MODISH.AI ™

NUVARIS 192™ INTELLIGENCE RECORD · WITH THE OWNER EDITION

The Arden Tower

46-storey condominium · 612 homes · 1,120,000 SF
Long Island City, New York · Completed 1989

RECORD ID	NVR-DEMO-NY-0001
PROGRAM	Capital Planning · NYC FISP (Local Law 11) · LL97
READING DATE	October 31, 2026
COVERAGE	168 of 192 checkpoints assessed
FINDINGS	48 indexed · 4 critical
STATUS	Demonstration · professional review simulated

DEMONSTRATION RECORD · ILLUSTRATIVE ASSET

Prepared by Modish Global Inc. for illustration. Not an inspected building.



01 · EXECUTIVE BRIEF

What the building is telling you.

The Arden Tower is structurally serviceable today, but four conditions are moving faster than its capital plan. Water is the common cause: failed curtain-wall sealant, an undrained amenity roof and an active leak over the main switchgear are each accelerating the next failure. Acting inside twelve months costs roughly a third of acting after failure.

168/192	48	4	11	62
CHECKPOINTS ASSESSED	FINDINGS INDEXED	CRITICAL	MAJOR	CONDITION INDEX / 100



THE FOUR CRITICAL FINDINGS

● CRITICAL	N192-01-04	Spalled concrete with exposed, corroded reinforcing at balcony slab edges, levels 3–9, east and south faces.
● CRITICAL	N192-02-10	Curtain-wall perimeter sealant failure; est. 18% of joints on east and south elevations cracked or debonded.
● CRITICAL	N192-03-05	Breached fire-stopping at electrical riser penetrations, lobby core and level B1 electrical room.
● CRITICAL	N192-05-03	Standing water and corrosion at main switchgear line-up; active leak from overhead piping.

THE CAPITAL PICTURE (INDICATIVE)

$5.0–7.0M	$14.7–20.7M	2.95×
ACT WITHIN 12 MONTHS	AFTER FAILURE (24-MO MODEL)	COST OF WAITING

THE NEXT DECISION

Release an immediate-works budget for the switchgear leak and fire-stopping (weeks, not months), and commission invasive testing of the slab edges and curtain-wall joints by your engineer of record before the 2027 capital cycle is set.

WHO VERIFIES

Modish professionals built the technology. Your engineer of record verifies every finding. We never verify our own work.

FOR OWNERS · 01

What this means for your home.

Your board asked one question: what is happening to our building, and what does it mean for us? Here are the four things that matter most, in plain language, and what each one will mean for you as an owner.

CRITICAL · N192-01-04

Balcony edges are breaking off

The steel inside the concrete balcony edges has rusted and pushed the concrete apart. Pieces can loosen and fall.

WHAT YOU'LL NOTICE

Some balconies closed while they are rebuilt, a few floors at a time; scaffolding on the east and south faces.

CRITICAL · N192-02-10

The glass walls are leaking

The seals around the window walls have cracked. Water gets in behind finishes and into the building frame.

WHAT YOU'LL NOTICE

Crews on swing stages outside your windows for one to two days per floor. You may be asked to clear the window line.

CRITICAL · N192-05-03

Water is reaching the main electrical room

A pipe leaks over the equipment that powers the building. Left alone, it can cause a building-wide outage.

WHAT YOU'LL NOTICE

A short, scheduled power shutdown, announced weeks ahead, while equipment is serviced.

CRITICAL · N192-03-05

Fire barriers have gaps

Openings in the walls around electrical risers are not sealed, so fire and smoke could move between floors.

WHAT YOU'LL NOTICE

Little disruption: work happens in service rooms and shafts.

WHO DECIDES WHETHER MY HOME IS SAFE?

This record does not decide whether any part of the building is safe to occupy; that call belongs to the licensed professionals and the Department of Buildings. What it does flag: two items, the electrical-room leak and the fire barriers, warrant protective action now, and balcony edges should be assessed before balconies are used. Any closure would be set by the engineer, not by this record.

