CROWDER ASSOCIATES
ARCHITECTURE & PLANNING
2995 N. COLE RD. • SUITE 280
BOISE, IDAHO 83704 • (208) 377-2870
FAX (208) 322-5886

INSPECTION NO.: THIRTY-ONE
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: FEBRUARY 4, 1993
TIME: 8:00 A.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: PARTLY CLOUDY; 25
PRESENT ON SITE: TED PARROTT; MISC. WORKERS

WORK IN PROGRESS:

COMPLEX A: OCCUPIED

COMPLEX B: OCCUPIED

COMPLEX C:

BLDG. C-3 - NO SIGNIFICANT CHANGE SINCE LAST REPORT

BLDG. C-4 - BOTH FLOORS ARE NOW FRAMED; TRUSSES SET; PARTIALLY SIDED; ROOF SHEATHING IN PROGRESS; ELECTRICAL ROUGH-IN HAS BEGUN; WINDOWS ARE SET

BLDG. C-5 - NO SIGNIFICANT CHANGE SINCE LAST REPORT

BLDG. C-1 - FOOTINGS AND FOUNDATIONS HAVE BEEN POURED; PERIMETER INSULATION IN PLACE; UNDERSLAB PLUMBING IN PLACE; BACKFILLING IN PROGRESS

BLDG. C-2 - BUILDING IS STAKED; EXCAVATION HAS BEGUN.

COMPLEX D:

FIRST BUILDING IS READY FOR FRAMING TO BEGIN.

OFFICE/LAUNDRY BLDG.: NEARLY READY FOR PUNCH LIST INSPECTION. PUNCH LIST IS SCHEDULED FOR MONDAY, FEB. 8, 1993 AT 1:30 P.M.

MASONRY BUILDINGS: REROOFING IS WAITING IMPROVED WEATHER CONDITIONS.

STORAGE BUILDINGS: READY FOR PUNCH LIST INSPECTION

OBSERVATIONS: WORK IS CONTINUING ON REMAINING WORK AT COMPLEXES A AND B. ARCHITECT IS TO INSPECT ALL UNITS ON MONDAY, FEBRUARY 8 TO CONFIRM THAT ALL ITEMS ON INTERIOR OF OCCUPIED BUILDINGS HAVE BEEN COMPLETED.

BURN OF EXISTING FRAME BUILDINGS IS DELAYED PENDING FAVORABLE WEATHER CONDITIONS. ARCHITECT WAS ADVISED BY SOUTHWEST DISTRICT HEALTH THAT THEY WOULD ALLOW BURN OF TWO BUILDINGS SIMULTANEOUSLY, AND IF SMOKE DISSIPATES, ADDITIONAL BUILDINGS MAY BE BURNED. IDAHO DEQ ADVISED ARCHITECT THAT DISTRICT HEALTH HAS THE AUTHORITY TO ALLOW SUCH MULTIPLE BURNS.

ACTION REQUIRED: - GENERAL: CONTRACTOR TO INSTALL HURRICANE CLIPS AT EACH TRUSS AND AT GABLE ENDS AS REQUIRED BY THE DRAWINGS. VERIFY THAT REQUIRED BACKING IS IN PLACE AT ACCESSIBLE/ADAPTABLE BATHROOMS; PROVIDE SOLID BACKING FOR TOWEL BARS, GRAB BARS, HANDRAILS, AND WHERE DOOR HARDWARE STRIKES WALLS; ASSURE THAT SOLID FIRE BLOCKING IS IN PLACE AS REQUIRED; ASSURE THAT FRAMING ALLOWS FULL DOOR SWING WITHOUT DOOR HARDWARE STRIKING ADJACENT WALLS.

PROVIDE HARDWOOD SHIMS AT ALL HEADERS WHERE GAPS OCCUR BETWEEN HEADER AND TRIMERS. ASSURE THAT TEMPERED GLASS IS INSTALLED AT WINDOWS LOCATED WITHIN 24 INCHES OF DOORS. ASSURE THAT SILL PLATES ARE ANCHORED WITHIN 12 INCHES OF EACH END OF SILL PER UBC. VERIFY SPACING OF NAILING AT PLYWOOD SIDING / ASSURE THAT NAIL HEADS DO NOT BREAK SURFACE OF MDO SIDING / SEAL RAW EDGES OF PLYWOOD SIDING IF EXPOSED TO MOISTURE.

ASSURE THAT REQUIREMENTS OF IDAHO POWER/GOOD CENTS ARE COMPLIED WITH. ASSURE THAT INSULATION STOPS IN ATTICS ARE LOCATED TO ALLOW MAXIMUM INSULATION THICKNESS AT EXTERIOR WALLS. 2" FREE VENT AREA IS REQUIRED ABOVE INSULATION.

CONTRACTOR'S REQUEST FOR PAYMENT WAS REVIEWED ON SITE AND IS RECOMMENDED FOR PAYMENT

CC: FMHA - CALDWELL; FMHA - STATE OFFICE; OWNER; CONTRACTOR

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CONSTRUCTION REPORT NO:	THIRTY-TWO
PROJECT:	CALDWELL HOUSING AUTHORITY
LOCATION:	CALDWELL, IDAHO
DATE:	FEBRUARY 12, 1993
TIME:	9:30 a.m
WORK ON SCHEDULE:	YES
WEATHER CONDITIONS:	PARTLY CLOUDY, 35 DEGREES
PRESENT ON SITE:	TED PARROTT; TWO FRAMING CREWS

WORK IN PROGRESS:

COMPLEX A: INTERIOR OF UNITS COMPLETE EXCEPT FOR SHORT LIST OF ITEMS (ATTACHED). UNITS ARE NOW OCCUPIED.

COMPLEX B: INTERIOR OF UNITS COMPLETE EXCEPT FOR SHORT LIST OF ITEMS (ATTACHED.) UNITS ARE NOW OCCUPIED.

COMPLEX C:

BUILDING C-1 FLOOR SLAB IS POURED AND COVERED

BUILDING C-2· FOUNDATION HAS BEEN POURED; FOUNDATION INSULATION IS IN PLACE, NEARLY READY FOR BACKFILL

BUILDING C-3: NO SIGNIFICANT CHANGE

BUILDING C-4· FRAMING IS ESSENTIALLY COMPLETE; ROOFI PARTIALLY SHEATHED; PLUMBING AND ELECTRICAL ROUGH-IN ARE IN PROGRESS

BUILDING C-5. NO SIGNIFICANT CHANGE

COMPLEX D FRAMING IN PROGRESS AT SINGLE STORY FIVE-BEDROOM BUILDING; EXTERIOR WALLS NEARLY COMPLETE

OFFICE BUILDING: FINAL INSPECTION ATTACHED

STORAGE BUILDINGS· NEARLY READY FOR PUNCH LIST INSPECTION; COMPLETION AND INSPECTION DELAYED BY MUDDY SITE CONDITIONS.

ROOFING OF MASONRY BUILDINGS. ALL ROOFS FLASHED AND READY FOR TOPCOAT. NO ADDITIONAL WORK IS LIKELY UNTIL WEATHER CONDITIONS IMPROVE

ACTION REQUIRED:

NONE NOTED

CC. FmHA - STATE, FmHA - CALDWELL, OWNER, CONTRACTOR

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FARMWAY VILLAGE
FARM LABOR HOUSING
CALDWELL, IDAHO

COMPLEX A - FINAL INSPECTION VERIFICATION
February 12, 1993

Present: Dave Linden
Ted Parrott
Ray Crowder

SITE

Because of winter weather conditions, site and building exteriors are not included in this Final Inspection. Exterior items will be deferred pending favorable weather conditions.

GENERAL ITEMS

At entry patios where flush clean-out caps have been installed, caulk or seal around concrete as required
Contractor to check attic insulation at all units

UNIT #201

Check for defective refrigerator

UNIT #202

Loose back and sidesplash at range

UNIT #203

Loose sidesplash at range

UNIT #204

No items

UNIT #205

No items

UNIT #206

No items

UNIT #207

No items

UNIT #208

No items

UNIT #209

Loose sidesplash adjacent to range

UNIT #210

Loose sidesplash adjacent to range

UNIT #211

Clean/touchup sidesplash adjacent to range

UNIT #212

Adjust entry door for better seal
Clean entry door

UNIT 213

No items

UNIT #214

Repair seams in floors at bedrooms & in closets/ improve patches

UNIT #215

Provide folding seat

UNIT #216

Paint waterheater shelf

UNIT #217

No items

UNIT #218

Replace pocket door

UNIT #219

Move towel bar away from T-stat in bathroom
Repair bumps in vinyl at door to secondary bedroom

UNIT #220

Paint around entry door latch

OTHER ITEMS

No items

UNIT #321

No items

UNIT #322

No items

UNIT #323

Caulk edge of flooring around Bedroom and Bathroom doors

UNIT #324

No items

UNIT #325

Paint thin on entry door

UNIT #326

No items

UNIT #327

No items

UNIT #328

No items

UNIT #329

No items

UNIT #330

No items

UNIT #331

No items

UNIT 332

Repour entry walk - excessive slope

UNIT #333

No items

UNIT #334

No items

UNIT #335

No items

UNIT #336

No items

UNIT #337

No items

UNIT #338

No items

UNIT #339

No items

UNIT #340

No items

OTHER ITEMS

No items

FINAL INSPECTION
OFFICE/LAUNDRY BUILDING
FEBRUARY 12, 1993

Present.

