

The Palms - PALM EAST
351 East Palm Drive, Anytown, USA 01995
PH 987-654-3210 * FAX 987-654-3211



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Anytown, USA; May 2, 2007

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002 P_E: Facility identification sign. Note broken sign lighting.



003 P_E: Facility identification sign. Note broken sign lighting.



004 P_E: Broken light detail.



005 P_E: Palm East front (south) elevation.

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006 P_E: Main entrance to Palm East.



007 P_E: Front patio outside living room.



008 P_E: Front patio outside living room.



009 P_E: East parking area and facility van.

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010 P_E: Front (south) elevation.



011 P_E: Front parking area looking west to Palm West.



012 P_E: Fire sprinkler stand pipe.



013 P_E: West elevation of Palm East (looking north).

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014 P_E: Palm East service entrance - water heater room & kitchen delivery area.



015 P_E: Parking entrance and parking in front of Palm East.



016 P_E: Asphalt paving detail - minor surface damage.



017 P_E: Asphalt paving detail at Palm West - prior asphalt patch.



018 P_E: Trash dumpster at service area.



019 P_E: Irrigation sprinkler supply and gas meter.



020 P_E: Water heaters - two for residential-domestic use; one for kitchen.

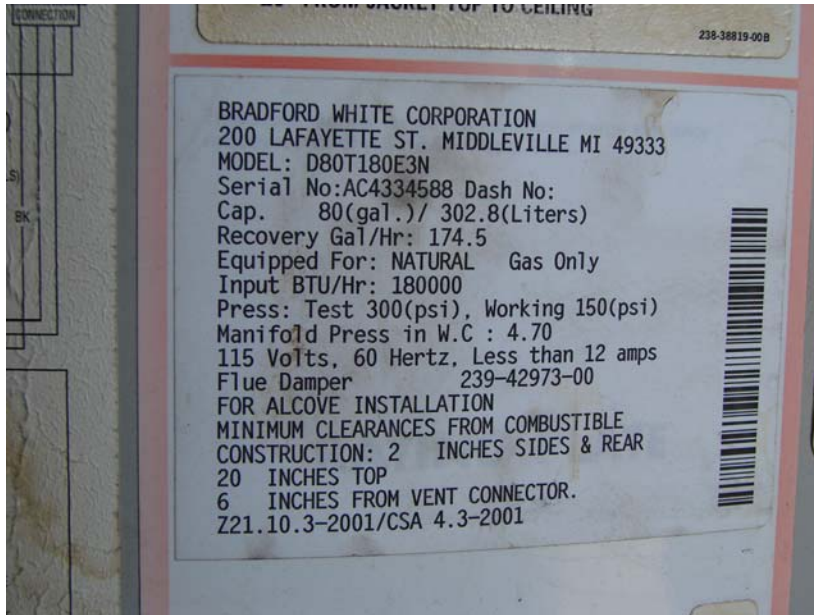


021 P_E: Bradford White water heater (#3), 80-gal, 180,000 BTUH.

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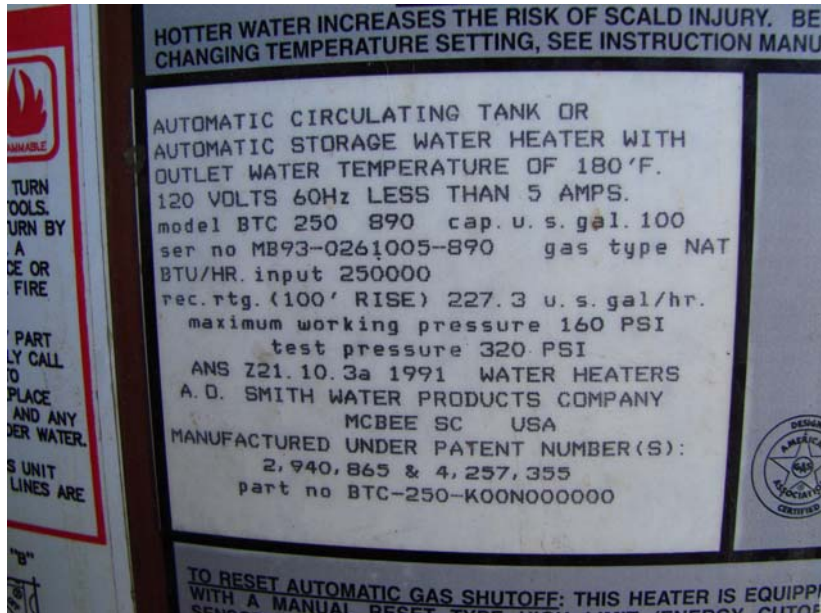
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022 P_E: Bradford White water heater (#3), 80-gal, 180,000 BTUH.



023 P_E: A.O. Smith water heater (#2) - 100-gal, 250,000 BTUH.



024 P_E: A.O. Smith water heater (#2) - 100-gal, 250,000 BTUH.



025 P_E: Bradford White water heater (#1) 100-gal, 270,000 BTUH.

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026 P_E: Bradford White water heater (#1) 100-gal, 270,000 BTUH.



027 P_E: Water heaters #1 & 2.



028 P_E: Culligan water treatment system.



029 P_E: Fire sprinkler riser.

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030 P_E: Water damage in water heater closet.



031 P_E: Water damage in water heater closet.



032 P_E: Water damage in water heater closet.



033 P_E: Palm East - west elevation. note rotten wood trim on 2nd floor balconies.

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034 P_E: Detail - rotten wood trim on 2nd floor balconies.



035 P_E: Landscape area on exterior of Palm East west elevation.



036 P_E: Palm East east elevation looking north. Storage building and main electrical closet at stair well #3.



037 P_E: 2000 Amp main electric panel (Palm East).

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038 P_E: Detail - rotten beam.



039 P_E: Detail - rotten beam.



040 P_E: Palm East east elevation looking north.



041 P_E: East elevation looking south.

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042 P_E: Detail - rotten trim on 2nd floor balcony.



043 P_E: Detail - rotten trim on 2nd floor balcony.



044 P_E: Detail - rotten trim on 2nd floor balcony.



045 P_E: Wall patch on east elevation at PTAC unit.

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046 P_E: Wall patch on east elevation at balcony.



047 P_E: North property line looking west.



048 P_E: Open CATV junction box.

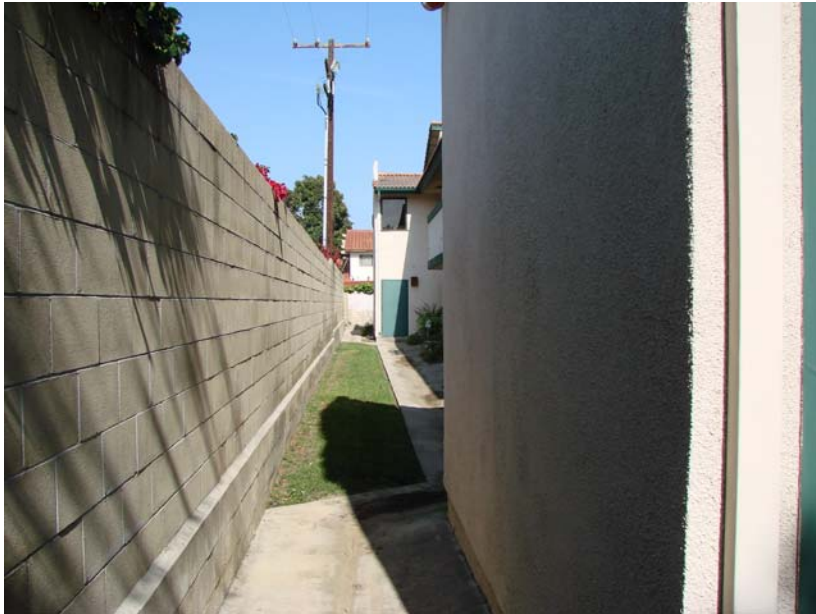


049 P_E: Open CATV junction box.

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050 P_E: North property line looking east.



