

CSW DAILY BRIEFING 2020.09.22

SYNOPSIS:

- ~**Dennis Tidwell** (and others) are gradually repairing AC units. (See list below.)
- ~**ServePro** has removed carpet and is drying WORKOUT CENTER.
- ~**Glass Systems** has us on the list for repair of our elevator enclosure doors.
- ~**All South** examined roof leaks, found sources, temporarily covered.

FREQUENTLY ASKED QUESTIONS:

~"WHOSE INSURANCE PAYS MY ROOFTOP AIR CONDITIONER REPAIRS/REPLACEMENT?"

WAIT A MINUTE!!! Deborah Griffith, with Marengo Insurance, says the rooftop units were "attached to the structure" so, YES THEY ARE COVERED BY THE MASTER POLICY. *But we will see what the adjuster's spin is on this.*

~"CAN YOU RUN UP THERE AND GIVE MY UNIT MORE ATTENTION THAN YOU HAVE?"

Probably not. But we will try. An awful LOT is going on.

ROOF AC UNITS TO BE REPAIRED/REPLACED 9/22/20

Elevator Room DONE

801 EVALUATED

202

1002

1303 DONE

204

704 DONE

804

105

705

308

408

IF YOU CAN GET YOUR AC TECH OUT SOON, THEN PLEASE DO SO!

We will otherwise advise as soon as we are aware of either successful repair or of need for replacement. Tidwell, like many, has become overwhelmed with the work load and the race against mildew! He has three suppliers, but Covid-19 was interfering with the supply chain long before Hurricane Sally. We will let you know what we know when we know it! Any units without AC will be equipped with dehumidifiers and dessicants.

SERVEPRO ACTION 9/22/2020

*Dehumidifier placement. Other work done throughout, but this was most critical.

*GYM MILDEW SMELL (Suspect sheet-rock behind mirrors.)

0105 FRIDGE DEFROST. SOAKED. WET TOWELS.

*0204 GUEST BED WATER UNDER TILES, WATER IN KITCHEN

0208 1ST GUEST BED WATER STAIN NEAR WINDOW

0301 MILDEW SMELL

0304 DEFROST

0504 DEFROST

*0601 WATER IN NORTH BEDROOM WINDOWS, CARPET WET

0607 DEFROST

0608 WATER ON FLOOR, KICHEN MOLDING

*0701 NORTH BED WINDOWS, WATER ON TILE FLOOR, WET MOLDING ON KICHEN COUNTER.

*0801 NORTH BED WINDOW, TILE, NO STANDING WATER

0804 DEFROST

0805 WATER IN HALL, KITCHEN, MOLDING

0806 WATER AT ENTRY

*0807 WATER DAMAGE GUEST BATH CEILING, WALL (Reported by Meyer)

*0901 NORTH BED WINOWS, CARPET OK?, DEFROST

*1001 NORTH BED WINDOWS, SOAKED CARPET

*1004 WATER UNDER FRONT DOOR, FRONT BED WINDOW, CARPET (Owner report)

1006 DEFROST

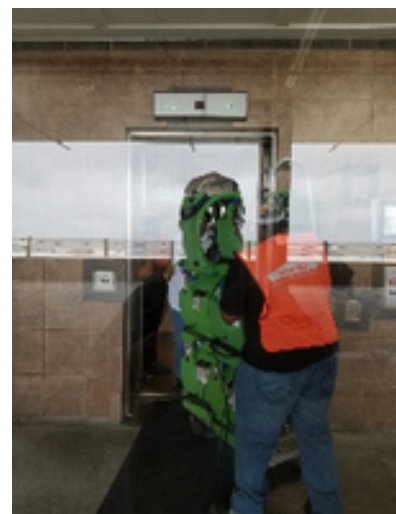
*1103 MILDEW SMELL

1207 DEFROST

1306 DEFROST

*1401 CEILING LEAK FROM ROOF

*1403 WATER AND SAND ON LR FLOOR, DEFROST



FYI:

105, 204, 603 & 905 requested additional fogging of ac ducts and soft surfaces, at their own expense, for greater assurance of mildew prevention. We will a price for this service tomorrow. WE ARE LOOKING INTO FOGGING EVERY UNIT'S AC DUCTS AND FABRICS AND SEEING IF ASSOCIATION INSURANCE WILL PAY FOR IT.

MEANWHILE:

Young Arlington and his crew from C-Sharpe have cleared sand and debris off the grill deck. There's more work to do, but if the authorities do not extend the ban on rentals, then we have to be ready for the weekend.



Your property manager was unable to survey the units in the building today as he planned. Instead, he continued to correct and oversee the dry-out of the units and communicate with owners and their representatives throughout the day via phone, text, email, and Facebook.

ServePro had to be corrected from following their usual procedure, which is to shoot infrared pictures of surfaces, mark walls and baseboards with an "X" if above some percentage, and prepare to rip out sheet-rock and carpeting. Though the manager and the foreman were told this, some of their crew started marking walls and baseboards for demolition, which they will paint. Instead of humidity, their model involves places with flooding, or gaping holes.

INSTEAD, WE WILL DRY UNITS, REMEDIATE DAMAGE, PREVENT MILDEW, & SAFELY OPEN FOR BUSINESS!

I might turn off my phone at some point tomorrow so that I can get another look at things. I have delayed until then my next unit by unit look-see because it has become difficult to do anything without stopping several times and having to re-collect my recollections...