

EXHIBIT C

Village of Carol Stream

COMMUNITY DEVELOPMENT DEPARTMENT

Carolshire Commons Code Violations

LEGEND

1 = High Priority (Involves health or safety)

2 = Important

3 = Maintenance

August 2012 Inspection Report Violations						
#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
5	101 THROUGH 111 ELK TRAIL	101 Elk Trail	Repair the exterior door and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
285	101 THROUGH 111 ELK TRAIL	103 Elk Trail	Properly secure the threshold of the entrance door and replace the weather strip	2	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
17	101 THROUGH 111 ELK TRAIL	105 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
29	101 THROUGH 111 ELK TRAIL	107 Elk Trail	Repair the front door and secure the threshold	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
41	101 THROUGH 111 ELK TRAIL	109 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surface	6/30/2016
50	101 THROUGH 111 ELK TRAIL	111 Elk Trail	Repair the exterior doors and hardware and secure the thresholds	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surface	6/30/2016
54	101 THROUGH 111 ELK TRAIL	Exterior	Replace all common area broken windows	1		6/30/2016
305	101 THROUGH 111 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	2		4/30/2016
308	101 THROUGH 111 ELK TRAIL	Exterior	Remove bird nests and replace missing louvers on vents	2		4/30/2016

August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
309	101 THROUGH 111 ELK TRAIL	Exterior	Repair all leaking or damaged hose bibs	2		4/30/2016
311	101 THROUGH 111 ELK TRAIL	Exterior	Repair or replace all damaged trim around the all windows (includes trim around unit windows) and doors	2	Remove and replace all rotted wood and install missing trim to cover exposed frmaing. Paint all exposed wood surfaces and caulk joints	6/30/2016
314	101 THROUGH 111 ELK TRAIL	Exterior	Replace all damaged downspouts	2		4/30/2016
315	101 THROUGH 111 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All walks to building must be at same level as landings to eliminate trip hazards. Requires permit.	7/30/2016
316	101 THROUGH 111 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
317	101 THROUGH 111 ELK TRAIL	Exterior	Scrape and paint all exterior wood surfaces with peeling paint	2		6/30/2016
318	101 THROUGH 111 ELK TRAIL	Exterior	Scrape and paint all wood trim with peeling paint	2		6/30/2016
319	101 THROUGH 111 ELK TRAIL	Exterior	Seal all penetrations in the exterior wall	2		5/30/2016
516	101 THROUGH 111 ELK TRAIL	Exterior	Properly frame in all air condition units in the openings in the walls and properly seal air conditioner units	3		6/30/2016
New	101 THROUGH 111 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit needed	8/30/2016
63	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
322	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Repair all damaged drywall throughout hallways and in boiler room	2		3/30/2016
New	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Repair drywall in 2nd floor west stair	2		6/30/2016