051 P_E: Exit gate to parking lot between Palm East & Palm West.



052 P_E: Main entrance to Palm East.



053 P_E: Front entry.

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054 P_E: Front entry with reception desk and door into courtyard.



055 P_E: Reception desk at Palm East entrance.



056 P_E: Rauland emergency-nurse call annunciator panel at front entry reception desk.



057 P_E: Living room.

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058 P_E: Living room.



059 P_E: Living room.



060 P_E: Living room.



061 P_E: Living room.

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062 P_E: Living room.



063 P_E: Living room.



064 P_E: Living room.



065 P_E: Living room.

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066 P_E: Main dining room.



067 P_E: Main dining room.



068 P_E: Main dining room - screen wall with kitchen access.



069 P_E: Staples and old decoration streamers in Dining room.

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070 P_E: Main dining room - screen wall-kitchen access.



071 P_E: Kitchen - walk-in freezer-cooler.



072 P_E: Kitchen - Wolf 6-burner stove with double oven & griddle; Vulcan convection ovens (2).



073 P_E: Kitchen - Wolf 6-burner stove with double oven & griddle; Vulcan convection ovens (2).

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074 P_E: Kitchen - rinse area.



075 P_E: Kitchen - dishwashing area.



076 P_E: 1st floor West Hall storage closet.



077 P_E: Kitchen - ceiling repair in dry storage (fire sprinkler pipe leak).

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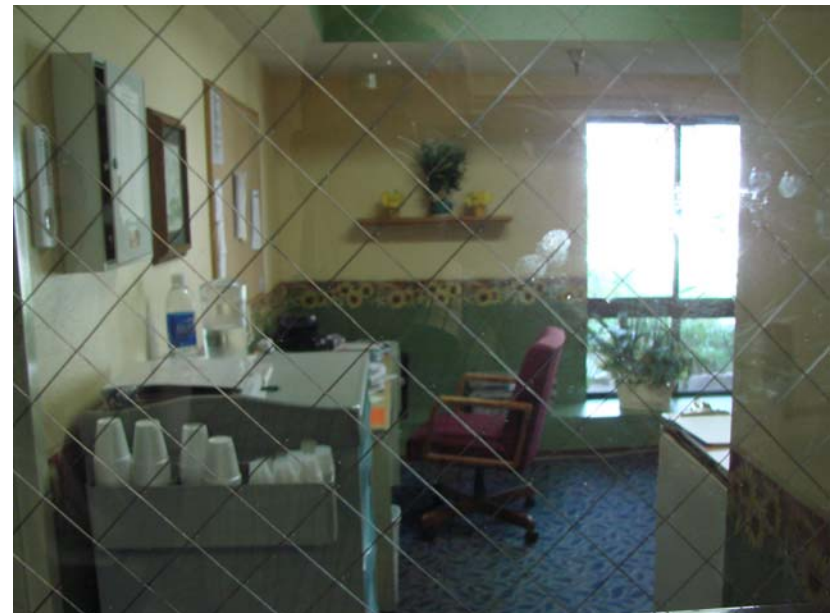
078 P_E: 1st floor private dining.



079 P_E: 1st floor private dining.



080 P_E: 1st floor private dining - view into interior courtyard.

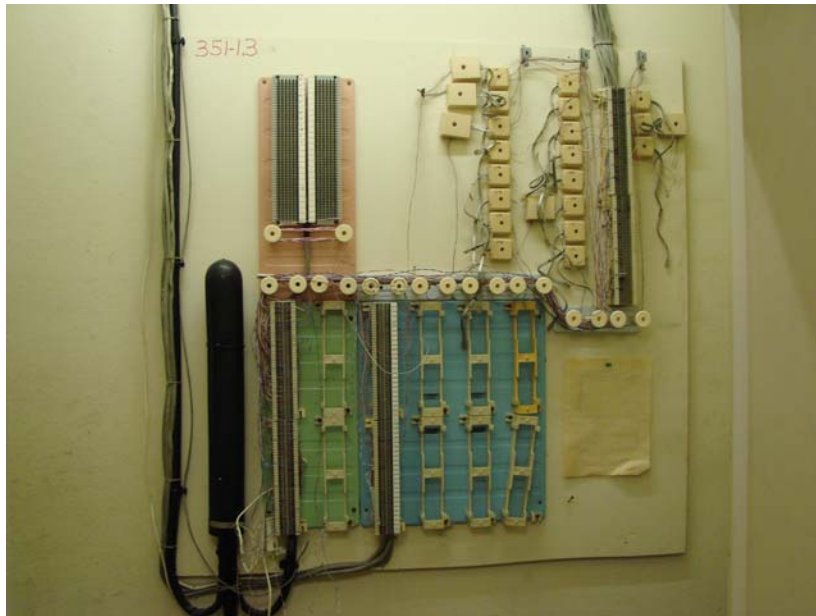


081 P_E: Ned-room across from Kitchen.

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082 P_E: 1st Floor West Hall electrical room with telephone patch panel.



083 P_E: Laundry room - residential washers & dryers.



084 P_E: West Hall alcove leading to interior courtyard.



085 P_E: New emergency light. Note paint mark from original light outline.

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086 P_E: Rauland emergency-nurse call annunciator panel at north end of 1st Floor West Hall.



087 P_E: Detail - wallpaper border peeling at wall corner. (Note - staff has not yet begun 1st floor painting improvements.



088 P_E: Darks spots on ceiling tile - consider repainting grid and replacing-painting ceiling tile.



089 P_E: Typical 1st floor corridor - carpet, wood base, painted walls, wallpaper border at handrail height.

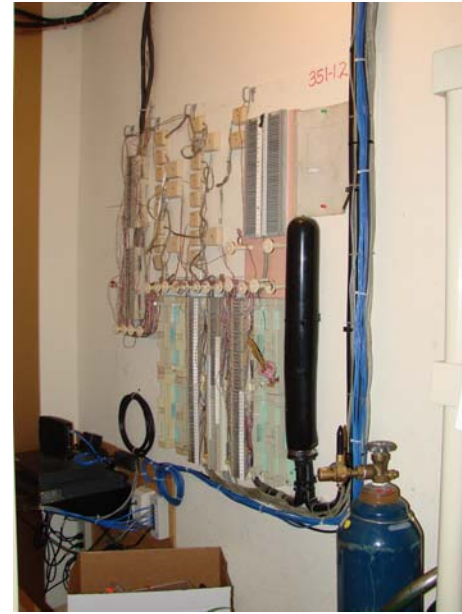
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090 P_E: Transition from front (south) corridor to East Hall. Note carpet change.



