APPENDIX I: SAMPLE COMBINATION CONDITION REPORT

F o l{ w r o g # Z d o h u # # D v v r f l d w h v #

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4/23/03

Louie Condominium Homeowners Association
C/O Greg Brown, President
5402 Connecticut Ave. N.W.
Washington, D.C. 20015

Re: Site inspection

Dear Mr. Brown,

On 4/22/03 I conducted a limited building inspection at the Louie Condominium for the purpose of determining the general condition and predictable repair schedules for the components listed here. Accompanying me on the inspection were Peter Stoutjesdijk and Marvin Goldberg. The items inspected were selected by you and your board.

I have provided estimates, in today's dollars, for repairs and replacements based on current costs. Actual costs will vary depending on the contractor, the time the work is done, inflation, and the final description and scope of work. The water pipe replacement that is imminent needs to be estimated by a plumber for precision. For some items I have recommended an annual contingency reserve rather than a replacement reserve because the expenses are best handled as the problems occur rather than in wholesale replacement. If you do not spend the money one year reserve it for the next year and let a reserve build. At the end is a schedule that shows the priority of items. Unfortunately most of what needs to be done needs to be done soon to prevent larger costs.

Please call me if I can answer questions.

Joseph Walker, President

Claxton Walker & Associates

The Louie Condominium

The building is a five story condominium with 40 units plus a janitor's apartment in the basement. It was converted from an apartment complex in approximately 1985. It is an all brick exterior, bearing wall structure, with a reinforced concrete post and beam interior structure. The entry has a pre-cast concrete façade and the window sills are pre-cast concrete. The floors are reinforced concrete with tile infill and the roof deck is also concrete. It has one central boiler, two central water heaters, no air conditioning except owner's window units, a common water supply, individually metered gas and electric. The units are predominantly one bedroom, with a mix of a few efficiencies and two bedrooms. The basement is unfinished utility and storage space except the janitor's apartment and a rudimentary office. There is a mix of old and new windows. It was built in 1927. There is no parking.

1. Roofing, Flashing, and Gutters.

A. Main roof. The main roof is a multiply fiberglass felt with a hot mop finish and no gravel. It has about 3 feet of slope and slopes to the north to a 6" gutters on the north wall. It is applied over a concrete deck. The roof is approximately 10 years old. Based on generally accepted statistics and on my observations, which were consistent with those statistics, the roof should last 5-10 years depending on the level of maintenance you give it in the short term and the level of repair you are willing to put up with as it ages. Currently the plies are holding together but we did observe the beginning stages of delamination and breakdown of the fiberglass felt. It needs some maintenance now (see below). As part of an ongoing maintenance program you should recoat the roof with alumination to slow down the effects of the sun and prolong the life of the roof.

The roof is approximately 150' long and 50' wide (7,500 square feet). The most common choice for roof replacement in recent years is Modified Bitumen. The cost to replace this roof will be approximately $60,000 plus the expenses in the following paragraphs for coping and other roof parts.

B. Base flashing. The base flashing is the roofing material that joins the roof material to the sides of the surrounding walls. On this building it is made of 90 lb. asphalt granulated roll roofing. It has become brittle and inflexible and we observed rips and holes in several places. The base flashing will have to be replaced with the roofing and is included in the cost above. It needs some immediate repair (see below).

C. Elevator and stairway shaft roofs. Both the elevator shaft and stairway shaft have separate roofs. They are both built over concrete decks. The stairway shaft roof is a relatively recent (probably 10 years or less) modified bitumen roof. It has been leaking badly around the roof drain and on the upper part of the roof. It is approximately 9'x12'. Because of its small size I would recommend just replacing it rather than trying to repair it. At the same time have the roofer reconstruct the roof drain and scupper. Estimated cost $1,200 due as soon as possible. There will be substantial interior plaster repair needed afterward.

The elevator shaft roof is a multi-ply felt paper like the main roof. It is curling around the edges. It should be on the same replacement schedule as the main roof. It does need some basic repair right now (see below).

D. Tile roofs. There are decorative tile roofs on the front and south side of the building called penteaves. The penteaves stick out about four feet from the building edge. The have clay tile on them. We observed at least a dozen or more missing or broken shingles and many loose shingles. There are missing pieces of flashing where the eaves abut the building and this is allowing are leaks into the soffits and cornice underneath. Access for repair is risky and will determine the cost of repair. I would estimate the total cost of short term repairs at $2,000.