WHAT HAPPENS NEXT, AND WHEN

- **MONTH 1**
  The board reviews this record with the engineer of record and votes on the immediate items.
- **MONTHS 2–4**
  The engineer designs the repairs; the board adopts the assessment and payment schedule. Owners meeting held.
- **MONTHS 4–6**
  Permits; electrical leak and fire barriers fixed.
- **MONTHS 6–18**
  Balcony edges and window seals repaired, floor by floor. Progress posted to the building record.

WHY IT PROTECTS YOU

YOUR HOME VALUE

Buyers and their lenders now ask for the building's condition record. A funded plan reads very differently from an open problem.

YOUR INSURANCE

Carriers price open water and fire-safety findings first. Closing them protects the building's coverage and premiums.

SELLING OR REFINANCING

A documented, dated record of repairs answers the questions that otherwise slow a sale or a refinance.

FOR OWNERS · 02

What you'll pay, and why.

YOUR HOME	HOMES	EST. SHARE	ONE-TIME SHARE OF REPAIRS	OR 36 PAYMENTS OF	DUES TODAY	DUES AFTER	TOTAL EACH MONTH DURING PAYMENTS	CHANGE VS TODAY	IF THE BUILDING WAITS
Studio	90	0.085%	$5,084	$141	$690	$734	**$875**	+$185	$14,998
One bedroom	230	0.124%	$7,430	$206	$940	$1,004	**$1,211**	+$271	$21,920
Two bedroom	210	0.187%	$11,243	$312	$1,360	$1,457	**$1,770**	+$410	$33,168
Three bedroom	70	0.264%	$15,838	$440	$1,880	$2,017	**$2,457**	+$577	$46,723
Penthouse	12	0.505%	$30,308	$842	$3,450	$3,713	**$4,555**	+$1,105	$89,409
ALL HOMES	612	100%	$6,000,000			+$52,000/mo			$17,700,000

EXAMPLE · A ONE BEDROOM OWNER

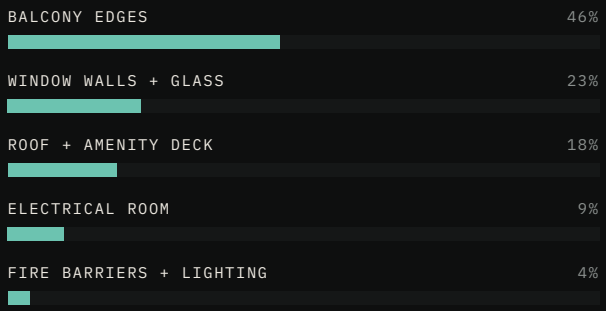
$1,211
EACH MONTH DURING THE 36 PAYMENTS (TODAY $940)

$1,004
EACH MONTH AFTER PAYMENTS END

$7,430
OR ONCE, PAID IN FULL

$21,920
YOUR SHARE IF THE BUILDING WAITS

WHERE THE MONEY GOES



WHY YOUR MONTHLY DUES CHANGE

Part of each monthly payment goes into the building's reserve, its savings for future repairs. This record shows the reserve has been underfunded for the window walls and roof. Raising it now spreads the next cycle of work across every month instead of another one-time bill.

YOUR OPTIONS

PAY IN FULL

One payment when the assessment is due.

PAY MONTHLY

Equal monthly payments, if the board adopts an installment schedule. Interest, if any, is not included here.

ASSOCIATION LOAN

Possible if approved under the governing documents and state law; the rate, term and fees would be shown here once proposed.

How to read this page. Illustrative example. Shares here use home size as a demonstration convention; your declaration sets the real percentage. "Total each month" assumes the new dues and the installment run at the same time, excludes any interest, and treats the 36-month schedule as an option the board may adopt, not an entitlement. In a delivered record, every amount comes from the board's adopted schedule and every repair from your engineer's report, each cited to its page. "If the building waits" applies your share to the 24-month cost-of-failure model.