August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
New	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Secure low voltage wiring over door	2		3/30/2016
73	113 THROUGH 123 ELK TRAIL	115 Elk Trail	Repair the exterior doors and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
84	113 THROUGH 123 ELK TRAIL	117 Elk Trail	Repair the exterior doors and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
94	113 THROUGH 123 ELK TRAIL	119 Elk Trail	Repair the exterior doors and hardware	1	East door - Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
105	113 THROUGH 123 ELK TRAIL	121 Elk Trail	Repair the exterior door and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	5/30/2016
552	113 THROUGH 123 ELK TRAIL	121 Elk Trail	Replace window with broken seal on the rear second floor	3	BB Hole in Glss	6/30/2016
560	113 THROUGH 123 ELK TRAIL	123 Elk Trail	Replace the common area window with a broken seal	3		6/30/2016
117	113 THROUGH 123 ELK TRAIL	Exterior	Replace all common area broken windows	1		6/30/2016
336	113 THROUGH 123 ELK TRAIL	Exterior	Remove and repaint all wood surfaces with peeling paint	3	Exterior	6/30/2016
345	113 THROUGH 123 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	3		3/30/2016
347	113 THROUGH 123 ELK TRAIL	Exterior	Repair or replace all damaged trim around the windows (inculdes trim around unit windows) and doors	2		6/30/2016
348	113 THROUGH 123 ELK TRAIL	Exterior	Replace missing louvers on vents	2		4/30/2016
349	113 THROUGH 123 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All walks to building must be at same level as landings to eliminate trip hazards. Requires permit.	7/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
350	113 THROUGH 123 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
351	113 THROUGH 123 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2	All wood trim around building must be scraped, replaced where necessary and painted	6/30/2016
563	113 THROUGH 123 ELK TRAIL	Exterior	Properly frame all air condition units in the framed openings in the walls and seal all units	3		6/30/2016
New	113 THROUGH 123 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	113 THROUGH 123 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit needed	8/30/2016
124	125 THROUGH 135 ELK TRAIL	125 Elk Trail	Repair the exterior doors	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	125 THROUGH 135 ELK TRAIL	125 Elk Trail	Secure electric panel in boiler room	1	New 2015	3/30/2016
133	125 THROUGH 135 ELK TRAIL	127 Elk Trail	Repair the exterior doors	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
143	125 THROUGH 135 ELK TRAIL	129 Elk Trail	Repair the exterior door	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
364	125 THROUGH 135 ELK TRAIL	131 Elk Trail	Repair all damaged drywall including under the stairs and in the laundry room	2	Laundry room and West stairway	3/30/2016
366	125 THROUGH 135 ELK TRAIL	131 Elk Trail	Replace Foyer windows with broken seals	2		5/30/2016
368	125 THROUGH 135 ELK TRAIL	133 Elk Trail	Repair all damaged drywall including in the boiler room	2	In boiler room	3/30/2016
New	125 THROUGH 135 ELK TRAIL	133 Elk Trail	Test the RPZ on the make-up water - Plumber to test and certify the Reduced Pressure Zone Backflow preventer		Plumber must certify	3/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
169	125 THROUGH 135 ELK TRAIL	135 Elk Trail	Repair the exterior doors	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
602	125 THROUGH 135 ELK TRAIL	135 Elk Trail	The connection of the copper piping to the hot water heater shall be made utilizing dielectric unions.	3	Permit needed	3/30/2016
177	125 THROUGH 135 ELK TRAIL	Exterior	Replace all broken common area windows	1		6/30/2016
373	125 THROUGH 135 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	2		4/30/2016
374	125 THROUGH 135 ELK TRAIL	Exterior	Repair or replace all damaged exterior lights	2	Permit needed	4/30/2016
