

RESOLUTION NO. 2619

A RESOLUTION GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR WIEDEMANN PARK, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY ACCESSIBLE LIVING, INC.

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Accessible Living, Inc., a not-for-profit organization, owns and manages the Wiedemann Park Apartments, an affordable housing development located at 29940 SW Brown Road, Wilsonville OR; and

WHEREAS, the Wiedemann Park Apartments includes 58 residential units, for seniors with very low income; and

WHEREAS, Accessible Living, Inc., is currently seeking to preserve Wiedemann Park as affordable housing; and

WHEREAS, a property tax exemption is essential to Accessible Living, Inc's continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, Accessible Living Inc. has requested a property tax exemption for its Wiedemann Park development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise more than 51% of the total combined rate of taxation on Accessible Living Inc.'s development at Wiedemann Park; and

WHEREAS, Accessible Living, Inc. has received an exempt status from the West Linn-Wilsonville School District for the Wiedemann Park Apartments for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548;

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

- Section 1: The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.
- Section 2: Accessible Living, Inc. and its affordable housing development, Wiedemann Park Apartments, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.
- Section 3: The Finance Director is directed to request the Clackamas County Assessor to exempt Autumn Park Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2017.
- Section 4: This Resolution shall take effect upon the occurrence of the following:
- a) Submission, to the City of Wilsonville's City Manager, of an application conforming to the requirements of ORS 307.545 requesting a property tax exemption for Autumn Park Apartments.
- Section 5: This Resolution is to remain in effect unless and until termination occurs pursuant to ORS 307.548.
- Section 6: This resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 20th day of March 2017 and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp - Yes
Council President Starr - Yes
Councilor Stevens – Yes
Councilor Lehan -Yes
Councilor Akervall -Yes

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon

\$250 Application Fee _____

Date Received: 2/27/17

\$50 Renewal Fee ✓ # 006415

Receipt No. _____

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Section A – Applicant Information

Corporate Name: Accessible Living Inc.

Address: 6160 SW Main St Beaverton, OR 97008

Telephone: 503-272-8908
Business

503-740-3931
Residence (Optional)

Email Address: Karenv@housingindependence.org

Chief Executive Officer: Karen Voiss

Contact Person: Karen Voiss Telephone: 503-272-8908

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Wiedemann Park Apartments Limited Partnership

Property Address: 29940 SW Brown Road, Wilsonville OR 97070

Assessor’s Property Tax Account Number(s): #00810590, # 05001064

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 58

Number of residential units occupied by very low-income people: 58

Total square feet in building: 45,999

Total square feet used to house very low-income people⁴ 45,999

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? Yes No

If you answered “no” to the above question, do you have leasehold interest in the property?
 Yes No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

⁴ This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

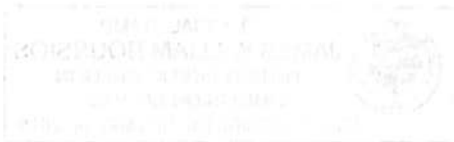
Section D – Description Of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes No If so, by approximately how much? \$92,688.
2. Provide grater services to your very log income residential tenants? Yes No.
3. If yes, in what way(s)? The exemption will ensure residents services continue to be provided per OHCS management plan.
4. Provide any other benefit to your very low-income residential tenants? Yes No.
If yes, please explain: _____

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

N/A



Section E- Declarations

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

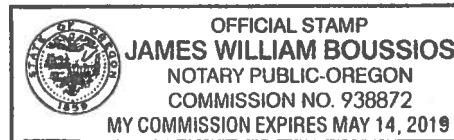
By: Karen A. Voiss
Agency Chief Executive Officer (Signature)

Karen A. Voiss
Agency Chief Executive officer (Print or typed)

For: Accessible Living Inc.
Corporate Name (Print or type)

Subscribed and sworn to before me this 9th day of February, 2016.

James Boussios
Notary Public For Oregon
My Commission Expires: 05-14-2019





Cascade Management, Inc.

Annual Safety Inspection Checklist

Community Manager: Kim Schellman Date: 2/27/17

Property Name: Wiedemann Park Property Code _____

ITEM/AREA REVIEWED	OK	N/A	COMMENTS
EXTERIOR - TRAFFIC CONTROL			
Crosswalks marked? Speed bumps and curbs painted?	X		
Stop signs and speed limits clearly posted/marked?		X	
Fire lanes clearly marked?	X		
EXTERIOR - PARKING LOT			
Free of potholes/cracks?	X		
Free of oil build-up?	X		
Tire stops secure? In good condition?	X		
Adequate lighting provided and functioning?	X		
Electronic gate properly functioning?		X	
Landscape trimmed to allow good visibility?	X		
EXTERIOR - SIDEWALKS			
Level walking surfaces free from trip hazards? Hoses, moss etc.	X		
Walking surfaces are non-skid?	X		
Any sprinkler overflow mopped up?	X		
Handrails secure for stairs?	X		
Stairs have non-skid tread or riser tips painted with contrast striping?		X	
EXTERIOR - PLAYGROUND			
Equipment in good condition? No worn chains, deterioration?		X	No playground
Sufficient surface material beneath equipment? Is not compacted?		X	
Surface material free of any foreign matter?		X	
Rules posted, sign in good condition, easily seen?		X	

Inspection Certificate

For

CMI Wiedmann Park Senior
Apartments
29940 SW Brown Rd
Wilsonville, OR 97070

This Inspection was performed in accordance with applicable standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.