02 · INTAKE MANIFEST

What we captured, and what we could not.





SOURCE	TYPE	VOLUME	DATE
AIR-01	Drone video · four elevations	18 min · 1,620 frames	Oct 14, 2026
AIR-02	Drone video · balcony slab edges	16 min · 1,410 frames	Oct 14, 2026
AIR-03	Drone video · roof and amenity deck	12 min · 1,782 frames	Oct 14, 2026
GRD	Ground photography · lobby, residence, MEP	412 images	Oct 15, 2026
DOC	Owner documents · 2019 roof survey, 2021 reserve study	2 documents	Supplied
OPS	Operator: FAA Part 107 · flight logs and GPS tracks retained	Chain of custody	On file

COVERAGE DECLARATION

168 / 192

CHECKPOINTS ASSESSABLE ON THIS RECORD

168 ASSESSED

Read from AIR and ground evidence.

8 NEED ACCESS

Concealed structure (2), below-grade waterproofing (1), concealed plumbing (2), metered energy data (2), site utilities (1).

16 NOT APPLICABLE

Historic Fabric & Preservation: the asset is not listed or in a district.

LIMITATIONS CARRIED INTO THE FINDINGS

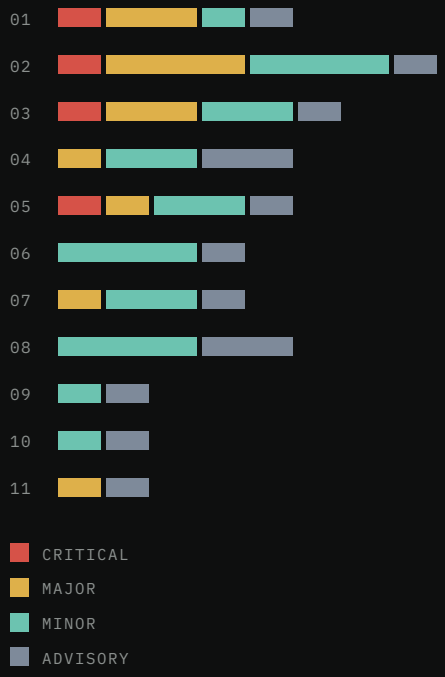
A render cannot prove what exists behind a wall. Conditions inside assemblies are stated as indicated, with a confidence score, and routed for invasive testing where it matters. No finding is stated with more certainty than its evidence supports. This record informs, and does not replace, the FISP inspection and filing by the building's Qualified Exterior Wall Inspector.

03 · THE READING

192 checkpoints · 12 domains · 8 disciplines.

#	DOMAIN	APPLICABLE	ASSESSED	CRITICAL	MAJOR	MINOR	ADVISORY	FINDINGS
01	Structural Systems & Load Path	16	14	1	2	1	1	5
02	Building Envelope & Weatherproofing	16	15	1	3	3	1	8
03	Fire & Life Safety Systems	16	16	1	2	2	1	6
04	Mechanical Systems (HVAC)	16	16	·	1	2	2	5
05	Electrical Systems & Power	16	16	1	1	2	1	5
06	Plumbing & Water Systems	16	14	·	·	3	1	4
07	Accessibility & Code Compliance	16	16	·	1	2	1	4
08	Interior Finishes & Materials	16	16	·	·	3	2	5
09	Exterior & Site Conditions	16	15	·	·	1	1	2
10	Security & Technology Infrastructure	16	16	·	·	1	1	2
11	Energy Performance & Sustainability	16	14	·	1	·	1	2
12	Historic Fabric & Preservation	N/A	—	—	—	—	—	Not applicable
	TOTAL	176	168	4	11	20	13	48

FINDINGS BY DOMAIN



EIGHT PROFESSIONAL LENSES

Structural · Fire & Life Safety · MEP (Mechanical) · Electrical · Accessibility · Wayfinding · Materials · Operations. Every checkpoint is read through the lenses that govern it, and every finding cites the standard it is tested against.