Fred Marker
Dave Linden
Ray Crowder

GENERAL ITEMS

CHECK BUILDING KEYING AND LOCKING PER SPEC
CAULK AROUND ALL THROUGH-WALL UNITS
PROVIDE INSULATION CERTIFICATION

STORAGE/MAINT. ROOM

LABEL ALL ELECTRICAL PANELS

RESTROOM

NO ITEMS

OFFICE

NO ITEMS

RESTROOM

NO ITEMS

MAIN OFFICE

NO ITEMS

OFFICE

NO ITEMS

MAILROOM

NO ITEMS

MEDICAL OFFICE

INSTALL ELECTRICAL PANEL COVER

MEDICAL OFFICE REST ROOM

LOOSE GRAB BAR
CAULK/PAINT COPPER WATER LINE

LAUNDRY/ROOM

INSTALL DOOR STOP AT BATHROOM
BOTH UNIT HEATERS TO BE MOUNTED FOR HORIZONTAL THROW OF AIR
INSTALL BLINDS WHERE NEEDED
PATCH WALL AT SWAMP COOLER

OTHER

EXTERIOR NOT INSPECTED - DELAY UNTIL WEATHER ALLOWS EXTERIOR WORK TO BE COMPLETED

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CONSTRUCTION REPORT NO:	THIRTY-THREE
PROJECT:	CALDWELL HOUSING AUTHORITY
LOCATION:	CALDWELL, IDAHO
DATE:	FEBRUARY 26, 1993
TIME:	3:30 P.M
WORK ON SCHEDULE:	YES
WEATHER CONDITIONS:	SUNNY, 35 DEGREES
PRESENT ON SITE:	TED PARROTT, FRAMING CREWS; SHEETROCKERS

WORK IN PROGRESS:

COMPLEX A: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX C:

BUILDING C-1. FRAMING AND LAYING OUT OF SILL PLATES HAS BEGUN

BUILDING C-2: FLOOR SLAB HAS BEEN POURED; SLAB IS COVERED

BUILDING C-3: NO SIGNIFICANT CHANGE

BUILDING C-4. FRAMING IS ESSENTIALLY COMPLETE; WALLS HAVE BEEN INSULATED; HANGING OF GYP.BD. HAS BEGUN

BUILDING C-5: NO SIGNIFICANT CHANGE

COMPLEX D: FRAMING IS CONTINUING, ROOF TRUSSES HAVE BEEN SET ON SINGLE STORY PORTION OF BUILDING; UPPER LEVEL FRAMING IS PROGRESSING, AND IS READY FOR TRUSSES TO BE SET.

OFFICE BUILDING: OCCUPIED; SHORT LIST ITEMS BEING CORRECTED

STORAGE BUILDINGS: NEARLY READY FOR PUNCH LIST INSPECTION; COMPLETION AND INSPECTION DELAYED BY MUDDY SITE CONDITIONS.

ROOFING OF MASONRY BUILDINGS: ALL ROOFS FLASHED AND READY FOR TOPCOAT NO ADDITIONAL WORK IS LIKELY UNTIL WEATHER CONDITIONS IMPROVE

ASBESTOS ABATEMENT: ABATEMENT HAS BEEN COMPLETED AT ALL BUT 8 BUILDINGS.

BUILDING REMOVAL. FIRE DEPARTMENT IS BURNING THREE BUILDINGS AT TIME OF ARCHITECT'S VISIT. BUILDINGS WHICH HAVE DELAYED NEW CONSTRUCTION HAVE BEEN BURNED; REMOVAL OF ASH AND DEMOLITION OF FOUNDATION WALLS IS EXPECTED TO BEGIN EARLY NEXT WEEK

CONSTRUCTION REPORT NO. THIRTY-THREE

ACTION REQUIRED:

ASSURE THAT FIRE BLOCKING IS INSTALLED BEHIND FURR-DOWN PRIOR TO HANGING SHEETROCK OR CABINETS AS SPECIFIED - TYPICAL AT ALL PARTY WALLS

INSTALL HURRICANE CLIPS AT ROOF TRUSSES

INSTALL SHIMS AT WINDOW AND DOOR HEADERS WHERE NEEDED, PRIOR TO HANGING GYP BD.

CC: FmHA - STATE, FmHA - CALDWELL, OWNER, CONTRACTOR

CROWDER ASSOCIATES
ARCHITECTURE & PLANNING
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BOISE, IDAHO 83704 • (208) 377-2870
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CONSTRUCTION REPORT NO:	THIRTY-FOUR
PROJECT:	CALDWELL HOUSING AUTHORITY
LOCATION:	CALDWELL, IDAHO
DATE:	MARCH 9, 1993
TIME:	2:30 P.M.
WORK ON SCHEDULE:	YES
WEATHER CONDITIONS:	PARTLY CLOUDY, 35 DEGREES
PRESENT ON SITE:	TED PARROTT; FRAMING CREWS; SHEETROCKERS

WORK IN PROGRESS:

COMPLEX A: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX C:

BUILDING C-1: EXTERIOR WALLS ARE FRAMED, WINDOWS SET

BUILDING C-2. EXTERIOR WALLS ARE FRAMED, WINDOWS SET

BUILDING C-3: NO SIGNIFICANT CHANGE

BUILDING C-4: ROOF IS DRY SHEETED; TEXTURING OF WALLS IS IN PROGRESS

BUILDING C-5: NO SIGNIFICANT CHANGE

COMPLEX:

BUILDING D-1· FRAMING ESSENTIALLY COMPLETE; ROOF DRY SHEETED, SIDING AND WINDOWS IN PLACE, PLUMBING & ELECTRICAL ROUGH-IN IN PROGRESS

BUILDING D-2. FOOTING IN PLACE; CONSTRUCTING FOUNDATION FORMS; FOUNDATION INSULATION IN PLACE.

BUILDING D-3: FOOTINGS AND FOUNDATIONS POURED, FORMS STRIPPED

OFFICE BUILDING: OCCUPIED; SHORT LIST ITEMS BEING CORRECTED

STORAGE BUILDINGS: NEARLY READY FOR PUNCH LIST INSPECTION; COMPLETION AND INSPECTION DELAYED BY MUDDY SITE CONDITIONS

ROOFING OF MASONRY BUILDINGS: ALL ROOFS FLASHED AND READY FOR TOPCOAT. NO ADDITIONAL WORK IS LIKELY UNTIL WEATHER CONDITIONS IMPROVE.

ASBESTOS ABATEMENT· ABATEMENT IS CONTINUING

BUILDING REMOVAL: REMOVAL OF ASH AND CONCRETE IS IN PROGRESS

CONSTRUCTION REPORT NO. THIRTY-FOUR

ACTION REQUIRED:

ASSURE THAT FIRE BLOCKING IS INSTALLED BEHIND FURR-DOWN PRIOR TO HANGING SHEETROCK OR CABINETS AS SPECIFIED - TYPICAL AT ALL PARTY WALLS

INSTALL HURRICANE CLIPS AT ROOF TRUSSES

INSTALL SHIMS AT WINDOW AND DOOR HEADERS WHERE NEEDED, PRIOR TO HANGING GYP BD.

ASSURE THAT TEMPERED GLASS IS IN PLACE WHERE REQUIRED ADJACENT TO DOORS

INSULATE WALL POCKETS PRIOR TO ENCLOSURE OF POCKETS

ASSURE THAT BACKING IS IN PLACE FOR ALL GRAB BARS AND AT OTHER LOCATIONS AS SPECIFIED

ASSURE THAT ACCESS IS PROVIDED FOR ALL LOW ROOF AREAS ON TWO STORY BUILDINGS.