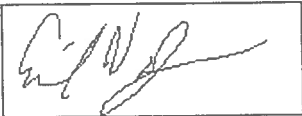
Inspection Date
Sep 20, 2016

Building: CMI Wiedmann Park Senior Apartments
Contact: Kim Schellman
Title: Property Manager

Company: Performance Systems Integration, LLC. - Portland
Contact: Erik VanDyke
Title: Sprinkler Technician

Executive Summary

Generated by: BuildingReports.com

Building Information								
Building: CMI Wiedmann Park Senior Apartments			Contact: Kim Schellman					
Address: 29940 SW Brown Rd			Phone: 503-582-9550					
Address:			Fax:					
City/State/Zip: Wilsonville, OR 97070			Mobile:					
Country: United States of America			Email: wiedemannpark@cascade-management.com					
Inspection Performed By								
Company: Performance Systems Integration, LLC. - Portland			Inspector: Erik VanDyke					
Address: 7324 SW Durham Road			Phone: 1111111111					
Address:			Fax:					
City/State/Zip: Portland, Oregon 97224			Mobile:					
Country: United States of America			Email: ErikV@psintegrated.com					
Inspection Summary								
Category	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	19	100.00%	19	100.00%	19	100.00%	0	0%
Totals	19	100%	19	100.00%	19	100.00%	0	0%
Certification								
Company: Performance Systems Integration, LLC. - Portland			Building: CMI Wiedmann Park Senior Apartments					
Inspector: Erik VanDyke			Contact: Kim Schellman					
			Signed:					
Signed: Sep 20, 2016 10:47:45 AM								

Inspection & Testing

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments

The Inspection & Testing section lists all of the items inspected in your building. Items are grouped by Passed or Failed/Other. Items are listed by Category. Each item includes the services performed, and the time & date at which testing occurred.

Device Type	Location	ScanID : S/N	Service	Date/Time
Passed				
Fire				
Fire Extinguisher, 10 Lbs, A.B.C.	1st Aisle By Elevator	19172428 : RG-691170	Annual Service	09/20/16 9:54:47 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Aisle By Room 105	19172426 : RH-302656	Annual Service	09/20/16 9:48:45 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Aisle By Room 108	19172427 : RH-306388	Annual Service	09/20/16 9:53:14 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Aisle By Room 113	19172430 : RH-302642	Annual Service	09/20/16 9:55:55 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Aisle By Room 114	19172431 : RG-684642	Annual Service	09/20/16 10:01:01 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Aisle By Room 116	19172432 : RG-684641	Annual Service	09/20/16 10:02:28 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st In Elevator Room	19172429 : 917	Annual Service	09/20/16 10:33:51 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd Aisle By Elevator	19172423 : RG-684643	Annual Service	09/20/16 10:12:38 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd Aisle By Room 205	19172425 : RG-684645	Annual Service	09/20/16 10:16:29 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd Aisle By Room 208	19172424 : RH-302658	Annual Service	09/20/16 10:15:11 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd Aisle By Room 213	19172422 : RH-309095	Annual Service	09/20/16 10:10:41 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd Aisle By Room 214	19172421 : RH-309845	Annual Service	09/20/16 10:05:22 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd Aisle By Room 216	19172420 : RK-580542	Annual Service	09/20/16 10:03:52 AM
Fire Extinguisher, 10 Lbs, A.B.C.	3rd Aisle By Elevator	19172416 : RH-302643	Annual Service	09/20/16 10:23:53 AM
Fire Extinguisher, 10 Lbs, A.B.C.	3rd Aisle By Room 306	19172414 : Rg 691171	Annual Service	09/20/16 10:17:52 AM
Fire Extinguisher, 10 Lbs, A.B.C.	3rd Aisle By Room 308	19172415 : RH-302646	Annual Service	09/20/16 10:20:07 AM
Fire Extinguisher, 10 Lbs, A.B.C.	3rd Aisle By Room 313	19172417 : RG-684640	Annual Service	09/20/16 10:26:59 AM
Fire Extinguisher, 10 Lbs, A.B.C.	3rd Aisle By Room 314	19172418 : RH-302669	Annual Service	09/20/16 10:28:10 AM
Fire Extinguisher, 10 Lbs, A.B.C.	3rd Aisle By Room 316	19172419 : RH-302647	Annual Service	09/20/16 10:29:18 AM

Service Summary

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments

The Service Summary section provides an overview of the services performed in this report.

Device Type	Service	Quantity
<i>Passed</i>		
Fire Extinguisher, 10 Lbs, A.B.C.	Annual Service	18
Fire Extinguisher, 5 Lbs, A.B.C.	Annual Service	1
Total		19

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments					
<i>This report provides details on the Hydrostatic Test and Maintenance/Breakdown dates for fire extinguishers. Items that will need either of these services at any time in the next two years are displayed. Items are grouped together by year for budgeting purposes.</i>					
ScanID	Location	Serial #	Hydro	Breakdown	Mfr Date
Due in 2017					
Breakdown/Maintenance					
Fire Extinguisher, A.B.C., 10 Lbs					
19172426	1st Aisle By Room 105	RH-302656	09/19/11	09/19/11	09/19/11
19172427	1st Aisle By Room 108	RH-306388	09/19/11	09/19/11	09/19/11
19172428	1st Aisle By Elevator	RG-691170	09/19/11	09/19/11	09/19/11
19172430	1st Aisle By Room 113	RH-302642	09/19/11	09/19/11	09/19/11
19172431	1st Aisle By Room 114	RG-684642	09/19/11	09/19/11	09/19/11
19172432	1st Aisle By Room 116	RG-684641	09/19/11	09/19/11	09/19/11
19172420	2nd Aisle By Room 216	RK-580542	09/19/11	09/19/11	09/19/11
19172421	2nd Aisle By Room 214	RH-309845	09/19/11	09/19/11	09/19/11
19172422	2nd Aisle By Room 213	RH-309095	09/19/11	09/19/11	09/19/11
19172423	2nd Aisle By Elevator	RG-684643	09/19/11	09/19/11	09/19/11
19172424	2nd Aisle By Room 208	RH-302658	09/19/11	09/19/11	09/19/11
19172425	2nd Aisle By Room 205	RG-684645	09/19/11	09/19/11	09/19/11
19172414	3rd Aisle By Room 306	Rg 691171	09/19/11	09/19/11	09/19/11
19172415	3rd Aisle By Room 308	RH-302646	09/19/11	09/19/11	09/19/11
19172416	3rd Aisle By Elevator	RH-302643	09/19/11	09/19/11	09/19/11
19172417	3rd Aisle By Room 313	RG-684640	09/19/11	09/19/11	09/19/11
19172418	3rd Aisle By Room 314	RH-302669	09/19/11	09/19/11	09/19/11
19172419	3rd Aisle By Room 316	RH-302647	09/19/11	09/19/11	09/19/11
Total Fire Extinguisher, A.B.C., 10 Lbs: 18					
Fire Extinguisher, A.B.C., 5 Lbs					
19172429	1st In Elevator Room	917	09/19/11	09/19/11	09/19/11
Total Fire Extinguisher, A.B.C., 5 Lbs: 1					