375	125 THROUGH 135 ELK TRAIL	Exterior	Repair or replace all damaged trim around the windows (includes trim around unit windows) and doors	2	All exterior windows and doors	6/30/2016
376	125 THROUGH 135 ELK TRAIL	Exterior	Replace missing downspout	2		3/30/2016
377	125 THROUGH 135 ELK TRAIL	Exterior	Replace missing louvers on vents	2		3/30/2016
378	125 THROUGH 135 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All walks to building must be at same level as landings to eliminate trip hazards. Requires permit.	9/30/2016
379	125 THROUGH 135 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
380	125 THROUGH 135 ELK TRAIL	Exterior	Scrape and paint all exterior wood surfaces with peeling paint	2		6/30/2016
381	125 THROUGH 135 ELK TRAIL	Exterior	Scrape and paint all wood trim with peeling paint	2		6/30/2016
604	125 THROUGH 135 ELK TRAIL	Exterior	Properly frame air condition units in the openings in the walls and seal units	3		6/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
New	125 THROUGH 135 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	125 THROUGH 135 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit needed	7/30/2017
384	137 ELK TRAIL	Interior and Exterior	Provide downspout extensions and splash blocks	2		3/30/2016
385	137 ELK TRAIL	Interior and Exterior	Remove all abandoned pool equipment	2		3/30/2016
386	137 ELK TRAIL	Interior and Exterior	Remove all junk and storage items from the pool area and tennis court	2	All items must be removed	3/30/2016
388	137 ELK TRAIL	Interior and Exterior	Repair the damaged soffit	2		3/30/2016
389	137 ELK TRAIL	Interior and Exterior	Replace all damaged downspouts	2		3/30/2016
607	137 ELK TRAIL	Interior and Exterior	Completely remove the abandoned pool	3	Wood framed cover installed over pool not proper abandonment. Pool must be removed and hole properly filled in. Permit needed	7/30/2017
609	137 ELK TRAIL	Interior and Exterior	Replace all broken brick pavers	3	Permit needed	7/30/2016
610	137 ELK TRAIL	Interior and Exterior	Replace sunken concrete	3	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	8/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
612	137 ELK TRAIL	Interior and Exterior	The pool restroom building has been converted into a service building. Submit plans for a permit and corrections: <ul style="list-style-type: none"> • Provide a minimum of one complete working bathroom (ILPC Section 890 Appendix A Table B) • The lavatory shall be provided with tempered hot water not to exceed 115 degrees (ILPC Section 890.680(e)) • Provide a service sink with a minimum of 120 degree hot water (ILPC Section 890 Appendix A Table B) • Provide drinking water by either a hi-lo drinking fountain or a bottled water station • Properly cap all abandoned waste piping within 10 ft of nearest vent • Cap all water lines within 2 ft of main 	3	Plans and permit needed	8/30/2016
188	139 THROUGH 147 ELK TRAIL	139 Elk Trail	Repair the exterior door threshold	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
203	139 THROUGH 147 ELK TRAIL	143 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
205	139 THROUGH 147 ELK TRAIL	143 Elk Trail	Secure the boiler exhaust	1	No Hangers - secure the boiler exhaust to ceiling	3/30/2016
211	139 THROUGH 147 ELK TRAIL	147 Elk Trail	Repair the exterior doors, door jambs and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
405	139 THROUGH 147 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	2		3/30/2016
409	139 THROUGH 147 ELK TRAIL	Exterior	Replace all damaged downspouts	2		3/30/2016
410	139 THROUGH 147 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	9/30/2016
411	139 THROUGH 147 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
412	139 THROUGH 147 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2		7/30/2016