E. Coping. The coping is the metal that covers the parapet wall around the roof edge. It is made of formed steel. There is about 275 linear feet and it currently is in poor condition. It is full of holes and rusted badly. Water is starting to get into the brick around the top edges of the building. You can replace it now or patch it together for a few years and replace it when you replace the whole roof. There will be some redundancy if you replace it before the roof because the edge fasteners will have to be pulled to allow the new base flashing to be turned up under it.

It is so badly rusted that patching will be expensive. You should bias yourself toward replacing it now along with the other repairs recommended in the comments below. Replacement cost should be approximately $4,500.

F. Gutters. The gutters are galvanized steel, 6", half rounds with 4" round downspouts. There is approximately 350 total linear feet. The gutters are rusted, but not rusted through, and should last until your roof replacement. At that time the cost to replace them will be approximately $2,500 including downspouts. Until then the downspouts will need occasional repair as they come loose or split out from occasional ice damage.

G. Roofing, flashing and gutter <u>short term</u> repair and replacement recommendations:

1. Replace the coping	4,500
2. Patch the base flashing	1,000
3. Coat the main roof with alumination	3,000
4. Replace stairway roof	1,200
5. Repair eave tile roofs and flashing	2,000
6. Paint the elevator shaft with alumination	100
7. Patch the edges of the elevator shaft roof	300
	$11,100

Note: Not part of this inspection but of important note, the doors and windows of the elevator and stairway shafts are in poor condition. The elevator room needs to be kept locked. The covers need to be put back on the elevator electrical equipment to keep dirt out. Major plaster work will be needed in the stairway shaft due to roof leaks. Pigeons and birds are living in the eaves.

2. Chimneys, Skylights, Cornice.

A. Chimneys. The building has two chimneys. One chimney is for the central boiler and water heaters and one is for a defunct incinerator. The chimney for the incinerator should just be covered over with a piece of sheet metal to keep water out.

The chimney for the boiler is an unlined brick chimney with flaking cement coating (parging) on the inside. As the parging continues to flake the chimney becomes more and more vulnerable to water and condensation damage and the mortar will deteriorate. It will eventually need a liner. You should consider consulting with a chimney repairman now to obtain recommendations for installing a liner to prevent future deterioration. Estimated cost for a liner $5,000.

In the short term you have to point up the gaps in the brick mortar to slow the brick decay. You do not need to do a major re-pointing. $500

B. Skylights. The building has 4 skylights, two in the hall, one in the stairway, and one serves as a light and ventilation shaft for the bathrooms. They all have the original sheet metal frames and wire reinforced glass. Despite their age and some broken glass we saw no evidence that they are leaking. Maintenance includes re-caulking around the glass occasionally and repainting the metal frames with alumination every 10 years. The skylights do provide limited ventilation. The glass on the inside in the hall and stair is intended to swivel on pivots.

Originally they had chains with a small ring on the end that you could pull to open the shafts. The interior of the hall skylights has been substantially improved. The glass above the stairway skylight is covered with debris from the attic and outside. I can predict no major expenses with the skylights unless you decide to replace them with energy efficient, fully operable skylights.

C. Cornice and Trim. The cornice is the roof line trim consisting of the rake, fascia, frieze and soffit. The elevator shaft and stairway shaft have an elaborate steel cornice and crown mold. It has not been painted in many years. The paint is flaking off in chunks. They need to be scraped, primed, and painted with two coats. $1,500

The penteaves have a wooden soffit and wood decorative lookouts. This wood is reasonably well protected but leaks in the tile roof have caused some damage. It will require scaffolding or a lift to access these areas to paint them. This is going to have to be done within 10 years. Estimated cost $5,000.

3. Exterior walls.

A. Structure. The building is remarkably free of structural distortion for its age. Only minor brick deformations were observed and it was my observation that the deformations were old and passive. All of the exterior walls and corners are straight and true. In general the mortar has held up well. Down around the base of the building and on the chimney there is some erosion primarily caused by splash and damp rise. I would not recommend a comprehensive re-pointing for many years to come. The show sides of the building are hard finish brick with a Portland cement mortar. There is point up to do only in a few low areas. The back of the building is a softer utility brick with correspondingly softer mortar. It also needs spot work along the bottom. When touching up the mortar make sure you rake out at least one inch deep and pick a mortar of matching density and color with the existing mortar so it doesn't show and so it doesn't do harm to the surrounding brick and mortar. Estimated cost $1,000.

