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## **Woodlands Maintenance Report**

Tempo Properties Inc.  
1/12/2017

### **Current Projects**

2376 - tree growing through patio. Tree(s) have been removed. Kevin Potter submitted structural report. United Dynamics has done work on this unit before and believes Kevin will revise his recommendations once he is aware. Howard from United Dynamics is waiting to hear from Kevin, but does not believe any work will need to be done to this unit. Howard spoke with Kevin who is revising his report, they believe no work needs to be done at this time.

2360- reports front storm door not closing properly, slant in sidewalk, hole in foundation, no water leak. Feels he has a foundation problem. Engineer evaluated. Engineer generating a recommendation. Believes it can wait until spring.

2395 - water getting into basement. Indiana Foundation working today, Simanton Mechanical was needed to disconnect HVAC system. Tempo maintenance disconnected toilet/sink. PPS will fix drywall, flooring, etc.

**Dumpster Clean up**  
Scheduled 1x every 2 weeks. Tempo Maintenance to do this work.

2303- Roof has a leak. PPS tarped until a new roofing plan can be discussed by board.

All units- Bat exclusion to be done by Allman Bros. Pest Control. There is evidence of bats and places where they can enter the buildings.

All units- Gable vents. Upon inspection of buildings, Allman has noticed that many units have damaged gable vents where animals could be or already are getting in.

All units- Powerwashing. On hold until spring.

2335- Pests in attic and damaged area on roof. Allman is repairing gable vent and believes the pests are bats.

All units- deteriorating garage roofs. To be discussed by board.

## **Completed Projects**

All units- Deck reinforcement work

2340- building treated for bats, baited for mice and steel wool put in place. The rest of the buildings have been approved for same bat treatment upon more favorable weather conditions.

2382- Foundation issues reported. Engineer submitted report. Work approved for United dynamics. Completed 12/13 – 12/15

2293- Mice reported. PPS excluded with steel wool

All units- Chimney inspections completed as of 1/7