
15th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
16th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
16th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
17th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
17th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
18th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
18th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
19th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
19th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th Exterior Hallway	LED05	N/A	5	20	Timer	26	2450	0.0
20th NQ Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th JM Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th EH Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
20th AD Hallway	LED09	N/A	9	3	Breaker	25	170	0.2
Stairwell A	LED05	N/A	5	23	Breaker	23	2550	0.0
Stairwell B	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell C	LED05	N/A	5	21	Breaker	23	2350	0.0
Stairwell D	LED05	N/A	5	21	Breaker	23	2350	0.0
EMR Roof	FLED17T8/2	N/A	34	7	Switch	21	501	0.5
Outside Light	LED040	N/A	35	20	Timer	N/A	N/A	0.0
Boiler Building - 2880 West 12th Street								
Boiler Room	FLED18T8/2	N/A	36	30	Breaker	21	3900	0.3
	LED030	N/A	30	4	Breaker			
	LED01	N/A	1	3	Breaker			
Office#8 Room	FLED18T8/2	N/A	36	5	Switch	25	300	0.6

Existing Fixtures								
Location	**Fixture Type**	**Ballast Type**	**Watt**	**Qty.**	**Control**	**FC Level**	**Area**	**Watt/ SqFt**
Semyon Room	FLED18T8/2	N/A	36	14	Switch	23	635	0.8
Office#3 Room	FLED18T8/2	N/A	36	5	Switch	21	435	0.4
Community Room,	FLED18T8/2	N/A	36	54	Switch	23	3000	0.6
	LED01	N/A	1	2	Breaker			
Hallway	FLED18T8/2	N/A	36	12	Breaker	21	1100	0.4
	LED01	N/A	1	2	Breaker			
Mens Room	FLED18T8/2	N/A	36	1	Switch	21	75	0.5
Womens Room	FLED18T8/2	N/A	36	1	Switch	21	75	0.5
Dance Class+GYM - Commercial	FLED18T8/2	N/A	36	10	Switch	21	750	0.5
	LED01	N/A	1	1	Breaker			
Comferance Room	F32T8/2	Electronic	62	20	Switch	21	530	2.3
	LED01	N/A	1	1	Breaker			
Ground Department	FLED18T8/2	N/A	36	44	Switch	27	2540	0.6
Outside light	LED040	N/A	40	14	Timer	N/A	N/A	0.0
Ground Outside light	LED040	N/A	40	43	Timer	N/A	N/A	0.0

Appendix C
Apartments' Testing Results

Building	**1**	**Apartment #**	**20-O**			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	83					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	GFIC		
Entryway	1	1	0	Good		
Living/Dining	Zero/1	Zero/1	5/One	Good	(196/175)/(198/197)	P/F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	177/114	P
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	117	0.5				
Bathroom 1 (F/S)	118/120	.5/3				
Building	**1**	**Apartment #**	**13O**			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	73					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	Zero/1	Zero/1	5/One	Good	195/178	F

Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	0	1	3	Good	199/182	P
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	122	1.2				
Bathroom 1 (F/S)	121/122	0.8/2.7				
Building	**1**	**Apartment #**	**12D**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	3			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	1	1	1	Good	174/82	P
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	1	1	3	Good	170/90	P
2	1	1	3	Good	164/80	P
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	117	1.2				
Bathroom 1 (F/S)	118/120	1.2/3				
Building	**1**	**Apartment #**	**16C**			

Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	82					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	3	4	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	4	Good	138/104	P
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	0	1	3	Good	140/107	P
2	0	1	3	Good	150/110	F
3	0	1	3	Good	–	
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	120	0.8				
Bathroom 1 (F/S)	120/121	0.5/4.5				
Building	**1**	**Apartment #**	**20J**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	1					
Apertment Temp °F	75					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		

Entryway	1	1	1	Good		
Living/Dining	1	1	0	Good	181/90	P
Bathroom 1	1	1	0	Not GFIC	190/185	F
Bedroom 1	1	1	3	Good	Doesn't Work	F
2	1	1	3	Good	160/102	P
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	118	0.5				
Bathroom 1 (F/S)	118/117	1/2.5				
Building	**1**	**Apartment #**	**20Q**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	4	Not GFIC		
Entryway						
Living/Dining	2	One/One	4	Good	197/78	P
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	1	1	3	Good	189/165	P
2	1	1	3	Good	190/153	P
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	116	1				
Bathroom 1 (F/S)	117/118	1.5/3				