CC· FmHA - STATE, FmHA - CALDWELL, OWNER, CONTRACTOR

CROWDER ASSOCIATES
ARCHITECTURE & PLANNING
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(208) 377-2870
FAX (208) 322-5886

CONSTRUCTION REPORT NO:	THIRTY-FIVE
PROJECT:	CALDWELL HOUSING AUTHORITY
LOCATION:	CALDWELL, IDAHO
DATE:	MARCH 18, 1993
TIME:	9:30 A.M.
WORK ON SCHEDULE:	YES
WEATHER CONDITIONS:	PARTLY CLOUDY, 35 DEGREES
PRESENT ON SITE:	TED PARROTT; FRAMING CREWS; SHEETROCKERS

WORK IN PROGRESS:

COMPLEX A: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX C:

BUILDING C-1: ROOF IS DRY SHEETED, PLUMBING ROUGH-IN NEARLY COMPLETE; ELECTRICAL ROUGH-IN IN PROGRESS

BUILDING C-2· ROOF IS PARTIALLY SHEATHED; FRAMING COMPLETE

BUILDING C-3: NO SIGNIFICANT CHANGE

BUILDING C-4. ROOFING NEARLY COMPLETE; WALLS TAPED, TEXTURED AND PAINTED; HANGING INTERIOR DOORS AND INTERIOR TRIM IN PROGRESS

BUILDING C-5: NO SIGNIFICANT CHANGE

COMPLEX:

BUILDING D-1: FRAMING COMPLETE; ROOF DRY SHEETED, ROOFING HAS BEGUN; SIDING AND WINDOWS IN PLACE; PLUMBING & ELECTRICAL ROUGH-IN COMPLETE; WALLS INSULATED AND NEARLY READY FOR GYP BD.

BUILDING D-2 FLOOR SLAB POURED; READY FOR FRAMING TO BEGIN

BUILDING D-3: FLOOR SLAB POURED; READY FOR FRAMING TO BEGIN

OFFICE BUILDING: OCCUPIED; SHORT LIST ITEMS BEING CORRECTED.

STORAGE BUILDINGS: NEARLY READY FOR PUNCH LIST INSPECTION; COMPLETION AND INSPECTION DELAYED BY MUDDY SITE CONDITIONS.

ROOFING OF MASONRY BUILDINGS: ALL ROOFS FLASHED AND READY FOR TOPCOAT. NO ADDITIONAL WORK IS LIKELY UNTIL WEATHER CONDITIONS IMPROVE.

ASBESTOS ABATEMENT: HOLDING UNTIL ADDITIONAL BUILDINGS BECOME AVAILABLE

CONSTRUCTION REPORT NO. THIRTY-FIVE

ACTION REQUIRED:

IMCORRECT COLOR HAS BEEN USED FOR SHINGLES AT COMPLEX D. CONTACTOR WILL MAKE CORRECTIONS NEEDED AND ASSURE THAT OTHER TRADES ARE ADVISED OF APPROPRIATE COLOR SCHEDULE.

ASSURE THAT FIRE BLOCKING IS INSTALLED BEHIND FURR-DOWN PRIOR TO HANGING SHEETROCK OR CABINETS AS SPECIFIED - TYPICAL AT ALL PARTY WALLS

INSTALL HURRICANE CLIPS AT ROOF TRUSSES

INSTALL SHIMS AT WINDOW AND DOOR HEADERS WHERE NEEDED, PRIOR TO HANGING GYP BD.

ASSURE THAT TEMPERED GLASS IS IN PLACE WHERE REQUIRED ADJACENT TO DOORS

INSULATE WALL POCKETS PRIOR TO ENCLOSURE OF POCKETS

ASSURE THAT BACKING IS IN PLACE FOR ALL GRAB BARS AND AT OTHER LOCATIONS AS SPECIFIED

ASSURE THAT ACCESS IS PROVIDED FOR ALL LOW ROOF AREAS ON TWO STORY BUILDINGS.

CC: FmHA - STATE, FmHA - CALDWELL, OWNER, CONTRACTOR

CROWDER AS
PARAGON

WHITE ENGINEERS
1707 LINDA VISTA LANE
BOISE, IDAHO 83704
(208)375-3581

PROJECT: FARMWAY HOUSING FIELD REPORT NO:

CONTRACT: MECHANICAL PROJECT NO: 672-

DATE 3-19-93 TIME WEATHER TEMP.RANGE

EST.% OF COMPLETION CONFORMANCE WITH SCHEDULE(+,-)

WORK IN PROGRESS PRESENT AT SITE

WHITE

PEROT

OBSERVATIONS

1. NEW UNITS 100% ROUGH-IN W/ UNDERSLAB ROUGH-IN COMPLETE IN OTHER UNIT.
2. CONDENSATION STILL SEEMS TO BE A PROBLEM IN SOME UNITS.
3. OFFICE IS COMPLETE.
4. WATER SERVICE VALVES TURNED 90° AS DISCUSSED.

ITEMS TO VERIFY

INFORMATION OR ACTION REQUIRED

ATTACHMENTS

CROWDER ASSOCIATES
ARCHITECTURE & PLANNING
2995 N COLE ROAD • SUITE 280 • BOISE, IDAHO 83704
(208) 377-2870
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FARMWAY VILLAGE
FARM LABOR HOUSING
CALDWELL, IDAHO

COMPLEX A - FINAL INSPECTION VERIFICATION
March 24, 1993

Present· CHA representative - Roy
Ted Parrott
Ray Crowder
Jay Smithman

SITE

Because of winter weather conditions, site and building exteriors are not included in this Final Inspection
Exterior items will be deferred pending favorable weather conditions

GENERAL ITEMS

At entry patios where flush clean-out caps have been installed, caulk or seal around concrete as required
Contractor to check attic insulation at all units

UNIT #201

No items

UNIT #202

No items

UNIT #203

No items

UNIT #204

No items

UNIT #205

No items

UNIT #206

No items

FARMWAY VILLAGE
FINAL INSPECTION VERIFICATION
PAGE 2

UNIT #207

No items

UNIT #208

No items

UNIT #209

No items

UNIT #210

No items

UNIT #211

No items

UNIT #212

Adjust entry door for better seal
Clean entry door

UNIT 213

No items

UNIT #214

Repair seams in floors at bedrooms & in closets/ improve patches

UNIT #215

Provide folding seat

UNIT #216

No items

UNIT #217

No items

FARMWAY VILLAGE
FINAL INSPECTION VERIFICATION
PAGE 3

UNIT #218

Replace pocket door

UNIT #219

Move towel bar away from T-stat in bathroom
Repair bumps in vinyl at door to secondary bedroom

UNIT #220

Paint around entry door latch

OTHER ITEMS

No items

UNIT #321

No items

UNIT #322

No items

UNIT #323

Caulk edge of flooring around Bedroom and Bathroom doors

UNIT #324

No items

UNIT #325

Paint thin on entry door

UNIT #326

No items

UNIT #327

No items

FARMWAY VILLAGE
FINAL INSPECTION VERIFICATION
PAGE 4

UNIT #328

No items

UNIT #329

No items

UNIT #330

No items

UNIT #331

No items

UNIT 332

Repour entry walk - excessive slope

UNIT #333

No items

UNIT #334

No items

UNIT #335

No items

UNIT #336

No items

UNIT #337

No items

UNIT #338

No items

UNIT #339

No items

UNIT #340

No items

OTHER ITEMS

No items

OFFICE/LAUNDRY BUILDING

GENERAL ITEMS
CHECK BUILDING KEYING AND LOCKING PER SPEC
CAULK AROUND ALL THROUGH-WALL UNITS
PROVIDE INSULATION CERTIFICATION

STORAGE/MAINT. ROOM
LABEL ALL ELECTRICAL PANELS

RESTROOM
NO ITEMS

OFFICE
NO ITEMS

RESTROOM
NO ITEMS

MAIN OFFICE
NO ITEMS

OFFICE
NO ITEMS

MAILROOM
NO ITEMS

MEDICAL OFFICE
NO ITEMS

OFFICE/LAUNDRY (continued)

MEDICAL OFFICE REST ROOM

CAULK/PAINT COPPER WATER LINE
REPAIR DAMAGED FLOOR TILE AT WATER CLOSET
IMPROVE APPEARANCE OF COPPER WATER LINE & WALL ANCHORS

LAUNDRY/ROOM

PATCH WALL AT SWAMP COOLER

OTHER

EXTERIOR NOT INSPECTED - DELAY UNTIL WEATHER ALLOWS EXTERIOR WORK TO BE COMPLETED.

CROWDER ASSOCIATES
ARCHITECTURE & PLANNING
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CONSTRUCTION REPORT NO:	THIRTY-SIX
PROJECT:	CALDWELL HOUSING AUTHORITY
LOCATION:	CALDWELL, IDAHO
DATE:	APRIL 6, 1993
TIME:	10:30 A.M
WORK ON SCHEDULE:	YES
WEATHER CONDITIONS:	CLEAR, 60 DEGREES
PRESENT ON SITE:	TED PARROTT; FRAMING CREWS; SHEETROCKERS

WORK IN PROGRESS:

COMPLEX A WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B· WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX C.