HOW TO READ THE SCORES

TERM	MEANING
Critical	Could affect life safety or structural stability; protective action and professional assessment now.
Major	Will drive significant cost or failure within about 12 months if not addressed.
Minor	Localised deterioration; repair within normal maintenance or the next capital cycle.
Advisory	No defect now; monitor at the next reading.
Confidence (0–1)	How strongly the evidence supports the observation. It is not a probability that anything is unsafe.
Condition index	100 minus weighted deductions per finding (critical 6, major 2.5, minor 0.8, advisory 0.2), scaled to checkpoints assessed. Demonstration calibration.

04 · PRIORITY SCHEDULE

The 12 findings that move the capital plan.

ID	SEVERITY	FINDING	EVIDENCE	STANDARD	CONF.	ACCOUNTABLE	ACT
N192-01-04	CRITICAL	Spalled concrete with exposed, corroded reinforcing at balcony slab edges, levels 3–9, east and south faces.	AIR-02 · f.1184–1262	ACI 562 · IBC Ch. 16	0.86	Structural EOR	0–6 mo
N192-02-10	CRITICAL	Curtain-wall perimeter sealant failure; est. 18% of joints on east and south elevations cracked or debonded.	AIR-01 · f.0412–0688	ASTM C1193 · E1105 test	0.81	Envelope consultant	0–6 mo
N192-03-05	CRITICAL	Breached fire-stopping at electrical riser penetrations, lobby core and level B1 electrical room.	GRD-117 · 118 · 204	IBC 714 · NFPA 101	0.78	Fire protection eng.	Immediate
N192-05-03	CRITICAL	Standing water and corrosion at main switchgear line-up; active leak from overhead piping.	GRD-201 · 203 · 209	NFPA 70 §110 · NFPA 70B	0.88	Electrical EOR	Immediate
N192-02-02	MAJOR	Roof drainage failure and ponding at amenity deck; membrane displaced at parapet base.	AIR-03 · f.2210–2290	IBC Ch. 15 · IPC 1108	0.84	Roofing consultant	0–12 mo
N192-01-09	MAJOR	Pool shell cracking and displaced coping at roof amenity; possible leakage to level 45 below.	AIR-03 · f.2301 · GRD-311	ACI 350 · IBC Ch. 16	0.72	Structural EOR	0–12 mo
N192-02-14	MAJOR	Moisture staining and finish loss on lobby double-height wall indicating envelope infiltration.	GRD-012 · 015 · 019	ASTM E2128	0.79	Envelope consultant	0–12 mo
N192-03-11	MAJOR	Egress lighting out of service in back-of-house corridor and lobby service passage.	GRD-207 · 212	NFPA 101 §7.9	0.83	Fire protection eng.	0–3 mo
N192-04-06	MAJOR	Chilled-water piping with failed insulation and surface corrosion along MEP corridor.	GRD-205 · 206	ASHRAE 90.1 · IMC	0.80	Mechanical EOR	0–12 mo
N192-07-03	MAJOR	Lobby entrance threshold and interior ramp appear to exceed permitted slope and level change.	GRD-004 · 006	ADA 2010 §303 · §405	0.68	Accessibility specialist	0–12 mo
N192-11-02	MAJOR	Failed insulating-glass seals (fogging) on residential floors; thermal and visibility loss.	AIR-01 · f.0731–0790	ASHRAE 90.1 · ASTM E2190	0.74	Envelope consultant	12–24 mo
N192-08-05	MINOR	Stone flooring delamination and staining in lobby; finish failure in sample residence.	GRD-021 · 102	GSA P100 §3	0.82	Architect	12–24 mo

SHOWING 12 OF 48 FINDINGS · FULL SCHEDULE IN THE STRUCTURED EXPORT (ONE ROW PER FINDING) · CONFIDENCE = SUPPORT IN THE EVIDENCE, 0–1

05 · CORRECTED STATE · EXTERIOR

The envelope, read and returned.





