

Schedule No. 1
(Agreed Upon - The Need for Repairs and the Scope)

1. Rooftop condenser water pumps piping and piping supports: (3) noise and vibration
2. Rooftop air handler pump and air compressor noise and vibration
3. Rooftop air conditioner (AC-1) needs vibration isolators
4. Replacement of all PRVs with full stainless steel valves
5. Move HVAC condensing units in loading dock where refrigerant lines are excessively long and de-rate system performance
6. Add condenser water loop balancing valves

Schedule No. 2
(Daderian Recommendations under Discussion with Developer)

1. Analysis and repair of the Sovent system to correct for dry trap problems found in many units.
2. Removal of all small electric water heaters located at various floors to correct for lack of hot water, in favor of circuit setters throughout the piping system to properly balance the hot water circulation loop.
3. Removal of plumbing riser shut off valves located within ceiling spaces of 7 living units and relocation in common area corridors.
4. Install vibration isolators on all domestic water booster pumps.
5. Remove and replace dissimilar metals used in domestic water booster pump assemblies to eliminate corrosion at piping and connections.
6. Remove and replace water softener system and provide vibration isolators when replacement work done.

Schedule No. 3
(Less Significant but Easily Addressed Problems Found by
Daderian in HOA Plumbing Mechanical Systems)

1. Pipe hangers are improper and seismic restraints missing. Piping in the parking garage is not properly seismically restrained. Copper piping has been found to be supported by being in direct contact with dissimilar metals.
2. Steam room equipment malfunction. Steam room heats to 83 degrees maximum. Under further investigation.
3. Pool piping improper. The pool piping configuration requires the pool to be completely drained to service the valves in the system.
4. Pool equipment room has insufficient combustion air. The pool equipment room has insufficient combustion air openings for proper operation.
5. Pool chlorinator and acid pumps are improperly installed. The chlorinator and acid pumps are placed together in a non-ventilated room. There are on-going leak problems.
6. Boiler flue termination improper. The boiler flue termination on the roof is located too close to the parapet wall and too close to an outside air inlet.
7. Boiler room piping is not seismically restrained. Not installed in accordance with the standard of care of the industry.
8. Condensate line improper installation. The condensate drain for AC-1 dumps onto the roof. The condensate line for the Pancake House is inoperable due to poor routing and slope. This has been temporarily bypassed by a garden hose. There has been condensate line routing and connection problems in the condominium units.
9. Vent cap missing t-top. A rooftop vent is missing a cap and currently allows rain water into the building.
10. Fan (F-12) motor cover not secured. The fan motor housing cover has fallen off.
11. Duct penetration at boiler floor not sealed. This is a fire penetration issue.
12. Split system condensing units are improperly supported. The split system condensing units which service the retail areas are located on suspended steel framing members in the loading dock area. These units are anchored to the framing by plumbers tape. This is inappropriate for the application.
13. Fountain pump shut off valve was not installed. This condition is a violation of standard practices.