BUILDING C-1: EXTERIOR IS PAINTED, ROOFING IS COMPLETE, INTERIOR IS SHEETROCKED AND TAPED

BUILDING C-2: EXTERIOR IS PAINTED, ROOFING IS COMPLETE; INTERIOR IS SHEETROCKED; TAPING IN PROGRESS

BUILDING C-3: EXTERIOR AND INTERIOR ARE PAINTED, ROOFING COMPLETE, CABINETS AND COUNTERTOPS SETS, PLUMBING & ELECTRICAL FIXTURES SET; VINYL FLOORING NEARING COMPLETION

BUILDING C-4 EXTERIOR PARTIALLY PAINTED; ROOFING NEARLY COMPLETE; INTERIOR TAPED, TEXTURED AND PAINTED; CABINETS AND COUNTERTOPS SET, PLUMBING & ELECTRICAL FIXTURES SET, PREPARING FLOORS FOR FLOOR COVERING, CONCRETE PATIOS POURED

BUILDING C-5: CONCRETE PATIOS POURED; EXTERIOR PAINTED; ROOF COMPLETE, INTERIOR TAPED, TEXTURED AND PAINTED; CABINETS AND COUNTERTOPS SET; ELECTRICAL AND PLUMBING FIXTURES SET; VINYL FLOORING NEARLY COMPLETE

COMPLEX D:

BUILDING D-1: ROOFING COMPLETE; SIDING COMPLETE; BUILDING IS FULLY ENCLOSED, INTERIOR IS SHEETROCKED AND PARTIALLY TAPED

BUILDING D-2: FIRST FLOOR FRAMING ESSENTIALLY COMPLETE; SECOND FLOOR FRAMING IN PROGRESS, LOWER ROOF TRUSSES SET, H-CLIPS IN PLACE

BUILDING D-3: FIRST FLOOR FRAMING NEARLY COMPLETE

CONSTRUCTION REPORT NO THIRTY-SIX

OFFICE BUILDING: OCCUPIED; SHORT LIST ITEMS BEING CORRECTED.

STORAGE BUILDINGS: NEARLY READY FOR PUNCH LIST INSPECTION; COMPLETION AND INSPECTION DELAYED BY MUDDY SITE CONDITIONS.

ROOFING OF MASONRY BUILDINGS: ALL ROOFS FLASHED AND READY FOR TOPCOAT NO ADDITIONAL WORK IS LIKELY UNTIL WEATHER CONDITIONS IMPROVE

ASBESTOS ABATEMENT. HOLDING UNTIL ADDITIONAL BUILDINGS BECOME AVAILABLE

ACTION REQUIRED:

INCORRECT ROOFING COLOR AT COMPLEX D HAS BEEN CORRECTED, CONTRACTOR HAS COORDINATED WITH OTHER SUPPLIERS TO ASSURE THAT PROPER COLORS ARE PROVIDED

IMPROVE CEILING TEXTURE IN UPPER BEDROOM AT NORTH END OF BUILDING C-4

PROVIDE REQUIRED BREAK BETWEEN SIDING AND CONCRETE DECK TO PREVENT WICKING ACTION.

ASSURE THAT FIRE BLOCKING IS INSTALLED BEHIND FURR-DOWN PRIOR TO HANGING SHEETROCK OR CABINETS AS SPECIFIED - TYPICAL AT ALL PARTY WALLS

INSTALL HURRICANE CLIPS AT ROOF TRUSSES

INSTALL SHIMS AT WINDOW AND DOOR HEADERS WHERE NEEDED, PRIOR TO HANGING GYP BD

ASSURE THAT TEMPERED GLASS IS IN PLACE WHERE REQUIRED ADJACENT TO DOORS

INSULATE WALL POCKETS PRIOR TO ENCLOSURE OF POCKETS

ASSURE THAT BACKING IS IN PLACE FOR ALL GRAB BARS AND AT OTHER LOCATIONS AS SPECIFIED

ASSURE THAT ACCESS IS PROVIDED FOR ALL LOW ROOF AREAS ON TWO STORY BUILDINGS.

CC: FmHA - STATE, FmHA - CALDWELL, OWNER, CONTRACTOR

CROWDER ASSOCIATES
ARCHITECTURE & PLANNING
2995 N COLE ROAD • SUITE 280 • BOISE, IDAHO 83704
(208) 377-2870
FAX (208) 322-5886

PUNCH LIST INSPECTION
CALDWELL HOUSING AUTHORITY
FARMWAY VILLAGE

MAY 10, 1993

Present: Dave Linden
Ted Parrot
Ray Crowder

STORAGE BUILDINGS:

- Install threshold & Weatherstrip at all entry doors
- General cleanup
- Check all storage cubicles for exposed nails on reverse side of plywood walls; back nail out and renail into solid wood
- Install deadbolts at entry doors
- Paint all gypsum board walls and ceilings
- Install wood trim at top of wall in all center hallways

WEST BUILDING:
Install cover plate at unit #21

CENTER BUILDING:
Provide trim at interior storage room door

EAST BUILDING:
No punch inspection until Housing Authority materials are removed from hallway.

ROOFING AT MASONRY BUILDINGS:
No punch list until roofing contractor has conducted own inspection and corrected defects. Contractor to provide specification from manufacturer of reflective coating.

FARMWAY VILLAGE - CALDWELL, IDAHO
EXTERIOR FINAL INSPECTION
AUGUST 23, 1993
PRESENT: DAVE LINDEN
RAY CROWDER

OFFICE
HEALTH CLINIC
REPAINT CORNER TRIM IN RESTROOM
OFFICE SPACE
TOUCHUP ATTIC ACCESS PANEL
* (2 BROKEN DRYER VENTS COVERS)
EAST

APARTMENTS (MASONRY)
ALL LOCATIONS
REPAINT ALL SCREEN DOORS - APPEARANCE IS NOT ACCEPTABLE
FINISH REINFORCEMENT OF SCREEN DOORS

ALL STORAGE BUILDINGS - PAINT GABLE END VENT
CONTRASTING COLOR

WEST STORAGE BUILDING
NO ITEMS
CENTER STORAGE BUILDING
NO ITEMS
EAST STORAGE BUILDING
NO ITEMS
WATER TOWER
SCRAPE, PREP, AND REPAINT PUMPHOUSE

NEW HOUSING COMPLEX A, B, C, D
ALL AREAS
SET ALL SPLASH BLOCKS ON SOLID GROUND, WITH SLOPE AWAY FROM BUILDING
PROVIDE SPLASH BLOCK AT ALL DOWNSPOUTS
ASSURE THAT FINISH GRADE IS WITHIN 2" OF TOP OF WALKS
FILL AS REQUIRED AT ALL WALKS WHICH HAVE BEEN UNDERMINED
COMPLEX C
BUILDING 441-444
REPAIR WALK WEST OF BLDG. 441-443
441 NO ITEMS
442 * REPLACE BROKEN SPLASH BLOCK
443 NO ITEMS
444 NO ITEMS

BUILDING 445-448
445 USE APPROPRIATE INSULATION FOR DRAIN BENEATH KITCHEN SINK
446 TOUCHUP PATCHES IN INTERIOR WALLS - HALL AND LIVING
REPAIR BROKEN CORNER TAPE AT M. BEDROOM
REPAIR LOOSE VINYL SEAM IN LAUNDRY
447 NO ITEMS
448 NO ITEMS
BUILDING 449-452
449 TOUCHUP EAST WALL
450 TOUCHUP PAINT IN LIVING ROOM
451 NO ITEMS
452 CLEAN PAINT AT LANDING
TRIM OUT ATTIC ACCESS PANEL IN BEDROOM
BUILDING 453-456
453 NO ITEMS
454 NO ITEMS
455 NO ITEMS
456 NO ITEMS
BUILDING 457-460
457 * REPLACE BROKEN SPLASH BLOCK
458 NO ITEMS
459 REPAINT ENTRY DOOR - INTERIOR FACE
460 SPLASH BLOCK AT ENTRY

COMPLEX A
BUILDING 201-204
201 RAW WOOD AROUND WINDOWS (UPPER)
202 * DAMAGED GUTTER
TOUCHUP ENTRY DOOR
203 NO ITEMS
204 NO ITEMS
BUILDING 205-208
205 NO ITEMS
207 NO ITEMS
208 NO ITEMS
206 NO ITEMS
BUILDING 209-212
209 * DAMAGED GUTTER
210 NO ITEMS
211 * DAMAGED GUTTER
212 * BROKEN DRYER VENT COVER

EXTERIOR FINAL INSPECTION
AUGUST 23, 1993
PAGE 3

BUILDING 213-216
213 NO ITEMS
214 RAW WOOD AT END OF ENTRY SCREEN
215 NO ITEMS
216 NO ITEMS
BUILDING 217-220
217 NO ITEMS
218 NO ITEMS
219 NO ITEMS
220 NO ITEMS

