

DOMES Report

Exteriors		Dome	Item	Code Reference	Corrective action
1		2, 3, 4, 5, 6, 7, 8, 9 11, 12, 13, 14, 15	Refer to Design and Construction Management (DCM) and previous EH&S Report for exterior structure issues.		Porches, Arches and other constructed elements are referred to DCM for structural stability and code approved construction
2		15	Decorative wooden porch trellis at back of bench is not secure.		Secure trellis so it will not collapse when someone sits and leans back on bench. If it cannot be secured, please remove it.

Interiors (see General List below)

Kitchens		Dome	Item	Code Reference	Corrective action
1		~ ALL	Lower Cabinets - At rear of lower cabinets, beneath the sink, the sheetrock wall in the rear has been partially or fully removed. It appears this has been done to access plumbing lines for repair and maintenance.	Sanitation; Rodent control; Insect control	Replace sheetrock and seal (e.g., paint) to prevent moisture penetration. It is recommended that access panels be designed into the repair for future plumbing maintenance and repair activities.
2		~ ALL	Raw wood - Sealant (e.g., paint, stain) on wood (trim, windows, doors (interior & exterior, etc.) has worn off and/or has not been applied. In many Domes, moisture penetration of raw wood was noted. This is primarily noted in all rooms and at/around windows and screens.	Public Health: Sanitation, cleaning, mold inhibition, etc.	Thoroughly clean raw wood, especially at windows. If molds/mildews present, thoroughly clean and disinfect (e.g., bleach and water solutions) the areas. Completely dry the wood prior to applying/re-applying the new sealant.
3		~ ALL	Utility lines - Section of wall to right of kitchen sink and between kitchen and bathroom is missing. Utility supply lines, including unenclosed electrical wires are exposed. Also, numerous units noted with household items stored in this area sometimes on or against the electrical wires and plumbing lines.	Building, Public Health and Safety Codes; Sanitation - Rodent and Insect Control	
4		2, 3, 6, 7, 13, 14	Required GFI protected outlets either non-operational or have not been installed.	Building Codes	Housing, O&M, a licensed, qualified electrician or under direction from Housing, replace all non-GFI and/or non-operational GFI outlets with properly operating outlets.
5		2, 5, 13	Countertop - laminate is missing or has deteriorated and/or separated from its particle board backing	Sanitation; Rodent control; Insect control	Repair or replace
6		2, 6, 12	Seal between sink and counter has deteriorated exposing particle board to moisture	Sanitation; Rodent control; Insect control	Remove remaining sealant, thoroughly clean and dry separation between sink and countertop then re-seal (e.g., silicone) sink-counter juncture.
7		6	Lower cabinet - side of cabinet by stove has not been sealed/painted to resist oil and moisture penetration and to enable ready cleaning of surface.	Building and Public Health Codes	Thoroughly clean and dry surface then seal/paint.
8		6	Lower cabinets - door hinges with stripped and broken screws	Building Codes, Safety	Replace missing/stripped screws.
9		6, 8	Plumbing leaks noted beneath sink	Building and Public Health Codes	Identify source of leak and repair as necessary.

