COMPREHENSIVE NEEDS ASSESSMENT

ABLE Apartments
1000 Any Street
Atlanta, Georgia

Conducted by:

ALCA Associates
520 South State Street
Westerville, OH 43081
Office: (614) 794-4900

Conducted for:

XYZ Companies

Georgia Application

TABLE OF CONTENTS

1. Executive Summary

1.1. Summation of Findings

Based on our inspection there are areas of code and safety which need to be addressed.

Site, building and dwelling unit elements are beyond their EULs with only a minimum number in fair to good condition, with the predominant condition noted as poor.

The scope of work and costs to bring this property up to code, eliminate all health, safety and accessibility issues, refurbish the building exteriors, replace all building envelope systems, replace all HVAC systems and bring dwelling units into updated and good condition requires a full rehabilitation. The needs cannot be met with less than the proposed scope of work.

1.2. Scope and Organization of Report

The PCA was performed at the request of XYZ Companies, using methods and procedures consistent with good commercial and cus-tomary practice conforming to ASTM 2018-15 Standard *Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the *Fannie Mae Multifamily Property Condition Assessment* guidelines.

The PCA did not include (Items considered to be non-scope issues):

- Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or distributing personal items or property, that obstructs access or visibility.
- Preparing engineering calculation (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes or preparing designs or specifications to remedy any physical deficiency.
- Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements, dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc.

- Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walkthrough survey or such information is provided to the consultant by the owner, user, property manager, etc. We are not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted.
- Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process-related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed.
- Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure that may damage or impair the physical integrity of the property, any system, or component.
- Providing an opinion on the condition on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.
- Evaluating acoustical or insulating characteristics of systems or components.
- Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's staff or services companies.
- Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.
- Operational testing of building systems or components.

This report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the User.

The following report is based on the Project Walk-Through.

Location and site maps, and available copies of plans are located in Exhibit 8.1.

Photographs are located in Exhibit 8.2 with a photo key. Photos are consecutively numbered to relate to this report. The apartment review summary is an excel document located at the end of the body of the report.

The Fannie Expected Useful Life Table (EUL) is located in Exhibit 8.3. This EUL table is used to generate the replacement table (amortization schedule) for items replaced and not replaced in the rehabilitation Scope of Work.

The immediate repair items table and the replacement of capital items table appear in Exhibit 8.4.

Materials provided by the developer, the architect, and provided to us during the site visit are located in Exhibit 8.5.

A written Scope of Work is located in Exhibit 8.6.

1.3. General Description

ABLE Apartments is an existing 398-unit HUD family property on two parcels of land of approximately 22.35 acres located on Any Street (18 buildings with numbers 201 to 404) on the north side and on Somewhere Boulevard (18 buildings with numbers 1 to 194 total units) on the south side with an office address of Any Street, Atlanta, Georgia. The dwelling units are all townhouse units. Buildings vary in the number of dwelling units ranging from as few as 6 to as many as 16 per building. One of the original townhouses became the property office and a second one is used as a daycare center leaving 396 dwelling units for tenants.

There are 108 two-bedroom one-bath townhouses, 172 three-bedroom 1.5-bath townhouses and 116 four-bedroom 1.5-bath townhouses. Dwelling units by bedroom size are not located all in any one building. The unit sizes vary within any given building. The staff did not know the breakdown. Each townhouse has a front entry door onto a small covered stoop and a rear door to a small patio. Each townhouse has a washer/dryer hookup.

The office contains one bathroom on the first floor and one bathroom on the second floor and the property offices. Maintenance has a separate building and a storage building.

The buildings were occupied in 1972/1973.

1.4. General Physical Condition

1.4.1. Code, Health and Safety Issues

ABC Architecture has determined that adopting Chapter 34 of the 2012 International Building Code will meet the requirements for existing properties under the '2018 Rehabilitation Guide for Existing Properties'.

Chapter 34 Existing Buildings and Structures. The provisions in Chapter 34 deal with alternative methods or reduced compliance requirements when dealing with existing building constraints. This chapter allows for a controlled departure from full compliance with the technical codes, without compromising the minimum standards for fire prevention and life safety features of the rehabilitated building.

Code Observations

The concrete stair sets throughout the property and to townhouse entry doors have railings which may not meet code. The architect will need to verify compliance with applicable current codes.

To our knowledge, code-compliant fire walls or smoke chambers are not present or are minimal. Many of the buildings step down with 2 townhouses per terrace. On the largest buildings we observed what appeared to be a parapet fire wall rising above the roof line (based on exterior observation) separating 10-unit buildings into 4-unit and 6-unit apartment groups and 14-unit buildings into 6-unit and 8-unit apartment groups. If this is the situation, then the fire wall/smoke chamber configurations will not meet current code. The architect will need to verity compliance with applicable current codes.

There are no sprinkler systems. The architect will need to verify compliance with applicable current codes.

Health Observations

We did observe immediate health issues. Tenant-generated cleanliness issues resulted in observed infestation in the majority of inspected townhouses, This situation was present in well over 50% of the inspected dwelling units.

We observed leaking faucets and plumbing (under kitchen and bathroom sinks and through ceilings from upstairs tubs). One apartment had water leaking into a downstairs closet which was a long-term issue creating potential mold conditions. These situations were present in at least 10% to 20% of inspected apartments.

Tenants in two inspected townhouses, whose furnaces did not work, were using kitchen ranges to heat their apartments (also a safety issue).

We were informed that 3 townhouses in Building 680 experienced sewer backups. The lines were jetted, but we were informed that this did not eliminate the backups. This is a remaining significant health issue.

Safety Observations

There were light switches which were apparently not operational and we had to walk upstairs in some townhouses in dark situations.

1.4.2. Major System and Interior Replacements

The current manager has been at the property for 4 years. The maintenance supervisor who accompanied us during the site visit has been at the property for 4 months. No replacement records were available. Therefore, any estimates of age are based on visual condition and model types of equipment.

From our inspection, it appears that furnaces are generally very old. We observed 2 furnaces which we estimated to be under 20 years old. Two occupied apartments had non-operational furnaces.

Since we walked around all buildings, nearly all observed air conditioner compressors appeared to be beyond their EUL. There were only a few newer looking units. One tenant reported her air conditioner as being non-operational.