COMPLEX D
INSTALL SPLASH BLOCKS
561 NO ITEMS
562 NO ITEMS
563 PAINT TOUCHUP THROUGHOUT INTERIOR
FINISH WALL REPAIRS AT BATHROOM DOOR
564 NO ITEMS
565 NO ITEMS
566 NO ITEMS
567 NO ITEMS
568 REPAIR CORNER BEAD AT SOUTH BEDROOM
569 NO ITEMS
570 NO ITEMS
571 TOUCHUP PAINT ON STAIRWAY
572 * DAMAGED GUTTER
DAMAGED SIDING ABOVE LOW ROOF (above unit number)
B COMPLEX
REPAIR DAMAGED ASPHALT AT TRASH ENCLOSURE SOUTH OF COMPLEX B
325 PAINT THIN ON ENTRY DOOR
327 * DAMAGED GUTTER
328 NO ITEMS
BLDG 337-340
POOR SITE DRAINAGE AT NORTH SIDE OF BUILDING
337 NO ITEMS
336 NO ITEMS
335 NO ITEMS
333 NO ITEMS
334 NO ITEMS
BLDG 329-332
332 WATER PONDS AT FRONT ENTRY AND AGAINST WEST WALL
331 NO ITEMS
330 NO ITEMS
329 NO ITEMS
321 * DAMAGED GUTTER

324 * DAMAGED GUTTER & DOWNSPOUT
BROKEN WALK AT EAST SIDE OF BUILDING
322 NO ITEMS
323 * DAMAGED GUTTER

GENERAL

ALL PARKING AND LAWN AREAS TO SLOPE TO DRAIN
* BROKEN SITE LIGHTING:
COMPLEX B - 1
COMPLEX A - 1
CLEAN ALL WALKS AND DRIVEWAYS/PARKING
INSTALL REMAINING SITE BENCHES
* PROVIDE REFLECTORS OR REFLECTIVE PAINT ON ALL BARRIER CHAINS
ASSURE THAT ALL PREVIOUS PUNCH LIST ITEMS ARE CORRECTED
PROVIDE OWNER WITH COMPLETE LISTING OF SUPPLIERS FOR MATERIALS USED ON THE PROJECT
PROVIDE OWNER WITH AS-BUILT DRAWINGS
PROVIDE OWNER WITH AS-BUILT RECORD OF SPRINKLER SYSTEM
ASSIST OWNER IN OBTAINING ANY REMAINING "GOOD CENTS" PAYMENT
REPLACE/REPAIR BROKEN WALKS AND CURBS
ASSURE THAT ALL SITE LIGHTING IS WORKING AND IS SET PROPERLY

PRELIMINARY REVIEW - LANDSCAPING/SPRINKLER
AUGUST 23, 1993

Preliminary review of landscaping and sprinkler identified the following conditions which will become punch list items if not corrected prior to punch list imspection.

GRADING: Water continues to pond and to drain against buildings. Site must be swaled as needed to obtain drainage away from buildings and to avoid ponding

Trenches are settling in areas throughout the site

Sidewalks have been undermined throughout the site. Backfill is required

Finish grade is to maintain uniform distance below sidewalks. Show 1 1/2" to 2" of concrete

LAWN AREAS:

Remove rocks in lawn areas. Obtain Owner's written acceptance in all areas

Finish grading to be smooth and uniform

Site has not been mulched or rolled as specified. Contractor to provide acceptable finish appearance using these or other approved methods.

Areas where seeds have failed to germinate and grow to be re-seeded

All seeded areas damaged are to be replanted.

Control weeds throughout the landscaped areas of the site

Contractor responsible for care and watering of lawn through first mowing

PLANTINGS;

Provide and place mulch bark over all plant pits not otherwise scheduled for bark chips to a min. depth of 1"

SPRINLER SYSTEMS:

Assure adequate coverage at all areas

Fill trenches where settlement occurs

Schedule sprinkler use to avoid excessive ponding

SITE - GENERAL:

Assure that site is cleaned of construction debris

Repair damaged walks, curbs

USDA-FmHA
Form FmHA 1924-12
(Rev. 2/87)

FORM APPROVED
OMB NO. 0575-0042

INSPECTION REPORT

STATE Idaho

FOR Caldwell Labor Housing Auth. COUNTY Canyon

ADDRESS Caldwell Idaho

ITEM OF DEVELOPMENT	PERCENT COMPLETE	ITEM OF DEVELOPMENT	PERCENT COMPLETE
Apt. Units	99%	Caldwell Labor Housing Authority	
Roads & Walks	100%		
Landscaping	70%		
Irrigation System	40%		

PERIODIC INSPECTION
Weather: Warm 86°

Date & No. of previous inspection: _____

This inspection is Number _____

ITEMIZE AND DESCRIBE the significant conditions observed to be at variance with the approved plans and specifications and make your recommendations for correcting the deficiencies. Also make comments with respect to the progress of the work. In the case of development performed by the borrower method, carefully compare work accomplished with funds available and record any facts which indicate that actual costs are significantly at variance with planned costs. Check to see that deficiencies previously reported have been corrected.

1. Several Workers on Site installing Plants and Bark.
2. Several Workers on Site installing Irrigation System
3. Exterior Painting appears to be much better.

FmHA will require to be on Site to Review Irrigation System in operation.

Architect to advise FmHA Staff when his Punch list has been completed for our final Review.

(See attached sheets for additional comments)

DATE 8-13-93 SIGNED Fred J. Martin DLS

Indicate whether: ☒ FmHA Representative, or
☐ Contractor

FINAL INSPECTION

I CERTIFY that I have inspected for the purposes set forth in 7 CFR 1924 Subpart A and 7 CFR 1942 Subpart A, the above listed items of development and that those shown as 100% complete have been completed in accordance with the Drawings and Specifications or other descriptive material. Health Department approval has been given the water and waste disposal system on (date) _____. Builder's Warranty is dated _____

DATE _____ SIGNED _____
FmHA Representative

The undersigned gives approval of acceptance of the work constructed under the conditions of the contract and Builder's Warranty.

DATE _____ SIGNED _____
Borrower

DATE _____ SIGNED _____
Builder (Optional)

SEE REVERSE FOR CHECK LIST & INSPECTION GUIDE

FmHA 1924-12 (Rev. 2/87)

POSITION 6

AUG 12 1993

FARMWAY VILLAGE - CALDWELL, IDAHO
EXTERIOR FINAL INSPECTION
AUGUST 11, 1993
PRESENT: DAVE LINDEN
TED PARROTT
RAY CROWDER

OFFICE
HEALTH CLINIC
REPAINT CORNER TRIM IN RESTROOM
OFFICE SPACE
TOUCHUP ATTIC ACCESS PANEL
* (2 BROKEN DRYER VENTS COVERS)
EAST
IMPROVE APPEARANCE OF SWAMP COOLER SUPPORT

APARTMENTS (MASONRY)
ALL LOCATIONS
REPAINT ALL SCREEN DOORS - APPEARANCE IS NOT ACCEPTABLE
FINISH REINFORCEMENT OF SCREEN DOORS

ALL STORAGE BUILDINGS - PAINT GABLE END VENT
CONTRASTING COLOR

WEST STORAGE BUILDING
NO ITEMS
CENTER STORAGE BUILDING
NO ITEMS
EAST STORAGE BUILDING
NO ITEMS
WATER TOWER
SCRAPE, PREP, AND REPAINT PUMPHOUSE

NEW HOUSING COMPLEX A, B, C, D
ALL AREAS
SET ALL SPLASH BLOCKS ON SOLID GROUND, WITH SLOPE AWAY FROM BUILDING
PROVIDE SPLASH BLOCK AT ALL DOWNSPOUTS
ASSURE THAT FINISH GRADE IS WITHIN 2" OF TOP OF WALKS
FILL AS REQUIRED AT ALL WALKS WHICH HAVE BEEN UNDERMINED
COMPLEX C
BUILDING 441-444
REPAIR WALK WEST OF BLDG. 441-443
441 REPAIR SAW-CUT WOOD AT NE CORNER AT GROUND LEVEL
442 * REPLACE BROKEN SPLASH BLOCK
443 NO ITEMS
444 NO ITEMS

BUILDING 445-448
- 445 USE APPROPRIATE INSULATION FOR DRAIN BENEATH KITCHEN SINK
- 446 TOUCHUP PATCHES IN INTERIOR WALLS - HALL AND LIVING
  REPAIR BROKEN CORNER TAPE AT M. BEDROOM
  REPAIR LOOSE VINYL SEAM IN LAUNDRY
- 447 NO ITEMS
- 448 NO ITEMS

