

## McConnell HCP Comments (Spicer and PAIP Units) General Comments

- The initial HCP evaluations were accomplished in 2006 and based on HCP recommendations projects were accomplished that make some of analyses null and void (Spicer Bathrooms, Spicer HVAC, PAIP Settlement, PAIP Trash Enclosures and Construct Sidewalks (PAIP Area))
- The HCP only evaluates one unit of each unit type and units within each unit type varies (floor finishes, type of light fixtures, thermostats, carbon monoxide detectors, etc)
- The life expectancies of the components of a home depend on quality of installation, the level of maintenance, weather and climate conditions, and the intensity of use. Climate conditions and the intensity of use (the military members move approximately every 4 years) are not considered in HCP evaluations
- Some components may remain functional but become obsolete due to changing styles and preferences and are not considered in HCP evaluations (floor finishes, light fixtures, Spicer Kitchen lighting, etc)
- Currently carpet is installed in many of the foyers, entrances and dining rooms in the PAIP and Spicer units. The AF Bluebook does not allow for carpet to be used in those areas
- Discrepancies in measurements (LF, SF, etc) and quantities were noted
- The Air Force Blue Book requirement for the "Air Force "Standard House" states "Mechanical (HVAC) systems in the AF "Standard House" will contain a single zone for non-GOQ single story houses and two zones for all GOQ's and all two-story houses (para 4-4.1). None of the 2-story units have two zone HVAC systems
- There are egress windows and window wells in the basements of the PAIP and Spicer units that were not evaluated. The window wells in many of these units are rusting through and need to be replaced. The window well covers for the Spicer units are not connected properly and many have been damaged
- Tornado shelters are not provided in any of the units and are an Air Force Blue Book requirement (para 4-12.1.1) for units in this area (Zone 4). The units have basements but shelters are still required in the basements
- There are sump pumps in the basements that were not evaluated. The sump pump discharge lines are problems for both the PAIP and Spicer units

## Spicer Units (Common Issues)

Aluminum Foundation Insulation Cover – The wrong gauge of aluminum was used to cover the foundation insulation and settlement around the foundation resulted in the aluminum and insulation it protected being damaged. The installation's cost estimate to replace the insulation and aluminum cover is \$687K

Landscaping – The grading around the foundations of the units is settling resulting in the grade sloping back towards the units (negative drainage away from the units). This resulted in the aluminum foundation insulation covering, downspout drainage system, sidewalks and porch steps being damaged

Roofs – The roofs on the units are asphalt shingles and starting to have “nail popping” and damage as a result of hail storms over the last 17 years. Additionally, there are units where it appears that the plywood decking is starting to weaken and warp

Siding – The siding on the units was not installed properly causing the siding to separate at the joints nailed. This results in the siding blowing off. Additionally, the colors of siding are no longer manufactured resulting mismatched siding

Gutters and Downspouts –The downspouts connect into a 3” PVC adapter that connects into a 3” PVC line that discharges into the storm drainage system. Due to foundation settlement many downspouts are no longer connected to the 3” PVC adapter. This results in accelerating the settlement around the units

Doors (Hollow Core Wood) – The doors in the Spicer unit are not wood as identified in the HCP but are a prefinished, masonite, flush interior door. The doors are not in good condition and in many cases the masonite is starting to delaminate from the frame

Base (Wood, Plain) – The baseboard is a prefinished baseboard with a factory finish. It is similar to the baseboard that is used in trailers. Typical baseboard for residential units is 3-1/2” to 6” high (Architectural Graphic Standards for Residential Construction, 2003); the baseboard in the Spicer units is 1-1/2” high

Brick Veneer –The Spicer units have brick veneer wainscoting on the front façade that were not identified in the evaluation. The brick veneer is separating from the structure on many of the units. This is a safety issue

## PAIP Units (Common Issues)

Exterior Trim - The units have wood exterior railings and columns and wood casing around the doors that were not evaluated. The painting is starting to peel and many units need to have the trim painted

Ceiling Finishes - A popcorn ceiling finish was installed in the PAIP units, except in the some bathrooms which either have a popcorn finish, orange peel finish or smooth finish. Due to the popcorn finish the ceilings have not been painted

PAIP HVAC – The existing HVAC units were installed during the construction of the PAIP housing units in 1998, are nearing the end of their useful life, and do not comply with the Energy Policy Act (EPA) of 2005 and Executive Order 13423 that requires the Government to reduce energy use by 30% by year 2015

PAIP Hot Water Heaters - The PAIP Hot Water Heaters are a “through-the –wall” Energy Saver Gas unit with a power vent. These units cost more than the conventional water heaters and to replace them with conventional hot water heaters would incur a cost to replumb the units