Building	**1**	**Apartment #**	**16O**			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	0	3	Not GFIC		
Entryway	1	2	0	Good		
Living/Dining	One/One	1	4	Good	195/120	P
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	4	Good	173/172	F
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	118	1				
Bathroom 1 (F/S)	118/119	One/4.5				
Building	**1**	**Apartment #**	**16P**			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	3	Good		

Living/Dining	One/One	1	4	Good	202/105	P
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	191/195	F
2	0	1	3	Good	176/180	F
3	0	1	3	Good	190/164	F
Hallway	2	2	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	116	1.5				
Bathroom 1 (F/S)	119/121	Two/5				
Building	**1**	**Apartment #**	**15K**			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	74					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	0	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	4	Good	175/125	P
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	191/169	P
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	119	1.2				
Bathroom 1 (F/S)	120/122	4/Three				

Building	**1**	**Apartment #**	**15B**			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	4	Good	133/78	F (Stuck)
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	145/84	F (Stuck)
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	123	1.3				
Bathroom 1 (F/S)	118/122	One/4.5				
Building	**1**	**Apartment #**	**16F**			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	74					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	3	Good		
Living/Dining	One/One	1	3	Good	184/178	F

Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	191/190	F
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	118	1.3				
Bathroom 1 (F/S)	120/119	One/4				
Building	**1**	**Apartment #**	**15E**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	76					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	0	2	Good	190/180	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	140/80	P
2	1	1	3	Good	130/80	P
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	123	1				
Bathroom 1 (F/S)	119/124	4/3.5				
Building	**1**	**Apartment #**	**14C**			

Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	11			
Electrical Heaters	0					
Apertment Temp °F	81					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	2	Good	117/86	P
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	177/82	P
2	1	1	2	Good	168/90	P
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	125	2.4				
Bathroom 1 (F/S)	118/120	1.5/3				
Building	**1**	**Apartment #**	**14O**			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	4	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	1	Good	180/90	P
Bathroom 1	1	1	0	0		

Bedroom 1	1	1	3	Good	190/90	P
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	122	2				
Bathroom 1 (F/S)	119/121	3.2/4				
Building	**1**	**Apartment #**	**13E**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	76					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	GFIC		
Entryway	1	1	2	Good		
Living/Dining	One/3	1	5	Good	162/150	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	4	Good	172/160	F
2	0	1	4	Good	186/180	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	124	3				
Bathroom 1 (F/S)	123/125	Five/6				

Building	**1**	**Apartment #**	**13H**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	72					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	2	Good		
Living/Dining	One/One	1	5	Good		
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	187/185	F
2	0	1	3	Good	185/180	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	124	3				
Bathroom 1 (F/S)	120/122	2/4.5				
Building	**2**	**Apartment #**	**12M**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	1	GFIC		
Entryway						
Living/Dining	One/Two	One/Two	Five/One	Good	78/75	F

Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	1	1	3	Good	73/72	F
2	1	1	5	Good	78/75	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	122	3.5				
Bathroom 1 (F/S)	122/122	Six/7H				
Building	**2**	**Apartment #**	**18M**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	86					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	1	Not GFIC		
Entryway						
Living/Dining	One/Two	One/Two	Five/One	Good	184/120	P
Bathroom 1	1	1	1	GFIC		
Bedroom 1	1	1	3	Good	186/160	P
2	1	1	5	Good	184/182	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				

Kitchen	120	0.5				
Bathroom 1 (F/S)	117/113	One/Two				
Building	**2**	**Apartment #**	**16-O**			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	One/One	Five/One	Good	180/130	P
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	1	1	3	Good	187/119	P
2	0	0	3	Good	184/122	P
3	0	1	3	Good	186/170	P
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	118	0.5				
Bathroom 1 (F/S)	118/120	One/Four				
Building	**2**	**Apartment #**	**16Q**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	84					

					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway						
Living/Dining	One/One	One/One	One/Four	Good	190/183	F
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	1	1	4	Good	188/121	P
2	1	1	5	Good	186/128	P
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	119	1				
Bathroom 1 (F/S)	119/120	One/Four				
Building	**2**	**Apartment #**	**14D**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	75					
					Steam Traps: Not Accessible	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	3	1	3	GFIC		
Entryway						
Living/Dining	16/One	Two/Two	One/5	Good		
Bathroom 1	2	1	1	GFIC		
Bedroom 1	1	1	5	Good		
2	1	1	4	Good		
3						
Hallway						

Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	118	1				
Bathroom 1 (F/S)	119/120	One/4				
Building	**2**	**Apartment #**	**20B**			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	76/82	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	120/160	F
2						
3						
Hallway	1	1				
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	118	2.5				
Bathroom 1 (F/S)	117/116	2.8/2.8				
Building	**2**	**Apartment #**	**20F**			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77					

					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	180/178	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	180/177	
2	0	1	3	Good	178/168	
3	0	1	3	Good	180/182	
Hallway	1	1				
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	117	1				
Bathroom 1 (F/S)	116/118	1/3.5				
Building	**2**	**Apartment #**	**18Q**			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	11			
Electrical Heaters	0					
Apertment Temp °F	87.9					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	4	Not GFIC		
Entryway	1	2	1	Good		
Living/Dining	One/One	1	3	Good	183/178	F
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	1	1	2	Good	179/182	F
2	1	1	3	Good	178/181	F
3						
Hallway	1	1				
Electrical Panel:	C.B.					

	Water Temp °F	GPM				
Kitchen	120	1				
Bathroom 1 (F/S)	119/120	One/1				
Building	**2**	**Apartment #**	**18K**			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	1			
Electrical Heaters	0					
Apertment Temp °F	83					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	170/134	F
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	1	1	3	Good	181/182	F
2						
3						
Hallway	1	1				
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	117	0.7				
Bathroom 1 (F/S)	116/121	0.8/4.5				
Building	2	Apartment #	16N			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					

Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	0	4	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	1	Good		
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	0	1	2	Good		
2	0	1	4	Good		
3						
Hallway	1	1				
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	119	1.1				
Bathroom 1 (F/S)	118/121	0.6/2.1				
Radiators Not Accessible						
Building	2	Apartment #	16D			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	75					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	2	3	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	5	Good	181/164	P
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	0	1	3	Good	185/148	P
2	0	1	3	Good	–	

3						
Hallway						
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	119	2.3				
Bathroom 1 (F/S)	117/118	1.5/2.2				
Building	2	Apartment #	16F			
Number of BR	1	Pest Issues:	Roaches			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	4	Good	No Access	
Bathroom 1	2	1	0	0		
Bedroom 1	0	1	3	Good	No Access	
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	122	1.4				
Bathroom 1 (F/S)	121/110	1/1.5				
Building	2	Apartment #	12A			

Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	3	Good	184/181	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	4	Good	Broken	F
2	1	1	3	Good	184/178	F
3						
Hallway	1	1				
Electrical Panel:	Covered					
	Water Temp °F	GPM				
Kitchen	119	1.4				
Bathroom 1 (F/S)	118/120	1.5/5				
Building	2	Apartment #	12E			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	82					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	2	0	Good		
Living/Dining	1	1	3	Good	187/140	P
Bathroom 1	2	2	1	Not GFIC		

Bedroom 1	0	1	3	Good	185/96	P
2	1	1	3	Good	Broken	F
3						
Hallway	1	1				
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	118	0.8				
Bathroom 1 (F/S)	120/120	1/4.5				
Building	2	Apartment #	10Q			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	1			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	4	Good		
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	0	1	3	Good	181/192	F
2	0	1	3	Good	184/170	F
3						
Hallway	1	1				
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	114	0.5				
Bathroom 1 (F/S)	120/118	1/1.5				

Building	3	Apartment #	20A			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	2	1	Good		
Living/Dining	One/One	1	5	Good	187/180	F
Bathroom 1	2	1	0	0		
Bedroom 1	0	1	4	Good	202/200	F
2	0	1	4	Good	177/167	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	121	2				
Bathroom 1 (F/S)	120/126	Six/Six				
Building	3	Apartment #	15H			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		

Entryway	1	1	1	Good		
Living/Dining	One/One	1	5	Good	174/172	F
Bathroom 1	2	1	0	0		
Bedroom 1	0	1	3	Good	186/182	F
2	0	1	3	Good	184/180	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	125.3	1.5				
Bathroom 1 (F/S)	120/120	Two/3				
Building	3	Apartment #	20M			
Number of BR	2	Pest Issues:	Roaches			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	75					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	4	Good		
Bathroom 1	2	1	0	0		
Bedroom 1	0	1	4	Good		
2	0	1	4	Good		
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				