To be conservative you should budget for more extensive work within 20 years. The back will need re-pointing first. Estimated cost $40,000.

B. Entry Façade. The Connecticut Ave. entry side is faced on the first floor with pre-cast decorative concrete panels. Water has been getting into the panels through the top and staining the façade. If left unattended the water will destroy the pre-cast panels leading to a very expensive repair. At this point it is still a relatively simple repair. On top of the pre-cast there are gaps. You can hire a professional caulker to seal up the open joints with polyurethane caulk. Then just clean off the efflorescence and staining with soap and water or if you have to go stronger use diluted muriatic acid. To professionally execute this work expect a cost of about $2,000. Since you have shown interest in doing so this is a place where you might try the work yourself using 50 year silicone instead of polyurethane caulk.

C. Window sills. The window sills are concrete. About 10% of the sills show advanced deterioration. They are splitting and spalling. Water is getting into the brick. If left unattended the water will get into the brick and destroy the steel lintels of the window below the leaking sill. This is a common deterioration pattern in this type of building. The bad sills have to be broken out. Flashing (EPDM membrane) will have to be put down under the new sill. The new sill should be pre-cast concrete for the refined look of the original sill or if you can find a person

skilled with concrete you can pour them in place. All edges have to be sealed with caulk. There are at least a dozen that need to be done right now. Nearly all the others need to be re-caulked around the edges and underneath where they hang over the brick to keep water out. If you re-caulk the others correctly you will slow there deterioration. It is not possible to predict how many new sills you will need per year, but you need to budget for some, and 5-10 per year seems reasonable on the cautious side. The cost to replace a particular sill will depend on the height off the ground. An average estimated cost per sill for a mason to install a new pre-cast sill, assuming you are doing several at a time, $500. $7,500 assuming you will need about 15 sills to start.

You should be able to caulk the remaining sills without scaffolding by using a ladder on the lower windows and leaning out the window on the upper windows. If you contract it out the contractor may just rent a lift. You will have to get an estimate for this but I would anticipate the cost to re-caulk all the sills at about $4,000.

D. Water run off. As noted in the basement section of this report you will see that water is wicking in through the brick causing efflorescence and some mortar deterioration in the basement. This is all ground water run off from the yard. It is also coming in under the driveway and under the entry walk. The dampness is worst under the driveway and entry walk because it can't evaporate outside so it has to evaporate to the inside. The only way to fully stop the wicking is to dig up the foundation and re-coat the brick with asphaltic damp proofing. This is a very disruptive and expensive job. The severity of the problem inside is not bad enough to warrant it right now but it will become so, particularly under the driveway. To excavate the driveway side of the building, coat the walls, replace the backfill and re-pave the driveway will cost $25,000, including new pavement. Your 20 year plan should include that expense especially since the driveway is in bad shape anyway.

The second part of the problem is the lack of clear surface run off on the south side of the building. All the ground slopes directly toward the building with no visible area drains. The relative lack of damage in the inside in this area suggests there are some hidden drains, perhaps old area drains with the surfaces long since grown and silted over. The ground against the building has settled over the years and needs to be raised back up. The ground should slope away from the building at a pace of 1inch per foot for 6'.

The third area that needs improvement is the ground on the right side of the entry walk. The ground does not slope away from the building and so it should be raised up. The cost to fix the south side and the right front should be approximately $2,500. It should be done within five years.

The interior conditions are addressed in the basement section.

E. Exterior lighting. The exterior lighting consists of some simple residential utility spot lights surface mounted on galvanized junction boxes. They operate on photo cells. The timer inside has been set to full time on. This is as simple and uncomplicated as it can be. You only need to budget for occasional photocell replacement and repair of damaged fixtures or conduits. There are some bulbs missing but generally they are in working order. Other lighting options exist if you feel you need more light, such as mercury vapor, or halogen but those fixtures are more expensive to maintain and purchase. For conservation purposes you could consider high efficiency exterior fluorescents.

There are two wall mounted coach lights at the entry. They do have a limited life but the cost to replace them is small enough that it can come out of a contingency budget not a capital reserve.

F. Window lintels and arches. The front, south, and west sides of the building have steel lintels supporting the brick over the windows. At this point there is very little deterioration in the lintels but they do need to be painted. It is critical to maintain the steel. A common problem with this type of building is the rusting of these lintels which starts a spiraling deterioration in the brick and wall structure. When painting the lintels pay particular attention to the edges on the outside of the brick. That is where they rust first. Painting lintels will cost approximately $30 each. There are about 190 lintels so over the next 10 years you will spend $5,700 in lintel painting.