634	139 THROUGH 147 ELK TRAIL	Exterior	Replace all common area windows with broken seals	3		7/30/2016
New	139 THROUGH 147 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	139 THROUGH 147 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2018
218	151 THROUGH 159 ELK TRAIL	151 Elk Trail	Repair the exterior door to make is secure	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
224	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Repair the closer on the door to the boiler room	1		3/30/2016
225	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Repair the exterior door and hardware including the door closer, door latch and door jams	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Missing lens cover on 2nd floor hall light		New 2015	3/30/2016
New	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Adjust closer on the boiler room door		New 2015	3/30/2016
240	151 THROUGH 159 ELK TRAIL	159 Elk Trail	Repair the exterior doors and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
644	151 THROUGH 159 ELK TRAIL	159 Elk Trail	Reinstall the service sink	3		3/30/2016
647	151 THROUGH 159 ELK TRAIL	159 Elk Trail	Repair floor in mechanical room	2		3/30/2016
433	151 THROUGH 159 ELK TRAIL	Exterior	Repair all leaking or damaged hose bibs	2		3/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
435	151 THROUGH 159 ELK TRAIL	Exterior	Repair or replace all damaged trim around the windows (includes trim around unit windows) and doors	2		7/30/2016
437	151 THROUGH 159 ELK TRAIL	Exterior	Replace all damaged downspouts	2		3/30/2016
438	151 THROUGH 159 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	9/30/2016
439	151 THROUGH 159 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
440	151 THROUGH 159 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2		7/30/2016
649	151 THROUGH 159 ELK TRAIL	Exterior	Properly frame air condition units in the openings in the walls and seal units	3		7/30/2016
New	151 THROUGH 159 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	151 THROUGH 159 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2018
250	161 THROUGH 171 ELK TRAIL	161 Elk Trail	Repair the exterior door and hardware so the door closes securely	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
451	161 THROUGH 171 ELK TRAIL	161 Elk Trail	Scrape and paint all interior surfaces with peeling paint	2		6/30/2016
256	161 THROUGH 171 ELK TRAIL	167 Elk Trail	Repair the exterior doors, thresholds and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
261	161 THROUGH 171 ELK TRAIL	167 Elk Trail	Secure all conduit in the boiler room	1	Above Door	3/30/2016
New	161 THROUGH 171 ELK TRAIL	167 Elk Trail	Properly secure and seal attic access		New 2015	3/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
267	161 THROUGH 171 ELK TRAIL	171 Elk Trail	Repair the door closer on the exterior door and the boiler room door	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
470	161 THROUGH 171 ELK TRAIL	Exterior	Repair or replace all damaged exterior trim around the windows and doors	2		7/30/2016
472	161 THROUGH 171 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	9/30/2016
473	161 THROUGH 171 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
474	161 THROUGH 171 ELK TRAIL	Exterior	Scrape and paint all exterior wood surfaces with peeling paint	2		7/30/2016
475	161 THROUGH 171 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2		7/30/2016
665	161 THROUGH 171 ELK TRAIL	Exterior	Replace all common area windows with broken seals	3		7/30/2016
New	161 THROUGH 171 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	161 THROUGH 171 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2017
663	Parking Areas	Exterior	Repair all inoperable parking lot lighting.	1	Complete as part of phased parking lot reconstruction	
664	Parking Areas	Exterior	Replace missing access covers on light poles	1	Complete as part of phased parking lot reconstruction	