Hot water tanks vary in age. Fourteen of the 56 inspected apartments have hot water tanks rated as good with estimated ages under 10 years. The balance is older and in generally fair to poor condition.

Recent property improvements include roofing (2005), painting, lighting, video surveillance, parking lot resurfacing, doors and office remodeling (2005).

Windows are old. We observed several windows which were out of their frames. They are all well beyond their useful lives and not up to modern window standards.

Doors are original and beyond their EULs.

The drainage system is old and inadequate. There are areas of erosion. We were informed that the system is sometimes overwhelmed in a heavy rain.

There were only a small number of newer interior dwelling unit elements, but most were fair to mostly poor and well beyond their EULs. One occupied townhouse had most interior items rated as good.

The reader is referred to the unit survey summary located at the end of this narrative.

1.5. Summary of Recommended Repairs/Replacement Cost Estimates

The opinions of cost presented herein were based on readily visible material and building system defects that might significantly affect the value of the property. These opinions were based on approximate quantities and values and do not constitute a warranty or guarantee that all item(s) requiring repair were included. Items not incorporated in the cost estimates were operational costs, utility usage or unpredictable aesthetic upgrades.

These opinions of cost are based on the developer's estimates based on the scope of work. The numbers were provided for review by the general partner, and ALCA Associates evaluated them based on experience with past costs for similar properties.

It is important to understand that actual costs will vary depending on such factor as contractor expertise, previous contractor commitment, seasonal workload, insurance and bonding, and local labor conditions. These factors may cause wide variations in the actual costs as estimated by different bidders. In view of these limitations, the costs presented herein should be considered "order of magnitude" estimates. Once detailed scopes of work and contractor bidding have been secured, the actual costs can be determined.

Please refer to Exhibit 8.4 for the summary.

1.6. Deviations from the Standard Guide-ASTM E 2018-15

ASTM E 2018-15 Standard requires that any deviations from the guide be so stated within the report. There were deviations from the guide. The Georgia Department of Housing and Community Development requires that all vacant and down units, and a minimum of 10% of occupied units be surveyed. The written scope of work must be related to the findings of the property evaluation.

1.7. Identified Known Problematic Building Materials Table (See End of Report Body).

There were none noted.

1.8. Members of the PCA Team

THE PARTNERSHIP

The partnership brings more than 110 years of collective experience to any project.

Allan Forsythe, President and CEO of ALCA Associates has been in the construction and environmental assessment business for more than 30 years. Douglas E. Weatherby, Principal of D.E. Weatherby & Associates, Inc. has been an architect for more than 40 years. Stan Strickland, a consulting architect for D.E. Weatherby & Associates, Inc. has been in the construction industry for more than 40 years.

Principal services

- Project Capital Needs Assessments
- Handicapped accessibility audits
- Phase I Environmental Site Assessments
- Architectural Services

Experience

Project Capital Needs Assessments (PCNAs) are performed according to the ASTM E 2018—15 Standard as modified by state tax credit agencies, HUD, Fannie Mae or USDA Rural Development.

As a part of or separate from the PCNA, ALCA Associates can conduct handicapped accessibility audits to ensure a project's compliance with the latest ADA requirements.

PCNAs have been conducted for the following types of projects:

- HUD Section 8, 202, 221(f)(3),221(d)(4), 236 and RAD
- Rural Development MPR and Transfer of Physical Assets
- Tax Credit Applications
- Commercial Office Buildings

These assessments have been conducted in the following states:

Arizona	Michigan
California	Mississippi
District of Columbia	Missouri
Florida	New Mexico
Georgia	New York
Illinois	Ohio
Indiana	Oklahoma
Kentucky	Pennsylvania
Louisiana	South Carolina
Maryland	Texas
Massachusetts	West Virginia

Allan Forsythe is President and CEO of ALCA Associates, which was founded in 1986 to conduct: Comprehensive and physical needs analyses, handicapped accessibility audits, energy audits, Phase I Environmental Site Assessments

Education

Bachelor of Science -Chemical Engineering from Case Institute of Technology
Master of Science in Chemistry -Western Reserve University
Master of Business Administration-Northeastern University.
Certificate in Natural History Field Studies from the Graduate School of the United States Department of Agriculture in Washington, DC
Certificate in Tropical Marine Biology from the Fairleigh-Dickinson West Indies Laboratory in Croix, USVI.

Successfully completed

ASTM course on *Environmental Site Assessments for Commercial Real Estate*,
ASTM course on *Phase II Environmental Site Assessments*
ASTM course on *Property Condition Assessments*.

Memberships

Member of the American Society for Testing Materials (ASTM), serving on the E50 (Environmental Assessment) committee
Member of the National Groundwater Association
Member of the American Society of Civil Engineers
Fellow of the Washington Academy of Science
Member of the National Forensic Center
Diplomate of the American Board of Forensic Examiners
Fellow of the American College of Forensic Examiners

Stan Strickland has more than forty years of experience in the architectural, engineering and construction fields.

Currently his work includes the responsibility of inspecting construction projects and providing reports for the owners, investors, state housing officials as well as responsibility for solving construction issues and architectural problems encountered at the job sites. He also conducts all PCA site visits with Allan Forsythe.

Experience

Responsibility of drafting, design, inspections and overall project management of various commercial and industrial projects as well as working with owners, contractors, building officials, architects, engineers and State Architects to ensure the successful completion of housing projects that varied from single family subdivisions to multifamily subdivisions and mid- rise elderly buildings that ranged from three to nine million dollars each.

Stan started the architectural department for a major home builder at a time when they were outsourcing all of their design and drafting work. At their peak, the homebuilder was building 3,000 homes per year in Ohio and Kentucky.

His career also includes several years of working in the construction engineering department for a major glass manufacturer based in central Ohio with plants all across the U. S.

Stan has assisted in designing of seismically controlled ceiling systems for control rooms in three different nuclear plants located in New Jersey and California.

He also worked at these construction sites at the request of the Bechtel Power Company to work with their architects and engineers in the design and then supervision of the construction work.

