



High Falls Parking Garage

240 State Street
Rochester, New York 14614

October 1st, 2021

PREPARED FOR:

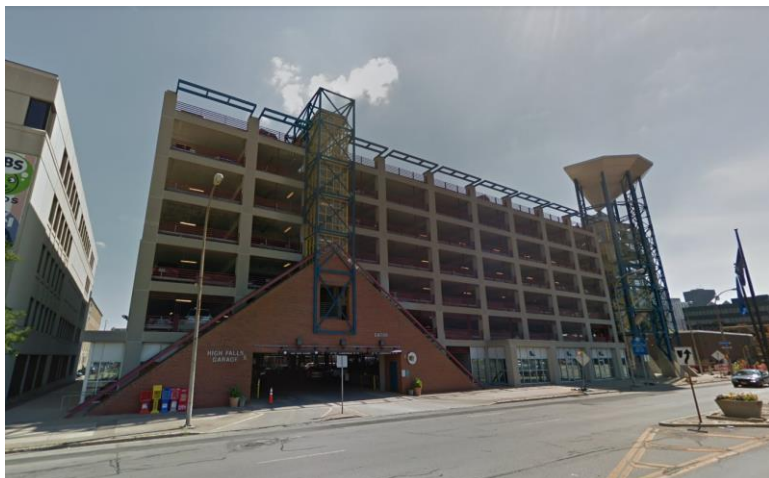
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EXECUTIVE SUMMARY

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Executive Summary

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T.Y. Lin Engineers and Architects, P.C. (TYLin) has been retained by the City of Rochester to develop an inspection program for City-owned parking structures and develop five-year maintenance plans, along with annual garage maintenance contract plans. TYLin is pleased to submit this report which summarizes the findings and recommendations for repairs at the High Falls Garage, based on our completed garage visual inspection and rating program and provides a recommended maintenance plan over a five-year time horizon.

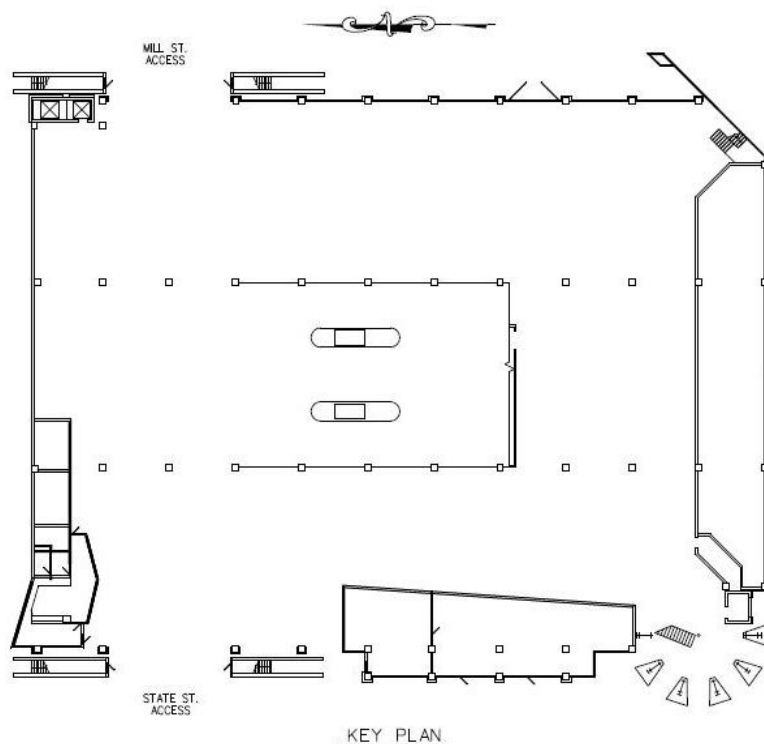
This report is not a comprehensive structural evaluation, or a detailed life cycle analysis.

1. High Falls Garage History

a. General Background

The High Falls parking garage is a seven-level 760 vehicle structure located along State Street and Mill Street in the High Falls district of the City of Rochester (see map). The garage was completed in 1992.

Year Constructed	Area (sf)	No. of Spaces
1992	323,000	760



The elevated decks are constructed of cast-in-place post-tensioned concrete. The post-tensioning system is a single strand, unbonded system. The concrete is air-entrained to reduce freeze-thaw susceptibility. The garage has no expansion joints except at the transition from slab-on-grade to elevated deck.

The garage is primarily occupied during daily business hours and is occupied by both monthly parkers, as well as daily transients.

Tenant space is located along the State Street façade at the first level and is currently occupied by Municipal Parking.

The garage is presently owned and maintained by the City of Rochester.

The High Falls Garage was visually inspected in 2021. The ratings and discussion in this report are based on the results of the 2021 inspections only.

The following maintenance repair items have either been performed or are scheduled to be performed at this facility within the next year:

- (2010) - Coating of landings in southwest stair tower
- (2010) - Miscellaneous repair of concrete, expansion joints and coatings
- (2013) - Coating of ground to 2nd level of north and west stair towers
- (2013) - New decorative lighting at southwest stair tower
- (2013) - New lighting over Commercial Street storefronts
- (2014) - Replacement of the southwest elevator
- (2014) - Stair repairs and coatings in the southwest stair tower
- (2015) - Replacement of northeast elevator including replacement of shaft roofing
- (2016) - Additional stair repairs and coatings in the southwest stair tower
- (2017) - Revenue Control Equipment replacement
- (2017) - Miscellaneous stair and nosing repairs
- (2018) - Application of penetrating sealer to decks on levels 2 through roof
- (2018) - Elevator Door Decals
- (2021) - Misc concrete repair and painting at the SW stairtower

An updated 5-year plan has been included in Section 4 of this report based on the above list of completed and/or scheduled work items.



b. Garage Location



2. General Inspection Program

a. City Garage Inspection Program Summary

The initial component of the Garage Inspection Program involves a visual inspection of the parking structure. This report is based primarily on this visual inspection.

Visual inspections of all primary building systems are performed, as summarized below:

- Structural Systems
 - Columns
 - Beams
 - Deck
- Waterproofing Elements
 - Expansion Joints
 - Waterproofing Membranes and Sealants
- Architectural Systems
 - Walls
 - Stairs
 - Vehicle Barriers
 - Façade
 - Elevator Enclosure (only – elevator inspections are not included)
 - Signage
 - ADA elements

The visual inspections of the garage were performed on the following dates:

- Structural/Waterproofing/Architectural Systems: Structural and Waterproofing inspections were performed by engineers from TYLin (TYLin) and Ravi Engineering and Land Surveying (Ravi) in June and July of 2021. Architectural systems were inspected by Dwyer Architects. These inspections were performed to verify repairs and existing deteriorated conditions in the structural and envelope systems.



- **M/E/P Systems:** Based on instruction from the City of Rochester Department of Environmental Services in coordination with Municipal Parking, full scale inspections were not performed in 2021. The inspection and maintenance of mechanical, electrical, plumbing and fire protection systems are the responsibility of Municipal Parking and are not included in the annual maintenance contract. Inspection of major items such as generators, switchgears and air handling units was performed in January through March of 2017, and items of interest are discussed later in this report. Below is a list of M/E/P systems items inspected by TYLin and those items assumed to be inspected by City of Rochester staff:

TYLin	City of Rochester
<ul style="list-style-type: none"> • Generators • Switchgears • Automatic Transfer Switch • Back-Flow Preventers 	<ul style="list-style-type: none"> • Wiring & Lighting • Electrical Fixtures • Plumbing / HVAC Fixtures • Risers, Laterals & Drains

In addition to the visual inspection programs, chloride ion analysis was performed in early 2011 to determine general deck chloride levels at each floor of the garage. The visual ratings for the deck were adjusted downward based on a formula accounting for the following factors:

- 2011 chloride ion levels in deck
- Corrosion threshold of 280 ppm (parts per million)
- Age of structure / rate of chlorides infiltration into deck
- Use of epoxy coated bars in original construction
- Known issues with post-tension system failure

The use of microsilica concrete (where applicable) was not considered, since this is already accounted for in the current chloride ion levels and rate of chlorides infiltration. The chloride ion analysis testing and results are discussed in greater detail in Section 5 of this report.

b. Numerical Rating System

The following numerical rating system is being used and is referenced throughout this report and supporting materials. It is based on the bridge rating system previously utilized by the New York Department of Transportation:

- 9 – Not visible, partially or fully obstructed
- 8 – Not applicable
- 7 – New condition, no deterioration, functioning as originally designed
- 6 – Used to shade between 5 and 7
- 5 – Minor deterioration, but functioning as originally designed
- 4 – Used to shade between 3 and 5
- 3 – Serious deterioration or not functioning as originally designed
- 2 – Used to shade between 1 and 3
- 1 – Completely deteriorated or in failed condition

Each individual column, beam and slab span was rated. Other elements are generally rated by each floor.



A summary composite score for the over-all structure is also tabulated. This composite score considers all rated elements. The structural elements are weighted the highest, with waterproofing elements the second highest. Perimeter protection and other building systems follow next and elements such as signage have the lowest weight.

3. High Falls Garage Inspection

a. Over-all Assessment

Composite scores for the High Falls Garage based on the visual assessment only and for the visual assessment with adjusted deck ratings are provided below:

Garage Section	Composite Score (Visual)	Composite Score (Adjusted)*
Overall	5.61	5.60

**visual deck rating was adjusted for chloride levels based on garage age, history of tendon issues, sealing and waterproofing programs and use of epoxy coated bars. The composite score was then recalculated using the adjusted deck ratings.*

In very general terms, this identifies that based on a visual inspection adjusted for chloride ion levels in the deck, the garage is in fair to good condition, but requires investment to maintain the garage to function as originally designed. These ratings are slightly lower than the results of the 2018 inspection. Data suggest that the chloride levels at the depth of reinforcement have not yet reached the corrosion threshold. As a result, the adjusted rating is very moderately changed from the visual rating, indicating that chloride levels may soon start contributing to deterioration of the structural deck. The current fair to good rating can be largely attributed to recent repair contracts completed within the garage.

Rankings for all of the elements are provided in Appendix A.

Many items which are currently rated as a 4 or 5, will likely degrade to levels of 3 and below within the next 3-4 years if left untouched. One goal of the rating system and program is to address items before they become a safety and/or structural integrity issue.

The two highest weighted elements are briefly discussed below (structural and waterproofing systems), since they are the most critical elements for the long-term function of the garage. The remaining elements are summarized in Section 3b and Appendix A and Appendix D.

Structural Systems:

In general, the structural beams (5.86 rating) and columns (6.14 rating) are in good condition. Some beams exhibit cracks that need to be monitored. These are primarily located at girder-beam intersections at the turn-around areas (see medium priority items and Photo 7). Isolated cracking and water-staining were noted on the face of the columns at several locations mainly at the upper two levels.

The structural deck (5.85 visual rating / 5.84 adjusted rating), however, is in fair to good condition, with numerous bays ranked as a '5', especially on the roof level and four (4) deck areas rated a '4' on the roof level. The ranking is influenced by visible cracks, some with efflorescence, and isolated spalling of the deck surface. Note, however, that minimal



signs of deterioration were evident on the underside of the slabs other than isolated full depth cracks with efflorescence and some overhead spalls, especially at the ground level.

Waterproofing Systems:

Expansion joints are rated 5.27. The expansion joint at the transition from slab-on-grade was replaced in 2010 and remains in good condition. The joints isolating the stair towers from the main deck, rated as 'expansion joints' were repaired at some locations in 2010 and are presently rated between values of '3' and '6', with the second, third, fourth and roof level of the southwest stairs being the worst noted locations. The roof level of the southwest stairs is rated '3' due to an opening for conduit that can permit water to penetrate through the joint.

Waterproofing is rated a 5.00 for the garage. The membrane on the closure pours on both the 2nd level and roof level of the garage are worn down to bare concrete in some places, along with areas of old cracked cove seal. Snow plows have caused damage to areas on the roof level. Closure pours at the remaining levels generally in good condition with minor wear. The membrane placed over the occupied space at the 2nd level turn-around area (south end) has numerous wear spots (this had been patched as a warranty item). No leaking was observed at the closure pours. All construction joint sealants are preventing leaking with the exception of several locations at the roof level (between B & D near 3-line and 10-line).

b. Priorities

Priority tables are presented in Appendix C for all building systems. They are broken down as follows:

- High Priority – Those elements that are rated a 3 or below. These specific items should be addressed in the short-term (1-2 years).
- Medium Priority - Those elements that are rated a 4 or 5. These specific items should be addressed in the medium-term (3-7 years).

Brief discussions of the highest priority elements in the five-year plan are discussed below, in order of importance.

Concrete Decks:

The decks, with an over-all rating of 5.85 based on visual analysis and a 5.84 adjusted rating, exhibit isolated cracks with efflorescence and a few isolated areas of partial depth delamination and overhead spalls.

Beams and Columns:

Beams (rated 5.86) and columns (rated 6.14) have isolated members that have cracks that require monitoring. These are primarily located where beams frame into a girder near the stairs. No immediate action is recommended, although monitoring of beam cracks should occur.



Expansion Joints:

There are no deck expansion joints and isolation joints occur at the stairs. The isolation joints around the southwest stairs, especially at the roof level, should be repaired at several locations within the next 3-4 years. The isolation joints at the northeast elevator are in good condition.

Waterproofing Systems:

Membrane systems occur at the second level over occupied spaces and at the pour strip. The membrane at the pour strips is worn/damaged at isolated locations throughout the garage, especially at the roof. The coating at the vehicle turning path at the top of the entrance / exit ramp was repaired in 2012 under the warranty of the 2010 maintenance contract and has signs of wear. The membrane over the first floor tenant spaces should be monitored. All construction joints are in good condition, with the exception of two at the roof which have some isolated minor leaking. The cove sealant at the interior curb has failed in several areas.

Stairs

The stairs are rated '5.00'. Typical minor deterioration occurs at each stair system, primarily cracks that have been sealed, small delaminations, paint failure on railings and structural supports, etc. Several stairs have developed cracks at the underside of the risers and should be repaired in the next 3-4 years. The southwest and northeast stairs are rated lower than the remaining stairs due to failed paint systems, a higher number of noted deterioration. The northwest stair has broken glass at the sixth level. It appears some sagging of the cantilevered landings at the northeast and northwest stairs is occurring and should be investigated. Delamination repairs and painting are occurring on the southwest stair under the 2021 Maintenance Repair Contract. Future general repairs to all stairs should be planned.

All stair nosings that were causing concrete deterioration have been removed. However, some locations require further repair at the northwest stairwell. Spalling of the stair landing edge is present at the 2nd floor of both the northeast and northwest stair.

Façade

All faces of the façade are rated '5'. While overall in good condition, maintenance cleaning and painting of steel elements and maintenance of the glass systems is required within the next 5 years. It is also noted that several thin vertical members that are part of the faced system have 'buckled', a condition that should be monitored.

Elevator Enclosures

The elevator enclosures / shafts are rated '5.64.' The significant water infiltration into the elevator machine rooms, especially the northeast elevator, was addressed between 2011 and 2013. Our office has not been notified of any regularly occurring equipment failures for the elevators at the High Falls Garage.



The southwest elevators were replaced under the 2014 garage maintenance contract. These elevators are the most often used at the garage and have historically experienced the most frequent service interruptions. The northeast elevator was replaced under the 2015 contract, with a new roof membrane for the shaft installed as part of the project.

As with most elevator shafts, poor ventilation and air flow may result in condensation and moisture buildup within the shaft.

In order to further protect the elevators and avoid water infiltration, the City of Rochester should ensure that snow removal procedures do not result in a condition with snow being piled against the exterior shaft walls. The City may also wish to consider replacing joint sealants and backer rod at the interface of the column and faced at the southeast corner of the southwest elevator shaft.

Mechanical / Electrical / Plumbing Systems:

Split system AC units in the commercial tenant spaces (approximately 8 total), split system heat pumps in the elevator machine rooms and electric unit heaters in elevator machine rooms, mechanical rooms and the water service room (approximately 5 total) all appear new within the last 5 years.

The existing diesel generator piping is rusted and in need of replacement. The City should consider replacement of the existing generator with a new natural gas powered generator within the next 5 to 10 years. The automatic transfer switch and main switchgear appear to be original equipment, but are well maintained and in working order.

Lighting in the garage was replaced with T5 fluorescent fixtures and new controls within the last 5 to 10 years. Although not urgent, in the interest of energy efficiency and lower maintenance, the City should consider eventual upgrade to LED fixtures throughout. The fire alarm control panel for elevator recall was installed in 2014 and can be expected to last another 20 plus years, provided any future added devices are compatible with the existing panel.

c. Short and Long-Term Strategies

The primary goal for this structure is to maintain the structural integrity of the garage. As noted above, while the visual inspections identify the primary structural elements are in good condition, the identified concerns of the post-tensioning system need to be further investigated.



A brief discussion of the recommended short and long-term strategies for the most critical garage elements follows:

Element	Short-Term	Long-Term
Concrete Decks	No action required	Perform shallow repairs, rout/seal cracks as necessary and continue concrete sealer program
Beams/Columns	Monitor identified locations with cracks/efflorescence	Repair as required
Expansion Joints	Replace some isolation joints at stair towers, especially roof level	Replace isolation joints as necessary
Waterproofing System	No action required	Monitor and repair coatings as required. Repair cove sealants and coatings when sealer placed
Stairs	Clean and paint steel and perform misc concrete repairs as req'd (SW stair completed in 2021) Investigate landings of the NE and NW stairs (work expected in 2023)	Repair deteriorated stair treads as req'd Paint railings and structural members Monitor and repair glass and misc metals features as required
Facade	Monitor thin steel decorative members that have 'buckled'	Maintenance cleaning of the façade systems and misc repairs
M/E/P		Replace existing diesel generator with new natural gas generator. Full lighting replacement with LED fixtures Replace wash down pump system

A primary goal of the garage maintenance program is to address items before they become a safety and/or structural integrity issue. Parking garages are open structures, regularly exposed to the varying and often harsh weather conditions. In the northeast United States, the temperatures, rain, snow and road salts can all combine to shorten the life of a garage, if not maintained correctly.



While some items within the garage have been addressed under recent Garage Maintenance Contracts, the long-term durability of the structure requires regular monitoring and maintenance.

