

Benton Place

Inspection Results by Area

Safety and Insurance Checklist



Scheduled: 06/06/2023

Closed: Jul 15 2023

ID: 441825

Inspection Results

Exterior

33	Location	Item	Results	Notes	Pic	Date	Fixed	Ext WO
	Roof & Gutters	Downspouts clear/elbows secure	Not OK		1, 2, 3...	06/08/23 14:53 BB		713144
	Roof & Gutters	Downspouts clear/elbows secure	General Comment	Unit 111 Reattach Unit 107 Reattach Tower(8)	1, 2, 3...	06/08/23 15:05 BB		713144
	Roof & Gutters	Evidence of loose or missing roof material	OK			06/06/23 11:32 BB		
	Roof & Gutters	Membrane seams separated or billowing	OK			06/06/23 11:32 BB		
	Roof & Gutters	Roof flashing in good condition	OK			06/06/23 11:32 BB		
	Roof & Gutters	Roof scuppers and drains clean/clear	Not OK		5, 6	06/06/23 11:32 BB		713145
	Roof & Gutters	Roof scuppers and drains clean/clear	General Comment	(2) scuppers were clogged.	5, 6	06/06/23 11:33 BB		713145
	Roof & Gutters	Splash blocks in place and in good condition at bottom of gutters	Pictures		7	06/09/23 09:28 BB		
	Roof & Gutters	Splash blocks in place and in good condition at bottom of gutters	Pictures		8	06/09/23 09:29 BB		
	Roof & Gutters	Splash blocks in place and in good condition at bottom of gutters	Pictures	33-132	9	06/09/23 09:37 BB		
	Roof & Gutters	Splash blocks in place and in good condition at bottom of gutters	Pictures	33-30	10	06/09/23 09:38 BB		
	Roof & Gutters	Splash blocks in place and in good condition at bottom of gutters	Pictures		11	06/09/23 09:41 BB		
	Roof & Gutters	Splash blocks in place and in good condition at bottom of gutters	Pictures		12	06/09/23 09:49 BB		
	Trip Hazards	All exterior stairs in good condition	Not OK		13, 14	06/08/23 14:48 BB		713146
	Trip Hazards	All exterior stairs in good condition	General Comment	Tower)2) Entrance	13, 14	06/08/23 14:49 BB		713146
	Trip Hazards	Exterior trip hazards present?	General Comment	33-T-6	15	06/09/23 09:56 BB		
	Building Exterior	Building exterior free of cracks/settlement/heaving	OK			06/15/23 14:24 BB		
	Building Exterior	Building exterior free of spalling	OK			06/15/23 14:25 BB		
	Building Exterior	General Location	General Comment	33-152 (AC unit).	16	06/15/23 14:24 BB		
	Roof & Gutters	General Location	General Comment	(2) scuppers were plugged, (2) roof vents missing ext pieces.(2) significant areas with valleys.	17, 18, 19...	06/06/23 11:31 BB		
	Trip Hazards	General Location	General Comment	Tower (1) Curb	42	06/08/23 14:51 BB		

Systems

33	Location	Item	Results	Notes	Pic	Date	Fixed	Ext WO
	Waste Water	Sewer trap/floor drains and covers are secure and present	Pictures		43	06/15/23 15:33 BB		
	Waste Water	Stand pipe cover(s) are secure and valves are closed	OK			06/15/23 14:57 BB		
	Waste Water	Stand pipe is clear and accessible	OK			06/15/23 14:58 BB		
	Waste Water	Stand pipe shows no signs of leaks or damage	OK			06/15/23 14:58 BB		
	Electrical	Electric panel is secure	OK		44, 45	06/15/23 14:06 BB		
	Electrical	Electrical equipment is clear of stored material (3 feet is required)	OK			06/15/23 14:15 BB		
	Electrical	Electrical room and panel has no loose wiring	OK		46, 47	06/15/23 15:25 BB		

Inspection Results (Continued)