Douglas E. Weatherby, Architect

Education

Bachelor of Architecture from the Ohio State University in Columbus, Ohio.
He has continuing educational credits in
Seismic Design
Computer Aided Cost Estimating
Word Processing in Architecture,
Computer Aided Design and Drafting Training,
Mediation in the Construction Industry,
Claims Case Study Workshop,
Construction Management,
Coping with Liability,
The System Masonry Walls,
Enlightened Spaces Program and
Handicapped Accessibility Design.

Certifications

NCARB

States

Alabama
Delaware
Florida
Georgia
Illinois-Registration number
Indiana
Kentucky
Maryland
Michigan
North Carolina
New Jersey
New York
Ohio
Pennsylvania
South Carolina
Tennessee
Virginia
West Virginia

Professional affiliations

American Registered Architects
National Fire Protection Agency (NFPA)

NFPA National Fire Codes Electronic Subscription
International Code Council (ICC)
The American Institute of Architects
Construction Specifications Institute (CSI)
Council for Rural Housing and Development of Ohio, Inc.
Carolinas Council for Affordable Housing (CCAH)
LEED AP Building Design + Construction
LEED AP Homes
U.S. Green Building Council (USGBC)
NCARB Alumni Advisory Committee
OSU Dept. of Architecture
AIA Ohio
AIA Columbus
Ohio Design Professionals & Code Analysts, Inc. (ODPCA)

Experience:

More than 20 years of experience as principal of PCI Design Group, Inc.

Major functions include office administration, consulting services on government financed projects, project development and design, cost estimating and development and management of firm's computer aided drafting systems.

More than 30 years of experience as principal of D.E. Weatherby & Associates, Inc. Major functions included office administration, consulting services on government financed projects, project development and design, cost estimating and development and management of firm's computer aided drafting systems.

Fourteen years as a member of the Adjunct Faculty at Columbus State Community College teaching in the Computer Science and Construction Science Departments.

Prior to starting his own firm

Four plus years of experience with the USDA Farmers Home Administration, Columbus, Ohio, as State Architect. Responsibilities consisted of reviewing drawings and specifications for conformance to HUD Minimum Property Standards and other federal regulations, training construction inspectors and county supervisors, conducting field inspections and handling user complaints concerning construction deficiencies.

2. Cost Estimates

All cost estimates appear on the excel tables located in Exhibit 8.4.

3. System Description and Observations

3.1. Overall General Description

To our knowledge, the buildings have not been comprehensively renovated since construction, although some buildings near the office appeared in better condition on the exterior. Access to all the apartment units is via concrete sidewalks and stair sets which provide tenant access to the community offices, parking areas, and all other apartments.

The property is located in two unconnected sections. The north side has an entrance to Any Street off Some Boulevard on the northeast side. Any Street completely circles this section of the property connecting back to Some Boulevard slightly northwest of the first entrance.

The south side can be accessed via a driveway located on the mid-south side of the north side to Somewhere Boulevard. The south side can then be accessed via curb cuts into parking areas located along Somewhere Boulevard.

On the north side, there are two clusters of buildings. On the east cluster, Build-ings are numbered beginning at the northeast corner with Buildings 900 and 910 parallel and oriented north to south located on the northeast corner, Buildings 930 and 960 located on the east end, parallel and oriented east to west and Buildings 940 and 950, parallel and located in the middle of the property.

There is a set of stairs down to the west cluster. Buildings 670 and 680, parallel and oriented east to west, are located west of Buildings 940 and 950. Adjacent west, Buildings 640 and 690 are located on the north side, parallel and oriented north to south and Buildings 650 and 660 are located on the south side, parallel and oriented north to south. Located directly west of Buildings 670 and 680 are Buildings 620 and 630, parallel and oriented east to west. Buildings 600 and 610 are located south of Building 620, parallel and oriented north to south.

On the south side buildings are also in two clusters. Buildings 310 and 330 are located on the east side, parallel and oriented east to west. Adjacent west on the north side are Buildings 340 and 360, parallel and oriented north to south, and adjacent west on the south side are Buildings 330 and 350, parallel and orient north to south. There is a large parking area located adjacent west. Buildings 390 and 400 are located on the south side of the parking area, parallel and oriented north to south. The western cluster contains Buildings 440 and 460 on the north side, parallel and oriented north to south and Building 430 and 450, parallel and oriented north to south. One the west side of this cluster are Buildings 470 and 480, parallel and oriented east to west. Photos P60 and P61 show the site plans for each side.

The north side has a parking area located north of Buildings 900 and 910 (32 spaces with 3 marked as handicap spaces). Only one of these spaces has an access aisle). A second parking area is located on the east end of Buildings 930 and 960 (25 spaces). A third parking area is located at the maintenance building on the southeast corner (15 spaces). Two parking areas are located on the northwest side of the property off Any Street, two lots west of Build-ing 620 and 630 (71 spaces) and north of Building 660 (24 spaces).

The south side has a parking area located north of Building 360 (22 spaces with 2 marked as handicap with no access aisles), a parking located south of Building 310 (16 with 1 marked as handicap with no access aisle), a parking area located west of Buildings 470 and 480 (46 spaces), two parking areas located between Buildings 410/420 and 370/380 (93 spaces with 2 marked handicap with an access aisle).

Buildings vary in the number of townhouses. Buildings with an odd number of dwelling units have an extra townhouse on the end of the building with its entrances on the end.

South Side-Some Boulevard

Building/Unit Number	**Units**	**Inspected**
310 (1 thru 10)	10	1
320 (11 thru 18)	8	2
330 (19 thru 32)	14	2
340 (33 thru 46)	14	1
350 (47 thru 60)	14	2
360 (61 thru 74)	14	1
370 (75 thru 84)	10	2
380 (85 thru 94)	10	2
390 (95 thru 100)	6	1
400 (101 thru 106)	6	5
410 (107 thru 117)	11	1
420 (118 thru 128)	11	3
430 (129 thru 140)	12	1
440 (141 thru 150)	10	1
450 (151 thru 162)	12	1
460 (163 thru 172)	10	1
470 (173 thru 183)	11	1
480 (184 thru 194)	11	1
Totals	**194**	**29**

North Side-Any Street

Building/Unit Number	Units	Inspected
600 (201 thru 209)	9	1
610 (210 thru 218)	9	1
620 (219 thru 230)	12	2
630 (231 thru 242)	12	2
640 (243 thru 251)	9	2
650 (252 thru 259)	8	2
660 (260 thru 267)	8	2
670 (268 thru 282)	15	1
680 (283 thru 297)	15	1
690 (298 thru 306)	9	1
900 (307 thru 322)	16	2
910 (323 thru 336)	14	2
930 (337 thru 347)	11	2
940 (348 thru 358)	11	1
950 (359 thru 369)	11	1
960 (370 thru 380)	11	1
990 (381 thru 392)	12	1
1000 (393 thru 404)	12	2
Totals	**204**	**27**

Of the 398 units, one is being used as the office and one is a day care center leaving 396 tenant occupied dwelling units. We inspected 5 down dwelling units, 12 vacant dwelling units and 39 occupied units for a total of 56 dwelling units (10.6% of occupied dwelling units).