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments				
<p><i>The Inventory & Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.</i></p>				
Device or Item	Category	% of Inventory	Quantity	
Fire Extinguisher	Fire	100.00%	19	
Type	Qty	Model #	Description	Manufacture Date
<i>In Service - 5 Years to 10 Years</i>				
Amerex				
Fire Extinguisher	1	500	A.B.C.	09/19/2011
Fire Extinguisher	10	A456	A.B.C.	09/19/2011
Fire Extinguisher	8	B456	A.B.C.	09/19/2011

Fire Alarm and Life Safety System Inspection Certificate

For

CMI Wiedmann Park Senior
Apartments
29940 SW Brown Rd
Wilsonville, OR 97070

Tested to NFPA 72 Standards

This Inspection was performed in accordance with applicable NFPA Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.

Inspection Date
Sep 20, 2016

Building: CMI Wiedmann Park Senior Apartments
Contact: KIm Schellman
Title: Property Manager

Company: Performance Systems Integration, LLC. - Portland
Contact: Brittany Johnston
Title: Inspection Tech

Executive Summary

Generated by: BuildingReports.com

Building Information		
Building: CMI Wiedmann Park Senior Apartments Address: 29940 SW Brown Rd Address: City/State/Zip: Wilsonville, OR 97070 Country: United States of America	Contact: Kim Schellman Phone: 503-582-9550 Fax: Mobile: Email: wiedemannpark@cascade-management.com	
Inspection Performed By		
Company: Performance Systems Integration, LLC. - Portland Address: 7324 SW Durham Road Address: City/State/Zip: Portland, Oregon 97224 Country: United States of America	Inspector: Brittany Johnston Phone: 503-853-6931 Fax: Mobile: Email: brittany@psintegrated.com	
System Control Unit		
Manufacturer: Fire-Lite Model Number: MS-9200UDLS Software Version: Location: 2nd At FACP Room	Inspection Date: 09/20/2016 Install Date: 06/19/2015 Version Date: 06/19/2015 Current Protection: Breaker	IDC Style: SLC Style: NAC Style:
Monitoring		
Company:	Phone:	Account #:
Central Station Signal Verification		
Type: Digital Communicator Test Time/Date: 9/20/16 9:16:50 AM	Mfg: Fire-Lite Restore Time	Model #: MS-9200
Type of Signal	Signal Confirmation	Notes
Type: Alarm/Trouble/Supervisory	Confirmed Time:	

Inspection Summary

Category	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Supervisory	2	1.43%	2	100.00%	2	100.00%	0	0%
Monitor	1	0.71%	1	100.00%	1	100.00%	0	0%
Auxiliary	6	4.29%	6	100.00%	6	100.00%	0	0%
Sound Test	3	2.14%	3	100.00%	3	100.00%	0	0%
Initiating	120	85.71%	120	100.00%	120	100.00%	0	0%
Control	8	5.71%	8	100.00%	8	100.00%	0	0%
Totals	140	100%	140	100.00%	140	100.00%	0	0%

Certification

Company: Performance Systems Integration, LLC. -
Portland

Building: CMI Wiedmann Park Senior Apartments

Inspector: Brittany Johnston

Contact: KIm Schellman

Signed:

Signed:

Notes & Recommendations

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments	Control Panel: 1 - Fire-Lite MS-9200UDLS
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The Notes & Recommendations Report details additional inspection notes made by the Inspectors during the course of the building inspection. Notes are grouped by Category.

ScanID	Note	Device Type	Location	Comment
Control				
33122037	1	Control Panel	2nd At FACP Room	Passed
Sensitivity testing recommended. System needs to be investigated by a technician. Investigate addressable module compatibility with conventional smoke detectors.				

Inspection & Testing

Generated by: BuildingReports.com

Device Type	Location	Service	Time	Date
Passed				
Auxiliary				
Elevator	1st At Elevator Machine Room	Tested	2:43:53 PM	09/20/2016
Elevator	1st At Elevator Machine Room	Tested	2:44:12 PM	09/20/2016
Elevator	1st At Elevator Machine Room	Tested	2:44:50 PM	09/20/2016
Elevator	1st At Elevator Machine Room	Tested	2:45:18 PM	09/20/2016
Elevator	1st At Elevator Machine Room	Tested	2:45:54 PM	09/20/2016
Releasing Device	All Floors	Tested	11:36:01 AM	09/20/2016
Control				
Annunciator	1st At Main Entrance	Tested	12:50:09 PM	09/20/2016
Battery	2nd At FACP Room	Tested	3:00:11 PM	09/20/2016
Battery	2nd At FACP Room	Tested	3:00:41 PM	09/20/2016
Battery	2nd At FACP Room	Tested	3:01:16 PM	09/20/2016
Battery	2nd At FACP Room	Tested	3:02:15 PM	09/20/2016
Communicator	2nd At FACP Room	Tested	9:16:50 AM	09/20/2016
Control Panel	2nd At FACP Room	Tested	3:49:58 PM	09/20/2016
Expander Panel	2nd At FACP Room	Tested	2:59:26 PM	09/20/2016
Initiating				
Heat Detector	1st At Elevator Machine Room	Tested	2:45:45 PM	09/20/2016
Heat Detector	1st At Men's Restroom Near Room 119	Tested	12:04:36 PM	09/20/2016
Heat Detector	1st At Riser Room	Tested	12:03:54 PM	09/20/2016
Heat Detector	1st At Room 101	Tested	3:22:40 PM	09/20/2016
Heat Detector	1st At Room 102	Tested	12:06:42 PM	09/20/2016
Heat Detector	1st At Room 103	Tested	12:06:35 PM	09/20/2016
Heat Detector	1st At Room 104	Tested	12:06:28 PM	09/20/2016
Heat Detector	1st At Room 105	Tested	12:06:20 PM	09/20/2016
Heat Detector	1st At Room 106	Tested	12:06:10 PM	09/20/2016
Heat Detector	1st At Room 107	Tested	12:06:02 PM	09/20/2016
Heat Detector	1st At Room 108	Tested	12:05:53 PM	09/20/2016
Heat Detector	1st At Room 109	Tested	12:05:44 PM	09/20/2016
Heat Detector	1st At Room 110	Tested	12:01:49 PM	09/20/2016
Heat Detector	1st At Room 111	Tested	3:20:43 PM	09/20/2016
Heat Detector	1st At Room 113	Tested	12:01:34 PM	09/20/2016
Heat Detector	1st At Room 114	Tested	12:00:42 PM	09/20/2016
Heat Detector	1st At Room 115	Tested	12:00:17 PM	09/20/2016
Heat Detector	1st At Room 116	Tested	11:59:05 AM	09/20/2016
Heat Detector	1st At Room 117	Tested	11:58:55 AM	09/20/2016
Heat Detector	1st At Room 118	Tested	11:58:44 AM	09/20/2016

