

Updated Defect Report							
Item Description / Issue:	Item	Status	HRE RULE 408 Comments - 092807 to 092909 & Invoices paid to this date. Comments in red are from June 4, 2010	\$\$	\$\$	\$\$	
February 2009 Status or comments in Blue print	#		<i>*New comments / changes or issues discovered / reported: 120308. (as highlighted)</i>	(paid)	(est. to pay)	(soft costs)	Comments
Villas - Hydraulic Elevators	1	DONE Recommend the pits be inspected to insure corrective work is working, medium priority	Defect in elevator pits due to water intrusion. Oil separator repair costs of \$800.00 each time the pits fill with water. Water in the pit raises and the unit floats and breaks. Elevator company has requested that the AOA install sump pumps to control the issues. The pumps have been installed, but cover handles and rust still need repairs. Soft costs due to repeated issues and problems over a long period of time. We have been informed that owners have incurred thousands of dollars in lost revenues due to non-functioning elevators. those costs have been separately documented by the AOA and are in addition to the items calculated in this report.	\$10,161.83	\$800.00	\$1,124.64	Work being done by AOA, reimbursement request plus \$833 bid to repair handles
Villas - Elevator rooms Alltemp and Valley Isle to estimate	2	DONE However, AC units vent into unvented attic spaces, increasing the heat load. Need to vent attic spaces, medium priority	Portable A/C units have been added to each room to cool elevator equipment. Elevator vendor stated that elevators would not run properly without them and stated that venting or AC was originally specified for this installation. AOA installed AC units at the request of the developer, approved by the elevator provider and are now running AC units that vent into the roof attic space. Long-term replacement costs due to shortened lives and now electricity is needed.	\$0.00	\$22,232.00	\$TBD	AOAO installed portable AC units, for \$4,900, see Valley Isle and Alltemp bids for elect and AC units
Villas - Elevator oil separators	3	DONE Recommend this enclosure be inspected to insure the repair has worked. Also need to incorporate the inspection and maintenance of these enclosure into the elevator maintenance contract, medium priority	One oil separator unit concrete enclosure is filled with water to the top metal cover plate. Cover plate has corrosion and pests are breeding in the pit. Only one of the many enclosures are full of water like this and this indicates there is a problem. This has been the condition since first documented and the AOA has been told that this is normal? This one needs repairs and the water stopped. The regular maintenance of the pits and oil separators should be given to the elevator maintenance company and performed on a regular basis. Maintenance schedule for this is printed in the manual and elevator documents. Repair of the unit completed and costs included in item #1 above. Soft costs due to repeated issues/problems.	\$0.00	\$600.00	\$TBD	Waterproofing by SCBRI estimate
Penthouse - Hydraulic Elevator	4	DONE	Appears resolved - but still intermittent problems with "K", but soft costs were incurred due to repeated problems. Problems included elevators down for days at a time for repairs, owner complaints, moving guests and their belongings, move in date issues, etc. We have been informed that owners have incurred thousands of dollars in lost revenues due to non-functioning elevators. those costs have been separately documented by the AOA and are in addition to the items calculated in this report.	\$0.00	\$0.00	\$232.41	
Penthouse - Geared elevators, stainless steel doors Schindler and Kone to estimate	6	NO WORK HAS BEEN DONE OR BID OUT RECENTLY Recommend work be re bid and performed, medium priority	Stainless steel doors are marked and scratched due to doors rubbing. Most all damaged stainless steel will need repair. There has been continued running problems with the "K" stack elevator unit? Soft costs incurred due to repeated problems and length of times without elevator service.	\$0.00	\$39,600.00	\$19,327.85	See attached estimate at \$550 per door, 72 doors

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Penthouse - Geared elevator pits. Allen's Plumbing contacted for sump pump costs, SCBRI for water proofing	7	NO WORK HAS BEEN DONE OR BID OUT Recommend work be re bid and performed, medium priority	There are no sump pumps or water proofing installed. Water has been entering these elevator pits and the installed alarms go off and the elevators shut down. It then becomes a major problem to get the elevators back into service. The elevator maintenance provider has to be called out on an emergency call, the elevator inspected, raised, and then all the water wet-vacuumed from the pit. With no water proofing and cracks forming on the walls of the elevator pit and shaft, there may be more water entering these pits in the future. The elevator company stated that sump pumps were specified originally for this type of install and only see the matter getting worse over time, due to no sump pumps installed. No sump pumps and no water proofing installed may become a long-term burden to the property. The present water intrusion source should be discovered and stopped. Having roof downspouts not flowing into the storm drain systems and around the elevator foundation may contribute to this condition.	\$0.00	\$34,800.00	\$929.63	Three pits in the Penthouse Bldg. Costs are for the estimated waterproofing repairs (\$10,000 each), sump pump and drain line is estimated by Allen's Plumbing to be \$1600 per pit