What changes. Slab edges rebuilt and coated; every curtain-wall perimeter joint cut out and resealed after field water testing; fogged insulating-glass units replaced floor by floor. The corrected view follows the scope your engineer approves. It does not replace it.

FINDINGS IN THIS FRAME

● CRITICAL
N192-02-10
Curtain-wall perimeter sealant failure; est. 18% of joints on east and south elevations cracked or debonded.

● CRITICAL
N192-01-04
Spalled concrete with exposed, corroded reinforcing at balcony slab edges, levels 3–9, east and south faces.

● MAJOR
N192-11-02
Failed insulating-glass seals (fogging) on residential floors; thermal and visibility loss.

06 · CORRECTED STATE · LOBBY

Where the building meets its residents.





What changes. The source of the wall staining is closed at the envelope first; finishes follow. Entrance threshold and ramp are regraded to accessible slopes; delaminated stone is replaced. The lobby is the first thing an owner, buyer or lender sees.

FINDINGS IN THIS FRAME

● MAJOR
N192-02-14
Moisture staining and finish loss on lobby double-height wall indicating envelope infiltration.

● MAJOR
N192-07-03
Lobby entrance threshold and interior ramp appear to exceed permitted slope and level change.

● MINOR
N192-08-05
Stone flooring delamination and staining in lobby; finish failure in sample residence.

07 · CORRECTED STATE · MORE FRAMES

More frames, the same lens.





RESIDENCE · L32

● MAJOR N192-11-02

Failed insulating-glass seals (fogging) on residential floors; thermal and visibility loss.





ROOF AMENITY · L46

● MAJOR N192-02-02

Roof drainage failure and ponding at amenity deck; membrane displaced at parapet base.





ELECTRICAL · B1

● CRITICAL N192-05-03

Standing water and corrosion at main switchgear line-up; active leak from overhead piping.

ALSO IN THESE FRAMES

ID	SEVERITY	FINDING	ACCOUNTABLE
N192-01-09	MAJOR	Pool shell cracking and displaced coping at roof amenity; possible leakage to level 45 below.	Structural EOR
N192-03-05	CRITICAL	Breached fire-stopping at electrical riser penetrations, lobby core and level B1 electrical room.	Fire protection eng.
N192-04-06	MAJOR	Chilled-water piping with failed insulation and surface corrosion along MEP corridor.	Mechanical EOR
N192-03-11	MAJOR	Egress lighting out of service in back-of-house corridor and lobby service passage.	Fire protection eng.

08 · PREDICTIVE FACILITY INTELLIGENCE™

Act now, or pay for waiting.

GROUP	FINDINGS	ACT NOW (0–12 MO)	AFTER FAILURE (24-MO MODEL)	CONFIDENCE
Slab-edge restoration	N192-01-04	$2.4M – $3.1M	$6.8M – $9.5M	Moderate
Curtain-wall reseal + IGU replacement	N192-02-10 · 11-02	$1.1M – $1.6M	$3.9M – $5.2M	Moderate
Switchgear leak + enclosure	N192-05-03	$0.45M – $0.70M	$1.8M – $3.0M	Narrow
Roof drainage + amenity deck	N192-02-02 · 01-09	$0.87M – $1.34M	$2.2M – $3.0M	Moderate
Fire-stopping + egress lighting	N192-03-05 · 03-11	$0.18M – $0.26M	Not modelled (life-safety)	—
TOTAL		$5.0M – $7.0M	$14.7M – $20.7M	

FIVE-YEAR SCENARIO · MODELLED CUMULATIVE EXPOSURE, MID-POINT ($M)



LONG-RANGE OUTLOOK (QUALITATIVE)

DETERIORATION

Water-driven failures compound: envelope leaks accelerate slab, finish and electrical loss.