4. Maintenance and Repair Estimates

CITY OF ROCHESTER PARKING GARAGE C.I.P. (5 YEAR PLAN)						
HIGH FALLS PARKING GARAGE	ESTIMATED COST:					
REPAIR ITEMS:	2023	2024	2025	2026	2027	5-YEAR TOTAL
DECK SEALING	\$ -	\$ 210,000.00	\$ -	\$ -	\$ -	\$ 210,000.00
DECK WATERPROOFING	\$ -	\$ -	\$ 58,000.00	\$ -	\$ -	\$ 58,000.00
CONCRETE REPAIR TO STRUCTURAL DECK / BEAMS / COLUMNS / WHEEL STOPS	\$ -	\$ 90,000.00	\$ 10,000.00	\$ -	\$ -	\$ 100,000.00
EXPANSION JOINT REPAIR / REPLACEMENT	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
COVE / VERTICAL / HORIZONTAL SEALANT	\$ -	\$ 15,000.00	\$ 5,000.00	\$ -	\$ -	\$ 20,000.00
BARRIER CABLE / BOLLARD REPAIR / WHEELSTOPS / CURBS / REVENUE CONTROL MISC. WORK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FAÇADE REPAIRS	\$ 10,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 50,000.00
STAIR REPAIRS	\$ 150,000.00	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 190,000.00
CLEAN AND PAINT LIGHT POLES, RAILINGS & FAÇADE	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00
MECHANICAL SYSTEM REPAIRS / REPLACE	\$ -	\$ -	\$ -	\$ 84,000.00	\$ -	\$ 84,000.00
UPDATE GARAGE LEVEL, STAIRWAY, TRAFFIC & STRIPING SIGNAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLUMBING, DRAINAGE & FIRE PROTECTION REPAIR / REPLACEMENT	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
ELECTRICAL REPAIRS, LIGHTING, EXIT SIGNAGE, MISC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DOORS / HARDWARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MASONRY REPAIR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOFING REPAIR / REPLACE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARCHITECTURAL ELEMENTS	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
REPLACE EXISTING DIESEL EMERGENCY GENERATOR W/ NEW NATURAL GAS GENERATOR	\$ -	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00
ADA IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2023 TOTAL	2024 TOTAL	2025 TOTAL	2026 TOTAL	2027 TOTAL	OVERALL TOTAL
HIGH FALLS SUB TOTAL	\$ 160,000.00	\$ 505,000.00	\$ 88,000.00	\$ 104,000.00	\$ 20,000.00	\$ 877,000.00
DESIGN / CONTINGENCY / RPR	\$ 24,000.00	\$ 75,750.00	\$ 13,200.00	\$ 15,600.00	\$ 3,000.00	\$ 131,550.00
HIGH FALLS TOTAL	\$ 184,000.00	\$ 580,750.00	\$ 101,200.00	\$ 119,600.00	\$ 23,000.00	\$ 1,008,550.00

RED = High Priority

BLUE = Medium Priority

GREEN = Low Priority



5. Chlorides & Deck Life-Cycle Analysis

During the summer of 2011, a deck coring and chloride analysis program was carried out to determine typical chloride levels in the deck throughout the garage at varying depths. Chloride samples were taken at the 0-1", 1-2" and 2-3" levels of each core, in order to develop a profile of chloride intrusion at varying depths. Research suggests that when chloride levels reach approximately 280 ppm (parts per million) at the level of reinforcement, the process of corrosion begins to occur. Once that process begins and with constant exposure to moisture and chlorides, the steel reinforcement will continue to corrode. The process of corrosion not only eventually deteriorates the steel reinforcement, but eventually will lead to delamination and spalling of the concrete deck.

Using the existing age of the garage, an assumed severe-exposure condition and the determined chloride levels, a diffusion coefficient was determined to approximate the speed at which chlorides are moving through the concrete deck. The High Falls Garage was constructed with microsilica included in the concrete mix, an additive that significantly slows the rate of chloride intrusion, as evidenced by the compiled results of this program.

Our analysis assumes that the top steel reinforcement is located at the 1-2" depth; however construction practices often result in cover less than specified, which in turn results in earlier corrosion of the steel reinforcement.

The table below includes the average chloride levels at the 0-1", 1-2" and 2-3" depths for all cores taken at the garage. Note that although the below table indicates the overall averages throughout the garage, in general, the lower levels tend to have the highest chloride concentrations, while the roof level usually has the lowest.

Depth	Chlorides (ppm)
0-1"	393.0
1-2"	101.0
2-3"	84.0

As indicated above, in general the chloride levels throughout the garage at the assumed depth of reinforcement have not reached the corrosion threshold of 280 ppm. The data does however suggest that chlorides are migrating through the concrete deck. The presence of chlorides and moisture at the level of reinforcement will eventually result in the need for a significant concrete rehabilitation. This process can be slowed by development and implementation of a long-term sealing / waterproofing program. A proactive preventative-maintenance program that includes sealing / waterproofing of the structural decks is recommended for this garage. Funds for sealing / waterproofing as recommended in the deck life-cycle analysis are included in the estimate in Section 4 of this report.



6. Accessibility Survey

TYLin performed a handicap accessibility survey at the High Falls Garage in accordance with Title III of the Americans with Disabilities Act, which contains an obligation for the removal of physical barriers in existing facilities. This obligation is specific to Places of Public Accommodation, which is loosely defined as businesses or buildings that are open or offer services to the general public.

In addition to the Americans with Disabilities Act, the New York State Uniform Fire Prevention and Building Code and the ICC/ANSI Standard for Accessible and Usable Buildings and Facilities are applicable throughout the State of New York where buildings are altered, undergo a change of use or where buildings were constructed, altered or converted in conflict with codes, rules and regulations in effect at the time of those events. Our field survey and analysis of the above referenced facility was performed in accordance with these standards.

Citing of applicable accessibility provisions below is based on the more restrictive standard. Where the federal and state regulations are the same, we are citing the standards applicable under the New York State Uniform Code.

On the following page you will find a table summarizing the recommended improvements resulting from the Accessibility Survey. Further discussion on the overall ADA survey and individual items is included in the Accessibility Report provided to the City of Rochester under separate cover.

Deficient items have been color coded by priority. The level of priority has been set by the U.S. Department of Justice, as follows:

Priority 1: Accessible approach and entrance. Persons with disabilities should be able to arrive on site, approach the building, and enter as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities.

Priority 2: Access to goods and services. Ideally the layout of the building should allow people with disabilities to obtain materials or services without assistance.

Priority 3: Access to rest rooms. When rest rooms are available to the public, they should be accessible to people with disabilities.

Priority 4: Any other measures necessary. When such amenities such as drinking fountains and public telephones are provided, they should also be accessible to people with disabilities.



Priority Level	Deficient Item	Item Number in Accessibility Report	Remedial Action
1	Size and location of access aisles.	1	Provide access aisles.
1	Van accessible parking.	2	Provide additional signage.
1	Accessible parking space signage.	3	Provide signage.



7. Life & Fire Safety Assessment

TYLin performed a limited life and fire safety assessment at the following garages: Court Street, East End, Genesee Crossroads, High Falls, Mortimer Street, Sister Cities, South Avenue and Washington Square. General circulation paths, configuration and maintenance of the means of egress, signage, physical barriers, tactile warnings, striping & delineation and maintenance of physical elements was excluded from this survey at the request of the City. Surveys of specific areas included:

- Storage Spaces
- Mechanical Rooms
- Riser Rooms
- Electrical Rooms
- Transformer Rooms
- Elevator Machine Rooms
- Office & Other Occupied Spaces

These assessments, provided under separate cover, were performed in accordance with the 2010 Edition of the New York State Uniform Fire Prevention and Building Code, and applicable reference standards, consistent with recognized best practice for providing a reasonable level of life and fire safety from the hazards of fire, explosion or dangerous conditions in these structures and to provide safety to the general public and emergency responders.

Citations of applicable life and fire safety provisions below were based on the more restrictive standard. Where differences exist between federal regulations, state regulations and adopted reference standards, the provisions of the New York State Uniform Code take precedence unless superseded by a higher level of government.

Attached to the narratives we have included our assessment checklist and deficiency matrix. All deficiencies have been color coded by priority as follows:

Priority 1: A deficiency which was deemed to constitute an immediate hazardous to life and health and, in our opinion, necessitates immediate attention. Priority 1 deficiencies are color coded **PINK**.

Priority 2: A deficiency that, in our opinion should be resolved within 90 days. Priority 2 deficiencies are color coded **ORANGE**.

Priority 3: A deficiency that, in our opinion, should be resolved in conjunction with other planned improvements or included in long range plans for the facility. Priority 3 deficiencies are color coded **BLUE**.

Further discussion on the overall assessment and individual items is included in the Life & Fire Safety Assessment Report provided to the City of Rochester under separate cover.



8. Conclusions and Recommendations

The most vital factor for maintaining a safe and useable parking structure at the High Falls garage is to prevent the intrusion of chlorides into the deck and structural members below the expansion joints and to monitor the identified beams and columns.

Based on the above discussion and the long-term structural integrity of the garage, our recommendations with the most immediate need are as follows:

- Repair damaged waterproofing
- Replace isolation joints as required
- Paint and perform misc concrete and tread repairs at the stairtowers
- Replace diesel-powered generator with new natural gas-powered generator

The above items are suggested as the highest priority items. However, the garage is in need of various additional repairs, including but not limited to:

- Cleaning and painting
- Continue preventative maintenance deck sealing/waterproofing program
- Miscellaneous plumbing repairs

The total estimated cost of repairs is included in Section 4 and totals \$1,008,550.



APPENDIX A

GARAGE RATINGS

YEAR BUILT = 1992

10 YEARS TIME PASSED SINCE 2011 RESULTS

CURRENT YEAR = 2021

HIGH FALLS DECK - VISUAL RATINGS			AVERAGE CHLORIDE LEVEL (PPM) AT 1-2" DEPTH (2011)	GARAGE AGE (YEARS)	ESTIMATED CHLORIDE LEVEL (PPM) AT 1-2" DEPTH (CURRENT)	KNOWN POST-TENSION ISSUES?	DECK WP / SEALED SINCE?	EPOXY COATED TOP BARS?	EPOXY COATED BOTTOM BARS?	HIGH FALLS DECK - ADJUSTED RATINGS		
2nd Level	6.00	5.85	80.00	29	122.11	NO	NO	YES	YES	2nd Level	6.00	5.84
3rd Level	6.08		82.00		125.16	NO	NO			3rd Level	6.08	
4th Level	6.14		80.00		122.11	NO	NO			4th Level	6.14	
5th Level	6.17		201.00		306.79	NO	NO			5th Level	6.16	
6th Level	5.75		83.00		126.68	NO	NO			6th Level	5.75	
Roof Level	4.91		80.00		122.11	NO	NO			Roof Level	4.91	

HIGH FALLS			
Inspection Ratings			
Inspection Dates:	July 2021	to	Sept. 2021
Inspector(s):	See Individual Rating Sheets		

ITEM	RATING
COLUMNS (12%)	6.14
BEAMS (17%)	5.86
DECK (25%) *adjusted rating	5.84
EXPANSION JOINTS (10%)	5.27
WATERPROOFING & SEALANTS (10%)	5.00
WALLS (5%)	5.51
STAIRS (5%)	5.00
VEHICLE BARRIERS (5%)	5.64
FAÇADE (5%)	5.00
ELEVATOR ENCLOSURES (5%)	5.64
SIGNAGE (1%)	4.43
OVERALL GARAGE RATING	5.60

9 = not visible - partially or fully obstructed

8 = not applicable

7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

HIGH FALLS			
Inspection Ratings			
Inspection Dates:	July 2021	to	Sept. 2021
	Inspector(s):		See Individual Rating Sheets

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
COLUMNS	Ground Level	6.44	6.14	Columns are generally in good shape. Hairline cracking at the grout pockets is somewhat common, especially at the roof level. Some locations have hairline cracking on the face, and some hairline cracks include efflorescence. See photos 1 to 3.
	2nd Level	6.33		
	3rd Level	6.21		
	4th Level	6.29		
	5th Level	6.21		
	6th Level	5.85		
	Roof Level	5.76		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
BEAMS	2nd Level	6.18	5.86	Beams are generally in good shape. Some locations have diagonal cracks with efflorescence developing at the beam / column interface. See photos 4 to 7.
	3rd Level	5.98		
	4th Level	5.71		
	5th Level	5.93		
	6th Level	5.62		
	Roof Level	5.76		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>DECK</u>	2nd Level	6.00	VISUAL ONLY	The deck is in fair to good condition. Deck condition generally becomes worse on the upper levels of the garage. The 3rd, 4th, 6th and roof level decks contain numerous locations with widespread hairline cracks in the deck, some with efflorescence on the underside of deck, but most were routed and sealed in 2010 and re-sealed in 2018. See photos 8 to 9.
	3rd Level	6.08		
	4th Level	6.14		
	5th Level	6.16	5.85	
	6th Level	5.75		
	Roof Level	4.91	CHLORIDE ADJUSTED	
			5.84	

9 = not visible - partially or fully obstructed

8 = not applicable

7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

HIGH FALLS			
Inspection Ratings			
Inspection Dates:	July 2021	to	Sept. 2021
	Inspector(s):	See Individual Rating Sheets	

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
EXPANSION JOINTS	2nd Level	5.60	5.27	Isolation joints at stairs are generally in good condition (there are no deck expansion joints). Conduit penetrates the joint material at the roof level near the southwest stairwell and some joint tears, allowing potential water infiltration. See photos 10 to 11.
	3rd Level	5.00		
	4th Level	5.00		
	5th Level	5.50		
	6th Level	5.50		
	Roof Level	4.50		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
WATER-PROOFING & SEALANTS	Ground Level	6.00	5.00	Cove sealant is missing or deteriorated at a few locations throughout the garage (see Photo 12). The waterproofing membrane is worn or failing at isolated locations on the closure pours and the membrane over retail space at the south end turnaround area has wear spots.
	2nd Level	4.00		
	3rd Level	5.00		
	4th Level	5.00		
	5th Level	6.00		
	6th Level	5.00		
	Roof Level	4.00		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
WALLS	Ground Level	5.86	5.51	Walls are generally in good shape, with some minor hairline cracking in concrete walls and mortar joint cracking in cmu walls.
	2nd Level	NA		
	3rd Level	NA		
	4th Level	NA		
	5th Level	NA		
	6th Level	NA		
	Roof Level	NA		

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HIGH FALLS				
Inspection Ratings				
Inspection Dates:	July 2021	to	Sept. 2021	Inspector(s): See Individual Rating Sheets

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>STAIRS</u>	Southwest	4.86	5.00	The stairs are generally in good shape. Some nosings are in need of replacement in the northwest stairwell. The previously replaced nosings are failing at some locations in the northwest stairwell. Spalling of the stair landing edge is present at the 2nd floor of both the northeast and northwest stairwells and at the edge of several riser sections. Hairline cracks in the landing decks and stairs are common throughout. See photos 13 to 15.
	Northwest	5.00		
	Southeast	5.14		
	Northeast	5.00		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>VEHICLE BARRIERS</u>	Ground Level	5.50	5.64	Vehicle barriers are in good condition throughout. Some steel cable barriers show minor signs of corrosion. Wheel stops are not rated under this item, but are in need of replacement at various locations on all levels throughout the garage.
	2nd Level	5.60		
	3rd Level	5.67		
	4th Level	5.63		
	5th Level	5.56		
	6th Level	5.91		
	Roof Level	5.40		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>FAÇADE</u>	North	5.0	5.00	The façade is generally in good condition. Some caulk sealant failures were noted along with miscellaneous painting needs and repairs req'd for misc metals.
	East	5.0		
	South	5.0		
	West	5.0		

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HIGH FALLS			
Inspection Ratings			
Inspection Dates:	July 2021	to	Sept. 2021
Inspector(s):	See Individual Rating Sheets		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>ELEVATOR ENCLOSURES</u>	Southwest	5.43	5.64	Elevator enclosures are generally in good condition. The southwest enclosure wall has a small spall at the ground level. The lobby at the roof level of the southwest stair tower shows signs of minor water infiltration at the interface between the concrete walls and storefront frame. See photo to 12.
	Northeast	5.86		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>SIGNAGE</u>	Ground Level	5.00	4.43	Signage is generally in good shape throughout the garage. Some signs on the 2nd, 3rd, and 6th levels are missing anchors
	2nd Level	5.00		
	3rd Level	4.00		
	4th Level	4.00		
	5th Level	4.00		
	6th Level	4.00		
	Roof Level	5.00		

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2 = used to shade between 1 and 3


1 = completely deteriorated or in failed condition

APPENDIX B


PHOTO LOG


Inspection Date: 2021		
Inspection Photos		
Garage: HIGH FALLS		

<p><u>Typical Column Condition</u> Minor hairline cracks and light efflorescence common among columns in the garage. Vehicle barriers moved to external attachment for most columns with previous cable issues, as shown in the picture.</p>	 <p>Photo #1</p>
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<p><u>Column Case 1</u> Heavy grease stains from beam post tensioning tendons.</p>	 <p>Photo #2</p>
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Inspection Date: 2021		
Inspection Photos		
Garage: HIGH FALLS		

<p><u>Column Case 2</u></p> <p>Heavy efflorescence at cable vehicle barrier caps, common where cable barriers are mounted as the picture shows.</p>	
	Photo #3

<p><u>Typical Upturned Beam Condition</u></p> <p>Very minor deficiencies if any at all, good condition overall.</p>	
	Photo #4

Inspection Date: 2021		
Inspection Photos		
Garage: HIGH FALLS		

Typical Standard Beam Condition

Minor hairline cracks at column ends. Overall condition good.



Photo #5

Standard Beam Case 1

Wide cracks at mid span of beam, about 6' long.



Photo #6

Inspection Date: 2021		
Inspection Photos		
Garage: HIGH FALLS		

Standard Beam Case 2

Wide cracks at beam intersection, monitoring recommended. Cracks align with the sides of the perpendicular intersecting beam.



Photo #7

Typical Deck Condition

Overall condition good of most decks, minor efflorescence, hairline cracks, and spalls common.



Photo #8

Inspection Date: 2021		
Inspection Photos		
Garage: HIGH FALLS		

Sealants

Cove sealant failure, common for the garage, worse for the upper levels. This can be addressed whenever the deck sealer is applied.