Villas - trash areas	9 & 68	DONE	The Villa's trash areas have a lack of signage, lighting, fire safety and other issues passed on to them by design. The south gate area and property stairs have no lighting installed or electrical designed. The AOA had this property designed and installed since this gate and stair area was a safety hazard. The AOA needed to add electrical, lighting and signage. The trash areas have become high maintenance, unsanitary and unsafe. Lighting installation for here and at the GWR stairway (#68) cost the AOA an estimated \$17,400.00 to date. Fire safety at trash storage areas is still needed.	\$22,744.05	\$0.00	\$TBD	AOAO has paid this, needs to be reimbursed. Fire safety still needs to be addressed.
Penthouse AC - Make up air. Some visible damage has been repaired by Dorvin to date.	11	DONE	There has not been a hose bib designed or installed to maintain all of the AC equipment on the roof of the building. The manual talks about regular maintenance of equipment with water, but none has been provided. This also brings up the question as to how and how well the first year of maintenance was for the equipment. The AOA has since installed hose bibs on the roof and in other areas of the property for the needed proper maintenance. The repair cost was minimal, but the long-term impact to all the equipment due to lack of proper maintenance may add up in the homeowners future reserve cost for premature replacement. (Dorvin paid for parts/labor)	\$0.00	\$0.00	\$335.01	HIG estimate of \$2,200 per year over the next 20 years, Reserve Study Item based upon HIG estimate
Villas - Interior AC issues. Alltemp estimated costs of thermostats and duct balancing.	20	NO CORRECTIVE WORK HAS BEEN PERFORMED Priority here is a Board decision based upon complaints and excessive AC costs by owners	The Villa AC systems appeared to have many problems from the beginning and had many compressors replaced. The cooling tower has been load tested with the Villa's AC units and interior testing has been done by an independent AC company. The units are still failing at times, shut down by error codes and need to be reset. There is a present concern over the programming of the thermostats and the units being run in one room/one zone at a time only. It may appear that the units are having problems with too low of a refrigerant/system pressure and an AC company is being called in to look at it on a case by case basis. It was stated that unit # A-201's AC system has been balanced and this may need to be done in all the Villa's units. The AOA is logging all Villa AC error codes in an attempt at solving the present issues. Complaints continue from unhappy owners with the Villa AC systems and repairs are being made on behalf of the owners by the AOA vendors, in response to owner complaints.	\$1,067.64	\$123,750.00	\$10,312.96	Costs include the outside vendor analysis of the interior units (\$4,500), rewire thermostats for each unit (\$250) including installation of by-pass duct into the laundry room (\$2000)

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Villas - Cooling Tower VSD.	21, 26, 27, 28 & 29	DONE	The Villa AC Cooling Tower systems and variable speed drives (VSD) appeared to have many problems from the beginning and since have seen much labor involved in trying to figure things out. The cooling tower has been load tested with the Villa's AC units and interior testing has been done by an independent AC company. At that time, the towers appeared to handle the load. It was noted that the VSD may have been set too low and the units all running, most of the time. Energy efficiency, chemical usage, were and tear of the equipment are all concerns. The original designer of the system has been requested to provide updated operating instructions for the complete Villas AC system and the cooling tower. This would include settings for the VSD that the present maintenance provider can set up and follow. The AOAO will continue to monitor the system, but needs the updated information that the developer and designer can supply to them. The AOAO had vendors work on the system and cost an estimated \$6,500.00 to date.	\$10,784.78	\$0.00	\$2,324.08	AOAO had the repairs made, but waiting on the designers updated operation instructions for the VSD.