10		6	Sheetrock back panel, beneath lower cabinets, has never been sealed/painted and is visibly water damaged. Mold is growing on sheetrock paper.	Building and Public Health Codes	Clean and disinfect area as discussed then remove all sheetrock that had mold growing on/in it or that is damaged. Identify the source of moisture/water and immediately repair. Thoroughly dry area, install new sheetrock and seal/paint. Strongly recommend installing access panel to plumbing lines shared by bathroom and kitchen.
11		6	Ceiling light fixture in east area is very loose and appears to be hanging from electrical wires.	Building and Public Health Codes	Refer to Housing or DCM for installation. Repair or replace as needed. Repairs must be done by qualified, licensed electrician or Housing or O&M.
12		6	Light bulb cover/globe for protecting the light bulb, is missing from light at sink.	Building and Public Health Codes	Replace missing light bulb cover.
13		6	North Wall - mold noted growing about 6 inches up the wall from base.	Building and Public Health Codes	As discussed, carefully clean area with warm, soapy water (to start). With care and as discussed, disinfect area and remove as much of the molded/damaged material as possible. Identify reason for mold growth (suggestion that it is coffee maker is a good start) Immediately discontinue activity that is contributing to the growth. Keep area thoroughly dry. If mold growth continues, call Susan at EH&S for further assistance.
14		7, 12, 13, 14	Seal has deteriorated at wall-backsplash juncture and stove where counter has been cut.	Building and Public Health Codes	Remove remnants of old seal then thoroughly clean, disinfect and dry juncture before applying new sealant.
15		7, 9, 12, 14	Countertop material cut at edge and compressed material exposed. Raw/Unsealed wood creates insect and rodent attractants by allowing penetration of cooking oils,	Building and Public Health Codes	Seal edge of counter
16		7	Light fixture over sink is missing bulb cover.	Building and Public Health Codes	Replace protecting, missing bulb cover/globe.
17		7	Electrical wires to fixture appear to be the old, fiber/cloth enclosed type. The wires are readily visible and have tape on. The tape is secured them in a manner consistent with splicing.	Building and Public Health Codes	Refer to Housing or DCM for installation. Repair or replace wiring and/or fixture as needed. Repairs must be done by qualified, licensed electrician or Housing or O&M.
18		8	A number of countertop tiles are cracked	Public Health	Repair/replace broke tiles then seal/grout in place. Recommend sealing grout.
19		8	Section of wall to right of sink is dark and in need of repair.	Building and Public Health Codes	Repair and seal wall
20		9	Cover/Door to electrical panel above stove is missing	Building and Safety Codes	With oversight from Student Housing, DCM, O&M or licensed, <u>qualified electrician, replace missing panel</u>
21		11	Extensive mold growth on sheetrock back panel beneath countertop at kitchen sink. Sheetrock forms a wall between the bathroom and the kitchen. It is very damp to touch.	Building and Safety Codes	Refer to Housing or DCM and the New York City Health Department Standards for mold clean-up. Clean, remove, sanitize area. Identify source of moisture and repair as needed. Thoroughly dry area, replace sheetrock and seal wall (e.g., paint). Strongly recommend installing an access panel for repair and maintenance of plumbing lines.
22		13	Electrical fixtures appear to be installed in an awkward manner	Building and Safety Codes	Refer to Housing and/or DCM to determine safety of fixture installation.
23		13	The 1/4 round transition between the tile and concrete is missing creating an insect and rodent attractant	Building and Public Health Codes	Replace missing 1/4 round with sealed piece.
24		14	Junction box on east wall is missing a cover	Building Codes	Replace missing cover.

25		14	Insulation foam exposed at electrical outlets and on east wall at cabinet-wall interface.	Building Codes	Reseal foam as needed.
26		15	It is unclear if electrical fixtures are installed per code	Building Codes	Refer to DCM for assistance evaluating installations.
27		15	The floor at the lower counter juncture has food spill and dirt accumulation - it needs cleaned and re-grouted to facilitate cleaning.	Building Codes	Repair as needed.
28		15	Wood at toe-kick, beneath countertop, has no seal to prevent accumulation of oil, dirt, moisture, etc.	Building Codes	Repair as needed.
29		15	Wall tiles at sink are loose	Building Codes	Resecure loose tiles.
Living/Dining Rooms		Dome	Item	Code Reference	Corrective action
1		2	Bracket on floor at right of entry	Safety	Secure bracket to eliminate cut/trip hazard
2		2	At the right of the entry the wall covering material is cracked and loose , - damages is about 3 inches up the wall. (foam exposed).	Sanitation - e.g., Cleanability	
3		2	Left of entry door and at the wall - floor juncture, foam material is exposed.	Sanitation - e.g., Cleanability	
4		2	To left of entry, insulating wall foam exposed at floor due to absence of interior wall surface material	Sanitation - e.g., Cleanability	
5		2	Wooden window frames are unsealed	Sanitation - e.g., Mold control	
6		4	Transition between wooden Living Room floor and linoleum Kitchen floor is raised creating a potential trip hazard and a an area for accumulation of dirt and debris.		Several solutions including 1) installing a transition strip 2) raising the level of kitchen floor
7		4	Wood rot noted in lower right-hand corner of door frame at frame-threshold juncture.	Building Public Health Codes	Determine extend of wood rot, remove rotted sections and repair as needed.
8		5	Walls in stages of repair		Complete wall repairs and paint/seal walls (e.g., beneath wall heater)
9		5	Wall Heater - Cover is not properly installed and wall below cover is not painted.	Safety and Building Codes	Properly install and secure wall heater cover and paint wall when completing wall repairs.
10		6	Sheetrock on North wall between bathroom and kitchen has several cuts perhaps part of a repair.	Sanitation	Complete repair of sheetrock and seal/paint repaired area.
11		6	At Loft access ladder an electrical Junction Box (J-Box) has been installed. The box is not sealed and there are gaps large enough to stick fingers in. It is well within "grasping range" when holding the edges of the loft ladder. The concern is that someone will accidentally stick their fingers into the box. Also, I do not know if it is allowed, per code, to be installed in this location. (junction)	Building Codes, Safety	Refer to DCM- Can box be located here? If so, what is the proper way to seal it so that no one gets hurt?