Kitchen	122	1				
Bathroom 1 (F/S)	122/125	One/3				
Could not access radiators due to too much furniture: Poor Quality Apartment						
Building	3	Apartment #	19N			
Number of BR	2	Pest Issues:	Roaches			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	73					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	5	Good	187/180	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	190/180	F
2	0	1	3	Good	192/186	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	122	5				
Bathroom 1 (F/S)	123/126	Five/6				
Building	3	Apartment #	20D			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					

					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	2	Good	Covered	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	Covered	F
2	1	1	3	Good	Covered	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	118	0.7				
Bathroom 1 (F/S)	118/120	1.2/3				
Building	3	Apartment #	18E			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	79					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	3	2	Not GFIC		
Entryway	1	2	1	Good		
Living/Dining	One/One	1	4	Good	186/183	F
Bathroom 1	6	1	0	0		
Bedroom 1	0	1	3	Good	200/195	F
2	0	1	3	Good	194/186	F
3						

Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	120	1				
Bathroom 1 (F/S)	118/125	Two/6				
Building	3	Apartment #	18J			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	75					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	3	2	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	5	Good		
Bathroom 1	8	1	1	GFIC		
Bedroom 1	0	1	3	Good		
2	1	1	3	Good		
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	119	1				
Bathroom 1 (F/S)	122/126	Two/4				
Could Not Access Radiators						
Building	3	Apartment #	16Q			

Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	82					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	4	Good	172/165	F
Bathroom 1	5	1	0	0		
Bedroom 1	1	1	3	Good	186/180	F
2	1	1	3	Good	194/187	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	121	1				
Bathroom 1 (F/S)	120/124	Two/5				
Building	3	Apartment #	15D			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	4	2	2	Not GFIC		
Entryway	1	3	2	Good		
Living/Dining	One/One	4	5	Good	199/187	F
Bathroom 1	3	1	1	Not GFIC		

Bedroom 1	0	1	3	Good	189/180	F
2	0	1	3	Good	187/178	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	120	1				
Bathroom 1 (F/S)	121/124	One/3				
Building	3	Apartment #	15L			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	82					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	6	Good	167/160	F
Bathroom 1	2	1	2	Not GFIC		
Bedroom 1	0	1	3	Good	198/190	F
2	0	1	3	Good	193/192	F
3	0	1	3		Could Not Access	
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	119	2				
Bathroom 1 (F/S)	118/120	1/3.5				

Building	3	Apartment #	14Q			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	82					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	2/One	1	6	Good	180/178	F
Bathroom 1	2	1	1	Not GFIC		
Bedroom 1	0	1	3	Good	200/190	F
2	0	1	3	Good	186/182	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	121	1				
Bathroom 1 (F/S)	120/123	1.5/4				
Building	3	Apartment #	19P			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	73					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	2	1	4	Good	No Access	

Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	0	1	4	Good	Broken	F
2	1	1	3	Good	No Access	
3	1	1	3	Good	No Access	
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	119	1.5				
Bathroom 1 (F/S)	118/119	1.3/4				
Building	3	Apartment #	14B			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	75					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	2	5	Good	160/134	P
Bathroom 1	5	1	2	Not GFIC		
Bedroom 1	0	1	3	Good	173/168	F
2	2	1	3	Good	196/190	F
3	1	1	3	Good	187/184	F
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	120/126	1				
Bathroom 1 (F/S)	119/123	One/3				

Building	3	Apartment #	13D			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	74					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	6	2	2	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	0	5	Good	178/170	F
Bathroom 1	4	1	0	0		
Bedroom 1	0	1	3	Good	186/178	F
2	0	1	3	Good	192/188	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	123	1				
Bathroom 1 (F/S)	120/125	.5/5				
Building	3	Apartment #	18J			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	76					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		

Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	72/72	F
Bathroom 1	1	1	1	0		
Bedroom 1	1	1	3	Good	72/72	F
2	1	1	3	Good	No Access	
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	120	2				
Bathroom 1 (F/S)	120/120	One/3.5				
Building	3	Apartment #	18K			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77.8					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	72/72	F
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	0	1	3	Good	112/101	F
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	120	1.5				

Bathroom 1 (F/S)	120/120	2/3.5				
Building	3	Apartment #	18G			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	0	2	Not GFIC		
Entryway	1	4	0	Good		
Living/Dining	One/One	0	5	Good	195/73	P
Bathroom 1	1	1	2	Not GFIC		
Bedroom 1	1	1	3	Good	185/174	F
2	1	1	3	Good	180/182	F
3	1	1	3	Good	182/173	F
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	121	0.6				
Bathroom 1 (F/S)	117/117	1.5/4				
Building	3	Apartment #	15N			
Number of BR	2	Pest Issues:	Roaches			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	73					