Device Type	Location	Service	Time	Date
<i>Passed</i>				
Heat Detector	1st At Room 119	Tested	3:24:35 PM	09/20/2016
Heat Detector	1st At Women's Restroom Near Room 113	Tested	12:04:46 PM	09/20/2016
Heat Detector	2nd At Room 201	Tested	11:34:31 AM	09/20/2016
Heat Detector	2nd At Room 202	Tested	3:02:52 PM	09/20/2016
Heat Detector	2nd At Room 203	Tested	11:49:10 AM	09/20/2016
Heat Detector	2nd At Room 204	Tested	11:51:03 AM	09/20/2016
Heat Detector	2nd At Room 205	Tested	3:04:50 PM	09/20/2016
Heat Detector	2nd At Room 206	Tested	11:51:18 AM	09/20/2016
Heat Detector	2nd At Room 207	Tested	11:51:26 AM	09/20/2016
Heat Detector	2nd At Room 208	Tested	11:51:39 AM	09/20/2016
Heat Detector	2nd At Room 209	Tested	11:51:48 AM	09/20/2016
Heat Detector	2nd At Room 210	Tested	11:55:50 AM	09/20/2016
Heat Detector	2nd At Room 211	Tested	2:59:52 PM	09/20/2016
Heat Detector	2nd At Room 212	Tested	11:55:58 AM	09/20/2016
Heat Detector	2nd At Room 213	Tested	11:55:35 AM	09/20/2016
Heat Detector	2nd At Room 214	Tested	11:56:08 AM	09/20/2016
Heat Detector	2nd At Room 215	Tested	11:56:17 AM	09/20/2016
Heat Detector	2nd At Room 216	Tested	11:56:24 AM	09/20/2016
Heat Detector	2nd At Room 217	Tested	11:56:34 AM	09/20/2016
Heat Detector	2nd At Room 218	Tested	11:56:50 AM	09/20/2016
Heat Detector	2nd At Room 219	Tested	11:56:57 AM	09/20/2016
Heat Detector	2nd At Room 222	Tested	11:57:16 AM	09/20/2016
Heat Detector	2nd At Room 222	Tested	11:57:24 AM	09/20/2016
Heat Detector	3rd At Room 301	Tested	10:51:56 AM	09/20/2016
Heat Detector	3rd At Room 302	Tested	10:52:06 AM	09/20/2016
Heat Detector	3rd At Room 303	Tested	10:53:58 AM	09/20/2016
Heat Detector	3rd At Room 304	Tested	11:27:20 AM	09/20/2016
Heat Detector	3rd At Room 305	Tested	10:51:38 AM	09/20/2016
Heat Detector	3rd At Room 306	Tested	3:07:55 PM	09/20/2016
Heat Detector	3rd At Room 307	Tested	11:27:34 AM	09/20/2016
Heat Detector	3rd At Room 308	Tested	11:27:42 AM	09/20/2016
Heat Detector	3rd At Room 309	Tested	11:27:51 AM	09/20/2016
Heat Detector	3rd At Room 310	Tested	11:28:07 AM	09/20/2016
Heat Detector	3rd At Room 311	Tested	11:31:43 AM	09/20/2016
Heat Detector	3rd At Room 312	Tested	11:31:26 AM	09/20/2016
Heat Detector	3rd At Room 313	Tested	11:31:33 AM	09/20/2016
Heat Detector	3rd At Room 314	Tested	3:11:12 PM	09/20/2016
Heat Detector	3rd At Room 315	Tested	11:31:55 AM	09/20/2016
Heat Detector	3rd At Room 316	Tested	2:33:32 PM	09/20/2016
Heat Detector	3rd At Room 317	Tested	11:32:10 AM	09/20/2016
Heat Detector	3rd At Room 318	Tested	11:32:19 AM	09/20/2016
Heat Detector	3rd At Room 319	Tested	11:32:28 AM	09/20/2016
Heat Detector	3rd At Room 322	Tested	11:32:35 AM	09/20/2016
Pull Station	1st At Community Room Exit	Tested	2:50:13 PM	09/20/2016
Pull Station	1st At Hallway Exit Near Room 105	Tested	12:27:17 PM	09/20/2016
Pull Station	1st At Hallway Exit Near Room 116	Tested	12:58:32 PM	09/20/2016
Pull Station	1st At Main Entrance	Tested	12:49:20 PM	09/20/2016
Pull Station	1st At Stairwell Exit Near Room 105	Tested	2:49:54 PM	09/20/2016
Pull Station	1st At Stairwell Exit Near Room 116	Tested	2:50:26 PM	09/20/2016
Pull Station	2nd At Hallway Near Room 205	Tested	10:18:00 AM	09/20/2016