091 P_E: Telephone patch panel in electric closet (Palm East).



092 P_E: Elevator interior detail.



093 P_E: Palm East - typical 2nd floor corridor. Wood base, painted walls, no handrails, wallpaper border transition. Paint and border are currently being

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094 P_E: 2nd floor storage closet at #3 Stairs - emergency water supply. (note - maint. supv. did not know age of water canisters or rotation schedule.)



095 P_E: Palm East - 2nd floor public restroom.



096 P_E: Palm East - 2nd floor public restroom.



097 P_E: Palm East - 2nd floor public restroom.

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098 P_E: Beauty Shop.



099 P_E: Beauty shop.



100 P_E: Beauty shop storage - consider removing wall to enlarge beauty shop.



101 P_E: Staff break room - 2nd floor.

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102 P_E: 2nd floor TV-Activity room.



103 P_E: 2nd floor TV-Activity room.



104 P_E: 2nd floor TV-Activity room.



105 P_E: 2nd floor TV-Activity room.

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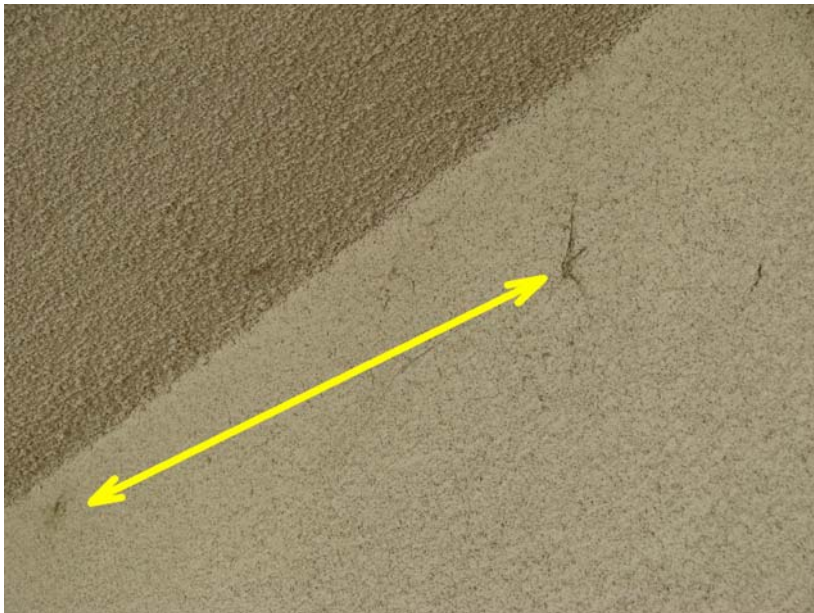
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106 P_E: 2nd floor TV-Activity room.



107 P_E: 2nd floor porch outside TV-Activities rooms.



108 P_E: Porch detail - spider webs near ceiling; building exterior needs to be pressure washed.



109 P_E: 2nd floor game-recreation room.

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110 P_E: 2nd floor game-recreation room.



111 P_E: 2nd floor game-recreation room.



112 P_E: 2nd floor game-recreation room.



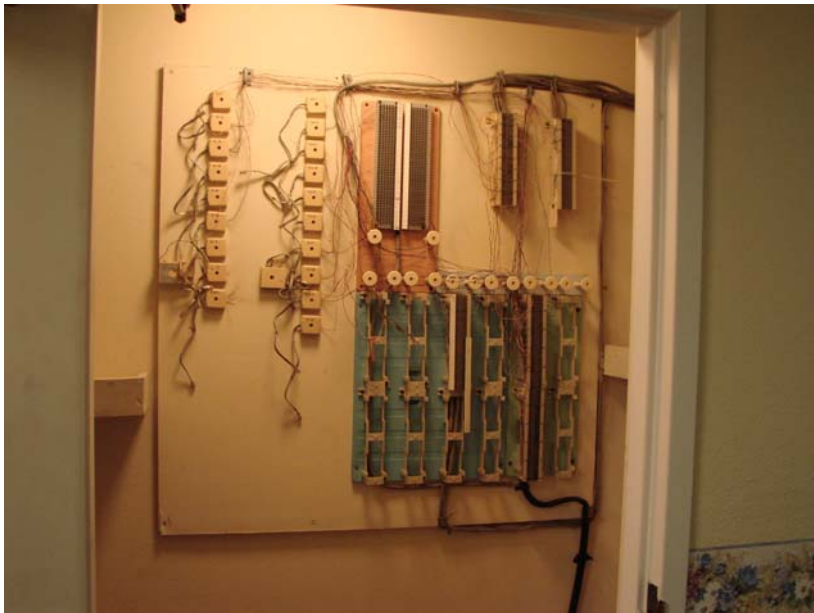
113 P_E: 2nd floor game-recreation room.



114 P_E: Palm East - typical 2nd floor corridor. Wood base, painted walls, no handrails, wallpaper border transition. Paint and border are currently being



115 P_E: Rauland emergency-nurse call annunciator panel - 2nd floor (South end of West Hall).



116 P_E: 2nd Floor West Hall electrical closet; telephone patch panel.



117 P_E: Public Address speaker, fire alarm, house phone - 2nd floor West Hall.



118 P_E: Public Address speaker, battery back-up emergency lighting (no emergency generator).



119 P_E: 2nd floor West Hall looking south.



120 P_E: 2nd floor north hall storage closet.



121 P_E: Ships' ladder in storage closet to roof well.

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122 P_E: HVAC (AC & gas heat) unit in roof well above storage closet.



123 P_E: Acoustic lay-in ceiling tile - consider repainting ceiling grid. Replace or paint tile.



124 P_E: 2nd floor east hall @ north end. Note missing wallpaper border - staff in the process of installing border after painting corridor walls.



125 P_E: 2nd floor East Hall storage closet.

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126 P_E: Typical room signage.



127 P_E: Typical resident unit. Remodel in process between residents. Note use of accent wall; new PTAC unit.



128 P_E: Typical resident unit. Remodel in process between residents.



129 P_E: Typical resident unit. Remodel in process between residents.



130 P_E: New PTAC operating manual in room 229 - facility is routinely replacing older PTAC units in resident rooms.



131 P_E: Typical resident unit. Remodel in process between residents.



132 P_E: Typical resident unit. Remodel in process between residents.



133 P_E: Typical resident unit. Remodel in process between residents.

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134 P_E: Typical resident unit. Remodel in process between residents.