According to information available from the pre-site visit questionnaire, two-bedroom townhouses are approximately 760 SF, three-bedroom townhouses are approximately 1,100 SF and four-bedroom townhouse are approximately 1,150 SF.

Three- and four-bedroom townhouses have 1.5 bathrooms.

Central HVAC systems are gas-fired forced-air furnaces providing heat and external AC compressors, located on the ground, providing air conditioning. Hot water is provided by individual gas-fired tanks in each townhouse.

We observed 6 dumpster locations. They have wooden enclosures which cover two sides of the area. There are 4 playground areas; 2 on the north side and 2 on the south side.

There are small rear patios and no balconies associated with the townhouses.

The slightly peaked roofs are metal.

Interior common walls were wood stud non-load bearing double walls insulated and constructed to detour noise transfer. The interior wall and finish had gypsum board.

There are 314 on-site parking spaces which includes 7 handicap parking spaces, most with no access aisle.

The City of Atlanta provides potable water and sanitary sewer services. Georgia Power provides electric power. Georgia Natural Gas is the natural gas provider.

3.2. Site

3.2.1. Topography

There is considerable topography to the site. The north side has 2 sections with the 900 buildings above the 600 buildings. This section goes downhill from east to west with stair sets. The south side also has its highest point on the east side with the 300 Buildings at the higher level, going downhill to the 400 buildings at the lower level.

3.2.2. Access and Egress

There are several points of access and egress into parking areas accessed off Any Street and Somewhere Boulevard. We were informed that at one time, the courtyards found in each cluster had parking areas at the buildings. These entrances now have locked gates and only allow for pedestrian traffic from parking areas to buildings.

3.2.3. Landscaping and Appurtenances

a. Landscaping

Landscaping appeared in fair condition in front of buildings. There are significant areas of erosion on the property.

The **rehab scope of work** has an allowance for landscaping improvements.

b. Mailboxes

All dwelling unit mailboxes are located in a covered area in the office parking area.

The **rehab scope of work** shows mailboxes replaced and installed in a new kiosk.

c. Retaining Walls

There are landscape timber and concrete retaining walls throughout the property. The south side has some new timber retaining walls at Buildings 450 and 470. These were found in generally fair and stable condition.

The **rehab scope of work** shows an allowance for replacing retaining walls as needed.

d. Fencing

There is property-owned metal fencing around the entire property, with the exception of a section of chain link fencing on the south side of Buildings 600 and 610. The fencing was found in fair and stable condition.

The **rehab scope of work** shows an allowance for repairs and painting.

e. Dumpsters/Enclosures

The dumpster wooden fencing was found in fair to poor condition. Dumpster pads were found in generally poor condition.

The **rehab scope of work** shows the demolition of all dumpster enclosures, new pads, enclosures, bollard posts, 8" thick approach pads and all enclosures to be accessible.

f. Property/Site Signage

There are property signs at the north side street entrance, at the office and at some parking areas throughout the property. These were considered in fair to poor condition. Each building has a large building number on the end of the building which also lists the townhouses in that building. Each townhouse entry door has a small number on a contrasting background.

The **rehab scope of work** shows all new property signage, building signage, unit signage and handicap parking signage.

Note that the **rehab scope of work** calls for a new pavilion with picnic tables and grills.

3.2.4. Irrigation

There is no irrigation system.

3.2.5. Storm Water Drainage

Water from roof areas flows through downspouts to concrete splash blocks. There curb drains, driveway drains, yard drains and a network of concrete sluiceways to collect surface water and move it off-site. The system is overwhelmed during heavy rains according to maintenance.

The **rehab scope of work** shows an allowance to correct site drainage issues and funds to install concrete collars at catch basins.

3.2.6. Paving, Curbing, Parking and Traffic Signage

The asphalt driveway and parking areas (no estimate available) are in fair condition. Some areas appear to have been recently sealed and striped. Concrete curbing was found in fair condition. The allowance of retaining walls includes concrete curbing (Section 3.2.3-c).

3.2.7. Flatwork

There are sidewalk and concrete stairs (approximately 108,900 SF) connecting all buildings and all townhouse entrances. All sidewalks and stair sets were considered in generally fair to mostly poor condition and aged.

Rear patios are very small with many sinking or deteriorating. Air conditioner pads are aged and at the end of their EUL.

The **rehab scope of work** shows the removal and replacement of existing sidewalks, the removal and replacement of existing stair sets, the removal and enlargement of existing patios and new concrete air conditioner pads.

3.2.8. Recreational Facilities

There are 4 playground areas. The equipment is in generally good condition.

The **rehab scope of work** shows new fill and borders, and the installation of benches.

3.2.9. Utilities

3.2.9.1. Water

The potable water supplier is the City of Atlanta. No current problems were cited, uncovered in interviews or observed with the on-site main water systems.

3.2.9.2. Electricity

The electric power supplier is the Georgia Power. No problems were cited, uncovered in interviews or observed with the on-site main electrical systems. There are ground transformers which are connected underground. The electric power went to electric meters located inside utility annexes on all buildings.

The **rehab scope of work** shows all new doors and roofs on these annexes.

3.2.9.3. Natural Gas

The natural gas supplier is Atlanta Gas and Light. Gas meters are located on the outsides of buildings. Natural gas is used by hot water tanks, individual furnaces and kitchen ranges in dwelling units.