Photo #9


Typical Isolation Joint Condition


Joints are worn and small rips in sealant common. Rips in the joints are typically in the corner.




Photo #10


Inspection Date: 2021		
Inspection Photos		
Garage: HIGH FALLS		

<p><u>Isolation Joint Case 1</u> Isolation joint missing at Southwest elevator. Joint is typical for that elevator and is not present on the 3rd through 6th floor.</p>	 <p>Photo #11</p>
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<p><u>Typical Elevator Enclosure</u> <u>Condition</u> Both elevators enclosures recently fixed and generally in good condition.</p>	 <p>Photo #12</p>
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Inspection Date: 2021		
Inspection Photos		
Garage: HIGH FALLS		

<p><u>Typical Stairs Condition</u> Stairs covered with traffic topping, rust stains common on the steps. Hairline cracks under the stairs common. Paint failure on the railings and misc metals, including stair supports are prevalent throughout.</p>	 <p>Photo #13</p>
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<p><u>Stairs Case 1</u> Waterproofing on stair nosings are worn through, isolated spots of delaminations/rust stains at the nosing.</p>	 <p>Photo #14</p>
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Inspection Date: 2021		
Inspection Photos		
Garage: HIGH FALLS		

<p><u>Stairs Case 2</u></p> <p>A couple stairs have open/wide cracks on the bottom of the stair risers, but condition has not changed appreciably. These riser sections should be repaired when other significant work is being performed.</p>	
	Photo #15

APPENDIX C

HIGH PRIORITY

HIGH FALLS			
High Priority Items			
Inspection Dates:	6/10/21	to	9/22/21
Inspector(s):			EDF, AMF, QW, LP, JRK, KWK, SLD

Expansion Joints

Level	Location	Joint Rating:	Expansion Joint Notes
Roof Level	Southwest stairs	3	Not sealed around conduit leaking below(2019)

Drainage Plumbing

Level	Drainage Rating:	Drainage/Plumbing Notes
Ground Level	3	Majority of piping (storm, gas, and vent) showing minimal signs of wear (rating = 5). Hvy. scale on storm conn. pipe & riser @ E-2, hvy. rust/splitting of storm riser & T-fitting @ E-5, hvy. rust/scale at storm pipe floor stub @ E-10. Storm drain grate clogged @ D-4. All plumbing in security office bathroom in decent shape as well (rating = 5)

APPENDIX C

MEDIUM PRIORITY

HIGH FALLS				
Medium Priority Items				
Inspection Dates:	6/10/21	to	9/22/21	Inspector(s): EDF, AMF, QW, LP, JRK, KWK, SLD

Columns

Column Mark:	Column Rating:	Notes
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Grade Level Columns

E - 5	5	water stains, efflorescence, scale, minor 1 sf delamination
E - 10	5	small poss delamination, efflorescence & rust @ cold joint on west side

2nd Level Columns

B - 3.2	4	hairline cracks, water stains, rust stains, wide/open crack, patch delamination on east side
F - 11.4	5	light efflorescence from post-tension caps, grease stains from PT caps

3rd Level Columns

D - 6	5	hairline cracks, light efflorescence from cable caps, hairline cracks w/efflorescence
F.8 - 11	4	hairline cracks, water stains, 1 sf delamination at base of column, a pile of CaCl on back side of column

5th Level Columns

D - 4	4	hairline cracks, 1 sf spall, water stains, heavy efflorescence
F - 11.4	5	very light efflorescence from post-tension caps, hairline/open crack

6th Level Columns

D - 3	5	hairline cracks, water stains, efflorescence, 1' sq delamination
D - 4	5	hairline cracks, heavy efflorescence
D - 5	5	hairline cracks, water penetration, moderate efflorescence, 4" sq spall
D - 6	5	hairline cracks, efflorescence, from cable caps
D - 7	5	hairline cracks, efflorescence, from cable caps
D - 8	5	hairline cracks, water penetration, light efflorescence from post-tension caps, 2" sq spall
D - 9	5	1/4" cracks, hairline cracks, water penetration, light efflorescence from post-tension caps
E - 4	5	hairline cracks, water stains, heavy efflorescence, open crack, 1 sf surface delamination
E - 7	5	cracks, water stains, heavy efflor. & grease at post-tension caps
E - 8	5	hairline cracks, light efflorescence, 3" sq spall

Roof Level Columns

B - 2	5	hairline cracks, water penetration, efflorescence
D - 2	5	hairline cracks, water penetration, efflorescence from cable caps
D - 5	5	hairline cracks, water penetration, efflorescence at cable and post-tension caps, open cracks on top
D - 6	5	hairline cracks, water penetration, (2) faces painted, open crack on top full width
D - 7	5	hairline cracks, water pen., efflorescence at cable caps, open cracks on top
D - 11	5	hairline cracks, light efflorescence, water pen. on grout caps, open crack on top full width
E - 2	4	hairline cracks, open cracks top & north face, efflorescence and rust stains from cable caps
E - 3	5	hairline cracks, water penetration, 6" sq. delamination at pipe anchor
E - 5	5	hairline cracks, water penetration, heavy efflorescence
E - 9	5	hairline cracks, water penetration, rust stains from bolts, 1/16" wide cracks on top
E - 10	5	Open cracks on top, hairline cracks, water penetration
E - 11	5	hairline cracks, water penetration, efflorescence at grout caps, open cracks on top
F.8 - 11	5	hairline cracks, delam. at base of column

HIGH FALLS				
Medium Priority Items				
Inspection Dates:	6/10/21	to	9/22/21	Inspector(s): EDF, AMF, QW, LP, JRK, KWK, SLD

Beams

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
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2nd Level Beams

B - 2	B - 4	5	cracks @ mid span and throughout with water staining
A.1 - 12	C - 12	5	2 If hairline cracks @ mid span, hairline crakcs @ C-12, water penetration
B - 11	Girder Near B - 12	5	3 If hairline cracks, water stains, horizontal crack bottom center of beam, cracks @ mid span with water penetration
Girder Near C - 11	C - 12	5	cracks @ mid span, water stains
D - 2	E - 2	5	bird nesting in conduit block out, hairline crack @ mid span
D - 9	E - 9	5	map cracking bottom of beam @ E-9, hairline crack @ mid span
E - 2	H - 2	5	(3) 16" hairline cracks, efflorescence @ grout pocket, hairline crack @ mid span
H - 2	H - 4	5	hairline cracks @ mid span with water penetration, map cracking under beam @ H-2

3rd Level Beams

B - 4	D - 4	5	open crack near B-4
B - 9	D - 9	5	hairline crack @ mid span, horizontal crack on bottom
B - 10	D - 10	5	hairline cracks 8 If total @ mid span to D, open crack near B
A - 10.4	A.1 - 12	5	interior face only, cracks @ mid span
D - 3	E - 3	5	hairline cracks @ mid span
D - 9	E - 9	5	hairline cracks @ mid span, horizontal crack @ mid bottom of beam, water stains near E
D - 10	E - 10	5	2 If hairline cracks, hairline cracks @ mid span and near E
D - 11	E - 11	5	(2) 2 If hairline cracks, hairline crack @ mid span to E
E - 4	H -4	5	6 If hairline cracks, open crack @ F
E - 5	H -5	5	14 If total hairline cracks, 3 If open cracks, horizontal crack along bottom of beam, hairline crack @ mid span and H
E - 10	H -10	5	8 If hairline cracks near F & H, hairline cracks @ mid span

4th Level Beams

B.5 - 2	D - 2	5	open cracks near B.5, hairline MAP cracking bottom of beam @ mid span to D
B - 8	D - 8	5	hairline cracks @ mid span to B
Girder Near C - 11	C - 12	5	hairline cracks @ mid span to C-12
D - 2	E - 2	5	hairline cracks @ mid span and near D
D - 3	E - 3	5	hairline cracks @ mid span and near D
D - 4	E - 4	5	hairline cracks near and @ mid span
D - 5	E - 5	5	hairline cracks near and @ mid span
D - 6	E - 6	5	hairline cracks near and @ mid span
D - 7	E - 7	5	hairline cracks @ mid span
D - 11	E - 11	5	hairline cracks near D-11 & E-11 and @ mid span
E - 1	H - 1	5	upturned beam, hairline cracks near E and @ mid span
E - 2	H - 2	5	open cracks, hairline cracks near H, horiz. hairline cracks bottom of beam @ mid
Girder Near F.5 - 2	Girder Near F.5 - 4	5	water stains, hairline cracks @F.5-3 & mid span
E - 4	H -4	5	hairline cracks @ mid span & near H
E - 5	H -5	5	hairline cracks @ mid span & throughout
E - 8	H -8	5	hairline cracks @ mid span & near H, map cracks, horiz. crack bottom of beam
E - 9	H -9	5	hairline cracks near H & mid span, poor consolidation
E - 11	F - 11.4	5	open cracks @ F11.4

HIGH FALLS				
Medium Priority Items				
Inspection Dates:	6/10/21	to	9/22/21	Inspector(s): EDF, AMF, QW, LP, JRK, KWK, SLD

5th Level Beams

Girder Near B.6 - 2	Girder Near B.6 - 4	5	map cracking, hairline crack @ mid span
Girder Near C - 11	C - 12	5	hairline cracks @ mid span
D - 4	E - 4	5	hairline cracks @ mid span and E, water stains
D - 9	E - 9	5	poor consolidation near E, hairline crack @ mid span
D - 10	E - 10	5	hairline cracks @ mid span
D - 11	E - 11	5	hairline crack near E, hairline map cracking @ mid span
E - 2	H - 2	5	hairline / open cracks near H
E - 7	H - 7	5	hairline cracks @ mid span to H, horiz. hairline crack bottom of beam

6th Level Beams

Girder Near B.6 - 2	Girder Near B.6 - 4	5	hairline cracks @ mid span, poor consolidation
B - 6	D - 6	5	hairline cracks @ mid span & D & near B, poor consolidation
B - 9	D - 9	5	map cracks near B, hairline cracks @ 1/3 B & mid span
Girder Near C - 11	C - 12	5	hairline cracks near 12 and @ mid span
D - 1	E - 1	5	upturned beam, hairline cracks, light efflorescence, 1' sq delamination
D - 2	E - 2	5	hairline cracks @/near mid span, poor consolidation, bird nest in conduit block out
D - 4	E - 4	5	hairline cracks near E and mid span, map cracks
D - 6	E - 6	5	hairline cracks @ mid span
D - 8	E - 8	5	map cracks near E, hairline cracks @ mid span & near E
D - 9	E - 9	5	hairline cracks @ mid span
D - 12	E - 12	5	upturned beam, horiz. hairline crack, hairline crack @ mid span
E - 2	H - 2	5	hairline cracks near H and @ mid span, open crack @ F.5
Girder Near F.5 - 2	Girder Near F.5 - 4	5	hairline cracks @ mid span, map cracks
E - 5	H - 5	5	hairline cracks @ mid span to H, horiz. cracks bottom of beam
E - 6	H - 6	5	poor consolidation, hairline cracks near H and @ mid span
E - 8	H - 8	5	hairline cracks near H and @ mid span, horiz. crack along bottom
E - 11	F - 11.4	5	map cracks near E, hairline cracks, open cracks @ F11.4, horiz. crack hairline crack bottom beam
Girder Near F - 10	F - 11.4	5	efflorescence, water stains from deck, hairline cracks @ mid span

Roof Level Beams

B.5 - 2	D - 2	5	hairline cracks, open cracks at girder C, horiz crack along bottom
Girder Near B.6 - 2	Girder Near B.6 - 4	5	light scaling, hairline crack @ mid span
B - 9	D - 9	5	hairline cracks, map cracks, efflorescence, poor consolidation, small spalling, horiz crack along bottom
Girder Near C - 11	C - 12	5	widening crack @ mid span & C-12, hairline cracks, efflorescence, water stains from deck
D - 10	E - 10	5	hairline crack near D&E, widening cracks near E
D - 11	E - 11	5	map cracks, hairline cracks, widening cracks near E
E - 2	H - 2	5	hairline cracks near mid span & F&H, water stains, horiz crack along bottom
Girder Near F.5 - 2	Girder Near F.5 - 4	5	hairline crack @ mid span, horiz. hairline crack

HIGH FALLS						
Medium Priority Items						
Inspection Dates:		6/10/21	to	9/22/21	Inspector(s):	EDF, AMF, QW, LP, JRK, KWK, SLD
E - 5	H -5	5	map cracks, hairline cracks, widening crack @1/3 longitudinal cracks, horiz. crack bottom of beam			
E - 8	H -8	5	hairline cracks @ mid span & near E, open cracks and horiz. crack along bottom, map cracks			
E - 9	H -9	5	open cracks, hairline cracks near E&H, horiz. crack near E			
E - 11	F - 11.4	5	widening cracks near E&H, hairline cracks, map cracks, horiz. crack along bottom			
E - 12	F - 12	5	upturned beam, efflorescence, hairline cracks, water stains, failed cove seal			
Girder Near F - 10	F - 11.4	5	hairline cracks @ mid span, minor efflorescence from deck			
F - 11.4	F - 12	5	widening cracks @ F-12, water stains			

Deck

Column Boundaries of Deck Bay:				Deck Rating:	Deck Underside Notes:	Deck Top Notes
2nd Level Deck						
D - 10	D - 11	E - 11	E - 10	5	small crack near E, hairline crack along E-line	1 sf spall fixed
E - 4	E - 5	H - 5	H - 4	5	3 lf hairline cracks with efflorescence, (4) small minor spalls at drip edge, water stains & efflorescence on deck face at E-5	several areas of exposed reinforcement
E - 6	E - 7	H.3 - 7	H.3 - 6	5	1/2 in store front & not visible, water stains with efflorescence & 8 lf hairline cracks in closure pour	OK
A - 10.3	A - 12	B - 11	B - 12	4	80 lf hairline cracks with water stains, efflorescence & possible grease stains	top of slab not visible, covered with roof membrane in good condition

3rd Level Deck

Girder Near B.6 - 2	Girder Near B.6 - 3	D - 3	D - 2	5	efflorescence, hairline cracks 4 lf	4 lf deck hairline cracks
A - 10.4	A.1 - 12	Girder Near B - 12	B - 11	4	multiple long cracks, efflorescence, water dripping from bolt, see second level notes	covered with water proofing membrane, signs of lifting
Girder Near C - 11	C - 12	D - 12	D - 11	5	hairline cracks 3 lf, , water stains	OK
D - 3	D - 4	E - 4	E - 3	5	water penetration at joint	6' curb hairline cracks, 1 lf deck hairline crack

4th Level Deck

B - 4	B - 5	D - 5	D - 4	5	water stains at joint	OK
B - 7	B - 8	D - 8	D - 7	5	water stains at edge of deck	6 lf deck hairline cracks, 6' curb hairline cracks
D - 6	D - 7	E - 7	E - 6	5	9" hairline cracks at closure pour	4 lf deck hairline cracks, previously sealed cracks failed in spots, 3' hairline crack
E - 2	E - 3	Girder Near F.5 - 3	Girder Near F.5 - 2	5	efflorescence, water penetration, hairline cracks 2 lf @ edge of deck, rust stains at exposed chairs	OK

5th Level Deck

B - 4	B - 5	D - 5	D - 4	5	OK	60 lf hairline cracks
D - 1	D - 2	E - 2	E - 1	5	42' hairline cracks, water stains, active leak	OK
D - 8	D - 9	E - 9	E - 8	5	8' hairline crack w/efflo.	OK
E - 6	E - 7	H - 7	H - 6	5	water stains at closure pour, hairline cracks 80 lf, exposed chairs with light efflorescence	2 lf deck hairline cracks

6th Level Deck

Girder Near B.6 - 3	Girder Near B.6 - 4	D - 4	D - 3	5	(4) locations of exposed chairs with efflorescence & water stains	20 lf deck & 3 lf curb hairline cracks
B - 4	B - 5	D - 5	D - 4	5	water stains at construction joint	60 lf deck hairline cracks, 4 lf curb cracks
B - 8	B - 9	D - 9	D - 8	5	4 lf hairline cracks with efflorescence, 6" sq. delamination at upper railing anchor	3' curb cracks, minor spalling in deck
B - 9	B - 10	D - 10	D - 9	5	water stains at construction joint, 1 lf hairline crack with efflorescence	15' hairline cracks, 3' curb cracks
B - 10	B - 11	D - 11	D - 10	5	3 sf previous patch minor cracking with efflorescence, 6 lf hairline cracks	6 lf deck hairline cracks, minor curb damage
D - 1	D - 2	E - 2	E - 1	5	OK	3" exposed bar, 30' hairline cracks
D - 2	D - 3	E - 3	E - 2	5	10 lf hairline cracks with efflorescence	21' hairline cracks

HIGH FALLS						
Medium Priority Items						
Inspection Dates:		6/10/21	to	9/22/21	Inspector(s): EDF, AMF, QW, LP, JRK, KWK, SLD	
D - 7	D - 8	E - 8	E - 7	5	hairline cracks 10 lf, efflorescence, (3) locations of exposed chairs with efflorescence	6 lf curb cracks
D - 8	D - 9	E - 9	E - 8	5	water staining at construction joint, 25 lf hairline cracks with efflorescence, 10' hairline crack	6 lf curb cracks, 9' open crack near curb
D - 9	D - 10	E - 10	E - 9	5	several exposed chairs with efflorescence @ D-line, several cracks with efflorescence	4 lf curb hairline cracks, 2' open crack near curb
E - 1	E - 2	H - 2	H - 1	5	6' diagonal crack with water penetration	1 lf deck hairline crack
E - 6	E - 7	H - 7	H - 6	5	(2) locations with exposed chairs, efflorescence & rust stain, hairline cracks 30 lf at closure pour	2 lf deck hairline cracks