135 P_E: Typical resident unit. Remodel in process between residents.



136 P_E: Palm East - typical attic detail.



137 P_E: Palm East - typical attic detail.



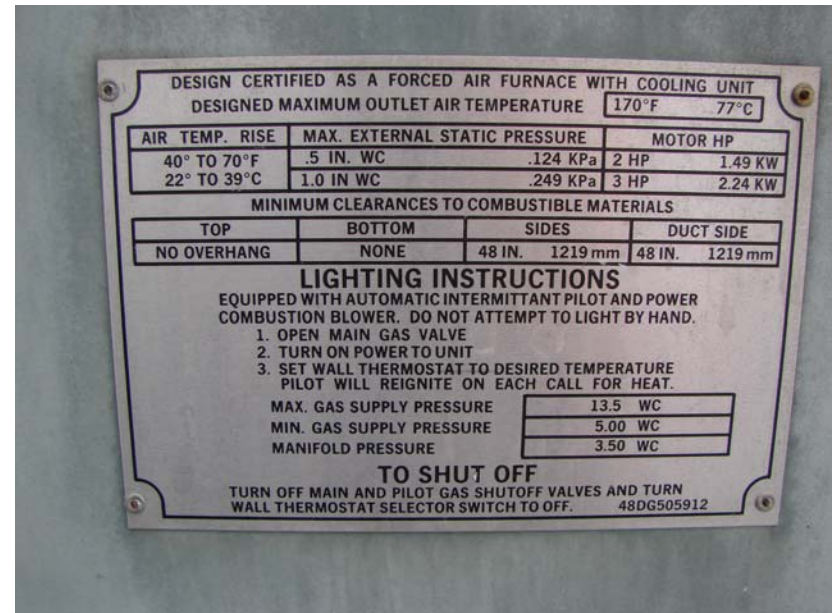
138 P_E: Palm East - typical attic detail.



139 P_E: 2nd floor electric closet - telephone patch panel.



140 P_E: Palm East - Carrier Weathermaker rooftop HVAC unit - AC & gas heat.

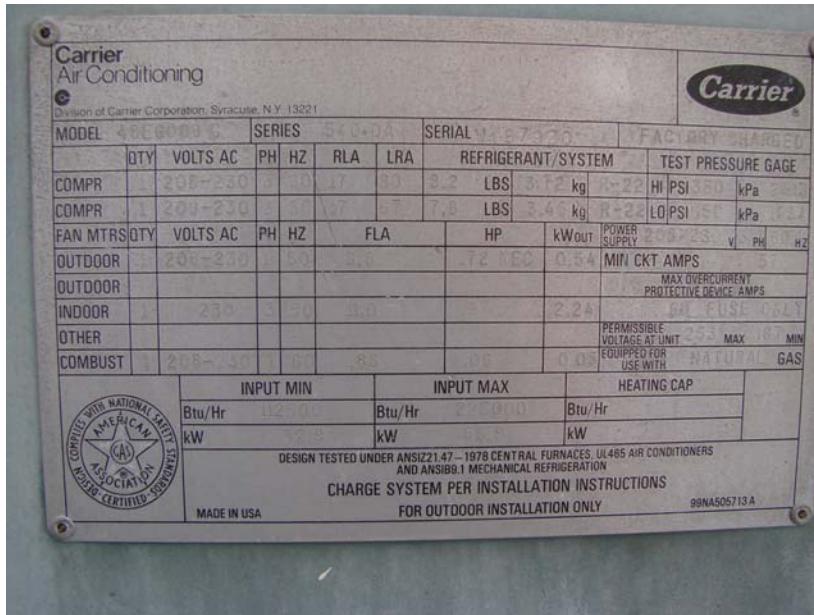


141 P_E: Palm East - rooftop HVAC unit - AC & gas heat.

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142 P_E: Palm East - rooftop HVAC unit - AC & gas heat.



143 P_E: Roof well access door needs to be replaced.



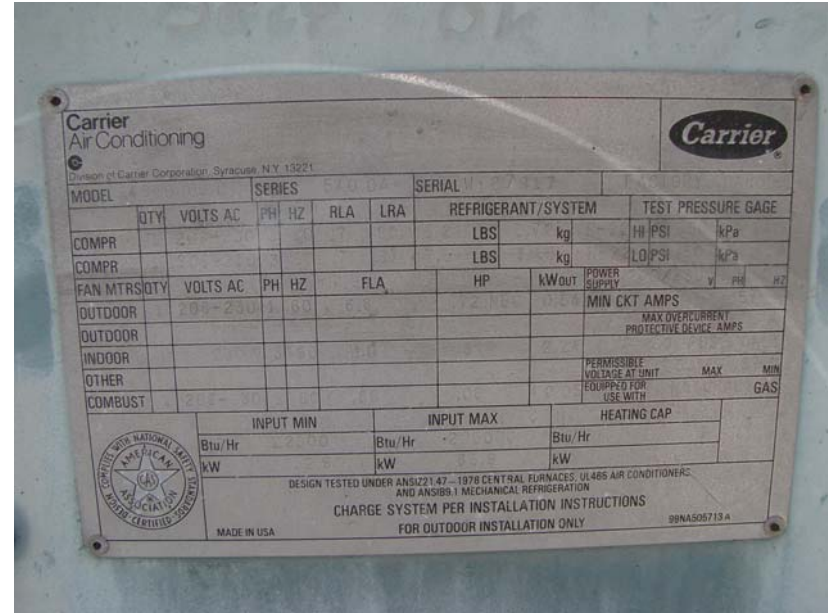
144 P_E: Roof top HVAC units - Kitchen swamp cooler.



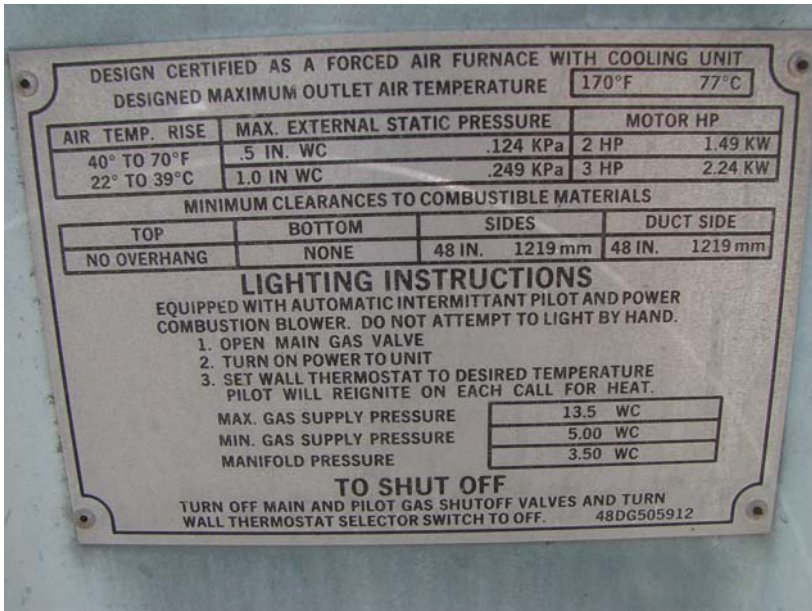
145 P_E: Kitchen air handler.



