

# **EXHIBIT B**

## **TABLE OF CONTENTS**

1. December 17, 2021 Status Update with Photographs
2. December 23, 2021 Status Update with Attachments
3. Cole Engineering Report
4. January 2022 Status Update



## **Poltorak, Andrew**

---

**From:** Poltorak, Andrew  
**Sent:** Friday, December 17, 2021 5:05 PM  
**To:** Randy.Childress@Florence-KY.gov; Mike Macaluso  
**Cc:** Bryce Rhoades; David Gonzalez  
**Subject:** Pine Lake Apartments Status Update  
**Attachments:** Pine\_Lake\_LT\_R\_Childress and M\_ Macaluso\_Status Update.pdf

Mr. Childress and Mr. Macaluso,

When we met at Pine Lake Apartments on December 6, I agreed to provide regular updates on the status of repairs. Attached please find such an update that tracks the most recent re-inspection report from Mr. Childress. We are optimistic that the progress that has been made to date, and continues to be made on a daily basis, is consistent with the Code Enforcement Board's direction at the last hearing.

Please let me know if you have any questions on these items. David and I would also be happy to discuss by phone next week to provide additional details on the status of repairs.

Have a nice weekend.

Sincerely,

**Andrew J. Poltorak**

*Direct: 859-652-7606*

*Mobile: 704-807-7480*

[apoltorak@stites.com](mailto:apoltorak@stites.com)

**STITES & HARBISON PLLC**

100 East RiverCenter Boulevard, Suite 450, Covington, KY 41011

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December 17, 2021

**VIA EMAIL**

Randy Childress  
Fire Marshal  
Florence Fire/EMS  
Claxon Station  
1152 Weaver Road  
Florence, KY 41042

Mike Macaluso  
Code Enforcement Officer  
Florence Code Enforcement  
8100 Ewing Boulevard  
Florence, Kentucky 41042

**RE: Pine Lake Apartments Status Update**

Dear Mr. Childress and Mr. Macaluso:

On behalf of Pine Lake Apartments, we appreciated the opportunity to review the property with Florence Fire/EMS and Florence Code Enforcement on December 6, 2021. Based on the additional information provided, Pine Lake has made significant progress in completing nearly all identified conditions at the property as documented below and in photographs attached as Exhibit A.

Accordingly, some of the comments on the December 6, 2021 re-inspection report, noting an item as unchanged, may not fully reflect the significant work performed to date. Moreover, these comments do not fully reflect the significant capital improvements to the property as demonstrated to the Code Enforcement Board on November 18, 2021. One example includes the numerous steps and second floor landings that were previously replaced. This issue, among others, are addressed in turn below.

In sum, Pine Lake looks forward to continuing these efforts and communicating with the City to finalize any outstanding concerns.

Randy Childress  
Mike Macaluso  
December 17, 2021  
Page 2

**Housekeeping and Storage**

Are there holes in walls, floors, doors and/or ceilings?

Seal holes in doors, floors, walls and/or ceilings with materials equal to existing materials. 2012 NFPA 112.3.3.1

**Status:** FAIL

**Notes:** There are holes in the ceilings of the breezeways, ceilings of the laundry rooms, walls of the laundry rooms and inside the storage units.

110 Pinehurst: The exterior wall has a large section of brick missing on the first floor.

As of 12/6/2021 these conditions still exist and are unchanged.

During the December 6, 2021 inspection, it was our understanding that the laundry and storage room walls were satisfactory with two limited exceptions. Those two areas that required additional drywall repairs have now been fixed.



[The above photographs show the repairs that were made at 7141 Spruce.]

Additionally, the brick facade at 110 Pinehurst has now also been repaired.



Pine Lake will continue to monitor drywall and brick facades to ensure any new issues are timely repaired.



Randy Childress  
Mike Macaluso  
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**Electrical**

Is there any open or spliced wiring?

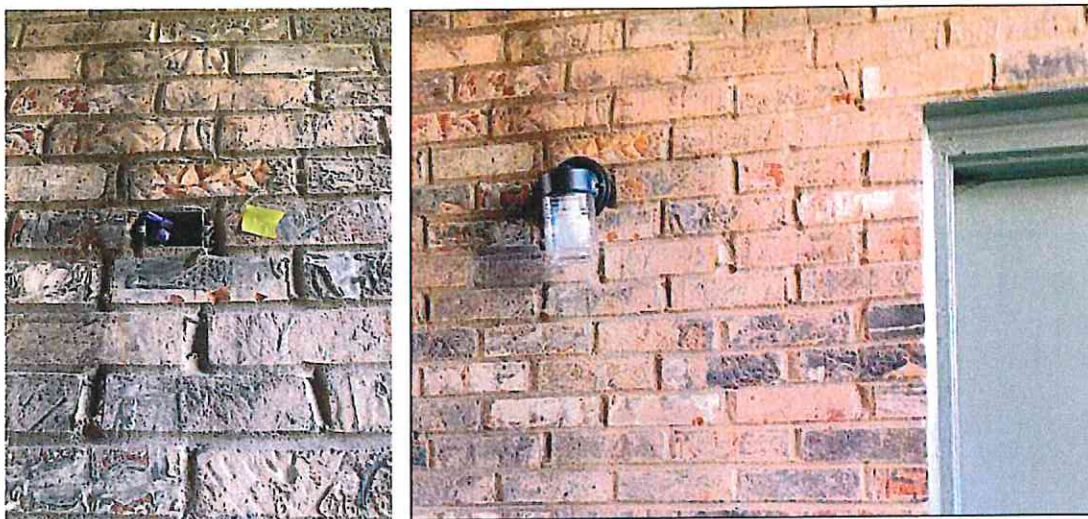
Any open or spliced wiring shall be correctly connected or capped and placed in an approved electrical box. 2012 NFPA 1 11.1.2

**Status: FAIL**

**Notes:** Open and spliced wiring is found throughout the complex at the light fixtures, outlet boxes, heating devices, timers, outlet boxes and conduit.

As of 12/6/2021 these conditions still exist in some locations. Some of the locations have been repaired however there are multiple locations that remain unchanged.

Pine Lake replaced many of the exterior lights prior to the December 6, 2021 re-inspection as noted in the report. Additionally, those areas identified during the inspection have also been repaired including for example the missing light fixture shown below.



[The above picture also shows the exterior doors which have all been repainted.]

Additionally, during the December 6, 2021 re-inspection, a cover plate for a hot water heater had fallen from its resting position. This cover plate was replaced during the inspection.

Since December 6, 2021, Pine Lake has once again walked the property and ensured that wiring was contained within boxes and covered. This includes light fixtures, outlet boxes, appliance covers, and conduit. Low voltage or cable wires may still be visible. Pine Lake is not presently aware of any exposed wiring at the property.

Randy Childress  
Mike Macaluso  
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Is wiring properly installed and protected?  
Wiring shall be installed per electrical code and protected from damage, 2012 NFPA 1 11.1.3  
**Status: FAIL**  
**Notes:** 101 Pinehurst: Wiring conduit is installed through the dryer vent.  
12/6/2021 An electrician has informed the property owner that this condition meets current electrical code. This remain in violation pending documentation from the electrician.

The area identified at 101 Pinehurst has been reviewed by a licensed electrician who has determined that the conduit is not installed through the dryer vent. Instead, the conduit exits the building next to the dryer vent. Additionally, there is no live electrical wiring contained within the conduit. Instead, the conduit contains a ground wire that was installed pursuant to applicable codes. Below are inspection stickers reflecting inspections previously performed at this location.



For these reasons, we respectfully request this item be removed from the report.

Are covers in place for junction boxes, outlets, and breaker/fuse panels?  
Install covers on any open junction boxes, outlets, or breaker/fuse panels. 2012 NFPA 1 11.1.2  
**Status: FAIL**  
**Notes:** Outlet boxes are missing covers and/or replacement light fixtures.  
12/6/2021 This condition still exists in locations. Light fixtures still have exposed wiring and and in a state of disrepair in multiple locations.

Once again, light fixtures have been replaced throughout the property. There were a small number of locations where covers were replaced at junction boxes. Below shows one example that was repaired.



Randy Childress  
Mike Macaluso  
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**Status: FAIL**

**Notes: Siding:**

Siding throughout the complex is in poor condition. Shingles are missing, holes and rot are evident.  
12/6/2021 No change in these conditions.

As of the December 6, 2021 inspection, Pine Lake had repainted shingles above breezeways. As a result, we disagree with the statement that there has been no change. Nonetheless, Pine Lake will continue to repair siding throughout the property as needed.



Pine Lake has also removed the structures adjacent to the pool which also eliminates concerns regarding the condition of the siding on those two buildings.

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Mike Macaluso  
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[Photograph of pool area with pump house removed]

**Railings:**

Railings through out the complex are in poor conditions. Wood rails are in need of paint, show signs of rot and holes  
12/6/2021 No change in these condition

Wood railings have been resecured with appropriate fasteners. The below photograph shows one such railing. These areas are also scheduled to be painted as soon as possible, weather permitting. Please note that more substantial capital improvements are being explored to partially enclose the breezeways which would eliminate these wood railings.



Randy Childress  
Mike Macaluso  
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The fencing at the parking lot has also been replaced as depicted below.



**Steps**

Steps throughout the complex are in poor condition or have been installed contrary to the building code. Tread depth varies from step to step, rise height varies from step to step; anchoring of the steps have signs of instability; steps themselves are cracked and missing large portions  
12/6/2021 No change in these condition

Pine Lake is continuing to make repairs to the concrete steps that are deteriorating as shown in the photograph below (taken on December 11, 2021).



However, Pine Lake disagrees with the inspection reports conclusion that replaced steps are in not in accordance with code requirements. To date, Pine Lake has engaged Custom Concrete to



Randy Childress  
Mike Macaluso  
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replace approximately 400 broken steps throughout the property. Custom Concrete communicated with the Boone County building department in connection with those prior steps and was advised that given the nature of the repairs, variations in the tread height and depth were acceptable. See December 16, 2020 Email attached as **Exhibit B**. Pine Lake should not be penalized for these previously performed repairs that were approved by the Boone County building department when performed.

As of the date of this letter, Custom Concrete is continuing to replace the concrete steps that are deteriorated. Additionally, Pine Lake has contracted to have the metal railings repaired and painted following completion of the step repairs. A copy of the invoice related to the metal railings is attached as **Exhibit C**.

**Landings:**

Landings are in poor condition. The landing surface has spalling across the entire surface; the support pans are rusted and have bubbling paint; support i-beams are rusted; support anchors in brick are showing signs of deterioration and instability  
12/6/2021: No change in these condition

Pine Lake disagrees with the statement that there has been no change in this condition. All second floor landings, in need of repair, were permitted and repaired by Custom Concrete. There was one landing where anchor bolts were identified as missing on December 6, 2021. Those anchor bolts have now been installed.



Cole Engineering inspected the remaining landings on or about December 13, 2021. They are preparing a report to determine the structural integrity of the landings and propose repairs as



Randy Childress  
Mike Macaluso  
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necessary. Pine Lake has continued to communicate the urgency of this matter to Cole Engineering and we expect to receive a comprehensive report within the next two weeks.

Furthermore, Pine Lake engaged A-1 Concrete to level several walkways throughout the property. This work was completed as of the date of this letter.

**Garbage-Debris:**

All dumpsters are full and the surrounding enclosures have piles of open garbage and discarded furniture. A full size construction dumpster sits in the parking lot and is also overflowing with garbage. (Corrected 12/4/2021)

This item continues to be monitored to ensure trash accumulation does not occur. Due to ongoing renovations at the property, it is necessary to continue to utilize the 30 yard dumpster at the upper parking lot.

Furthermore, all dumpster enclosures have been reduced to their original sizes and the dumpster enclosures, not previously approved through zoning, near building 118 has been completely removed.



**Roof-Gutter-Soffit:**

The gutters in multiple buildings are leaking, missing sections, using unapproved hangers or have holes. The soffits in multiple buildings are missing, have holes, show signs of rot, are in danger of falling and are in need paint. Plastic is being used as roofing protection on Building 102 Pinehurst.

12/6/2021 Some repairs have been made however these conditions still remain in multiple locations.

The soffits and gutters throughout the property have been repaired and painted. The parapet walls, including the noted wall at Building 102, are scheduled to be replaced pending the results of an insurance investigation. Pine Lake is not aware of any current leaks caused by this condition. Once repaired, temporary coverings will be removed. We expect these repairs to take place in the first quarter of 2022, weather permitting.

Randy Childress  
Mike Macaluso  
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**Mold-Mildew-Leaks**

Black mold and mildew are found in areas of multiple laundry rooms. Leaking pipes and drains are also found across all laundry rooms. (Corrected 12/4/2021)

The laundry rooms were noted as repaired as of the December 6, 2021 inspection. Below are photographs depicting the condition of the ceilings, fire alarms, door hardware, and overall condition of the laundry areas.



Pine Lake has also added door locks to each laundry room in an effort to ensure doors remain closed when not in use.





Randy Childress  
Mike Macaluso  
December 17, 2021  
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Utilities
Is venting obstructed on fuel heating equipment? All vents shall be clear of obstructions on fuel heating equipment. 2012 NFPA 1 11.5.4 <b>Status: FAIL</b> <b>Notes:</b> Heaters in the laundry room are missing or have displaced vent pipes. 12/6/2021 These conditions still remain.

As of December 6, 2021, all of the laundry room heaters were properly operating and venting with the exception of two. Now, as of the date of this letter, Jolly Plumbing serviced the remaining units, installed a new thermostat with a locking cover and covered exposed thermostat wires. Vents for these units are also now repaired.



Once again, Pine Lake appreciates Florence Fire/EMS and Florence Code Enforcement's attention to this matter. As discussed during the December 6, 2021 inspection, we will continue to keep you updated as to progress on repairs and Pine Lake looks forward to continuing to work with the City on this matter.

Should you have any questions, please feel free to contact myself or David Gonzalez.

Randy Childress  
Mike Macaluso  
December 17, 2021  
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Very truly yours,