Roof Level Deck

B.5 - 1	B.5 - 2	D - 2	D - 1	5	22 lf hairline cracks with water penetration, 32 lf hairline cracks	2' hairline cracks
Girder Near B.6 - 2	Girder Near B.6 - 3	D - 3	D - 2	5	25 lf hairline cracks with water penetration, 20 lf hairline cracks	4' curb hairline cracks, small spalling, 45 lf hairline cracks, water pond by stair
Girder Near B.6 - 3	Girder Near B.6 - 4	D - 4	D - 3	4	20' hairline cracks w/water penetration, water stains, 20' hairline cracks with efflorescence, 30 lf hairline cracks	12' curb hairline cracks, 52 lf hairline cracks, rusting cable plates
B - 5	B - 6	D - 6	D - 5	5	20' hairline cracks, 40' hairline cracks w/water stains, 4' hairline cracks w/efflorescence, efflorescence	1' curb hairline cracks
B - 6	B - 7	D - 7	D - 6	4	90 lf hairline cracks along closure pour, 10 lf efflorescence	5 lf deck hairline cracks, closure pour membrane has minor plow damage
B - 7	B - 8	D - 8	D - 7	5	25' hairline cracks w/water stains 55' hairline cracks	11 lf deck hairline cracks
B - 8	B - 9	D - 9	D - 8	4	17 lf hairline cracks, 4' hairline cracks w/efflorescence	19 lf deck hairline cracks, some open cracks
B - 9	B - 10	D - 10	D - 9	4	efflorescence, 5 lf hairline cracks, efflorescence along construction Joint	60 lf hairline cracks, 6' curb cracks, construction joint sealant cracking, 80 sf worn traffic topping, some open cracks
B - 10	B - 11	D - 11	D - 10	5	5' hairline cracks with efflorescence, 12' hairline cracks w/water stains, 8 lf hairline cracks	20' deck & 2 lf curb hairline cracks, some open cracks
Girder Near C - 11	C - 12	D - 12	D - 11	5	10 lf deck hairline cracks with water stains & efflorescence, 2" dia. grease stain	OK
D - 1	D - 2	E - 2	E - 1	4	42 lf hairline cracks with water stains, small spall @ 1 crack	60 sf worn traffic topping
D - 2	D - 3	E - 3	E - 2	4	8' hairline cracks w/efflorescence, 110 lf hairline cracks	2 lf curb hairline cracks
D - 3	D - 4	E - 4	E - 3	5	3' hairline cracks w/efflorescence, 20' hairline cracks	2 lf curb hairline cracks
D - 4	D - 5	E - 5	E - 4	4	6' hairline cracks w/efflorescence, 70' hairline cracks	5 lf curb hairline cracks, 12' hairline cracks
D - 5	D - 6	E - 6	E - 5	5	20' hairline cracks w/efflorescence, 60' hairline cracks	4' curb hairline cracks, 1" exposed bar, 10' hairline cracks
D - 6	D - 7	E - 7	E - 6	5	8' hairline cracks w/efflorescence, 100' hairline cracks at or near closure pour, 2" dia. grease stain	2 lf deck hairline cracks, closure pour waterproof membrane cracked, peeling & worn thin from plow
D - 7	D - 8	E - 8	E - 7	5	5' hairline cracks w/ efflorescence, 40' hairline cracks	3' curb hairline cracks
D - 8	D - 9	E - 8	E - 9	5	22 lf hairline cracks with water stains & efflorescence, water stains & efflorescence at construction joint	4 lf curb hairline cracks
D - 9	D - 10	E - 9	E - 10	4	36 lf hairline cracks with water stains & light efflorescence, 75 lf hairline cracks	7 lf deck hairline cracks (FIXED), 1 lf curb hairline crack with efflorescence
D - 10	D - 11	E - 10	E - 11	5	14 lf hairline cracks with water stains, 30 lf hairline cracks	large 1" gap at curb construction joint with missing sealant
E - 1	E - 2	H - 2	H - 1	5	water stains, 25 lf hairline cracks	48 sf area of worn traffic topping
E - 2	E - 3	Girder Near F.5 - 3	Girder Near F.5 - 2	4	20' hairline cracks w/water stains and efflorescence, 60 lf hairline cracks	10 lf deck hairline cracks
E - 4	E - 5	H- 5	H - 4	5	25' hairline cracks with efflorescence, 50' hairline cracks, 2" long grease in crack	OK
E - 5	E - 6	H - 6	H - 5	5	4' hairline cracks w/efflorescence, 4' hairline cracks w/grease and water stains, 16 lf hairline cracks, 8 lf hairline cracks with water stains	4 lf hairline cracks
E - 6	E - 7	H - 7	H - 6	5	100' hairline cracks at closure pour, 2' hairline cracks w/efflorescence	4 sf plow damage at closure pour membrane & areas of cracking at west end
E - 7	E - 8	H - 8	H - 7	5	5' hairline cracks w/efflorescence, 20' hairline cracks	OK
E - 8	E - 9	H - 9	H - 8	5	hairline cracks 40' lf, 5' hairline cracks w/water stains	4 sf light scale
E - 9	E - 10	H - 10	H - 9	5	36 lf hairline cracks with water stains, 42 lf hairline cracks	1 lf curb cracks, 3" exposed bar, crack needs to be resealed
E - 10	E - 11	F - 11.4	Girder Near F - 10	5	21 lf hairline cracks, 2' hairline cracks w/water stains and efflorescence at drain	7 lf hairline cracks, (7) 1 lf hairline cracks in railing curb
E - 11	E - 12	F - 12	F - 11.4	5	5 lf hairline cracks	40 lf hairline cracks

HIGH FALLS			
Medium Priority Items			
Inspection Dates:	6/10/21	to	9/22/21
Inspector(s):			EDF, AMF, QW, LP, JRK, KWK, SLD

Walls

Wall Start Column:	Wall End Column:	Wall Rating:	Notes
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Grade Level Walls

D5	D4	5	3 lf hairline cracks, 1 lf deterioration at control joint w/ minor spalling
C-1	D-1	5	water staining, 16 lf total hairline cracks, 1 sf spall at D-1 column
D-1	D.8-1	5	water staining, 12 lf total hairline cracks, 1 sf spall at D.8-1 column

Roof Level Walls

D-2	D-3	5	cmu, water infiltration, deteriorating grout, moss, hairline cracks
D-3	D-4	5	cmu and conc., water infiltration, deteriorating grout, moss, hairline cracks
D-4	D-5	5	cmu and conc., water infiltration, deteriorating grout, moss, hairline cracks, small areas of spalling in conc. total 1 sf
D-8	D-9	5	cmu and conc., water infiltration, deteriorating grout, moss, hairline cracks, 3 lf hairline cracks in conc.
D-9	D-10	5	cmu and conc., water infiltration, deteriorating grout, moss, hairline cracks, 2 lf hairline cracks in conc.
D-10	D-11	5	12 lf hairline cracks, small areas of spall total 1 sf
E-2	E-3	5	conc. w/ 6 lf total hairline cracks, small areas of spall total 1 sf, water infiltration, bad sealant
E-3	E-4	5	cmu and conc. w/ 4 lf total hairline cracks, small areas of spall total 1 sf, water infiltration, bad sealant
E-4	E-5	5	cmu and conc., moss, bad sealant, water infiltration
E-5	E-6	5	cmu and conc., moss, bad sealant, water infiltration, grout deteriorating
E-6	E-7	5	cmu and conc., moss, bad sealant, water infiltration, grout deteriorating, 6 lf total hairline cracks
E-7	E-8	5	cmu and conc., moss, bad sealant, water infiltration, grout deteriorating, 8 lf total hairline cracks
E-8	E-9	5	cmu and conc., moss, bad sealant, water infiltration
E-9	E-10	5	cmu and conc., moss, bad sealant, water infiltration
D-8	D-7	5	cmu, moss, water infiltration, efflorescence, bad sealant
D-6	D-5	5	cmu, moss, water infiltration, efflorescence, bad sealant

Expansion Joints

Level	Location	Joint Rating:	Expansion Joint Notes
2nd Level	Southwest stairs	4	old premold joint, no sealant at conduit penetrations, (2) 6" long failed sealant, leak @ corner
3rd Level	Southwest stairs	4	4" Rip In Premold Joint Material, leaking at corner (2021)
4th Level	Southwest stairs	4	6" bad welded splice, rip in corner and leaking, leak in joint at elevator
5th Level	North East Elevator	5	Repaired in 2016 - mostly good condition but separation of sealant (2021), no leaking
6th Level	North East Elevator	5	small leak @ corner (no leak detected in 2021)

WP & Sealants

Level:	WP & Sealants Rating:	Waterproofing and Sealants Notes:
2nd Level	4	Closure pour WP (B line-D line) worn with delaminations, closure pour WP (D line-E line) has multiple patches overall heavily worn especially in driving lane, closure pour WP (E line-H line) heavily worn, WP (D.7-1,2 to H-1,2) worn through in multiple spots, WP (C-11,12 to F-11,12) worn overall and worn through in both driving lanes, WP (F-5.5,10 to H-5.5,10) generally worn, cove peeling throughout floor especially at the deck/sidewalk interface, no leaking at pour strips or construction joints
3rd Level	5	Closure pour WP (B line-D line) fair condition w/ hairline cracks, closure pour WP (D line-E line) fair condition w/ hairline cracks, closure pour WP (E line-H line) worn in driving lane, traffic topper (C-10,11 to C.8-10,11) generally worn, cove peeling throughout floor especially at the deck/sidewalk interface, no leaking at pour strips or construction joints
4th Level	5	Closure pour WP (B line-D line) fair with worn in driving lane, closure pour WP (D line-E line) fair with worn in driving lane, closure pour WP (E line-H line) fair with worn in driving lane, traffic topping (E.2-6.5,8 to F-6.5,8) wearing, cove peeling throughout floor especially at the deck/sidewalk interface, no leaking in pour strips or construction joints
6th Level	5	Closure pour WP (B line-D line) good condition & a 30% patch wearing, closure pour WP (D line-E line) good condition, closure pour WP (E line-H line) good condition, cove peeling throughout floor especially at the deck/sidewalk interface, one small leak at CJ near 8 b'twn D and E, no leaking at remaining construction joints and pour strips
Roof Level	4	Closure pour WP (B line-D line) heavy wear/sun baked, closure pour WP (D line-E line) worn through multiple spots & cracking & sun baked, closure pour WP (E line-H line) heavy wear & sun baked, cove peeling throughout floor especially at the deck/sidewalk interface, several small leaks in the construction joint near 10 btw'n B and D, small leak at construction joint near 3 b'twn D and E

HIGH FALLS				
Medium Priority Items				
Inspection Dates:	6/10/21	to	9/22/21	Inspector(s): EDF, AMF, QW, LP, JRK, KWK, SLD

Stairs

Location	Level	Stair Rating:	Stair Notes:
Southwest	G	4	(6) steel frame base plates rusted, (5) grout pads cracked & spalling with areas broken away, cracking & rust stains on steel frame foundations, no sealant at foundations & sidewalk
Southwest	2	5	Cracks in railing curb, 1sf railing curb broken away, 7 in hairline cracks with rust stains on underside, nosings good, traffic topper on stairs good
Southwest	3	5	Currently no ponding, but area of water stain visible on floor, floor has waterproofing, 1 sf spall and rust in railing curb, rust stains on underside, 1sf area of delamination on landing, traffic topper on stairs good
Southwest	4	5	Currently no ponding, but water stains present on floor, floor is waterproofed, 8 in hairline cracks with rust & 10 in hairline cracks with efflo. on underside, traffic topper on stairs good, rust stains/cracks/possible delamination on landing, water staining at window sill
Southwest	5	5	Currently no ponding, but water stains present on floor, floor is waterproofed, traffic topper on stairs good, rust stains on landing with 2 in cracks and 1 sf delamination, cracks in railing curb
Southwest	6	5	Currently no ponding, but water stains present on floor, 3 in open cracks with rust underside, 1sf delamination underside, traffic topper on stairs good, rust stains on lower steps, rust stains & cracks on landing
Southwest	R	5	1 sf delamination started at center column, 15 in cracks in ceiling, traffic topper on stairs good, rust stains on landing, 1sf delamination under stairs, no ponding present, but water staining visible
Northwest	G	5	Steel door frames and doors under stairs rusted, some broken brick & bad mortar joints, steel roof framing rusted at sidewalk, sealant deteriorating
Northwest	2	5	Multiple hairline cracks in concrete wall, waterproofing starting to peel at nosings, glass roof frame rusted, North stair nosings delaminated & rusted
Northwest	3	5	Steel frame in okay, rust stains from exposed chairs, traffic topper on stairs good, 4 in cracks with small area of delamination underside, handrails starting to rust
Northwest	4	5	Flashing on north side angles towards window enclosure sealant cracked, steel frame okay, rust stains from exposed chairs, traffic topper on stairs good, 2 in hairline cracks underside, 1 in crack on stair, <1 sf delamination, steel frame rusted, handrails starting to rust
Northwest	5	5	Surface rust on steel frame, crack in landing beam, traffic topper on stairs good, rust around railing base, 4 in crack under stairs, 4 in crack on side, minor areas of rust on railing
Northwest	6	5	Surface rust on steel frame, small spalls with rust stains on underside from exposed chairs, traffic topper on stairs good, 6 in crack on landing is partially filled, crack in landing beam
Northwest	R	5	Steel frame & nosings good, no door sweep 2" gap, 10 in hairline cracks in roof, 3 in crack in wall, 1 in crack in landing, steel frame good, cracks in landing beam, water staining below windows, traffic topper on stairs good
Southeast	G	5	Cracks at underside of slab above, beam at stair enclosure rusting, loose & missing grout at bricks at base.
Southeast	2	5	Open cracks in landing beam with (2) 2 sf delamination, 2 in hairline crack in top step at exp. Jt., 1 in bad sealant at exp. Jt., several cracks on high landing, cracks in side concrete supports, rusting and bubbling of paint at handrail in multiple locations, cracking at post/concrete at landing
Southeast	4	5	30 lf hairline cracks underside stairs, traffic topper on stairs, rusting and bubbling of paint at handrail in multiple locations, rusting at bolts/sleeves above, previous repair patches chipping at landing
Southeast	5	5	20 lf hairline cracks underside of stairs, multiple tiny spalls at chairs, traffic topper on stairs, many sealed cracks on landing, rust stains under stairs
Southeast	6	5	3" cracking at landing, 1 sf delamination at rail post and step, nosings good, 2 sf delamination at edge of step/under nosing previous repair, traffic topper on stairs, chair rust underneath, railing rusted at landing intersection and butt end.
Southeast	R	5	Mortar at top rail popping/cracking, small spalling at concrete panels above, top rail and railing joints paint is chipped/bubbling, 2 sf spall underside of step & rail post previous repair, 2" hairline crack at landing post, 2 sf spall underside post, traffic topper on stairs, eff & water/rust stains underneath
Northeast	G	5	Door frames under stairs rusted (1) of them is bent, mortar loose & cracking at base of stair enclosure, steel tube framing is rusted at lights, minor wear at nosings, cracks in concrete side wall
Northeast	3	5	Steel frame & nosings good, 2 sf spall in landing, 1 lf hairline cracks in landing, traffic topper on stairs, rusted out metal angles/bolts at landing, exposed "yellow" wiring and rust at beam above, minor spalling at top (3) steps.
Northeast	4	5	Steel frame & nosings good, traffic topper on stairs, rusted out metal angles/bolts at landing, Bottom rungs of handrail rusting in spots, top (4) steps spotted with rust)
Northeast	5	4	Steel frame & nosings good, 10 lf open cracks under stairs, landing beam scale and eff, water penetration from windows, possible 4 sf delamination underside, heavy scale on landing, traffic topper on stairs, rusted out metal angles/bolts at landing, window edging pilled out at landing, some spalling
Northeast	6	4	3 lf hairline cracks landing, sealed cracks, traffic topper on stairs, top (4) steps spotted with rust (source unknown)

Vehicle Barriers

Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barriers Notes:
Ground Level	D11 - D9 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
Ground Level	E11 - E9 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
2nd Level	E11 - E2			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
2nd Level	D2 - D6 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
2nd Level	D2 - D6 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
2nd Level	E11 - E2 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
3rd Level	E11 - E2 WEST			X		5	Surface rust on bracket nuts/bolts, minor loss of galvanic coating, areas of surface rust on cables, small area of medium rust

HIGH FALLS							
Medium Priority Items							
Inspection Dates:		6/10/21	to	9/22/21	Inspector(s):		
					EDF, AMF, QW, LP, JRK, KWK, SLD		
3rd Level	D11 - D6 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
3rd Level	E11 - E2 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
4th Level	D2 - D6 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
4th Level	D2 - D6 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating
4th Level	E11 - E2 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust

Facade

Level	Facade Rating:	Facade Notes
North	5	A/C steel frame platform rusting thru., rust stains on concrete wall below a/c unit, light mounts have surface rust, sidewalk spall at NE stairs, top west corner of concrete knee wall cracked at Col 1/D, conduit for alley fixtures is not properly anchored, general weathering of concrete surfaces
East	5	Staining on precast at south pedestrian entrance, cracks in concrete sill, grout spalling at base of column precast, sealant at sidewalk 75% needs replacement, aluminum frame corroded at SE pedestrian entrance, spalling brick and loose mortar at stairs, bottom of tube steel supporting glass rusting, full section at some locations, door and frames under stairs are in poor condition at base, metal column cover at 12/A out of alignment, portion of aluminum frame missing on right side, southeast opening rusted out and rebar exposed, at many concrete piers foundation is cracked/loose/missing, intersection of structure & sidewalk damaged and aluminum frame bent.
South	5	Multiple cracks in concrete store front window sill, sealant at sidewalk good, rust stains on face of concrete piers supporting vertical trusses
West	5	Sealant at sidewalk 80% bad, store front concrete window sill has multiple cracks, (4) 2 sf brick spalls at base of stairs, steel tube for stair roof rusted thru at sidewalk, hinges and door sweep at retail doors rusting, doors under stairs have significant deterioration at lower door and frame, accent paint on face of guards for openings is peeling, damage to brick over entrance, rebar exposed at 2nd floor landing, paint is rusting/bubbling at "blue" steel, cracking at many pillars, mortar missing at steel/concrete intersection.

Drainage Plumbing

Level	Drainage Rating:	Drainage/Plumbing Notes
2nd Level	5	Majority of piping (storm, gas, and vent) showing minimal signs of wear (rating = 5).
3rd Level	5	Majority of storm and vent piping showing minimal signs of wear (rating = 5). Storm drain conn. pipe cracked @ D-2.
4th Level	4	Majority of storm and vent piping showing minimal signs of wear (rating = 5). Storm drain conn. pipe cracked @ E-3, loose storm pipe clamp @ E-5.
5th Level	5	Majority of storm and vent piping showing minimal signs of wear (rating = 5).
6th Level	5	Majority of storm and vent piping showing minimal signs of wear (rating = 5).
Roof Level	5	Majority of storm piping showing minimal signs of wear (rating = 5). Vent stack from generator terminates on roof - some damage to protective flashing (rating = 4).