146 P_E: Carrier Weathermaker Rooftop HVAC unit - AC & gas heat.



147 P_E: Rooftop HVAC unit - AC & gas heat.

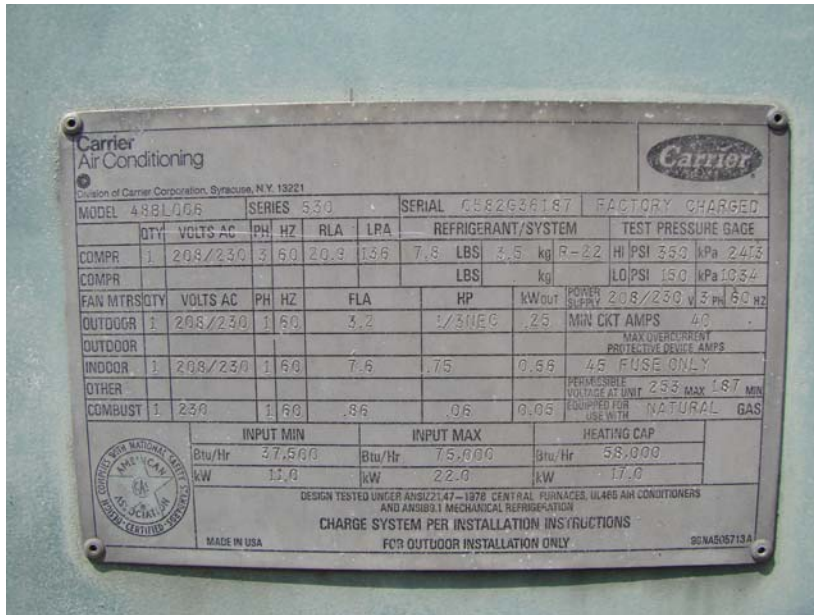


148 P_E: Rooftop HVAC unit - AC & gas heat.

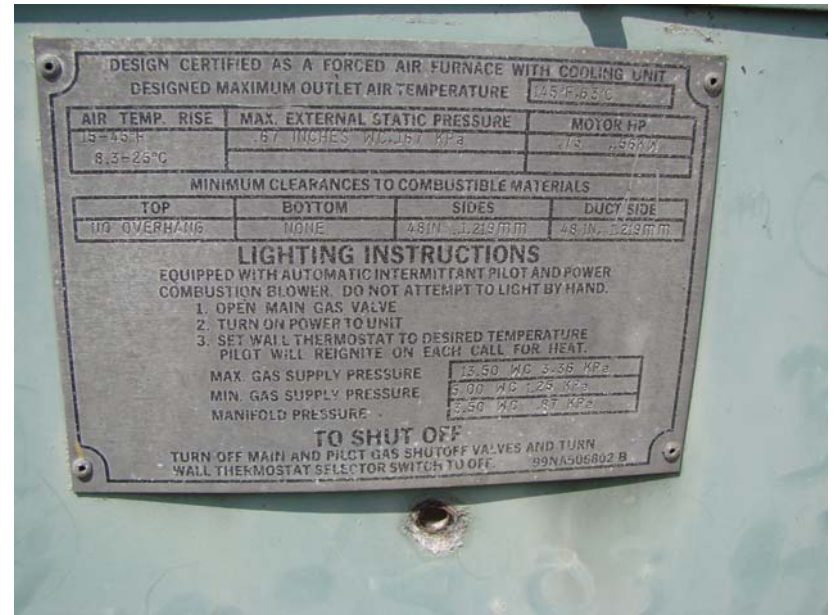


149 P_E: Rooftop HVAC unit - AC & gas heat; Kitchen walk-in cooler-freezer compressors.

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150 P_E: Rooftop HVAC unit - AC & gas heat.



151 P_E: Rooftop HVAC unit - AC & gas heat.

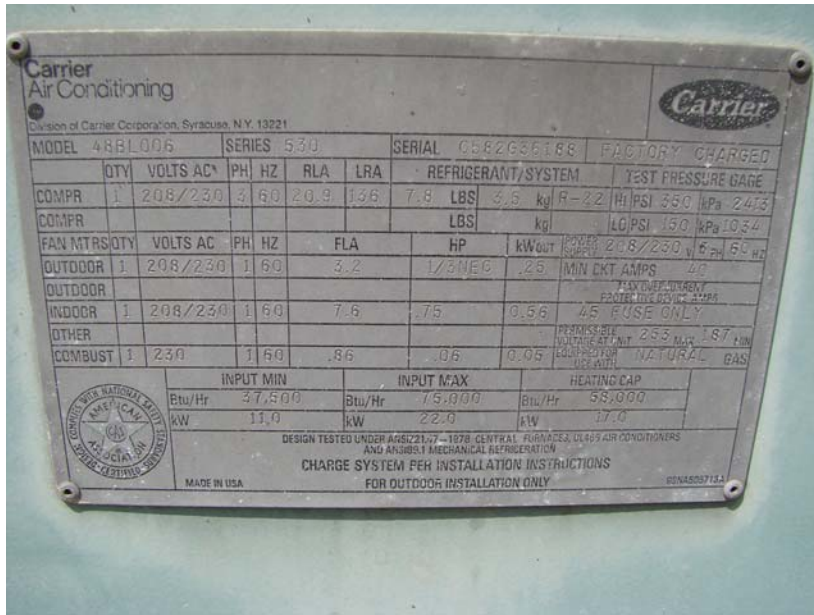


152 P_E: Rooftop HVAC unit - AC & gas heat.

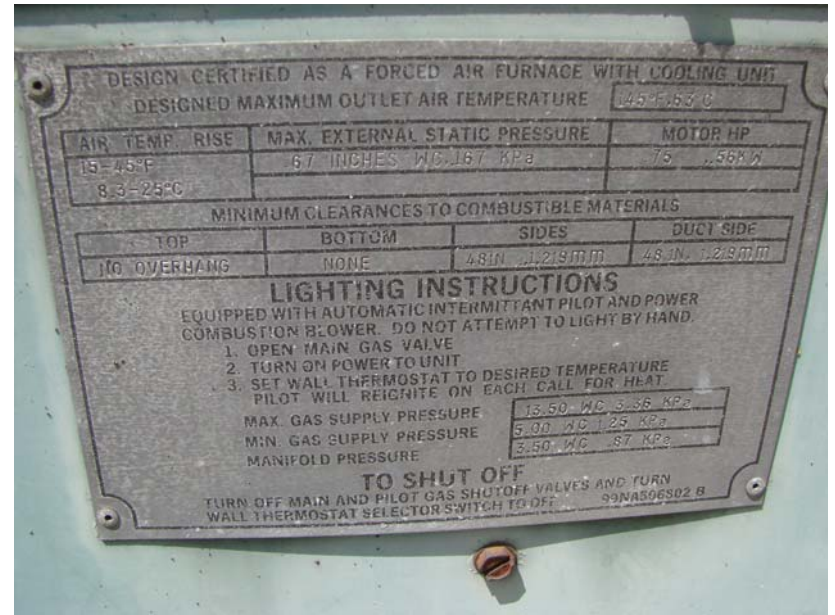


153 P_E: Rooftop HVAC unit - AC & gas heat.

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154 P_E: Rooftop HVAC unit - AC & gas heat.



155 P_E: Rooftop HVAC unit - AC & gas heat.



156 P_E: Interior courtyard.



157 P_E: Detail - courtyard doors need repainting.

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158 P_E: Interior courtyard.



159 P_E: Interior courtyard.



160 P_E: Interior courtyard.



161 P_E: Interior courtyard.

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162 P_E: Interior courtyard.



163 P_E: Detail - gutter, wasp nest under soffit.



164 P_E: Detail - courtyard gutter surface drains to courtyard area drain.



165 P_E: Area drain detail in courtyard.

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166 P_E: Faded shuffleboard court.



167 P_E: Elevator equipment room in courtyard.



168 P_E: Detail of elevator equipment room doors - doors will need to be replaced in future years.



169 P_E: Hydraulic elevator equipment - recent repairs-maintenance.



170 P_E: Courtyard detail - water damage outside private dining room (possibly from sprinklers-).



171 P_E: Water damage detail.



172 P_E: Courtyard detail - water damage outside private dining room (possibly from sprinklers-).



173 P_E: Laundry dryer vents - consider adding a wire cage lint trap.

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174 P_E: Laundry dryer vents - consider adding a wire cage lint trap.