12		6, 15	To the right of the entry door there is an electrical outlet that needs to be sealed in place properly/thoroughly.	Building and Public Health Codes	Seal outlet per Housing/DCM direction or by a licensed, qualified professional electrician.
13		7	At base of South wall, behind sofa, mold was noted on the surface of the wall. Elevated moisture meter readings were detected along a 3 ft.+ section and to an average, estimated height of 6 inches. Water supply lines are not known to be located in, or on either side of, this section of wall.	Building and Public Health Codes	Clean mold from wall surface and disinfect area as discussed. Identify source of water and immediately repair. Thoroughly dry area and, if necessary, repaint work area. Please evaluate the exterior base of this unit - it is possible this is where water is entering. Also, moving the wall hanging from this area increase circulating of warmer, drier air and will also allow indirect sunlight to reach the area.
14		7	Light fixture on wall between kitchen and bathroom has no bulb protection.	Building and Safety	Install light bulb shield/globe/cover.
15		12	A small opening was noted at base of front door	Building and Public Health Codes	Repair small hole to prevent entrance of insects and rodents.
16		13	Insulation foam and raw wood exposed at front door by frame.	Building and Public Health Codes	Reseal (e.g., paint) insulation and raw wood.
17		14	At front door base-frame juncture - raw wood and wood rot noted.	Building and Public Health Codes	Repair/replace as needed,
18		15	Raw wood and foam exposed at floor-door frame interface.	Building and Public Health Codes	
19		15	Screen door - lower solid metal plate section is loose.	Building and Public Health Codes	Resecure metal plate.
20		15	Ceiling at east appears to be unstable	Building and Public Health Codes	Refer to DCM for structural analysis. Repair/Replace as needed.
1st Floor Bedroom		Dome	Item	Code Reference	Corrective action
1		4	Floor is damp at electrical outlet (per Ernesto, breaker will trip)	Public Health and Building Codes	Identify source of moisture and repair as necessary.
2		5	Window screen frame is bent.	Public Health	Repair/Straighten and re-install frame
3		6	Window screen is missing	Building and Public Health Codes	Replace missing screen
4		8	Ceiling light fixture - electrical wires are exposed	Building Codes	Repair/replace/rescuer/remount light fixture, Please have Housing, DCM, O&M or licensed, qualified electrician check electrical wires prior to re-using.
5		8	Extension cord with 3 outlets plugged into an extension cord - appears at least a computer, light and fan are powered. Extension cord appears to be used in place of electrical wire.	Building Codes	Refer to Housing and Fire Dept. Also Housing and DCM to determine if electrical supply meets code requirements.
6		13	Electrical outlet on wall is missing the cover. Dirty was noted on floor in front of, and beneath, the outlet,	Building and Safety Codes	Replace missing electrical outlet cover. Identify how dirt is coming into room and repair as needed.,