33 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Ext WO
Electrical	Junction box covers in place/no missing knockouts present	OK		48	06/15/23 15:25 BB		
Fire Protection	All fire certifications up to date	OK			06/15/23 14:25 BB		
Fire Protection	All fire control valves locked/secured	OK			06/15/23 15:26 BB		
Fire Protection	All fire extinguishers present, charged, and tagged	General Comment	33-222-224 No tag	49	06/15/23 14:35 BB		721929
Fire Protection	All fire extinguishers present, charged, and tagged	Not OK		49	06/15/23 15:14 BB	X	721929
Fire Protection	All fire sprinkler heads are clear	OK			06/15/23 14:26 BB		
Fire Protection	All fire suppression checked/inspected by 3rd party vendor/tags present	OK			06/15/23 14:26 BB		
Fire Protection	All fire suppression equipment is clear of stored materials/debris	OK			06/15/23 14:26 BB		
Fire Protection	Fire suppression/fire extinguisher are present and operational in boiler/mechanical room(s)	OK		50	06/15/23 15:26 BB		
Fire Protection	Flammable materials properly stored	OK			06/15/23 14:27 BB		
HVAC	Backflow prevention inspected and tag is present	OK			06/15/23 15:34 BB		
HVAC	Boiler logs are present and updated	OK		51	06/15/23 14:27 BB		
HVAC	Boiler room floor drain is secure/clear and present	OK		52	06/15/23 14:27 BB		
HVAC	Boiler room is clear of debris	OK			06/15/23 14:27 BB		
HVAC	Boilers License is posted and up to date	OK			06/15/23 14:28 BB		
HVAC	Coils checked/cleaned regularly	Not OK			06/16/23 10:51 BB	X	721930
HVAC	Coils checked/cleaned regularly	General Comment	HVAC unit out of Service (Rooftop unit)		06/16/23 10:52 BB	X	721930
HVAC	Filters are checked and changed regularly	OK			06/16/23 10:52 BB		
HVAC	Mechanical pumps are exercised weekly	OK			06/15/23 15:35 BB		
HVAC	Mechanical pumps are lubricated and seals are free of leaks and corrosion	OK			06/15/23 15:35 BB		
HVAC	No evidence of gas leaks in boiler room	OK			06/15/23 14:28 BB		
HVAC	No signs of gas leaks at water heaters	OK			06/15/23 14:28 BB		
Water Heaters	No signs of water leaks at water heater(s)	OK			06/15/23 14:28 BB		
Water Heaters	Water heater drain and isolation valve(s) are present and operational	OK		53 , 54	06/15/23 14:28 BB		
Water Heaters	Water heaters are in good condition	OK		55	06/15/23 14:28 BB		
Water Heaters	Water meters are accessible and free of leaks	OK			06/15/23 14:29 BB		
Trash Chutes	Fusible links in trash chutes are in place and operable	OK			06/15/23 14:29 BB		
Trash Chutes	Trash chutes are cleaned on a regular schedule	OK			06/15/23 14:29 BB		
Water Heaters	General Location	Pictures		56	06/15/23 15:29 BB		

Common Area

Location	Item	Results	Notes	Pic	Date	Fixed	Ext WO
Doors	All doors are clearly marked and accessible	OK			06/15/23 15:36 BB		
Doors	All interior and exterior doors lock properly	OK			06/15/23 15:36 BB		
Doors	All self-closing hardware working properly	OK			06/15/23 15:36 BB		
Doors	Non-slip doormats present and less than 1/2in thick	Not OK			06/15/23 15:36 BB	X	721928
Doors	Non-slip doormats present and less than 1/2in thick	General Comment	No mats are present at any entrances		06/15/23 15:36 BB	X	721928

Inspection Results (Continued)

33 (Continued)

Location	Item	Results	Notes	Pic	Date	Fixed	Ext WO
Stairs	Interior stairs exit signs in place and functional	OK			06/15/23 15:37 BB		
Stairs	Stairwell carpet is secure, no tears, lifting or trip hazards.	Not OK			06/15/23 15:37 BB		721927