STITES & HARBISON PLLC

*/s/ Andrew J. Poltorak*

Andrew J. Poltorak

AJP  
Attachments  
cc: Bryce Rhoades

**Exhibit A**





**Exhibit A**



**Exhibit A**





Exhibit A





**Exhibit A**





Exhibit A

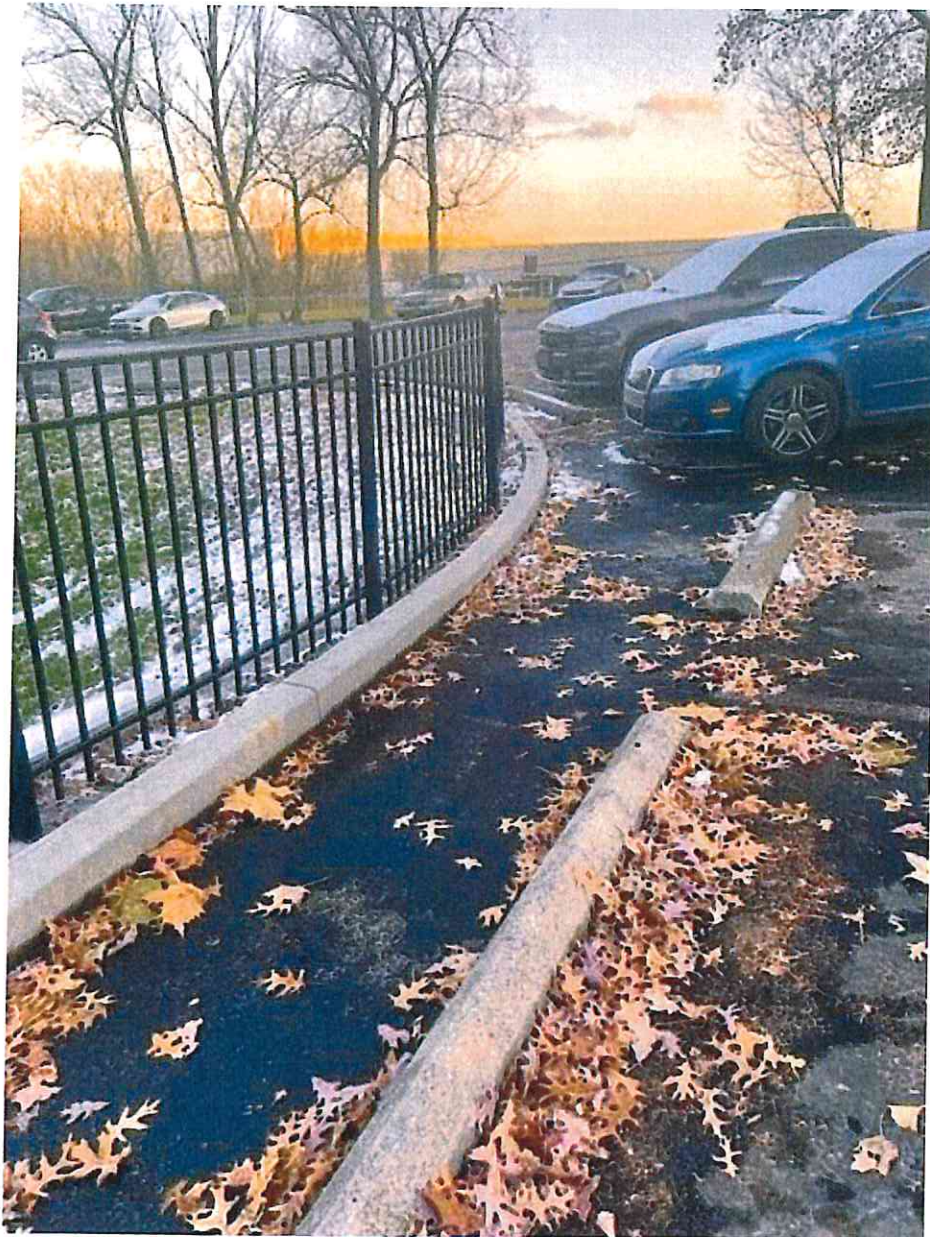


Exhibit A





**Exhibit A**



Exhibit A



**Exhibit A**

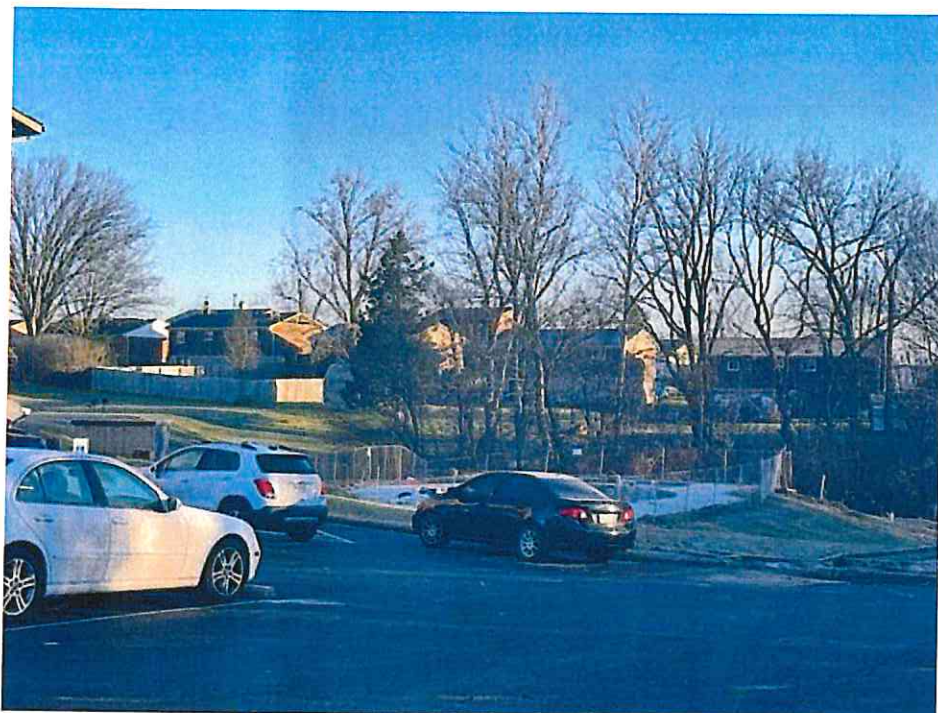




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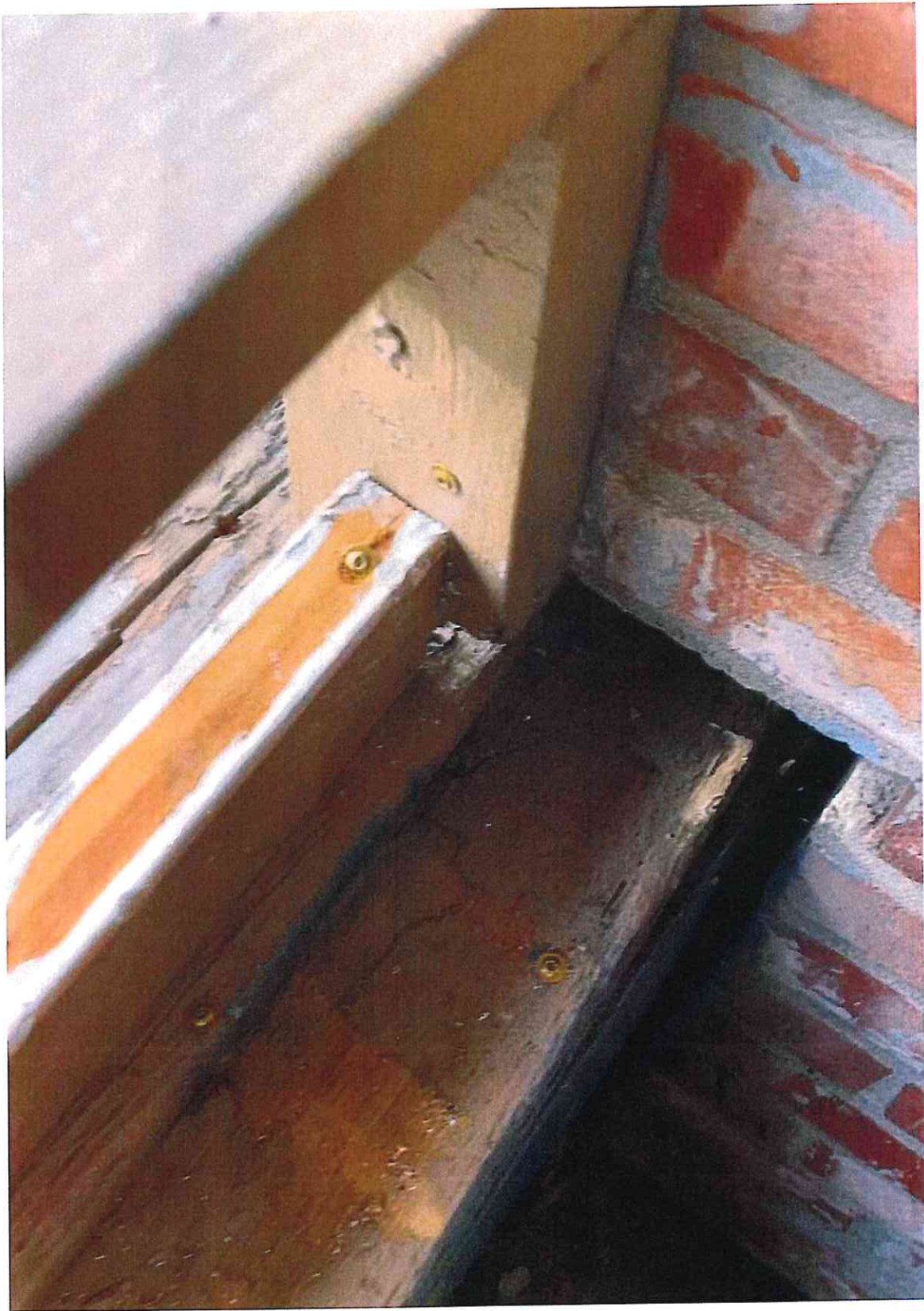
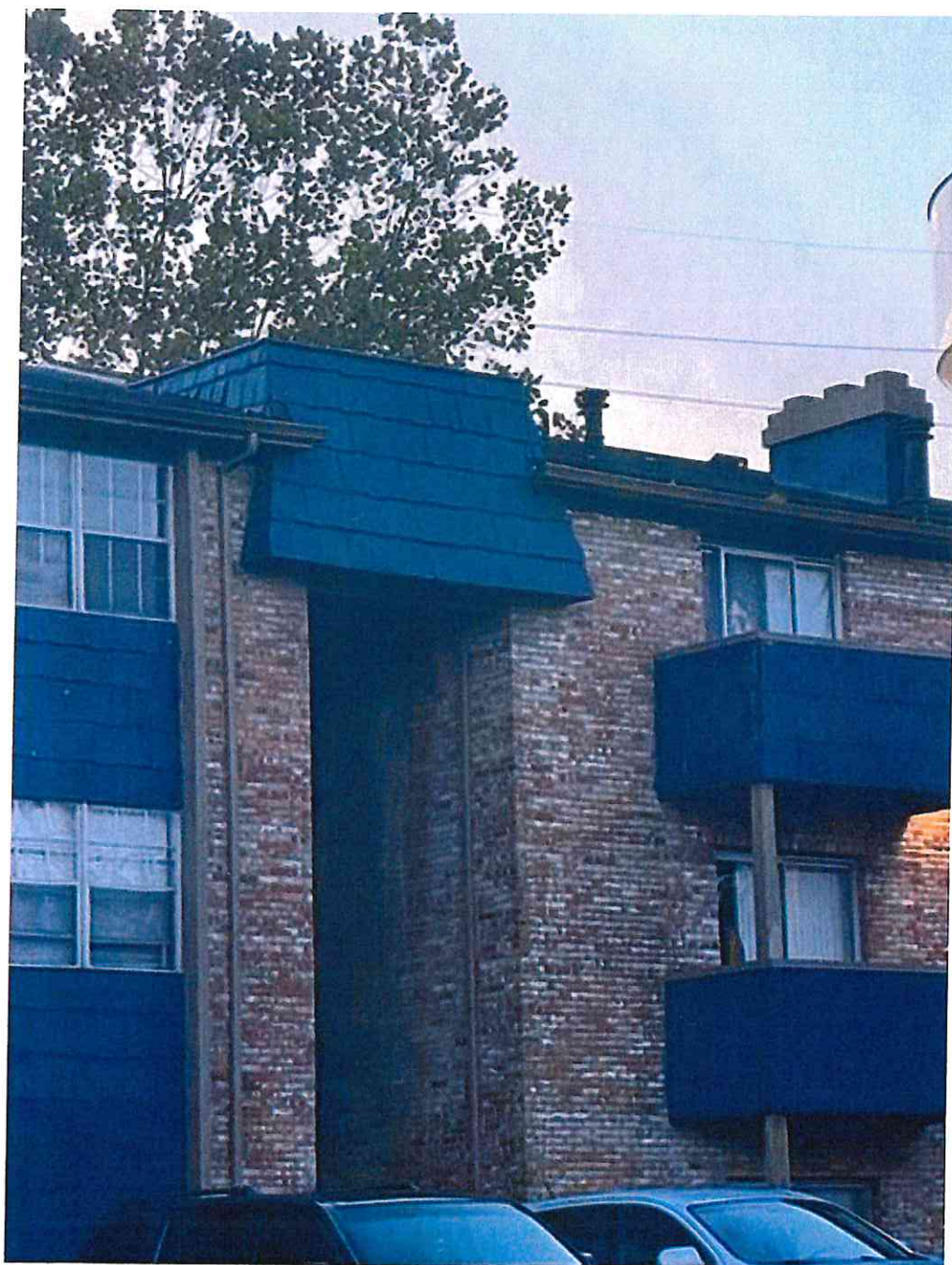


Exhibit A





**Exhibit A**

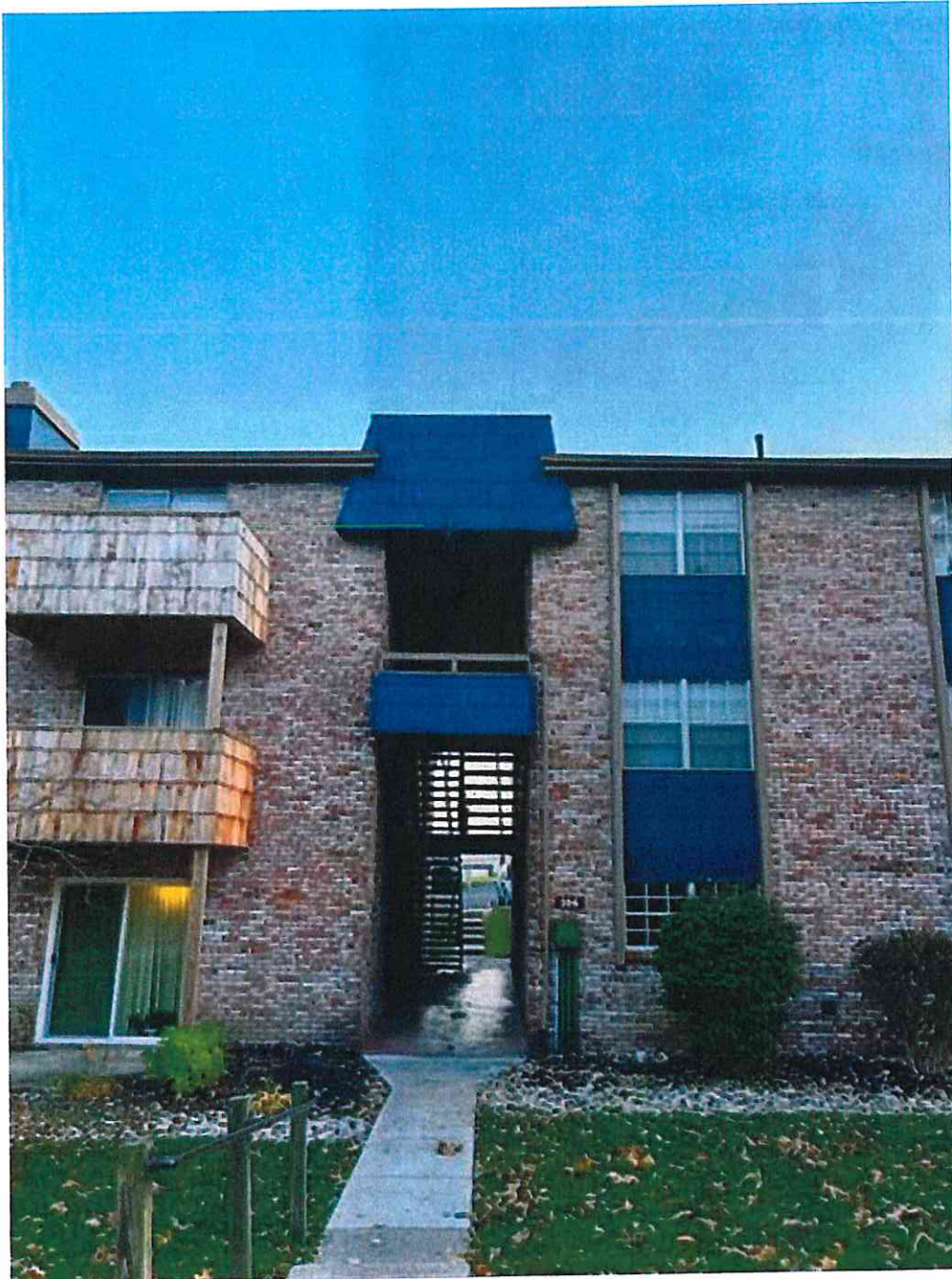


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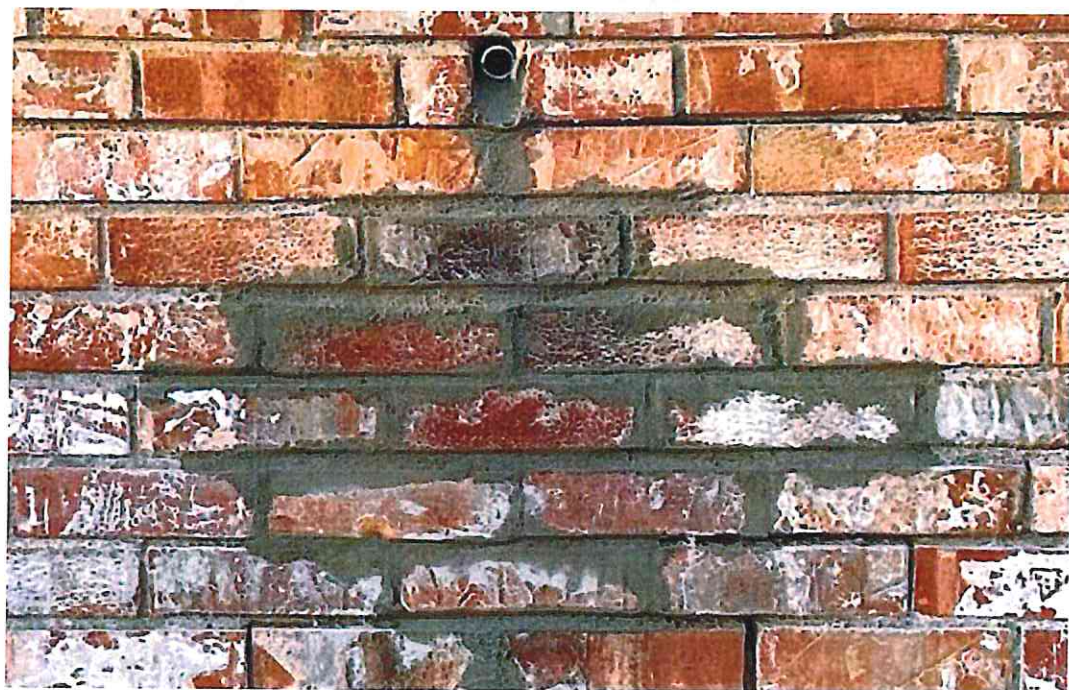




**Exhibit A**



Exhibit A





# Exhibit A

## CUSTOM CONCRETE LLP

PHIL COOTS 859-609-7694  
3522 LIPSCOMB ROAD  
COVINGTON KY 41015



## PROPOSAL

Customer Name PINELAKE APARTMENTS		Proposal By PHIL COOTS	
ADDRESS 101 PINEHURST DRIVE		Date 11/14/2019	
FLORENCE KENTUCKY 41042		Start Date	
Phone 859-371-7794		Contact Name	
		Phone	
Proposal submitted to	JOSELEMUS	Job name	BUILDING 122 & 125
Proposal #		Ref #	
Proposal valid till date		# of pages	
We hereby submit specifications and details for:			
TEAROUT AND REPLACE 211 CONCRETE STEPS THAT ARE CRACKED			
BROKEN OR FALLING APART			
17 DIFFERENT BUILDINGS ARE IN NEED OF STEP REPLACEMENT TOTALING 211 STEPS			
NEW STEPS ARE 5,000 PSI CONCRETE WITH REBAR INSIDE FOR STRUCTURE STRENGTH			
OLD STEPS WILL BE TORN OUT AND REMOVED FROM PROPERTY			
NEW STEPS WILL BE INSTALLED BY WELDING NEW BRACKETS TO THE			
OUTER STRING THEN THE NEW STEPS WILL BE BOLTED IN TO THE NEW BRACKETS			
ALL MATERIALS AND DEMOLITION AND DEBRIS HALLOFF IS INCLUDED IN THE PROPOSAL			
PAYMENT MADE 50% DOWN 50% WHEN FINISHED			
\$100 each			
Total - 10,550.00			

