



PARKSIDE GABLES APARTMENTS

Physical Capital Needs Assessment

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1 Site

1.1 Cement Walkways

There is a total of 18000 SF of walkway, 5" on gravel base, throughout the property, and the cement was found to be in fair condition with the exception of spalling, cracks, and shifted sections on 10% of the entire area. This 20% area, totaling 3600 SF, has been included for repairs as an **immediate need**, and it is expected as this cement continues to age that the cement will need similar repairs on 5 year cycles starting in **Year 5** on 10% of the area.

Location(s)	Item Type	Action	Year(s)
Entire Site	Cement Walkway (20%)	Replace	0
Entire Site	Cement Walkway (10%)	Replace	5,10,15

235 WM - 1	TRIPPING	Front of 107
235 WM - 2	TRIPPING	In sidewalk across from 208 near end of curb and end of walk to community room
235 WM - 3	TRIPPING	Front of 316
235 WM - 3	TRIPPING	Front of 315
235 WM - 9	TRIPPING	Three locations in front in sidewalk, at catch basin and near walkway apron
235 WM - 8	TRIPPING	End of walk front 806
235 WM - 5	TRIPPING	At base of 501 steps
235 WM - 4	TRIPPING	Right of mailbox

1.2 Fences and Gates

The project is finished with a 3300 LF Painted faux-iron fence, both 4' and 5' throughout the site and other than sporadic areas where it was damaged, the fence was found to be operating as intended and providing adequate security. Out of the entire fence area, it is estimated that 150 LF of the fence needs to be replaced and the entire fence needs to be painted; this has been included for repairs as an **immediate need**. The remaining fence is expected to last well into the late term of the report; replacement has been included in **Year 18** for the entire fence.

At Building 2, there is a 6' wire fence with galvanized steel posts that is in poor condition and has been included for replacement as an immediate need. There is also an 8' wood stockade fence at rear of building 2 that is in poor condition, and has been included for replacement as an immediate need.

Location(s)	Item Type	Action	Year(s)
Entire Site	Metal Gate- Fence	Paint	0, 7, 14
Entire Site	Metal Gate- Fence (150 LF)	Replace	0, 7, 14
Entire Site	Metal Gate- Fence (1500 LF)	Replace	18
Building 2	Wire Fence and Post (175 LF)	Replace	0
Building 2	Wood Stockade Fence	Replace	0
235 WM - 1	EXTERIOR/SECURITY FENCE	Damaged gate front 104	
235 WM - 2	INTERIOR FENCE	Left of 203 small 8 lf x 5 stockade poor condition	
235 WM - 2	EXTERIOR/SECURITY FENCE	Left of 203 there is a 175 lf x 6 wire fence in poor condition with leaning and overgrown vegetation	

235 WM - 2	INTERIOR FENCE	Right of community room fence has damaged post
235 WM - 3	EXTERIOR/SECURITY FENCE	Front of 302 damaged five foot section of iron fence

1.3 Retaining Wall

There is a total of 6400 SF of cement retaining walls, poured cement found at the end of the project as well as in the center of the project. These cement retaining walls were found to be in good condition and there were no issues that need to be addressed during the term of the report other than sporadic, as needed, repairs, that should be considered a maintenance item.

1.4 Parking / Driveway

The project has one small driveway/parking area at Building 1, a small parking area between Buildings 5, 6, 7, and a larger parking lot and driveway throughout the remaining area of the project. The parking was found to be in fair condition structurally, i.e., if the potholes and cracks are repaired, the asphalt will continue to wear well. The parking lot and driveway totals an area of 12600 SF and there is 4410 SF of cracks, potholes, and damaged areas. An overlay of the entire parking area has been included as an **immediate need**.

The parking area has been included for slurry seal, crack fill, and striping on five year cycles starting in Year 3, covering the entire 12600 SF of the parking and driveway. Sealing, slurry-seal, and restriping have been included in **Year 0, 5, 10, 15, and 20** of the report based on a five year cycle. As an immediate need, the handicapped parking space at 107 and in the rear of Building 7 and at Building 1, the van accessible hash-marks do not provide an even area for accessible exit under UFAS specifications; this **immediate need** has been included.

