**Maintenance Report - March 11, 2017**

2016 was a very active year at Hale Royale. Many major projects have been accomplished. Handrails, non-slip surfaces, and structural concrete, has been my main focus, as well as upgrading the existing amenities.

Projects Summary

Project: Paint and repair of all wooden handrails.

Status: **90% Complete**

B, C, D and E Buildings have been completed, building A is now in progress.

Project: Annual power wash of sidewalks.

Status: **Complete**

Due to a large amount of rain this season, I will be re-washing some areas, in particular, the north sidewalk alongside D and E Buildings.

Project: Structural concrete repairs.

Status: **Complete**

SCBR has finished repairs to several damaged pillars. This finalizes the essential concrete work needed for the property.

Project: Upper BBQ area re-model.

Status: **Complete**

The gazebo is done, and new plants installed. Also, new grill parts, propane lines and shutoff valve.

Project: New handrails installation.

Status: **Complete**

All sidewalk steps have had new handrails installed to meet safety requirements.

Project: Building wash.

Status: **On-going**

The next buildings due for a wash are B, and C. Residents will be notified accordingly.

Project: Support bracket recoat

Status: **On-going**

A, and C buildings, are to receive this repair work in the coming months.

Notes:

Due to recurring roof leaks in B and C buildings, I have proceeded with reconstruction of the problem areas, rather than a simple repair. Some of these leaks have been re-sealed several times. It will be much more economical to have these leaks repaired permanently, to ensure weather proofing for the long term.

In summary, all problem areas have been identified, and are being addressed. Overall the property is in great condition, and continues to improve.

Mahalo



Leif Shafer-Honeywell

Maintenance Manager – Hale Royale