Exhibit A

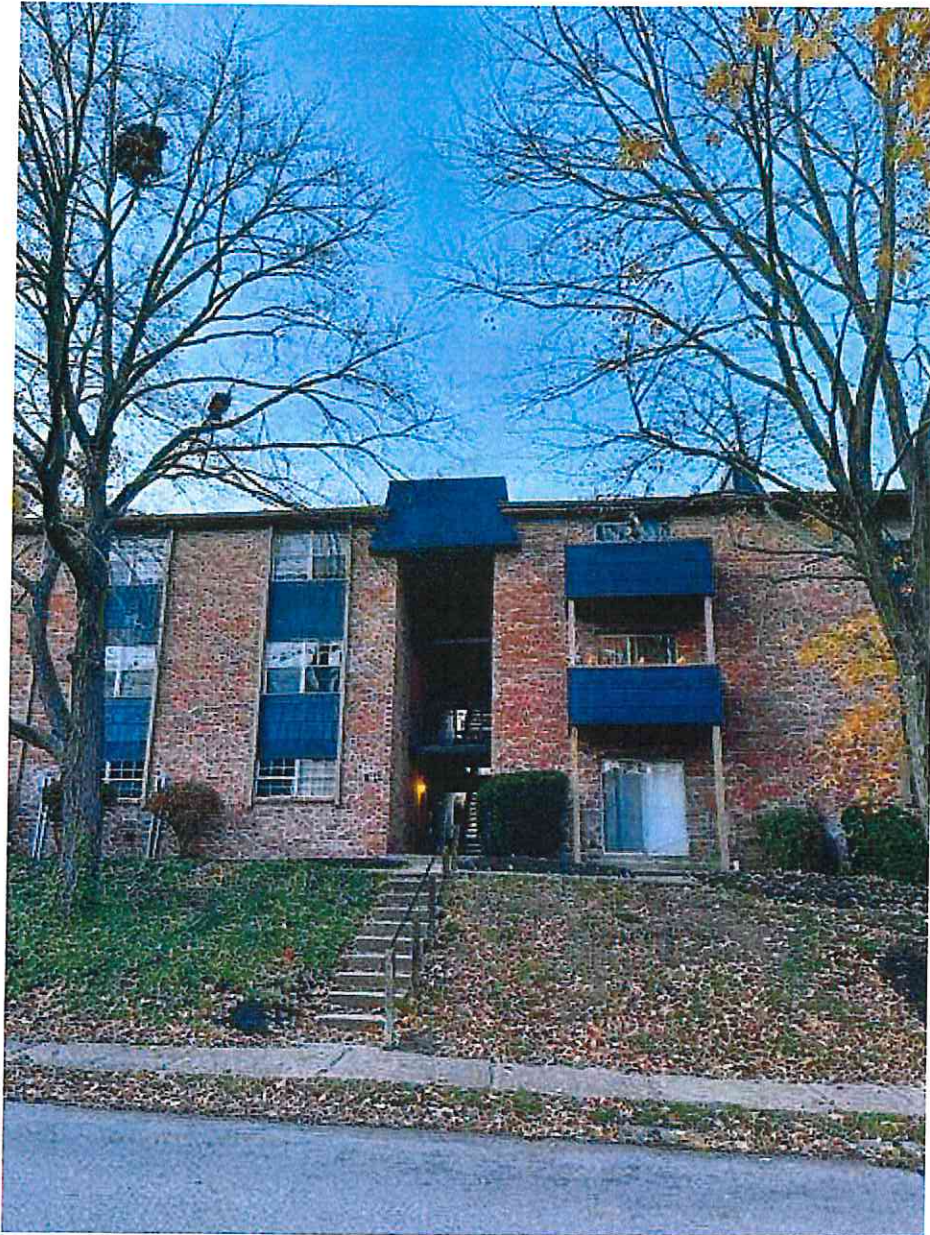




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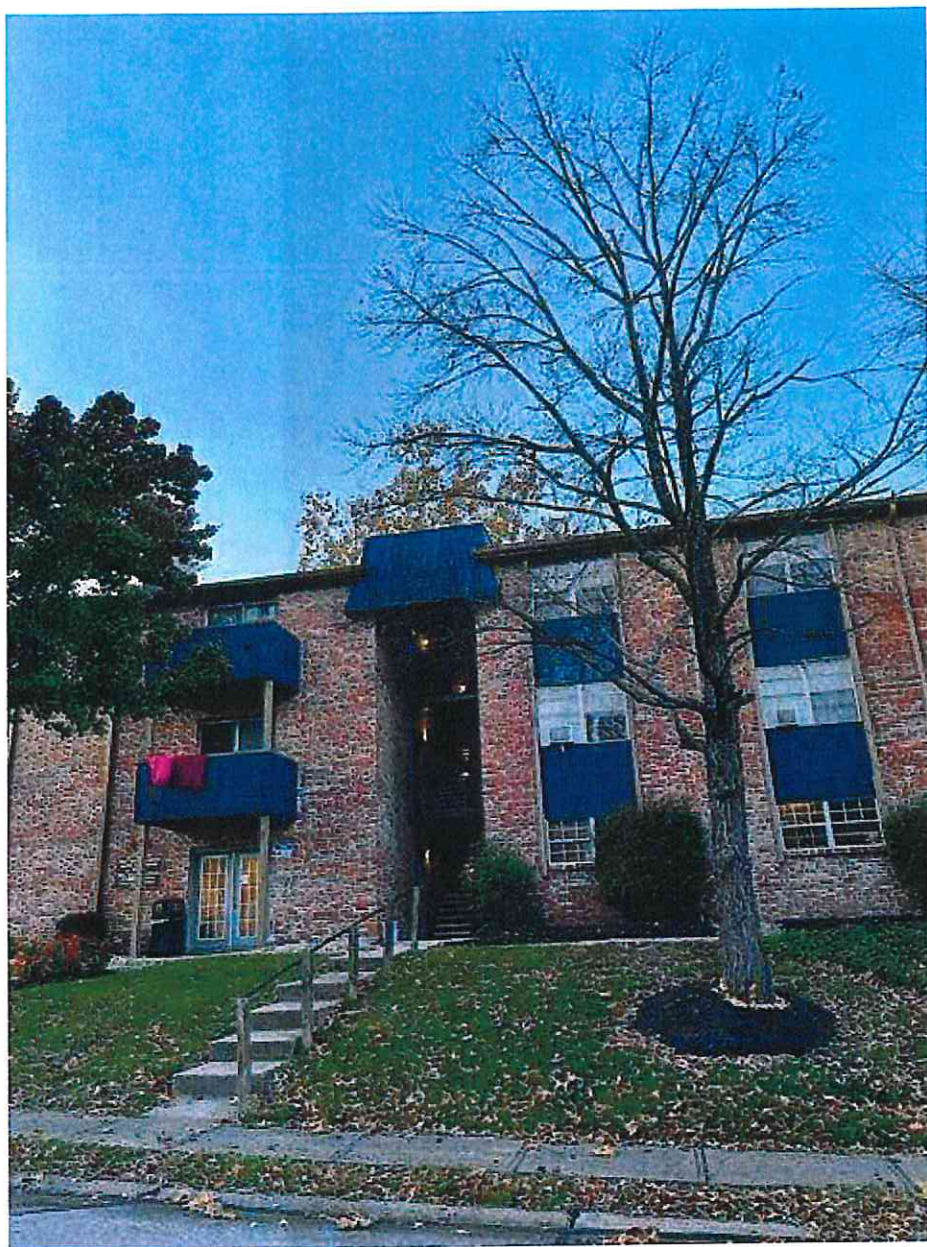




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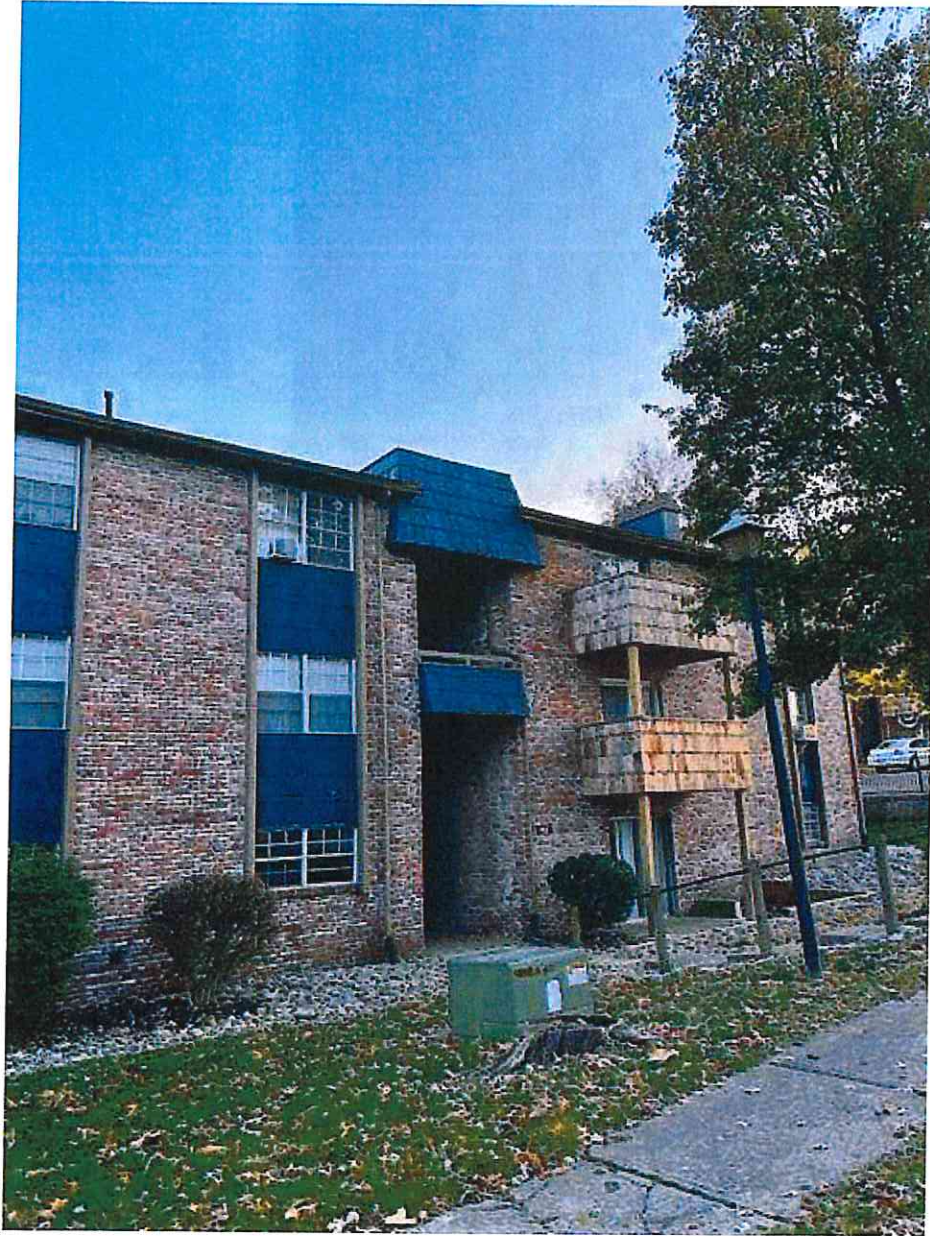




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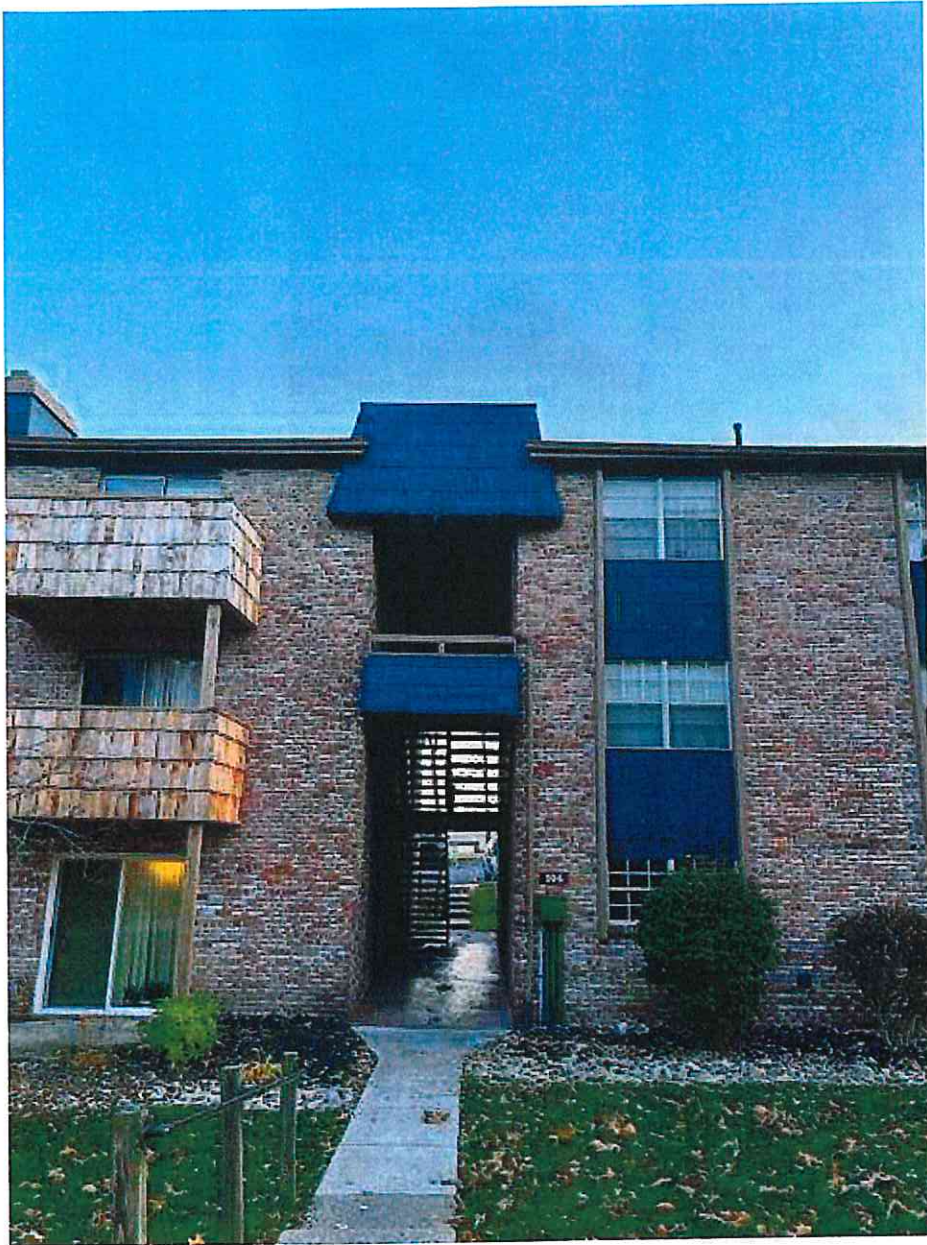