Inspection Photos

Exterior

33



1

33 - Roof & Gutters - Downspouts clear/elbows secure - Jun 8 2023 2:53PM - B Bostwick CAPTION: 33-11 Reattach



2

33 - Roof & Gutters - Downspouts clear/elbows secure - Jun 8 2023 2:55PM - B Bostwick



3

33 - Roof & Gutters - Downspouts clear/elbows secure - Jun 8 2023 3:04PM - B Bostwick



4

33 - Roof & Gutters - Downspouts clear/elbows secure - Jun 16 2023 10:41AM - B Bostwick



5

33 - Roof & Gutters - Roof scuppers and drains clean/clear - Jun 16 2023 10:41AM - B Bostwick CAPTION: 33-T-2 (unit #207)



6

33 - Roof & Gutters - Roof scuppers and drains clean/clear - Jun 16 2023 10:42AM - B Bostwick CAPTION: 33-tower1- (unit# 202) Corner scupper



7

33 - Roof & Gutters - Splash blocks in place and in good condition at bottom of gutters - Jun 9 2023 9:28AM - B Bostwick



8

33 - Roof & Gutters - Splash blocks in place and in good condition at bottom of gutters - Jun 9 2023 9:29AM - B Bostwick



9

33 - Roof & Gutters - Splash blocks in place and in good condition at bottom of gutters - Jun 9 2023 9:37AM - B Bostwick CAPTION: 33-132



10

33 - Roof & Gutters - Splash blocks in place and in good condition at bottom of gutters - Jun 9 2023 9:38AM - B Bostwick CAPTION: 33-30



11

33 - Roof & Gutters - Splash blocks in place and in good condition at bottom of gutters - Jun 9 2023 9:41AM - B Bostwick



12

33 - Roof & Gutters - Splash blocks in place and in good condition at bottom of gutters - Jun 9 2023 9:49AM - B Bostwick

Inspection Photos (Continued)

33 (Continued)



13

33 - Trip Hazards - All exterior stairs in good condition - Jun 8 2023 2:48PM - B Bostwick



14

33 - Trip Hazards - All exterior stairs in good condition - Jun 9 2023 9:32AM - B Bostwick



15

33 - Trip Hazards - Exterior trip hazards present? - Jun 9 2023 9:56AM - B Bostwick



16

33 - Building Exterior - General Location - Jun 15 2023 2:23PM - B Bostwick



17

33 - Roof & Gutters - General Location - Jun 6 2023 10:58AM - B Bostwick



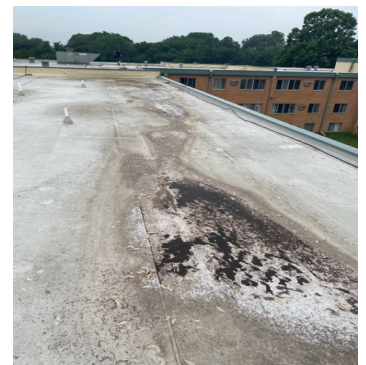
18

33 - Roof & Gutters - General Location - Jun 6 2023 10:59AM - B Bostwick



19

33 - Roof & Gutters - General Location - Jun 6 2023 10:59AM - B Bostwick



20

33 - Roof & Gutters - General Location - Jun 6 2023 11:01AM - B Bostwick



21

33 - Roof & Gutters - General Location - Jun 6 2023 11:01AM - B Bostwick



22

33 - Roof & Gutters - General Location - Jun 6 2023 11:02AM - B Bostwick



23

33 - Roof & Gutters - General Location - Jun 6 2023 11:03AM - B Bostwick



24

33 - Roof & Gutters - General Location - Jun 6 2023 11:03AM - B Bostwick



25

33 - Roof & Gutters - General Location - Jun 6 2023 11:03AM - B Bostwick



26

33 - Roof & Gutters - General Location - Jun 6 2023 11:04AM - B Bostwick



27

33 - Roof & Gutters - General Location - Jun 6 2023 11:04AM - B Bostwick



28

33 - Roof & Gutters - General Location - Jun 6 2023 11:05AM - B Bostwick

Inspection Photos (Continued)