BUILDING 449-452
- 449 TOUCHUP EAST WALL
- 450 TOUCHUP PAINT IN LIVING ROOM
- 451 TOUCHUP AT LEFT OF UNIT NUMBERS
- 452 CLEAN PAINT AT LANDING
  TRIM OUT ATTIC ACCESS PANEL IN BEDROOM

BUILDING 453-456
- 453 RAW WOOD AT WEST FACE
- 454 REPAIR WALL AT HOSE BIBB
- 455 CAULK AND PAINT AT UPPER BAND, NORTH WALL
- 456 RAW WOOD AT 2ND FLOOR BOTH SIDES OF WINDOW
  DELAMINATION OF SIDING AT SOUTH FACE OF BUILDING

BUILDING 457-460
- 457 * REPLACE BROKEN SPLASH BLOCK
- 458 NO ITEMS
- 459 CLEAN WINDOW FRAMES
  REPAINT ENTRY DOOR - INTERIOR FACE
- 460 SPLASH BLOCK AT ENTRY

COMPLEX A

BUILDING 201-204
- 201 RAW WOOD AROUND WINDOWS (UPPER)
  PREP AND PAINT SIDING AT PATIO
- 202 * DAMAGED GUTTER
  TOUCHUP SIDING BELOW BAND AT ENTRY
  TOUCHUP ENTRY DOOR
- 203 NO ITEMS
- 204 NO ITEMS

BUILDING 205-208
- 205 PREP/PAINT SIDING AT PATIO
- 207 NO ITEMS
- 208 PAINT RAW WOOD AT KITCHEN WINDOW
- 206 NO ITEMS

BUILDING 209-212
- 209 * DAMAGED GUTTER
  RAW WOOD OVER WINDOWS
- 210 NO ITEMS
- 211 * DAMAGED GUTTER
- 212 * BROKEN DRYER VENT COVER

EXTERIOR FINAL INSPECTION
AUGUST 11, 1993
PAGE 3

BUILDING 213-216
213 NO ITEMS
214 RAW WOOD AT END OF ENTRY SCREEN
TOUCHUP ABOVE ENTRY DOOR
215 NO ITEMS
216 NO ITEMS
BUILDING 217-220
217 NO ITEMS
218 NO ITEMS
219 PAINT DOWNSPOUT
220 CLEAN FASCIA AT NORTH FACE
PAINT AROUND ENTRY DOOR LATCH
COMPLEX D
INSTALL SPLASH BLOCKS
CLEAN DIRTY TRIM BANDS
PAINT RAW SIDING BETWEEN ROOF LEVELS AT 5-BR BLDG

561 DAMAGED SIDING ABOVE LOW ROOF - SOUTH WALL
562 NO ITEMS
563 PAINT TOUCHUP THROUGHOUT INTERIOR
FINISH WALL REPAIRS AT BATHROOM DOOR
564 TOUCHUP NORTH WALL AND ABOVE LOWER ROOF
565 NO ITEMS
566 NO ITEMS
567 NO ITEMS
568 REPAIR CORNER BEAD AT SOUTH BEDROOM
569 NO ITEMS
570 NO ITEMS
571 TOUCHUP PAINT ON STAIRWAY
572 * DAMAGED GUTTER

B COMPLEX
REPAIR DAMAGED ASPHALT AT TRASH ENCLOSURE SOUTH OF COMPLEX B
325 PAINT THIN ON ENTRY DOOR
327 * DAMAGED GUTTER
328 RAW WOOD AT ENTRY
BLDG 337-340
POOR SITE DRAINAGE AT NORTH SIDE OF BUILDING
337 NO ITEMS
336 NO ITEMS
335 PREP AND PAINT SIDING AT PATIO
333 PREP AND PAINT SIDING AT PATIO
334 NO ITEMS
BLDG 329-332
332 WATER PONDS AT FRONT ENTRY AND AGAINST WEST WALL
TOUCHUP ALL VENT CAPS AT WEST WALL
331 NO ITEMS
330 NO ITEMS
329 NO ITEMS
321 * DAMAGED GUTTER

324 * DAMAGED GUTTER & DOWNSPOUT
BROKEN WALK AT EAST SIDE OF BUILDING
322 TOUCHUP SOUTH WALL ABOVE LOW ROOF
323 * DAMAGED GUTTER

GENERAL

ALL PARKING AND LAWN AREAS TO SLOPE TO DRAIN
* BROKEN SITE LIGHTING:
COMPLEX B - 1
COMPLEX A - 1
CLEAN ALL WALKS AND DRIVEWAYS/PARKING
INSTALL REMAINING SITE BENCHES
* PROVIDE REFLECTORS OR REFLECTIVE PAINT ON ALL BARRIER CHAINS
ASSURE THAT ALL PREVIOUS PUNCH LIST ITEMS ARE CORRECTED
PROVIDE OWNER WITH COMPLETE LISTING OF SUPPLIERS FOR MATERIALS USED ON THE PROJECT
PROVIDE OWNER WITH AS-BUILT DRAWINGS
PROVIDE OWNER WITH AS-BUILT RECORD OF SPRINKLER SYSTEM
ASSIST OWNER IN OBTAINING ANY REMAINING "GOOD CENTS" PAYMENT
REPLACE/REPAIR BROKEN WALKS AND CURBS
ASSURE THAT ALL SITE LIGHTING IS WORKING AND IS SET PROPERLY

FARMWAY VILLAGE - CALDWELL, IDAHO
EXTERIOR PUNCH LIST INSPECTION
AUGUST 4, 1993
PRESENT:
RAY CROWDER

OFFICE
- EAST
  - CLEAN WINDOW
  - TOUCHUP TRIM AROUND WINDOWS AND VENTS
  - * (2 BROKEN DRYER VENTS COVERS)
- SOUTH
  - PAINT CAULK AT ALL WALL PENETRATIONS
  - CLEAN PAINT OFF WINDOW FRAMES
  - GAP IN SIDING ABOVE OH DOOR
  - CLEAN PAINT OVERSPRAY OFF OH DOORS
- WEST
  - INSTALL SPLASH BLOCKS
  - PAINT CONDUIT
- NORTH
  - CUT BACK SIDING/CAULK AT CONCRETE DECKS

APARTMENTS (MASONRY)
- ALL LOCATIONS
  - FILL SCREW HOLES IN DOOR FRAMES FROM OLD SCREEN DOORS
  - REPAINT ALL SCREEN DOORS - APPEARANCE IS NOT ACCEPTABLE
  - FINISH REINFORCEMENT OF SCREEN DOORS
- ALL STORAGE BUILDINGS - PAINT GABLE END VENT CONTRASTING COLOR
- WEST STORAGE BUILDING
  - GENERAL ITEMS
  - TOUCHUP NORTH WALL
- CENTER STORAGE BUILDING
  - WEST
    - RAW TRIM AT PATIO (ENDS)
  - NORTH
    - REPAINT TRIM
- EAST STORAGE BUILDING
  - PAINT NORTH WALL AS NEEDED TO ACHIEVE UNIFORM COLOR

WATER TOWER
- SCRAPE, PREP, AND REPAINT PUMPHOUSE

NEW HOUSING COMPLEX A, B, C, D

ALL AREAS

ALL DRYER VENT COVERS TO BE CLEANED AND PROPERLY PREPARED FOR PAINT, OR LEFT NATURAL. THIS WILL BE CONSIDERED AN ITEM FOR WARRANTY CORRECTION IF PAINT CONTINUES TO PEEL OF DRYER VENT COVERS DURING WARRANTY PERIOD