					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	88/87	F
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	0	1	3	Good	88/87	F
2	0	1	3	Good	88/86	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	120	1.5				
Bathroom 1 (F/S)	121/121	Four/5				
Building	3	Apartment #	14H			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	76					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	118/116	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	120/118	F
2	0	1	3	Good	118/118	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					

	Water Temp °F	GPM				
Kitchen	122.3	2.5				
Bathroom 1 (F/S)	122.4/122	Two/3				
Building	3	Apartment #	19D			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	196/100	P
Bathroom 1	2	1	0	0		
Bedroom 1	0	1	3	Good	184/82	P
2	0	1	3	Good	188/78	P
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	118	1				
Bathroom 1 (F/S)	117/116	1.2/3.8				
Building	3	Apartment #	13P			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	73					

					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC	Not Operable	F
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	Not Operable	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	175/168	F
2	0	1	3	Good	Not Operable	F
3	0	1	3	Good	Not Operable	F
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	100	1				
Bathroom 1 (F/S)	120/120	One/3				
Building	3	Apartment #	12K			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	74					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	No Access	F
Bathroom 1	1	1	1	GFIC		
Bedroom 1	1	1	3	Good	No Access	F
2	1	1	3	Good	No Access	F
3	1	1	3	Good	No Access	F
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					

	Water Temp °F	GPM				
Kitchen	120	1.5				
Bathroom 1 (F/S)	120/120	1.5/3				
Building	3	Apartment #	16O			
Number of BR	2	Pest Issues:	Roaches			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	76					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	2	2	3	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	0	4	Good	155/92	P
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	160/80	P
2	1	1	3	Good	176/165	F
3						
Hallway	2	2	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	119	1				
Bathroom 1 (F/S)	119/117	1.5/4				
Building	3	Apartment #	18O			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					

Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	0	4	Good	198/157	P
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	1	1	3	Good	197/172	P
2	1	1	3	Good	186/176	F
3	1	1	3	Good	178/172	F
Hallway	2	2	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	118	0.6				
Bathroom 1 (F/S)	117/119	0.5/3				
Building	4	Apartment #	15G			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	0	2	Not GFIC		
Entryway	1	4	0	Good		

Living/Dining	One/One	0	5	Good	188/185	F
Bathroom 1	6	3	1	Not GFIC		
Bedroom 1	1	1	3	Good	175/172	F
2	1	1	3	Good	201/200	F
3	2	1	3	Good	196/188	F
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	123	1.5				
Bathroom 1 (F/S)	124/126	Two/6				
Building	4	Apartment #	15J			
Number of BR	2	Pest Issues:	Roaches			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	83					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	2/One	1	5	Good	186/180	F
Bathroom 1	4	1	0	0		
Bedroom 1	0	1	3	Good	205/186	P
2	0	1	3	Good	201/200	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	125	1				
Bathroom 1 (F/S)	125/127	Two/6				

Building	4	Apartment #	15K			
Number of BR	1	Pest Issues:	Roaches			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	83					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	0	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	186/180	F
Bathroom 1	3	1	1	Not GFIC		
Bedroom 1	0	1	3	Good	200/186	P
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	124	3				
Bathroom 1 (F/S)	123/125	One/6				
Building	4	Apartment #	13-O			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	76					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)

Kitchen	1	0	2	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	5	Good	Doesn't Work	F
Bathroom 1	6	2	1	Not GFIC		
Bedroom 1	0	1	3	Good	192/186	F
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	123	2				
Bathroom 1 (F/S)	122/126	One/4.5				
Building	4	Apartment #	18O			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	72					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	Not Functioning	F
Bathroom 1	5	1	1	0	Not Functioning	F
Bedroom 1	0	1	3	Good	Not Functioning	F
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	120	1.5				

Bathroom 1 (F/S)	120/119	Two/3				
Building	4	Apartment #	12A			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	8	4	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	207/189	P
Bathroom 1	6	2	1	GFIC		
Bedroom 1	0	1	3	Good	198/190	F
2	0	1	3	Good	206/200	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	126	1				
Bathroom 1 (F/S)	124/127	One/6				
Building	4	Apartment #	10A			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	74					