175 P_E: Soffit vent - needs to be cleaned.



176 P_E: Detail - rotten wood trim on 2nd floor balconies.



177 P_E: Detail - rotten wood trim on 2nd floor balconies.



178 P_E: Detail - balcony drain. Consider adding drain scuppers to extend runoff beyond balcony wall.



179 P_E: Balcony drain scupper with extension.



180 P_E: Detail - rotten wood trim on 2nd floor balconies.



181 P_E: Detail - rotten wood trim on 2nd floor balconies.

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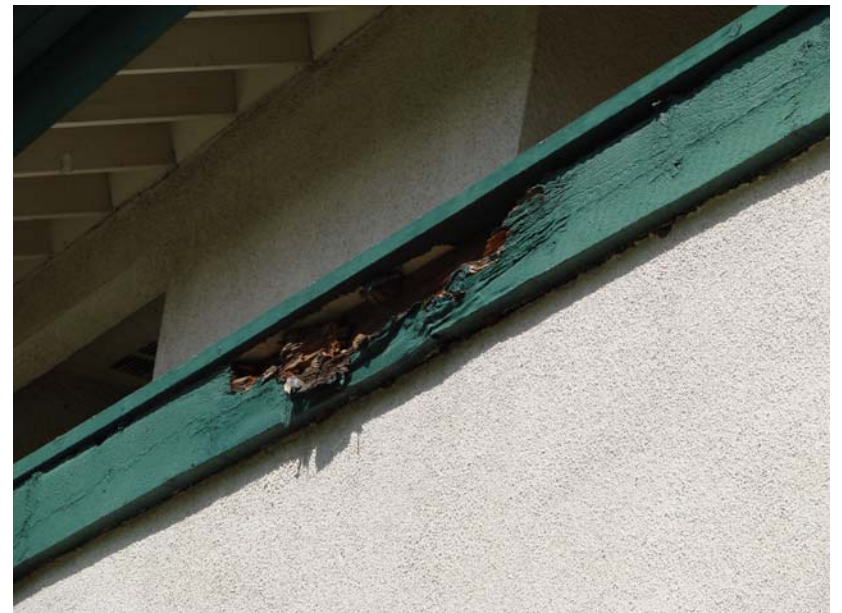
182 P_E: Detail - rotten wood trim on 2nd floor balconies.



183 P_E: Detail - rotten wood trim on 2nd floor balconies.



184 P_E: Detail - rotten wood trim on 2nd floor balconies.



185 P_E: Detail - rotten wood trim on 2nd floor balconies.



186 P_E: Detail - rotten wood trim on 2nd floor balconies.



187 P_E: Detail - rotten wood trim on 2nd floor balconies.



188 P_E: Detail - rotten wood trim on 2nd floor balconies.

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002 P_W: Palm West south elevation.



003 P_W: Parking between Palm West & Palm East.



004 P_W: Porte cochere entry at Palm West entry.



005 P_W: Palm West front (east) elevation;, main entrance.

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006 P_W: Palm West front entrance.



007 P_W: Palm West front entrance.



008 P_W: Palm West front entrance.



009 P_W: Reception desk at front entrance.



010 P_W: Palm West - Silent Knight fire alarm annunciator panel and Mirtone emergency-nurse call panel.



011 P_W: Silent Knight fire alarm annunciator.



012 P_W: Mirtone emergency call system annunciator panel.



013 P_W: Dining room floor detail - note separated seam in sheet vinyl.

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014 P_W: Kitchen portable salad bar.



015 P_W: Screen wall between dining room and kitchen.



016 P_W: Aerohot steam table - consider replacing.



017 P_W: Kitchen - Wolf 6-burner stove with griddle and double oven.

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018 P_W: Kitchen - Wolf 6-burner stove with griddle and double oven.



019 P_W: Kitchen - dishwashing area.



020 P_W: Kitchen - dry storage.



021 P_W: Kitchen - residential refrigerator, Traulsen 2-door freezer. (Note - freezer compressor was replaced 5-2-07).

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022 P_W: Kitchen - residential refrigerator, Traulsen 2-door freezer. (Note - freezer compressor was replaced 5-2-07).



023 P_W: Dining room.



024 P_W: Dining room.



025 P_W: Dining room

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026 P_W: Living room.



027 P_W: Living room.



028 P_W: Living room.



029 P_W: Living room.

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030 P_W: Living room - dated furniture.



031 P_W: Living room - peeling wallpaper.



032 P_W: Living room - peeling wallpaper.



033 P_W: Living room - peeling wallpaper.

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034 P_W: West end of South Hall; elevator. Note batter backup emergency light. Also note carpet, rubber wall base, wall paper, chair rail at handrail height,



035 P_W: Original fixture - battery backup emergency lighting, some are being replaced.



036 P_W: Water stain in 1st floor corridor. Likely from pipe condensation.



037 P_W: Detail - West Hall - wall covering below border, paint above.

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038 P_W: Corridor detail - carpet, rubber base, corner guards, wall covering below border, paint above border to ceiling.



039 P_W: Laundry - single residential washer & dryer.



040 P_W: Public restroom.

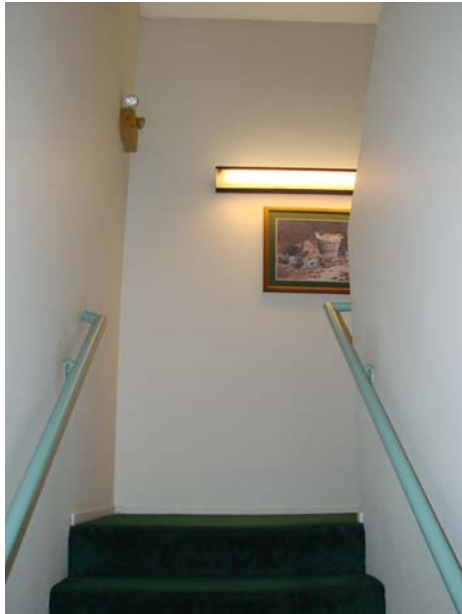


041 P_W: Elevator interior detail.

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042 P_W: Stair detail.



043 P_W: 2nd floor storage closet - emergency water supply. (note - maint. supv. did not know age of water canisters or rotation schedule.)