ANY WOOD TRIM WHERE NAIL HEADS ARE NOT PAINTED, SHALL BE REPAINTED

ANY WOOD TRIM WHERE COLOR OF WOOD SHOWS THROUGH SHALL BE REPAINTED

ANY NAILS SHOWING RUST SHALL BE REMOVED AND REPLACED WITH GALVANIZED NAIL

PAINT ANY VISIBLE RAW WOOD

REPAINT ALL WOOD TRIM AT SOFFITS

SET ALL SPLASH BLOCKS ON SOLID GROUND, WITH SLOPE AWAY FROM BUILDING

PROVIDE SPLASH BLOCK AT ALL DOWNSPOUTS

ASSURE THAT FINISH GRADE IS WITHIN 2" OF TOP OF WALKS

FILL AS REQUIRED AT ALL WALKS WHICH HAVE BEEN UNDERMINED

COMPLEX C

BUILDING 441-444

REPAIR WALK WEST OF BLDG. 441-443

441 REPAIR SAW-CUT WOOD AT NE CORNER AT GROUND LEVEL

442 PROVIDE SPLASH BLOCK

443 NO ITEMS

444 NO ITEMS

BUILDING 445-448

445 USE APPROPRIATE INSULATION FOR DRAIN BENEATH KITCHEN SINK

446 REPAIR SIDING ABOVE ENTRY ROOF

LOOSE SOFFIT AT ENTRY

REPAIR WOOD SPLITS AND REPAINT AT HOSE BIBB AND PRIVACY WALL

TOUCHUP PATCHES IN INTERIOR WALLS - HALL AND LIVING

REPAIR BROKEN CORNER TAPE AT M. BEDROOM

REPAIR LOOSE VINYL SEAM IN LAUNDRY

447 CLEAN PAINT OFF WINDOW FRAMES

448 TOUCHUP PAINT AROUND WINDOWS

CLEAN PAINT OFF WINDOW FRAMES

BUILDING 449-452

449 TOUCHUP EAST WALL

TRIM AT S. WALL NEEDS REPAINT

450 TOUCHUP PAINT IN LIVING ROOM

451 TOUCHUP AT P&T RELIEF

452 REPLACE/REPAIR SOFFIT AT ENTRY

REPAIR/CAULK AT P&T RELIEF

CLEAN PAINT AT LANDING

TRIM OUT ATTIC ACCESS PANEL IN BEDROOM

PUNCH LIST
AUGUST 4, 1993
PAGE 3

BUILDING 453-456
LOOSE NAILS AT SE CORNER
PAINT ALL TRIM WHERE NAIL HEADS ARE VISIBLE
453 RAW WOOD AT WEST FACE
DRYER VENT COVER
CLEAN WINDOW FRAMES
PREP AND REPAINT SIDING AT PATIO
454 REPAIR BROKEN CORNER TRIM AT SE CORNER
CAULK AT P&T RELIEF
RAW WOOD AT ENTRY
455 RAW WOOD AT ENTRY
CAULK AT P&T RELIEF
PAINT ALL TRIM WHERE NAIL HEADS ARE VISIBLE
DRYER VENT COVER
CAULK AND PAINT AT UPPER BAND, NORTH WALL
456 RAW WOOD AT ENTRY
PREP AND REPAINT SIDING AT PATIO
REPAIR CRACKED CEDAR AT PATIO
RAW WOOD AT 2ND FLOOR BOTH SIDES OF WINDOW
DRYER VENT COVER

BUILDING 457-460
457 PAINT RAW WOOD
CLEAN WINDOW FRAMES
RECAULK ENTRY SCREEN AND PAINT
458 REMOVE MASKING TAPE
PAINT RAW WOOD
CLEAN WINDOW FRAMES
CAULK AND PAINT OVERCUT AT ENTRY DOOR
HOSE BIBB TO BE FLUSH WITH BLDG
RAW WOOD ON EAST WALL
ADJUST BI-PASS DOOR AT BEDROOM
TOUCHUP PAINT AT ENTRY DOOR
459 PAINT RAW WOOD
REPLACE VERT. BAND AT SW CORNER
CLEAN WINDOW FRAMES
FINISH WALL PATCH AT SIDE OF REFRIGERATOR
460 PAINT ALL TRIM WITH NAIL HEADS SHOWING
REPAIR WALL BELOW HOSE BIBB
SPLASH BLOCK AT ENTRY

COMPLEX A
BUILDING 201-204
201 CAULK AND PAINT OVERCUT AT WINDOW
REPLACE SPLIT CEDAR AT LEFT OF ENTRY
TOUCHUP OVER ENTRY
RAW WOOD AROUND WINDOWS (UPPER)
PREP AND PAINT SIDING AT PATIO

202 FLASHING EXPOSED AT LOW ROOF
* DAMAGED GUTTER
TOUCHUP SIDING AT ENTRY
RUSTY NAILS IN FASCIA
TOUCHUP ENTRY DOOR
203 PREP AND PAINT AT PATIO
RUSTY NAILS AT FASCIA
204 PREP AND PAINT AT PATIO
CAULK AT CONVENIENCE OUTLETS AND TOUCHUP

BUILDING 205-208
205 PREP/PAINT SIDING AT PATIO
RUSTY NAILS AT FASCIA
207 PREP/PAINT SIDING AT PATIO
RUSTY NAILS AT FASCIA
208 PAINT RAW WOOD AT KITCHEN WINDOW
PREP/PAINT SIDING AT PATIO
TOUCHUP OVER ENTRY DOOR
206 * GRAFFITI ON WALL
PREP AND PAINT AT PATIO

BUILDING 209-212
209 * DAMAGED GUTTER
RUSTY NAILS AT FASCIA
PREP AND PAINT SIDING AT PATIO
RAW WOOD OVER WINDOWS
210 RUSTY NAILS AT FASCIA
211 RUSTY NAILS AT FASCIA
212 PAINT ENTRY DOOR
ADJUST ENTRY DOOR FOR BETTER SEAL
NAIL IN SIDING AT DRYER VENT
* BROKEN DRYER VENT COVER
RUSTY NAILS AT FASCIA
PREP AND PAINT SIDING AT PATIO

BUILDING 213-216
213 RUSTY NAILS AT FASCIA
RAW WOOD AT END OF ENTRY SCREEN
PREP AND PAINT SIDING AT PATIO
BROKEN TRIM BELOW SOFFIT - WEST WALL
214 TOUCHUP PAINT ON TRIM AT ENTRY
RAW WOOD AT END OF ENTRY SCREEN
TOUCHUP ABOVE ENTRY DOOR
PREP AND PAINT SIDING AT PATIO
215 PREP AND PAINT SIDING AT PATIO
216 PREP/PAINT SIDING AT PATIO
CAULK BETWEEN CONC AND SIDING
RUSTY NAILS AT FASCIA

BUILDING 217-220
217 PREP AND PAINT SIDING AT PATIO
RUSTY NAILS AT FASCIA
218 PREP AND PAINT SIDING AT PATIO

PUNCH LIST
AUGUST 4, 1993
PAGE 5

219 PAINT DOWNSPOUT
NORTH WALL - CAULK AT PHOTO CELL
RUSTY NAILS AT FASCIA
TOUCHUP SOFFIT/GABLE

220 RUSTY NAILS AT FASCIA
CLEAN FASCIA AT NORTH FACE
PAINT AROUND ENTRY DOOR LATCH

COMPLEX D
INSTALL SPLASH BLOCKS
CLEAN DIRTY TRIM BANDS
PAINT RAW SIDING BETWEEN ROOF LEVELS AT 5-BR BLDG

561 DAMAGED SIDING ABOVE LOW ROOF - SOUTH WALL
562 NO ITEMS
563 PAINT TOUCHUP THROUGHOUT INTERIOR
FINISH WALL REPAIRS AT BATHROOM DOOR
564 TOUCHUP NORTH WALL AND ABOVE LOWER ROOF
565 REPAIR SIDING ABOVE ENTRY ROOF
REPAIR SIDING AT WEST WALL
566 REPAINT ENTRY DOOR
567 REPAIR SHOWER
TOUCHUP NORTH WALL
568 PATCH TUB
ADJUST ENTRY DOOR
REPAIR CORNER BEAD AT SOUTH BEDROOM
569 NO ITEMS
570 INSTALL LENS AT KITCHEN AND UPPER LEVEL LIGHT FIXTURES
TOUCHUP WALL AT BATHROOM
ADJUST ENTRY DOOR
REPAIR TUB
REPAIR SHOWER
LOOSE UPPER CAB. AT LEFT OF REF.
CLEAN TRIM AT SOFFIT NEAR ENTRY
571 PAINT ON WINDOW FRAME AT ENTRY
TOUCHUP PAINT ON STAIRWAY
572 * DAMAGED GUTTER
NO INTERIOR ITEMS

B COMPLEX
RUSTY NAILS ON FASCIA AT ALL UNITS
REPAIR DAMAGED ASPHALT AT TRASH ENCLOSURE SOUTH OF COMPLEX B

325 PAINT THIN ON ENTRY DOOR
327 * DAMAGED GUTTER
328 RAW WOOD AT ENTRY
PREP AND PAINT SIDING AT PATIO
RAW WOOD AT SOUTH SIDE
SPLIT VERT. TRIM AT CORNER OF PATIO

BLDG 337-340
POOR SITE DRAINAGE AT NORTH SIDE OF BUILDING
337 CAN DOOR BELL BE RELOCATED?