Mechanical

Level	Mechanical Rating:	Mechanical Notes
Ground Level	5	Unit heaters, AHU for security office, HW Tank and condensers feeding smaller store fronts all in good condition. Maintenance personnel claims no issues with any mechanical component of garage (rating = 5).

Electrical

Level	Electrical Rating:	Electrical Notes
Ground Level	5	Elevator up arrow is broken at Column 11 row F
2nd Level	5	Elevator down arrow is broken at Column 11 row F, Elevator down arrow is broken at Column 2 row B, Camera base plate is broken Column 3 row H, Stairs Glass is broken at Colum 5 row H, Stairs Glass is broken at Colum 1 row H, Conduit broken at column 2 from row E, Stairs Glass is broken at Colum 1 row H, Camera base plate is broken Column 3 row A
3rd Level	5	Elevator down arrow is broken at Column 11 row F, Elevator down arrow is broken at Column 2 row B, Conduit straps at column 11 from row C to row D are broken, Conduit T cover is missing at column 11 row E, Conduit T cover is missing at column 8 row G
4th Level	5	Elevator down arrow is broken at Column 11 row F, Conduit straps at column 1 from row E to row D are broken, Elevator down arrow is broken at Column 2 row B
5th Level	5	Elevator down arrow is broken at 11 row F. Conduit straps at column 1 from row B to row F are broken
6th Level	5	Exit sign at column 11 row E is not working, Elevator down arrow is broken, Coduit straps at column 9 row F are broken
Roof Level	5	Light Pole and fixtures on roof are corroded. Light fixture at column 9 row E keeps blinking, Exit sign at column 3 row F is not working

HIGH FALLS				
Medium Priority Items				
Inspection Dates:	6/10/21	to	9/22/21	Inspector(s): EDF, AMF, QW, LP, JRK, KWK, SLD

Fire Protection

Level	Fire Protection Rating:	Fire Protection Notes
Ground Level	5	Dry pipe system used for fire protection; no heads, only standpipes. All piping and valves in extremely good condition (rating = 6). Valve at incoming water service to booster pump has a small leak (rating = 4). Maintenance personnel uses system to wash garage at least twice a summer.

Signage

Level	Signage Rating:	Signage Notes
Ground Level	5	Striping worn but visible, entry signs worn and faded, chains are rusted
2nd Level	5	C-12 to D-12 - destination sign missing anchors, striping is worn and difficult to see
3rd Level	4	Striping worn, C-12 to D-12 destination sign missing, E-1 to H-1 destination sign missing anchor, B-1 to D-1 missing destination sign
4th Level	4	Striping worn, empty sign bracket at crossover (do not enter), C-12 to D-12 & E-12 to F-12 missing destination signs
5th Level	4	Striping worn, E-1 to H-1 missing destination sign
6th Level	4	Striping worn, C-12 to D-12, E-12 to F-12 & E-1 to H-1 missing destination sign
Roof Level	5	Striping worn, no destination signs, but no indication they were ever installed, signage faded but legible

Elevator Encl.

Locations	Level	Elevator Encl. Rating:	Elevator Enclosure Notes
Southwest	G	5	Small spall on north and east walls near pipe, water stains
Southwest	2	5	2lf hairline cracks & water stains near NE standpipe
Southwest	3	5	1 lf hairline crack with rust stain in near NE standpipe
Southwest	R	5	hairline cracks at roof with efflorescence and water staining

APPENDIX D

FIELD NOTES

Column Mark:	Column Rating:	Notes
B.5 - 1	6	Water stains
B.5 - 2	6	Water stains
B - 2	6	hairline cracks, water stains
B - 2.8	6	hairline cracks, water stains and rust stains
B - 3.2	4	hairline cracks, water stains, rust stains, wide/open crack, patch delamination on east side
B - 4	7	OK
B - 5	7	OK
B - 6	7	OK
B - 7	7	OK
B - 8	7	OK
B - 9	7	OK
B - 10	7	OK
B - 11	7	OK
A.1 - 10.4	9	covered in precast
A - 12	9	covered by steel
C - 12	6	hairline cracks
D - 1	7	OK
D - 2	7	OK
D - 3	6	hairline cracks, water stains
D - 4	6	hairline cracks, water stains, lite efflorescence
D - 5	6	hairline cracks, light efflorescence, water stains, light efflorescence from post-tension caps
D - 6	6	Lite efflorescence from cable caps
D - 7	6	Light efflorescence from post-tension caps
D - 8	6	hairline cracks, lite efflorescence, water stains, light efflorescence from post-tension caps

Column Mark:	Column Rating:	Notes
D - 9	6	hairline cracks, light efflorescence, water stains, light efflorescence from post-tension caps
D - 10	7	OK
D - 11	6	Light efflorescence from unused cable caps, hairline cracks
D - 12	7	OK
E - 1	7	OK
E - 2	6	Light efflorescence from cable caps
E - 3	6	hairline cracks with light efflorescence
E - 4	6	hairline cracks with light efflorescence
E - 5	6	hairline cracks, water stains, light efflorescence from post-tension caps
E - 6	6	hairline cracks, water stains, light efflorescence from post-tension caps
E - 7	6	hairline cracks, water stains, light efflorescence from post-tension caps
E - 8	6	hairline cracks with light efflorescence
E - 9	6	hairline cracks with light efflorescence
E - 10	6	hairline cracks, light efflorescence
E - 11	6	Light efflorescence from cable caps
E - 12	7	OK
H - 1	6	water stains
H - 2	7	OK
H - 3	8	OK
H - 2.8	6	hairline cracks, water stains, light efflorescence
H - 3.2	6	hairline cracks, water stains, light efflorescence
H - 4	6	hairline cracks, water stains
H - 5	7	OK
H - 6	7	OK

[illegible]

Inspection Date: 7 / 15 / 2021	Inspector(s): AMF, QW	HIGH FALLS	2nd Level	Overall Beam Rating: 6.18
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Beam Start Column:	Beam End Column:	Beam Rating:	Notes
B.5 - 1	D - 1	7	upturned beam
B.5 - 2	D - 2	6	(2) hairline cracks at B connection about 3 lf total
B - 2	B.5 - 2	7	OK
B - 2	B - 4	5	Cracks @ mid span and throughout with water staining
Girder Near B.6 - 2	Girder Near B.6 - 4	7	OK
Girder Near B.6 - 3	D - 3	7	OK
B - 4	D - 4	7	OK
B - 5	D - 5	7	OK
B - 6	D - 6	7	OK
B - 7	D - 7	6	water staining
B - 8	D - 8	7	OK
B - 9	D - 9	6	Bird nesting in conduit block out, Small Spalls along bottom corner of beam
B - 10	D - 10	7	OK
B - 11	D - 11	6	water staining, half of beam inside store front & not visible
A - 10.4	A.1 - 12	6	hairline cracks, water stains
A.1 - 12	C - 12	5	2 lf hairline cracks @ mid span, hairline cracks @ C-12, water penetration
B - 11	Girder Near B - 12	5	3 lf hairline cracks, water stains, horizontal crack bottom center of beam, cracks @ mid span with water penetration
Girder Near C.2 - 11	Wall Near B.7 - 11.7	6	half of beam not visible, concrete deterioration @ stairs
Girder Near C - 11	C - 12	5	cracks @ mid span, water stains
C - 12	D - 12	6	upturned beam, horizontal cracks with water penetration near D
D - 1	E - 1	7	upturned beam
D - 2	E - 2	5	bird nesting in conduit block out, hairline crack @ mid span
D - 3	E - 3	6	bird nesting in conduit block out
D - 4	E - 4	6	water stains

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 5	E - 5	6	horizontal crack @ mid span and bottom of beam, water stains
D - 6	E - 6	6	water stains
D - 7	E - 7	9	
D - 8	E - 8	9	
D - 9	E - 9	5	map cracking bottom of beam at E-9, hairline crack @ mid span
D - 10	E - 10	6	bird nesting in conduit block out, hairline cracks near D-10
D - 11	E - 11	7	1 face visible
D - 12	E - 12	6	horizontal crack near D with water penetration, upturned beam
E - 1	H - 1	7	upturned beam
E - 2	H - 2	5	(3) 16" hairline cracks, efflorescence at grout pocket, hairline crack @ mid span
H - 2	H - 4	5	hairline cracks @ mid span with water penetration, map cracking under beam @ H-2
Girder Near F.5 - 2	Girder Near F.5 - 4	7	OK
E - 3	Girder Near F.5 - 3	6	bird nesting in conduit block out, hairline cracks @ F
E - 4	H - 4	6	(2) 2 lf hairline cracks @ beam connection
E - 5	H - 5	6	hairline crack near E
E - 6	H - 6	7	half not visible
I - 6	H - 6	9	
E - 7	H - 7	6	half not visible, water stain from conduit block out @ F
I - 7	H - 7	9	
E - 8	H - 8	7	half not visible
I - 8	H - 8	9	
E - 9	H - 9	7	half not visible
I - 9	H - 9	9	
E - 10	H - 10	6	horizontal crack on bottom beam near G, water staining @ G

9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 7 / 15 / 2021	Inspector(s): AMF, QW	HIGH FALLS	3rd Level	Overall Beam Rating: 5.98
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Beam Start Column:	Beam End Column:	Beam Rating:	Notes
B.5 - 1	D - 1	7	upturned beam
B.5 - 2	D - 2	6	5 If hairline crack near B.5-2
B - 2	B.5 - 2	7	OK
Girder Near B.6 - 2	Girder Near B.6 - 4	6	water stains, small spalls, efflorescence
Girder Near B.6 - 3	D - 3	6	horizontal hairline cracks @ mid span
B - 4	D - 4	5	open crack near B-4
B - 5	D - 5	6	hairline cracks 1.5 If near B-5
B - 6	D - 6	6	2 If hairline cracks near B-line
B - 7	D - 7	6	hairline cracks near B
B - 8	D - 8	6	horizontal crack on bottom
B - 9	D - 9	5	hairline crack @ mid span, horizontal crack on bottom
B - 10	D - 10	5	hairline cracks 8 If total @ mid span to D, open crack near B
B - 11	D - 11	6	hairline cracks 2 If near B-11 and throughout but none @ mid
A - 10.4	A.1 - 12	5	interior face only, cracks @ mid span
A.1 - 12	C - 12	7	interior face only
B - 11	Girder Near B - 12	6	hairline cracks
Girder Near C - 11.4	Girder Near B - 11.4	7	upturned beam
A - 10.4	B - 11	7	OK
Girder Near C - 11	C - 12	6	map cracking
C - 12	D - 12	7	upturned beam
D - 1	E - 1	7	upturned beam
D - 2	E - 2	6	4 If hairline cracks near D-2 and E-2, poor consolidation at E - 2, small spill near E-2
D - 3	E - 3	5	hairline cracks @ mid span
D - 4	E - 4	6	hairline cracks near E

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7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 5	E - 5	6	hairline crack near D-5
D - 6	E - 6	6	horizontal crack underneath near D-6 and @ mid span
D - 7	E - 7	7	OK
D - 8	E - 8	6	water stains @ bottom ends
D - 9	E - 9	5	hairline cracks @ mid span, horizontal crack @ mid bottom of beam, water stains near E
D - 10	E - 10	5	2 If hairline cracks, hairline cracks @ mid span and near E
D - 11	E - 11	5	(2) 2 If hairline cracks, hairline crack @ mid span to E
D - 12	E - 12	7	upturned beam
E - 1	H - 1	6	upturned beam, hairline cracks
E - 2	H - 2	6	6 If hairline cracks at F.5 beam, hairline crack near H, horizontal crack @ mid span and bottom of beam
Girder Near F.5 - 2	Girder Near F.5 - 4	6	water stains
E - 3	Girder Near F.5 - 3	6	water stains, hairline cracks near F
E - 4	H - 4	5	6 If hairline cracks, open crack @ F
E - 5	H - 5	5	14 If total hairline cracks, 3 If open cracks, horizontal crack along bottom of beam, hairline crack @ mid span and H
E - 6	H - 6	6	6 If hairline cracks, horizontal crack along bottom of beam, cracks near H
E - 7	H - 7	6	6 If hairline cracks, cracks near H and near mid span
E - 8	H - 8	6	6 If hairline cracks, horiz crack along bottom of beam, cracks near H
E - 9	H - 9	6	(2) 6 If hairline cracks, hairline crack near mid span and H, horiz crack near E
E - 10	H - 10	5	8 If hairline cracks near F & H, hairline cracks @ mid span
E - 11	F - 11.4	6	6 If hairline cracks at F-11.4
E - 12	F - 12	6	upturned beam, hairline cracks
Girder Near F - 10	F - 11.4	6	water stains damp @ mid span
F - 11.4	F - 12	7	OK

3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 7 / 15 / 2021	Inspector(s): AMF, QW	HIGH FALLS	4th Level	Overall Beam Rating: 5.71
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Beam Start Column:	Beam End Column:	Beam Rating:	Notes
B.5 - 1	D - 1	6	Upturned beam, hairline cracks near D
B.5 - 2	D - 2	5	Open cracks near B.5, Hairline MAP cracking bottom of beam @ mid span to D
B - 2	B.5 - 2	7	OK
Girder Near B.6 - 2	Girder Near B.6 - 4	6	hairline cracks, map cracking
Girder Near B.6 - 3	D - 3	6	Horiz hairline cracks bottom of beam, Hairline cracks near B.6
B - 4	D - 4	6	Horiz hairline cracks bottom of beam, hairline cracks near B and near mid span
B - 5	D - 5	6	hairline cracks near B
B - 6	D - 6	6	hairline cracks
B - 7	D - 7	6	Hairline cracks near mid span to B
B - 8	D - 8	5	Hairline cracks @ mid span to B
B - 9	D - 9	6	horiz hairline cracks @ mid along bottom, hairline cracks near B
B - 10	D - 10	6	hairline cracks near B and near mid span
B - 11	D - 11	6	hairline cracks near B, horiz hairline cracks bottom @ mid span
Wall Near B - 12	C - 12	7	OK
B - 11	Girder Near B - 12	7	OK
Girder Near C - 11.4	Girder Near B - 11.4	7	OK
Girder Near C - 11	C - 12	5	hairline cracks @ mid span to C-12
C - 12	D - 12	7	upturned beam
D - 1	E - 1	6	upturned beam, hairline cracks near E, small hole near mid, poor consolidation
D - 2	E - 2	5	hairline cracks near D and @ mid span
D - 3	E - 3	5	hairline cracks @ mid span and near D
D - 4	E - 4	5	hairline cracks near and @ mid span
D - 5	E - 5	5	hairline cracks near and @ mid span
D - 6	E - 6	5	hairline cracks near and @ mid span

9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 7	E - 7	5	hairline cracks @ mid span
D - 8	E - 8	6	hairline cracks
D - 9	E - 9	6	hairline cracks near mid span and near D-9, map cracking
D - 10	E - 10	6	hairline cracks near mid span and near D-10 & E-10
D - 11	E - 11	5	hairline cracks near D-11 & E-11 and @ mid span
D - 12	E - 12	6	upturned beam, hairline cracks w/water penetration
E - 1	H - 1	5	upturned beam, hairline cracks near E and @ mid span
E - 2	H - 2	5	open cracks, hairline cracks near H, horiz hairline cracks bottom of beam @ mid
Girder Near F.5 - 2	Girder Near F.5 - 4	5	water stains, hairline cracks @F.5-3 & mid span
E - 3	Girder Near F.5 - 3	6	hairline cracks near F
E - 4	H - 4	5	hairline cracks @ mid span & near H
E - 5	H - 5	5	hairline cracks @ mid span & throughout
E - 6	H - 6	6	hairline cracks near H
E - 7	H - 7	6	hairline cracks & map cracks near H & near mid span
E - 8	H - 8	5	hairline cracks @ mid span & near H, map cracks, horiz crack bottom of beam
E - 9	H - 9	5	hairline cracks near H & mid span, poor consolidation
E - 10	H - 10	6	hairline cracks near H & mid span, water stains
E - 11	F - 11.4	5	open cracks @ F11.4
E - 12	F - 12	6	upturned beam, horiz hairline crack
Girder Near F - 10	F - 11.4	6	minor loose concrete at deck interface
F - 11.4	F - 12	6	hairline cracks @ F-12

3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 7 / 15 / 2021	Inspector(s): AMF, QW	HIGH FALLS	5th Level	Overall Beam Rating: 5.93
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Beam Start Column:	Beam End Column:	Beam Rating:	Notes
B - 1	D - 1	6	Upturned beam, hairline crack near D
B - 2	D - 2	6	hairline cracks near B, horiz crack near mid span
B - 2	B.5 - 2	6	water stains
Girder Near B.6 - 2	Girder Near B.6 - 4	5	map cracking, hairline crack @ mid span
Girder Near B.6 - 3	D - 3	6	hairline cracks near B.6, horizontal hairline crack
B - 4	D - 4	6	hairline cracks near B.6-4
B - 5	D - 5	6	hairline crack near B
B - 6	D - 6	6	hairline cracks near B, poor consolidation near D
B - 7	D - 7	6	hairline cracks near B, poor consolidation, water stain near B
B - 8	D - 8	6	hairline cracks near B
B - 9	D - 9	6	hairline cracks near B
B - 10	D - 10	6	hairline cracks near B, map cracking bottom of beam near B
B - 11	D - 11	6	hairline cracks near B
Wall Near B - 12	C - 12	7	upturned beam
B - 11	Girder Near B - 12	6	hairline cracks
Girder Near C - 11.4	Girder Near B - 11.4	6	map cracks, upturned beam
Girder Near C - 11	C - 12	5	hairline cracks @ mid span
C - 12	D - 12	7	upturned beam
D - 1	E - 1	6	upturned beam, hairline cracks on top
D - 2	E - 2	6	very small spall bottom edge, hairline crack near D
D - 3	E - 3	6	horizontal hairline crack bottom of beam near D
D - 4	E - 4	5	hairline crack @ mid span and E, water stains
D - 5	E - 5	6	hairline crack near D
D - 6	E - 6	7	hairline crack near E & mid span