Location(s)	Item Type	Action	Year(s)
Building 1	Handicapped Parking	Replace	0
Entire Lot	Repair Cracks and potholes	Repair and Overlay	0
Entire Lot	Sealcoat	Install	5, 10, 15, 20
235 WM - 2	ROADS/PARKING/CURBS	Loose material by 209 near manhole affecting 200 SF	
235 WM - 2	UFAS ISSUES	Missing sign to handicapped spot by 209 and access aisle is only 24 in should be 60in	
235 WM - 2	ROADS/PARKING/CURBS	Left of 203 affecting 200 SF	
235 WM - 3	ROADS/PARKING/CURBS	Front of 305 350 SF of damaged asphalt	
235 WM - 3	ROADS/PARKING/CURBS	Cracks by manhole cover front 312 affecting 200 SF	
235 WM - 9	ROADS/PARKING/CURBS	Front 904 and 905 300 SF	
235 WM - 9	ROADS/PARKING/CURBS	Damaged curb front 905	
235 WM - 5	ROADS/PARKING/CURBS	Rear park by manhole and catch basin 300 SF cracks	
235 WM - 6	ROADS/PARKING/CURBS	Cracks front and garage drive affecting 300SF	
235 WM - 4	ROADS/PARKING/CURBS	Front driveway in front of mailbox has 75 SF cracks	
235 WM - 2	TRIPPING	Pothole in spot 201	
235 WM - 3	TRIPPING	Damaged speed bump front 306	
235 WM - 9	TRIPPING	Front 904 at catch basin	
235 WM - 9	TRIPPING	Front 909 catch basin	
235 WM - 8	TRIPPING	At catch basin right side near sign by 893	
235 WM - 5	TRIPPING	At base of 501 steps	
235 WM - 5	TRIPPING	By catch basin cold patch creating hazard	

235 WM - 4	TRIPPING	Catch basin in front of garage
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1.5 Grounds and Vegetation

There are several trees at Building 1, 2, and 3 that need to be severely pruned to pull back vegetation from fences and building structures; this has been included as an **immediate need**.

In front of building 3, there is a large area of turf that is severely eroded due to soil washing out along the hill and under the cement. To correct this, installation of 150 LF of 24-30" retaining wall at the bottom of the slope is recommended to prevent the soil from washing out. This has been included as an immediate need.

The project is equipped with 8 large catch basins, all with cast iron grates that were found to be in good condition at the time of the inspection. There is no anticipated need for repairs during the term; no costs have been included.

Location(s)	Item Type	Action	Year(s)
Building 3	Remove Tree	Repair	0
Entire Site	Trim trees	Repair	0
Building 3	Add Small Retaining Wall and Soil to prevent further erosion	Repair	0
235 WM - 1	VEGETATION Tree front of 101 x2		
235 WM - 2	VEGETATION Tree by 209		
235 WM - 2	VEGETATION Overgrown bush on fence right of common room		
235 WM - 3	EROSION Front of 318 washed out soil and across that entire 150 ft area need to install retaining wall at base slope to prevent erosion and cement loss		
235 WM - 3	VEGETATION Front 315		
235 WM - 3	VEGETATION Bush fence 313		
235 WM - 9	VEGETATION Tree front right and front right corner		
235 WM - 9	EROSION Front near porch grounds washed out		
235 WM - 9	VEGETATION Tree left of 910		
235 WM - 9	EROSION Rear 910 by cement porch		
235 WM - 9	VEGETATION Rear 910 throughout rear tree at roofline		
235 WM - 9	EROSION Rear 908 porch		
235 WM - 8	VEGETATION Front 813		
235 WM - 8	VEGETATION Over 806		
235 WM - 7	VEGETATION Front left corner		
235 WM - 5	VEGETATION Tree front 902 remove		
235 WM - 6	VEGETATION Driveway side next to 501		
235 WM - 6	EROSION Front by 602 erosion wash out need 8 lf x 24in retain wall		

1.6 Site Lighting

There are 8 metal posts, 25', with halogen lights, mounted throughout the site and on the parking area and the site light posts are in good condition. There were no issues with the physical condition and there is no expectation that these lights will fail during the term of the report. The fixtures themselves are expected to be replaced on an as-needed basis only; no costs have been included in this assessment.