3.2.9.4. Sanitary Sewer

The sanitary sewer system is provided by the City of Atlanta. There were reported sewer backups in 3 units in 1 building. No other problems were cited, uncovered in interviews or observed with the on-site sanitary sewer systems. The type of sanitary sewer piping was unknown.

The **rehab scope of work** shows jetting all sanitary drain lines.

3.2.9.5. Storm Water Drainage Structures and Piping

All roof and surface water drain off-site based on the contours of the site. There are no drainage sluices and catch basins. No piping is present. See Section 3.2.5 for planned work.

3.2.9.6. Special Utility Systems

3.2.9.6.1. Site Lighting-Pole Mounted

There are pole lights located at all parking areas, along sidewalks and in courtyards. These lights generally have 1 or 2 heads with a few 3-head and 4-head posts. We were informed that these pole lights are maintained by the city.

3.2.9.6.2. Site Lighting-Building Mounted

There are coach lights located at townhouse front and rear doors. There are no other building mounted lights.

The **rehab scope of work** shows the removal and replacement of coach lights.

3.2.8.9.3. Site Security Systems

There is a camera system which is not sufficient.

The **rehab scope of work** shows the installation of a new camera system.

3.2.9.6.4. Fire Systems

Sprinklers and Standpipes

There are no sprinkler systems or standpipes.

Alarm Systems

In Common Areas

The offices have hard-wired battery backup smoke detectors.

The **rehab scope of work** shows a new community building which will meet all current codes.

In Tenant Spaces

Hard-wired battery backup smoke detectors are present in dwelling units.

The **rehab scope of work** shows the installation of new hard-wired battery backup interconnected smoke detectors in hall-ways and all bedrooms with CO detectors added.

3.2.9.6.5. Cable/Phone/Communications Systems

These are paid for by tenants.

The **rehab scope of work** shows the rewiring of all dwelling units for CATV.

3.2.9.7. Exterior Stairs, Railings and Balconies

There are concrete exterior stair sets to most townhouse front doors and throughout the property to access the different plateaus. These concrete stair sets are aged. We observed a few newer looking railing sets, but most are old metal railings on one side of the stair sets only and do not meet code. There are no balconies.

The **rehab scope of work** shows the replacement of all exterior stair sets and installation of code-compliant railings.

3.3 Building Elements

3.3.1. Foundation

No plans were available. The foundations appear to be block walls around the crawl spaces with wood floors on the first floor. No indications of significant settling were observed or reported on the buildings.

The **rehab scope of work** calls for replacing all foundation vents, tuck pointing and repairing, and then painting all masonry.

3.3.2. Building Frame

3.3.2.1. Floor Frame System

All floors above the crawl space are plywood on wood joists. The Buildings appear to be completely stick built. Interior walls are frame with interior drywall.

3.3.2.2. Crawl Spaces and Penetrations

Crawl spaces are present on all buildings. The condition of insulation in all of them is not known. Penetrations are present in the roofs.

The **rehab scope of work** calls for replacing all floor access panels to crawl spaces.

3.3.2.3. Roofing Frame & Sheathing System

Roofs are slightly peaked. Sheathing system in unknown. Some roof work was done in 2005, but no details were available.

The **rehab scope of work** calls for replacing all roofs with new framing. All new metal vent caps will be installed.

3.3.2.4. Flashing & Moisture Protection

Fascia is metal in generally fair to poor condition. The wooden frames around the windows were reported as leaking into walls.

The **rehab scope of work** calls for replacing all window trim with Azek type materials, new soffits and new fascia.

3.3.2.5. Attic Spaces, Draft Stops, Roof Vents and Penetrations

There are small attic spaces. There are roof vents for bathroom exhaust fans and plumbing stacks. No draft stops are present.

3.3.2.6. Insulation

Insulation R-value on roofs and walls is unknown.

The **rehab scope of work** shows the installation of 7/16-inch plywood sheathing and house wrap on all walls.

3.3.2.7. Exterior Doors and Entry Systems

All apartments have 2 doors. All doors are in fair to poor condition and aged condition.

The **rehab scope of work** calls for replacing all dwelling unit entry doors.

3.3.3. Façades or Curtain Walls

3.3.3.1. Sidewall System

Brick siding was found in generally fair condition. The second-floor levels have painted and sealed pressed paper fiberboard siding.

The **rehab scope of work** shows the installation of 7/16" OSB wall sheathing, house-wrap and then new vinyl siding installed. Brick work will be tuck-pointed, repaired and power washed. Small canopies will be constructed over front entry doors and window bays at buildings.

3.3.3.2. Fenestration (Window) System

Windows are a mix of single- and thermal pane double hung windows. The windows are original and do not meet current energy standards. They were all found in extremely poor condition.

The **rehab scope of work** shows the complete replacement of all windows.

3.3.3.3. Parapets

No parapet walls are present.

3.3.4. Roofing and Roof drainage

Roofs are in generally fair to poor condition. All roof drainage is directed to gutters and then to downspouts. System is aged and poor.

The **rehab scope of work** shows the installation of asphalt shingles, and the replacement of all gutters and downspouts.

3.4. Mechanical and Electrical System

3.4.1. Plumbing

3.4.1.1. Supply and Waste Piping

We could not observe plumbing, hot and cold-water pipes or drains. There are no issues, as noted in our interviews, with supply or waste piping, according to maintenance. Supply pipes are copper. The type of waste water lines was unknown.

The **rehab scope of work** shows the replacement of the main water shutoff and all fixture shutoff valves in all dwelling units. Also all exterior hose bibs will be replaced.

3.4.1.2. Domestic Hot Water Production

Hot water was supplied by individual gas-fired hot water tanks in townhouses. The ages were not known, but all appeared to be near or past their EULs.

The **rehab scope of work** shows the installation of all new high efficiency hot water tanks.

3.4.1.3. Fixtures

See sections 3.7.2.3 and 3.7.2.4.

The **rehab scope of work** shows all new water shutoff valves will be installed.

3.4.2. Heating

3.4.2.1. Heat Generating Equipment

Each apartment has a gas-fired forced air furnace. Most are original or very old.

The **rehab scope of work** shows the installation of new high efficiency furnaces.

3.4.2.2. Heat Distribution System

There is duct work for heat distribution.

