

Preventative maintenance can avoid repairs, extend the life expectancy of many household components and, in some cases, reduce energy consumption. Here are some common areas to consider:

A. Penthouse Caulking

There are a number of fixtures, vents and outlets protruding from the penthouse. The horizontal metal trim above each of these features must be examined annually, along with the metal trim above the penthouse door, and re-caulked as required. Caulking should leave open and unobstructed any existing vertical "weep" holes in the siding. Use a good quality rubber butyl caulk. Do NOT use a "self-leveling" caulk. These areas include:

- 1. The penthouse door trim and light fixture.*



- 2. The electrical outlet.*



3. *The natural gas valve and water faucet.* Some rowhouses feature a natural gas valve located on the side of the penthouse.



4. *Various vents and electrical boxes.*



B. Penthouse Door Caulking

The penthouse door itself should be examined annually. The area where the door jam meets the metal siding should be re-caulked, as needed. Also, if you have water leaking on the inside of the door at the base of the glass trim, a clear silicone caulk applied to the outside of the door around the wooden trim that surrounds the glass may address the problem.

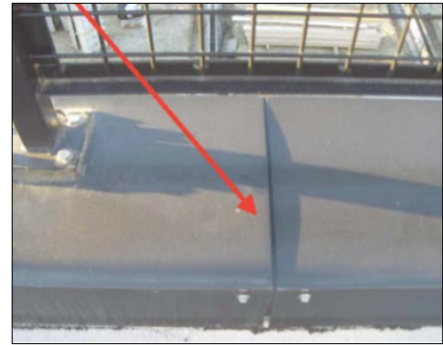
C. Rooftop Caulking and Maintenance

1. The roofing area and parapets should be examined annually and be re-caulked as required. These areas include:

- a. **The air conditioning line set box** is set on the roof and is adjacent to the A/C unit. Examine to make sure all areas are sealed to prevent water penetration.



- b. **Parapet cap joints** are caulked underneath the metal but the seam can separate or the caulking under the metal may break down. Caulking along the seam will help assure the areas are watertight.
- c. Areas at the base of the **fireplace vent** and the seams around the **scuppers** on the rooftop and your balcony. (Not pictured.)



2. Clear scupper area to encourage drainage of rainwater and snow melt. Scuppers located under decking are covered with a pigeon-deterrent metal screen—deck boards will have to be removed to clear any debris that collects inside the screen.

D. Balcony Caulking and Sealing

The exterior of the sliding doors to your balcony should be examined annually. Pay particular attention to the area where the threshold meets the black metal cladding--this must be sealed.

For rowhouse units the surface below the balcony deck is covered with a rubber roofing membrane that extends up the inside walls of your balcony (except for E units). Examine this membrane periodically to make sure that the seams of the membrane are tight and that the membrane was not accidentally pierced the last time you moved your gas grill or balcony furniture. This membrane is part of your roofing system and is covered by a limited Firestone warranty.



E. Bathroom Caulking

Examine annually and use a good quality 100% silicone caulk to touch up and completely seal the following seams:

1. *Along the base of the shower wall and in the vertical corners.*



2. *Where the bathtub meets the wall tile and the floor tile.*



3. *For top mount sinks, where the bowl meets the countertop.*



F. Fall Winterizing for External Water Faucets; Freezing of Internal Service Line

Before the first freeze, remove water hoses from your external water faucets, both balcony and rooftop. Failure to do so can result in residual water in your faucet bib freezing and bursting the water line.

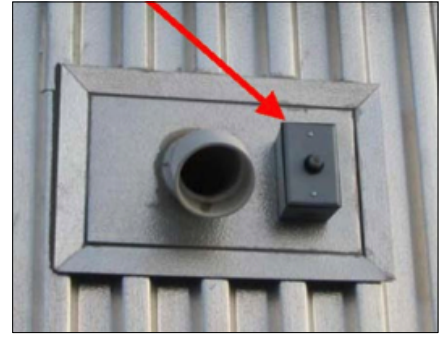
Shut off the water valve to your external roof faucet and drain the water line. The shut off valve is located in the vanity of your master bedroom or in the garage, and it may have a lever or twist handle. (There may be some variation among units on this point.) Once the valve is shut off, you should drain the water from the line by opening the relief valve. Rowhouse units located east of 11th Plaza are generally not equipped with a shut off valve.