2 Building Exterior

2.1 Walls

The buildings are finished with wood grain vinyl siding that was found to be in good condition, the siding on the nine buildings total an area of 59,750 SF. The siding appears to be 3-5 years in age, and appears to have at least 20 years of use remaining. Replacement has been included in **Year 20**.

There were a number of areas of damage to the siding which has been included as an immediate need; a basic allowance has been included for replacement of the damaged sections.

Location(s)	Item Type	Action	Year(s)
All buildings	Vinyl Siding	Replace	20
All buildings	Vinyl Siding	Repair (500 SF)	0
235 WM - 2	SECTIONS OF WALL BROKEN APART (L3)		Right if 294 damaged siding section of 10SF
235 WM - 2	HOLE LARGER THAN 1/2 (L2)		In wall left of 205 missing cover
235 WM - 3	SECTIONS OF WALL BROKEN APART (L3)		Vinyl trim on garage right of 303
235 WM - 3	DETERIORATION OR HOLES AFFECTING AREA LESS THAN 8.5 X 11 (L2)		Cement slab front of 318 is damaged and need patch in 35 SF of cement
235 WM - 9	HOLE LARGER THAN 1/2 (L2)		Right of 909
235 WM - 9	DETERIORATION OR HOLES AFFECTING AREA LESS THAN 8.5 X 11 (L2)		Front 910
235 WM - 8	SECTIONS OF WALL BROKEN APART (L3)		Front 824 and 813 and 804
235 WM - 8	HOLE LARGER THAN 1/2 (L2)		Left of 808
235 WM - 7	HOLE LARGER THAN 1/2 (L2)		Right of 702 add steel posts

2.2 Wood Porch

The units are finished with wood porches/decks; the decking is primarily pressure treated wood and the rails are a combination of painted wood and vinyl, and all were found to be in good condition. The rails and porches total an area of 1100 SF and are expected to need paint/sealing and minor repairs as an immediate need; similar repair and painting cycles are expected on **7 year intervals** thereafter over the 20 year term of this assessment.

On Buildings 7, 4, 5, and 6 there are wood porches and stair leading to the units on one side of the buildings. These steps and rails were found to be in fair to poor condition. On Buildings 4 and 7, the steps and rails were very loose and represented a hazardous condition. The structures that the steps and rails are built upon appear to be sound and secure, but the decking and steps are in need of replacement and painting throughout as an immediate need. The steps total an area of 945 SF, painting and replacement of the decking and steps of the entire area has been included as an **immediate need**, no additional cost are assumed during the term of this report.

Location(s)	Item Type	Action	Year(s)
Buildings 7, 4, 5, and 6	Porch	Replace/Repair (945 SF each)	0
All other buildings	Porch	Repair/Paint	0, 8, 15

235 WM - 2	DAMAGED PORCH	Post damaged front of 206
235 WM - 3	DAMAGED PORCH	Damaged post front 304 and 303
235 WM - 9	DAMAGED PORCH	Large wood porch in front has leaning section theorist and damaged wood boards should have all boards replace and painted
235 WM - 9	DAMAGED PORCH	Porch in front 904 destroyed
235 WM - 3	PAINT	Peeling paint on wood fascia under all doors
235 WM - 7	DAMAGED PORCH	Front 793 and 702 both have poor stairwells that need to be replaced 440 SF
235 WM - 7	HANDRAIL	Front 704

2.3 Foundation

The buildings are equipped with poured cement foundation that was mostly non-visible from the ground level. There were no observed issues with sinking, settling, or any other abnormal movement. The foundations are not expected to require any replacement or major maintenance during the term of this report.

Location(s)	Item Type	Action	Year(s)
All Buildings	Foundation	No Action	N/A

2.4 Roofing

The buildings are equipped with asphalt shingle roofing that was found to be in good condition throughout the project. All of the roofing was replaced 3-5 years prior to the inspection; there is a total of 560 SQ of roofing; all of which is expected for replacement in **Years 17**.

