

Capital Improvements by Year

2022

Repair/Rebuild broken masonry step
Install commercial series carpets and padding in the entire building
Professional landscaping

2021

Install two new 100-gallon water tanks
Install new linear AE100 Phone entry system
Install new gutter & downspout heaters, King Heat Cables

2017

Install 1,250 sqft of new rubber roofing membrane
Silver coat newly installed roofing

2016

Install 1,100 sqft of new rubber roofing membrane
Silver coat newly installed roofing

Roofing work including:

Caulk limestone copings, replace 7 clay copings

Masonry work including:

Grind out chimney ½" deep, install new mortar and install new concrete chimney cap
with reinforced #5 re bar

Front of building: Spot brick tuckpointing (grind out failed mortar joints ½" deep and replace
with new mortar), caulk four vertical masonry lines (grind out ½" deep mortar joints and apply
two-part polyurethane masonry caulking)

Caulk limestone sills with polyurethane limestone color

Replace galvanized gutter and connect to two downspouts on west elevation
Re-caulk all windows

Scrape, clean and paint all window railings and lintels with rust-proof paint

Added angle iron to 1st & 2nd floor North side balconies.

Two coat stucco replacement with mesh (2' x 24') in basement

2015

Replace all ceiling fixtures
Installed fire exit signage throughout
1st floor common hallway replaced
Added numeric face plates for units
Installed custom art in all common areas
Rebuild all balconies