7		13	Wall is not part of original construction and does not appear to have been installed per code	Building and Safety Codes	Refer wall installation to DCM to evaluate integrity of wall. Repair and replace as/if needed
8		13	Mold/Mildew odor prominent at window,	Building, Public Health Codes	Identify source of moisture and reason for mold/mildew. Repair as needed.
9		15	Phone jack is loose	Building Codes	Resecure phone jack.
Bathrooms		Dome	Item	Code Reference	Corrective action
1		2	Shower insert is installed above floor level - sides are not enclosed	Sanitation; Rodent control; Insect control	Remove as much of the accumulated material from beneath the insert as possible and then clean and thoroughly dry the area. Enclose the opening between the bottom of the insert and the floor making sure to seal the enclosing material to the edges of the insert where it is likely water will drip out. Also, seal enclosing material to floor so that water will not seep, accumulate then stagnate beneath the insert.
2		2	Electrical and plumbing supply lines at east wall between the bath and shower- It appears these lines are not installed/operating correctly. Refer to DCM/Housing		DCM/Housing/O&M/Licensed, qualified professional - Evaluate plumbing and electrical installations to determine if code is met. Replace/repair as needed.
3		2	Unable to access water heater		
4		2, 8, 13	GFI outlet at bathroom sink is non operational	Building and Safety	Replace with properly installed GFI outlet
5		2	Junction box on ceiling by light fixture is about 2 inches from shower and is not water resistant or proof.	Electrical and Safety	Licensed, qualified professional, Housing or O&M - repair/replace as required.
6		2	Wall covering behind toilet is deteriorating and no longer easily cleanable- wall particles fall on floor when touched	Safety; Sanitation	Determine and repair source(s) of water that may be contributing to/have contributed to damage. Replace deteriorated wall with material that easily cleanable and is sealed against moisture damage (e.g. stains, paint, etc.).
7		2	Floor covering is deteriorated - seams have separated	Safety - Trip Hazard; Sanitation (e.g., Control Mold Growth)	Repair or replace floor covering as needed. It may be possible to resecure existing material to floor and then seal the separations.
8		3	Countertop at sink is not water resistant	Public Health Codes: Sanitation/Food Safety	Seal beautiful countertop to prevent moisture intrusion and mold and biofilm growths.
9		4	Per Housing, water seeping onto floor from beneath toilet is due to faulty wax ring. Mold noted.	Building and Public Health Codes	Housing has agreed that this will be repaired ASAP. After repair, clean and sanitize molded surfaces.
10		4	At tub - wood around tub and at tub-wall juncture needs sealed to prevent mold and mildew		Seal wood and junctures with paint, sealant, silicone, etc.
11		5	Part of door frame is missing		Complete replacement of doorframe
12		5	Water leak noted between tub and toilet at the wall-floor juncture.	Building and Public Health Codes	Housing agreed to find source of water and to repair ASAP.