Location(s)	Item Type	Action	Year(s)
All Buildings	Roofing	Replace	17

2.5 Siding, Soffit, Fascia, and Gutters

The buildings are equipped with vinyl soffit and fascia at the roofline of each building. The fascia and soffit was found to be in good condition, and the total soffit/fascia on the buildings is 3158 SF; replacement has been included with the siding in **Year 20**.

The buildings are equipped with aluminum gutters/downspouts at the roofline and down the sides of each building. The gutters were found to be in good condition and total 1955 LF; replacement has been included coinciding with the roof in **Year 17**.

Location(s)	Item Type	Action	Year(s)
All buildings	Soffit and Fascia	Replace	20
All buildings	Gutters	Replace	17
All buildings	Gutter Repairs (See Below)	Replace	0

235 WM - 1	SPLASH BLOCKS ARE MISSING/DAMAGED (L1)	Front 105
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235 WM - 2	SPLASH BLOCKS ARE MISSING/DAMAGED (L1)	Left of 203
235 WM - 3	DOWNSPOUT DRAINS ARE DAMAGED NEAR THE SURFACE/GROUND(L2)	Elbow front 303 right of garage and on porch
235 WM - 9	SPLASH BLOCKS ARE MISSING/DAMAGED (L1)	Right side at end of porch
235 WM - 9	SPLASH BLOCKS ARE MISSING/DAMAGED (L1)	Left 902
235 WM - 9	SPLASH BLOCKS ARE MISSING/DAMAGED (L1)	Left 903
235 WM - 9	DOWNSPOUT DRAIN IS DAMAGED / DENTED/ HAS MISSING SECTIONS - L2	Front 904
235 WM - 9	SPLASH BLOCKS ARE MISSING/DAMAGED (L1)	Rear 910 missing and damaged x2
235 WM - 9	DOWNSPOUT DRAINS ARE DAMAGED NEAR THE SURFACE/GROUND(L2)	908 rear
235 WM - 9	SPLASH BLOCKS ARE MISSING/DAMAGED (L1)	Rear 903
235 WM - 8	SPLASH BLOCKS ARE MISSING/DAMAGED (L1)	Front right side on parking lot
235 WM - 8	DOWNSPOUT DRAIN IS DAMAGED / DENTED/ HAS MISSING SECTIONS - L2	Left 814
235 WM - 7	DOWNSPOUT DRAINS ARE DAMAGED NEAR THE SURFACE/GROUND(L2)	Rear 703
235 WM - 5	DOWNSPOUT DRAINS ARE DAMAGED NEAR THE SURFACE/GROUND(L2)	592 on parking lot side Replaced 20 If
235 WM - 1	DAMAGED SOFFIT/FASCIA - WATER PENETRATION IS VISIBLY POSSIBLE (L3)	Over 102 8 If missing
235 WM - 3	LESS THAN 50Per. OF SINGLE BUILDING EXTERIOR WALL AFFECTED/DETERIORATED (L1)	Peeling paint on wood fascia under all doors

2.6 Windows

The building is equipped with 165 standard 24x42", 170 larger 42x42", and 330 narrow 24x12" and 12x12" double hung windows that are located throughout the front and rear of the building, the windows are all still operating well and are operating as expected with a 30 year EUL. All of these windows were found to be in good condition and the windows have been included for replacement in the long term of the report; included in **Years 20** of the report.

Location(s)	Item Type	Action	Year(s)
All units	Window	Replace	20

2.7 Garage Doors

There are a total of 37 garages on the project; each of these garages is equipped with an overhead, wood garage door, with an electric opener. These doors were found to be in need of paint in many areas, peeling and small dents, and they were slight warped. These garage doors are still functioning and the paint should be considered a maintenance item, as it can be easily repaired for less than \$500. Replacement of the garage doors and auto openers has been included in the short term in **Years 12**. Twenty-five garage doors were replaced in 2011.