9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 7	E - 7	6	hairline cracks near D and near mid span
D - 8	E - 8	6	hairline cracks near E and near mid span
D - 9	E - 9	5	poor consolidation near E, hairline crack @ mid span
D - 10	E - 10	5	hairline cracks @ mid span
D - 11	E - 11	5	hairline crack near E, hairline map cracking @ mid span
D - 12	E - 12	6	upturned beam. Hairline cracks with water penetration
E - 1	H - 1	6	upturned beam, hairline cracks on top
E - 2	H - 2	5	hairline cracks near H & open cracks, pic #1(2021)
Girder Near F.5 - 2	Girder Near F.5 - 4	7	OK
E - 3	Girder Near F.5 - 3	6	hairline crack near H
E - 4	H - 4	6	hairline crack @ F.5-4
E - 5	H - 5	7	OK
E - 6	H - 6	6	hairline cracks near H
E - 7	H - 7	5	hairline cracks @ mid span to H, horiz hairline crack bottom of beam
E - 8	H - 8	6	hairline cracks near H
E - 9	H - 9	6	hairline cracks near H
E - 10	H - 10	6	hairline cracks near H
E - 11	F - 11.4	6	hairline cracks near E & F, horiz hairline crack bottom of beam
E - 12	F - 12	6	upturned beam, hairline cracks
Girder Near F - 10	F - 11.4	6	horiz hairline crack on botton of beam
F - 11.4	F - 12	6	hairline cracks

3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 7 / 15 / 2021	Inspector(s): AMF, QW	HIGH FALLS	6th Level	Overall Beam Rating: 5.62
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Beam Start Column:	Beam End Column:	Beam Rating:	Notes
B.5 - 1	D - 1	6	Upturned beam, hairline cracks
B.5 - 2	D - 2	6	hairline cracks near B.5
B - 2	B.5 - 2	6	Poor consolidation
Girder Near B.6 - 2	Girder Near B.6 - 4	5	hairline cracks @ mid span, poor consolidation
Girder Near B.6 - 3	D - 3	6	hairline cracks, poor consolidation
B - 4	D - 4	6	poor consolidation, hairline cracks
B - 5	D - 5	6	hairline cracks @ B, horiz hairline crack along bottom
B - 6	D - 6	5	hairline cracks @ mid span & D & near B, poor consolidation
B - 7	D - 7	6	hairline cracks near B, map cracks, horiz cracks along bottom
B - 8	D - 8	6	hairline/map cracks near B, horiz cracks along bottom
B - 9	D - 9	5	map cracks near B, hairline cracks 1/3 B & @mid span
B - 10	D - 10	6	hairline cracks near B
B - 11	D - 11	6	hairline cracks near B, horiz hairline crack along bottom
Wall Near B - 12	C - 12	7	OK
B - 11	Girder Near B - 12	6	map cracks
Girder Near C - 11.4	Girder Near B - 11.4	6	map cracks
Girder Near C - 11	C - 12	5	hairline cracks near 12 and @ mid span
C - 12	D - 12	6	upturned beam, hairline cracks, mounted sign missing (1) anchor
D - 1	E - 1	5	upturned beam, hairline cracks, light efflorescence, 1' square delamination, pic #7-8(2021)
D - 2	E - 2	5	hairline cracks @/near mid span, poor consolidation, bird nest in conduit block out
D - 3	E - 3	6	hairline cracks
D - 4	E - 4	5	hairline cracks near E and mid span, map cracks
D - 5	E - 5	6	hairline cracks near mid span
D - 6	E - 6	5	hairline cracks @ mid span

9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 7	E - 7	6	hairline cracks near D & mid span
D - 8	E - 8	5	map cracks near E, hairline cracks @ mid span & near E
D - 9	E - 9	5	hairline cracks @ mid span
D - 10	E - 10	6	hairline cracks near E
D - 11	E - 11	6	hairline cracks near D & E, light scaling
D - 12	E - 12	5	upturned beam, horiz hairline crack, hairline crack @ mid span
E - 1	H - 1	6	upturned beam, hairline cracks, water stains, light efflorescence, pic #6(2021)
E - 2	H - 2	5	hairline cracks near H and @ mid span, open crack @ F.5
Girder Near F.5 - 2	Girder Near F.5 - 4	5	hairline cracks @ mid span, map cracks
E - 3	Girder Near F.5 - 3	6	horiz hairline crack bottom of beam
E - 4	H - 4	6	hairline cracks near H and mid span
E - 5	H - 5	5	hairline cracks @ mid span to H, horiz cracks bottom of beam
E - 6	H - 6	5	poor consolidation, hairline cracks near H and @ mid span
E - 7	H - 7	6	hairline cracks near H
E - 8	H - 8	5	hairline cracks near H and @ mid span, horiz crack along bottom
E - 9	H - 9	6	hairline cracks near H, map cracks @ E
E - 10	H - 10	6	hairline cracks near H, map cracks
E - 11	F - 11.4	5	map cracks near E, hairline cracks, pic #2(2021), open cracks @ F11.4, horiz crack hairline crack bottom beam
E - 12	F - 12	6	upturned beam, hairline cracks 1/3E
Girder Near F - 10	F - 11.4	5	efflorescence, water stains from deck, hairline cracks @ mid span
F - 11.4	F - 12	6	hairline cracks

3 = serious deterioration or not functioning as originally designed
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1 = completely deteriorated or in failed condition

Inspection Date: 7 / 15 / 2021	Inspector(s): AMF, QW	HIGH FALLS	Roof Level	Overall Beam Rating: 5.76
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Beam Start Column:	Beam End Column:	Beam Rating:	Notes
B.5 - 1	D - 1	6	upturned beam, hairline cracks, water stains
B.5 - 2	D - 2	5	hairline cracks, open cracks at girder C, horiz crack along bottom, pic #5(2021)
B - 2	B.5 - 2	6	water stains
Girder Near B.6 - 2	Girder Near B.6 - 4	5	light scaling, hairline crack @ mid span
Girder Near B.6 - 3	D - 3	6	hairline cracks, horiz crack along bottom
B - 4	D - 4	6	hairline cracks B to C
B - 5	D - 5	6	upturned beam, hairline cracks
B - 6	D - 6	6	hairline cracks near B&D, map cracks, efflorescence, horiz crack along bottom
B - 7	D - 7	6	hairline cracks near B&D, map cracks, horiz crack along bottom
B - 8	D - 8	6	hairline cracks near B, map cracks, horizontal cracks, poor consolidation
B - 9	D - 9	5	hairline cracks, map cracks, efflorescence, poor consolidation, small spalling, horiz crack along bottom
B - 10	D - 10	6	hairline cracks near B&D, poor consolidation, horiz crack along bottom
B - 11	D - 11	6	hairline cracks near B&D, horiz crack along bottom
Wall Near B - 12	C - 12	6	horizontal hairline cracks
B - 11	Girder Near B - 12	6	hairline cracks, efflorescence
Girder Near C - 11.4	Girder Near B - 11.4	6	hairline cracks, efflorescence dampness
Girder Near C - 11	C - 12	5	widening crack @ mid span & C-12, hairline cracks, efflorescence, water stains from deck
C - 12	D - 12	6	upturned beam, hairline cracks
D - 1	E - 1	6	upturned beam, map cracking, scalling @ joint, hairline cracks
D - 2	E - 2	6	hairline cracks near E
D - 3	E - 3	6	hairline cracks, map cracks near E&D, horiz crack on bottom of beam
D - 4	E - 4	6	hairline cracks
D - 5	E - 5	6	map cracks, hairline cracks
D - 6	E - 6	6	map cracks, hairline cracks near D

9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 7	E - 7	6	hairline cracks near D
D - 8	E - 8	7	upturned beam
D - 9	E - 9	6	hairline cracks near E & D, horiz hairline cracks along bottom
D - 10	E - 10	5	hairline crack near D&E, widening cracks near E
D - 11	E - 11	5	map cracks, hairline cracks, widening cracks near E
D - 12	E - 12	6	upturned beam, hairline cracks, efflorescence, water stains
E - 1	H - 1	6	upturned beam, hairline cracks, widening cracks, map cracks, scalling @ vertical joint
E - 2	H - 2	5	hairline cracks near mid span & F&H, water stains, horiz crack along bottom
Girder Near F.5 - 2	Girder Near F.5 - 4	5	hairline crack @ mid span, horiz hairline crack
E - 3	Girder Near F.5 - 3	6	hairline cracks near E, water stains, horiz crack along bottom
E - 4	H - 4	6	map cracks, hairline cracks, widening crack, pic #3(2021)
E - 5	H - 5	5	map cracks, hairline cracks, widening crack @1/3 longitudinal cracks, horiz crack bottom of beam, pic #4(2021)
E - 6	H - 6	6	hairline cracks @ H&E, map cracks, horiz crack bottom of beam
E - 7	H - 7	6	hairline cracks near H
E - 8	H - 8	5	hairline cracks @ mid span & near E, open cracks and horiz crack along bottom, map cracks
E - 9	H - 9	5	open cracks, hairline cracks near E&H, horiz crack near E
E - 10	H - 10	6	open cracks, hairline cracks, efflorescence, map cracks
E - 11	F - 11.4	5	Widening cracks near E&H, hairline cracks, map cracks, horiz crack along bottom
E - 12	F - 12	5	upturned beam, efflorescence, hairline cracks, water stains, failed cove seal
Girder Near F - 10	F - 11.4	5	hairline cracks @ mid span, minor efflorescence from deck
F - 11.4	F - 12	5	Widening cracks @ F-12, water stains
B - 11	B - 10	6	Hairline cracks, efflorescence
B - 10	B - 9	6	Hairline cracks, efflorescence
B - 9	B - 8	6	hairline cracks, efflorescence along side & bottom

3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 7 / 15 / 2021	Inspector(s): AMF, QW	HIGH FALLS	Roof Level	Overall Beam Rating:	5.76
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9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 2021	Inspector(s): LP	HIGH FALLS	2nd Level	Overall Deck Rating:	6.00
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Column Boundaries of Deck Bay:				Deck Rating:	Deck Underside Notes:	Deck Top Notes:
B.5 - 1	B.5 - 2	D - 2	D - 1	6	OK	OK
B - 2	B - 4	Girder Near B.6 - 4	Girder Near B.6 - 2	6	minor water stains at pipe penetration	OK
Girder Near B.6 - 2	Girder Near B.6 - 3	D - 3	D - 2	6	OK	3 LF curb hairline cracks, 1' exposed bar
Girder Near B.6 - 3	Girder Near B.6 - 4	D - 4	D - 3	6	OK	3 LF curb hairline cracks
B - 4	B - 5	D - 5	D - 4	6	possible water stains at construction joint	2 lf curb hairline cracks
B - 5	B - 6	D - 6	D - 5	6	OK	3 lf curb hairline cracks
B - 6	B - 7	D - 7	D - 6	6	6 LF hairline cracks at closure pour, water stains at closure pour, 3 lf hairline cracks with efflorescence patched	3 LF deck hairline cracks
B - 7	B - 8	D - 8	D - 7	6	Small hairline crack near D7	OK
B - 8	B - 9	D - 9	D - 8	6	OK	3 LF curb hairline cracks , exposed reinforcement
B - 9	B - 10	D - 10	D - 9	7	OK	5 lf curb hairline cracks
B - 10	B - 11	D - 11	D - 10	6	OK	3 LF curb hairline cracks
Girder Near C - 11	Girder Near C - 12	D - 12	D - 11	6	inside store front & not visible	OK
D - 1	D - 2	E - 2	E - 1	7	1/8 in store front & not visible	OK
D - 2	D - 3	E - 3	E - 2	6	hairline cracks 3 lf, water stains & minor efflorescence	3 LF curb hairline cracks, some exposed reinforcement
D - 3	D - 4	E - 4	E - 3	6	4 lf hairline cracks with efflorescence, water stains at joint	3 LF curb hairline cracks
D - 4	D - 5	E - 5	E - 4	6	1 lf hairline cracks with efflorescence	OK
D - 5	D - 6	E - 6	E - 5	6	OK	3 LF curb hairline cracks
D - 6	D - 7	E - 7	E - 6	6	20 lf hairline cracks & water stains at closure pour	OK
D - 7	D - 8	E - 8	E - 7	6	OK	OK
D - 8	D - 9	E - 9	E - 8	6	water stains & efflorescence at wall along 8 line	OK
D - 9	D - 10	E - 10	E - 9	7	OK	OK
D - 10	D - 11	E - 11	E - 10	5	Small crack near E, hairline crack along E-line	1 SF Spall Fixed
D - 11	D - 12	E - 12	E - 11	9	inside store front & not visible	membrane worn in spots
E - 1	E - 2	H - 2	H - 1	9	3/4 inside office & mechanical room	membrane worn in spots

9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 2021	Inspector(s): LP	HIGH FALLS	3rd Level	Overall Deck Rating:	6.08
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Column Boundaries of Deck Bay:				Deck Rating:	Deck Underside Notes:	Deck Top Notes:
B.5 - 1	B.5 - 2	D - 2	D - 1	6	OK	3' dark hairline cracks
B - 2	B - 4	Girder Near B.6 - 4	Girder Near B.6 - 2	6	water stains	OK
Girder Near B.6 - 2	Girder Near B.6 - 3	D - 3	D - 2	5	efflorescence, hairline cracks 4 lf	4 LF deck hairline cracks
Girder Near B.6 - 3	Girder Near B.6 - 4	D - 4	D - 3	6	OK	2 lf curb hairline cracks
B - 4	B - 5	D - 5	D - 4	6	(3) locations of exposed chairs with water stains & minor efflorescence, water stains at joint	OK
B - 5	B - 6	D - 6	D - 5	6	hairline cracks 2 lf, efflorescence	OK
B - 6	B - 7	D - 7	D - 6	6	hairline cracks 18 lf at closure pour	6 lf repaired crack needs sealant replaced
B - 7	B - 8	D - 8	D - 7	7	OK	OK
B - 8	B - 9	D - 9	D - 8	7	OK	3' curb hairline cracks
6	B - 10	D - 10	D - 9	6	water stained at joint	1' crack routed and never sealed, 3' curb hairline cracks
B - 10	B - 11	D - 11	D - 10	6	Minor spalling along drip edge, 6" exposed bar with no rust, 1 lf hairline crack	3 LF curb hairline cracks
B - 11	Girder Near B - 11.4	Girder Near C - 11.4	Girder Near C - 11	7	OK	OK
A - 10.4	A.1 - 12	Girder Near B - 12	B - 11	4	multiple long cracks, efflorescence, water dripping from bolt, see second level notes, pic #3 4(2019)	covered with water proofing membrane, signs of lifting, pic #1-2(2019)
Girder Near C - 11	C - 12	D - 12	D - 11	5	hairline cracks 3 lf, , water stains	OK
D - 1	D - 2	E - 2	E - 1	7	OK	OK
D - 2	D - 3	E - 3	E - 2	6	1 lf hairline crack, minor efflorescence at E-line	Small hairline cracks
D - 3	D - 4	E - 4	E - 3	5	water penetration at joint	6' curb hairline cracks, 1 lf deck hairline crack
D - 4	D - 5	E - 5	E - 4	6	OK	OK
D - 5	D - 6	E - 6	E - 5	7	OK	OK
D - 6	D - 7	E - 7	E - 6	6	hairline cracks 16 lf, water penetration at closure pour	15 LF deck hairline cracks, repaired but sealant starting to deteriorate, 4' hairline crack, 3' curb hairline crack
D - 7	D - 8	E - 8	E - 7	6	2 SF water stains with efflorescence at (2) location	OK
D - 8	D - 9	E - 9	E - 8	6	water penetration at joint efflorescence, water / rust stains at exposed chairs	3 LF curb hairline cracks
D - 9	D - 10	E - 10	E - 9	6	Minor efflorescence, water / rust stains at exposed chairs	OK
D - 10	D - 11	E - 11	E - 10	6	Minor efflorescence	6 SF previous patch with open map cracks, 6' curb hairline cracks

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Inspection Date: 2021	Inspector(s): LP	HIGH FALLS	4th Level	Overall Deck Rating:	6.14
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Column Boundaries of Deck Bay:				Deck Rating:	Deck Underside Notes:	Deck Top Notes:
B.5 - 1	B.5 - 2	D - 2	D - 1	6	OK	5 LF deck hairline cracks
B - 2	B - 4	Girder Near B.6 - 4	Girder Near B.6 - 2	6	efflorescence, hairline cracks 5 lf	OK
Girder Near B.6 - 2	Girder Near B.6 - 3	D - 3	D - 2	6	OK	OK
Girder Near B.6 - 3	Girder Near B.6 - 4	D - 4	D - 3	6	OK	2 lf curb & 4 lf deck hairline cracks
B - 4	B - 5	D - 5	D - 4	5	water stains at joint	OK
B - 5	B - 6	D - 6	D - 5	6	(4) locations of exposed chairs with rust & efflorescence, Light efflorescence at edge of deck	OK
B - 6	B - 7	D - 7	D - 6	6	hairline cracks 25 lf through closure pour	5 LF deck hairline cracks
B - 7	B - 8	D - 8	D - 7	5	Water stains at edge of deck	6 LF deck hairline cracks, 6' curb hairline cracks
B - 8	B - 9	D - 9	D - 8	6	OK	3' curb sealed crack
B - 9	B - 10	D - 10	D - 9	6	OK	3 lf curb sealed crack
B - 10	B - 11	D - 11	D - 10	6	water stains at edge of deck	OK
B - 11	Girder Near B - 11.4	Girder Near C - 11.4	Girder Near C - 11	6	water stains at edge of deck	OK
Girder Near C - 11	C - 12	D - 12	D - 11	7	OK	1' hairline crack
D - 1	D - 2	E - 2	E - 1	7	OK	OK
D - 2	D - 3	E - 3	E - 2	6	4 LF hairline cracks with efflorescence, water penetration at edge of deck D-line	3 LF curb hairline cracks
D - 3	D - 4	E - 4	E - 3	7	Minor small spalling from chairs	OK
D - 4	D - 5	E - 5	E - 4	7	Minor small spalling from chairs	OK
D - 5	D - 6	E - 6	E - 5	6	hairline cracks 3 lf	6 LF curb hairline cracks
D - 6	D - 7	E - 7	E - 6	5	9" hairline cracks at closure pour	4 lf deck hairline cracks, Previously sealed cracks failed in spots, 3' hairline crack
D - 7	D - 8	E - 8	E - 7	6	Minor small spalling from chairs	3' curb hairline cracks
D - 8	D - 9	E - 9	E - 8	6	(4) locations of exposed chairs with rust, water stains & efflorescence at joint near D-8	OK
D - 9	D - 10	E - 10	E - 9	6	(5) locations of exposed chairs with rust, water stains & efflorescence, poor consolidation, water stains, hairline cracks 8 lf	2 lf curb hairline cracks
D - 10	D - 11	E - 11	E - 10	6	Light efflorescence, hairline cracks 1 lf, 2 SF water stains	2 lf curb hairline cracks, 2" exposed bar
D - 11	D - 12	E - 12	E - 11	7	OK	1 lf deck hairline crack

