

## SUNSET PENTHOUSE BUILDING UPGRADES SINCE OCTOBER 1991

October	1991 Raypak Hot Water heater installed
November	1991 New Leveling Valve installed in elevator
November	1991 Sprinkler system installed for landscaping
March	1994 Entire building painted with elastomeric paint
August	1994 Building replumbed with copper piping
March	1997 Boiler re-tubed
June	1998 3-ply modified torch-down roof installed
September	2000 East and North walls re-painted with elastomeric
February	2001 Pacific Bell brings new phone line into building
July	2001 New Sentex entry system circuit board
July	2001 Building rewired for digital cable
October	2001 <b>Elevator - new door opener/new micro-processor</b>
November	2003 <b>Elevator - piston double-cased</b>
March	2006 New landscaping on 40% of the project
April	2006 <b>Hot water holding tank replaced</b>
July	2006 New carpet/paint on all four floors
October	2006 Direct TV satellite installed on roof
August	2008 <b>New HVAC system installed - new pipes/valves/chiller/boiler - approx. cost \$600,000.00</b>
June	2009 Roof deck drains re-set and roof deck painted
July	2009 <b>New Raypak hot water heater installed (\$7,000.00)</b>
August	2009 <b>New garage door opener installed - Delongre garage (\$2,850.00)</b>
May	2010 Bricks reset on northeast wall where sprung out by earthquake
July	2010 Entry pad of Sweetzer garage coated with epoxy
May	2010 <b>New roof - spray foam</b>
July	2012 <b>Building repainted (\$60,000)</b>
February	2015 New hot water holding tank installed
June	2015 Patio totally re-landscaped
October	2015 Lobby, elevator, front entry - new tile flooring
November	2015 New mailboxes
March	2016 <b>Under/above ground sewer lines replaced/relined/cleaned-upper and lower garages - approx. cost \$42,000.00</b>
June	2016 New sprinkler heads/both garages
April	2016 Roof deck re-coated
April	2019 Hot water heater overhauled and refurbished
March	2019 Circulating pump on hot water heater replaced
June	2020 New backflow valve installed for HVAC
September	2021 Last of the gate valves in upper garage replaced with ball valves
May	2022 <b>Video cameras installed on roof deck, floors 2-4, and south stairwell/central video system upgraded -10 cameras total</b>
January	2022 Front half of Evaporative Condensor cleaned of rust and coated with epoxy.
February	2022 All new emergency lights installed in stairwells and garages
June	2022 <b>New carpeting installed and hallways &amp; stairwells painted - all 4 floors.</b>
August	2022 4 new exit/emergency lights installed - residential floors 1-4
January	2023 Westside roof drain re-piped in lower garage and planter bed outside foundation
January	2023 New carpet - garage lobbies
January	2023 <b>New sump pump in lower garage installed with new electric conduit (\$500.00)</b>
February	2023 <b>Butterfly Video Intercom installed (\$6,000)</b>
June	2023 <b>New fire alarm panel/bells /pulls (\$9,500)</b>
August	2023 <b>1 new variable drives for HVAC system (\$4,700)</b>
August	2023 5 year elevator load test/5 year fire sprinkler system - both passed with no defects
September	2023 Overhaul- Delongpre gate-new wheels
August	2023 Wireless emergency phone line installed-elevator
September	2023 New circuit board - Boiler/ Boiler overhauled
September	2023 <b>Roof re-coated. 10 year warranty</b>
April	2024 <b>New garage door opener installed/new springs on gate - Sweetzer garage (\$6,000.00)</b>
June	2024 <b>2nd variable drive for HVAC installed. (\$5,600.00)</b>
February	2025 <b>B compressor overhauled . Changed refrigerant. (\$22,500)</b>
February	2025 Roof drain replaced/eastside/lower garage
September	2025 Roof deck re-coated w/Elastoglaze