Location(s)	Item Type	Action	Year(s)
All Buildings	Garage Doors(70)	Replace	18-19

2.8 Entry Doors

There are 70 metal doors and 6 wood doors on the exterior of the buildings (not unit doors) that provide access to meter closets, the majority of these doors were in poor condition, such as on Building 1 where the doors were rusted. Similar conditions were seen on Buildings 5 and 6, and the mechanical room doors were predominately seen as nearing the end of their useful life. Replacement of all of these doors has been included as an immediate need of the report.

The entry doors are equipped with 36" metal/wood doors with standard locking mechanism and door hardware, including door closers and doorbells. The entry doors were found to be in fair condition and none of the doors were found to be in poor condition or to have damaged seals or hardware. Replacement is assumed late in the term of the report in Year 18.

Location(s)	Item Type	Action	Year(s)
All Buildings	Mechanical Room Doors (11)	Replace	0
All Buildings	Unit Doors (82)	Replace	18
All Buildings	Storm Doors (33)	Replace	7,10
235 WM - 1	DOOR HAS HOLE OVER 1/4in. - ENTRY/FIRE DOOR (L3)	Severe damage on lower panel meter closet	
235 WM - 2	DOOR HAS HOLE OVER 1/4in. - ENTRY/FIRE DOOR (L3)	Left of 203 three mechanical room doors damaged surface and frame immediate need	
235 WM - 2	SURFACE PAINT PEELING, CRACKING, RUST OR NO FINISH (L3)	Meter room right of common room has three doors all have damaged frame and rust	
235 WM - 8	SURFACE PAINT PEELING, CRACKING, RUST OR NO FINISH (L3)	Left 803	
235 WM - 7	SURFACE PAINT PEELING, CRACKING, RUST OR NO FINISH (L3)	Two doors under porches rusted	
235 WM - 5	SURFACE PAINT PEELING, CRACKING, RUST OR NO FINISH (L3)	Under stair doors poor condition x2	
235 WM - 6	SURFACE PAINT PEELING, CRACKING, RUST OR NO FINISH (L3)	Two door under porch	

3 Mechanical

3.1 HVAC and Air Handling/ Conditioning

The apartments and the community room (an offline unit) all area equipped with either an older boiler (HB Smith Model #G100-W4 HSID, 75K BTU, p/h water boilers with a 30 gallon retention tank) or a new compact, direct vent, wall mounted boiler for both domestic and forced hot water. There are 32 units that have the original HB Smith boiler, which has exceeded its useful life and has been included for replacement. The wall mounted direct vent units are expected to have a 25 year life expectancy and are not included for replacement.

The owner has expressed interest in adding new AC units to the sleeves in the units as part of the rehabilitation and to ensure that the units are properly fitted with the correct AC units. This installation has been added to immediate needs.

Location(s)	Item Type	Action	Year(s)
All Units	Boiler	Replace	0
All Units	Air Conditioner Units	Install	0

3.2 Sanitary System

The building has cast iron and PVC waste lines and the lines were replaced during substantial rehabilitation, and the waste lines are expected to have a 50 year life expectancy and are not expected to require replacement during the term of this report. There is no expected major replacement of the sanitary system during the term of the report.

3.3 Security Systems and Emergency Power

The owner has indicated an enhancement project for adding a new emergency power generator, parking and emergency lighting, and security system with new cameras and monitoring station. This has been included in immediate needs.

Location(s)	Item Type	Action	Year(s)
Site	Emergency Generator and Lighting	Install	0
Site	Security System	Install	0

3.4 Building Wiring, Switch Gear, and Panels

The building wiring was found to be in good condition, there are no expected capital needs with the building's wiring during the term of this report. The projects electrical is a 200 AMP service to the main electrical service to major mechanical, and 100 AMP in units and common areas. No costs have been included in the report for replacement of wiring or breaker panels, switch gear, or other panel boxes.

4 Common Areas

The project has one offline unit that is used as a community room, technically this is the only common area; the cabinets in the common kitchen were replaced recently and the area appears to be well maintained. A general cost for upgrade and replacement has been included late in the term; there were also a number of hazards that have been included to be repairs as an immediate need.