3.4.3. Air Conditioning and Ventilation

3.4.3.1. Equipment

3.4.3.1.1. Air Filtration/Air Quality Control Devices

There are no air filtration or air quality control devices, other than filters on furnaces.

3.4.3.1.2. Exhaust/Ventilation Systems

Exhaust systems are present in bathrooms. These are original. Range hoods are present, but they are re-circulating type. Ceiling fans will be added to living rooms.

The **rehab scope of work** shows the installation of new bathroom exhaust fans. New soffits are planned for kitchens. Microwave range hoods will be installed.

3.4.3.1.3. Compressors, Heat Exchangers and Air Handlers

There are compressors which are located on pads on the ground.

The **rehab scope of work** shows the installation of new high efficiency AC units on new concrete pads on the ground and new disconnects.

3.4.3.2. Distribution

The same duct system is used for air conditioning.

3.4.3.3. Control Systems

Thermostats were present in all inspected apartments.

The **rehab scope of work** shows the installation of new thermostats.

3.4.4. Electrical

3.4.4.1. Service, Metering, Distribution Panels

There are building panel boxes in each breezeway, or sometimes in an apartment. These control exterior lighting and electricity to hot water heaters. They are original. Dwelling unit panel boxes are original.

The **rehab scope of work** shows the installation of new common panel boxes in each building. Dwelling units will receive new panel boxes also.

3.4.4.2. Distribution

Electrical service is fed to ground transformers and is then distributed to individual meters for each apartment, and then to individual panel boxes in the apartments. Panels are aged and beyond their EUL.

3.4.4.3. Lighting-Building Common Areas

The new community building will have up-to-date LED lighting.

3.4.4.4. Lighting-Units

Unit lighting consists of very poor lighting fixtures and inadequate lighting. Bathrooms have lighting over medicine cabinets. All lighting in apartments is beyond its EUL.

The **rehab scope of work** shows the installation of all new LED lighting in dwelling units.

3.4.4.6. Electric Devices

All electric devices are aged.

The **rehab scope of work** shows the installation of all new electric devices with the addition of dishwasher and disposal circuits.

3.5. Vertical Transit-Elevators

There are no elevators.

3.6. Interior Elements

3.6.1 Common Areas

The new community building will have all new common areas.

3.6.1.1 Offices

There are property offices which will be relocated to the new community building.

3.6.1.2 Access Ways, Corridors, Vestibules, Meeting Places

There are no access ways, corridors, vestibules or meeting places.

3.6.1.3 Laundry Facilities and Equipment

There is no property laundry. Each dwelling unit has washer/dryer hookups.

The **rehab scope of work** shows the removal of the washer/dryer hookups. A central laundry is planned in the new community building.

3.6.1.4 Community Kitchen

There is no community kitchen.

3.6.1.5 Public Bathrooms

There is one public bathroom. The door signage is incorrect and the bathroom does not meet all current standards. It will be relocated to the new community building.

3.6.1.6 Indoor Recreation & Equipment

There are no indoor recreational areas or equipment.

3.6.1.7 Maintenance and Storage

The **rehab scope of work** shows renovation of current maintenance building and construction of a new building.

3.6.2. Tenant Spaces

3.6.2.1. Finishes, Walls, Floors

The reader is referred to the dwelling unit survey which follows this narrative for current conditions at the property.

Each apartment room is separated with walls that were surfaced with painted drywall. Interior walls and ceilings in apartments consist of painted drywall. Interior walls and ceilings were observed in fair to poor physical condition. Floors have vinyl flooring found in generally poor condition.

The **rehab scope of work** shows the drywall gutted at all bathrooms and all first floors. Bathroom floors and all other poor flooring will be removed and replaced. All broken stair treads will be replaced. LVT flooring will be installed on all floors, except for bathrooms which will receive new sheet flooring.

New railings will be installed on stairways.

Down units will be rebuilt and made ready for occupancy.

The rehabilitation will generate drywall replacements and repairs, and painting of all dwelling units.

3.6.2.2. Appliances

Appliances were generally old and fair to poor. They are replaced when they stop functioning.

The **rehab scope of work** shows the replacement of all refrigerators and ranges and the installation of disposals and dishwashers. Fire suppression canisters will be installed at all range hoods

3.6.2.3. Bathroom Fixtures and Specialties

Toilets are floor-mounted, vitreous china, siphon action bowl and tank type. Bathroom elements ranged from fair to mostly poor, are aged and beyond their EULs. Original tubs are porcelain enameled steel tubs. Original surrounds are ceramic tiles. Both were found in generally poor condition. Vanities are present and are aged.

The **rehab scope of work** shows the gutting of all bathrooms and all new components installed (includes low flow 1.28 GPF commodes, tub and shower units with 2.9 GPM shower heads and new vanities, tops and faucets less than 1.5 GPM).

3.6.2.4. Kitchen Fixtures and Specialties

Sinks are double-bowl stainless steel type.

The **rehab scope of work** shows the replacement of all kitchen sinks and faucets.

3.7.2.5. Millwork, Casework, Cabinets and Countertops

Kitchen cabinets and countertops are aged, and in generally barely fair to poor condition. Interior doors are in generally fair to poor condition and aged.

The **rehab scope of work** shows all new cabinetry, countertops and interior doors.

3.7.2.6. Closet Systems

The **rehab scope of work** shows all new closet shelving.

3.7.2.7. Window Treatments

The **rehab scope of work** shows the installation new blinds on all windows.

4. Additional Considerations

Environmental Issues

No environmental issues were uncovered.

There was no evidence of underground storage tanks or hazardous spills at the properties.

There were no above ground tanks and no petroleum bulk storage tanks on the properties.

There were no lead in water, lead risk assessment or Asbestos Containing Materials reports available for review. No flaking or loose paint was observed. No evidence of typical ACM was observed. Based on the age of the buildings, there is a possibility of Asbestos Containing Materials and lead based paint.

There was no evidence of water infiltration.

There was no evidence of the presence of animals or of infestation in inspected apartments.

There were no observed hazards, flammable or explosive facilities or operations in the immediate area of the development.

There was no evidence of the presence of PCBs or CFCs on the property.

The development was not located in a flood plain.