33 (Continued)



29

33 - Roof & Gutters - General Location - Jun 6 2023 11:05AM - B Bostwick



30

33 - Roof & Gutters - General Location - Jun 6 2023 11:06AM - B Bostwick



31

33 - Roof & Gutters - General Location - Jun 6 2023 11:07AM - B Bostwick



32

33 - Roof & Gutters - General Location - Jun 6 2023 11:07AM - B Bostwick



33

33 - Roof & Gutters - General Location - Jun 6 2023 11:08AM - B Bostwick



34

33 - Roof & Gutters - General Location - Jun 6 2023 11:08AM - B Bostwick



35

33 - Roof & Gutters - General Location - Jun 6 2023 11:09AM - B Bostwick



36

33 - Roof & Gutters - General Location - Jun 6 2023 11:10AM - B Bostwick



37

33 - Roof & Gutters - General Location - Jun 6 2023 11:10AM - B Bostwick



38

33 - Roof & Gutters - General Location - Jun 6 2023 11:11AM - B Bostwick



39

33 - Roof & Gutters - General Location - Jun 6 2023 11:12AM - B Bostwick



40

33 - Roof & Gutters - General Location - Jun 6 2023 11:15AM - B Bostwick



41

33 - Roof & Gutters - General Location - Jun 6 2023 11:15AM - B Bostwick



42

33 - Trip Hazards - General Location - Jun 8 2023 2:50PM - B Bostwick

Inspection Photos (Continued)

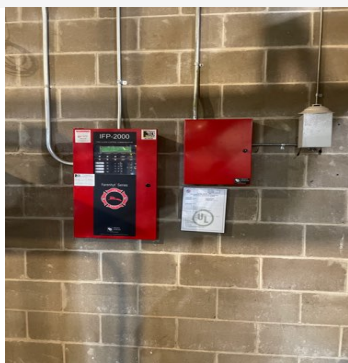
Systems

33



43

33 - Waste Water - Sewer trap/floor drains and covers are secure and present - Jun 15 2023 3:33PM - B Bostwick



44

33 - Electrical - Electric panel is secure - Jun 15 2023 3:00PM - B Bostwick



45

33 - Electrical - Electric panel is secure - Jun 15 2023 3:01PM - B Bostwick



46

33 - Electrical - Electrical room and panel has no loose wiring - Jun 15 2023 3:06PM - B Bostwick



47

33 - Electrical - Electrical room and panel has no loose wiring - Jun 15 2023 3:22PM - B Bostwick



48

33 - Electrical - Junction box covers in place/no missing knockouts present - Jun 15 2023 2:59PM - B Bostwick



49

33 - Fire Protection - All fire extinguishers present, charged, and tagged - Jun 15 2023 2:34PM - B Bostwick



50

33 - Fire Protection - Fire suppression/fire extinguisher are present and operational in boiler/mechanical room(s) - Jun 15 2023 3:26PM - B Bostwick



51

33 - HVAC - Boiler logs are present and updated - Jun 15 2023 3:28PM - B Bostwick



52

33 - HVAC - Boiler room floor drain is secure/clear and present - Jun 15 2023 3:28PM - B Bostwick



53

33 - Water Heaters - Water heater drain and isolation valve(s) are present and operational - Jun 15 2023 3:32PM - B Bostwick



54

33 - Water Heaters - Water heater drain and isolation valve(s) are present and operational - Jun 15 2023 3:32PM - B Bostwick

Inspection Photos (Continued)

33 (Continued)



55

33 - Water Heaters - Water heaters are in good condition - Jun 15 2023 3:32PM - B Bostwick



56

33 - Water Heaters - General Location - Jun 15 2023 3:29PM - B Bostwick