Exhibit A





Exhibit A



Exhibit A





Exhibit A





**Exhibit A**





Exhibit A





Exhibit A



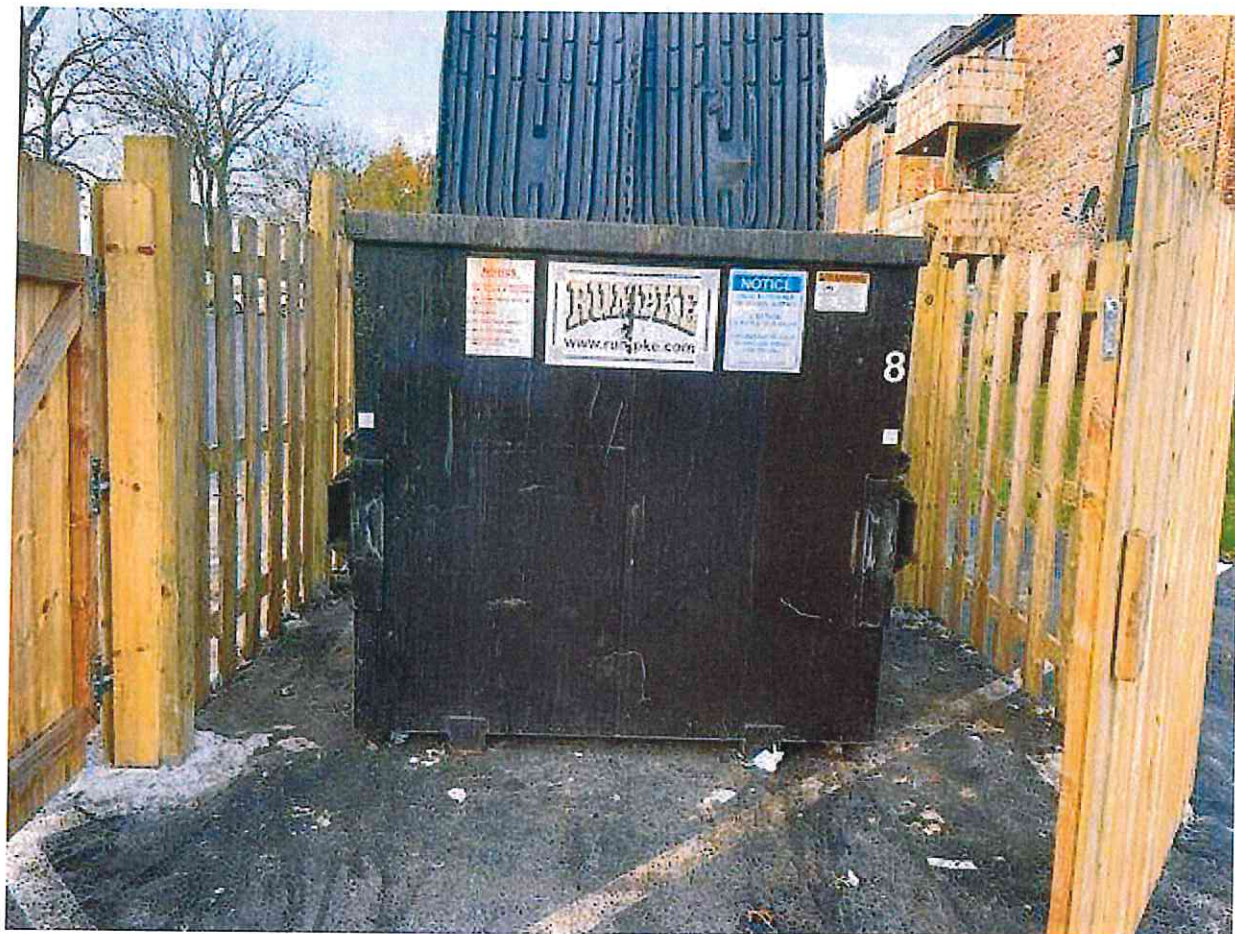


**Exhibit A**





**Exhibit A**





**Exhibit A**

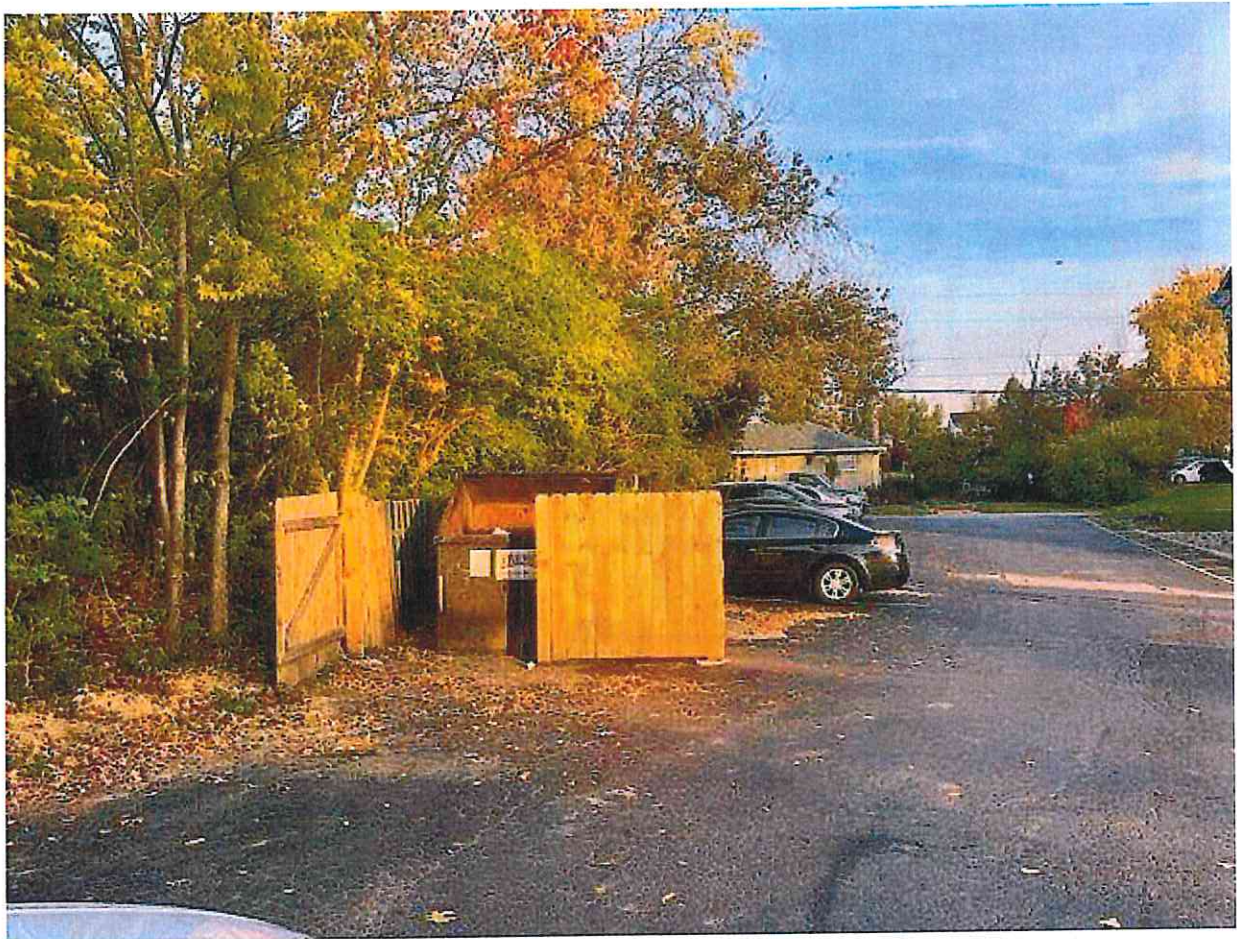




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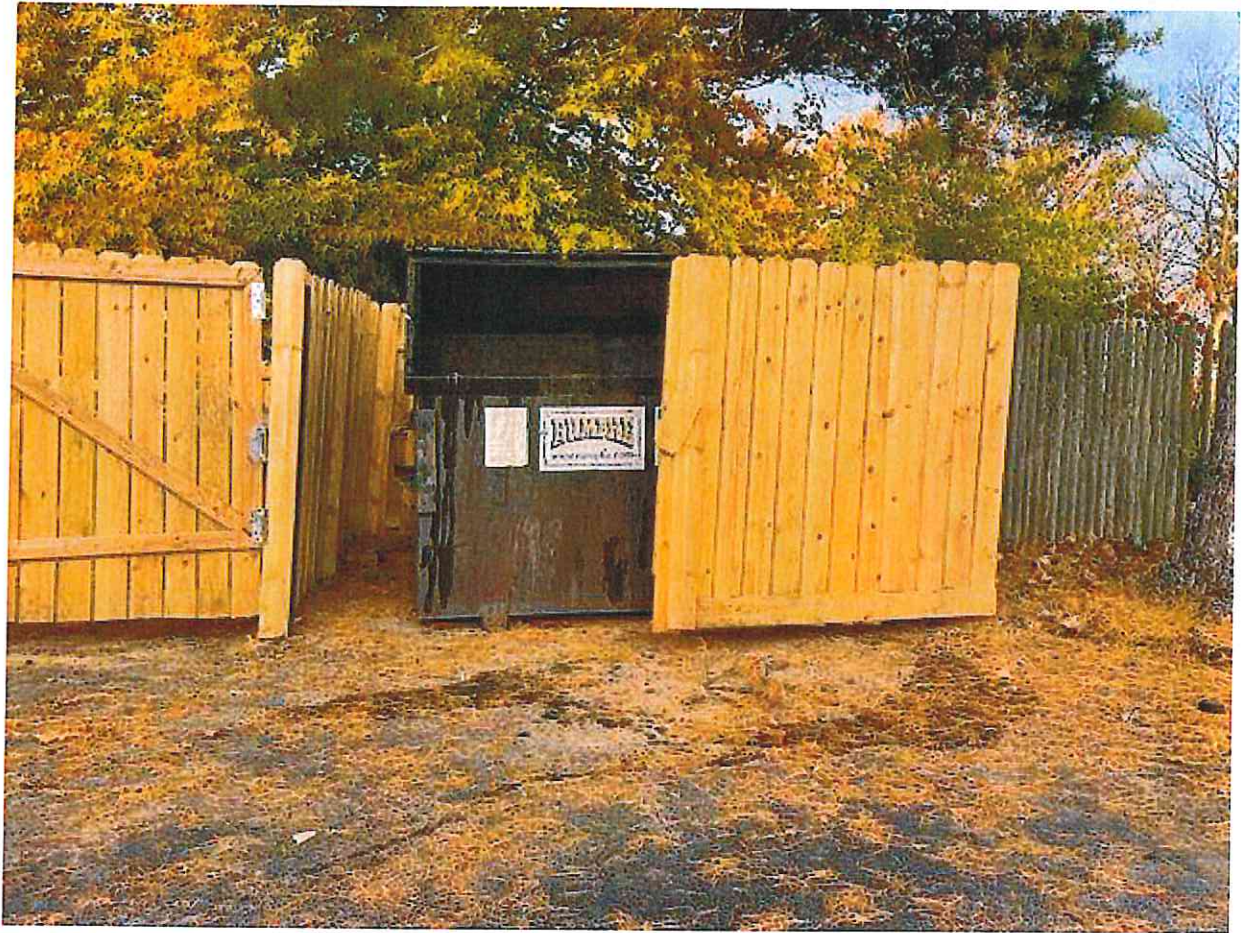




Exhibit A



Exhibit A





Exhibit A





Exhibit A

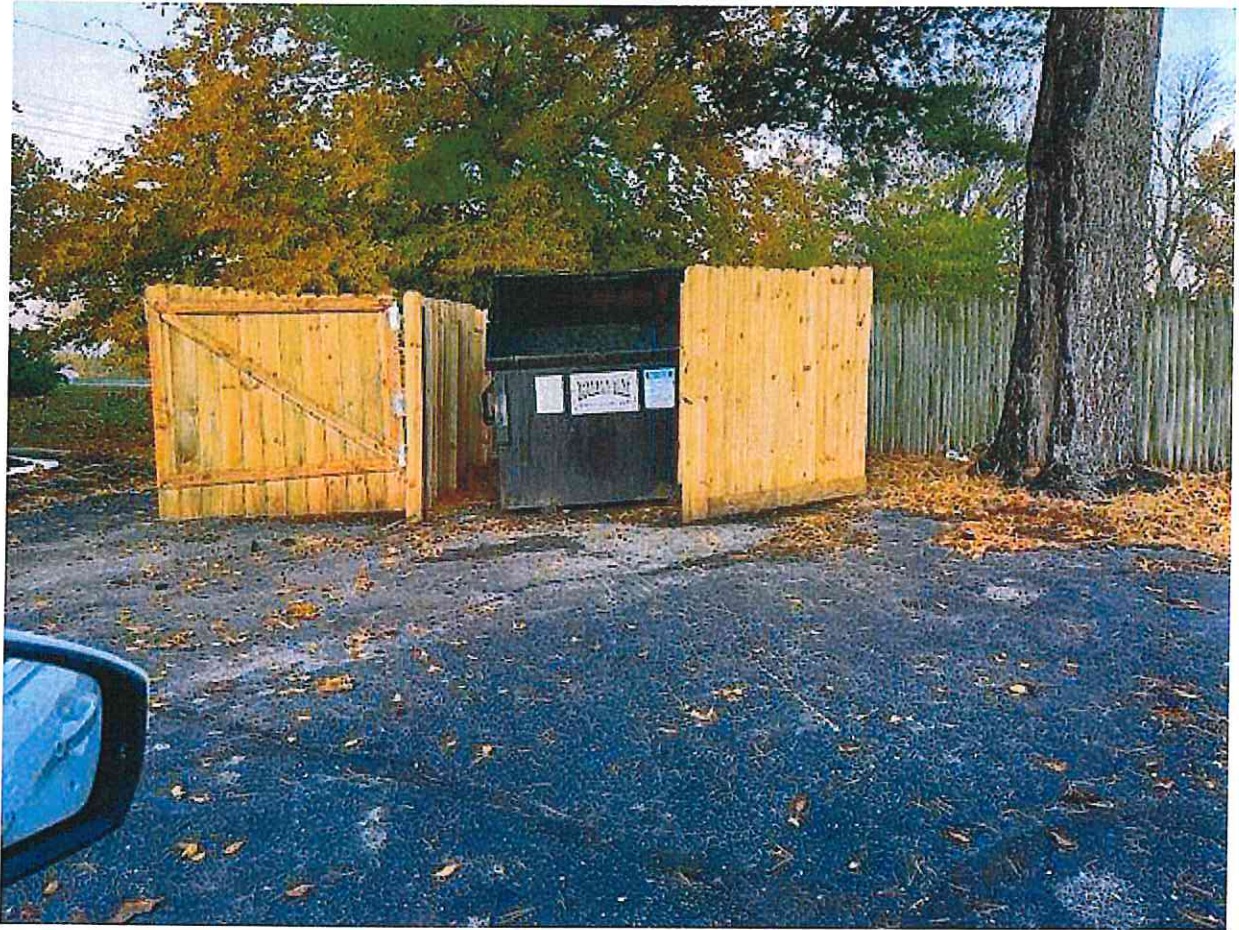




Exhibit A

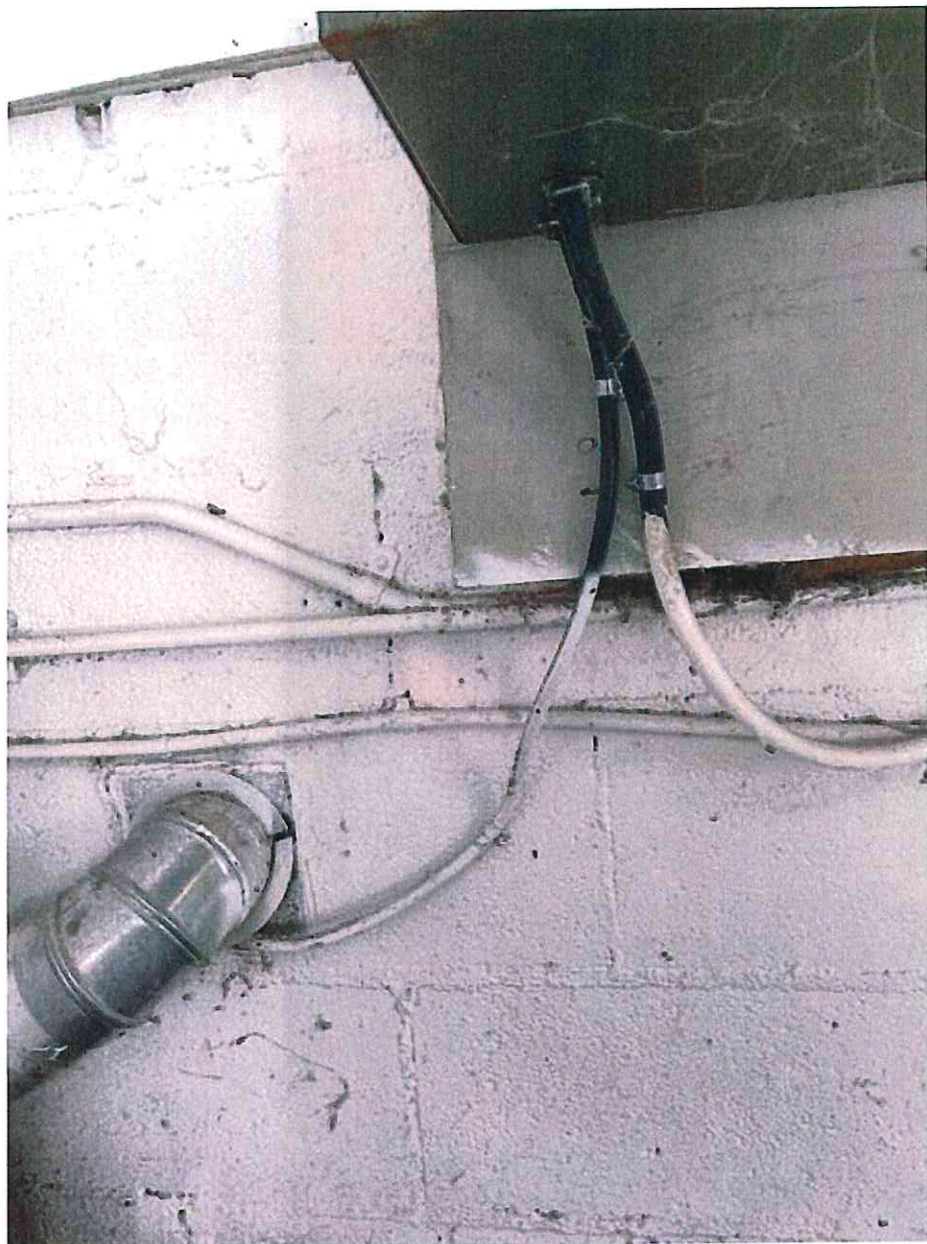
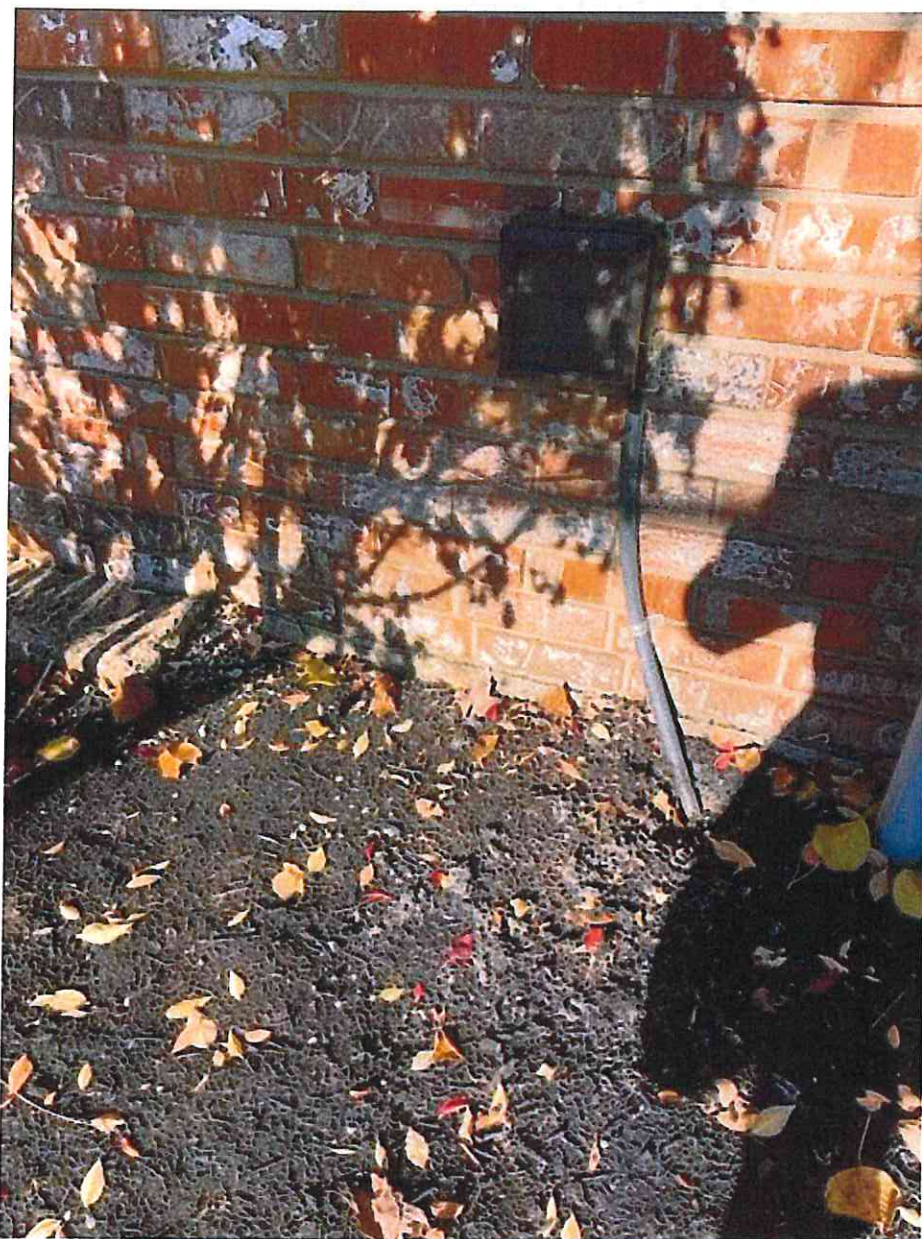
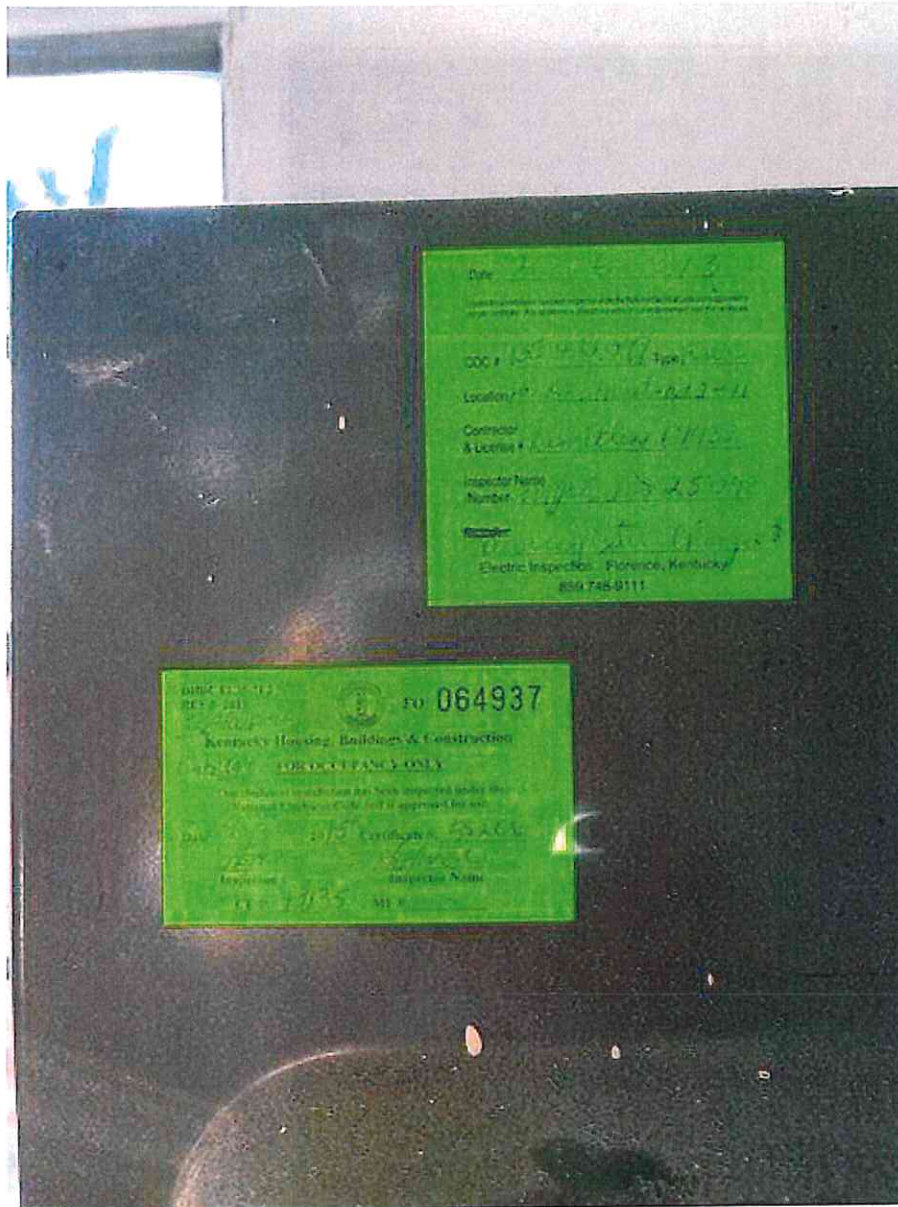


