

Pinnacle - Common Area Deficiency List

As of February 3, 2006

1.00 Garage/Equipment Rooms/Storage Rooms (P1-P3)

Garage

- 1.01 Traffic Flow, signage, mirrors, etc. (see letter of 1/25/06)
- 1.02 Waterproof - Foundation leaks P2 and P3 (see letter of 1/25/06)
- 1.03 Recoat P1 surface due to construction damage
- 1.04 Need suitable keyed locking system for bike storage P1 and P2
- 1.05 Gates on P1 and P2 need fob pads inside secure areas to allow bikers and walkers to open gates.
- 1.06 P1 ramp ceiling needs painting
- 1.07 P1-P3: all walls and ceiling cracks over 1/16 inch need elastomeric patch and paint.
- 1.08 Equipment Rooms - (pool) venting missing, door label - mislabeled, adjacent door damaged - needs replacing.  
Diesel signs on two more doors for Fire Dept.  
Plumbing needs to be labeled in pool equipment room.  
Cap unused fountain pipes.
- 1.09 P3 sump pump has debris, needs cleaning.
- 1.10 P3 drain cap needs replacing
- 1.11 Space 354 - storm drain corroded and leaking.
- 1.12 P1-P3: Elevator lobbies - need touch up paint on walls, entry doors, elevator doors and cleanup
- 1.13 P3 threshold missing from elevator lobby to storage
- 1.14 P3 storm drain (west side) leaks
- 1.15 Stairwells - South and East stairwells (no fob pads/no security)

1.16 Storage Rooms

- P3 - no drain (appears to have been filled in)
- P3 - access/fob problems (see McArron)
- P1-P3 - space numbers not completed
- P2- door at parking space 181 too tight for FOB operation

1.17 Garage Security (subject of future letter)

1.18 Leaks from ground floor if any to P1

1.19 Containment curbs and membrane for diesel storage and boiler rooms

1.20 Fire pump battery stand - replace

1.21 Appropriate quality trash containers needed.

1.22 P1 needs better lighting

1.23 Eliminate island and fob pad at down ramp to P1

1.24 Fire stop for thru floor penetrations (closets) from garage up to 36

1.25 Elevator pit waterproofing / pumps

2.00 Ground Floor - Outside

2.01 Fountain leaks and has operational problems, including lack of proper drain

2.02 Granitex coating on all painted walls and planters due to recurring and unsightly scuffing

2.03 Proper cover over all valves and finish painting containment area near auto circle (South side)

2.04 Appropriate quality trash containers needed

2.05 Remove and replace/repair all damaged granite panels

2.06 Irrigation overspray - Union Street entrance

2.07 Stair 2 entry behind fountain - cored granite for light - no light fixture

- 2.08 Caulking missing where granite meets concrete and aluminum window walls - open control joints.
- 2.09 C-7 ceiling tile above space #19 too small, keeps coming loose
- 2.10 Wash granite and scrape off paint drips
- 2.11 Graffiti on Front Street on vertical steel panel
- 2.12 Missing access cover left of overhead door.
- 2.13 Need security hinges on man door in overhead roll-up door.
- 2.14 Missing lettering on Union Street entry
- 2.15 Plumbing not labeled in rear of retail spaces.
- 2.16 Broken louver in garage exhaust above car port
- 2.17 Concrete columns not painted at entry and below pool
- 2.18 Entry pad/system is not user friendly, needs replacement
- 2.19 Plywood on Market Street awning
- 2.20 Pigeons living behind retail spaces
- 2.21 Holes in granite on Market Street upper left of Vertical Village door  
Chip on Market Street 40' in from Front Street
- 2.22 Broken window right of Vertical Village entry
- 2.23 Holes and paint holidays above Vertical Village entry
- 2.24 Rework window flashing above main entry and garage entry
- 2.24 Inadequate window cleaning equipment
- 2.25 Add height to barricade on all four sides of exterior stair – security issue
- 2.26 Oversized hole in granite for light fixture on column left of entrance
- 2.27 Light fixtures at Pinnacle International entrance on Union Street don't fit under awning
- 2.28 Paint or install granite on inside of planter at Union Street entrance behind FD

connection.

2.29 Paint columns @ entry and below pool structure.

3.00 Ground Floor - Inside

3.01 Lobby

- a. Mail area partition unsafe (letter of 1/25/06)
- b. Remove and replace white granite (letter of 1/25/06)
- c. Remove and replace impractical and undersized white furniture (letter of 1/25/06)
- d. Add appropriate planters and plants (letter of 1/25/06)
- e. Concierge desk trim broken
- f. Ceiling needs to be repainted
- g. Hollow and cloudy tiles throughout
- h. Tile needs deep clean and sealing
- i. Unsightly holes and damage to marble over elevator door closest to lobby (south side)
- j. Laminate coming off back lit wall behind concierge desk

3.02 Lobby Restroom

- a. Noisy undersized fan needs to be replaced
- b. Change lock
- c. Install door closure
- d. Tile needs deep clean and sealing.
- e. Utility sink not fastened in place
- f. Poor drywall finish and paint
- g. Repair ceiling around access panel and repaint entire ceiling

3.03 Office/Hallway

- a. Baseboard is off
- b. Final carpet
- c. Paint walls and ceilings
- d. Replace two damaged doors

#### 3.04 Trash Room

- a. Clean and seal floor
- b. Door needs fob for entry/exit to lobby
- c. Need adequate recycle bins

### 4.00 Podium Level

#### 4.01 Corridor and Elevator Lobby

- a. Doors, trim and walls damaged throughout
- b. Ceiling needs to be repainted.
- c. Ceiling access panels need to be caulked and painted
- d. Carpet inset seams are pulling
- e. Dented fire doors

#### 4.02 Guest Suite

- a. Mirror broken
- b. Damaged headboard
- c. Missing nightstand and lamp
- d. Tub/shower switch loose - falls off
- e. Bathroom trim inside left needs to be replaced
- f. Repaint bathroom door

#### 4.03 Entertainment Room

##### 4.03(a) Conference Room

1. Ceiling paint
2. Wall covering damage
3. Thermostat hole

#### 4.03(b) Kitchen

1. Counter tops and floor tiles need polish and sealer
2. Dishwasher does not work
3. No supplies (dishes, silver, glasses, etc.)