EXHIBIT C

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
316	101 THROUGH 111 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
350	113 THROUGH 123 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
379	125 THROUGH 135 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
411	139 THROUGH 147 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
439	151 THROUGH 159 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree
473	161 THROUGH 171 ELK TRAIL	Exterior	Reconstruction of parking lot, drainage and lighting, and restripe parking lot	2	In accordance with parking lot plans. Plans require permit and approval of Village Engineer	Abatement date as provided in Consent Decree

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663	Parking Areas	Exterior	Repair all inoperable parking lot lighting.	1	Complete as part of phased parking lot reconstruction	
664	Parking Areas	Exterior	Replace missing access covers on light poles	1	Complete as part of phased parking lot reconstruction	

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
322	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Repair all damaged drywall throughout hallways and in boiler room	2		3/30/2016
New	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Secure low voltage wiring over door	2		3/30/2016
345	113 THROUGH 123 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	3		3/30/2016
New	125 THROUGH 135 ELK TRAIL	125 Elk Trail	Secure electric panel in boiler room	1	New 2015	3/30/2016
364	125 THROUGH 135 ELK TRAIL	131 Elk Trail	Repair all damaged drywall including under the stairs and in the laundry room	2	Laundry room and West stairway	3/30/2016
368	125 THROUGH 135 ELK TRAIL	133 Elk Trail	Repair all damaged drywall including in the boiler room	2	In boiler room	3/30/2016
New	125 THROUGH 135 ELK TRAIL	133 Elk Trail	Test the RPZ on the make-up water - Plumber to test and certify the Reduced Pressure Zone Backflow preventer		Plumber must certify	3/30/2016
602	125 THROUGH 135 ELK TRAIL	135 Elk Trail	The connection of the copper piping to the hot water heater shall be made utilizing dielectric unions.	3	Permit needed	3/30/2016
376	125 THROUGH 135 ELK TRAIL	Exterior	Replace missing downspout	2		3/30/2016
377	125 THROUGH 135 ELK TRAIL	Exterior	Replace missing louvers on vents	2		3/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
384	137 ELK TRAIL	Interior and Exterior	Provide downspout extensions and splash blocks	2		3/30/2016
385	137 ELK TRAIL	Interior and Exterior	Remove all abandoned pool equipment	2		3/30/2016
386	137 ELK TRAIL	Interior and Exterior	Remove all junk and storage items from the pool area and tennis court	2	All items must be removed	3/30/2016
388	137 ELK TRAIL	Interior and Exterior	Repair the damaged soffit	2		3/30/2016
389	137 ELK TRAIL	Interior and Exterior	Replace all damaged downspouts	2		3/30/2016
205	139 THROUGH 147 ELK TRAIL	143 Elk Trail	Secure the boiler exhaust	1	No Hangers - secure the boiler exhaust to ceiling	3/30/2016
405	139 THROUGH 147 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	2		3/30/2016
409	139 THROUGH 147 ELK TRAIL	Exterior	Replace all damaged downspouts	2		3/30/2016
224	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Repair the closer on the door to the boiler room	1		3/30/2016
New	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Missing lens cover on 2nd floor hall light		New 2015	3/30/2016
New	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Adjust closer on the boiler room door		New 2015	3/30/2016
644	151 THROUGH 159 ELK TRAIL	159 Elk Trail	Reinstall the service sink	3		3/30/2016
647	151 THROUGH 159 ELK TRAIL	159 Elk Trail	Repair floor in mechanical room	2		3/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
433	151 THROUGH 159 ELK TRAIL	Exterior	Repair all leaking or damaged hose bibs	2		3/30/2016
437	151 THROUGH 159 ELK TRAIL	Exterior	Replace all damaged downspouts	2		3/30/2016
261	161 THROUGH 171 ELK TRAIL	167 Elk Trail	Secure all conduit in the boiler room	1	Above Door	3/30/2016
New	161 THROUGH 171 ELK TRAIL	167 Elk Trail	Properly secure and seal attic access		New 2015	3/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
305	101 THROUGH 111 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	2		4/30/2016
308	101 THROUGH 111 ELK TRAIL	Exterior	Remove bird nests and replace missing louvers on vents	2		4/30/2016
309	101 THROUGH 111 ELK TRAIL	Exterior	Repair all leaking or damaged hose bibs	2		4/30/2016
314	101 THROUGH 111 ELK TRAIL	Exterior	Replace all damaged downspouts	2		4/30/2016
348	113 THROUGH 123 ELK TRAIL	Exterior	Replace missing louvers on vents	2		4/30/2016
373	125 THROUGH 135 ELK TRAIL	Exterior	Provide downspout extensions and splash blocks	2		4/30/2016
374	125 THROUGH 135 ELK TRAIL	Exterior	Repair or replace all damaged exterior lights	2	Permit needed	4/30/2016

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August 2012 Inspection Report Violations						
#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
319	101 THROUGH 111 ELK TRAIL	Exterior	Seal all penetrations in the exterior wall	2		5/30/2016
105	113 THROUGH 123 ELK TRAIL	121 Elk Trail	Repair the exterior door and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	5/30/2016
366	125 THROUGH 135 ELK TRAIL	131 Elk Trail	Replace Foyer windows with broken seals	2		5/30/2016

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August 2012 Inspection Report Violations						
#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
5	101 THROUGH 111 ELK TRAIL	101 Elk Trail	Repair the exterior door and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
285	101 THROUGH 111 ELK TRAIL	103 Elk Trail	Properly secure the threshold of the entrance door and replace the weather strip	2	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
17	101 THROUGH 111 ELK TRAIL	105 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
29	101 THROUGH 111 ELK TRAIL	107 Elk Trail	Repair the front door and secure the threshold	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
41	101 THROUGH 111 ELK TRAIL	109 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surface	6/30/2016
50	101 THROUGH 111 ELK TRAIL	111 Elk Trail	Repair the exterior doors and hardware and secure the thresholds	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surface	6/30/2016
54	101 THROUGH 111 ELK TRAIL	Exterior	Replace all common area broken windows	1		6/30/2016
311	101 THROUGH 111 ELK TRAIL	Exterior	Repair or replace all damaged trim around the all windows (includes trim around unit windows) and doors	2	Remove and replace all rotted wood and install missing trim to cover exposed framing. Paint all exposed wood surfaces and caulk joints	6/30/2016
317	101 THROUGH 111 ELK TRAIL	Exterior	Scrape and paint all exterior wood surfaces with peeling paint	2		6/30/2016