Exhibit A





**Exhibit A**



**Exhibit A**

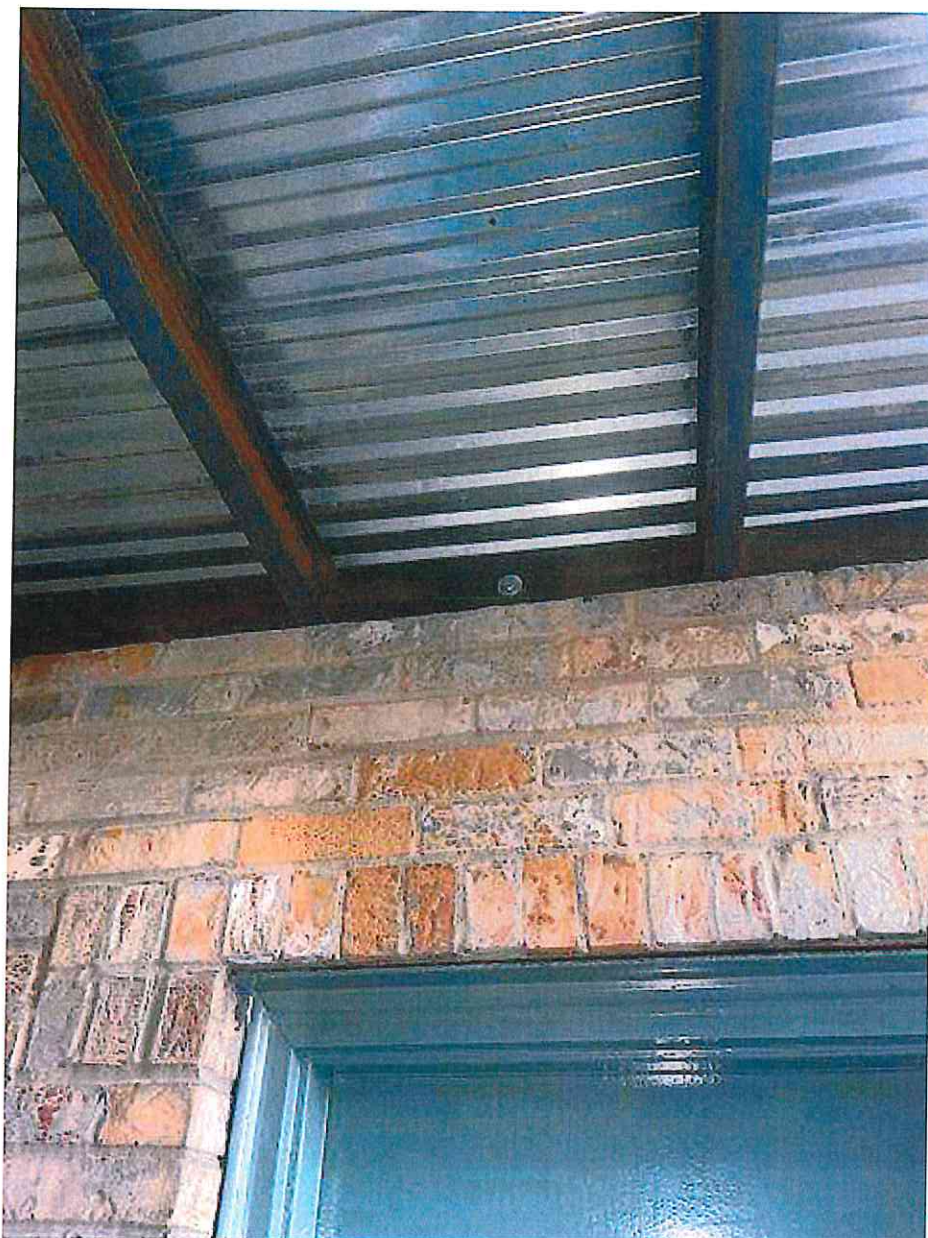
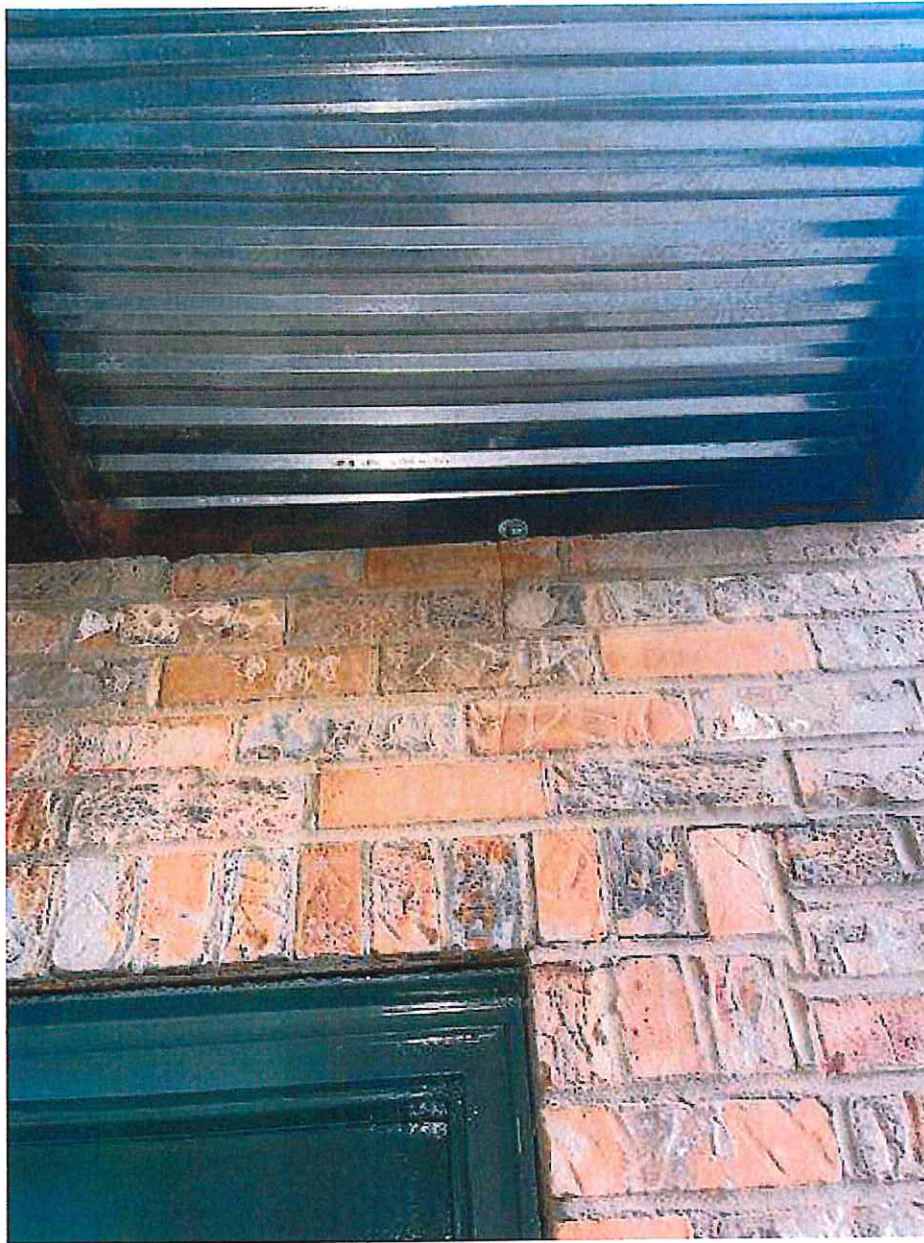




Exhibit A



**Exhibit A**





## **Exhibit B**

From: Jerry Noran <[jnoran@boonecountyky.org](mailto:jnoran@boonecountyky.org)>  
Date: December 16, 2020 at 11:14:25 AM EST  
To: "customconcretellp@gmail.com" <[customconcretellp@gmail.com](mailto:customconcretellp@gmail.com)>  
Subject: Pine Lakes Apartment Stairs

Mr. Phil Coots, Owner  
Custom Concrete

Re: Pine Lakes Apartments, Florence, KY

Dear Mr. Coots:

At some time in the past, Mark Martin and I reviewed some of the stairs you had replaced at Pine Lakes Apartments, in Florence, Kentucky. The Kentucky Building Code has always been very specific about stair dimensions in new construction, but has historically exempted existing stairs from having to be replaced if they cannot meet these requirements when buildings are renovated. For this reason, we accepted the stairs that you replaced, even though they exceeded some of the requirements of the code. During discussions we held with you on-site, you agreed to meet these dimensional requirements whenever it was reasonably possible, and you would contact us for a site review in situations where conformance was not possible. We are still operating under this understanding and have accepted your work to date. Please keep us in the loop if problems with conformance arise.

Sincerely,  
Jerald E. Noran, CBO, AIA  
Chief Building Official  
Boone County Building Department  
2950 Washington Street  
P.O. Box 900  
Burlington, KY 41005  
859-334-3288  
[jnoran@boonecountyky.org](mailto:jnoran@boonecountyky.org)

EXHIBIT C



## MJD CONTRACTORS LLC

Deybis Urias Perez  
3248 Banning Rd Cincinnati OH 45239  
7869564090  
deybis Perez@mjdcontractors.com

ESTIMATE

EST0009

DATE

11/22/2021

TOTAL

USD \$35,700.00

TO

### THE INTERGROUP CORP

David Gonzalez  
1516 S. Bundy Dr., Suite 200 Los Angeles CA 90025  
☎ 310- 889-2559  
☎ 310-466-7688  
☎ 310 -496-1605  
dgonzalez@intgla.com

DESCRIPTION	RATE	QTY	AMOUNT
MAIN ENTRANCE DOORS Paint prep. Install Quarter round Paint	\$50.00	204	\$10,200.00
METAL RAILING Scraping Full primer Full paint	\$1,500.00	17	\$25,500.00
TOTAL			USD \$35,700.00

This estimate does include paint and materials labor only.



## **Poltorak, Andrew**

---

**From:** Poltorak, Andrew  
**Sent:** Thursday, December 23, 2021 1:23 PM  
**To:** Randy.Childress@Florence-KY.gov; Mike Macaluso  
**Cc:** Bryce Rhoades; David Gonzalez; Melissa.Kramer@Florence-KY.gov  
**Subject:** RE: Pine Lake Apartments Status Update  
**Attachments:** Pine Lake - MJD Contractors - exterior work as required by City 12 21.PDF; Pine Lake - A-1 - concrete repairs.pdf; Pine\_Lake\_LT\_R\_Childress and M\_ Macaluso\_Status Update.pdf

Good afternoon and Happy Holidays!

I'm writing to provide another update on the progress at Pine Lake. Attached are additional photographs and invoices evidencing further work on the siding, soffits, gutters, pool structures, concrete, and dumpster enclosures. It is our understanding that, with a few exceptions noted below, all outstanding violations have been remedied. Progress continues to be made in these remaining areas:

- Swimming Pool – Fence is secured, accessory structures, removed, and any past overgrown vegetation was corrected. We are continuing to obtain bids from contractors to complete pool renovations in compliance with applicable codes.
- Roof shingles – further investigation has revealed that roof shingles that were replaced about 10 years or so ago have been affected by certain past storms, however, there are no active leaks from any of the shingles.
- Parapet walls and flat roofs between the buildings – these items are still being evaluated by our insurance carrier which has been delayed due to the current storms that affected southwestern Kentucky. We are expecting a response by next week. Holidays and Covid are also impacting this process.
- Cedar siding – we have painted and repaired all siding. However, we will be removing all cedar siding and replacing all windows next year. We engaged the services of the architectural firm, TRA Designs, and hope to have some renderings by next week as well. Some of the siding that was affected by storms might also be covered by our insurance carrier.
- Landings and steps – Cole Engineering is scheduled to provide their findings next week at which time we will bid out the recommended work and address it as weather permits and the negative effects of the Covid affects the general contractors population. After replacing 400+ steps in the past two years, we are currently replacing broken steps, incorrectly sized steps, and steps with varying elevations.
- Metal/iron in the breezeways – Custom Concrete will be painting all new materials from the new landings and any iron weather permitting. We have engaged the services of a contractor (provided to you earlier) and will paint all iron AFTER Custom Concrete completes their part.

Again, all other items have been corrected as of December 22, 2021. Please let us know whether you would like to schedule an inspection the week of January 3<sup>rd</sup> and whether it would be agreeable to continue the January 5<sup>th</sup> hearing while we complete the aforementioned items.

Thank you for your ongoing attention and consideration with this matter.

Sincerely,

**Andrew J. Poltorak**

Direct: 859-652-7606  
Mobile: 704-807-7480  
[apoltorak@stites.com](mailto:apoltorak@stites.com)





## **STITES & HARBISON PLLC**

100 East RiverCenter Boulevard, Suite 450, Covington, KY 41011

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**From:** Poltorak, Andrew

**Sent:** Friday, December 17, 2021 5:05 PM

**To:** Randy.Childress@Florence-KY.gov; Mike Macaluso <Mike.Macaluso@Florence-KY.gov>

**Cc:** Bryce Rhoades <brhoades@AdamsAttorneys.com>; David Gonzalez <dgonzalez@intgla.com>

**Subject:** Pine Lake Apartments Status Update

Mr. Childress and Mr. Macaluso,

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Please let me know if you have any questions on these items. David and I would also be happy to discuss by phone next week to provide additional details on the status of repairs.

Have a nice weekend.

Sincerely,

**Andrew J. Poltorak**

*Direct: 859-652-7606*

*Mobile: 704-807-7480*

[apoltorak@stites.com](mailto:apoltorak@stites.com)

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## MJD CONTRACTORS LLC

Deybis Urias Perez  
3248 Banning Rd Cincinnati OH 45239  
7869564090  
deybis Perez@mjdcontractors.com

INVOICE  
INV0087

DATE  
12/17/2021

BALANCE DUE  
USD \$1,200.00

### BILL TO

### THE INTERGROUP CORP

David Gonzalez  
1516 S. Bundy Dr., Suite 200 Los Angeles CA 90025  
☎ 310- 889-2559  
☎ 310-466-7688  
☎ 310 -496-1605  
dgonzalez@intgla.com

DESCRIPTION	RATE	QTY	AMOUNT
Demolition pool houses Trash out	\$1,200.00	1	\$1,200.00
TOTAL			\$1,200.00
BALANCE DUE			USD \$1,200.00



## MJD CONTRACTORS LLC

Deybis Urias Perez  
3248 Banning Rd Cincinnati OH 45239  
7869564090  
deybis Perez@mjdcontractors.com

INVOICE  
INV0088

DATE  
12/17/2021

BALANCE DUE  
USD \$1,124.17

### BILL TO

### THE INTERGROUP CORP

David Gonzalez  
1516 S. Bundy Dr., Suite 200 Los Angeles CA 90025  
☎ 310- 889-2559  
☐ 310-466-7688  
📠 310 -496-1605  
dgonzalez@intgla.com

DESCRIPTION	RATE	QTY	AMOUNT
Demo dumpsters fence	\$300.00	1	\$300.00
Size adjustment 4 dumpsters fence	\$600.00	1	\$600.00
Install pull handles			
Interior wheels			
Home Depot supplies	\$224.17	1	\$224.17
TOTAL			\$1,124.17
BALANCE DUE			USD \$1,124.17





## MJD CONTRACTORS LLC

Deybis Urias Perez  
3248 Banning Rd Cincinnati OH 45239  
7869564090  
deybis Perez@mjdcontractors.com

INVOICE  
INV0080

DATE  
12/17/2021

BALANCE DUE  
USD \$2,800.00

### BILL TO

### THE INTERGROUP CORP

David Gonzalez  
1516 S. Bundy Dr., Suite 200 Los Angeles CA 90025  
☎ 310-889-2559  
☎ 310-466-7688  
☎ 310-496-1605  
dgonzalez@intgla.com

DESCRIPTION	RATE	QTY	AMOUNT
8 LAUNDRY'S Patching walls repair Drywall repairs Cleanwalls and floor Remove mold walls Paint	\$2,800.00	1	\$2,800.00
TOTAL			\$2,800.00
BALANCE DUE			USD \$2,800.00

1546



## MJD CONTRACTORS LLC

Deybis Urias Perez  
3248 Banning Rd Cincinnati OH 45239  
7869564090  
deybis Perez@mjdcontractors.com

INVOICE  
INV0079

DATE  
12/17/2021

BALANCE DUE  
USD \$900.00

### BILL TO

### THE INTERGROUP CORP

David Gonzalez  
1516 S. Bundy Dr., Suite 200 Los Angeles CA 90025  
☎ 310-889-2559  
☎ 310-466-7688  
☎ 310-496-1605  
dgonzalez@intgla.com

DESCRIPTION	RATE	QTY	AMOUNT
Paint wood railings	\$850.00	1	\$850.00
Building 125 fix wood railing	\$50.00	1	\$50.00
TOTAL			\$900.00
BALANCE DUE			USD \$900.00

*Continue  
> All property*





## MJD CONTRACTORS LLC

Deybis Urias Perez  
3248 Banning Rd Cincinnati OH 45239  
7869564090  
deybis Perez@mjdcontractors.com

INVOICE

INV0078

DATE

12/17/2021

BALANCE DUE

USD \$1,200.00

### BILL TO

### THE INTERGROUP CORP

David Gonzalez  
1516 S. Bundy Dr., Suite 200 Los Angeles CA 90025  
☎ 310- 889-2559  
☎ 310-466-7688  
☎ 310 -496-1605  
dgonzalez@intgla.com

DESCRIPTION	RATE	QTY	AMOUNT
Buildings 121 125 118 Wood repair Soffit repair Install gutter Paint	\$1,200.00	1	\$1,200.00

TOTAL

\$1,200.00

BALANCE  
DUE

USD \$1,200.00

*Received by Cathy*

1539





# A-1 CONCRETE LEVELING

4124 31st Ave. Cincinnati, OH 45209  
513-283-4560

David Pine Lake Apartments  
101 Pine Hurst  
Florence, KY 41042

Invoice **INVI024555**  
Date: 12/16/2021

Terms: Due Upon Receipt

(41042) Pine Lake Apartments/\$3100

item	details	qty	price ea	total
Concrete Leveling & Stabilization : Walkway. Raised slab(s) to eliminate trip hazard, redirect drainage, and create even transition	lift/level entry walk to reduce/eliminate offsets	1	\$3,100.00	\$3,100.00

subtotal: \$3,100.00

total: \$3,100.00

payments:

balance: \$3,100.00

PAYMENT IS DUE UPON RECEIPT & COMPLETION OF WORK. (Commercial accounts may differ)

IF UNPAID 7-14 DAYS, ACCOUNT INCURS 5% LATE FEE.