#### 4.03(c) Social Area

1. TV does not turn on with remote
2. Double glass doors need new hardware to permit exit to BBQ grills
3. Wall with barstools needs repair and paint from SDFD high-rise training
4. Wall covering needs to be replaced where damaged and paste washed off
5. Damaged door to hallway
6. Lock closing mechanism defective on entry door (door installed backwards)
7. Stereo equipment needs suitable security cabinet to avoid theft
8. Pool table needs cover

#### 4.04 Steam/Sauna

- a. No floor drain in sauna for cleaning crew
- b. Steam room - inadequate heater and light switch
- c. Need exhaust to outside

4.05 Corridor Between Steam/Sauna and Restrooms.

- a. Missing sprinkler trim ring
- b. Ceiling paint
- c. Damaged door and trim
- d. Tile needs deep clean and sealing

4.06 Mens Room

- a. Tile needs deep clean and sealing
- b. Wall covering by soap dispenser needs to be replaced
- c. Shower floor not sloped correctly
- d. Ceiling access panels need to be caulked and painted
- e. Install commode seat paper dispenser
- f. Benches needed for dressing/undressing

4.07 Ladies Room

- a. Tile needs deep clean and sealing
- b. Wall covering needs attention
- c. Ceiling access panels need to be caulked and painted
- d. No lockers
- e. Benches needed for dressing/undressing

4.08 Theater

- a. Wall covering needs repair and cleaning
- b. Projector does not turn on with remote
- c. Paint on carpet near door
- d. Ceiling near door - A/C vent needs repair - paint entire ceiling
- e. Door trim gauged

- f. Clean hinges
- g. Audio/Video equipment needs suitable security cabinet to avoid theft

#### 4.09 Gym

- a. Flat Screen TV and treadmill TVs - full range of cable channels not available
- b. Cage and lock stereo unit in place to avoid theft, preset for operating hours.
- c. Need clock.
- d. Need cubbies for keys, etc. near door
- e. No safety/operating signage
- f. Stainless steel trash cans needed
- g. Elliptical equipment needs replacement
- h. Repair and paint walls as needed
- i. Provide clear/lock cover for thermostat
- j. Need intercom to desk

#### 4.10 Pool and Pool Area

- a. Purchase water self-leveling device
- b. No water supply to H/C chair at pool or spa
- c. Where is storage location for H/C chair?
- d. Heater vents and wall need repaint facing building
- e. Is steel external stair permanent? If so, needs painting.
- f. Landscape - bamboo (remove and replace with more appropriate material)
- g. Replace dirty/stained pavers

- h. BBQ - needs better lighting; rotisserie cord too short
- i. Trash cans - appropriate number and quality
- j. Planter retaining walls cracked, uneven and scuffed. Solution - granitex all of it.
- k. Need intercom or phone

#### 5.00 Elevators

- a. Repair damage to floors, doors and cabs
- b. Confirm duration of warranty
- c. Software problems
- d. Clean and polish all steel tracks and thresholds damaged from construction at each floor and inside elevator cabs
- e. Confirm existence of and clean elevator sumps and sump pumps of construction debris

#### 6.00 Stairwells

- a. Patch, repair and repaint as needed due to construction damage - all floor, walls, doors and railings  
Replace damaged signage and reinstall those that were pulled down.

#### 7.00 Hallways 3-35

- a. Inoperable electrical outlets
- b. Complete painting, including ceilings, elevator trim, fire doors (including repair of dings to both fire doors and trim on elevator, etc.), wallpaper and carpet
- c. Confirm and possibly supplement thermostat on 3<sup>rd</sup> floor for better control on all floors
- d. Provide weather-stripping at bottom of all homeowner doors (huge gaps exist between threshold and doors)
- e. Clean and touch up ceilings around access panels
- f. 4<sup>th</sup> Floor issues - metal plate per Mr. and Mrs. Mashiah

- g. Fire doors and voice warning system failure
- h. Many inoperable service closet doors.
- i. Global replacement of dryer vent screens

8.00 Cooling Tower

- a. Is there proper monitoring equipment?

9.00 Exterior Surfaces 3-35

- a. Patch and repair paint as needed
- b. Missing scuppers
- c. Open hole in mechanical room roof facing Market St.
- d. Metal mechanical screen on roof – panel falling off
- e. Door grills missing on two Sieman's closets on 36

10.00 Hot Water/Water Pressure

- a. Problems getting hot water
- b. Problems with water pressure

ITEMS ADDED 2-15-06

Clean down roll-up door and cover

Clean lattice work

Switch pool table and furniture

\*11<sup>th</sup> floor trash chute closet ceiling tile, recirc-pump is loud, trash chute door is poorly installed, closet door clearance.