044 P_W: Typical 2nd floor corridor - note carpet, rubber base, wallpaper below border, paint above.



045 P_W: 2nd floor living room.

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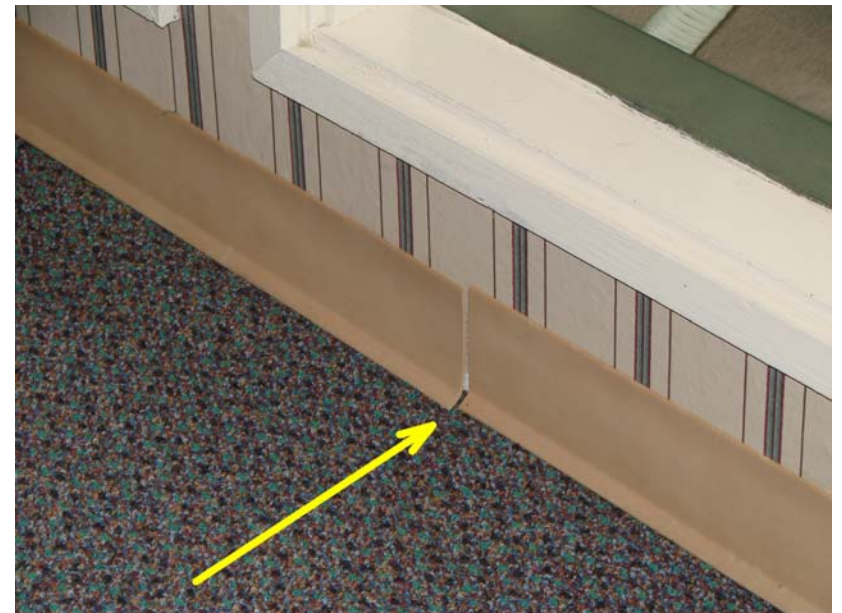
046 P_W: 2nd floor living room.



047 P_W: 2nd floor living room.



048 P_W: Detail - poor floor base installation.



049 P_W: Detail - poor floor base installation.

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050 P_W: 2nd floor living room.



051 P_W: 2nd floor living room.



052 P_W: 2nd floor balcony patio outside living room.



053 P_W: Detail - unusual floor topography on 2nd floor patio.



054 P_W: Kitchen swamp cooler in roof well.



055 P_W: Payne HVAC unit (AC & gas heat) in roof well.



056 P_W: Roof drain in roof well - note drain covers out of place.

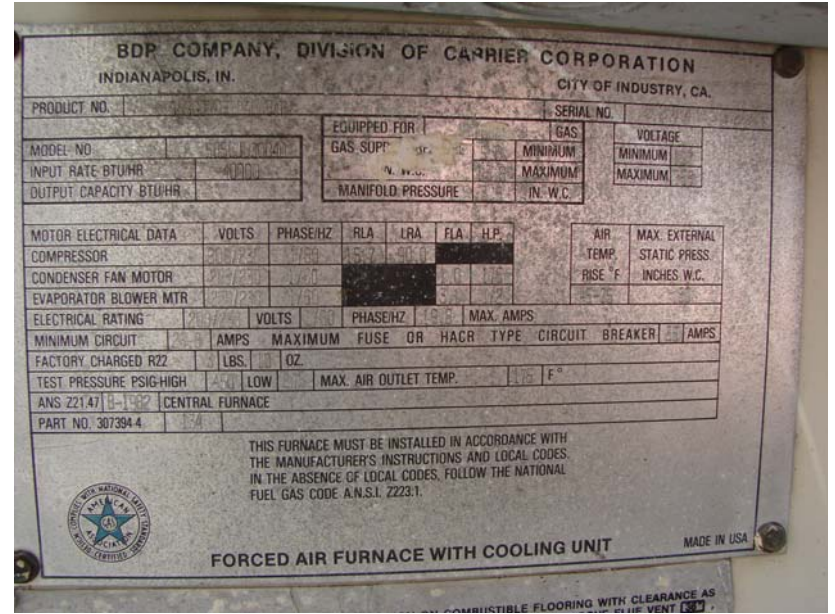


057 P_W: Day & Night HVAC unit in roof well - AC & gas heat.

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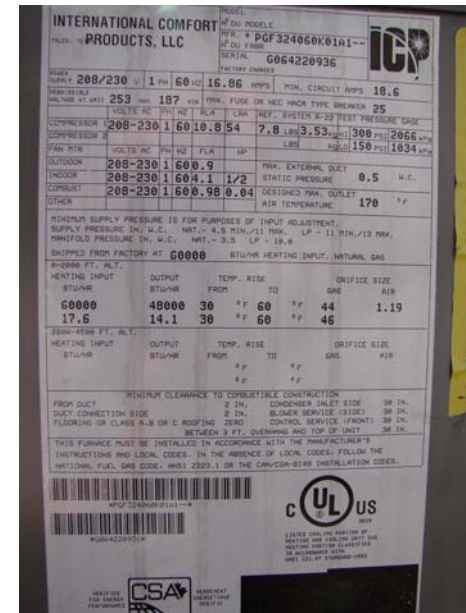
058 P_W: Day & Night HVAC unit in roof well - AC & gas heat.



059 P_W: Day & Night HVAC unit in roof well - AC & gas heat.



060 P_W: Heil HVAC unit in roof well - AC & gas heat.

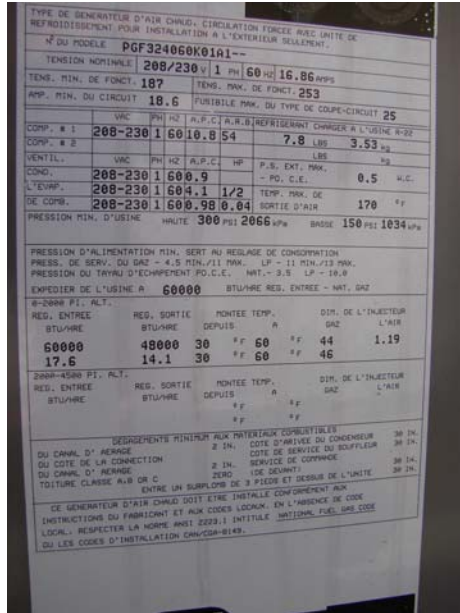


061 P_W: Heil HVAC unit in roof well - AC & gas heat.

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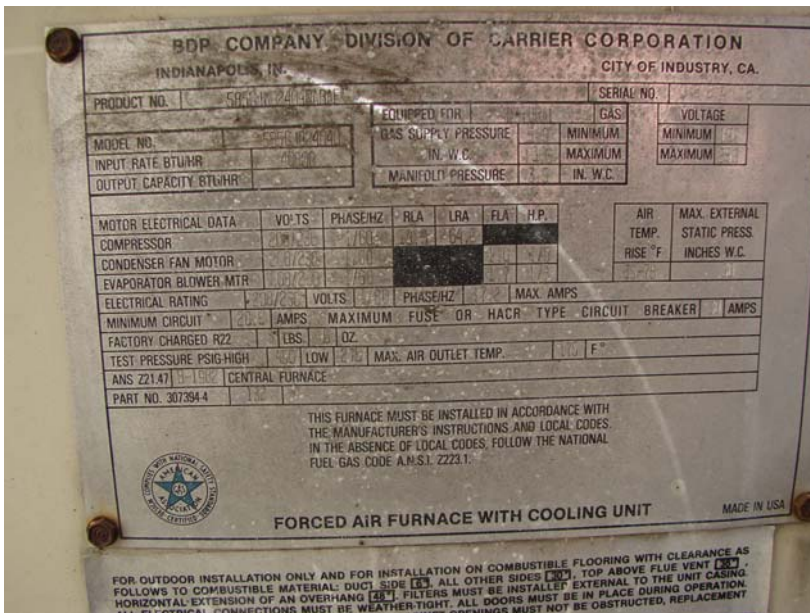
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062 P_W: Heil HVAC unit in roof well - AC & gas heat.