5. Document Review and Interviews

ALCA Associates contracted with XYZ Companies to conduct a Project Capital Needs Assessment (PCNA) on ABLE Apartments located at Any Street, Atlanta, Georgia.

The PCA was conducted on Wednesday March 28, 2018 and Thursday March 29, 2018 Allan Forsythe and Stan Strickland of ALCA Associates. This report and its appendices constitute the PCR.

As a part of the PCA process, the manager, (tenure = 4 years) and one of the maintenance staff, (tenure = 4 months) were interviewed. Maintenance staff accompanied Stan on his inspection of the dwelling units.

Materials and Information Supplied

We received some information prior to inspection.

- The real estate broker profile
- The developer's preliminary Scope of Work

The only plans on site were site plans for the north and south sides.

6. Out of Scope Considerations

6.1. Accessibility for Persons with Disabilities

6.1.1. Site/Office/Laundry/Public Bathrooms/Community Kitchen

The site is not accessible due to stair sets needed to be negotiated to different parts of the site and to all townhouse front and rear doors. There is no community kitchen and no community laundry. Curb cuts do not meet current ADA standards and some marked handicap spaces had no access aisles. The office is accessible. The public bathroom is not accessible. Tenant mailboxes are not accessible.

A new community building is planned which will be fully accessible with an accessible route to it from dwelling units.

6.1.2. Designated Handicapped Accessible Apartments

There are no designated handicap accessible apartments.

The **rehab scope of work** shows modification for 20 apartments to create 20 fully handicap accessible dwelling units and for 8 apartments to create hearing and visually impaired dwelling units.

7. Limiting Conditions

This report has been prepared for and can be relied upon by the Client and the Georgia DCA Department of Housing and Community Development. This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including the ASTM E 2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, as well as the protocols outlined in *Fannie Mae Multifamily Property Condition Assessment* guidelines. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from ALCA Associates.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas at the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations. This report and conclusions herein are based upon data collection between March 20 and May 4, 2018.

The days of the site inspection were dry and cloudy to partly sunny. There were no limitations to viewing the grounds, site elements, building exteriors, or roofs, from ground level.

8. Exhibits

8.1 Maps/Plans
8.2 Photo Set
8.3 Expected Useful Life Table
8.4 Immediate Repairs/Replacement of Capital Items over the Term
8.5 Developer/Property Provided Materials
8.6 Scope of Work
8.7 Terms and Conditions

Name **ABLE Apartments** **Date:** 3/27/2018

Unit Number	900-311	900-310	910-333	910-331	1000-402	1000-401	650-252	650-258
Bedroom size	4-BR	3-BR	3-BR	4-BR	3-BR	3-BR	3-BR	3-BR
Status	Vacant	Occupied	Vacant	Occupied	Occupied	Occupied	Vacant	Occupied
Entry Door	P-OLD	P-OLD	F-OLD	P-OLD	P-OLD	P-OLD	P-OLD	P-OLD
Living Area-Vinyl Tile	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Kitchen Floor-Vinyl Tile	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Kitchen Cabinets	P-30+	F-20+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Kitchen Countertops	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Kitchen Refrigerator	None	F-30	P-OLD	P-OLD	P-OLD	F-20	P-OLD	P-OLD
Kitchen Range	P-30	G-10	F-20	P-OLD	P-OLD	F-20	P-OLD	F-20
Kitchen Range Hood	P-WALL FAN	P-WALL FAN	F-20	P-OLD	P-OLD	None	P-OLD	P-OLD
Kitchen Disposal	None	F-10	F-10	F-10	none	None	P-OLD	P-OLD
1/2 Bath Floor	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
1/2 Bath Vanity	P-30+	F-20+	P-30+	P-30+	SINK-F	P-30+	P-30+	P-30+
1/2 Bath Vanity Top	P-30+	F-20+	F-20	P-30+	NA	P-30+	P-30+	P-30+
1/2 Bath Toilet	F-10	G-5	F-10	P-20+	P-20+	P-20+	P-20+	P-20+
1/2 Bath Medicine Cabinet	P-30	F-20+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Bath Floor	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Bath Vanity	P-30+	F-20+	P-30+	P-30+	F-20	P-30+	P-30+	P-30+
Bath Vanity Top	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Bath Tub-Porcelain Steel	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Bath Tub-Ceramic Tile	P-30+	P-30+	P-30+	P-30+	F-20	P-30+	P-30+	P-30+
Bath Toilet	F-10+	F-10+	G-5+	P-30+	P-30+	P-30+	P-30+	P-30+
Bath Medicine Cabinet	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Bedroom Vinyl Tile	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+
Interior Doors-Hollow Core	F-20+	F-20+	F-20+	P-20+	F-20+	P-20+	P-20+	P-20+
Interior Closet Doors	F-20+	F-20+	F-20+	P-20+	P-20+	P-20+	P-20+	P-20+
Hot Water Tank	F-10+	G-5+	F-10+	P-20+	P-20+	F-20+	G-5+	F-20+
Furnace	P-30+	P-30+	P-30+	P-30+	P-30+	F-10+	P-30+	F-10+
Rear Entry Door	P-30+	G-5+	F-20+	P-30+	P-30+	P-30+	P-30+	P-30+