IF UNPAID 15-30 DAYS, ACCOUNT INCURS 5% LATE FEE PLUS 1.5% PER MONTH.

IF UNPAID 31-60 DAYS, ACCOUNT PLACED IN COLLECTIONS.

IF UNPAID 61 DAYS+, CIVIL ACTION FILED WITH MAGISTRATE.

REPORTING MEMBER OF THE CREDIT BUREAUS.

Thank you for allowing our company to serve you and we wish you the very best in the future!







**Cole Engineering Solutions**

356 Dry Creek Rd.  
Cold Spring, KY. 41076  
(859) 781-0784 (O)  
(859) 781-0400 (F)

December 29, 2021

David Gonzalez  
Pine Lake Apartments  
101 Pinehurst Dr. #1  
Florence, KY. 41042

Re: Pine Lake Stairways  
Project #202107.62

Dear Mr. Gonzalez,

We visited the above mentioned site multiple times during the past thirty days. We did so at your request for the purpose of reviewing the structural condition of the deteriorated exterior stairs and landings. For the purpose of this report we have included an aerial photograph of the complex showing the various buildings along with their address numbers, see photo #1 in Appendix A. All photos and figures referenced in this report are located in Appendix A. Appendix A is essential to this report and should be kept with the main body of text in order for the text to maintain its coherency.

**OBSERVATIONS**

The buildings are generally three story structures. Some buildings are split into two modules divided by a single staircase and some buildings are three modules divided by two staircases. The addressing is irregular. Most three module buildings have two addresses but one has a single address. The two module buildings all have a single address.

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(859) 781-0784 – [jcole@colengineering.com](mailto:jcole@colengineering.com)  
<http://colengineering.com>

The general construction of the stair cases consists of steel framing which supports concrete fill. The stairs themselves consist of steel channel stringers which support concrete treads. The stair landings consist of steel channels or angles which support steel pans. The steel pans have been filled with reinforced concrete to make a walking surface. The landings are supported by the walls of the apartment buildings and the landings support the stair stringers.

There are two separate stair configurations. In stair configuration one, there are three steel and concrete framed landings, one concrete landing supported by the ground, and six stairs, see Figure #1. In stair configuration two, there are three landings but only four stairs, see Figure #2.

In 2016 we prepared a report cataloging the deficiencies of these staircases. In the intervening years, multiple landings and concrete treads have been replaced. Our current observations regarding the structural condition of these stairwells are included in Appendix B of this report. We have ranked each element of the stairwells according to the following system:

*Good* – These are structural elements which have minimal surface deterioration. Typically the action plan for these elements is to review their condition in five years.

*Fair* – These are structural elements which have extensive surface deterioration. Typically the action plan for these elements is to review their condition on a yearly basis.

*Poor* – These are structural elements which have pack rust and are structurally deficient but are not yet dangerous. The technical definition of “structurally deficient” is a structural member which does not have adequate strength to resist the forces mandated by the building code. Typically the action plan for these elements is to design structural reinforcement or replacement for the member and have the repairs completed within twelve months.

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<http://colengineering.com>



*Dangerous* – These are structural elements which pose an imminent danger to the public. Typically the action plan for these elements is to restrict all access to these areas to the public until repairs are made.

### Treads

From a structural perspective, there are multiple treads which are structurally deficient and should be replaced, see photos #2 - #4. The exact locations along with their severity are marked in Appendix B. In addition to the structural issues, the majority of the treads are unevenly spaced in elevation. The building code requires that the difference between treads is not to be greater than 7 ¼” and that there is not more than a 3/8” variation between successive step surfaces. We found that these geometric provisions are not met by almost any of the stair stringers in this complex.

### Landings

In the 2016 report we found that multiple landings were structurally deficient at that time and we recommended their replacement. We designed replacement landings and stair stringers. During our most recent visit we found that many of these had been replaced, but the structural sizes which we specified in our drawings were not used. Smaller sizes were used. These smaller sizes are structurally deficient as they do not have adequate strength to resist the forces mandated by the building code. Additionally, there are some landings with deteriorated members which we rank as “dangerous” at units #121, #125, #7153, and #7959. These range from metal plates which are peeling off the bottom and are about to fall to connections at the walls which are in the process of collapse. See photos #5 - #8 for some examples of deficient areas.

### Stringers

At multiple locations the steel stringers are heavily rusted. Units #125 and #7959 have stringers which we classified as “dangerous”, see photos #9 - #11.

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<http://colengineering.com>

## CONCLUSIONS AND RECOMMENDATIONS

In general the stair cases are in poor to dangerous condition. All of the locations where the steel landing pans have rusted through or the concrete treads have cracked have been classified as dangerous conditions. At locations where the stairs or landings are classified as being in dangerous condition they should be immediately shored up or closed down. Dangerous conditions exist at the following locations:

- 1) Unit 121; Landings
- 2) Unit 125; Landings, Stingers
- 3) Unit 7153; Landings, Stringers
- 4) Unit 7959; Stringers.

A comprehensive list of my observations and recommendations regarding when repairs are needed can be found in Appendix B of this report.

Additionally, the replaced landings were not replaced using the structural sizes specified on our drawings. These landings do not meet the provisions of the building code. We recommend that they be replaced according to the drawings which we have already provided.

## LIMITATIONS

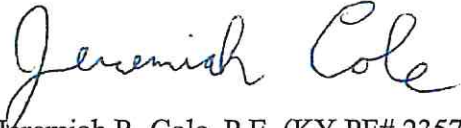
My evaluation is based on the visible evidence observed at the time of my visit and my application of generally accepted principles of structural engineering. I performed a visual examination only. No subsurface investigation or materials testing has been performed as a part of this report.

The conclusions and recommendations of this report represent my opinion of the existing conditions reviewed in this report, and there is no claim, either stated or implied, that all conditions were observed. I am not responsible for the conclusions, opinions, or recommendations made by others based on the information included in this report or for future changes in conditions. This report is not to be considered a guarantee of condition



and no warranty is implied. I trust that this information will be suitable for your needs. If I can be of further assistance, please do not hesitate to call.

Very truly yours,

A handwritten signature in black ink that reads "Jeremiah Cole". The signature is written in a cursive, flowing style.

Jeremiah R. Cole, P.E. (KY PE# 23571)

**Cole Engineering Solutions**

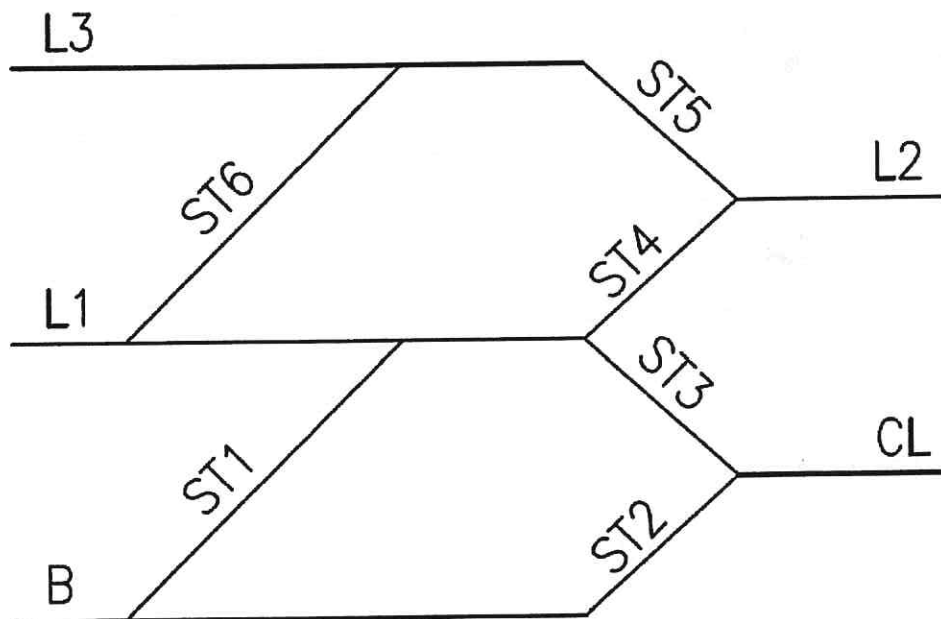
356 Dry Creek Rd. – Cold Spring, KY. 41076  
(859) 781-0784 – [jcole@colengineering.com](mailto:jcole@colengineering.com)  
<http://colengineering.com>







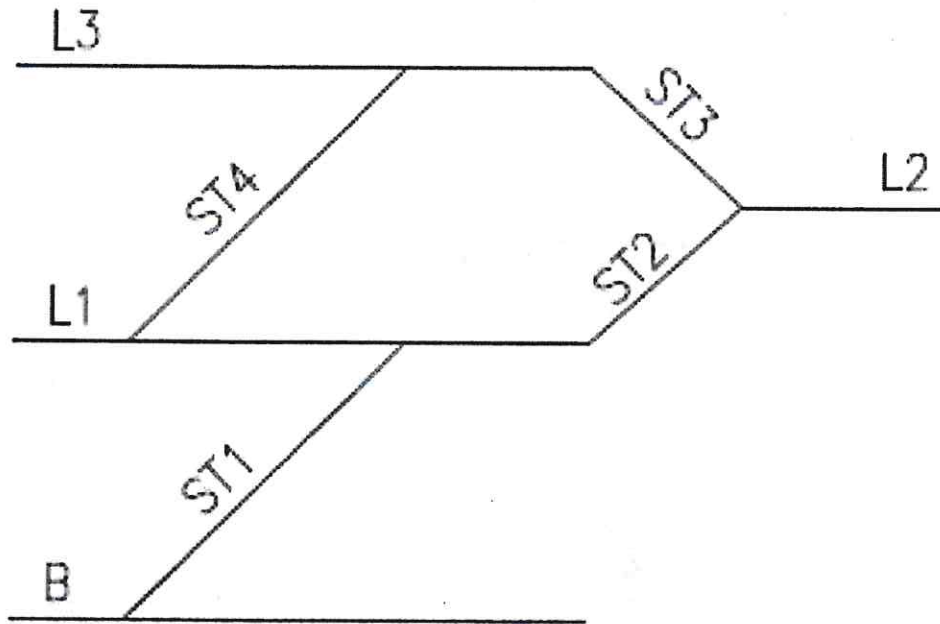
**PHOTO #1**



**Figure #1 (Stair Configuration #1)**

**Cole Engineering Solutions**

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<http://colengineering.com>

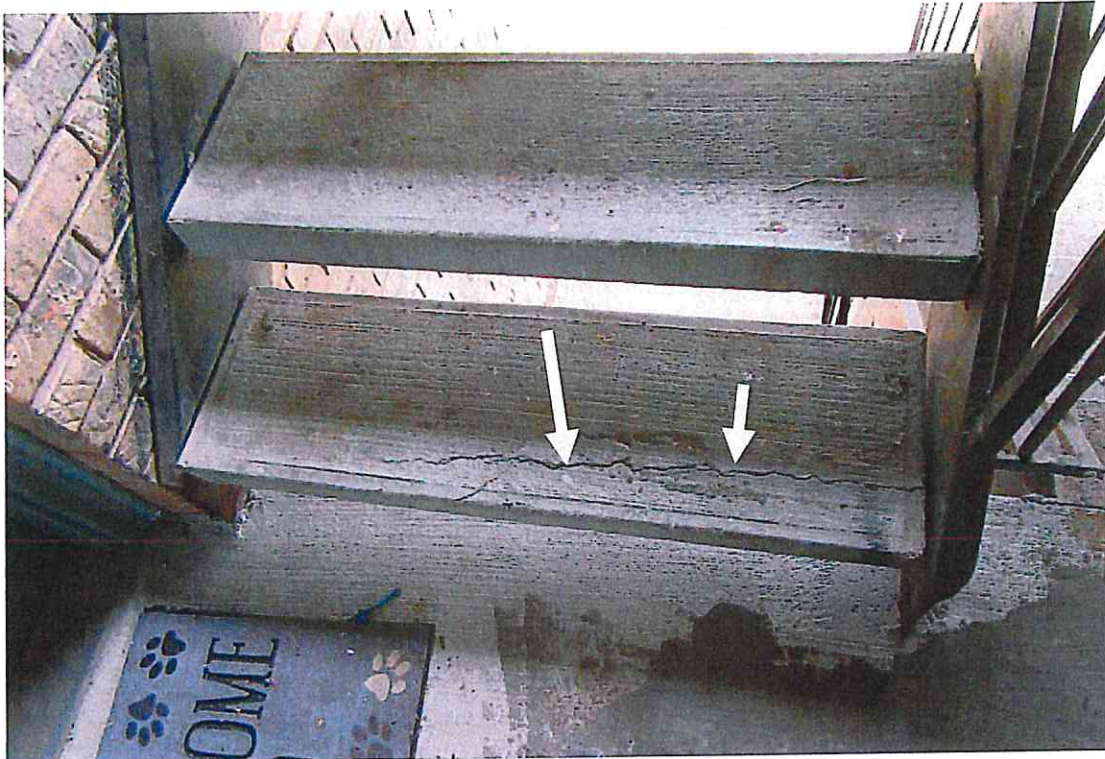


**Figure #2 (Stair configuration #2)**



**PHOTO #2 (Unit #101)**





**PHOTO #3 (Unit #101)**



**PHOTO #4 (Unit #7153)**





**PHOTO #5 (Unit #121)**



**PHOTO #6 (Unit #121)**



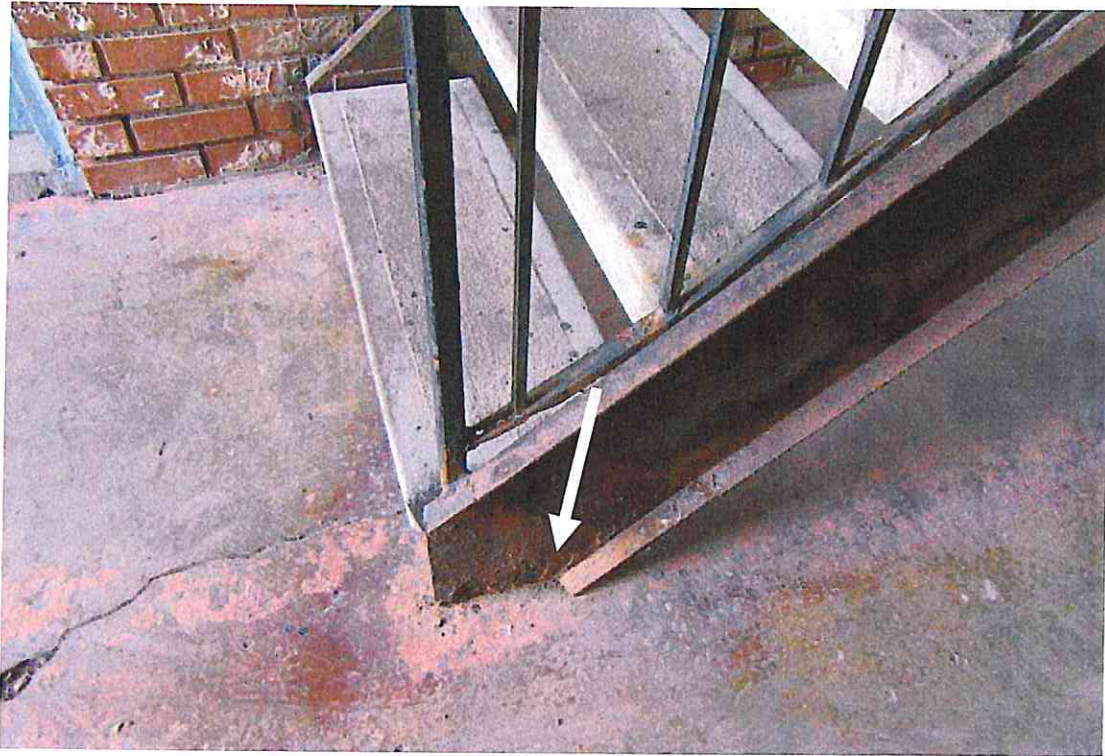


**PHOTO #7 (Unit #125)**



**PHOTO #8 (Unit #126)**





**PHOTO #9 (Unit #7959)**



**PHOTO #10 (Unit #7959)**





**PHOTO #11 (Unit #125)**



**PHOTO #12 (Unit #125)**





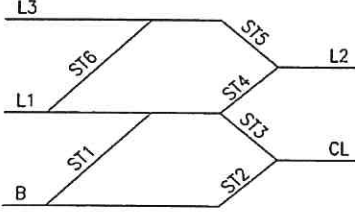
# Observations List

Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
101	St1 Str L			X			X			Stair Configuration #1 
	Treads			X			X			
	St1 Str R			X			X			
	St2 Str L			X			X			
	Treads		X					X		
	St2 Str R			X			X			
	St3 Str L			X			X			
	Treads		X					X		
	St3 Str R			X			X			
	St4 Str L		X					X		
	Treads			X			X			
	St4 Str R		X					X		
	St5 Str L			X			X			
	Treads		X					X		
	St5 Str R			X			X			
	St6 Str L		X					X		
	Treads		X					X		
	St6 Str R			X			X			Landing replaced, not painted Not replaced per CES Drawings
	L1 - Wall Con.	X							X	
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.			X			X			
	L2 - Slab			X			X			
	L2 - Plate		X					X		
	L2 - Beams			X			X			
	L3 - Wall Con.		X					X		
	L3 - Slab			X			X			
	L3 - Plate			X			X			
	L3 - Beams		X					X		

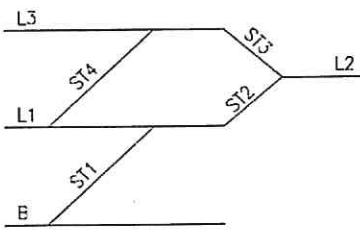
Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
102	St1 Str L			X			X			Stair Configuration #2  
	Treads			X			X			
	St1 Str R			X			X			
	St2 Str L		X					X		
	Treads	X		1			1		X	
	St2 Str R		X					X		
	St3 Str L		X					X		
	Treads	X							X	
	St3 Str R		X					X		
	St4 Str L		X					X		
	Treads	X							X	
	St4 Str R		X					X		L1 - Unpainted Landing replaced Not replaced per CES Drawings
	L1 - Wall Con.	X							X	
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.		X					X		
	L2 - Slab		X					X		
	L2 - Plate		X					X		
	L2 - Beams		X					X		
	L3 - Wall Con.		X					X		
	L3 - Slab		X					X		
	L3 - Plate			X			X			
	L3 - Beams		X					X		

