

Preston Run Apartments

Property Inspection 10/19/2023

Inspected by John Lynch

* Items needing immediate attention

** Items to be placed on next month's Production Plan

*** Items to be placed on the Production Plan under "maintenance pending"
to be completed within six (6) months

Clubhouse

- * Algae on side of clubhouse- Pressure washing schedule 10/23/23
- * Window in media room needs repaired and painted
- * Outlet in office at leasing desk needs replaced
- ** Fan women's restroom needs replaced

Coffee Bar

- * No issues

Media Room

- * Light bulbs need replaced in lamp

Mail Hut

- ** Repair vinyl siding
- * A few doors open and not secure

Package Room

- * Shelf above w/d need cleaning
- * Replace ac filter

Gym Baths-Men's

- * No issues

Gym Baths-Women's

- * No issues

Gym

- ** Need to extend painted border down with fade down border
- * Touch up paint

Front Entry

- ** Replace stolen fake plants at entry to door
- * Clean backflow cover

Shop/Car Wash

- ** Paint flashing on shop and front door
- ** Repair stucco @ pole of car wash
- ** Replace vacuum
- ** Install better carwash sprayer

Building 100

- *** Dryer vent covers missing

- **Stucco repair west lower side
- **Need parking stops retaining wall
- ** Shrubs need replaced from freeze- In process with landscaper

Building 200

- *Right side emergency lights not working.

Building 300

- *Dryer vents need replaced
- *Needs wall packs lower end entry
- **Stucco repair to side of building
- ** Replace car stops (2ea)

Building 400

- ** Shrub replacement
- ***Damaged dry vent covers
- **Paint light poles

Building 500

- **Missing shutter at 5106
- *Replace stop signs
- *Fix damaged light pole walk in level
- * Install 2 more handi cap spots
- * Fill pothole in front of building

Building 600

- **Back fill run off from gutter
- *Damaged stair tread lower side
- *Light pole needs painted
- **Damaged dry vent covers

Building 700

- **Grill needs replaced
- **Several gutters missing

Building 800

- ***Back fence needs replaced
- **Light poles painted

Building 900

- **Missing shutter at 9201
- *Stair tread repairs left side
- ** Need shrubs replaced back of building