Penthouse - Gutter system connections to drainage	32 & 33	DONE	There are various gutter systems and down spouts located throughout the property and many devices used to connect the down spouts to the drainage systems. There are some in the PH building that have no devices at all to direct the drainage into the piping systems. Item #33 is for one down spout that has no drainage system to flow into. It needs to have a drain line connected to it and run into the nearest drainage system. Every connection needs to be inspected and to those that are not lined up, not connected at all, or nonfunctional at this time. If not under warranty, the work has been sent out to bid. Repairs are being made to all lanai drains with debris and blockages (item #34).	\$0.00	\$0.00	\$324.52	Estimate from Allen's Plumbing dated 2-4-09 for \$11,583.25 & est. cost to clear ocean drain of debris \$1K, along with costs from Tom's reporting.
Penthouse - Tiled floor area drains. Valley Isle Pumping for camera estimate	34	DONE Recommend any that any recordings of fiberoptic scoping from Valley Isle Pumping be obtained for future reference	There are various surface drainage systems installed along tiled entries and lanais. These drains have small openings and a strainer insert. It does not take much debris to block the small drain opening and plug the strainers installed. During some of the first rains, leaking into interior areas was reported and it was determined that these types of drains were the cause. Mgmt. was asked to keep the drains free of debris. Subsequent investigation revealed that the lines have construction debris, backed up, and some have mold in the walls. By design, water will backup and out of the open type pipe joints and into other areas of the building. There has been leaking into many interior spaces. The AOAO is currently removing construction debris from all the lines. Water intrusion is costly and the current estimate is \$250,000.00 for all the PH stacks. The AOAO will also have soft costs. Villas tested fine. There are also voids in grouting and water proofing that exist along the stone edges and go undetected until back up damage has been caused. Recently, unit # K113 had water damage from one of these drains.	\$84,397.46	\$0.00	\$1,913.68	HIG estimate. Approximately 140 drain lines that need to be cleaned out and inspected with fiber optic camera for damage and leaking. Cost is \$1,450 per line (heavy reaming device) plus camera inspection of \$285 per line. Lanai drains have been camera scope, repairs \$85K to date and more damage fees from K113 leak.
Penthouse - common area deck leaking into garage ceiling and parking stalls.	37 & 39	NO WORK HAS BEEN DONE TOP PRIORITY ITEM	The PH lobby - stone tile deck surfaces are allowing for water intrusion below. Surface water from this deck then drips into the garage parking stalls and onto the vehicles or concrete. The deck surface and its water proofing needs to be repaired.	\$1,314.55	\$75,000.00	\$1,448.86	See Scbri. bid for WBV waterproofing dated 1-29-2009, does not include stone. Estimate about \$100.00 sq.ft. for now.
Penthouse - Pool deck ponding areas.	40 & 86	NO WORK HAS BEEN DONE TOP PRIORITY ITEM	Various areas of ponding. Additional drain was added and another may be needed to correct this condition. Additional inspection of deck surface to see if additional repairs are necessary. Inspect all pool deck surfaces to determine if other repairs may be needed at the same time.	\$0.00	\$15,000.00	TBD	Verbal estimate from PoolPro and Scbri. after site visit. Scbri's verbal was slightly higher. Good only if other work is being done.

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Electric metering system.	41	DONE		The electric metering system continues to be a major set back for this property. An extreme amount of electrical use has not been logged and can not be forwarded to the appropriate users for reimbursements, costing the association and all of its homeowners. The system needs to be brought up to design standards and beyond. The long-term improvements and continued maintenance for this system will be costly to the homeowners. Owners will need to be back billed when the system can be audited for electrical usage. The system had lots of work to date and upgrades installed to meter extra areas of the property, but still has problems. Regular meters could be added for all units or a complete new system could be installed. An estimated \$125K to \$300K may be needed per the bids received. The AOA has paid for some repairs and major soft costs to date. A survey to compare design to installed should be conducted to help conclude this issue. The question has been raised - if what is installed is a commercial or residential specified system?		\$3,276.03	\$0.00	\$7,884.83	Need to survey the system, compare to original specifications, and install new monitor devices as needed.