13		5	Light fixture in water heater closet is not properly abandon		Please have Housing or O&M properly abandon the ceiling light fixture in the water heater closet
14		6	Water heater ground wire is not secured	Building Codes	Properly secure ground wire (by Housing, Licensed, qualified professional, O&M)
15		6	Window Screen is Missing	Building and public Health Codes	Replace missing window screen
16		6	Window does not open or close easily (sliding feet missing) or properly.	Building and Public Health Codes	Repair or replace.
17		6	Toilet seat is loose	Building and Public Health Codes, Safety	Resecure toilet seat
18		6	Electrical wires are exposed at pipes	Building and Public Health Codes, Safety	Refer to Housing, DCM, O&M or licensed, qualified electrician - ensure electrical supply is installed properly.
19		7	Light fixture at shower does not have a cover/globe to contain the mercury containing CFL bulb.	Building and Public Health Codes, Safety	Install light bulb shield/globe/cover.
20		7	Door skin is coming off and it is torn at the base of the door.	Building and Public Health Codes, Safety	Repair or replace as needed.
21		8	An accordion type plastic pipe has been installed as a drain pipe from the hand sink.	Building and Public Health Codes, Safety	Refer to Housing/DCM/O&M - replace accordion pipe with pipe made of approved material and in accordance with Building Codes.
22		8	NOTE: The ceiling light usually seen in front of the shower is missing - and there is no electrical box indicating where it may have been.	Building and Public Health Codes, Safety	Please determine if fixture and electrical supply to it were properly removed . If they have been, no further action is needed. If they are not, repair to bring into compliance with Building Codes.
23		8	Unsealed sheetrock at floor beneath sink . Wall and floor damage appears to have been caused by water dripping down wall from unsealed backsplash and from plumbing line leaks.	Building and Public Health Codes, Safety	Identify source of water and repair floor and sheetrock as needed. Reseal backsplash-counter juncture and reseal/paint walls.
24		8	At base of door, the "door skin" is coming off	Building and Public Health Codes, Safety	Resecure door skin
25		11	Shower ceiling is not sealed against moisture,	Building and Public Health Codes, Safety	Seal/Paint ceiling.
26		11	Junction box has no cover plate	Building and Public Health Codes, Safety	Install cover plate.
27		11	Light fixture over sink - globe for protecting bulbs is missing	Building and Public Health Codes, Safety	Replace missing light bulb cover.
28		11	A 2 x 4 located above the shower entrance appears to be pulling away from the ceiling and wall.	Building and Public Health Codes, Safety	Refer to Student Housing and DCM to determine if structure is secure. Repair/Replace as needed.
29		13	The back and side wall junctures around the handsink countertop have no seals; compressed wood is exposed to water.	Building and Public Health Codes, Safety	Thoroughly clean and dry junctures, then re-seal.
30		13, 14	At wall by shower, Romex (electrical wiring) is exposed. The Romex runs through a piece of (PVC?) conduit that seems to run outside however we were unable to verify this.	Building and Public Health Codes	Please verify with DCM that this installation is per code. If not, please repair, replace or remove as necessary.

31		13	Tiles are old and worn and several are no longer secured in place	Building, Public Health and Safety Codes	Replace worn, cracked and broken tiles. Make sure new tiles are secured to prevent tripping and slipping.
32		15	Opening around hole for shower headed pipe.	Building Codes	Seal opening - consider installing, and sealing, an escutcheon ring
33		15	Elevated amount of hard water corrosion noted on left side of fixture at base,	Building Codes	Repair or replace faucet.
34		15	Fluorescent tubes in light fixture, at shower, are not protected.	Building Codes	Install light bulb shield
35		15	Electrical outlet missing 2 screws	Building Codes	Replace missing screws. Please ensure wiring is in accordance with code.
36		15	Wooden wall, especially at toilet and sink - are not sealed, are deteriorating and are difficult to clean.	Building and Public Health Codes	Repair wall as needed and seal against future destruction - and in a manner that makes it easy to clean.
37		15	Toilet seat is loose	Building and Public Health Codes	Resecure toilet seat.
Loft		Dome	Item	Code Reference	Corrective action
1		~ All	Access ladders do not have appropriate handholds/railings	Building Codes: Safety	Refer to DCM for code compliant correction (NOTE: at request of #4, #5, #9 tenants: these are works in progress)
2		~ All	The angle of some of the access loft access ladders is excessively steep.	Building Codes: Safety	Refer to DCM for code compliant correction (NOTE: at request of #4, #5 tenants: these are works in progress)
3		~ All	The rise and run of steps to Loft access ladders are not always the same height (rise and run must be same).	Building Codes: Safety	Refer to DCM - step rise, run and depth code requirements
4		~ All	Opening large enough to accommodate a 4" sphere noted on loft railing.	Building Codes: Safety	Refer to DCM for code requirements
5		~ All	There are large openings on both edges of the loft 1/2 wall. The openings can easily accommodate the passage 4 inch spheres.	Building Codes: Safety	
6		~ All	Vent at apex of dome is open to the exterior (no rain, rodent, insect, etc. guard)	Public Health Codes: Sanitation, Rodent and Insect Control	
7		~ All	No windows in loft used as bedroom/living area	Public Health & Building Codes	Refer to DCM for building code compliant installation of window(s)
8		2	Refer pole lamp, separated and lying on floor, to Fire Dept for electrical Safety review	Fire, Safety and building Codes	Refer to Fire
9		2, 15	Electrical junction box installed on floor at top of ladder.	Building Codes: Safety	Refer to DCM for code compliant correction

