

Maintenance Report

Oceanview Manor

November 17,2021

The maintenance staff continue to be busy with the day-to-day preventative maintenance. We have been maintaining the Spalding in the building and the cast iron pipes as deterioration occurs and they require replacement.

A new EMT conduit was installed in the basement and the exhaust fan was replaced due to the age of the existing fan and deterioration over time due to age exposure.

A new drain was placed in the wall outside the generator room to redirect water away from the basement area.

The pool feed lines were replaced due to weather and age deterioration.

The pool gate lock was repaired after reports that the gate lock was not closing properly.

The Spalding in the windowsill of Unit 813 was replaced due to age deterioration.

A fresh coat of paint was applied to all railings, risers, as well as water pipes on the 7th floor.

A new fence post was installed on the front garage entrance after someone in a box truck ran into the original post and damaged it.

Several sections of the tennis court fence were rebuilt after wind damage from the Nor'easter last week.

The lighting in all the basement stairwells have been transitioned to LED lighting.

Terry Baggett

Maintenance Manager