

Schedule No. 4  
(Plumbing and Mechanical Issues Related to Residential Units)

A. **Plumbing**

1. Drain line blockages. Drain line blockages and flooding of units has occurred. This item is currently under investigation.
2. Kitchen sink dishwasher line trapped or kinked. For proper drainage this line should slope to drain.
3. Instant hot water heater premature failure. The Insta-Hot units installed at the kitchen sinks have been prematurely failing. This could be due to excessive debris found in the domestic water system. Under further investigation.
4. Laundry valves are inaccessible. The laundry valves in several units are behind the stacked washer and dryer units. These valves are required to be accessible and need to be relocated.
5. Plumbing risers at tub and shower assemblies are poorly supported. Shower arms, mixing valves and tub spouts are poorly anchored. These locations become sources of water intrusion into the wall cavities and the units below.
6. Malfunctioning shower mixing valves. There is a bleed through condition that has occurred at the mixing valves at several units. We have instances where hot water was found coming through the toilet water supply. Under further investigation.
7. Bathtub overflow is misaligned. The bathtub drain pipe is misaligned and can result in water intrusion into the wall cavities and units below.
8. Concealed flexible connectors at the master bathtub. A flexible connector is concealed below the master tubs in several units. The flexible connector is connected to the hand shower. Flexible connectors are required to be accessible by code.
9. Copper piping supplying the master tub is not properly supported in the tub surround. Copper hot water and cold water lines routed below the master bathtubs in several units is not supported and is subject to damage by water hammer.
10. Plumbing leaks. Several leaks have resulted from various causes. This item to be further documented in the full report.

B. **Mechanical**

1. Dryer lint trap inaccessible. The dryer duct lint trap is inaccessible. It is placed high on the wall behind the stacked washer dryer units.
2. Dryer duct termination is improper. The dryer duct is routed through an “Ecco-Duct” which is a narrow fiberglass duct that runs through the floor-ceiling slab and terminates at a louvered grille at the exterior of the building. The Ecco duct is too narrow for proper conveyance of lint to the exterior. The louvered grille is in violation of the code and prohibits lint from being expelled. The louvered grille is located at the exterior wall where it is inaccessible for maintenance.
3. Exhaust ducts in return air plenum. Exhaust ducts are prohibited from running within return air plenums pursuant to code.
4. Laundry closet not properly ventilated. Clothes dryers are located in small closets and are not ventilated pursuant to the manufacturers’ requirements.
5. Return air provisions are inadequate. The heat pumps within the units are located in an equipment closet. The closet doors are not adequately undercut to provide a sufficient return air path for the units operation.
6. Heat pump isolation valves are corroded and leaking. The heat pump isolation valves at several units to be replaced. A poor quality valve was used.
7. Secondary condensate drain float switch is inoperable. The “float-switch” is a device used to shut off the air conditioning unit in the event of a condensate line blockage. This prevents a leak from occurring. Several of these float switches were not connected.
8. Restricted ductwork. Supply ducts were restricted at several locations which inhibits proper air flow.