10		2	Floor Covering - Wood pieces do not abut leaving separations through which -dust, dirt, particulates can fall on to the tenant below.	Public Health and Building Codes:	Cover with approved material in manner that prevents material from dropping through separations.
11		5	Gap at floor-wall juncture (SW area).		Refer to DCM for code compliant repairs, if needed.
12		6	An electrical box (duplex) is installed on top of the floor, at the top of the left-hand side of the Loft access ladder. Per	Building Codes	Refer to DCM for code compliant installation. Refer to Housing, O&M or licensed, qualified electrician to complete work.
13		6	There is a gap between the loft floor and the dome walls. The gap is approximately 6 inches wide. Beneath are the bedroom, bathroom and kitchen.	Building, Health and Safety Codes	Refer to DCM to determine if installation compliant with Building Codes. Repairs must be approved and overseen by Housing.
14		6	There is a large gap (foam exposed) around the Fire Alarm	Building and Safety Codes	With direction from Fire and in accordance with Housing requirements, seal large gap. Please note that this gap is much to large to use only silicone to fill.
15	NOTE: Not all 1/2 wall interiors were available for review.	6, 7, 13, 15	The Loft 1/2 wall has vertical supports for securing sheetrock and apparently no horizontal supports. Per tenants, the wall is a work in progress and the sheetrock has been installed on only one side so far.	Building and Safety Codes	Refer to DCM for code compliant installation. Work must be performed in accordance with Housing's requirements and under their direction. NOTE: Please check with DCM to determine if securing wood to wall should be done with nails or screws on 1) steps 2) flooring.
16		6	Nails for securing the loft floor have not penetrated wood intended to secure the flooring in place. With certain	Building and Safety Codes	Refer to DCM to determine if nails need to be removed and reinstalled. Determine if nail points are in areas where people
17		7	The floor has apparently rubbed against the wall and worn away the protective coating. Foam insulation has been exposed in these areas.	Building and Safety Codes	Refer to DCM to determine if floor has been made stable. Perform all required repairs and seal exposed foam under direction of Housing.
18		7	Openings, some greater than 2 inches in diameter, were noted beneath the rug.	Building and Safety Codes	Refer to DCM and Housing.
19		7	Rough edges noted on loft ladder steps	Safety	Smooth/rasp rough edges.
20		11	There is, what appears to be, a seismic strap located to the right of the top of the ladder. It appears the strap has been moved from its original installation.	Building and Safety Codes	Refer to Housing and DCM to determine if strap has been moved and, if so, if structure has been compromised.
21		11	There are no electrical outlets in the loft however there are electrical lights present. This area is used as a bedroom, there are no windows for light. At least three electrical lights were noted in the loft but there was no apparent source of power for the lights.	Building, Public Health and Safety Codes	Housing/DCM, O&M or licensed, qualified electrician approved by Housing - install outlets to provide power for electrical lighting.
22		13	Elevated loft area - The structural security of this uncommon installation is unknown.	Building and Safety Codes	Refer to DCM for structural analysis. If possible, repair or replace as necessary. If this is not possible, please remove.
23		13	Electrical outlet box on floor - conduit housing electrical wires has separated from box, exposing wires.	Building, Public Health and Safety Codes	Housing/DCM, O&M or licensed, qualified electrician approved by Housing - repair conduit and install box per code.

24		13	The surface of the ceiling, particularly and the curved top, is very rough. It appears that repairs made over the years have created deep depressions and bubbles on, and perhaps below, the surface.	Building Codes	Please ask DCM to perform structural analysis. Perform necessary repairs as required.