Location(s)	Item Type	Action	Year(s)
Community Room	All Components (Allowance)	Replace/Repair	15
Community Room	Repair Hazards (See Below) (\$1000)	Repair	0
235 WM - 2	OUTLETS/SWITCHES	OUTLET HAS BROKEN/MISSING COVER PLATE - EXPOSING WIRES (L3, HS, LT)	Loose left of door
235 WM - 2	HAZARDS	EXPOSED WIRES/EXPOSED ELECTRICAL HAZARD (L3, HS, LT)	Open junction box on ceiling
235 WM - 2	CABINETS	(GENERAL COMMENTS)	Installed two years ago
235 WM - 2	OUTLETS/SWITCHES	OUTLET HAS BROKEN/MISSING COVER PLATE - EXPOSING WIRES (L3, HS, LT)	Community room kitchen
235 WM - 2	CEILING	10-50Per. OF CEILING HAS EVIDENCE OF	Maintenance shop

LEAK/MOLD/MILDEW (L2)			
235 WM - 2	HAZARDS	OTHER HAZARDS - NOT OTHERWISE INCLUDED IN HAZARDS - SEE NOTES FOR DETAIL (L3-HS-NLT)	New compact unit in common room
235 WM - 2	HAZARDS	OTHER HAZARDS - NOT OTHERWISE INCLUDED IN HAZARDS - SEE NOTES FOR DETAIL (L3-HS-NLT)	AC unit for office

5 Units

- The doors in the units are hollow core single panel wood doors that were found to be in fair condition, there are 6 doors in the one bedroom units, 12 doors in the two bedroom units, and 14 doors in the three bedroom units. The doors are mostly in fair condition and are expected to have several years of use remaining, with the exception of minor damage noted in isolated units. Replacement of all 772 interior doors is expected to occur in **Years 1-3**.
- The units are finished with painted drywall; the walls are painted at unit turnover as part of routine maintenance, but many of the units have had long term occupancy and the units have not been painted in a significant period of time, accordingly costs have been included for painting as an immediate need, but throughout the term of the report, the cost for repainting is assumed to be operational.
- The units have a combination of VCT and commercial grade tile that was all found to be in good condition and is working as designed. There is a total of 17,100 SF of tile flooring throughout the units. Replacement of 60% of all of the units, totaling 10,260 SF has been included as an immediate need; replacement of the remaining 40% (6840 SF) has been included in **Year 2**. Replacement has been included on a 10 year cycle.
- The units have a combination of low and high pile carpet that was all found to be in good condition and is working as designed, with the exception of a few isolated units (30% of the 2 and 3 bedrooms inspected). There is a total of 36,050 SF of carpet flooring throughout the units. Replacement of 60% of all of the units, totaling 21,630 SF has been included as an **immediate need**; replacement of the remaining 40% (14,420 SF) has been included in **Year 2**. Replacement has been included on a 10 year cycle.
- Some of the units have seen replacement with wood flooring, totaling 5550 SF throughout all of the units, this flooring was found to be in good condition and all has been replaced in the last 5 years. Replacement has been included in **Year 7** on a 10 year replacement cycle.
- The one bedroom units are equipped with 17 LF of base and wall cabinets; the two bedroom units are equipped with 18 LF of cabinetry, and the three bedroom units have 22 LF of cabinetry. The cabinets were found to be in poor condition generally, except

for 3% which has been replaced in the last 2 years. Replacement (1182 LF) has been included as an immediate need of the report based on the current age.