					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	6	GFIC		
Entryway	1	2	1	Good		
Living/Dining	One/One	1	4	Good		
Bathroom 1	2	1	1	GFIC		
Bedroom 1	0	1	3	Good		
2	0	1	3	Good		
3						
Hallway	5	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	120	2				
Bathroom 1 (F/S)	NW/NW	NW/NW				
Could Not Access Radiators						
Building	4	Apartment #	18G			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	81					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	101/90	F
Bathroom 1	1	1	1	0		
Bedroom 1	0	1	3	Good	No Handle	F
2	0	1	3	Good	130/125	F
3	0	1	3	Good	97/90	
Hallway	1	1	0	Good		

Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	120	2				
Bathroom 1 (F/S)	120/120	1.5/3				
Building	4	Apartment #	15M			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	4	Good	No Valve	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	–	F
2	1	1	3	Good	–	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	121	1.5				
Bathroom 1 (F/S)	122/121	Two/3				
Building	4	Apartment #	13N			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					

Apertment Temp °F	63					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	3	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	4	Good	72/71	F
Bathroom 1	1	1	1	Not GFIC		
Bedroom 1	0	1	3	Good	72/71	F
2	0	1	3	Good	73/70	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	120	1.5				
Bathroom 1 (F/S)	120/120	Three/5				
Building	4	Apartment #	9J			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	67					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	2	4	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	4	Good	203/200	F
Bathroom 1	5	1	1	GFIC		
Bedroom 1	1	1	3	Good	195/189	F

2	2	1	3	Good	186/180	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	125	1.5				
Bathroom 1 (F/S)	124/126	Two/6				
Building	4	Apartment #	8O			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	72					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	3	0	Good		
Living/Dining	One/One	1	4	Good	176/172	F
Bathroom 1	5	1	1	Good		
Bedroom 1	2	1	3	Good	192/188	F
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	125	2				
Bathroom 1 (F/S)	Not Working	Getting Fixed				
Building	4	Apartment #	9O			

Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	3	0	Good		
Living/Dining	One/One	1	4	Good	178/173	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	134/111	P
2						
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	123	1.5				
Bathroom 1 (F/S)	122/122	1.5/3.5				
Building	4	Apartment #	7M			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	79					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	4	Good	No Access	
Bathroom 1	1	1	0	Good		
Bedroom 1	1	1	3	Good	191/182	F

2	1	1	3	Good	172/162	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	122	2.5				
Bathroom 1 (F/S)	123/122.3	2/4.5				
Building	5	Apartment #	20A			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	175/173	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	178/172	F
2	0	1	3	Good	173/170	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	122	1.5				
Bathroom 1 (F/S)	122/123	1/3.5				
Building	5	Apartment #	20L			
Number of BR	3	Pest Issues:	0			

Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	185/180	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	195/188	F
2	1	1	3	Good	190/186	F
3	1	1	3	Good	176/175	F
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	122	1				
Bathroom 1 (F/S)	121/121	1.5/3.5				
Building	5	Apartment #	20P			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78.8					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	(178/175)/(170/170)	F/F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	178/173	F
2	1	1	3	Good	175/172	F

3	1	1	3	Good	178/175	F
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	122	1.5				
Bathroom 1 (F/S)	121/120	Two/4				
Building	5	Apartment #	20Q			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	74.3					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	4	Good		
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	194/187	F
2	1	1	3	Good	178/175	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	119	1.5				
Bathroom 1 (F/S)	122/121	2/3.5				
Building	5	Apartment #	19Q			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			

Electrical Heaters	0					
Apertment Temp °F	77.5					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	4	Good	178/173	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	178/173	F
2	1	1	3	Good	169/163	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	130	2				
Bathroom 1 (F/S)	127/128	2/3.5				
Building	5	Apartment #	19A			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	83.3					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	4	Good	169/163	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	147/138	F
2	1	1	3	Good	81/75	F
3						

Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	127	0.5				
Bathroom 1 (F/S)	124/130	One/6				
Bedroom 1	1	1	3	Good	178/176	F
2	1	1	3	Good	195/189	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	128	2				
Bathroom 1 (F/S)	130/129	Three/4				
Building	5	Apartment #	17M			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	4	Good	87/85	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	168/162	F
2	1	1	3	Good	163/160	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse					
	Water Temp °F	GPM				