August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
318	101 THROUGH 111 ELK TRAIL	Exterior	Scrape and paint all wood trim with peeling paint	2		6/30/2016
516	101 THROUGH 111 ELK TRAIL	Exterior	Properly frame in all air condition units in the openings in the walls and properly seal air conditioner units	3		6/30/2016
63	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	113 THROUGH 123 ELK TRAIL	113 Elk Trail	Repair drywall in 2nd floor west stair	2		6/30/2016
73	113 THROUGH 123 ELK TRAIL	115 Elk Trail	Repair the exterior doors and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
84	113 THROUGH 123 ELK TRAIL	117 Elk Trail	Repair the exterior doors and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
94	113 THROUGH 123 ELK TRAIL	119 Elk Trail	Repair the exterior doors and hardware	1	East door - Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
552	113 THROUGH 123 ELK TRAIL	121 Elk Trail	Replace window with broken seal on the rear second floor	3	BB Hole in Glss	6/30/2016
560	113 THROUGH 123 ELK TRAIL	123 Elk Trail	Replace the common area window with a broken seal	3		6/30/2016
117	113 THROUGH 123 ELK TRAIL	Exterior	Replace all common area broken windows	1		6/30/2016
336	113 THROUGH 123 ELK TRAIL	Exterior	Remove and repaint all wood surfaces with peeling paint	3	Exterior	6/30/2016
347	113 THROUGH 123 ELK TRAIL	Exterior	Repair or replace all damaged trim around the windows (includs trim around unit windows) and doors	2		6/30/2016
351	113 THROUGH 123 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2	All wood trim around building must be scraped, replaced where necessary and painted	6/30/2016

August 2012 Inspection Report Violations

#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
563	113 THROUGH 123 ELK TRAIL	Exterior	Properly frame all air condition units in the framed openings in the walls and seal all units	3		6/30/2016
New	113 THROUGH 123 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
124	125 THROUGH 135 ELK TRAIL	125 Elk Trail	Repair the exterior doors	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
133	125 THROUGH 135 ELK TRAIL	127 Elk Trail	Repair the exterior doors	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
143	125 THROUGH 135 ELK TRAIL	129 Elk Trail	Repair the exterior door	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
169	125 THROUGH 135 ELK TRAIL	135 Elk Trail	Repair the exterior doors	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
177	125 THROUGH 135 ELK TRAIL	Exterior	Replace all broken common area windows	1		6/30/2016
375	125 THROUGH 135 ELK TRAIL	Exterior	Repair or replace all damaged trim around the windows (includes trim around unit windows) and doors	2	All exterior windows and doors	6/30/2016
380	125 THROUGH 135 ELK TRAIL	Exterior	Scrape and paint all exterior wood surfaces with peeling paint	2		6/30/2016
381	125 THROUGH 135 ELK TRAIL	Exterior	Scrape and paint all wood trim with peeling paint	2		6/30/2016
604	125 THROUGH 135 ELK TRAIL	Exterior	Properly frame air condition units in the openings in the walls and seal units	3		6/30/2016
New	125 THROUGH 135 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
188	139 THROUGH 147 ELK TRAIL	139 Elk Trail	Repair the exterior door threshold	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
203	139 THROUGH 147 ELK TRAIL	143 Elk Trail	Repair the exterior doors and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
211	139 THROUGH 147 ELK TRAIL	147 Elk Trail	Repair the exterior doors, door jambs and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	139 THROUGH 147 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
218	151 THROUGH 159 ELK TRAIL	151 Elk Trail	Repair the exterior door to make is secure	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
225	151 THROUGH 159 ELK TRAIL	155 Elk Trail	Repair the exterior door and hardware including the door closer, door latch and door jams	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
240	151 THROUGH 159 ELK TRAIL	159 Elk Trail	Repair the exterior doors and hardware	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	151 THROUGH 159 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
250	161 THROUGH 171 ELK TRAIL	161 Elk Trail	Repair the exterior door and hardware so the door closes securely	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
451	161 THROUGH 171 ELK TRAIL	161 Elk Trail	Scrape and paint all interior surfaces with peeling paint	2		6/30/2016
256	161 THROUGH 171 ELK TRAIL	167 Elk Trail	Repair the exterior doors, thresholds and hardware	1	Doors must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
267	161 THROUGH 171 ELK TRAIL	171 Elk Trail	Repair the door closer on the exterior door and the boiler room door	1	Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016
New	161 THROUGH 171 ELK TRAIL	Exterior	Repair all exterior doors, install weather seals, ensure closers work and doors properly latch		Door must fully close, latch and lock. Weather stripping, must properly seal door. Paint all exposed surfaces	6/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
315	101 THROUGH 111 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All walks to building must be at same level as landings to eliminate trip hazards. Requires permit.	7/30/2016
349	113 THROUGH 123 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All walks to building must be at same level as landings to eliminate trip hazards. Requires permit.	7/30/2016
609	137 ELK TRAIL	Interior and Exterior	Replace all broken brick pavers	3	Permit needed	7/30/2016
412	139 THROUGH 147 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2		7/30/2016
634	139 THROUGH 147 ELK TRAIL	Exterior	Replace all common area windows with broken seals	3		7/30/2016
New	139 THROUGH 147 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2018
435	151 THROUGH 159 ELK TRAIL	Exterior	Repair or replace all damaged trim around the windows (includes trim around unit windows) and doors	2		7/30/2016
440	151 THROUGH 159 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2		7/30/2016
649	151 THROUGH 159 ELK TRAIL	Exterior	Properly frame air condition units in the openings in the walls and seal units	3		7/30/2016
New	151 THROUGH 159 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2018

