

CAPITAL IMPROVEMENTS

NOV 2014 - MARCH 2026

- NOV 2014** Common areas painted, lobby door replaced and lock rebuilt to self-secure, two rear steel doors and frames replaced, lower level cleared and rodent-sealed.
- JUL 2014** Comprehensive envelope restoration: tuckpointing all four elevations, two lintels replaced, ~800 sq ft of stucco, and a parapet rebuild of roughly 4,150 bricks with seven clay copings.
- JUL 2015** New catch basin plus area drain replacement.
- MAY/OCT 2015** Full tear-off to decking, ~30'x15' of rear decking rebuilt with ~20 new joists, ½" insulation, 4.5mm rubber membrane, new flashings under coping tiles, eight vents, silver coating, all-new commercial gutters. Seven-year labor warranty.
- JUN 2022** Firewall flashing at the west elevation, coated to match the 2015 membrane.
- DEC 2025** Unit 1N. Room-by-room gut: quartz kitchen, 6' soaker tub, crown throughout, floors, closets, USB devices, spray-foamed laundry wall, New 60K BTU 95% AFUE Trane
- FEB/MAR 2026** Front façade patch, wash, breathable masonry paint; rear two-coat stucco.
- MAR 2026** Rear Ramp replacement, 1,500 sq ft overlay, restriped.