Kitchen	128	2				
Bathroom 1 (F/S)	129/133	3/4.5				
Building	5	Apartment #	17L			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	78					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	178/175	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	No Access	
2	1	1	3	Good	No Access	
3	1	1	3	Good	No Access	
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	126	1.5				
Bathroom 1 (F/S)	127/130	2/3.5				
Building	5	Apartment #	14A			
Number of BR	2	Pest Issues:	Roaches			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)

Kitchen	1	2	2	Not GFIC		
Entryway	0	1	1	Good		
Living/Dining	One/One	1	5	Good	192/186	F
Bathroom 1	2	1	0	0		
Bedroom 1	0	1	3	Good	194/187	F
2	0	1	3	Good	188/180	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	127	1				
Bathroom 1 (F/S)	124/129	1.5/6				
Building	5	Apartment #	13D			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	190/183	F
Bathroom 1	2	1	0	0		
Bedroom 1	0	1	3	Good	187/178	F
2	0	1	3	Good	201/196	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				

Kitchen	125	1				
Bathroom 1 (F/S)	125/127	One/6				
Building	5	Apartment #	13C			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	71					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	1	Good		
Living/Dining	One/One	1	4	Good	191/186	F
Bathroom 1	2	1	0	0		
Bedroom 1	0	1	3	Good	192/190	F
2	0	1	3	Good	189/187	F
3	0	1	3	Good	187/180	F
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	124	2				
Bathroom 1 (F/S)	125/129	2.5/6				
Building	5	Apartment #	11B			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	79					

					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	4	2	Not GFIC		
Entryway	0	2	0	Good		
Living/Dining	One/One	1	5	Good	192/187	F
Bathroom 1	3	2	1	Not GFIC		
Bedroom 1	1	1	3	Good	185/172	F
2	1	1	3	Good	194/186	F
3	1	1	3	Good	Could Not Access	
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	127	1.5				
Bathroom 1 (F/S)	126/130	Five/6				
Building	5	Apartment #	8A			
Number of BR	2	Pest Issues:	Roaches			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	76					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	0	1	0	Good		
Living/Dining	One/One	1	4	Good	193/186	F
Bathroom 1	2	1	0	0		
Bedroom 1	0	1	3	Good	190/184	F
2	0	1	3	Good	178/169	F
3						
Hallway	1	1	0	Good		

Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	130	3.5				
Bathroom 1 (F/S)	130/132	Two/6				
Building	5	Apartment #	16J			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	81.5					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	Jammed Valve	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	178/169	F
2	1	1	3	Good	173/165	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	127.7	2.5				
Bathroom 1 (F/S)	128/129	3/4.5				
Building	5	Apartment #	16Q			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	82					

					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good		
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good		
2	1	1	3	Good		
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	127	2				
Bathroom 1 (F/S)	129/128	3.5/4.5				
No Radiators Recorded						
Building	5	Apartment #	14F			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	76					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	188/180	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	186/184	
2						
3						
Hallway	1	1	0	Good		

Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	129.3	2.5				
Bathroom 1 (F/S)	131/130	3.5/4.5				
Building	5	Apartment #	14M			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80.2					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	4	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	183/180	F
Bathroom 1	3	1	0	0		
Bedroom 1	1	1	3	Good	178/175	F
2	1	1	3	Good	175/172	F
3						
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	131	1.5				
Bathroom 1 (F/S)	130/129	Two/3				
Building	5	Apartment #	13L			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	79					

					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	3	2	2	Not GFIC		
Entryway	2	1	0	Good		
Living/Dining	One/5	1	5	Good	192/189	F
Bathroom 1	1	1	0	0		
Bedroom 1	3	1	3	Good	190/186	F
2	1	1	3	Good	189/182	F
3	2	1	3	Good	188/186	F
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	132	2				
Bathroom 1 (F/S)	128/130	2/3.5				
Building	5	Apartment #	13B			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	73					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	5	2	2	Not GFIC		
Entryway	3	1	0	Good		
Living/Dining	10/Four	1	5	Good	190/189	F
Bathroom 1	1	1	0	0		
Bedroom 1	2	1	3	Good	189/186	F
2	1	1	3	Good	186/184	F
3	1	1	3	Good	186/182	F
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					

	Water Temp °F	GPM				
Kitchen	132	2				
Bathroom 1 (F/S)	130/131	3.5/7				
Building	5	Apartment #	11G			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	83.2					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	2	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	One/One	1	5	Good	178/175	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	No Access	
2	1	1	3	Good	187/185	F
3	1	1	3	Good	186/184	F
Hallway	1	1	0	Good		
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	126	1.5				
Bathroom 1 (F/S)	127/130	2/3.5				
Building	5	Apartment #	8B			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77.5					
					Steam Traps	

Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	3	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	Two/6	1	5	Good	187/185	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	187/185	F
2	2	1	3	Good	185/183	F
3	1	1	3	Good	184/184	F
Hallway	1	1	0	Good		
Electrical Panel:	C.B.					
	Water Temp °F	GPM				
Kitchen	131	2				
Bathroom 1 (F/S)	130/131	3.5/5.5				
Building	2	Apartment #	9B			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	74					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	5	Good	186/181	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	4	Good	184/175	F
2						
3						
Hallway	1	1				
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				

Kitchen	121	1.4				
Bathroom 1 (F/S)	121/121	0.6/1.4				
Building	2	Apartment #	8N			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	82					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	4	Good	190/90	P
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	3	Good	183/160	P
2	1	1	3	Good	185/130	P
3						
Hallway	1	1				
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	121	1.4				
Bathroom 1 (F/S)	118/120	1/1.5				
Building	2	Apartment #	8C			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	

Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	3	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	4	Good	184/90	P
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	181/162	P
2	1	1	3	Good	185/128	P
3	1	1	3	Good	No Access	
Hallway	1	1				
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	122	1.2				
Bathroom 1 (F/S)	118/121	1/3.5				
Building	2	Apartment #	11B			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	80					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	4	Good	181/87	P
Bathroom 1	1	1	0	0		
Bedroom 1	1	2	3	Good	No Access	
2						
3						
Hallway	1	1				
Electrical Panel:	Fuse					
	Water Temp °F	GPM				

Kitchen	121	0.8				
Bathroom 1 (F/S)	119/102	.5/2.5				
Building	2	Apartment #	6B			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	75					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	0	2	Not GFIC		
Entryway	1	2	0	Good		
Living/Dining	1	1	4	Good	182/156	P
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	181/126	P
2						
3						
Hallway	1	1				
Electrical Panel:	Fuse					
	Water Temp °F	GPM				
Kitchen	124	1.6				
Bathroom 1 (F/S)	123/123	1/1.8				
Building	2	Apartment #	6C			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	72					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)

Kitchen	1	0	2	Not GFIC		
Entryway	1	2	0	Good		
Living/Dining	3	1	4	Good	170/110	P
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	4	Good	182/84	P
2	0	1	3	Good	183/185	F
3	0	1	3	Good	185/160	P
Hallway	1	1				
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	124	1.6				
Bathroom 1 (F/S)	123/123	0.7/5				
Building	1	Apartment #	20N			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	4	Good	Not Functional	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	4	Good	172/165	F
2	0	1	3	Good	Not Functional	F
3						
Hallway	1	1				
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	118	0.6				

Bathroom 1 (F/S)	117/118	.7/3.5				
Building	1	Apartment #	18Q			
Number of BR	2	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	83					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	2	3	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	4	Good	145/85	P
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	4	Good	141/71	P
2	0	1	3	Good	120/72	P
3						
Hallway	1	1				
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	117	3				
Bathroom 1 (F/S)	115/118	.5/4.5				
Building	1	Apartment #	13L			
Number of BR	3	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	79					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	0	4	Not GFIC		

Entryway	1	1	0	Good		
Living/Dining	1	1	4	Good	145/86	F
Bathroom 1	1	1	0	0		
Bedroom 1	0	1	4	Good	178/160	F
2	0	1	3	Good	180/154	P
3	0	1	4	Good	181/165	F
Hallway	1	1				
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	–	–				
Bathroom 1 (F/S)	117/118	.7/3				
Building	1	Apartment #	8C			
Number of BR	1	Pest Issues:	0			
Number of Bath	1	Glue Traps:	0			
Electrical Heaters	0					
Apertment Temp °F	77					
					Steam Traps	
Area	Fixtures:	Switches:	Outlets:	General Condition	IN/OUT °F	Trap (P/F)
Kitchen	1	1	2	Not GFIC		
Entryway	1	1	0	Good		
Living/Dining	1	1	5	Good	175/85 (Stuck)	F
Bathroom 1	1	1	0	0		
Bedroom 1	1	1	3	Good	154/74 (Stuck)	F
2						
3						
Hallway	1	1				
Electrical Panel:	Fuse & C.B.					
	Water Temp °F	GPM				
Kitchen	118	1.2				
Bathroom 1 (F/S)	119/116	1.5/3.5				

Appendix B
Photos