The rear windows have brick arches instead of steel lintels they are holding well at this time. Since they tend to be troublesome as they age be sure and re-assess them from time to time.

4. Electric system.

A. Service entry. The service entry is an 800 amp 3 phase main. It serves a 200 amp 3 phase meter and house panel and it feeds 41 meters for the individual units and the basement apartment. The 41 meters have disconnects in the meter room that range from 70 – 100 amps at 120/240 in single phase. Based on our calculations the units should not need more than the main disconnects are allowing. The only exception to this might be if a homeowner adds air conditioning and replaces the gas cooking with electric cooking. Then the load should be recalculated. In the event a particular homeowner does overload their main there is a circuit breaker in place to prevent a building wide problem.

This is all relatively modern equipment and can be expected to last another 40 years assuming they don't become technologically obsolete. Replacement cost in today's dollars (including the feeds to the units) would be about $60,000. You may want to start some type of reserve for these replacements but the time frame is so long and the technology so unpredictable that no viable estimate is knowable.

The main grounding/bonding cable coming out of the main electric trough is not connected to at the water main. It should be.

B. Main house panel. This is an amply sized service panel for the existing load and it has the potential for expandability. We did observe some wiring mistakes in the panel that should be corrected. About 10 circuits have 14 gauge wire (rated at 15 amps) with 20 amp circuit breakers on them. Have an electrician install the right size breakers. Also many of the circuits are not labeled. They should all be labeled. Also have the electrician trace out the grounds and bonding wires and make sure they are all connected. We observed abandoned ground wires. $300

C. Miscellaneous electric.

1. Install new smoke alarms throughout the basement and integrate them with the central fire alarm system. $2,000

2. Install carbon a monoxide detector in the boiler room. 100

3. Put covers on switches and junction boxes. 50

4. The lighting is poor in some rooms. Consider replacing the pull chain lights with fluorescents. $200-500

5. Install GFIC outlets in the basement for shock protection. $200

6. There is an electric conduit running from the basement electric up the west wall of the building into a top floor apartment allowing that occupant to run an A/C unit off the common building electric. Removal cost $200

7. The wire connected to the condensation pump in the electric room is not connected with the correct type of BX connector. $50

8. The electric box to which the doorbell system transformer is connected is not secured to the wall. $50

9. There is a substantial amount of abandoned old service equipment, i.e. conduit, feeders, and fuse equipment. You should consider removing all the abandoned material to clean up the basement. $500

D. Unit panels and wiring. This inspection did not include individual unit panels and wiring. The dividing line between common area and individual responsibility should be specifically clarified by board policy if the documents do not do so. Presumably the wires behind the walls are common area but that may not include connections to fixtures, switches, and outlets or the fixtures, switches, and outlets themselves. Typical upgrades needed in the units include:

Replacing old two prong outlets with three prong outlets
Replacing old switches
Replacing or at least re-making the connections on the old light fixtures
Adding GFIC outlets in the kitchens and baths
Panels will need upgrading if the load demand in the unit is increased during any remodeling
Adding appliance circuits as kitchens are modernized
Window A/C circuits may be needed to accommodate room units

I assume the branch wiring in the units is at least partly original. Generally the problems with old wiring occur at the connections not in the length of the wire. The recommendations above are intended to create a work list that requires fresh connections at all devices. If you have cloth covered wire then you should require its replacement whenever any remodeling exposes it.

5. Plumbing

A. Water main. The main is the line coming from the street side shut off to the meter in the basement. Your main has been at least partly replaced with 2" type L copper. It should last 50 years or more.

B. Basement supply laterals. The horizontally run pipes in the basement from which all the risers tap into are a mix of galvanized steel and copper. Galvanized steel pipe has a life expectancy of 40 -70 years. These are original. The hot pipes wear out first due to the accelerated chemical reaction caused by heat. The pipe walls corrode inward slowly shutting down the flow through the pipe. As deterioration continues blisters start showing up in the walls. The threaded joints, where the pipes are thinnest, wear out first. We observed many galvanized

joints with blisters coming through and some dripping connections. Some of the hot piping has been replaced with copper. Little or none of the cold water piping has been replaced.

