

9 East 71st To List

updated 03/08/12

6th floor & Roof

Kitchen replaces aerator on sink faucet.

Movie room – Sony projector not operational need theater /audio company to check to see if it can be repaired.

Movie room – middle black out shade not getting proper signal from crestron system needs to be checked.

JE desk computer speaker wires are they acceptable, glass table for printer is this good or do we need to order proper printer table.

Purchase new patio furniture for terrace?

Terrace – purchase plants spring flowers.

Pressure wash limestone above terrace and terrace pavers

Repair center roll up black out shade bad signal from crestron system

Skylight all glass old and discolored needs to be replaced caulking needs to be changed.

All roof pavers need to be pressure washed.

Pressure wash cooling tower fan enclosure before cooling season.

5th Floor –

Hallway needs to be repainted wood trim and doors patched and painted, clean paint off hardware.

Clean out and organize lift closet next to [REDACTED] office

Purchase window shades for rear bedrooms bathrooms and [REDACTED] bathroom.

4th Floor –

Yoga room– new speakers, Cardio equipment make room more useable for JE and guests

Yoga room – purchase lighting or change lighting to over head lighting.

Replace light fixture over stone head in bathroom dressing area.

GYM re organize exercise equipment purchase some new equipment? Hang some motivational pictures on walls. Re think TV audio area always appears messy new rack or shelf system for audio equipment?

Plaid room bedroom area – needs new leather furniture, or old set needs to be refinished. Upgrade Flat screen TV to HD and HD cable box and new TV stand.

Elephant room – replace white carpeting, carpeting is worn and discolored around all base board areas. Upgrade Flat screen TV to HD and cable box order new TV stands.

3rd Floor –

Repair all scratched and damaged woodwork in entrance corridor and bedroom stair well.
Bedroom and sitting room area – clean blue chandeliers.
Clean glass light fixtures in hallway and bedroom staircase.
Flat screen TV for bathroom area?
Purchase new window shades in dressing room areas due to discoloration and damage to existing shades.
Re paint over Master bathroom ceiling mural?
Clean master shower stone and re grout.

2nd Floor –

Kitchen area – replace old blue carpet on floor with proper kitchen flooring.
Clean chandelier and hanging light fixtures.
Hidden office behind library - is this room becoming a t.v. area as J.E. discussed or breakfast room. I removed all office computer & fax equipment.

1st Floor –

1st floor security office – touch up black wall paint scratches easy, find protective coating for black walls. Install counter top security console.
Replace security monitors at side of front door – two burnt out monitors.
Replace entrance spotlights with proper fixtures for silk/screen oriental paintings
Replace cocoa mat Front door?
Lounge area [REDACTED] office purchase new furniture.
Main Grand Stair case have Ion touch up Venetian plaster walls door entrance to elevator corners damaged.
Entrance stairs – install new carpet runner on stairs? , have stone stairs front door landing cleaned again. Change lighting scheme in entrance.
Pantry corridor and kitchen area – replace vinyl wood floor.
Repaint kitchen and pantry corridor.

Dining room – Repaint change carpet?

Cellar Area –

Laundry room – Re paint touch up walls, doors, and trim.
[REDACTED] and [REDACTED] apartment – repaint entire apartment, kitchen area install all new appliances on order, and kitchen exhaust system purchase all new furniture and carpet.
Catering kitchen – repaint entire room, clean all stainless steel.
Entrance to basement from front of house needs to be repainted, plastered, steel steps need to be wire brushed work. In progress.
Organize art storage room.

Maytag washer #1 needs new bearings makes loud noise in spin cycle I have a \$560.00 proposal for the repair needs approval.
Remove all rubbish in yard need to hire carting company, Purchase more fire wood and cover with tarp.

Mechanical –

Replace Stand pipe sprinkler alarm panel defective beyond repair.
Infrared test all steam traps on entire steam system. Replace defective traps.

Drain and clean cooling tower sump order suction baffles and filter screens for sump from BAC.

Remove and clean suction filter screens on all condenser water pumps.

Replace three defective steam condensate pumps. Steam condensate pump out system.

Replace cooling tower chemical pump feed system for biocide and corrosion inhibitor with cylinder tablet feed system from clarity chemical co.

Replace siemens steam pre heat valves on AC-2, AC-4.

Perform NYCFD standpipe sprinkler 5 yr test with licensed fire suppression plumber

Paint front of house all black steel bars on tree pits, terrace guards, 2nd fl., 3rd fl., rear of house set back railings.

Replace AC-1 fan motor hold down bracket breaking away from motor.

Infrared test and tighten all electrical connections to main MCC high voltage panels.

Purchases Norteck humidifier replacement cylinders for AC-1, AC-2, and AC 3.

Replaced condenser motor for ac unit that supplies ac to basement main security room and helps supply additional ac to server room.

Pressure wash all cooling coils on all main air fans AC-1, AC-2 AC-3 AC_4 and all reheat zones to all rooms..

Test emergency generator ATS switches EPP and emergency life safety system.

Replace Spence low pressure low volume steam control valve, steam reduction station SC Level

Replace fan motor for bedroom stair case ac-unit AC-6, replace fan motor for unit heater for court yard heater,

Server room ac unit needs to be re piped and tied into cooling tower condenser water system and taken off domestic water.

Re paint & plaster leak damaged walls service stairs /fire stair case and dirty staff traffic areas . Work in progress