Device Type	Location	Service	Time	Date
<i>Passed</i>				
Pull Station	2nd At Hallway Near Room 216	Tested	10:05:59 AM	09/20/2016
Pull Station	2nd At Hallway Near Room 222	Tested	10:02:40 AM	09/20/2016
Pull Station	3rd At Hallway Exit Near Room 305	Tested	10:22:07 AM	09/20/2016
Pull Station	3rd At Hallway Near Room 312	Tested	10:26:40 AM	09/20/2016
Pull Station	3rd At Hallway Near Room 316	Tested	12:07:13 PM	09/20/2016
Smoke Detector	1st At Community Room	Tested	2:50:03 PM	09/20/2016
Smoke Detector	1st At Elevator Machine Room	Tested	2:45:30 PM	09/20/2016
Smoke Detector	1st At Hallway Near Riser Room	Tested	12:39:27 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 101	Tested	12:30:04 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 102	Tested	2:48:57 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 103	Tested	12:28:46 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 105	Tested	12:26:59 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 106	Tested	12:28:23 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 110	Tested	2:41:05 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 114	Tested	12:56:19 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 116	Tested	2:49:40 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 118	Tested	12:56:37 PM	09/20/2016
Smoke Detector	1st At Hallway Near Room 119	Tested	12:51:51 PM	09/20/2016
Smoke Detector	1st At Laundry Room	Tested	12:32:01 PM	09/20/2016
Smoke Detector	1st At Main Entrance	Tested	2:49:18 PM	09/20/2016
Smoke Detector	1st At Office	Tested	12:42:43 PM	09/20/2016
Smoke Detector	2nd At FACP Room	Tested	10:14:30 AM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 201	Tested	10:15:57 AM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 202	Tested	10:16:21 AM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 203	Tested	10:17:02 AM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 205	Tested	12:25:46 PM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 206	Tested	10:17:21 AM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 211	Tested	2:40:41 PM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 212	Tested	10:12:46 AM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 214	Tested	10:10:45 AM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 216	Tested	10:04:52 AM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 217	Tested	10:08:45 AM	09/20/2016
Smoke Detector	2nd At Hallway Near Room 219	Tested	10:11:11 AM	09/20/2016
Smoke Detector	2nd At Laundry Room Near Room 213	Tested	10:11:25 AM	09/20/2016
Smoke Detector	3rd At Elevator Shaft	Tested	2:41:15 PM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 301	Tested	2:48:07 PM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 302	Tested	10:24:10 AM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 303	Tested	10:23:49 AM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 305	Tested	10:22:58 AM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 306	Tested	10:23:18 AM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 311	Tested	2:40:19 PM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 312	Tested	10:26:16 AM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 314	Tested	12:03:30 PM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 316	Tested	2:48:31 PM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 317	Tested	12:04:00 PM	09/20/2016
Smoke Detector	3rd At Hallway Near Room 319	Tested	12:02:53 PM	09/20/2016
Smoke Detector	3rd At Laundry Room Near Room 313	Tested	10:27:40 AM	09/20/2016
Smoke Detector	3rd At Stairwell Near Room 305	Tested	10:21:51 AM	09/20/2016
Smoke Detector	3rd At Stairwell Near Room 316	Tested	12:14:49 PM	09/20/2016
Waterflow Switch	1st At Riser Room	Tested	12:04:06 PM	09/20/2016

Device Type	Location	Service	Time	Date
<i>Passed</i>				
Monitor				
Monitoring	2nd At FACP Room	Tested	9:14:19 AM	09/20/2016
Supervisory				
Tamper Switch	1st At Riser Room	Tested	12:04:16 PM	09/20/2016
Tamper Switch	1st At Riser Room	Tested	12:04:58 PM	09/20/2016

Service Summary

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments

The Service Summary section provides an overview of the services performed in this report.

Device Type	Service	Quantity
<i>Passed</i>		
Annunciator	Tested	1
Battery	Tested	4
Communicator	Tested	1
Control Panel	Tested	1
Elevator	Tested	5
Expander Panel	Tested	1
Heat Detector	Tested	63
Monitoring	Tested	1
Pull Station	Tested	12
Releasing Device	Tested	1
Smoke Detector	Tested	44
Tamper Switch	Tested	2
Waterflow Switch	Tested	1
Total		137

Auxiliary Functions Testing

Generated by: BuildingReports.com

Type	Location	Comment	ScanID	Simulated
Passed				
Elevator				
Sign-Off Log	1st At Elevator Machine Room	Passed	20651544	<input checked="" type="checkbox"/>
Fire Hat	1st At Elevator Machine Room	Passed	20651548	<input checked="" type="checkbox"/>
Recall Primary	1st At Elevator Machine Room	Passed	20651546	<input checked="" type="checkbox"/>
Recall Alternate	1st At Elevator Machine Room	Passed	20651547	<input checked="" type="checkbox"/>
Shunt Trip	1st At Elevator Machine Room	Passed	20651545	<input type="checkbox"/>
Releasing Device				
Door Holder	All Floors	Passed	00000001	<input checked="" type="checkbox"/>
Smoke Detector				
Elevator Recall	1st At Elevator Machine Room	Passed	20651549	<input type="checkbox"/>
Elevator Recall	1st At Hallway Near Room 110	Passed	20651543	<input type="checkbox"/>
Elevator Recall	2nd At Hallway Near Room 211	Passed	20651528	<input type="checkbox"/>
Elevator Recall	3rd At Elevator Shaft	Passed	22217034	<input type="checkbox"/>
Elevator Recall	3rd At Hallway Near Room 311	Passed	20651512	<input type="checkbox"/>

Sound and Visual Testing

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments						
<p><i>The Sound and Visual Testing section lists various points throughout your building where audible and visual alarm notification devices were tested. Any bar-coded audible and visual devices will appear in the Inspection and Testing section of this report. Items in this section are grouped by Passed or Failed/Other. Where specific decibel readings were recorded, they will appear under the ambient and alarm columns. The Voice column indicates whether the Sound Test Point passed the Voice Intelligibility requirements. The STI or Sound Transmission Index is shown if recorded.</i></p>						
				Intelligibility		Sound
Location	Comment	Ambient dB	Alarm dB	Voice	STI	Test
Passed						
Sound Test Points						
1st Floor	Passed			<input type="checkbox"/>		0001
2nd Floor	Passed			<input type="checkbox"/>		0002
3rd Floor	Passed			<input type="checkbox"/>		0003

Smoke Management Testing

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments		Control Panel: 1 - Fire-Lite MS-9200UDLS		
<i>The Smoke Management Testing section details the test and inspection of device items that are involved in controlling the spread of smoke in a building. Items are grouped by Passed or Failed/Other.</i>				
Location	Description	Comment	ScanID	Simulated
<i>Passed</i>				
Releasing Device				
All Floors	Door Holder	Passed	00000001	<input checked="" type="checkbox"/>

Battery & Power Supply Testing

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments	Control Panel: 1 - Fire-Lite MS-9200UDLS
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The Control & Power Testing section details the readings and measurements of batteries and power supplies used to provide power to the fire alarm and life safety systems. Items are grouped by Passed or Failed/Other.