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Inspection Date: 2021	Inspector(s): LP	HIGH FALLS	4th Level	Overall Deck Rating:	6.14
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Inspection Date: 2021	Inspector(s): LP	HIGH FALLS	5th Level	Overall Deck Rating:	6.17
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Column Boundaries of Deck Bay:				Deck Rating:	Deck Underside Notes:	Deck Top Notes:
B.5 - 1	B.5 - 2	D - 2	D - 1	6	OK	20' hairline cracks
B - 2	B - 4	Girder Near B.6 - 4	Girder Near B.6 - 2	7	OK	OK
Girder Near B.6 - 2	Girder Near B.6 - 3	D - 3	D - 2	6	OK	1 If hairline cracks in deck, 9 If previously seal cracks starting to fail
Girder Near B.6 - 3	Girder Near B.6 - 4	D - 4	D - 3	6	OK	3' hairline cracks
B - 4	B - 5	D - 5	D - 4	5	OK	60 LF hairline cracks
B - 5	B - 6	D - 6	D - 5	6	OK	3' hairline cracks
B - 6	B - 7	D - 7	D - 6	6	20 LF hairline cracks at closure pour	10' hairline cracks
B - 7	B - 8	D - 8	D - 7	6	water stains at exposed chairs	OK
B - 8	B - 9	D - 9	D - 8	6	(2) Very small efflorescence. 3" long at exposed chairs	OK
B - 9	B - 10	D - 10	D - 9	6	(3) exposed chairs with efflorescence	OK
B - 10	B - 11	D - 11	D - 10	6	OK	6" exposed bar
B - 11	Girder Near B - 11.4	Girder Near C - 11.4	Girder Near C - 11	7	OK	OK
Girder Near C - 11	C - 12	D - 12	D - 11	6	OK	2 LF hairline cracks
D - 1	D - 2	E - 2	E - 1	5	42' hairline cracks, water stained, active leak	OK
D - 2	D - 3	E - 3	E - 2	6	hairline cracks, 8 lf, efflorescence light	OK
D - 3	D - 4	E - 4	E - 3	7	OK	OK
D - 4	D - 5	E - 5	E - 4	7	Light efflorescence at exposed chairs	OK
D - 5	D - 6	E - 6	E - 5	7	OK	OK
D - 6	D - 7	E - 7	E - 6	6	6 LF hairline cracks at closure pour	12 LF deck hairline cracks
D - 7	D - 8	E - 8	E - 7	7	OK	OK
D - 8	D - 9	E - 9	E - 8	5	8' hairline crack w/efflo.	OK
D - 9	D - 10	E - 10	E - 9	6	exposed chairs with light efflorescence at D-line	3 lf curb hairline cracks
D - 10	D - 11	E - 11	E - 10	6	2 lf hairline cracks with light efflorescence	OK
D - 11	D - 12	E - 12	E - 11	7	OK	OK

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Inspection Date: 2021	Inspector(s): LP	HIGH FALLS	6th Level	Overall Deck Rating:	5.75
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Column Boundaries of Deck Bay:				Deck Rating:	Deck Underside Notes:	Deck Top Notes:
B.5 - 1	B.5 - 2	D - 2	D - 1	6	OK	20 LF hairline cracks
B - 2	B - 4	Girder Near B.6 - 4	Girder Near B.6 - 2	7	OK	10 LF deck hairline cracks
Girder Near B.6 - 2	Girder Near B.6 - 3	D - 3	D - 2	6	(1) location of exposed chairs with efflorescence	5' hairline crack
Girder Near B.6 - 3	Girder Near B.6 - 4	D - 4	D - 3	5	(4) locations of exposed chairs with efflorescence & water stains	20 LF deck & 3 lf curb hairline cracks
B - 4	B - 5	D - 5	D - 4	5	water stains at construction joint	60 LF deck hairline cracks, 4 LF curb cracks
B - 5	B - 6	D - 6	D - 5	6	5 lf hairline cracks with efflorescence	8 lf curb cracks
B - 6	B - 7	D - 7	D - 6	6	(16) 3 lf hairline cracks along closure pour, 2' hairline crack	4 lf hairline cracks, 2" sq. pealed traffic topping
B - 7	B - 8	D - 8	D - 7	6	4 lf hairline cracks with efflorescence	OK
B - 8	B - 9	D - 9	D - 8	5	4 lf hairline cracks with efflorescence, 6" sq. delamination at upper railing anchor	3' curb cracks, minor spalling in deck
B - 9	B - 10	D - 10	D - 9	5	water stains at construction joint, 1 lf hairline crack with efflorescence	15' hairline cracks, 3' curb cracks
B - 10	B - 11	D - 11	D - 10	5	3 sf previous patch minor cracking with efflorescence, 6 lf hairline cracks	6 LF deck hairline cracks, minor curb damage
B - 11	Girder Near B - 11.4	Girder Near C - 11.4	Girder Near C - 11	6	OK	6 LF deck hairline cracks
Girder Near C - 11	C - 12	D - 12	D - 11	6	10 lf hairline cracks with water stains, 5 lf hairline cracks with water stains & efflorescence	2 lf deck hairline cracks
D - 1	D - 2	E - 2	E - 1	5	OK	3" exposed bar, 30' hairline cracks
D - 2	D - 3	E - 3	E - 2	5	10 lf hairline cracks with efflorescence	21' hairline cracks
D - 3	D - 4	E - 4	E - 3	6	exposed chairs with light efflorescence	3' curb cracks
D - 4	D - 5	E - 5	E - 4	6	(4) locations of exposed chairs with light efflorescence	9' curb cracks
D - 5	D - 6	E - 6	E - 5	6	OK	3' curb cracks
D - 6	D - 7	E - 7	E - 6	6	33' hairline cracks at closure pour	6 LF deck hairline cracks, burn out on closure pour membrane
D - 7	D - 8	E - 8	E - 7	5	hairline cracks 10 lf, efflorescence, (3) locations of exposed chairs with efflorescence	6 LF curb cracks
D - 8	D - 9	E - 9	E - 8	5	water staining at construction joint, 25 lf hairline cracks with efflorescence, 10' hairline crack, pic #8-9(2019)	6 LF curb cracks, 9' open crack near curb
D - 9	D - 10	E - 10	E - 9	5	several exposed chairs with efflorescence at D-line, several cracks with efflorescence	4 lf curb hairline cracks, 2' open crack near curb
D - 10	D - 11	E - 11	E - 10	6	Several slab cracks with efflorescence, 20' hairline crack	3' Hairline cracks, 6" exposed bar
D - 11	D - 12	E - 12	E - 11	7	OK	OK

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Inspection Date: 2021	Inspector(s): LP	HIGH FALLS	Roof Level	Overall Deck Rating:	4.91
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Column Boundaries of Deck Bay:				Deck Rating:	Deck Underside Notes:	Deck Top Notes:
B.5 - 1	B.5 - 2	D - 2	D - 1	5	22 lf hairline cracks with water penetration, 32 lf hairline cracks	2' hairline cracks
B - 2	B - 4	Girder Near B.6 - 4	Girder Near B.6 - 2	6	6 lf hairline cracks	5 LF deck hairline cracks
Girder Near B.6 - 2	Girder Near B.6 - 3	D - 3	D - 2	5	25 LF hairline cracks with water penetration, 20 lf hairline cracks	4' curb hairline cracks, small spalling, 45 LF hairline cracks, water pond by stair, pic #13-14(2019)
Girder Near B.6 - 3	Girder Near B.6 - 4	D - 4	D - 3	4	20' hairline cracks w/water penetration, water stains, 20' hairline cracks with efflorescence, 30 lf hairline cracks	12' curb hairline cracks, 52 LF hairline cracks, rusting cable plates, pic #15-17(2019)
B - 5	B - 6	D - 6	D - 5	5	20' hairline cracks, 40' hairline cracks w/water stains, 4' hairline cracks w/efflorescence, efflorescence	1' curb hairline cracks
B - 6	B - 7	D - 7	D - 6	4	90 lf hairline cracks along closure pour, 10 lf efflorescence	5 lf deck hairline cracks, closure pour membrane has minor plow damage
B - 7	B - 8	D - 8	D - 7	5	25' hairline cracks w/water stains 55' hairline cracks	11 lf deck hairline cracks
B - 8	B - 9	D - 9	D - 8	4	17 lf hairline cracks, 4' hairline cracks w/efflorescence	19 lf deck hairline cracks, some open crack
B - 9	B - 10	D - 10	D - 9	4	efflorescence, hairline cracks 5 lf, efflorescence along construction Joint (2011 Photo	60 lf hairline cracks, 6' curb cracks, construction joint sealant cracking, 80 sf worn traffic topping, some open crack
B - 10	B - 11	D - 11	D - 10	5	5' hairline cracks with efflorescence, 12' hairline cracks w/water stains, 8 lf hairline cracks	20' deck & 2 lf curb hairline cracks, some open crack
B - 11	Girder Near B - 11.4	Girder Near C - 11.4	Girder Near C - 11	6	15 lf hairline cracks	OK
Girder Near C - 11	C - 12	D - 12	D - 11	5	10 LF deck hairline cracks with water stains & efflorescence, 2" dia. Grease stain	OK
D - 1	D - 2	E - 2	E - 1	4	42 lf hairline cracks with water stains, small spall @ 1 crack	60 sf worn traffic topping
D - 2	D - 3	E - 3	E - 2	4	8' hairline cracks w/efflorescence, hairline cracks 110' lf	2 lf curb hairline cracks
D - 3	D - 4	E - 4	E - 3	5	3' hairline cracks w/efflorescence, 20' hairline cracks	2 lf curb hairline cracks
D - 4	D - 5	E - 5	E - 4	4	6' hairline cracks w/efflorescence, hairline cracks 70' lf	5 LF curb hairline cracks, 12' hairline crack
D - 5	D - 6	E - 6	E - 5	5	20' hairline cracks w/efflorescence, hairline cracks 60 lf	4' curb hairline cracks, 1" exposed bar, 10' hairline crack
D - 6	D - 7	E - 7	E - 6	5	8' hairline cracks w/efflorescence, 100' hairline cracks at or near closure pour, 2" dia. Grease stain	2 lf deck hairline cracks. Closure pour waterproof membrane cracked, peeling & worn thin from plow
D - 7	D - 8	E - 8	E - 7	5	5' hairline cracks w/ efflorescence, 40' hairline cracks	3' curb hairline cracks
D - 8	D - 9	E - 8	E - 9	5	22 LF hairline cracks with water stains & efflorescence, water stains & efflorescence at construction joint	4 LF curb hairline cracks
D - 9	D - 10	E - 9	E - 10	4	36 LF hairline cracks with water stains & light efflorescence, 75 lf hairline cracks	7 LF deck hairline cracks (FIXED), 1 lf curb hairline cracks with efflorescence
D - 10	D - 11	E - 10	E - 11	5	14 LF hairline cracks with water stains, 30 lf hairline cracks	large 1" gap at curb construction joint with missing sealant, pic #18-19(2019)
D - 11	D - 12	E - 11	E - 12	7	OK	OK
E - 1	E - 2	H - 2	H - 1	5	water stains, 25 lf hairline cracks	48 sf area of worn traffic topping

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Inspection Date: 9 / 22 / 2021	Inspector(s): JRK	HIGH FALLS	Overall Exp. Joint Rating: 5.27
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Level	Location	Joint Rating:	Expansion Joint Notes:
2nd Level	Southwest stairs	4	Old premold joint, no sealant at conduit penetrations, (2) 6" long failed sealant, leak @ corner, pic #7-8(2019)
2nd Level	Slab-on-grade to elevate deck	6	Good condition, header material and joint good, not leaking at time of inspection
2nd Level	North East Elevator	6	Mostly good condition w/ small separation of sealant from concrete, not leaking
2nd Level	North East Stair	6	OK
2nd Level	North West Stair	6	OK
Average Rating 2nd Level		5.60	
3rd Level	Southwest stairs	4	4" Rip In Premold Joint Material, leaking at corner (2021), pic #3-6(2019)
3rd Level	North East Elevator	6	Good condition
3rd Level			
3rd Level			
3rd Level			
Average Rating 3rd Level		5.00	
4th Level	Southwest stairs	4	6" bad welded splice, rip in corner and leaking, leak in joint at elevator, pic #9-10(2019)
4th Level	North East Elevator	6	OK
4th Level			
4th Level			
4th Level			
Average Rating 4th Level		5.00	

Inspection Date: 9 / 22 / 2021	Inspector(s): JRK	HIGH FALLS	Overall Exp. Joint Rating: 5.27
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Level	Location	Joint Rating:	Expansion Joint Notes:
5th Level	Southwest stairs	6	Not leaking, (2) 6" long sealant separations, 6' missing @ East side of elevator(2019), pic #11-12(2019)
5th Level	North East Elevator	5	Repaired in 2016 - mostly good condition but separation of sealant (2021), no leaking
5th Level			
5th Level			
5th Level			
Average Rating 5th Level		5.50	
6th Level	Southwest stairs	6	Good condition, not leaking at time of inspection, pic #14-15(2019)
6th Level	North East Elevator	5	Small leak @ corner (no leak detected in 2021)
6th Level			
6th Level			
6th Level			
Average Rating 6th Level		5.50	
Roof Level	Southwest stairs	3	Not sealed around conduit leaking below(2019), pic #1-2,13(2019)
Roof Level	North East Elevator	6	Good condition
Roof Level			
Roof Level			
Roof Level			
Average Rating Roof Level		4.50	

Inspection Date: 9 / 21 / 2021	Inspector(s): JRK	HIGH FALLS	Overall WP & Sealants Rating:	5.00
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Level	WP & Sealants Rating:	Waterproofing and Sealants Notes:
Ground Level	6	Portion of slab-on-grade has a couple cracks, may need top coat in a couple of years. About 50% of the cove seal at the base of walls is dry and cracked, cove peeling throughout floor especially at the deck/sidewalk interface
2nd Level	4	Closure pour WP (B line-D line) worn with delaminations, closure pour WP (D line-E line) has multiple patches overall heavily worn especially in driving lane, closure pour WP (E line-H line) heavily worn, WP (D.7-1,2 to H-1,2) worn through in multiple spots, WP (C-11,12 to F-11,12) worn overall and worn through in both driving lanes, WP (F-5.5,10 to H-5.5,10) generally worn, cove peeling throughout floor especially at the deck/sidewalk interface, no leaking at pour strips or construction joints
3rd Level	5	Closure pour WP (B line-D line) fair condition w/ hairline cracks, closure pour WP (D line-E line) fair condition w/ hairline cracks, closure pour WP (E line-H line) worn in driving lane, traffic topper (C-10,11 to C.8-10,11) generally worn, cove peeling throughout floor especially at the deck/sidewalk interface, no leaking at pour strips or construction joints
4th Level	5	Closure pour WP (B line-D line) fair with worn in driving lane, closure pour WP (D line-E line) fair with worn in driving lane, closure pour WP (E line-H line) fair with worn in driving lane, traffic topping (E.2-6.5,8 to F-6.5,8) wearing, cove peeling throughout floor especially at the deck/sidewalk interface, no leaking in pour strips or construction joints
5th Level	6	Closure pour WP (B line-D line) worn w/ hairline cracks, closure pour WP (D line-E line) worn with 10% new patch, closure pour WP (E line-H line) fair & showing some wear, cove peeling throughout floor especially at the deck/sidewalk interface, one small leak at CJ near 10 b'twn B and D, no leaking at remaining construction joints and pour strips
6th Level	5	Closure pour WP (B line-D line) good condition & a 30% patch wearing, closure pour WP (D line-E line) good condition, closure pour WP (E line-H line) good condition, cove peeling throughout floor especially at the deck/sidewalk interface, one small leak at CJ near 8 b'twn D and E, no leaking at remaining construction joints and pour strips
Roof Level	4	Closure pour WP (B line-D line) heavy wear/sun baked, closure pour WP (D line-E line) worn through multiple spots & cracking & sun baked, closure pour WP (E line-H line) heavy wear & sun baked, cove peeling throughout floor especially at the deck/sidewalk interface, several small leaks in the construction joint near 10 btw'n B and D, small leak at construction joint near 3 b'twn D and E