The replacement of the galvanized pipes should start as soon as the budget allows. Start with the horizontal pipes. They tend to collect the most scale and interior build up. You will need a plumber to give you precise estimates. Expect the cost for all the basement cold horizontals and remaining hot horizontals to be between $6 -10,000.

C. Supply Risers. The second stage of replacement will be the hot and cold risers that go up through the walls to branch out to the units. The cost will be driven by the difficulty in accessing the pipes and that cost can only be speculated right now. There are companies that specialize in pipe replacement and who are much more efficient at this type of work than other companies. Whelan Plumbing and Plumbing Express are two known companies. The time frame for replacing the risers will be driven by either the loss of flow up to the upper units or occasional leaking. At this time there does not seem to be a problem with the risers so you can schedule it out over the next 10 -15 years. The best way to approach this is to have a plumber do one of the risers so that they can figure out all the access points they need to cut and so they can figure out the most efficient way to get new pipes into the walls with minimal damage for the remaining risers.

D. Apartment supply branches. The final stage of replacement will be the actual distribution pipes within the units. Normally this is not done in wholesale prevention. It is normally done as part of the remodeling of bathrooms since bathrooms tend to be remodeled more often than every 70 years. Replacement of the pipes should be a requirement when anyone remodels a bath. In the course of a remodeling job it is only a marginal extra expense, as little as $500 – 1,000 per unit. If walls and floors and ceiling have to be cut up just to replace the pipes it will be at least $3,000 per unit.

E. Copper supply horizontals. We also observed pin hole leaks developing in the newer copper pipes. All the holes we observed were a result of electrolysis that occurs when copper contacts the zinc coating on galvanized pipe. The brackets used to support the pipes in the basement are all galvanized so the pinholes are developing where the copper is hung. Care should be taken to install a piece of cardboard or cloth between the copper and the steel to break the contact. Expect some yearly cost for the damage already done, $500 per year for a few years.

F. Main drains. Under ground main drains in D.C. have a life expectancy of about 100-110 years based on what is occurring in the houses of that age around town. So you should not be having trouble for another 15-25 years. Before that you can expect an occasional cracked or blistered pipe but not total replacement. In your 25 - 30 year plan you should calculate 50,000 for replacement of underground drains.

G. Galvanized branch drains. The smaller drains from the tubs, sinks, and kitchen equipment are 1 ½" – 2" galvanized steel. The rate at which they wear out is totally dependent on the amount of corrosives that have been used in a particular drain over its life. Kitchen drains tend to wear out first. The correct way to budget for these drains is on an annual contingency reserve. Repair them as they leak or replace them whenever they are exposed for other work. $1,000 per year should be adequate.

H. Water heaters. There are two water heaters. They are both gas. The new one is 75 gallons plus 298 gallons per hour recovery. The second one is old, 81 gallons, with 227 gallons per hour. Expect replacement of the old one within 5 years @ $3,700. They should be expected to last 12-15 years. So a second stage of replacement should be expected in 12-15 years.

I. Miscellaneous plumbing.

A. The laundry sink drains are partly clogged with laundry lint.
B. The exterior faucet on the south side of the building has a broken handle
C. The dryer vent needs a cover
D. There is a leak on the main valve near the meter
E. One plumbing vent on the roof, toward the north middle, is filled with debris.
F. Circulators and miscellaneous fittings will need occasional repairs out of an annual contingency budget. $300 per year
G. We observed more than occasion where refrigerator ice maker lines are being tapped into main lines to feed the first floor refrigerators. Those lines are supposed to be in the units so that if there is a leak an owner can access the valve.

6. Gas piping

A. Meters. Meters are owned by the gas company. There are separate meters for each unit except those that have gone all electric. No leaks were detected. There is also a house meter for the boiler and water heaters. No replacement reserve is recommended for meters.

B. Gas piping. Gas piping has a life expectancy that is too long to foresee the replacement of your pipes. The only reason you would have to replace pipes is if they were damaged by some other source such as a water leak. Budget annually for miscellaneous leaks that might occur at a fitting or joint. $200

7. Heating.

A. Gas boiler. The building is heated with a 1994, cast iron, Weil Mclean, gas boiler. It has an output of 1,430,000 BTUHs. It has been professionally maintained. These boilers can be expected to last 50 years or more if they don't become technologically obsolete (too wasteful). Steam boilers require considerably more care than water boilers and I am sure your repair records will reflect the replacement of steam vents, low water cut off devices, relief valves, condensation pumps etc. An annual contingency can be established based on past records, probably $500 to 1,500 per year, plus routine maintenance inspections. The boiler replacement cost is $25,000.