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
470	161 THROUGH 171 ELK TRAIL	Exterior	Repair or replace all damaged exterior trim around the windows and doors	2		7/30/2016
474	161 THROUGH 171 ELK TRAIL	Exterior	Scrape and paint all exterior wood surfaces with peeling paint	2		7/30/2016
475	161 THROUGH 171 ELK TRAIL	Exterior	Scrape and paint all exterior wood trim with peeling paint	2		7/30/2016
665	161 THROUGH 171 ELK TRAIL	Exterior	Replace all common area windows with broken seals	3		7/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
New	101 THROUGH 111 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit needed	8/30/2016
New	113 THROUGH 123 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit needed	8/30/2016
610	137 ELK TRAIL	Interior and Exterior	Replace sunken concrete	3	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	8/30/2016
612	137 ELK TRAIL	Interior and Exterior	The pool restroom building has been converted into a service building. Submit plans for a permit and corrections: <ul style="list-style-type: none"> • Provide a minimum of one complete working bathroom (ILPC Section 890 Appendix A Table B) • The lavatory shall be provided with tempered hot water not to exceed 115 degrees (ILPC Section 890.680(e)) • Provide a service sink with a minimum of 120 degree hot water (ILPC Section 890 Appendix A Table B) • Provide drinking water by either a hi-lo drinking fountain or a bottled water station • Properly cap all abandoned waste piping within 10 ft of nearest vent • Cap all water lines within 2 ft of main 	3	Plans and permit needed	8/30/2016

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378	125 THROUGH 135 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All walks to building must be at same level as landings to eliminate trip hazards. Requires permit.	9/30/2016
410	139 THROUGH 147 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	9/30/2016
438	151 THROUGH 159 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	9/30/2016
472	161 THROUGH 171 ELK TRAIL	Exterior	Replace sunken, cracked or damaged walks	2	All concrete walks must be level with trip hazards eliminated. Walkway must be level with all door thresholds at entrances. Permit required	9/30/2016

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
New	125 THROUGH 135 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit needed	7/30/2017
607	137 ELK TRAIL	Interior and Exterior	Completely remove the abandoned pool	3	Wood framed cover installed over pool not proper abandonment. Pool must be removed and hole properly filled in. Permit needed	7/30/2017
New	161 THROUGH 171 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2017

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#	General Location	Address	Violation	Priority	Comments	Abatement Compliance Date
New	139 THROUGH 147 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2018
New	151 THROUGH 159 ELK TRAIL	Exterior	Replace missing canopies on building	2	Permit required	7/30/2018