Type	Location	Rated Ah	Rated Volts	Pre Test	Post Test	Min Ah	Tested Ah
<i>Passed</i>							
Battery							
Sealed Lead Acid	2nd At FACP Room	7	12	13.47	13.47		6.62
Sealed Lead Acid	2nd At FACP Room	7	12	13.50	13.50		7.00
Sealed Lead Acid	2nd At FACP Room	7	12	13.37	13.37		7.00
Sealed Lead Acid	2nd At FACP Room	7	12	13.41	13.41		7.00

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments	Control Panel: 1 - Fire-Lite MS-9200UDLS
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The Inventory & Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.

Device or Item	Category	%	Quantity
Monitoring	Monitor	0.71%	1
Communicator	Control	0.71%	1
Pull Station	Initiating	8.57%	12
Smoke Detector	Initiating	31.43%	44
Heat Detector	Initiating	45.00%	63
Releasing Device	Auxiliary	0.71%	1
Waterflow Switch	Initiating	0.71%	1
Tamper Switch	Supervisory	1.43%	2
Annunciator	Control	0.71%	1
Elevator	Auxiliary	3.57%	5
Expander Panel	Control	0.71%	1
Battery	Control	2.86%	4
Control Panel	Control	0.71%	1

Type	Qty	Model #	Description	Install Date
------	-----	---------	-------------	--------------

In Service - 1 Year to 2 Years

Yuasa				
Battery	4	NP7-12	Sealed Lead Acid	06/28/2015
Fire-Lite				
Control Panel	1	MS-9200UDLS		06/19/2015

In Service - 3 Years to 5 Years

Alternate				
Elevator	1	Recall	Recall Alternate	09/19/2012
Central Station				
Monitoring	1	XE2-1757	Alarm/Trouble/Supervisory	09/19/2012
Chemetron				
Heat Detector	63	601	Rate-of-Rise	09/19/2012
Fire				
Elevator	1	Hat	Fire Hat	09/19/2012
Fire Door				
Releasing Device	1	Global Release	Door Holder	09/19/2012
Fire-Lite				
Annunciator	1	--	LCD Display	09/19/2012
Communicator	1	MS-9200	Digital Communicator	09/19/2012
Expander Panel	1	FSPS-24F		09/19/2012

Pull Station	12	BG-12L	Single Action	09/19/2012
Potter Electric				
Tamper Switch	1	PTS-B		09/19/2012
Tamper Switch	1	PTS-C		09/19/2012
Waterflow Switch	1	VSR-SF		09/19/2012
Primary				
Elevator	1	Recall	Recall Primary	09/19/2012
Shunt				
Elevator	1	Trip	Shunt Trip	09/19/2012
Sign-Off				
Elevator	1	Log	Sign-Off Log	09/19/2012
System Sensor				
Smoke Detector	33	2400TH	Photoelectric	09/19/2012
Smoke Detector	11	2W-B	Photoelectric	09/19/2012

Sprinkler Inspection Certificate

For

CMI Wiedmann Park Senior
Apartments
29940 SW Brown Rd
Wilsonville, OR 97070

Tested to NFPA 25 Standards

This Inspection was performed in accordance with applicable NFPA Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.

Inspection Date
Sep 20, 2016

Building: CMI Wiedmann Park Senior Apartments
Contact: Kim Schellman
Title: Property Manager

Company: Performance Systems Integration, LLC. - Portland
Contact: Erik VanDyke
Title: Sprinkler Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: CMI Wiedmann Park Senior Apartments	Contact: Klm Schellman
Address: 29940 SW Brown Rd	Phone: 503-582-9550
Address:	Fax:
City/State/Zip: Wilsonville, OR 97070	Mobile:
Country: United States of America	Email: wiedemannpark@cascade-management.com

Inspection Performed By

Company: Performance Systems Integration, LLC. - Portland	Inspector: Erik VanDyke
Address: 7324 SW Durham Road	Phone: 1111111111
Address:	Fax:
City/State/Zip: Portland, Oregon 97224	Mobile:
Country: United States of America	Email: ErikV@psintegrated.com

System Control Unit

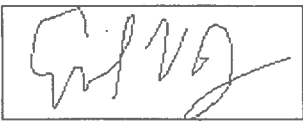
System Type	System Location	Protected Area	Devices
Wet Pipe		Building-	13

Inspection Summary

Category	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Valve	3	23.08%	3	100.00%	3	100.00%	0	0%
Hose	1	7.69%	1	100.00%	1	100.00%	0	0%
Device	3	23.08%	3	100.00%	3	100.00%	0	0%
Sprinkler	3	23.08%	3	100.00%	3	100.00%	0	0%
Alarm	3	23.08%	3	100.00%	3	100.00%	0	0%
Totals	13	100%	13	100.00%	13	100.00%	0	0%

Certification

Company: Performance Systems Integration, LLC. - Portland
 Building: CMI Wiedmann Park Senior Apartments
 Inspector: Erik VanDyke
 Contact: Kim Schellman



Signed: Sep 20, 2016 12:28:39 PM Signed:

Inspection & Testing

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments

The Inspection & Testing section lists all of the items inspected in your building. Items are grouped by Passed or Failed/Other. Items are listed by Category. Each item includes the services performed, and the time & date at which testing occurred.