NOTE: Freezing and bursting of interior water service line. In addition, many rowhouses owners have discovered that the interior water service line to your balcony faucet, due to inadequate or non-existent insulation, is prone to freezing and bursting in cold weather. Please keep this in mind if you lower your furnace thermostat setting for extended absences. A plumber can install a line to drain this service line in the fall and avoid the risk of freezing.



G. Exterior Lighting

Each rowhouse unit has exterior lighting fixtures above the garage and above the front door, both of which are controlled by photocell located on the outside of your penthouse, pictured to the right. Your unit is also equipped with interior switch-controlled lights on your balcony and rooftop.



A. Photocells. Photocells fail with some regularity and when they fail they can be stuck in the “on” or “off” position. Replacements for a failed photocell can be purchased for about \$20 at any home improvement center. The original part is a “fixed-position” photocell. We recommend that replacement photocells be a “swivel” mount (for example, <http://www.intermatic.com/en/Products/Sensors/PhotoControls/K4200Series/K4221C.aspx>). You can extend the life of your photocell by facing the electric eye away from the direct sun, pointing it either northward or downward.

B. Bulb “burnouts”. Homeowners are required to change out “burned out” bulbs in fixtures above your garage and entry. Because of different screwheads found in fixtures located in various parts of the complex, the change out requires either an allen, straight, phillips or star screwdriver. Applying anti-seize compound to your screw threads will keep them from rusting in place. If you need help with this change out, please contact a member of the Exterior Maintenance Committee. Use a “soft white” light (2700 Kelvin) CFL or LED bulb, 40 or 60 watt equivalent.

C. Fixture replacements. It appears that the original exterior light fixtures are no longer in production. Here is a replacement which matches reasonably well—<https://www.houzz.com/product/52424972-nicor-12-round-outdoor-wall-mount-light-transitional-outdoor-wall-lights-and-sconces>.

H. Miscellaneous Interior Maintenance Items

1. HVAC maintenance. Replace your furnace filter periodically. Based on the type of filter, your dust conditions and the amount of time your blower runs, this should be every 30 to 60 days. Have your furnace and a/c checked annually--the maintenance performed includes blower lubrication, furnace cleaning and coolant recharging and will increase the useful life of your utilities.

2. Humidifier maintenance. This can be done as part of your annual HVAC check. If you want to do it yourself, don't forget to annually (a) reset the winter/summer vent lever in your duct system and (b) change the humidifier pad.

3. Room vent adjustments. Hot air rises and as a result rowhouses will have a noticeable temperature

gradient from floor to floor during all seasons. To minimize the temperature gradient, try the following: In the summer, close most or all the room vents on the first level and open all the room vents on the third level and in the winter, open all your room vents in the first level and close some of the room vents in the third level. Also, consider ceiling fans, particularly for the third level.

4. Thermostat. Your thermostat has two AA batteries that must be changed periodically--there is a battery life indicator on the thermostat display. Remove the thermostat cover annually to check for and clean any accumulated dust.

5. Water heater maintenance. Periodically drain a couple of gallons from your water heater--this removes sediment and makes your heater more efficient. If you do not have experience with this item you should have a professional do this for you, as there is a risk of scalding.

6. Smoke and Carbon Monoxide Alarms. Your unit is equipped with several smoke alarms, each of which run on a nine-volt battery, which experts recommend be changed every year. The alarm “chirps” when the battery is low and has to be replaced. Experts recommend that alarms themselves should be replaced every ten years—alarms become less sensitive to smoke as they age. Your unit was not originally equipped with carbon monoxide alarms, but they will be required when you sell your home, on both the ground floor level and the second level. Combination smoke and carbon monoxide alarms are available. Alarms with ten year battery back up are also available (no battery change required). When replacing your alarms look for BRK/First Alert alarms with the same mounting bracket as your original alarm—this will eliminate the need to install a new bracket into your ceiling.

7. Remove refrigerator vent and dust coils. Replace water filter as recommended by the manufacturer.

8. Periodically replace water supply hoses to your washing machine. Manufacturers recommend that hoses be replaced every five years or so.

9. Paint color matches. All interior SoMa paint colors are listed in a database kept at Pittsburgh Paint at 69th & L, 402-339-4500, and indexed under Color Inc., Rows of SoMa as the job.