B. Heat piping. The steam is delivered through steel piping. The pipes will deteriorate and occasionally leak. Determining the pace of that deterioration is not possible because it depends on how wet or dry you keep your steam. Rather than keep a replacement reserve it would be better to maintain an annual contingency reserve of $1,000.

C. Radiators and Steam vent. There are vents on the radiators and the main piping in the basement that serve to let air out of the system so that steam can enter. Once the steam hits

the vents they should close. A perfectly operating vent system will close tightly and allow a vacuum to develop when the pipes cool. The lower the pressure the quicker the boiler steam circulates when the heat comes on. Homeowners should all be encouraged to replace any vents that spit or allow steam to escape. The type of vent on the radiator determines how fast it exhausts and how fast it heats, so if a room is too hot you can put on a smaller vent. If it is too cool put on a faster vent and the radiator will heat quicker.

8. Basement.

A. Basement walls. The basement walls are all brick. There were no signs of any structural distortion. Mortar is eroding in places from years of dampness wicking in through the brick. This is at its worst in the boiler room along the driveway. The cause is discussed in the exterior section. For the short term you should clean off the walls with the efflorescence problem and paint them with a product like "Thoroseal". This is not a permanent solution but it will help hold the walls together until the longer term repairs discussed in the exterior section. Estimated cost $2,000

B. Asbestos. This should not be mistaken for an asbestos inspection. There are hundreds of products that could contain asbestos in a building. But we did observe asbestos pipe insulation in the incinerator room on the steam pipes and the tile in the shop is Vinyl encased asbestos.

C. Paint. The paint is peeling off in chunks throughout the basement. It should be tested for its lead content. If it has leak in it there will be substantial lead cleanup cost. If it is not then all you have to do is clean it up.

D. Draft stops. We observed several holes in the concrete ceiling of the basement that makes up the floor of the first floor. Various holes have been punched over the years for plumbing and wires. All these holes should be sealed up with a fire resistant material like drywall compound or plaster to prevent the spread of fumes or flames if a fire happens in the basement.

E. Ceiling insulation. There is insulation in the ceiling of the boiler room and the adjacent storage room. It is falling and in disrepair. It should be reattached and covered with a material like drywall or a drop ceiling with an approved flame spread rating. Check with an architect for the appropriate design. Estimated cost $5,000.

9. Attic. The attic is constructed in the following manner: The roof structure is concrete. It is supported by the concrete post and beam of the building. Hanging from the roof is a metal grid to which a plaster ceiling is attached. Insulation has been blown in on top of the plaster. Consequently attic access is tenuous and should be limited. The insulation was adequate as far a could be seen except for in the very center where it has been moved aside to allow the installation of an air conditioning unit. That insulation should be re-spread out evenly.

The attic ventilates adequately. No reserve schedule is needed for attic components.

Approximate outline of repairs and replacements

Component	Within year	1-3 years	5 years	5-10 years	10-15 years	20 years	25 years	To be determined
1A. Main roof				$60,000				
1F.Gutters				2,500				
1G.Roofs	10,900							
2A.Chimneys		500		5,000				
2B.Skylights			500		500		500	
2C.Cornice		1,500		5,000				
3A.Brick			1,000			40,000		
3B. Façade		2,000						
3C. Sills	7,500	4,000	5,000	5,000	5,000	5,000	5,000	5,000
3D.Water control			2,500		Driveway	25,000		
3F.Painting			5,700					
4A.Electric								60,000
4B.Grounds	300							
4C.Misc. elec.		3,650						
5B.Water pipes			10,000					
5C.Risers					Need Estimate			
5D.Apt pipes					20k – 120k			
5E. Copper pipe	500	1,500	1,000					
5F.Drains						25,000	25,000	
5G.Drains		1,000	5,000	5,000				
5H.Water Heater			3,700		3,700		3,700	
5I. Misc plumb	300	300	1,500	1,500	1,500	1,500		
6B. Gas pipes	200	600	400	1,000				
7A.Boiler (maint)	500	1,500	2,500	5,000	5,000	5,000	5,000	
7A Boiler (replace)								25,000
7B. Heat pipes			1,000	5,000	5,000	5,000	5,000	
8A. Basement		2,000						
8C. Bsmt paint			See Report					
8D. Fire stops	500							
8E. Bsmt insul		5,000						