ENVIRONMENTAL LOAD

East River exposure: wind-driven rain and storm intensity tested against published trajectories (cited per engagement).

REGULATORY

Local Law 97 emissions limits tighten in 2030; the IGU and HVAC findings feed the compliance path. FISP repeats every five years.

INSURABILITY & FINANCE

Unresolved water and life-safety findings are the conditions underwriters and lenders price first.

COST ASSUMPTIONS

Indicative ranges from regional unit costs for comparable assemblies, 2026 dollars, including a 15% construction contingency; excluding design fees, testing, permits and occupant disruption. The cost-of-waiting ratio compares mid-points of the modelled groups only; life-safety items are excluded from the deferral model. Deferral curves are demonstration assumptions, not a calibrated forecast.

09 · ENGINEER HANDOFF & PROFESSIONAL REVIEW

The record goes to the people who sign.

ID	ROUTED TO	REQUESTED ACTION	DISPOSITION
N192-01-04	Structural EOR	Sounding and chipping survey; slab-edge repair design	SIMULATED · AWAITING CONCUR / AMEND / REJECT / ESCALATE
N192-02-10	Envelope consultant	ASTM E1105 field water test; reseal specification	SIMULATED · AWAITING CONCUR / AMEND / REJECT / ESCALATE
N192-03-05	Fire protection eng.	Fire-stopping survey of all riser penetrations	SIMULATED · AWAITING CONCUR / AMEND / REJECT / ESCALATE
N192-05-03	Electrical EOR	Stop the leak; infrared scan and switchgear service per NFPA 70B	SIMULATED · AWAITING CONCUR / AMEND / REJECT / ESCALATE
N192-02-02	Roofing consultant	Roof survey update (2019 baseline); drainage redesign	SIMULATED · AWAITING CONCUR / AMEND / REJECT / ESCALATE
N192-01-09	Structural EOR	Pool shell leak test; coping and structural review	SIMULATED · AWAITING CONCUR / AMEND / REJECT / ESCALATE
N192-03-11	Fire protection eng.	Restore egress lighting; 90-minute test	SIMULATED · AWAITING CONCUR / AMEND / REJECT / ESCALATE
N192-07-03	Accessibility specialist	Measured survey of slopes and thresholds	SIMULATED · AWAITING CONCUR / AMEND / REJECT / ESCALATE

HOW A FINDING CLOSES

01 REVIEW
Licensed professional concurs, amends, rejects or escalates.

02 TEST
Investigation or testing confirms extent.

03 DESIGN
Repair designed and permitted.

04 REPAIR
Work completed and inspected.

05 CLOSE
Close-out evidence added to the LEDGER as a new dated entry.

LIMITATIONS

This Intelligence Record is decision support. It is not an inspection, an engineering seal, a reserve study or a code-compliance certificate, and it does not replace any inspection required by law. In this demonstration the routing, review and ledger entries are simulated. In New York City it informs, and does not replace, the FISP inspection by a Qualified Exterior Wall Inspector. Findings inside assemblies are indicated, not proven, and carry the stated confidence. Corrected-state renders are illustrative and follow the scope your engineer approves. Cost figures are indicative ranges.

NEXT READING

Biannual renewal reading in April 2027, compared against this entry, so every repair is shown closed, open or worsening.

LEDGER ENTRY

ENTRY
LDG-DEMO-NY-0001-A

PARENT RECORD
NVR-DEMO-NY-0001

TIMESTAMP
2026-10-31 · 14:00 UTC

SOURCE MANIFEST
4,812 frames · 412 images · 2 docs

SHA-256 · SOURCE MANIFEST
efabfefc973f42b31c0a34
8e60498b13e8ea51bf090c
82167c8ace8fd6ea0940

Entries are written once and never edited. A correction is a new dated entry that references this one. The record stays with the building.

10 · REGULATORY & PROFESSIONAL STATUS

What the law requires, and where things stand.