336 SPLIT CEDAR AT TOP OF PRIVACY WALL
PREP AND PAINT SIDING AT PATIO
335 PREP AND PAINT SIDING AT PATIO
333 PREP AND PAINT SIDING AT PATIO
334 POOR SITE DRAINAGE AT NORTHWEST CORNER
BLDG 329-332
TOUCHUP ALL VENT COVERS
332 WATER PONDS AT FRONT ENTRY AND AGAINST WEST WALL
TOUCHUP ALL VENT CAPS AT WEST WALL
PREP AND PAINT SIDING AT PATIO
331 DAMAGED SIDING AT UPPER ROOF, SOUTH WALL
330 PREP AND PAINT SIDING AT PATIO
329 DAMAGED SIDING AT ENTRY
PREP AND PAINT SIDING AT PATIO
TOUCHUP PAINT AT PATIO
321 TOUCHUP SIDING AT 2ND FLOOR WINDOW
PREP AND PAINT SIDING AT PATIO
* DAMAGED GUTTER
324 TOUCHUP AT NORTH WALL
PREP AND PAINT SIDING AT PATIO
* DAMAGED GUTTER
BROKEN WALK AT EAST SIDE OF BUILDING
322 TOUCHUP SOUTH WALL ABOVE LOW ROOF
323 * DAMAGED GUTTER

GENERAL

ALL PARKING AND LAWN AREAS TO SLOPE TO DRAIN
SET ALL SITE LIGHTS PERPENDICULAR TO GROUND
CHECK ALL PARKING STRIPING
* BROKEN SITE LIGHTING:
COMPLEX B - 1
COMPLEX A - 1
CLEAN ALL WALKS AND DRIVEWAYS/PARKING
INSTALL REMAINING SITE BENCHES
* PROVIDE REFLECTORS OR REFLECTIVE PAINT ON ALL BARRIER CHAINS
ASSURE THAT ALL PREVIOUS PUNCH LIST ITEMS ARE CORRECTED
VERIFY THAT ALL ATTICS HAVE BEEN REINSULATED WHEREVER NEEDED
PROVIDE OWNER WITH COMPLETE LISTING OF SUPPLIERS FOR MATERIALS USED ON THE PROJECT
PROVIDE OWNER WITH AS-BUILT DRAWINGS
PROVIDE OWNER WITH AS-BUILT RECORD OF SPRINKLER SYSTEM
ASSIST OWNER IN OBTAINING ANY REMAINING "GOOD CENTS" PAYMENT
REPLACE/REPAIR BROKEN WALKS AND CURBS
ASSURE THAT ALL SITE LIGHTING IS WORKING AND IS SET PROPERLY

Post-it™ brand
Fax Transmittal Memo 7672

To Russell Corp
Company
Location
Fax # 323 9465 Telephone #
Comments
Farm Way Villege Apts

(3) No of Pages 1 Today's Date 11-8-93 Time 2:25
From David Linden
Company Caldwell Housing Authority
Location Dept Charge
Fax # 454-2266 Telephone #
Original Disposition ☐ Destroy ☐ Return ☐ Call for pickup

FARMWAY VILLAGE - CALDWELL, IDAHO
FINAL WARRANTY ITEM PUNCH LIST
NOVEMBER 8, 1993
PRESENT: INTERNAL STAFF INSPECTION

SECTION B - APARTMENTS
BUILDING 340 - 337

340 - Bedroom #1 - window will not stay up.

339 - Hallway wall deep nick.

337 - Living room window self broken.
Level cement under front door.

BUILDING 336 - 333

336 - All smoke detectors don't function.

334 - Electrical outlet never finished.
Corner of closet cracked.

333 - Living room window self broken.
Bathroom faucet screw missing.

BUILDING 332 - 329

332 - Linoleum separating at seams.

331 - Caulking peeling from first floor shower.
Bedroom and living room windows self broken.

330 - Wall edging is loose in bedroom.

BUILDING 328 - 325

327 - Bathroom basin loose from wall.

325 - Bedroom window self broken.

BUILDING 324 - 321

324 - Kitchen faucet loose.
Living room window self broken.

321 - Sheet rock nail coming out in bathroom ceiling.

Post-it™ brand
Fax Transmittal Memo 7672

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To Ray Crowder		From David Linden	
Company		Company Caldwell Housing Authority	
Location		Location	Dept. Charge
Fax # 322 5886	Telephone #	Fax # 454-2269	Telephone #
Comments		Original Disposition ☐ Destroy ☐ Return ☐ Call for pickup	

Farm Way Villege Apts.

Attach Document Above

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Post-it Brand

FAX Transmittal Memo

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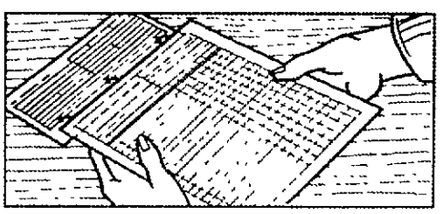

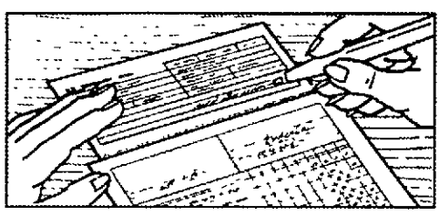

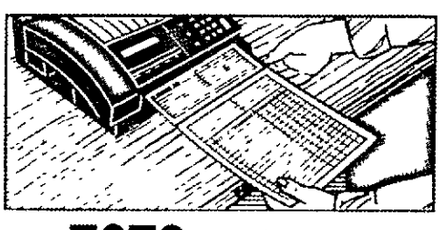

7672 3M

CB

United States Department of Agriculture
Farmers Home Administration
704 Albany St., Suite 7
Caldwell, Idaho 83605
208-459-0761

January 4, 1993

Ray Crowder
Crowder Associates
2995 N Cole Road, Suite 280
Boise, ID 83704

RE: Request for Percentage of Retained Funds

Dear Ray:

We are in receipt of the owner's/contractor's request for a 50% payment of retained funds to be made available to the contractor. We are not able to act favorably to this request for the following reasons.

1. Please reference Guide 1 Attachment 10 Section 9.6.7 of the contract documents. This supplements the general conditions and requires that until the total project is substantially completed no progress payments will be made that depletes the required 10% retainage.

Substantial completions is defined in Section 9.8.1 of the AIA document A201 as the stage in the progress of the work, when the work designated portion is sufficiently complete in accordance with the contract documents so the owner can occupy or utilize the buildings for its intended use. Even though we currently have inspected 40 of the total units to be built there remains a final punch list, the management office space as well as other items that need to be completed before we can consider this project to be substantially completed.

Should you have any questions, please contact my office. The pay request is being returned to you.

Sincerely,

FRED L. MARKER
District Loan Specialist

nated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not in accordance with the requirements of the Contract Documents, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. The Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion. When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion which shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion. The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate.

9.8.3 Upon Substantial Completion of the Work or designated portion thereof and upon application by the Contractor and certification by the Architect, the Owner shall make payment, reflecting adjustment in retainage, if any, for such Work or portion thereof as provided in the Contract Documents.

9.9 PARTIAL OCCUPANCY OR USE

9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer as required under Subparagraph 11.3.11 and authorized by public authorities having jurisdiction over the Work. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Subparagraph 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

9.10 FINAL COMPLETION AND FINAL PAYMENT

9.10.1 Upon receipt of written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection and, when the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's observations and inspections, the Work has been completed in accordance with terms and conditions of the Contract Documents and that the entire balance found to be due the Contractor and noted in said final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Subparagraph 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be cancelled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of claims. The making of final payment shall constitute a waiver of claims by the Owner as provided in Subparagraph 4.3.5.

9.10.4 Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment. Such waivers shall be in addition to the waiver described in Subparagraph 4.3.5.

TALK TO
Gracy
Tomorrow

Delete subparagraph 9.3.2 and substitute the following:

> 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. Payment shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest.

Add the words ", using AIA Document 702, 'Application and Certificate for Payment' or Form FmHA 1924-18, 'Partial Payment Estimate'," after "Certificate for Payment" in subparagraph 9.4.1.

Add the following subparagraph:

> 9.6.7 No progress payments will be made that deplete the retainage, nor place in escrow any funds that are required for retainage, nor invest the retainage for the benefit of the Contractor. Retainage will not be adjusted until after construction is substantially complete.

Replace the word "seven" with the words "thirty (30)" in the first sentence, fourth line of subparagraph 9.7.1.

Add the words ", in collaboration with the Farmers Home Administration State Architect or Engineer," after "prepare" in the seventh sentence of subparagraph 9.8.2.

Delete subparagraph 9.8.3 and substitute the following:

> 9.8.3 When the Work has been substantially completed, except for Work which cannot be completed because of weather conditions, lack of materials or other reasons, which, in the judgement of the Owner, are valid reasons for non-completion, the Owner may make additional payments, retaining at all times an amount sufficient to cover the estimated cost of the Work still to be completed.

Delete subparagraphs 9.9.1 through 9.9.3 and substitute the following:

> 9.9.1 The Contractor agrees to the use and occupancy