10. Water pressure regulator. Water from the City main line is approximately 118 psi, which is higher than the maximum recommended 75 psi. Your unit should be equipped with a water pressure regulator to reduce your water pressure. Water pressure that is too high can result in valve or line failures and cost thousands of dollars of damage to your home.

I. Miscellaneous Exterior Maintenance Items

1. Painting of doors, garage doors and rooftop railings. Entrance and penthouse door exteriors should be periodically re-painted using good quality gloss latex black enamel paint, such as Diamond Vogel Nu-Cling. The paint on rowhouse garage doors is PPG’s DTM Acrylic and the color is a custom match called Rust Orange DTM and is available from Pittsburgh Paint at 69th & L, 402-339-4500. The paint is available from PPG Pittsburgh Paint at 9863 L Street in Omaha. Here’s the formula: Rust Orange/SoMa Condos Product 90-1230/01; Color #986302000004202; B – 2Y + 2O; F – 2Y + 2O; Z – 2Y + 3O. Rooftop railings have a powder coated finish and if re-painted the railings should first be thoroughly cleaned and properly primed. Traco Painting, 1901 S. 6th St, (402) 345-7213 or Terry McGill Painting (402) 201-1917 can provide you an

estimate of the cost to refinish your railings.

2. Maintenance of the front entrance canopy. If your unit is equipped with an entrance canopy, it should be periodically cleaned to remove dust and bird droppings, either of which can create rust. A canopy that shows significant rust damage should be professionally refinished.

3. Concrete planter boxes. To reduce the risk of winter freezing damage, make sure drain vents at the bottom of planter boxes are not obstructed. Planting of planter boxes is encouraged; if you decide not to plant, you must keep your boxes clear of weeds.

4. Weather strips. Check and replace, as needed, weather strips around doors, windows and at the bottom of your garage door.

5. Make sure that outside vents are clear of obstructions. Outside vents for your bathroom fans, kitchen hood, clothes dryer and other appliances are generally located on the side of your penthouse door. Check to make sure all vents are operating properly and are unobstructed.

6. Downspouts. Downspouts and extensions that have been bent or otherwise flattened by vehicles or by other means must be repaired or replaced by the homeowner. Call Boone Brothers at 402-339-2888 for repairs.

7. Roofing leaks on rowhouses. McKinnis Roofing installed all the roof systems at SoMa, using Firestone Building Products. Firestone provided a ten year warranty of the original roofing material. If you have leaks from your rooftop or your balcony area, please call either (a) Firestone Building Products at 317-575-7129 to determine warranty coverage, if any, or (b) McKinnis Roofing at 402-426-2644.

8. Periodic rowhouse roof replacement. Rowhouse units must be re-roofed periodically. All costs of the roof replacement are the responsibility of the homeowner. The exterior maintenance reserve account for your unit is available to you to reimburse costs, but it is unlikely to be enough to cover all costs of replacement. Please contact PJ Morgan Real Estate at 402-397-5777 for information concerning the current balance of your exterior maintenance account.

9. Windows and Doors. For leaks around or other problems with windows or doors, call Pella at 402-331-9225.

10. Window cleaning. The Homeowners Association currently contracts for exterior window cleaning for rowhouse units in April and September. Please contact PJ Morgan Real Estate at 402-397-7775 if you have windows that were not cleaned adequately or you are otherwise dissatisfied with the service.

11. Decking Warranty Claims. If you have premature deterioration in your balcony or rooftop decking, please go to www.lpdeckingclass.com to determine whether you have a warranty claim for repair and replacement. Here is the form to use to make a claim--http://www.lpdeckingclass.com/LP_Decking_Railing_Class_Claim_Form.pdf.

12. Reset of ground fault circuit breakers in garage. If your outside electrical outlets do not have power, check for and reset the ground fault circuit breakers that are located on electrical outlets on your garage walls. These circuit breakers are similar to the one located on an electrical outlet in your master bathroom.

13. Pigeon deterrent screens required on open deck ends. Homeowners are required to keep their rooftop and balcony areas clear of pigeon nests. Homeowners are required to install pigeon deterrent screens on the open ends of their rooftop decks as pigeons prefer these area for nesting and roosting. Screens must be rustproof, inconspicuous and permanent in nature. Mark Gerow, 402-320-4625, markgerow@msn.com, will install such a screen for \$5 per foot.