Device Type	Location	Service	Time	Date
<i>Passed</i>				
Wet Pipe, Building-				
Tamper Switch	1st Sprinkler Room	Tested	12:26:57 PM	09/20/2016
Tamper Switch	1st Sprinkler Room	Tested	12:27:25 PM	09/20/2016
Waterflow Switch	1st Sprinkler Room	Tested	12:26:29 PM	09/20/2016
Drain	1st Sprinkler Room	Tested	12:26:20 PM	09/20/2016
Electric Bell	Outside Southwest Wall	Tested	12:26:51 PM	09/20/2016
Gauge	1st Sprinkler Room	Inspected	12:27:20 PM	09/20/2016
Fire Dep't Connection	Ground By Sidewalk	Inspected	12:27:33 PM	09/20/2016
Fast Response	Throughout	Inspected	12:26:41 PM	09/20/2016
Piping	Throughout	Inspected	12:26:38 PM	09/20/2016
Sprinkler Box Spares	1st Sprinkler Room	Inspected	12:27:11 PM	09/20/2016
Backflow Prevention	1st Sprinkler Room	Tested	12:27:07 PM	09/20/2016
Control Valve	1st Sprinkler Room	Tested	12:27:02 PM	09/20/2016
Inspector's Test	1st Sprinkler Room	Tested	12:25:54 PM	09/20/2016

Wet Pipe Fire Sprinkler Systems

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments	Building-
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A sprinkler system employing automatic sprinklers attached to a piping system containing water and connected to a water supply so that water discharges immediately from sprinklers opened by heat from a fire.

Alarms

Tamper Switch

Type	Description	Manufacturer	Sec	Zone/Address	OK	ScanID
Plug	Supervisory	Potter Electric		1	<input checked="" type="checkbox"/>	19172437
Plug	Supervisory	Potter Electric		1	<input checked="" type="checkbox"/>	29049353

Waterflow Switch

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	Potter Electric	VSR-SF	21	1.5	1	<input checked="" type="checkbox"/>	9 72433

Components

Backflow Prevention

Manufacturer	Model #	Size	Type	Service Type	Install Date
Ames	2000B	1.5"	Double Check	Fire Line	09 19 1999
Location		Water Purveyor		Meter Account #	Serial Number
1st Sprinkler Room					02504

Initial Test

Check Valve 1	Check Valve 2	Relief Valve	Pressure Vacuum Breaker

Held At

Repairs or Notes

Final Test

Check Valve 1	Check Valve 2	Relief Valve	Pressure Vacuum Breaker

Held At

Condition of Control Valve 1

Condition of Control Valve 2

Control Valve

Type	Manufacturer	Size	Position	Status	OK	ScanID
Ball		1.5"			<input checked="" type="checkbox"/>	19172438

Inspector's Test

Manufacturer	Model #	Pressure psi	Trip Time Sec	Flow Sec	OK	ScanID
Central	F202	/	/	21	<input checked="" type="checkbox"/>	19172435

Devices

Drain

Current Inspection

Type	Size	Supply psi	Static psi	Residual psi	Sec	OK	ScanID
Main	1"	102	102	85		<input checked="" type="checkbox"/>	19172434

Previous Inspections

September 18, 2015

Type	Size	Supply psi	Static psi	Residual psi	Sec	OK	ScanID
Main	1"	100	100	93		<input checked="" type="checkbox"/>	19172434

September 22, 2014

Type	Size	Supply psi	Static psi	Residual psi	Sec	OK	ScanID
Main	1"	95	95	85	1	<input checked="" type="checkbox"/>	19172434

Fast Response

Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID
	Pendant	0.5	3.8			<input checked="" type="checkbox"/>	19172441

Location	Description
Throughout	White

Fire Dep't Connection

Location	Type	BallDrip	Rotating Swivels	Size	OK	ScanID
Ground By Sidewalk	Freestanding			4"	<input checked="" type="checkbox"/>	19172442

Gauge

Type	Location	Static psi	Fill Type	Size	OK	ScanID
System Pressure	1st Sprinkler Room	102		1/4	<input checked="" type="checkbox"/>	19172444

Piping

Location	Type	Size	Service Date	Internal Inspection Due Date	
Throughout	Steel	1.5	09/22/2014	09/22/2014	
Hangers	Braces	Fittings	Identified	Antifreeze	ScanID
Normal	Normal		Tagged	NA	24361769

Sprinkler Box Spares

Qty	Type	KFactor	Manufacturer	Location	OK	ScanID
6	Pendant	3.9	Rasco	1st Sprinkler Room	<input checked="" type="checkbox"/>	19172440

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments

The Inventory & Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.

Device or Item	Category	% of Inventory	Quantity
Inspector's Test	Valve	7.69%	1
Drain	Device	7.69%	1
Waterflow Switch	Alarm	7.69%	1
Piping	Sprinkler	7.69%	1
Fast Response	Sprinkler	7.69%	1
Electric Bell	Device	7.69%	1
Tamper Switch	Alarm	15.38%	2
Control Valve	Valve	7.69%	1
Backflow Prevention	Valve	7.69%	1
Sprinkler Box Spares	Sprinkler	7.69%	1
Gauge	Device	7.69%	1
Fire Dep't Connection	Hose	7.69%	1

Device or Item	Qty	Model #	Description	Install Date
<i>In Service - 3 Years to 5 Years</i>				

Wet Pipe, Building-

Gauge	1	water	System Pressure	09/19/2012
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In Service - 15 Years to 25 Years

Wet Pipe, Building-

Control Valve	1		Ball	09/19/1999
Electric Bell	1			09/19/1999
Fire Dep't Connection	1		Freestanding	09/19/1999
Piping	1		Steel	09/19/1999
Backflow Prevention	1	2000B	Double Check	09/19/1999
Drain	1	F202	Main	09/19/1999
Inspector's Test	1	F202		09/19/1999
Tamper Switch	1	PTS-B	Plug	09/19/1999
Tamper Switch	1	PTS-C	Plug	09/19/1999
Waterflow Switch	1	VSR-SF	Vane	09/19/1999
Fast Response	1	F1	Pendant	09/19/1999
Sprinkler Box Spares	1	F1	Pendant	09/19/1999

Notes & Recommendations

Generated by: BuildingReports.com

Building: CMI Wiedmann Park Senior Apartments				
<i>The Notes & Recommendations Report details additional inspection notes made by the Inspectors during the course of the building inspection. Notes are grouped by SystemID.</i>				
Note	Device Type	Location	Comment	ScanID
<i>Wet Pipe, Building-</i>				
1	Fire Dep't Connection Fully painted yellow	Ground By Sidewalk	Passed	19172442