OBLIGATION	WHAT IT REQUIRES	STATUS IN THIS RECORD (HYPOTHETICAL)	RESPONSIBLE	NEXT DEADLINE
NYC Facade Inspection & Safety Program (FISP, Local Law 11)	Exterior walls and appurtenances of buildings over six storeys inspected every five years by a Qualified Exterior Wall Inspector (QEWI); each wall classified SAFE, SWARMP or UNSAFE.	Cycle 9 filed SWARMP (hypothetical). Cycle 10 filing pending; findings N192-01-04 and 02-10 routed to the QEWI.	Board · QEWI	Per DOB sub-cycle filing window
Local Law 97 (building emissions limits)	Covered buildings over 25,000 SF report annual emissions against limits that tighten by compliance period.	Covered building (hypothetical). Emissions not calculated here: needs metered energy data, not yet supplied.	Board · energy consultant	Annual report, by May 1
Owner notice of FISP status	An UNSAFE filing triggers immediate public protection (sidewalk shed) and repair within set timelines.	No UNSAFE condition determined by this record. If the QEWI files UNSAFE, notice and protection follow DOB rules.	QEWI · Board	On filing
Building Code of record	Repairs are designed and permitted under the NYC Construction Codes in effect at permit filing.	Code edition confirmed by the design professional at permit.	Engineer · Architect	At permit

Compliance is separate from this record. Statutory inspections, filings and owner notices are made by the licensed professionals and the board. NUVARIS tracks their status and links each to its source document; it does not satisfy any of them. Statutory references are summarised for orientation, not legal advice.

11 · FROM EVIDENCE TO DECISION

One finding, traced end to end.



ACCOUNTABLE: STRUCTURAL EOR · ACT: 0–6 MO · STATUS: SIMULATED REVIEW

● CRITICAL N192-01-04 · CONF. 0.86 · ACI 562 · IBC Ch. 16

Spalled concrete with exposed, corroded reinforcing at balcony slab edges, levels 3–9, east and south faces.

LOCATION

East and south elevations, levels 3–9, balcony slab edges (approx. 64 balconies).

WHAT THE EVIDENCE SHOWS

— Concrete spalled at slab edges with exposed, corroded reinforcing on at least 23 balconies.

— Rust staining below edges indicates active corrosion beyond the visible spalls.

— Pattern concentrated on the weather-exposed faces.

OTHER EXPLANATIONS TO RULE OUT

— Surface spalling of the cover only, without loss of reinforcing section.

— Earlier patch repairs failing rather than new deterioration.

WHAT WE CANNOT SEE YET

— Depth of corrosion and remaining bar section.

— Chloride content and carbonation depth.

— Condition of balconies not visible from the flight line.

INVESTIGATION PLAN

— Hammer sounding of every balcony edge, from swing stage.

— Selective chipping at 6 locations to expose and measure bars.

— Chloride and carbonation testing (2 cores per face).

CONDITIONAL REPAIR STRATEGY · FOR THE ENGINEER TO DECIDE

If section loss is under the engineer's threshold: remove unsound concrete, clean or supplement bars, rebuild edge and coat. If not: partial-depth slab-edge replacement to the engineer's design.

12 · COMPLETE FINDINGS REGISTER

All 48 findings.