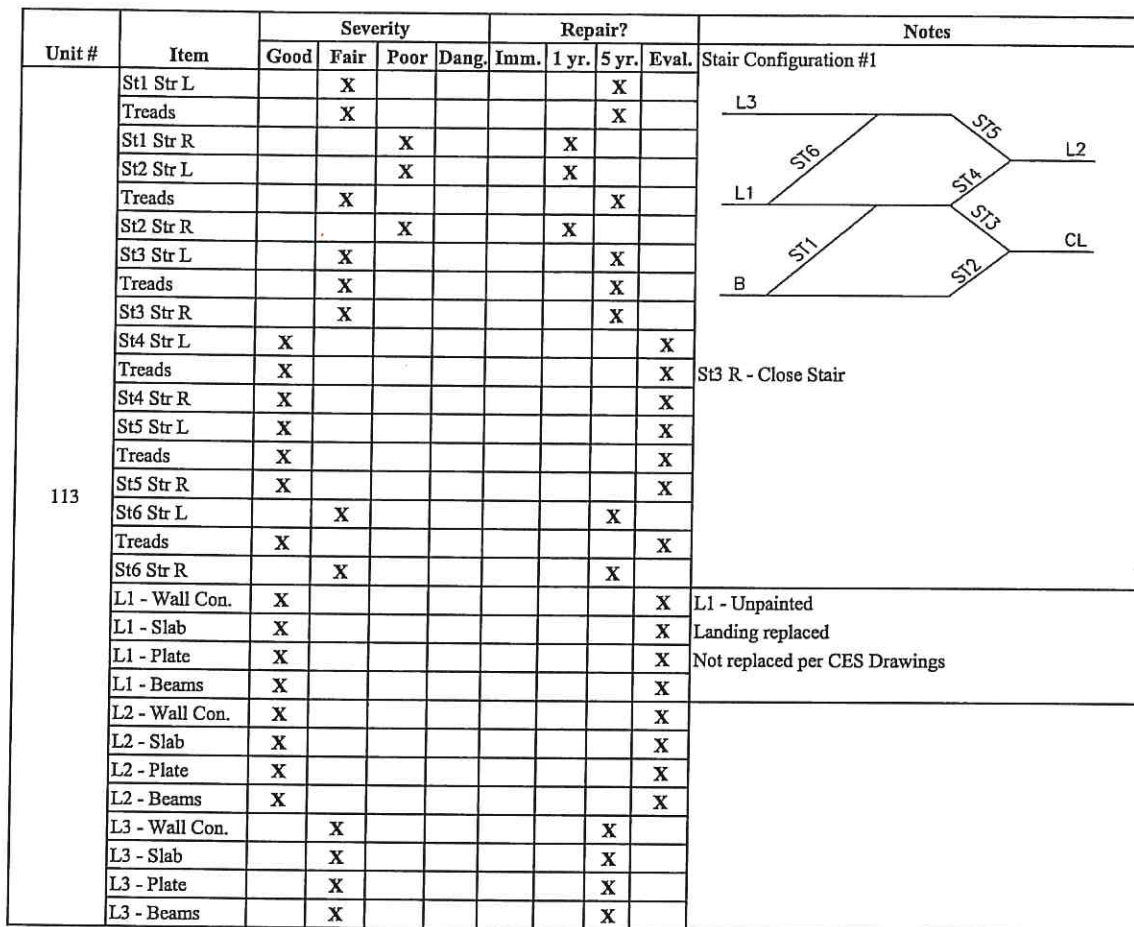


Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
106	St1 Str L			X			X			Stair Configuration #2 
	Treads			X			X			
	St1 Str R			X			X			
	St2 Str L		X					X		
	Treads	X		1			1		X	
	St2 Str R		X					X		
	St3 Str L		X					X		
	Treads	X		1			1		X	
	St3 Str R		X					X		
	St4 Str L		X					X		
	Treads	X							X	
	St4 Str R		X					X		
	L1 - Wall Con.		X					X		
	L1 - Slab		X					X		
	L1 - Plate		X					X		
	L1 - Beams		X					X		
	L2 - Wall Con.		X					X		
	L2 - Slab		X					X		
	L2 - Plate		X					X		
	L2 - Beams		X					X		
	L3 - Wall Con.		X					X		
	L3 - Slab		X					X		
	L3 - Plate			X			X			
	L3 - Beams		X					X		

Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
109	St1 Str L			X			X			Stair Configuration #1 
	Treads			X			X			
	St1 Str R		X					X		
	St2 Str L			X			X			
	Treads		X					X		
	St2 Str R			X			X			
	St3 Str L			X			X			
	Treads		X					X		
	St3 Str R			X			X			
	St4 Str L			X			X			
	Treads			X			X			
	St4 Str R			X			X			
	St5 Str L		X					X		
	Treads		X					X		
	St5 Str R		X					X		
	St6 Str L	X							X	Landing replaced Not replaced per CES Drawings
	Treads	X							X	
	St6 Str R	X							X	
	L1 - Wall Con.		X					X		
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.		X					X		
	L2 - Slab	X							X	
	L2 - Plate	X							X	
	L2 - Beams	X							X	
	L3 - Wall Con.		X					X		
	L3 - Slab			X			X			
	L3 - Plate			X			X			
	L3 - Beams		X					X		



Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
110	St1 Str L		X					X		Stair Configuration #2 
	Treads		X					X		
	St1 Str R		X					X		
	St2 Str L		X					X		
	Treads			X			X			
	St2 Str R		X					X		
	St3 Str L		X					X		
	Treads			X			X			
	St3 Str R		X					X		
	St4 Str L		X					X		
	Treads		X					X		
	St4 Str R		X					X		
	L1 - Wall Con.	X							X	L1 - Unpainted Landing replaced Not replaced per CES Drawings
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.		X					X		
	L2 - Slab	X							X	
	L2 - Plate	X							X	
	L2 - Beams		X					X		
	L3 - Wall Con.		X					X		
	L3 - Slab			X			X			
	L3 - Plate			X			X			
	L3 - Beams		X					X		





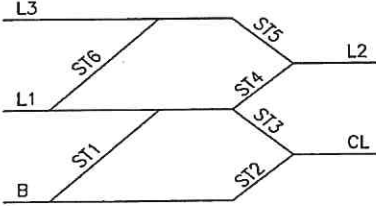
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		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
117	St1 Str L			X			X			Stair Configuration #1 
	Treads		X					X		
	St1 Str R		X					X		
	St2 Str L			X			X			
	Treads		X					X		
	St2 Str R			X			X			
	St3 Str L		X					X		
	Treads		X					X		
	St3 Str R		X					X		
	St4 Str L		X					X		
	Treads		X					X		
	St4 Str R		X					X		
	St5 Str L	X							X	
	Treads	X							X	
	St5 Str R	X							X	
	St6 Str L		X					X		L1 - Unpainted Landing replaced Not replaced per CES Drawings
	Treads		X					X		
	St6 Str R		X					X		
	L1 - Wall Con.	X							X	
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.	X							X	
	L2 - Slab	X							X	
	L2 - Plate	X							X	
	L2 - Beams	X							X	
	L3 - Wall Con.		X					X		
	L3 - Slab		X					X		
	L3 - Plate		X					X		
	L3 - Beams		X					X		

Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
118	St1 Str L		X					X		Stair configuration #2 
	Treads		X					X		
	St1 Str R		X					X		
	St2 Str L		X					X		
	Treads		X					X		
	St2 Str R		X					X		
	St3 Str L		X					X		
	Treads		X					X		
	St3 Str R		X					X		
	St4 Str L		X					X		
	Treads	X							X	L1 - Unpainted Landing replaced Not replaced per CES Drawings
	St4 Str R		X					X		
	L1 - Wall Con.	X							X	
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.		2					2		
	L2 - Slab	X							X	
	L2 - Plate		2					2		
	L2 - Beams		2					2		
	L3 - Wall Con.		X					X		
	L3 - Slab		X					X		
	L3 - Plate		X					X		
	L3 - Beams		X					X		



Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
121	St1 Str L			X			X			Stair Configuration #1 
	Treads	X							X	
	St1 Str R			X			X			
	St2 Str L		X					X		
	Treads	X	X					X	X	
	St2 Str R		X					X		
	St3 Str L		X					X		
	Treads	X	X					X	X	
	St3 Str R		X					X		
	St4 Str L			X			X			
	Treads	X							X	
	St4 Str R			X			X			
	St5 Str L		X					X		
	Treads		X					X		
	St5 Str R		X					X		
	St6 Str L		X					X		
	Treads		X					X		
	St6 Str R		X					X		
	L1 - Wall Con.		X					X		Landing replaced Not replaced per CES Drawings
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams		X					X		
	L2 - Wall Con.			X			X			
	L2 - Slab			X			X			
	L2 - Plate		X					X		
	L2 - Beams			X			X			
	L3 - Wall Con.		X					X		
	L3 - Slab			X			X			
	L3 - Plate				X	X				
	L3 - Beams		X					X		

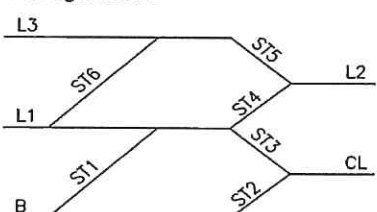
Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
122	St1 Str L		X					X		Stair Configuration #1 
	Treads		X					X		
	St1 Str R			X			X			
	St2 Str L			X			X			
	Treads		X					X		
	St2 Str R			X			X			
	St3 Str L		X					X		
	Treads			X			X			
	St3 Str R		X					X		
	St4 Str L		X					X		
	Treads			X			X			
	St4 Str R		X					X		
	St5 Str L	X							X	
	Treads	X							X	
	St5 Str R	X							X	
	St6 Str L		X					X		
	Treads	X							X	
	St6 Str R		X					X		
	L1 - Wall Con.	X							X	L1 - Unpainted Landing replaced Not replaced per CES Drawings
	L1 - Slab		X					X		
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.	X							X	
	L2 - Slab	X							X	
	L2 - Plate	X							X	
	L2 - Beams	X							X	
	L3 - Wall Con.		X					X		
	L3 - Slab		X					X		
	L3 - Plate		X					X		
	L3 - Beams	X							X	

Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
125	St1 Str L			X			X			Stair Configuration #1 
	Treads	X							X	
	St1 Str R			X			X			Stair stringers are not connected and held in place by the handrails.
	St2 Str L			X			X			
	Treads	X							X	These need another visit and pictures to be taken Treads need reviewed.
	St2 Str R			X			X			
	St3 Str L			X			X			Unpainted
	Treads	X							X	
	St3 Str R			X			X			
	St4 Str L		X					X		
	Treads	X							X	
	St4 Str R		X					X		
	St5 Str L		X					X		
	Treads		X					X		
	St5 Str R		X					X		
	St6 Str L			X			X			
	Treads		X						X	
	St6 Str R				X	X				
	L1 - Wall Con.	X							X	
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.	X							X	
	L2 - Slab	X							X	
	L2 - Plate	X							X	
	L2 - Beams	X							X	
	L3 - Wall Con.		X						X	
	L3 - Slab			X			X			
	L3 - Plate				X	X				
	L3 - Beams			X			X			

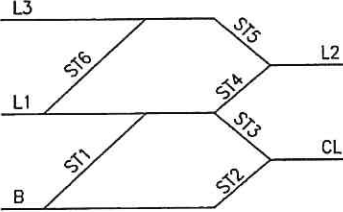


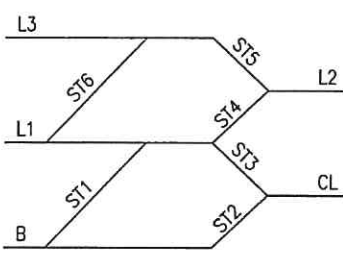
Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
126	St1 Str L			X			X			Stair Configuration #1 
	Treads		X					X		
	St1 Str R		X					X		
	St2 Str L			X			X			
	Treads		X					X		
	St2 Str R			X			X			
	St3 Str L		X					X		
	Treads		X					X		
	St3 Str R			X			X			
	St4 Str L		X					X		
	Treads			X			X			
	St4 Str R		X					X		
	St5 Str L		X					X		
	Treads		X					X		
	St5 Str R			X				X		
	St6 Str L		X					X		
	Treads	X							X	
	St6 Str R		X					X		
	L1 - Wall Con.		X					X		
	L1 - Slab			X			X			
	L1 - Plate		X					X		
	L1 - Beams			X			X			
	L2 - Wall Con.	X							X	
	L2 - Slab	X							X	
	L2 - Plate	X							X	
	L2 - Beams	X							X	
	L3 - Wall Con.		X					X		
	L3 - Slab			X			X			
	L3 - Plate		X					X		
	L3 - Beams		X					X		

Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
7141	St1 Str L	X							X	Stair Configuration #1 
	Treads	X	1					1	X	
	St1 Str R	X							X	
	St2 Str L	X							X	
	Treads	X							X	
	St2 Str R	X							X	
	St3 Str L	X							X	
	Treads	X							X	
	St3 Str R	X							X	
	St4 Str L	X							X	
	Treads	X							X	
	St4 Str R	X							X	
	St5 Str L	X							X	
	Treads	X							X	
	St5 Str R	X							X	
	St6 Str L	X							X	
	Treads	X							X	
	St6 Str R	X							X	
	L1 - Wall Con.	X							X	L1 - Unpainted Landing replaced Not replaced per CES Drawings
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.	X		1				1	X	
	L2 - Slab	X							X	
	L2 - Plate	X							X	
	L2 - Beams	X							X	
	L3 - Wall Con.		X						X	
	L3 - Slab		X						X	
	L3 - Plate		X						X	
	L3 - Beams		X						X	

Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
7153	St1 Str L		X					X		Stair Configuration #1 
	Treads	X		2			2		X	
	St1 Str R		X					X		
	St2 Str L	X							X	
	Treads		X						X	
	St2 Str R	X							X	
	St3 Str L	X							X	
	Treads	X		1			1		X	
	St3 Str R	X							X	
	St4 Str L			X			X			
	Treads	X		2			2		X	
	St4 Str R			X			X			
	St5 Str L		X					X		Bad Connection
	Treads	X							X	
	St5 Str R		X					X		
	St6 Str L			X			X			
	Treads	X							X	
	St6 Str R			X			X			L1 - Unpainted Landing replaced Not replaced per CES Drawings
	L1 - Wall Con.	X							X	
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X							X	
	L2 - Wall Con.				X	X				Partially Obscured Unpainted
	L2 - Slab			X			X			
	L2 - Plate			X			X			
	L2 - Beams			X			X			
	L3 - Wall Con.		X					X		
	L3 - Slab			X			X			
	L3 - Plate			X			X			
	L3 - Beams		X					X		



Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
7937 (North)	St1 Str L			X			X			 <p>Stair Configuration #1</p>
	Treads	X							X	
	St1 Str R			X			X			
	St2 Str L			X			X			
	Treads	X							X	
	St2 Str R			X			X			
	St3 Str L			X			X			
	Treads	X							X	
	St3 Str R			X			X			
	St4 Str L		X					X		
	Treads	X							X	
	St4 Str R		X					X		
	St5 Str L		X					X		
	Treads			X			X			
	St5 Str R		X					X		
	St6 Str L			X			X			
	Treads	X							X	
	St6 Str R			X			X			
	L1 - Wall Con.	X							X	
	L1 - Slab	X							X	
	L1 - Plate	X							X	
	L1 - Beams	X	X					X	X	
	L2 - Wall Con.			X			X			
	L2 - Slab			X			X			
	L2 - Plate			X			X			
	L2 - Beams		X					X		
	L3 - Wall Con.			X			X			
	L3 - Slab		X					X		
	L3 - Plate		X					X		
	L3 - Beams		X					X		

Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
7937 (South)	St1 Str L		X					X		Stair Configuration #1 
	Treads	X							X	
	St1 Str R			X			X			
	St2 Str L		X					X		
	Treads	X							X	
	St2 Str R		X					X		
	St3 Str L		X					X		
	Treads	X							X	
	St3 Str R		X					X		
	St4 Str L		X					X		
	Treads	X							X	
	St4 Str R		X					X		
	St5 Str L		X					X		
	Treads	X							X	
	St5 Str R		X					X		
	St6 Str L			X			X			
	Treads	X							X	
	St6 Str R			X			X			
	L1 - Wall Con.		X					X		
	L1 - Slab		X					X		
	L1 - Plate		X					X		
	L1 - Beams		X					X		
	L2 - Wall Con.		X					X		
	L2 - Slab		X					X		
	L2 - Plate		X					X		
	L2 - Beams		X					X		
	L3 - Wall Con.			X			X			
	L3 - Slab		X					X		
	L3 - Plate		X					X		
	L3 - Beams		X					X		

Unit #	Item	Severity				Repair?				Notes
		Good	Fair	Poor	Dang.	Imm.	1 yr.	5 yr.	Eval.	
7959	St1 Str L			X			X			Stair configuration #1 
	Treads	X		1			1		X	
	St1 Str R			X			X			
	St2 Str L		X					X		
	Treads	X							X	
	St2 Str R			X			X			
	St3 Str L			X			X			
	Treads	X							X	
	St3 Str R			X			X			
	St4 Str L				X	X				
	Treads			X			X			
	St4 Str R				X	X				
	St5 Str L			X			X			
	Treads	X							X	
	St5 Str R			X			X			
	St6 Str L		X					X		
	Treads	X							X	
	St6 Str R			X			X			
	L1 - Wall Con.			X			X			Need pictures
	L1 - Slab			X			X			
	L1 - Plate			X			X			
	L1 - Beams			X			X			
	L2 - Wall Con.			X			X			
	L2 - Slab			X			X			
	L2 - Plate			X			X			
	L2 - Beams			X			X			
	L3 - Wall Con.			X			X			
	L3 - Slab				X	X				
	L3 - Plate				X	X				
	L3 - Beams				X	X				





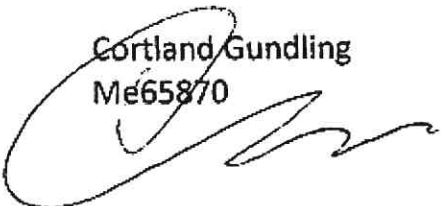
DEARBORN ELECTRIC  
7235 CINCINNATI BROOKVILLE RD  
OKEANA, OHIO 45053  
513-910-6731

David Gonzalez  
The Intergroup corporation

1/3/2022

This letter is in reference to wire running thru wall next to dryer duct at 109 Pine Hurst. This wire is part of the grounding electrode system. On 4/13/2015 the service laterals and ground wire to ground rod were replaced under permit 064937 and was approved by the electrical inspector of Florence Kentucky. This installation is in compliance with the National Electrical Code.