Penthouse - garage location electrical panels.	42	DONE		The electrical panels and the main breakers were designed to be left in the open for anyone to operate. They need to be secured. Hose bibs were also designed and installed within inches of these electrical sources. The AOA has since secured the panels and transformers for the protection of all Penthouse homeowner property at a cost of \$7K.		\$6,972.00	\$0.00		AOAO re-design and repairs for safety issues.
Penthouse - telephone communication wires.	43	DONE		The telephone communication wiring was not set up to handle the property and its future uses. The system could not accommodate new installations for private lines, security systems and other upgrades that were necessary or foreseeable. If this is not corrected properly, the repair costs will increase substantially.		\$0.00	\$0.00	\$6,218.31	AOAO re-design and need to repair.
Concrete cracking - various areas. Cracks mapped, core drilling performed, concrete survey and scanned, via HIG	44	MAPPING DONE AWAITING ERICKSON RECOMMENDATIONS FOR REPAIR		All general concrete cracking needs to be monitored throughout the property as it settles for the next ten years. Map it, log it and monitor. Your problem areas that you need to correct for the life of the building; Exposed cracking that water can get into must be filled/sealed. Surface cracking that has water coming through it needs to have the water source located and stopped - professional water proofing and injection may be needed if it can not be stopped. Cracking that may be structural needs to be measured, logged and monitored over time for the life of the property.		\$16,208.98	\$0.00		Further monitoring and crack repairs will be needed. Included in line item #45
Penthouse - garage concrete slab cracking.	45, 47, 49 & 50	INITIAL WORK DONE Recommend annual monitoring of cracks for another two years, low priority		Cracking in various areas of the garage slab, garage ceiling, garage walls, property sidewalks and curbs. The developer repaired some slab areas of the garage, but cracking is noted throughout and some marked thin areas have not been replaced. There are prior patches made to sidewalk and curbs that have cracking and joint seals failed. These areas should have been repaired by the developer. All concrete will crack, but it needs to be managed. As stated above, map it, log it. You must determine what will become problem areas for the future of the property. Concrete cracking does not go away, it is costly to repair, and only gets worse. Voids need to be patched and sealed to keep water from penetrating the surface. One curb was removed for a fire lane at the request of FD. Vendors have bid on the concrete cracking repairs and estimated \$250K to repair all the present documented issues. PH owners are now reporting new flooring and wall cracks. Will this become a financial problem for the AOA over time? Villas? PH-K113 floor repairs also.		\$53,399.17	\$12,000.00	TBD	Estimate to epoxy slab cracks by SCBRI, slab = \$78,165, ceiling= \$118,040 see WBV Garage Ceiling Cracks-North 020509, WBV Garage Ceiling Cracks-South 020509, WBV Garage Floor Cracks-North 020509, WBV Garage Floor Cracks-South 020509. \$291.69 common area floors & \$286.48 K113 floor. Also lobby flooring stone remove and water proofing inspect \$1K.