ID	SEV.	FINDING	DETAIL
N192-01-04	CRITICAL	Spalled concrete with exposed, corroded reinforcing...	Schedule
N192-02-10	CRITICAL	Curtain-wall perimeter sealant failure	Schedule
N192-03-05	CRITICAL	Breached fire-stopping at electrical riser penetrati...	Schedule
N192-05-03	CRITICAL	Standing water and corrosion at main switchgear line...	Schedule
N192-01-01	MAJOR	Foundation condition & settlement evidence: deterior...	Export
N192-01-09	MAJOR	Pool shell cracking and displaced coping at roof ame...	Schedule
N192-02-01	MAJOR	Roof membrane condition: deterioration likely to nee...	Export
N192-02-02	MAJOR	Roof drainage failure and ponding at amenity deck	Schedule
N192-02-14	MAJOR	Moisture staining and finish loss on lobby double-he...	Schedule
N192-03-01	MAJOR	Means of egress width & continuity: deterioration li...	Export
N192-03-11	MAJOR	Egress lighting out of service in back-of-house corr...	Schedule
N192-04-06	MAJOR	Chilled-water piping with failed insulation and surf...	Schedule
N192-05-01	MAJOR	Main service entrance condition: deterioration likel...	Export
N192-07-03	MAJOR	Lobby entrance threshold and interior ramp appear to...	Schedule
N192-11-02	MAJOR	Failed insulating-glass seals (fogging) on residenti...	Schedule
N192-01-02	MINOR	Footing/foundation wall cracking or displacement: lo...	Export
N192-02-03	MINOR	Flashing condition at penetrations: localised wear...	Export
N192-02-04	MINOR	Exterior wall cladding condition: localised wear; ad...	Export
N192-02-05	MINOR	Window/door seal integrity: localised wear; address...	Export
N192-03-02	MINOR	Egress signage & illumination: localised wear; addre...	Export
N192-03-03	MINOR	Fire-rated door/assembly condition: localised wear...	Export
N192-04-01	MINOR	Air handling unit condition: localised wear; address...	Export
N192-04-02	MINOR	Ductwork integrity & insulation: localised wear; add...	Export
N192-05-02	MINOR	Panelboard/breaker condition & labeling: localised w...	Export
N192-05-04	MINOR	Emergency/standby power system condition: localised...	Export
N192-06-01	MINOR	Domestic water supply condition: localised wear; add...	Export
N192-06-02	MINOR	Sanitary waste/vent system condition: localised wear...	Export
N192-06-03	MINOR	Backflow prevention device condition: localised wear...	Export
N192-07-01	MINOR	Accessible route continuity: localised wear; address...	Export
N192-07-02	MINOR	Ramp slope & handrail compliance: localised wear; ad...	Export
N192-08-01	MINOR	Flooring condition & wear: localised wear; address i...	Export
N192-08-02	MINOR	Wall finish condition: localised wear; address in ro...	Export
N192-08-05	MINOR	Stone flooring delamination and staining in lobby	Schedule
N192-09-01	MINOR	Pavement/parking lot condition: localised wear; addr...	Export
N192-10-01	MINOR	Access control system condition: localised wear; add...	Export
N192-01-03	ADVISORY	Primary load path continuity (roof-to-foundation): n...	Export
N192-02-06	ADVISORY	Water infiltration evidence (interior staining): no...	Export
N192-03-04	ADVISORY	Fire sprinkler coverage & condition: no defect now...	Export
N192-04-03	ADVISORY	Chiller/boiler plant condition: no defect now; monit...	Export
N192-04-04	ADVISORY	Ventilation rate adequacy: no defect now; monitor at...	Export
N192-05-05	ADVISORY	Transformer condition: no defect now; monitor at the...	Export
N192-06-04	ADVISORY	Water heater condition & capacity: no defect now; mo...	Export
N192-07-04	ADVISORY	Restroom accessibility compliance: no defect now; mo...	Export
N192-08-03	ADVISORY	Ceiling system condition: no defect now; monitor at...	Export
N192-08-04	ADVISORY	Interior door/hardware condition: no defect now; mon...	Export
N192-09-02	ADVISORY	Site drainage & grading: no defect now; monitor at t...	Export
N192-10-02	ADVISORY	CCTV coverage & condition: no defect now; monitor at...	Export
N192-11-01	ADVISORY	Building envelope thermal performance: no defect now...	Export

CHECKPOINTS NOT LISTED WERE ASSESSED WITH NO FINDING, REQUIRE ACCESS, OR ARE NOT APPLICABLE (SEE COVERAGE DECLARATION). ONE ROW PER FINDING IN THE STRUCTURED EXPORT.