Cortland Gundling  
Me65870











January 2022 Update







## January 2022 Update

From: Jerry Noran  
Sent: Thursday, December 23, 2021 9:30 AM  
To: [customconcretellp@gmail.com](mailto:customconcretellp@gmail.com)  
Subject: Pine Lake Stairs

To Whom It May Concern:

The 2015 International Existing Building Code exempts existing stairs from the requirements of Section 1011 of the International Building Code where existing conditions do not allow code-compliant stairs to be installed (see attachment: Section 403 Exceptions 1 & 2). This exempts renovation of existing buildings from meeting the dimensional and geometric requirements that new stairs would need to meet, if existing conditions are too restrictive. For example, a run of stairs designed to current code would require 11" minimum treads. If an existing building only had 9" treads and there is not sufficient space to provide a code-compliant, 11" tread, set of stairs, then the existing stairs would be allowed to remain. This does not provide a blanket acceptance of existing stairs, but it does allow some relief towards meeting strict requirements under certain circumstances. Mark Martin and I reviewed a specific installation at Pine Lake and determined that the new condition was about as good as could be achieved under present circumstances. However, this has nothing to do with the prolonged lack of maintenance of existing stairs, only the required dimensions and geometry of existing stairs being replaced under a permit issued by our department, when spatial restrictions may apply.

Sincerely,  
Jerald E. Noran, CBO, AIA  
Chief Building Official  
Boone County Building Department  
2950 Washington Street  
P.O.Box 900  
Burlington, KY 41005  
859-334-3288  
[jnoran@boonecountky.org](mailto:jnoran@boonecountky.org)





# BUILDING PERMIT

Boone County Building Department

859-334-2218

FOR THE PURPOSE OF:  
Special Conditions

COMMERCIAL ALTERATION  
101, 102, 109, 110, 7153 & 7141

CONTRACTOR:  
NO SUBCONTRACTORS ASSIGNED

CUSTOM CONCRETE LLP

PROJECT/SUBDIVISION:  
ADDRESS

PINELAKE APARTMENTS  
101 PINEHURST DR

LOT:

28406

DATE ISSUED

10/05/2020

PERMIT NO.

20090336

*Jerald E. Noran*  
CHIEF BUILDING OFFICIAL

THIS PERMIT MUST BE POSTED ON THE PREMISES IN A CONSPICUOUS PLACE SO AS TO BE SEEN FROM THE STREET ON WHICH THE STRUCTURE FACES. IT IS A MISDEMEANOR TO REMOVE OR DEFACE THIS POSTER WITHOUT AUTHORITY.

APPLICANT IS REQUIRED TO ENSURE THAT THERE ARE NO DEED RESTRICTIONS OR COVENANTS PROHIBITING THIS TYPE OF CONSTRUCTION ON THIS PROPERTY.



## CERTIFICATE OF OCCUPANCY/COMPLIANCE

Permit #: 20090336

Certificate Issued: 2/4/2021

OWNER:	INTERGROUP PINE LAKE INC 101 PINEHURST DR FLORENCE, KY 41042
ADDRESS:	101 PINEHURST DR FLORENCE, KY 41042
LOT/BUILDING:	LANDING REPAIRS
PROJECT/SUBDIVISION:	PINELAKE APARTMENTS
USE GROUP/OCCUPANCY CLASSIFICATION/CONST. TYPE:	COMMERCIAL NO USE COMMERCIAL
DESIGN OCCUPANT LOAD:	
AUTOMATIC SPRINKLER SYSTEM:	NOT REQUIRED
ENTIRE BUILDING OR PARTIAL (DESCRIBE):	LANDING REPAIRS
CONST. TYPE:	COMMERCIAL NO USE COMMERCIAL
CONTRACTOR:	CUSTOM CONCRETE LLP

This certifies that the above-named building, or stipulated portion thereof, has been inspected for general compliance with the requirements of the 2013 KBC, for the use and occupancy identified above.

**Jerald E. Noran**

CHIEF BUILDING OFFICIAL  
BOONE COUNTY BUILDING DEPARTMENT  
2950 WASHINGTON STREET  
BURLINGTON, KENTUCKY 41005  
(859) 334 - 2218







---

From: Jeremy Kleier <[Jeremy.Kleier@Florence-KY.gov](mailto:Jeremy.Kleier@Florence-KY.gov)>

Sent: Wednesday, October 27, 2021 2:12 PM

To: Christy R. Mendez; Mike Macaluso

Subject: RE: 109 minor Plumbing Repair

Christy,

This work should have been completed by a plumber licensed in the State of Kentucky.

I consulted with Chris Stein of the Boone County Health Center who advised an inspection is not required if the repair is less than 10' and that it is ok to close.

Chris Stein can be contacted at 859-341-8228 if any additional and/or more extensive repairs are needed on the property.

Thanks,

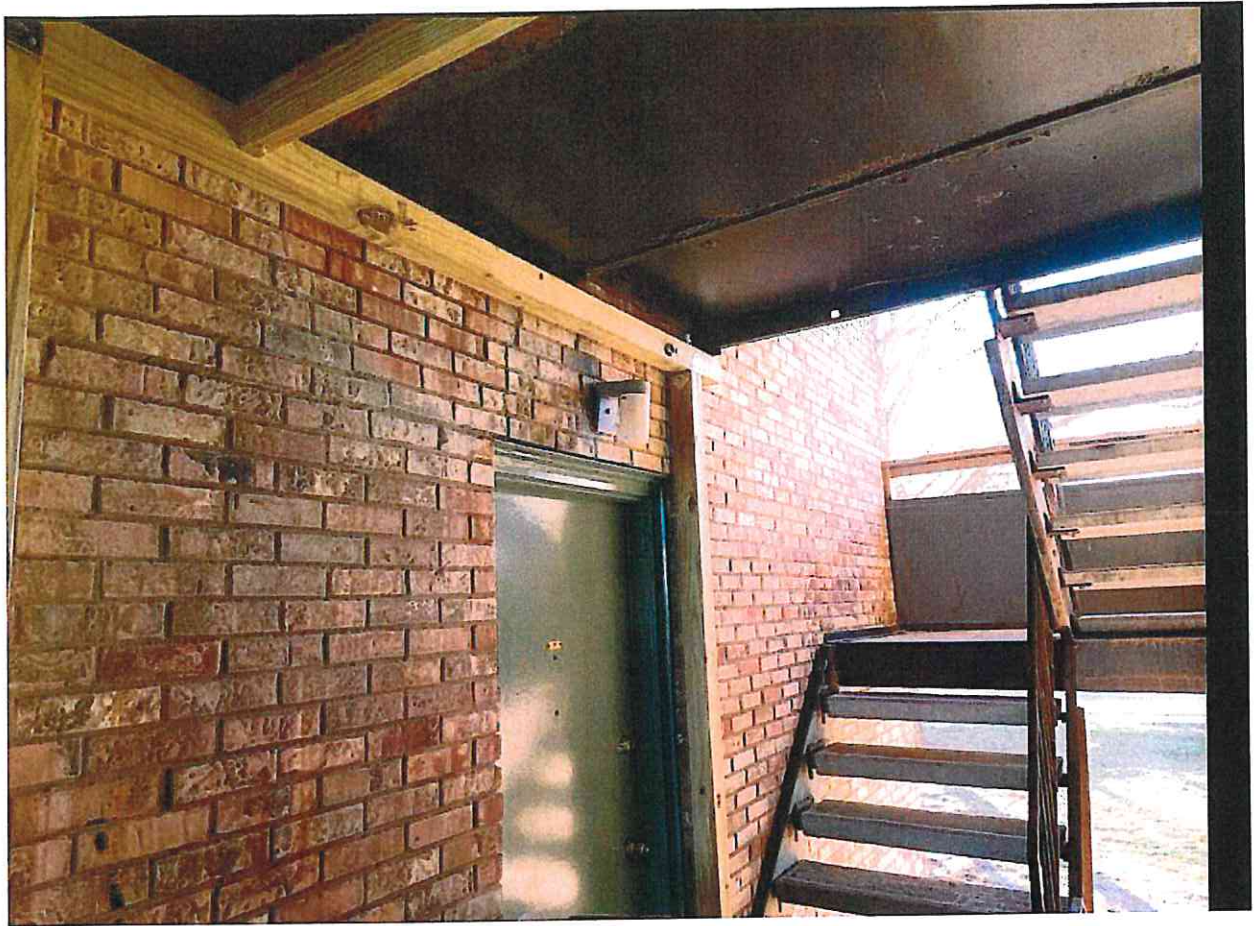
**Jeremy Kleier**

Community Services Superintendent

**City of Florence Public Services Department**













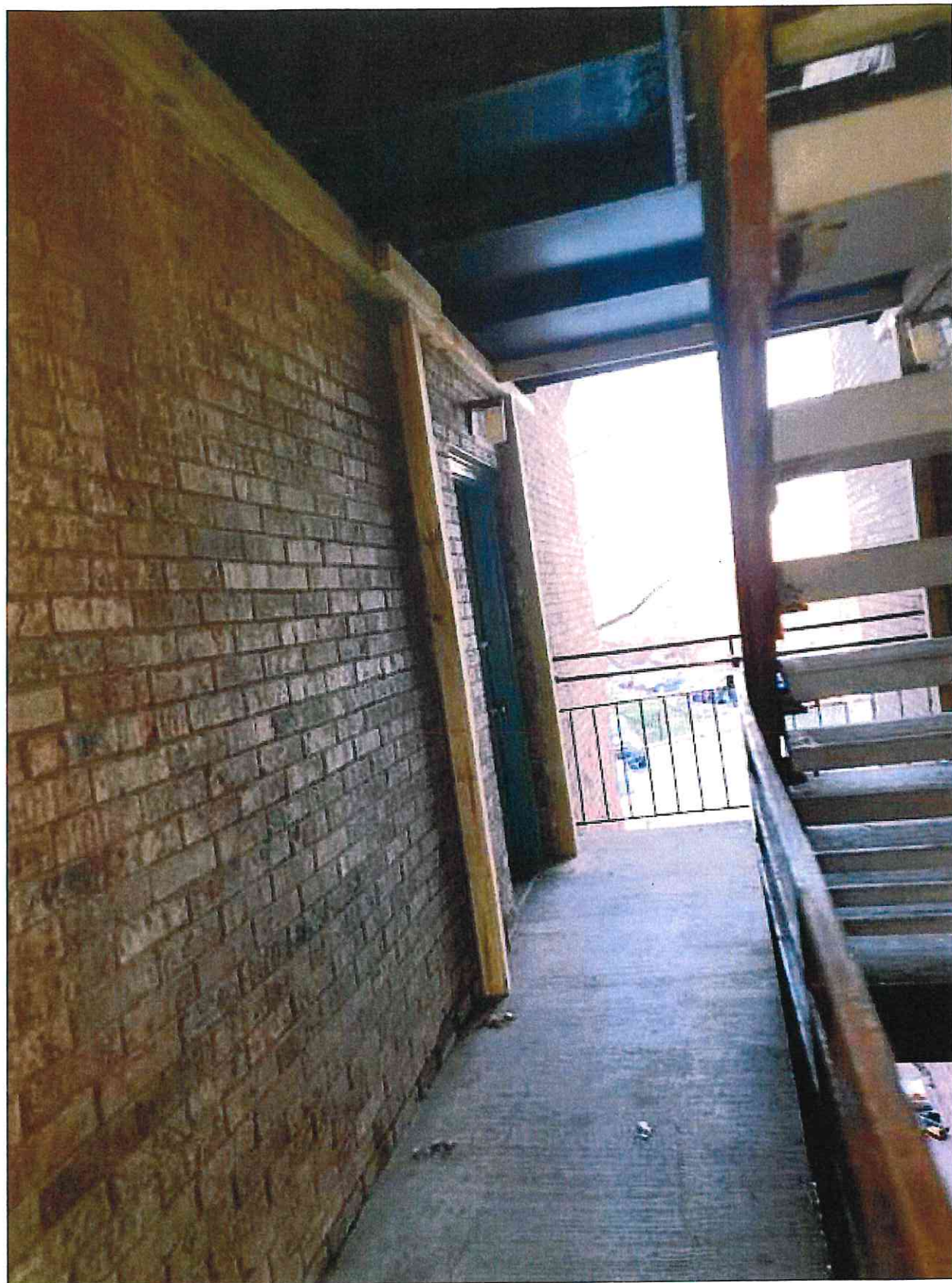


January 2022 Update











**CUSTOM CONCRETE LLP**

PHIL COOTS 859-609-7694  
 3522 LIPSCOMB ROAD  
 COVINGTON KY 41015

**PROPOSAL**

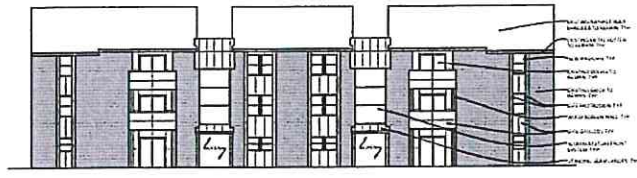
Customer Name PINELAKE APARTMENTS ADDRESS 101 PINEHURST DRIVE FLORENCE KENTUCKY 41042 Phone 859-371-7794		Proposal By PHIL COOTS Date 12/31/2021 Start Date Contact Name Phone	
Proposal submitted to	DAVID GONZALES	Job name	Ref #
Proposal #		Proposal valid till date	# of pages
We hereby submit specifications and details for:			
<b>BUILDING 121 125</b>			
3 <sup>RD</sup> FLOOR LANDINGS HAVE ROTTED METAL HANGING DOWN AND NEEDS NEW SHEETING WELDED IN PLACE			
CUT AND REMOVE OLD METAL GRIND AND CLEAN WELD NEW SHEETS IN			
APPROX. 8-10 AREAS NEED ATTN BETWEEN THE TWO BUILDINGS			
BUILDING 125 ST6 R NEEDS A PLATE WELDED IN PLACE FROM STRINGER TO LANDING			
BUILDING 7153 WALL CON. NEEDS ATTN			
50 % DOWN 50% WHEN FINISHED			
We hereby propose to furnish material and labor to complete the job as per the above specifications for a sum of:			
US\$4,500.00			
Authorized Signatory: Name PHIL COOTS		Signature:	
<b>Acceptance of Proposal</b>			
I/We have reviewed your proposal and hereby indicate our acceptance of the same, as per the details, specifications and amounts mentioned in the proposal form.			
Authorized Signatory: Name David Gonzales		Signature:  Date 1/3/2022	







**E** EXISTING CONDITIONS



**D** ELEVATION



**C** ELEVATION



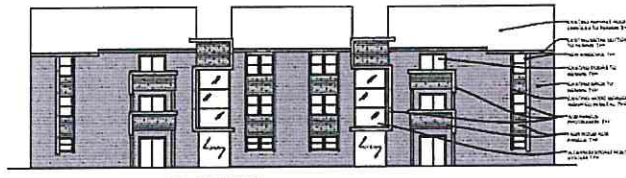
**B** INSPIRATION IMAGES



**A** EXTERIOR RENDERING



**E** EXISTING CONDITIONS



**D** ELEVATION



**C** ELEVATION



**B** INSPIRATION IMAGES



**A** EXTERIOR RENDERING



**PINE LAKE APARTMENTS  
EXTERIOR RENOVATIONS**  
101 PINE LAKE RD.  
PINE LAKE, NY 11968

DATE	DESCRIPTION
12.30.21	FAÇADE STUDIES
12.30.21	FAÇADE STUDIES
12.30.21	FAÇADE STUDIES
12.30.21	FAÇADE STUDIES
12.30.21	FAÇADE STUDIES



**PINE LAKE APARTMENTS  
EXTERIOR RENOVATIONS**  
101 PINE LAKE RD.  
PINE LAKE, NY 11968

DATE	DESCRIPTION
12.30.21	FAÇADE STUDIES
12.30.21	FAÇADE STUDIES
12.30.21	FAÇADE STUDIES
12.30.21	FAÇADE STUDIES
12.30.21	FAÇADE STUDIES

A-2.1



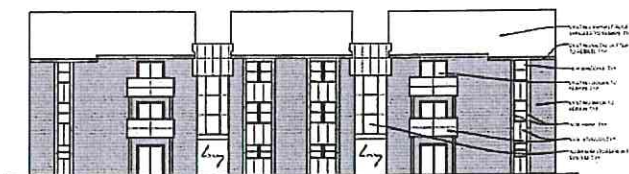




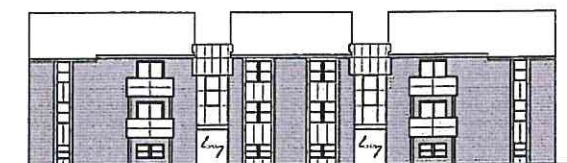
☒ EXISTING CONDITIONS



## 8 INSPIRATION IMAGES



**D ELEVATION**  
L.A. 10107



**C ELEVATION**



(A) EXTERIOR RENDERING



**PINE LAKE APARTMENTS  
EXTERIOR RENOVATIONS**  
101 PINEHURST DR.  
FLORHAM PARK, N.J. 07632

[illegible]



# CUSTOM CONCRETE LLP

PHIL COOTS 859-609-7694  
3522 LIPSCOMB ROAD  
COVINGTON KY 41015



# PROPOSAL

Proposal By PHIL COOTS

Date 12/31/2021

Start Date

Contact Name

Phone

Customer Name PINELAKE APARTMENTS

ADDRESS 101 PINEHURST DRIVE

FLORENCE KENTUCKY 41042

Phone 859-371-7794

Proposal submitted to	DAVID GONZALES	Job name		Ref #	
Proposal #		Proposal valid till date		# of pages	

We hereby submit specifications and details for:

## BUILDING 121 125

3<sup>RD</sup> FLOOR LANDINGS HAVE ROTTED METAL HANGING DOWN AND NEEDS NEW SHEETING WELDED IN PLACE

CUT AND REMOVE OLD METAL GRIND AND CLEAN WELD NEW SHEETS IN

APPROX.8-10 AREAS NEED ATTN BETWEEN THE TWO BUILDINGS

BUILDING 125 ST6 R NEEDS A PLATE WELDED IN PLACE FROM STRINGER TO LANDING

BUILDING 7153 WALL CON. NEEDS ATTN

50 % DOWN 50% WHEN FINISHED

We hereby propose to furnish material and labor to complete the job as per the above specifications for a sum of:

US\$4,500.00

Authorized Signatory: Name PHIL COOTS Signature: \_\_\_\_\_

## Acceptance of Proposal

I/We have reviewed your proposal and hereby indicate our acceptance of the same, as per the details, specifications and amounts mentioned in the proposal form.

Authorized Signatory: Name David Gonzales Signature: [Signature] Date 1/3/2022