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Penthouse - garage and other areas concrete wall cracking.	46	DONE	Cracking in various areas of the garage, trash areas, and stairway walls. Water leaking through cracking needs to be repaired. If the crack continues to grow or change shape, it needs to be looked at by a professional and repairs considered. The developer indicated that all areas were inspected, and again after the earthquake. Get copies of those reports and continue to monitor for the life of the building.	\$4,374.97	\$0.00		Photos and spreadsheet by HIG
Other concrete - roads.	48	DONE	Cracking in various areas of the roadway stamped concrete. It has been sealed, but un-organized cracking formed in entry way. It was noted that concrete cuts are not from edge to edge, but we are not only looking at cracks that are edge to edge. These cracks appear similar to those of the garage slab that were replaced. Cracking is worse in the South road section and may need to be repaired or replaced at this rate of cracking. Apply the same sealer since it is holding up well.	\$0.00	\$0.00		Based upon \$45 per square foot at 330 square feet estimated verbally by Sonny Vics, see pictures attached
Villas - asphalt patches.	54	DONE	The asphalt patches are in poor condition and may not hold up to the same life as the asphalt that surrounds it. It may need to be cut out and replaced prior to the next seal coating. It gets too soft in the sun and vehicle tires are turned in that location and causes more damage to the patches. These were added to improve drainage in the area, but may become an added expense for the Homeowners. The effort to correct one design defect has created another. Root prune and asphalt repair was needed near Villas A, B, C bdgs.	\$0.00	\$0.00		Poor quality patches need to be cut out, new patches installed. Root prune and driveway damage by Villas A,B, C.
Grass Driveway areas.	56	DONE	The grass planted within the grass planting blocks does not hold up to any traffic and limited to foot traffic only. The developer stated that it was not designed for continuous traffic, but did not design a system or supply devices to have it closed off to traffic Does not appear to be a good design solution for this area. The AOA has supplied devices to close the area and can decide if any further changes are needed to this area. There will be future costs if the area is to be paved. HIG est. on remaining work cost	\$0.00	\$0.00	\$TBD	AOAO had the repairs made, soft cost estimates from AOA
Storm drainage - Villa C, F & G. Sonny Vics to estimate installing drains and curbing	59	RECOMMEND CURBS BE INSTALLED DRAINS TO WAIT. Medium Priority	There is a flat area with no raised curb to control street drainage. The area had additional drains added, but they are small and fill with debris. AOA to monitor. May need to improve drainage in this area or modify street with curbs to control drainage flow.	\$0.00	\$8,500.00	\$TBD	See Sonny Vics Proposal dated 2-9-2009
Storm drainage - Villa A	60	NOT DONE Recommend this be done, medium priority	Ponding water at the base of the roadway and the planter edge. This area had a hole cut through the curb and into the planter as a possible repair, but ponding water remains and the asphalt is starting to stain and deteriorate. The new drain hole could work if it had a pipe and was run somewhere. The area could also be patched/filled and no longer be a low spot.	\$0.00	\$2,000.00		HIG cost based upon \$1,100 to cut and patch and seal asphalt, \$900 for drain line
Penthouse - voids and lifting of stucco with water pockets.	64	NOT DONE Recommend this be done, high priority	There are water filled bubbles in the stucco in various areas and drip stains down the side of the stucco that must be repaired by the developer or professional. These are not in areas of stucco cracking. These areas need more detailed repairs than AOA maintenance to fix. These warranty items were noted, filed and were inspected, but the claims denied due to the earthquake. However, these were documented and reported prior to the earthquake and should be taken care of by the original stucco and painting contractors. It should be noted that these pockets of moisture may also be in part, a cause of the PH lobby doors swelling, that no longer function properly. These water filled, stucco pockets need to be repaired by the developer, warranty or not, before more water intrusion happens and gets past any block filler, primer and into voids, causing the building to spall.	\$0.00	\$42,000.00	\$TBD	Areas show leaking from the flashing (see pictures), estimate from Scott Brothers Pacific

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Penthouse - interior stucco wall systems.	65	DONE	The stucco in the interior lobby, unit entry and wall systems are prone to cracking more frequently, than anticipated. The cracks need to be filled and sealed as part of the regular maintenance of the property. Cracks that continue to re-appear need to be documented and monitored. Have all stucco systems throughout the property inspected, documented and bid for repairs. Use these estimates for the capital reserves. You will need to do this kind of capital stucco repairs every 5 to 6 years.	\$0.00	\$0.00	\$TBD	HIG estimate; if done at the same time as other paint or stucco work.