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Inspection Date: 6 / 10 / 2021	Inspector(s): KWK, SLD	HIGH FALLS	Overall Stairs Rating:	5.00
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Location	Level	Stair Rating:	Stair Notes:
Southwest	G	4	(6) steel frame base plates rusted, (5) grout pads cracked & spalling with areas broken away, cracking & rust stains on steel frame foundations, no sealant at foundations & sidewalk (photos 7842, 7853)
Southwest	2	5	Cracks in railing curb, 1sf railing curb broken away, 7 in hairline cracks with rust stains on underside, nosings good, traffic topping on stairs good
Southwest	3	5	Currently no ponding, but area of water stain visible on floor, floor has waterproofing, 1 sf spall and rust in railing curb, rust stains on underside, 1sf area of delamination on landing, traffic topping on stairs good
Southwest	4	5	Currently no ponding, but water stains present on floor, floor is waterproofed, 8 in hairline cracks with rust & 10 in hairline cracks with eff on underside, traffic topping on stairs good, rust stains/cracks/possible delamination on landing, water staining at window sill
Southwest	5	5	Currently no ponding, but water stains present on floor, floor is waterproofed, traffic topping on stairs good, rust stains on landing with 2 in cracks and 1 sf delamination, cracks in railing curb
Southwest	6	5	Currently no ponding, but water stains present on floor, 3 in open cracks with rust underside, 1sf delamination underside, traffic topping on stairs good, rust stains on lower steps, rust stains & cracks on landing
Southwest	R	5	1 sf delamination started at center column, 15 in cracks in ceiling, traffic topping on stairs good, rust stains on landing, 1SF delamination under stairs, no ponding present, but water staining visible
Southwest			
Southwest			
Average Rating Southwest		4.86	
Northwest	G	5	Steel door frames and doors under stairs rusted, some broken brick & bad mortar joints, steel roof framing rusted at sidewalk, sealant deteriorating
Northwest	2	5	Multiple hairline cracks in concrete wall, waterproofing starting to peel at nosings, glass roof frame rusted, North stair nosings delaminated & rusted
Northwest	3	5	Steel frame in okay, rust stains from exposed chairs, traffic topping on stairs good, 4 in cracks with small area of delamination underside, handrails starting to rust
Northwest	4	5	Flashing on north side angles towards window enclosure sealant cracked, steel frame okay, rust stains from exposed chairs, traffic topping on stairs good, 2 in hairline cracks underside, 1 in crack on stair, <1 sf delamination, steel frame rusted, handrails staring to rust
Northwest	5	5	Surface rust on steel frame, crack in landing beam, traffic topping on stairs good, rust around railing base, 4 in crack under stairs, 4 in crack on side, minor areas of rust on railing
Northwest	6	5	Surface rust on steel frame, small spalls with rust stains on underside from exposed chairs, traffic topping on stairs good, 6 in crack on landing is partially filled, crack in landing beam
Northwest	R	5	Steel frame & nosings good, no door sweep 2" gap, 10 in hairline cracks in roof, 3 in crack in wall, 1 in crack in landing, steel frame good, cracks in landing beam, water staining below windows, traffic topping on stairs good
Northwest			
Northwest			

Inspection Date: 6 / 10 / 2021	Inspector(s): KWK, SLD	HIGH FALLS	Overall Stairs Rating:	5.00
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Location	Level	Stair Rating:	Stair Notes:
Average Rating	Northwest	5.00	

Inspection Date: 6 / 10 / 2021	Inspector(s): KWK, SLD	HIGH FALLS	Overall Stairs Rating:	5.00
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Location	Level	Stair Rating:	Stair Notes:
Southeast	G	5	Cracks at underside of slab above, beam at stair enclosure rusting, loose & missing grout at bricks at base.
Southeast	2	5	Open cracks in landing beam with (2) 2 SF delamination, 2 in hairline crack in top step at exp. Jt., 1 in bad sealant at exp. Jt., several cracks on high landing, cracks in side concrete supports, rusting and bubbling of paint at handrail in multiple locations, cracking at post/concrete at landing
Southeast	3	6	Nosings good, traffic topping on stairs and landing is in good shape, several cracks on high landing, cracks in side concrete supports, rusting and bubbling of paint at handrail in multiple locations, cracking at post/concrete at landing
Southeast	4	5	30 LF hairline cracks underside stairs, traffic topping on stairs, rusting and bubbling of paint at handrail in multiple locations, rusting at bolts/sleeves above, previous repair patches chipping at landing
Southeast	5	5	20 LF hairline cracks underside of stairs, multiple tiny spalls at chairs, traffic topping on stairs, many sealed cracks on landing, rust stains under stairs
Southeast	6	5	3" cracking at landing, 1 SF delamination at rail post and step, nosings good, 2 sf delamination at edge of step/under nosing previous repair, traffic topping on stairs, chair rust underneath, railing rusted at landing intersection and butt end.
Southeast	R	5	Mortar at top rail popping/cracking, small spalling at concrete panels above, top rail and railing joints paint is chipped/bubbling, 2 SF spall underside of step & rail post previous repair, 2" hairline crack at landing post, 2 sf spall underside post, traffic topping on stairs, eff & water/rust stains underneath
Southeast			
Southeast			
Average Rating Southeast		5.14	
Northeast	G	5	Door frames under stairs rusted (1) of them is bent, mortar loose & cracking at base of stair enclosure, steel tube framing is rusted at lights, minor wear at nosings, cracks in concrete side wall
Northeast	2	6	Steel frame good, hairline cracks in concrete walls, cracks on landing, chipped paint on railing, landing & grout separating, some rust on steel from landing above, rusted out metal angles/bolts at landing
Northeast	3	5	Steel frame & nosings good, 2 SF spall in landing, 1 LF hairline cracks in landing, traffic topping on stairs, rusted out metal angles/bolts at landing, exposed "yellow" wiring and rust at beam above, minor spalling at top (3) steps.
Northeast	4	5	Steel frame & nosings good, traffic topping on stairs, rusted out metal angles/bolts at landing, Bottom rungs of handrail rusting in spots, top (4) steps spotted with rust)
Northeast	5	4	Steel frame & nosings good, 10 LF open cracks under stairs, landing beam scale and eff, water penetration from windows, possible 4 sf delamination underside, heavy scale on landing, traffic topping on stairs, rusted out metal angles/bolts at landing, window edging pilled out at landing, some spalling
Northeast	6	4	3 LF hairline cracks landing, sealed cracks, traffic topping on stairs, top (4) steps spotted with rust (source unknown)
Northeast	R	6	Steel frame & nosings good, cracks in conc. sill, no door sweep 3" gap, (1) window seal hanging, some spalling at landing, railing rusted, crack at wall & top thread, concrete pads at "blue" structure has salt damage
Northeast			
Northeast			
Average Rating Northeast		5.00	

Inspection Date: 6 / 10 / 2021		Inspector(s): KWK				HIGH FALLS		Overall Veh. Barriers Rating:	5.64
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:		
2nd Level	G10 - G4		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
2nd Level	G2 - G1		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
2nd Level	E11 - E2			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
2nd Level	D2 - D6 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
2nd Level	D2 - D6 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
2nd Level	D7 - D11 EAST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
2nd Level	D2 - D6 EAST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
2nd Level	B3.2 - B11		X			6	Good condition, surface rust on anchor nuts/bolts		
2nd Level	D11 - 7 WEST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
2nd Level	E11 - E2 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
2nd Level									
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Average Rating 2nd Level						5.60			

Inspection Date: 6 / 10 / 2021	Inspector(s): KWK	HIGH FALLS	Overall Veh. Barriers Rating:	5.64
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Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:
3rd Level	E11 - E2 WEST			X		5	Surface rust on bracket nuts/bolts, minor loss of galvanic coating, areas of surface rust on cables, small area of medium rust
3rd Level	G10 - G3.2		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel
3rd Level	G2.8 - G1		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel
3rd Level	D2 - D6 WEST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating
3rd Level	D2 - D6 EAST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating
3rd Level	B3.2 - B11		X			6	Good condition, surface rust on anchor nuts/bolts
3rd Level	D7 - D11 EAST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating
3rd Level	D11 - D6 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
3rd Level	E11 - E2 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust
3rd Level							
3rd Level							
3rd Level							
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3rd Level							
Average Rating 3rd Level						5.67	

Inspection Date: 6 / 10 / 2021		Inspector(s): KWK				HIGH FALLS		Overall Veh. Barriers Rating:	5.64
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:		
4th Level	G10 - G3.2		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
4th Level	G2.8 - G1		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
4th Level	D2 - D6 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
4th Level	D7 - D11 EAST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
4th Level	D2 - D6 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
4th Level	B3.2 - B11		X			6	Good condition, surface rust on anchor nuts/bolts		
4th Level	D11 - D7 WEST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
4th Level	E11 - E2 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
4th Level									
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4th Level									
Average Rating 4th Level						5.63			

Inspection Date: 6 / 10 / 2021		Inspector(s): KWK				HIGH FALLS		Overall Veh. Barriers Rating:	5.64
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:		
5th Level	E11 - E2 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
5th Level	G1 - - G3.2		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
5th Level	G2.8 - G1		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
5th Level	D2 - D6 WEST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
5th Level	D7 - D11 EAST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
5th Level	D2 - D6 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
5th Level	B3.2 - B11		X			6	Good condition, surface rust on anchor nuts/bolts		
5th Level	D11- D7 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
5th Level	E11 - E2 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
5th Level									
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5th Level									
Average Rating 5th Level						5.56			

Inspection Date: 6 / 10 / 2021		Inspector(s): KWK				HIGH FALLS		Overall Veh. Barriers Rating:	5.64
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:		
6th Level	E11 - E2 WEST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
6th Level	G1 - G3.2		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
6th Level	G2.8 - G1		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
6th Level	D2 - D6 WEST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
6th Level	D7 - D11 EAST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
6th Level	G1 - G2.8		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
6th Level	E2 - E8 EAST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
6th Level	D2 - D6 EAST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
6th Level	B3.2 - B11		X			6	Good condition, surface rust on anchor nuts/bolts		
6th Level	D11 - D7 WEST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
6th Level	E11 - E2 EAST			X		6	Good condition, surface rust on bracket nuts/bolts, minor loss of galvanic coating		
6th Level									
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6th Level									
Average Rating 6th Level						5.91			

Inspection Date: 6 / 10 / 2021		Inspector(s): KWK				HIGH FALLS		Overall Veh. Barriers Rating:	5.64
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:		
Roof Level	E11 - E2 WEST			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
Roof Level	G10 - G3.2		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
Roof Level	B5 - POLL		X			6	Good condition, surface rust on anchor nuts/bolts, water staining on steel		
Roof Level	D5 - D6			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
Roof Level	D7 - D11			X		5	Good condition, surface rust on bracket nuts/bolts, cables have minor surface rust		
Roof Level									
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Average Rating						5.40			

Inspection Date: 06 / 10 / 2021	Inspector(s): SLD	HIGH FALLS	Overall Facade Rating:	5.00
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Level	Facade Rating:	Facade Notes:
North	5	A/C steel frame platform rusting thru. Rust stains on concrete wall below a/c unit, light mounts have surface rust, sidewalk spall at NE stairs, top west corner of concrete knee wall cracked at Col 1/D, conduit for alley fixtures is not properly anchored, general weathering of concrete surfaces
East	5	Staining on precast at south pedestrian entrance, cracks in concrete sill, grout spalling at base of column precast, sealant at sidewalk 75% needs replacement, aluminum frame corroded at SE pedestrian entrance, spalling brick and loose mortar at stairs, bottom of tube steel supporting glass rusting, full section at some locations, door and frames under stairs are in poor condition at base, metal column cover at 12/A out of alignment, Portion of aluminum frame missing on right side, southeast opening rusted out and rebar exposed, at many concrete piers foundation is cracked/loose/missing, intersection of structure & sidewalk damaged and aluminum frame bent.
South	5	Multiple cracks in concrete store front window sill, sealant at sidewalk good, rust stains on face of concrete piers supporting vertical trusses
West	5	Sealant at sidewalk 80% bad, store front concrete window sill has multiple cracks, (4) 2 sf brick spalls at base of stairs, steel tube for stair roof rusted thru at sidewalk, hinges and door sweep at retail doors rusting, doors under stairs have significant deterioration at lower door and frame, accent paint on face of guards for openings is peeling, damage to brick over entrance, rebar exposed at 2nd floor landing, paint is rusting/bubbling at "blue" steel, cracking at many pillars, mortar missing at steel/concrete intersection.

- 9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed
6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5
3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 5/23/16	Inspector(s): PMW, LCP	HIGH FALLS	Overall Drainage/ Plumbing Rating:	4.57
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Level	Drainage Rating:	Drainage/Plumbing Notes:
Ground Level	3	Majority of piping (storm, gas, and vent) showing minimal signs of wear (rating = 5). Hvy. scale on storm conn. pipe & riser @ E-2, hvy. rust/splitting of storm riser & T-fitting @ E-5, hvy. rust/scale at storm pipe floor stub @ E-10. Storm drain grate clogged @ D-4. All plumbing in security office bathroom in decent shape as well (rating = 5)
2nd Level	5	Majority of piping (storm, gas, and vent) showing minimal signs of wear (rating = 5).
3rd Level	5	Majority of storm and vent piping showing minimal signs of wear (rating = 5). Storm drain conn. pipe cracked @ D-2.
4th Level	4	Majority of storm and vent piping showing minimal signs of wear (rating = 5). Storm drain conn. pipe cracked @ E-3, loose storm pipe clamp @ E-5.
5th Level	5	Majority of storm and vent piping showing minimal signs of wear (rating = 5).
6th Level	5	Majority of storm and vent piping showing minimal signs of wear (rating = 5).
Roof Level	5	Majority of storm piping showing minimal signs of wear (rating = 5). Vent stack from generator terminates on roof - some damage to protective flashing (rating = 4, picture #34).

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8 = not applicable

7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

Inspection Date: 5/14/10	Inspector(s): RSL. VP	HIGH FALLS	Overall Mechanical Rating:	5.00
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Level	Mechanical Rating:	Mechanical Notes:
Ground Level	5	Unit heaters, AHU for security office, HW Tank and condensers feeding smaller store fronts all in good condition. Maintenance personnel claims no issues with any mechanical component of garage (rating = 5).
2nd Level	8	N/A
3rd Level	8	N/A
4th Level	8	N/A
5th Level	8	N/A
6th Level	8	N/A
Roof Level	8	N/A

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3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

Inspection Date: 09 / 07 / 10	Inspector(s): GE	HIGH FALLS	Overall Electrical Rating: 5.00
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Level	Lighting & Elec. Rating:	Lighting and Electrical Notes:
Ground Level	5	Elevator up arrow is broken at Column 11 row F, picture #23
2nd Level	5	Elevator down arrow is broken at Column 11 row F, picture #15. Elevator down arrow is broken at Column 2 row B, picture #16. Camera base plate is broken Column 3 row H, picture #17. Stairs Glass is broken at Column 5 row H, picture #18. Stairs Glass is broken at Column 1 row H, picture #19. Conduit broken at column 2 from row E, picture #20. Stairs Glass is broken at Column 1 row H, picture #21. Camera base plate is broken Column 3 row A, picture #22.
3rd Level	5	Elevator down arrow is broken at Column 11 row F, picture #10. Elevator down arrow is broken at Column 2 row B, picture #11. Conduit straps at column 11 from row C to row D are broken, picture #12. Conduit T cover is missing at column 11 row E, picture #13. Conduit T cover is missing at column 8 row G, picture #14.
4th Level	5	Elevator down arrow is broken at Column 11 row F, picture #07. Conduit straps at column 1 from row E to row D are broken, picture #08. Elevator down arrow is broken at Column 2 row B, picture #09.
5th Level	5	Elevator down arrow is broken at 11 row F. Conduit straps at column 1 from row B to row F are broken, picture #06.
6th Level	5	Exit sign at column 11 row E is not working, picture #03. Elevator down arrow is broken, picture #04. Conduit straps at column 9 row F are broken, picture #05.
Roof Level	5	Light Pole and fixtures on roof are corroded. Light fixture at column 9 row E keeps blinking, Picture #01. Exit sign at column 3 row F is not working, picture #02.

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Inspection Date: 5/14/10	Inspector(s): RSL. VP	HIGH FALLS	Overall Fire Protection Rating:	5.86
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Level	Fire Protection	Fire Protection Notes:
Ground Level	5	Dry pipe system used for fire protection; no heads, only standpipes. All piping and valves in extremely good condition (rating = 6). Valve at incoming water service to booster pump has a small leak (rating = 4, picture #21). Maintenance personnel uses system to wash garage at least twice a summer.
2nd Level	6	All piping and valves in extremely good condition (rating = 6).
3rd Level	6	All piping and valves in extremely good condition (rating = 6).
4th Level	6	All piping and valves in extremely good condition (rating = 6).
5th Level	6	All piping and valves in extremely good condition (rating = 6).
6th Level	6	All piping and valves in extremely good condition (rating = 6).
Roof Level	6	All piping and valves in extremely good condition (rating = 6).

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6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

Inspection Date: 6 / 10 / 2021	Inspector(s): KWK	HIGH FALLS	Overall Elevator Enclosure Rating:	5.64
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Location	Level	Elev. Encl. Rating:	Elevator Enclosure Notes:
Southwest	G	5	Small spall on north and east walls near pipe, water stains
Southwest	2	5	2lf hairline cracks & water stains near NE standpipe
Southwest	3	5	1 lf hairline crack with rust stain in near NE standpipe
Southwest	4	6	Good condition, concrete is patched
Southwest	5	6	Good condition, concrete is patched
Southwest	6	6	Good condition, efflorescence/staining on east wall, anchor holes at removed sign
Southwest	R	5	hairline cracks at roof with efflorescence and water staining
Southwest			
Average Rating Southwest		5.43	
Northeast	G	6	Good condition, painted, some paint flaking
Northeast	2	6	Minor efflorescence inside exterior walls, sealant at north wall expansion joint separating
Northeast	3	6	Minor efflorescence inside exterior walls, sealant at north wall expansion joint separating
Northeast	4	6	Minor efflorescence inside exterior walls, sealant at north wall expansion joint separating
Northeast	5	6	Minor efflorescence inside exterior walls, sealant at north wall expansion joint separating, floor exp. Jt. Cover buckled, not adhered
Northeast	6	6	Minor efflorescence inside exterior walls, sealant at north wall expansion joint separating
Northeast	R	5	6 lf cracks in concrete under glazing with signs of water infiltration, sealant at enclosure base and window sills deteriorating
Northeast			
Average Rating Northeast		5.85714286	

Inspection Date: 06 / 10 / 2021	Inspector(s): KWK	HIGH FALLS	Overall Signage Rating: 4.43
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Level	Signage Rating:	Signage Notes:
Ground Level	5	Striping worn but visible, entry signs worn and faded, chains are rusted (photo 7952)
2nd Level	5	C-12 to D-12 - destination sign missing anchors, striping is worn and difficult to see
3rd Level	4	Striping worn, C-12 to D-12 destination sign missing, E-1 to H-1 destination sign missing anchor, B-1 to D-1 missing destination sign (photo 7967)
4th Level	4	Striping worn, empty sign bracket at crossover (do not enter), C-12 to D-12 & E-12 to F-12 missing destination signs (photo 7969)
5th Level	4	Striping worn, E-1 to H-1 missing destination sign (photo 7971)
6th Level	4	Striping worn, C-12 to D-12, E-12 to F-12 & E-1 to H-1 missing destination sign
Roof Level	5	Striping worn, no destination signs, but no indication they were ever installed, signage faded but legible (photo 7974)

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7 = new condition, no deterioration, functioning

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as origin

4 = used to shade between 3 and 5

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2 = used to shade between 1 and

1 = completely deteriorated or in