- The one bedroom units are equipped with 12 LF of laminate countertop; the two bedroom units are equipped with a 14 LF laminate cabinet, and the three bedroom units have 14 LF of laminate countertops. The kitchens are equipped with stainless steel sinks with single lever faucets. The countertop and sinks were found to be in fair condition in the units inspected, with the majority of the units showing signs of deterioration. The cabinets have exceeded their useful life expectancy with the exception of 3% of the units, which have already been replaced. Replacement has been included as an immediate need for 97% of the units based on the current age and condition.
- Each unit is equipped with one 18 cu refrigerator; these refrigerators were all found to be fair to good condition. Replacement on 45 units is expected as an immediate need and the remaining 24 units are expected to see replacement in **Year 2**, refrigerators are included on a 15 year cycle. Replacement has been priced to include energy star appliances.
- Each unit is equipped with one 30" range/oven; these ranges were all found to be in working condition, replacement has occurred on 20%, and the other units were found to be 15 years in age (approximately) and are expected to require replacement as an immediate need. Replacement has been priced to include energy star appliances.
- Each unit is equipped with a 30" ducted hood vent with light; these hood vents were all found to be in working condition, replacement has occurred on 20%, and the other units were found to be 15 years in age (approximately) and are expected to require replacement as an immediate need.
- There are 87 bathtub/showers in the units that were found to be in good condition, replacement of the showers is expected to be required in the long term of the report. Replacement of these one-piece polystyrene bathtub units has been included in **Years 0 and 12**.
- There are 123 vanities and sinks in the bathrooms that were found to be in fair to poor condition and are nearing the end of their useful life expectancy. Replacement of these 30' wood vanities and single bowl sinks with faucet is expected as an immediate need.
- There is a single bath exhaust fan in each bathroom, replacement of these fans is expected to occur only as needed, and no costs have been included.
- There are 123 water closets in the 70 units on the project throughout the 1, 2, and 3 bedrooms. The water closets were all found to be in fair condition and there is no expectation that toilets are going to fail in the short term. These toilets are expected to have a 25 year lifespan, and these toilets are expected to have 15 years of use remaining. Replacement of the toilets has been included in **Years 13-15**.

- The owner has included a general allowance for weatherization. This is to include “weatherization-caulking, sealing, weather-stripping, regulated vent switches, thermostats, attic insulation, alter unit Hydronic fin distribution.... any additional recommendations per Gulick or ventilation per PEG think its used up in PTAC & boilers after replacement less new home & reserves. Attic is R-38 presently” This has been included as an immediate need.

Location(s)	Item Type	Action	Replace To Date	Year(s)
All Units	Refrigerator	Replacement	20%	0, 15
All Units	Stove	Replacement	20%	0, 15
All Units	Stove Hoodvent	Replacement	20%	0, 15
All Units	Bathtubs	Replace	0%	10,11, 12
All Units	Interior Doors	Replacement	0%	0, 3
All Units	Flooring – VCT	Replacement	40%	0, 2, 10, 12
All Units	Flooring – Carpet	Replacement	40%	0, 2, 10, 12
All Units	Flooring – Wood	Replace	0%	7, 17
All Units	Cabinets	Replace	3%	0
All Units	Counter/Sink	Replace	3%	0
All Units	Toilets	Replace	0%	13, 14, 15

7 Photographs



Main Entry and Building 1



Side of Building 1 – Mechanical Room Doors



Wire Fence



Erosion @ Building 3



Main Driveway



Asphalt Damage



Damaged Near Catch Basin



Entry Porches



Doors under Porches



Porch at Building 9



Damaged Curbs



Standard Shower Stall



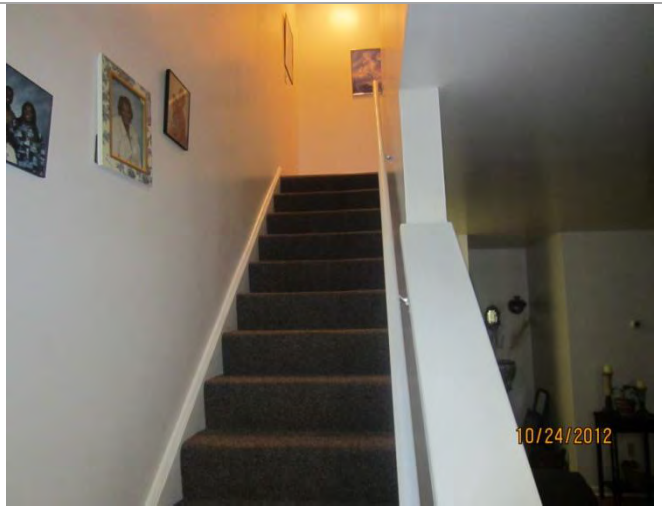
Toilet and Sink



Standard Range and Oven



Community Room



Interior Stairs



Living Room



Galley Kitchen