063 P_W: Day & Night HVAC unit in roof well - AC & gas heat.



064 P_W: Day & Night HVAC unit in roof well - AC & gas heat.



065 P_W: Palm West south courtyard.

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066 P_W: Palm West south courtyard.



067 P_W: Exterior finish coming off building.



068 P_W: Palm West north courtyard.



069 P_W: Palm West north courtyard.



070 P_W: Rotten wood trim on 2nd floor balcony - water penetration behind wood.



071 P_W: Detail - rotten wood trim on 2nd floor balconies.



072 P_W: Detail - rotten wood trim on 2nd floor balconies.



073 P_W: Paving detail - minor surface damage.

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074 P_W: Parking between buildings - northwest elevation of Palm East.



075 P_W: North elevation of Palm West looking west.



076 P_W: Sidewalk detail - slopes away from building, appears to pond some water.



077 P_W: Palm West west elevation looking south.

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078 P_W: Marketing sign on balcony overlooking north property line.



079 P_W: Marketing sign on balcony overlooking north property line.



080 P_W: Spider webs in exterior alcove - building exterior should be pressure washed.



081 P_W: Exterior finish coming off building.

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082 P_W: Electrical closet & elevator equipment rooms.



083 P_W: Hydraulic elevator equipment room.



084 P_W: Main electric service - 1000 Amp main panel.



085 P_W: Main telephone patch panel in electrical room.

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086 P_W: Pad mounted electrical transformer.



087 P_W: Southwest property line looking east along road frontage.



088 P_W: Rotten wood trim on windows.



089 P_W: Rotten wood trim on windows.



090 P_W: Rotten wood trim on windows.



091 P_W: American Standard & State 100-gallon water heaters with water treatment system.

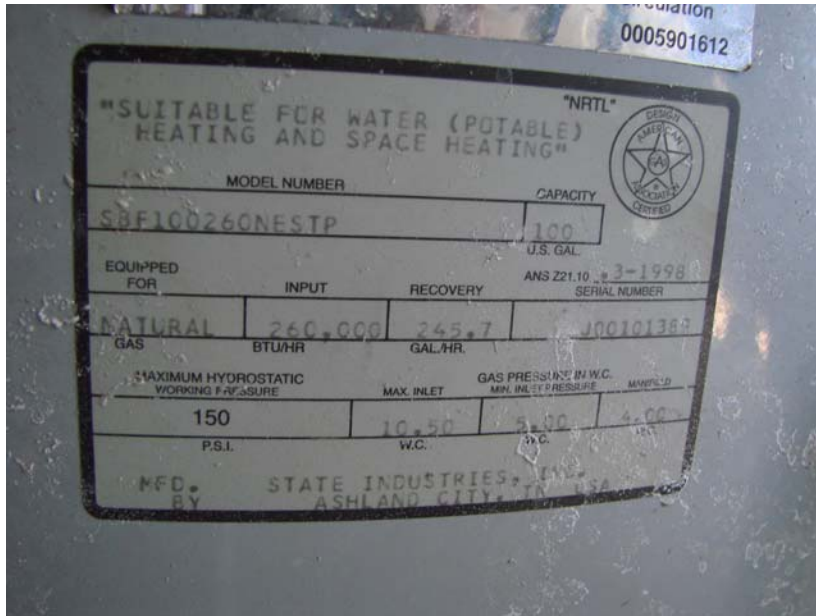


092 P_W: State water heater (#2), 100-gal, 260,000 BTUH.

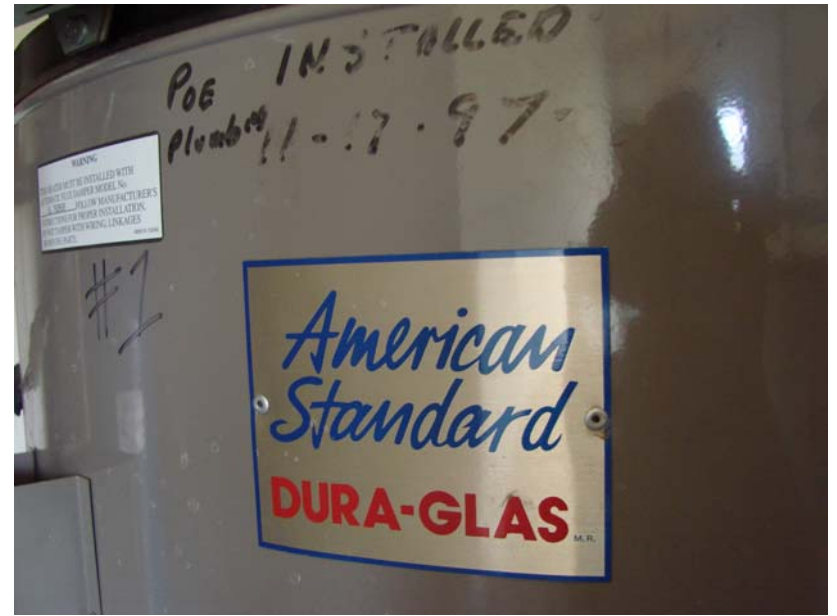


093 P_W: State water heater (#2), 100-gal, 260,000 BTUH.

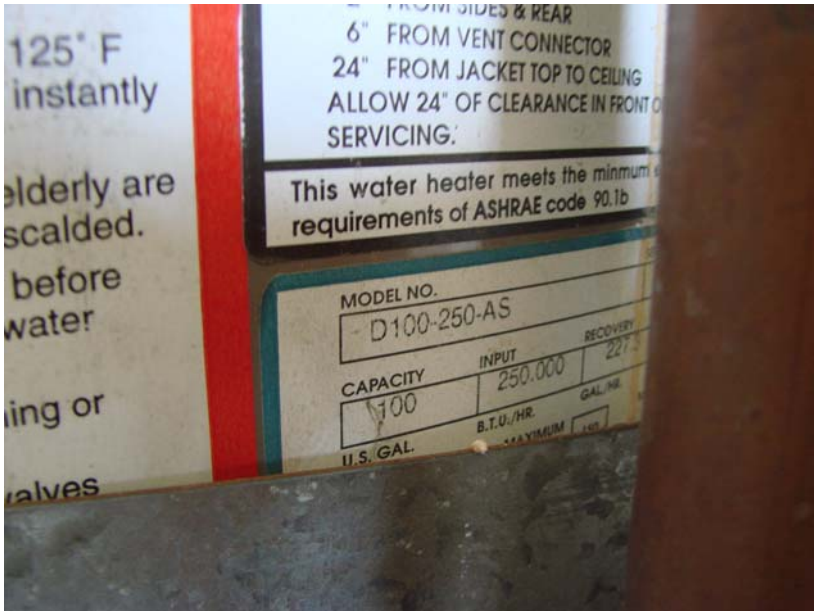
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094 P_W: State water heater (#2), 100-gal, 260,000 BTUH.



095 P_W: American standard water heater (#1), 100-gal, 250,000 BTUH. Installed in 1997, needs to be replaced soon.



096 P_W: American standard water heater (#1), 100-gal, 250,000 BTUH. Installed in 1997, needs to be replaced soon.



097 P_W: Fire sprinkler riser.

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098 P_W: Southwest property line looking east along road frontage. Fire stand pipe.



099 P_W: Removed palm tree in public right of way - consider petitioning City to replace tree or fill in with concrete.