Equipment rooms - no ventilation in 2 of the 3 rooms.	66	NOT DONE Recommend this be done, high priority due to safety and liability issues. Positive venting needs to be installed	There is premature equipment failure in the two rooms without ventilation. The rooms are below grade and have high heat. This has caused shortened lives of equipment and controls as compared with the vented room. These conditions are as designed, but this design has long-term financial effects on the Homeowners and the equipment that continues to fail and inconvenience the homeowners. The AOA had some venting work done and had repairs and replacement of hard goods. Estimated \$3600.00 - other soft costs also.	\$2,604.15	\$6,500.00	\$TBD	Alltemp bid for AC/venting to upper pool room, lower needs same solution and heat pump moved.
Pools - related issues.	67	DONE EXCEPT FOR JACUZZI PLASTER, BEING DONE SOON	The AOA made numerous repairs regarding loose tiles, cracks, poor plaster, non-vented equipment rooms, premature equipment failure, missing safety equipment, etc. If properly designed and installed, these problems would not have occurred.	\$208.32	\$0.00	\$TBD	Bids are from Pool Pro and are for both the upper and lower pool and kekei pools, and equipment
Villas Building lettering and emergency exits - no lighting.	69	NOT DONE RECOMMEND ELECTRICAL LIGHTING BE DONE FOR SAFETY	There is no lighting on the Villa's building lettering. In the same location are the emergency exits and paths for these buildings. No lighting has been designed for these purposes. The building lettering should be lighted for emergency reasons and the exits for hazard safety reasons.	\$0.00	\$3,800.00		Estimate by Valley Isle Electric
Retaining walls - wet areas, but relocate drainage.	70	DONE	Engineer recommends that the gutters drain into the storm drain systems and not along the side of the PH foundations. Retaining wall weep holes are not functioning. Examination shows no fabric or french drain lines installed as required by plans	\$0.00	\$0.00		Install gutter extensions and curtain drains to control the runoff water. HIG estimate
PH- Emergency stairway concrete stairs and landings. (wall cracks are item #46)	80	DONE	There is concrete on the stairs and landings in the PH emergency stairs. The stairs are being used for more than just emergencies and has to be maintained for heavy traffic to and from units when elevators are down and for the only roof access for AC maintenance. The concrete surface for the South set of stairs is in poor condition as compared with the North set of stairs and landings. The concrete finish does not appear finish grade and is cracking and coming loose. Have any repairs or improvements done, as needed at the same time as any other concrete work on the property.	\$14,060.00	\$0.00	\$TBD	Grind and re-pour concrete landing areas where failure has occurred.
PH - roof access - no water proofing.	83	NOT DONE Recommend this be done, high priority	There are areas of the building on the roof that have no water proofing or protection from the sun. These areas of the building should be cleaned, primed, water proofed and coated for protection. Have these areas water proofed when the remainder of the stucco work is being done on the property.	\$0.00	\$21,200.00		See Picture Master Painting, estimate by Scott Brothers Pacific
PH - South roof access door area - water intrusion from roof drain.	85	DONE	The roof drain was not extended from the building and water runs down the stucco and to the foundation. There are water intrusion issues along the foundation and into the garage. The Engineer recommended that all roof drains be diverted into a storm drain system. This issue should also be corrected when stucco work or other drain items are completed.	\$0.00	\$0.00	\$TBD	HIG estimate to connect the drain to an extension line, and run the line for 40 feet to a catch basin

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Commercial spaces - AC and power metering issues.	90	NOT DONE Recommend this be done, low priority	The lower conference room AC is tied to 3 other areas, but some of those areas are not part of the common AOAO. There is no accurate way of billing for AC and electrical use due to designed AC and its mixed area use. The AC should have been designed and installed with the final deeded spaces in mind and the power meters placed as such. Separation of AC units and its ducting to individual deeded space is needed.	\$0.00	\$15,800.00	\$TBD	NEW - repair AC to its deed and metered spaces.
PH - deck leaking; water intrusion damage to fire system.	91	DONE	Alarm system shorted due to rain water intrusions. Alarm system was in a room with water intrusion from the concrete walls. AOAO paid vendor to restore the system for proper operation.	\$1,926.00		\$TBD	
			Cost of all items presently listed -	\$231,573.93	\$423,582.00	\$52,376.78	
			Total (paid, est. to pay, and soft costs)		\$707,532.71		