NORTH DIVISION

20665 SW Blanton St
Aloha, OR 97078
503-259-1400 - Office
503-259-1224 - Fax

CENTRAL DIVISION

11945 SW 70th St
Tigard, OR 97223
503-649-8577 - Office
503-642-4814 - Fax

SOUTH DIVISION

8445 SW Elligsen Rd
Wilsonville, OR 97070
503-259-1500 - Office
503-259-1520 - Fax

Inspection Field Report

Assigned to: Jeffery Lee [0624]

Signature Date: 5/12/16

Name: Wiedemann Park Apts

Agency #: 6888D-003-000

Address: 29940 SW BROWN RD

Occupancy #: 5194070

Phone: (503) 570-2765

FMZ: 6888D

District: South

Activities

Scheduled

Status

Apartment

5/12/2016

Completed

Repair or replace emergency light by 2nd Fl southside stairwell entrance OFC 1006 / BATTERY

Repair or replace emergency light in 1st Fl. westside stairwell OFC 1006 / REPLACE UNIT

Repair or replace emergency light by 1st Fl. ~~entr~~ southside stairwell and exit door OFC 1006 / BATTERY

Sq Feet

Re-inspection in approximately 30 days

No violations noted at time of inspection

Other: _____

Kim Schellma

Occupant Signature

Wiedemannpark@cascade-management.com

Occupant Email

[Signature] 0624 5/12/16

Inspector Signature / Personnel ID

Date



NORTH DIVISION

20665 SW Blanton St
Aloha, OR 97078
503-259-1400 - Office
503-259-1224 - Fax

CENTRAL DIVISION

11945 SW 70th St
Tigard, OR 97223
503-649-8577 - Office
503-642-4814 - Fax

SOUTH DIVISION

8445 SW Elligsen Rd
Wilsonville, OR 97070
503-259-1500 - Office
503-259-1520 - Fax

Re-Inspection Field Report for: Wiedemann Park Apts

Agency #: 6888D-003-000 | FMZ: 6888D

Address: 29940 SW BROWN RD

Occupancy #: 5194070

Main Bus Phone: | Assigned To: Jeffery Lee

Re-Inspection Date: 6/11/2016

CONTACTS: Name	Priority	Day Phone	Mobile Phone	Email
Kim Schellman	1	(503) 570-2765		wiedemannpark@cascade-management.com
Opal Kuhnert	2	(503) 570-2765	(503) 314-9373	

Findings: Re-inspection # 1

Repair/Maintain emergency lighting by 1st Fl southside stairwell and exit in corridor. OFC 1006

Cleared

Repair/Maintain emergency lighting by 2nd Fl. southside stairwell entrance. OFC 1006

Cleared:

Repair/Maintain emergency lighting inside 1st Fl. stairwell. OFC 1006

Cleared:

Hand + Bame
503-287-4604

Re-inspection in approximately ____ days

No violations noted at time of inspection

Other: _____

Kim Schellman
Occupant Signature

Occupant-Email

Jeff Lee 0624 5/24/16
Inspector Signature / Personnel ID Date TVF&R

ITEM/AREA REVIEWED	OK	N/A	COMMENTS
EXTERIOR - TRASH CONTROL			
Adequate number of dumpsters and trash cans provided?	X		
Dumpsters stored away from general public, area kept clean?	X		
Trash chutes cleaned regularly?	X		
INTERIOR			
Non-skid surfaces in tub/shower areas?		X	
Storage/Maintenance areas kept locked when not in use?	X		
Interiors checked at least annually for unsafe conditions?	X		
Corridors provided with emergency lighting/lit exits? Checked regularly?	X		
Shower/tub water temperature less than 125 degrees?	X		
LAUNDRY ROOMS			
Locked during afterhours?	X		
Floor area clean of water and debris?	X		
Equipment properly functioning?	X		
SWIMMING POOL/HOT TUB			
Water tested regularly?		X	No pool
Outlets are GFCI?		X	
Chemicals stored away from public?		X	
Lifesaving equipment easily accessible?		X	
Rules/Regulations clearly posted? "No Diving Sign" clearly visible?		X	
Self-closing gate properly functioning?		X	
Depth separation/floatation rope for shallow and deep ends of pool?		X	
Depth markings easily visible on inside and outside perimeter of pool?		X	
Pool deck in good condition? Free of trip/fall hazards?		X	
Pool ladders/handrails securely anchored?		X	
Hot tub water temperature controlled and set not to exceed 104 degrees F.?		X	
Furniture in good condition?		X	
Pool chairs/tables/equipment kept at least four feet from pool edge?		X	

ITEM/AREA REVIEWED	OK	N/A	COMMENTS
EXERCISE ROOM/SAUNA			
Equipment in good operating condition?		X	
Outlets are GFCI?		X	
Notice posted that tenants are to use at their own risk?		X	
Equipment use instructions posted for exercise equipment?		X	
Time limit sign posted for sauna?		X	
Time and heating element for sauna functioning properly? Serviced?		X	
Notice not to pour water over hot rocks in dry sauna?		X	
FIRE PROTECTION			
Smoke detector in all sleeping units?	X		
Smoke detection checked during past 12 months? Batteries changed annually?	X		
HVAC serviced within past six months?	X		
Chimneys clean for units with solid fuel burning fireplaces?		X	No fireplace
Fire Hydrants located onsite serviced?	X		
Fire extinguishers serviced within past 12 months? Service tag attached?	X		
Fire sprinkler systems serviced within past 12 months?	X		
Central station alarm tested within past 12 months?	X		
Three foot aisles clearance to main sprinkler valves?	X		
PIV or OS&Y locked in open position?			
Flammable/Combustible liquids and aerosols stored in metal cabinets? (Note: HUD properties above not permitted)	X		
Roofs checked/cleaned regularly?	X		
Evacuation procedures provided/posted?		X	
SECURITY			
Vacant units locked?	X		
Exterior lighting functioning in all walkways, dark areas?	X		

ITEM/AREA REVIEWED	OK	N/A	COMMENTS
CLUBHOUSE/RECREATION ROOM :			
Locked when not in use/restricted access/monitored?	X		
Rules posted or written rules given to tenant?	X		
Furnishings in good condition?	X		
Good housekeeping practices?	X		

Additional Comments:
