

# Remaining Useful Life Determination for the

Reed's Bay Hotel

Hilo, Hawaii  
TMK: (3) 2-1-005: 022

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*Submitted By*

**SSFM INTERNATIONAL, INC.**

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Final Report  
June 2014

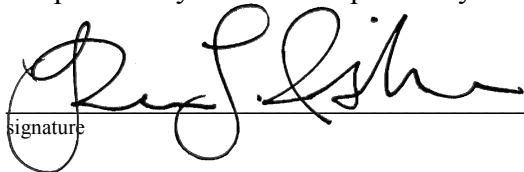
## Statement of SSFM International, Inc.'s Quality Process

*It is the policy of SSFM to have a consistent and systematic approach to the development and review of its reports and other project deliverables.*

All projects and products of our service are subject to a quality process and in no case will the quality review be eliminated. The main purpose of this process is to assure:

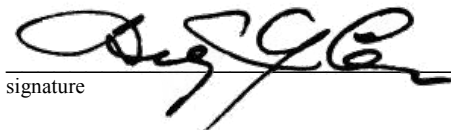
- ❖ Clarity, completeness, coordination, and accuracy of documents.
- ❖ That the project, study or investigation meets the Client's objectives.
- ❖ That the requirements of our Agreement with the Client have been met, and the Client has received the value of the fee to be paid.

The Preparation of This Report Was The  
Responsibility of and Completed By:

  
signature

6/10/2014  
date

The Quality Review of This Report Was The  
Responsibility of and Completed By:

  
signature

6/12/2014  
date

## **I. Scope of Work**

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The scope of work is to estimate the Remaining Useful Life (RUL) of the Building Facilities and Physical Plant for Reed's Bay Hotel. This report is intended to be used as part of decision making on the future utilization of this property.

The Study was based on the examination of the property through meetings, interviews and on-site inspections by a team of experienced and knowledgeable professionals.

Location and Vicinity Maps, along with aerial views of the property are provided in Appendix A.



Reed's Bay Hotel located at 175 Banyan Drive, Hilo, Hawai'i.

## **II. Existing Conditions**

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This Property is currently being used as hotel & sub-lease of rooms. There is a major hotel wing, a largely unused restaurant wing, and the lobby structure connecting the two wings. The restaurant wing was originally a two story structure, housing a restaurant on the second floor, however, in July 1983, a fire destroyed the upper level. Currently, the lower level is used for the resident manager's office and storage.

The current lease will expire on March 14, 2015. The future use of this property and potential terms and conditions for lease renegotiations will be determined as part of the process with the Hawaii State Department of Land and Natural Resources.

### **BACKGROUND INFORMATION:**

- Name of Property: REEDS BAY RESORT HOTEL, LTD.
- Address: 175 Banyan Drive, Hilo, HI 96720
- TMK of Property: 3-2-1-005:022
- Lease Agreement Info: No. 3029
  - o Lessee: Reed's Bay Resort Hotel LTD
  - o Duration: Expires on March 14, 2015
- General Description of Property:
  - o Number of Buildings: Two (2) connected by Office and Covered Walkway
  - o Type of Construction: Cast in Place Concrete and Concrete Masonry Units; Roof over Lobby/Office area is timber.
  - o Year Constructed: Unknown. Real Property records show earliest electrical alteration occurred on 7/24/1969.
- Grounds Information:
  - o Pavement & Parking: Asphaltic Concrete
  - o Walkways: Concrete
  - o Miscellaneous: Swimming Pool & Landscaped Areas, Lined Drainage Channel
- Utility Type & Construction:
  - o Electrical: Typical Pre-Current Building Code; In need of upgrading
  - o Plumbing: Cast Iron, Copper & PVC
  - o Air Conditioning: No Central Air; Some areas with window type air conditioning units.

## **III. Site Visit**

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On February 25, 2014, a site visit was performed by a civil engineer, a structural engineer, a mechanical engineer, an electrical engineer and Donn Inouye of Reed's Bay Hotel to assess the general condition of the buildings and physical plant components of the Reed's Bay Hotel.

An interview was held with Donn Inouye to discuss the history of the property improvements, as well as to gain insight on recent repairs and known issues. After the interview, the site visit was performed and the major building and physical plant components were observed.

The condition of the major components observed is documented in Appendix B.

## IV. Discussion

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The structural elements are the most important factor in determining the RUL. Condition of major systems such as electrical, plumbing and sewer are also contributing factors. The condition of major equipment related to these systems, such as large capacity water heaters, transformers, electrical service components, etc. are also considered, but have less of an impact since they can be replaced with minimal disruption to the use of the building. Items such as furnishings are not considered to impact the RUL. Isolated conditions, including but not limited to, the repair of a failing retaining wall, continuing as needed repair of balcony railings and remedial work in the currently unused section, may require repair or replacement to achieve the RUL, but this can be achieved without significantly impacting the current operations and usage of the facility.

The primary objective was to inspect and examine the elements of the building structure and physical plant, including the grounds, which are controlling elements in determining the RUL in terms of a range of years.

Significant Findings are itemized below (See Appendix B for Element Numbers):

- Element No. S 1.a – Retaining wall is in need of repair & re-construction.
- Element No. S 4.b - Structural steel beams, a few of which have section loss due to corrosion. These members will need cleaning and reinforcement and/or replacement in certain locations if the use of this location continues.
- Element No. E 1.a – Electrical wiring & breakers are unsatisfactory. Continued use will require the upgrade of this system to meet current codes.
- Element No. U 2.a – Commercial gas water heater & flue has limited life. Although not a critical element to RUL, replacement of this element within the next 2-5 years is recommended.

In addition, we note the items disclosed as part of the Pre-Inspection Meeting w/ the Lessee.

- No noticeable settlement or erosion has occurred since his lease term.
- A lined concrete drainage channel located along the North property line has been maintained regularly by them. The Inspection Team also noted that it appeared well maintained.
- The floor level above the basement was once a restaurant which was destroyed by fire in 1983. This area has been barricaded and is no longer in use, but is considered structurally satisfactory aside from a few steel beams needing replacement and/or reinforcement. The walls and roof framing for the former restaurant area will need to be reconstructed if this area is to be put back into use.
- Plumbing is operational with no significant problems with exception of normal preventative and repair maintenance.
- Electrical System is the original system that has been maintained. The current wiring and distribution system does not meet Electrical Code Requirements. Lessee submits that should the lease continue, he intends to upgrade the Electrical.
- Electrical Source by HELCO is satisfactory with the Transformer replaced about 10 years ago.

- Water and Wastewater by the County of Hawaii have performed satisfactorily with no significant disruptions.

## V. Conclusion

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Based on the documentation available, meeting with the Lessee and the Site Evaluation/Inspection performed on February 25, 2014, the Remaining Useful Life (RUL) is determined to be **12-15 years** assuming the current usage is continued.

Important elements that are in need of repair but not considered to significantly affect the RUL of this property are:

- Site Retaining Wall – The repair of retaining wall in the restaurant wing is failing and will need to be re-constructed.
- Restaurant Wing Structural Repairs – There are several beams supporting the second floor that are badly deteriorated and need to be replaced. To fully utilize this wing, extensive repairs would be necessary, including but not limited to, reconstruction of the second floor roof and walls, cleaning and patching of isolated concrete spalling and all existing steel beams would need to be cleaned, repaired where required and painted.
- Electrical Wiring & System – continued future use of this building will require upgrade of the electrical system. This is important to continued use but not a major RUL factor as the system is still working as originally intended.
- Water Heater System – continued use of this building facility will require replacement of this Water Heater and Flue System. Again, this is important to continued use, but not a major RUL factor.

## VI. Conditions and Limitations

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The scope of work is limited to general visual observation of accessible major structural, architectural, mechanical, electrical, plumbing, and sewer components of the facility in order to estimate remaining useful life of the facility. This Evaluation and Inspection was prepared based on examination of available records, interview meetings w/ the Lessee and visual on-site inspection of the Physical Plant & its operation.

This report does not address any furnishings or non-permanent equipment. We have not verified the structural integrity of all members to support present or code required gravity or lateral loads, or performed any testing of the various building components. We did not perform any testing or investigations to confirm the accuracy of any drawings, calculations or documentation provided for review as a part of this evaluation. It is beyond the scope of this report to determine what deficiencies would need to be remediated in order to bring the current facility up to code. This report does not address any other portions or aspects of the existing facility other than those areas mentioned, nor does it provide warranty, either expressed or implied, for any portion of the existing facility.

Remaining Useful Life is the duration for which the facilities will be useful to the business, not how long they will actually last. It is based on many factors and can change over time depending on factors such as improvements made to the property, economic changes and changes to laws. The remaining useful life estimates, assume basic maintenance and isolated critical repairs. The facilities may remain functional past these estimated spans, however, it is expected that widespread, more costly repairs and upgrades would begin to compound and it may no longer be feasible to operate at the status quo.

## **VII. Personal Background**

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### **HUGH Y. ONO, P.E.**

Hugh Ono is a Civil Engineer with background in Construction, Construction Management, Engineering Management and Administration and Building & Grounds Maintenance Management.

### **RENEE ISHISAKA, P.E.**

Renee Ishisaka is a Structural Engineer with over 5 years experience in a wide variety of both design and construction projects. Projects have involved reinforced, prestressed and post-tensioned concrete; structural steel; masonry; and timber construction. Ms. Ishisaka has experience with the following types of projects: Hospitals, Department of Defense projects, airport facilities, commercial/office buildings, residential buildings, educational facilities, and hotels.

### **NIMR TAMIMI, P.E.**

Nimr Y. Tamimi, P.E., LEED AP, is a Principal at Engineering Partners Inc. with 26 years of experience as a design mechanical engineer in Hawaii. Mr. Tamimi's experience relevant to this project include the design of new mechanical systems and renovations of existing systems for Hotels, Resorts, Multifamily residential, restaurants, swimming pools, domestic water heating systems, fuel gas distribution systems, and HVAC systems. Included as part of those projects are payback analysis, usable life analysis, due diligence, and trouble shooting.

### **CHRISTOPHER LOVETT, P.E.**

Christopher Lovett, P.E., is a Principal at Engineering Partners Inc. with over 16 years of experience in the design, specification and construction of commercial electrical and telecommunications systems. Mr. Lovett's experience ranges from designing power and lighting distribution systems for both medium and low voltages and telecommunications infrastructure design. Projects include extensive Electrical Engineering designs for hotels/casinos, high-rise residential, hospital, educational facilities and commercial/office buildings. Mr. Lovett provides extensive experience in project management, construction administration, scheduling and cost estimating.

## Appendix A



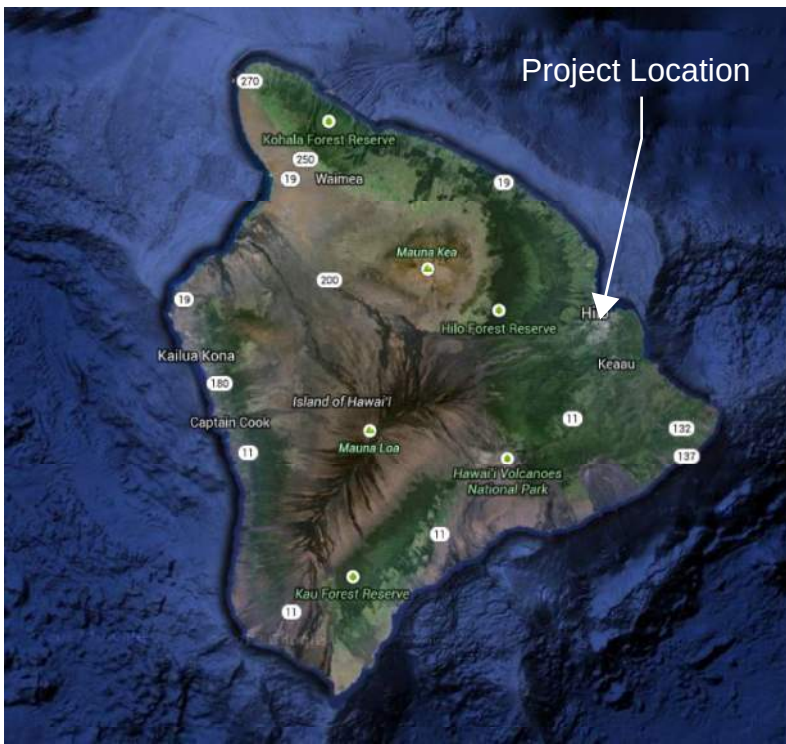


Figure 1: Location Map  
(Images from Google Earth)  
Not to Scale



Figure 2: Vicinity Map  
(Images from Google Earth)  
Not to Scale

## Aerial Views of Reed's Bay Hotel



View from South



View from West





View from North



View from East

## Appendix B

Property Name: REEDS BAY RESORT HOTEL  
Date: 9:30am, Tuesday, February 25, 2014

EVALUATION SITE INSPECTION TEAM:  
\* SSFM INTERNATIONAL - Hugh Ono, P.E. & Renee Ishisaka, P.E.  
\* REEDS BAY RESORT HOTEL - Donn Inouye  
\* ENGINEERING PARTNERS, INC. - Nimr Tamimi, P.E. & Chris Lovett, P.E.

Element Codes: G - Grounds; S - Structural; P - Plumbing; M-Mechanical; U - Utility; O - Other/Misc.

| Element Code | Element                                  | Location of Elements Noted:                                                                                                                          | Description of Finding:                                                                                                                                                                                                                                                                                                                                                                                  | RUL Weight:<br>(1 High to 3 Low) | Estimated Age: If Available (Years) | Condition Rating:<br>A to F | Estimated Useful Life (Years) | Remaining Useful Life (Years) | Photos Referenced:                                                   | Comments & Major Deficiencies Noted:                                                                                                                                                                                                                                                                                                                                                                           |
|--------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|-----------------------------|-------------------------------|-------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G1           | Grounds - Settlement & Erosion           | a. Walkway Slab @ South Building Makai Ground Level<br>b. Cracking in Concrete Walkways between Hotel and Restaurant Wings                           | a. Undermining of Walkway Slab beginning<br>b. Various cracking in slab leading to pool, as well as along walkway. May pose tripping hazard.                                                                                                                                                                                                                                                             | 3<br>3                           | 42 - 45 Years                       | C<br>C                      | 25                            | 15                            | a. DSCN0429<br>b. DSCN0438<br>(also shown in photo for M1, IMG_2266) | Slab not yet showing signs of distress.                                                                                                                                                                                                                                                                                                                                                                        |
| G2           | Grounds - Drainage & Runoff              | a. Along North Property Line; Concrete Lined Drainage Channel                                                                                        | a. Clean and in good condition; is maintained regularly                                                                                                                                                                                                                                                                                                                                                  | 3                                | 42 - 45 Years                       | B                           | 25                            | 20                            | DSCN0443                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| G3           | Grounds - Parking & Paved Areas          | General Areas include Front Parking , Driveways, Interior & Perimeter Grounds.                                                                       | a. Parking lot is in decent condition but has some cracking, patching and uneven areas                                                                                                                                                                                                                                                                                                                   | 3                                | 42 - 45 Years                       | C                           | 25                            | 25                            | IMG_2037                                                             | a. Expected wear observed. Resurfacing/reconstruction will be required for long term use                                                                                                                                                                                                                                                                                                                       |
| S1           | Structural - Foundation                  | a. Retaining Wall - Between Open Area & Stairs to Basement                                                                                           | a. CMU is cracked and failing.                                                                                                                                                                                                                                                                                                                                                                           | 2                                | 42 - 45 Years                       | F                           | 25                            | 4                             | IMG_2278                                                             | a. CMU Hollow Tile Retaining Wall is cracking and failing at the planter in the Open Area. Corrective action is necessary.                                                                                                                                                                                                                                                                                     |
| S2           | Structural - Floor Slabs                 | a. Old Restaurant Floor/basement ceiling<br>b. Main building floors were covered with carpet and textured ceiling finish.                            | a. Cracking with leakage, rust staining and effloresence noted from underside of slab.<br>b. No obvious cracking noted through finishes                                                                                                                                                                                                                                                                  | 1<br>1                           | 42 - 45 Years                       | B<br>B                      | 30                            | 20                            | IMG_2276                                                             | Rust staining indicates corrosion of reinforcing is occurring.                                                                                                                                                                                                                                                                                                                                                 |
| S3           | Structural - Walls                       | a. CMU hallways on ground level (North side)<br>b. Exterior Wall in Basement, South East Corner                                                      | a. Cracking and/or patching with effloresence noted in 2 locations<br>b. Horizontal and stepped cracks in CMU Wall with effloresence                                                                                                                                                                                                                                                                     | 1<br>2                           | 42 - 45 Years                       | C<br>D                      | 25                            | 20                            | a. IMG_2297<br>b. IMG_2283                                           | Effloresence indicates water interaction. No displacement at cracking noted.                                                                                                                                                                                                                                                                                                                                   |
| S4           | Structural - Columns & Beams             | a. Basement Area, Concrete Columns<br>b. Basement Area, Concrete Beams<br>c. Basement Area, Steel I Beams<br>d. Restaurant Area, Roof & Wall Framing | a. Cracking noted at the top of 1 column<br>b. Spalling noted at the top of 1 beam (3 locations)<br>c. 2-4 of 16 Section Lengths with Sections severely reduced by rust. Mild to moderate surface rusting with some section loss on remainder of steel beams.<br>d. Majority of roof and wall framing was destroyed by fire in 1983 and subsequent exposure. Remaining roof beams are severely corroded. | 2<br>2<br>1<br>3                 | 42 - 45 Years                       | D<br>D<br>D<br>F            | 25                            | 8<br>8<br>12<br>0             | a. IMG_2269<br>b. DSCN0420<br>c. DSCN0415<br>d. DSCN0434             | a. Repair is suggested but not critical for continued use of the space.<br>b. Repair is suggested but not critical for coninued use of the space.<br>c. Repair of the beams with severe corrosion is necessary for continued use of the space.<br>d. Not rated heavily since area has not been used for 30 years. Reconstruction of the roof and wall framing is required should this area be returned to use. |
| S5           | Structural - Roof Framing                | a. Lobby Area Roof was inaccessible but was able to be viewed from the restaurant area.<br>b. Main Buidling Roof was inacessible.                    | a. Lobby area roof structure was not able to be observed from above due to roof covering, but roofing appears to have low spots. No ponding water was observed. Water staining is visible on the wood paneling below.<br>b. NOT APPLICABLE                                                                                                                                                               | 2<br>2                           | 42 - 45 Years                       | C<br>N/A                    | 25<br>N/A                     | 10<br>N/A                     | a. DSCN0431<br>IMG_2306<br><br>N/A                                   | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| S6           | Structural - Stairs                      | a. Exterior Stairs at South East Corner- Upper Slab to Ground Level<br>b. Ground level railing on West End                                           | a. Concrete Spalling on underside soffit, just beginning<br>b. Missing bolt to wall and one vertical                                                                                                                                                                                                                                                                                                     | 3<br>3                           | 42 - 45 Years                       | C<br>C                      | 25                            | 20                            | a. DSCN0428<br>b. IMG_2296                                           | a. Small, isolated area.<br>b. Repair is required to meet railing requirements if usage is continued.                                                                                                                                                                                                                                                                                                          |
| S7           | Structural - Balconies                   | a. Railings on East End<br>b. Balcony Railings                                                                                                       | a. Typically rusting<br>b. Many have been replaced, some need replacing, damage to CMU wall at anchorage at South East Corner                                                                                                                                                                                                                                                                            | 2<br>2                           | 42 - 45 Years                       | C<br>D                      | 25                            | 20                            | a. IMG_2300<br>b. IMG_2264                                           | a. Suggest cleaning and painting.<br>B. Continued replacement should be anticipated.                                                                                                                                                                                                                                                                                                                           |
| P1           | Plumbing - Distribution System           | Located in interior Walls - Copper as per Mr. Inouye                                                                                                 | NO APPARENT PROBLEMS with exception of routine maintenance.                                                                                                                                                                                                                                                                                                                                              | 2                                | 42 - 45 Years                       | N/A                         | N/A                           | N/A                           | N/A                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| P2           | Plumbing - Waste System                  | Located in Interior Walls - Original Cast Iron in Place                                                                                              | NO APPARENT PROBLEMS with exception of routine maintenance.                                                                                                                                                                                                                                                                                                                                              | 2                                | 42 - 45 Years                       | N/A                         | N/A                           | N/A                           | N/A                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| E1           | Electrical - Wiring & Distribution       | Located within the Buildings & is the original System                                                                                                | Is outdated and does not meet current Codes.                                                                                                                                                                                                                                                                                                                                                             | 2                                | 42 - 45 Years                       | F                           | 10                            | 3                             | N/A                                                                  | Is not considered critical to Remaining Useful Life. If building will continue in use, Electrical Upgrade and Replacment of this System is necessary.                                                                                                                                                                                                                                                          |
| E2           | Electrical - Solar Systems               | NONE NOTED                                                                                                                                           | NOT APPLICABLE                                                                                                                                                                                                                                                                                                                                                                                           | 3                                | N/A                                 | N/A                         | N/A                           | N/A                           | N/A                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| M1           | Mechanical - Air Conditioning Plant      | NONE NOTED                                                                                                                                           | NOT APPLICABLE                                                                                                                                                                                                                                                                                                                                                                                           | 2                                | N/A                                 | N/A                         | N/A                           | N/A                           | N/A                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| M2           | Mechanical - Air Conditioning Ducts      | NO CENTRAL AIR CONDITIONING                                                                                                                          | NOT APPLICABLE                                                                                                                                                                                                                                                                                                                                                                                           | 3                                | N/A                                 | N/A                         | N/A                           | N/A                           | N/A                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| U1           | Utility - Electrical Power Supply        | HELCO TRANSFORMER & VAULT on South Boundary                                                                                                          | Provided by HELCO                                                                                                                                                                                                                                                                                                                                                                                        | 3                                | N/A                                 | N/A                         | N/A                           | N/A                           | DSCN0424 (Meters);<br>DSCN0426 (Transformer)                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| U2           | Utility - Heater & Flue, Commercial Size | a. In Laundromat Area to the South of Receptions Office                                                                                              | a. Reaching Age Limit                                                                                                                                                                                                                                                                                                                                                                                    | 1                                | Not Known                           | D                           | 15+                           | 2-3 Years                     | DSCN0423                                                             | a. Gas Hot Water Heater and Flue will need to be replaced with continued use.                                                                                                                                                                                                                                                                                                                                  |
| U3           | Utility - Wastewater System              | WASTEWATER DISPOSAL PROVIDED BY THE COUNTY OF HAWAII thru Main & Pump Station System.                                                                | Provided by CoH Wastewater                                                                                                                                                                                                                                                                                                                                                                               | 3                                | N/A                                 | N/A                         | N/A                           | N/A                           | N/A                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| U4           | Utility - Water Supply System            | WATER PROVIDED UP TO SERVICE METER by COUNTY OF HAWAII DEPARTMENT OF WATER SUPPLY                                                                    | Provided by CoH DWS                                                                                                                                                                                                                                                                                                                                                                                      | 3                                | N/A                                 | N/A                         | N/A                           | N/A                           | N/A                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| U5           | Utility - Gas Supply System              | GAS PROVIDED UP TO SERVICE METER by THE GAS COMPANYY                                                                                                 | Provided by The Gas Company                                                                                                                                                                                                                                                                                                                                                                              | 3                                | N/A                                 | N/A                         | N/A                           | N/A                           | DSCN0427                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |
| O1           | ADA COMPLIANT                            | REEDS BAY RESORT HOTEL - GENERAL                                                                                                                     | Is NOT ADA Compliant                                                                                                                                                                                                                                                                                                                                                                                     | 1                                | N/A                                 | F                           | 40                            | None                          | N/A                                                                  | Recommend ADA Improvement be incorporated with future Improvements.                                                                                                                                                                                                                                                                                                                                            |
| O2           | Swimming Pool                            | Located Between Two Main Building Wings                                                                                                              | Well maintained                                                                                                                                                                                                                                                                                                                                                                                          | 2                                | 42 - 45 Years                       | B                           | 20                            | 10                            | IMG_2266                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                            |



## Reed's Bay Hotel – Referenced Photos



Photo 1: DSCN0429 – Undermining at Makai South Building Sidewalk



Photo 2: DSCN0438 – Cracking in Walkway



Photo 3: DSCN0443– Concrete Drainage Ditch



Photo 4: IMG\_2037 – Paved Parking Lot



Photo 5: IMG\_2278 – CMU Wall Failure



Photo 6: IMG\_2276 – Cracking, Staining and Efflorescence at Restaurant Basement



Photo 7: IMG\_2297 - Efflorescence and Cracking/Patching in Hallways



Photo 8: IMG\_2283 – Cracking at Exterior Basement Wall.



Photo 9: IMG\_2269 – Cracking at Top of Column



Photo 10: DSCN0420 – Spalling in Concrete Beam



Photo 11: DSCN0415 – Section Loss at Steel Beam due to Corrosion



Photo 12: DSCN0434 – Wall and Roof Framing and Restaurant Level





Photo 13: DSCN0431 Roof at Lobby Area



Photo 14: IMG\_2306 Water Staining at Underside of Lobby Area Roof



Photo 15: DSCN0428 – Spalling at Exterior Stair Soffit



Photo 16: IMG\_2296 - Railing Missing Bolt and Vertical



Photo 17: IMG\_2300 – Rusting Railings at East End



Photo 18: IMG\_2264 – Typical Railing Condition



Photo 19: DSCN0424 – Electric Meters



Photo 20: DSCN0426 – HELCO Transformer



Photo 21: DSCN0423 – Hot Water Heater

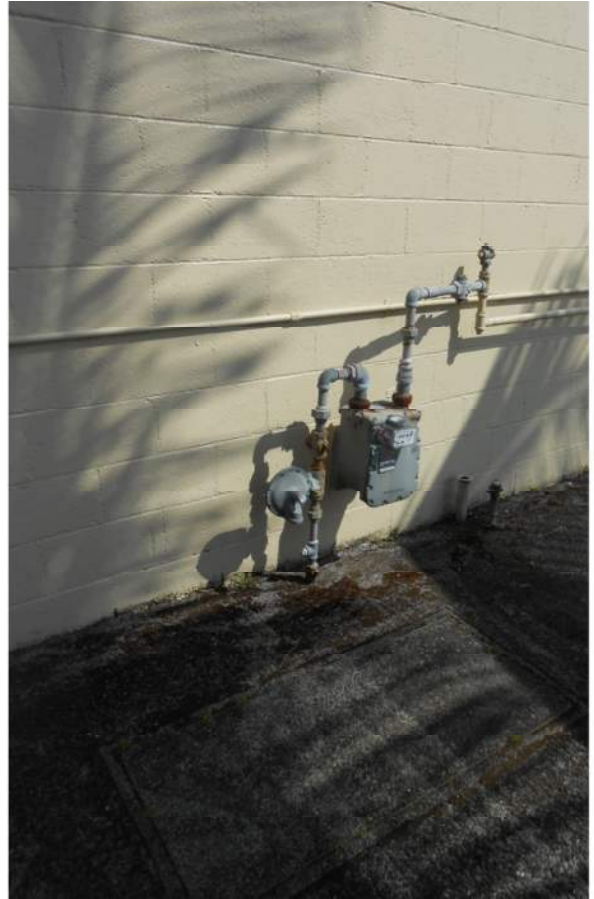


Photo 22: DSCN0427 – Gas Meter



Photo 23: IMG\_2266 – Swimming Pool