Name **ABLE Apartments** **Date:** 3/27/2018

Unit Number	670-282	640-245	640-250	680-284	420-226	420-227	930-346	930-347
Bedroom size	4-BR	3-BR	3-BR	4-BR	3-BR	2-BR	4-BR	4-BR
Status	Down	Down	Vacant	Down	Down	Down	Vacant	Occupied
Entry Door	POOR	POOR	NOT READY	POOR	POOR	POOR	F-30+	G-20+
Living Area-Vinyl Tile	POOR	POOR	NOT READY	POOR	POOR	POOR	F-20+	G-10+
Kitchen Floor-Vinyl Tile	POOR	POOR	NOT READY	POOR	POOR	POOR	P-20+	G-10+
Kitchen Cabinets	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
Kitchen Countertops	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
Kitchen Refrigerator	POOR	POOR	NOT READY	POOR	POOR	POOR	G-5+	G-10+
Kitchen Range	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
Kitchen Range Hood	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
Kitchen Disposal	POOR	POOR	NOT READY	POOR	POOR	POOR	None	None
1/2 Bath Floor	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	F-10+
1/2 Bath Vanity	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
1/2 Bath Vanity Top	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
1/2 Bath Toilet	POOR	POOR	NOT READY	POOR	POOR	POOR	G-10+	G-10+
1/2 Bath Medicine Cabinet	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
Bath Floor	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
Bath Vanity	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
Bath Vanity Top	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-10+
Bath Tub-Porcelain Steel	POOR	POOR	NOT READY	POOR	POOR	POOR	F-20+	P-30+
Bath Tub-Ceramic Tile	POOR	POOR	NOT READY	POOR	POOR	POOR	F-10+	G-20+
Bath Toilet	POOR	POOR	NOT READY	POOR	POOR	POOR	P-30+	G-10+
Bath Medicine Cabinet	POOR	POOR	NOT READY	POOR	POOR	POOR	F-20+	None
Bedroom Vinyl Tile	POOR	POOR	NOT READY	POOR	POOR	POOR	F-20+	G-20+
Interior Doors-Hollow Core	POOR	POOR	NOT READY	POOR	POOR	POOR	F-20+	G-20+
Interior Closet Doors	POOR	POOR	NOT READY	POOR	POOR	POOR	F-20+	G-20+
Hot Water Tank	POOR	POOR	NOT READY	POOR	POOR	POOR	G-5+	F-20+
Furnace	POOR	POOR	NOT READY	POOR	POOR	POOR	F-20+	F-20+
Rear Entry Door	POOR	POOR	NOT READY	POOR	POOR	POOR	F-30+	G-20+

Unit Number	400-101	400-106	400-153	400-155	400-151	450-159	330-25	350-49
Bedroom size	4-BR	4-BR	2-BR	3-BR	3-BR	3-BR	2-BR	2-BR
Status	Vacant	Vacant	Vacant	Vacant	Vacant	Down	Vacant	Occupied
Entry Door	P-OLD	F-30+	F-30+	P-30+	P-30+	POOR	F-30+	P-OLD
Living Area-Vinyl Tile	F-20+	P-30+	F-20+	P-30+	F-20+	POOR	P-30+	P-30+
Kitchen Floor-Vinyl Tile	P-30+	P-30+	P-30+	P-30+	F-20+	POOR	P-30+	P-30+
Kitchen Cabinets	P-30+	P-30+	P-30+	P-30+	P-30+	POOR	P-30+	P-30+
Kitchen Countertops	P-30+	P-30+	P-30+	P-30+	P-30+	POOR	P-30+	P-30+
Kitchen Refrigerator	F-20+	P-20+	None	P-OLD	F-20+	POOR	P-OLD	P-OLD
Kitchen Range	None	P-20+	P-20+	None	None	POOR	P-OLD	P-20+
Kitchen Range Hood	None	None	None	None	P-20+	POOR	None	P-OLD
Kitchen Disposal	F-20+	F-10	F-10	P-20+	None	POOR	None	P-OLD
1/2 Bath Floor	F-20+	P-30+	NA	P-30+	P-30+	POOR	NA	NA
1/2 Bath Vanity	P-30+	F-20+	NA	Sink-F	P-30+	POOR	NA	NA
1/2 Bath Vanity Top	P-30+	F-20+	NA	NA	F-20+	POOR	NA	NA
1/2 Bath Toilet	F-20+	G-10+	NA	G-10+	F-20+	POOR	NA	NA
1/2 Bath Medicine Cabinet	P-30+	P-20+	NA	P-30+	None	POOR	NA	NA
Bath Floor	P-30+	F-20+	P-30+	F-20+	P-30+	POOR	P-30+	P-30+
Bath Vanity	P-30+	P-30+	G-10+	Sink-F	P-30+	POOR	P-30+	P-30+
Bath Vanity Top	P-30+	P-30+	G-10+	NA	P-30+	POOR	P-30+	P-30+
Bath Tub-Porcelain Steel	P-30+	F-30+	P-30+	P-30+	P-30+	POOR	P-30+	F-20+
Bath Tub-Ceramic Tile	P-30+	F-30+	P-30+	F-30+	P-30+	POOR	P-30+	P-30+
Bath Toilet	F-10+	F-10+	F-10+	F-20+	G-5+	POOR	F-20+	P-30+
Bath Medicine Cabinet	None	P-30+	P-30+	P-30+	None	POOR	P-30+	P-30+
Bedroom Vinyl Tile	P-30+	P-30+	P-30+	P-30+	P-30+	POOR	P-30+	P-30+
Interior Doors-Hollow Core	F-20+	F-20+	F-20+	P-20+	F-20+	POOR	P-20+	P-20+
Interior Closet Doors	F-20+	F-20+	F-20+	P-20+	F-20+	POOR	F-20+	P-20+
Hot Water Tank	F-20+	G-5+	G-5+	P-20+	G-5+	POOR	G-5+	G-4+
Furnace	F-20+	P-30+	P-30+	P-30+	F-20+	POOR	F-20+	P-20+
Rear Entry Door	F-30+	F-30+	F-30+	F-30+	F-30+	POOR	P-30+	P-30+

Unit Number	330-19	350-52	360-67	340-35	310-9	320-13	320-18	380-85
Bedroom size	3-BR	3-BR	2-BR	2-BR	4-BR	4-BR	2-BR	3-BR
Status	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied
Entry Door	P-OLD	P-OLD	F-30+	F-30+	F-30+	F-30+	P-30+	P-30+
Living Area-Vinyl Tile	P-20+	P-30+	F-20+	F-20+	F-20+	P-30+	P-30+	P-30+
Kitchen Floor-Vinyl Tile	P-30+	P-30+	F-20+	P-30+	F-20+	P-20+	G-10+	P-30+
Kitchen Cabinets	P-30+	P-30+	F-30+	P-30+	P-30+	P-30+	F-20+	F-20+
Kitchen Countertops	P-30+	P-30+	P-30+	F-30+	P-30+	P-30+	F-20+	F-20+
Kitchen Refrigerator	F-20+	P-20+	P-20+	P-20+	P-20+	P-20+	G-5+	F-10+
Kitchen Range	G-10+	P-20+	G-10+	F-20+	F-20+	P-20+	G-5+	F-10+
Kitchen Range Hood	None	None	None	None	None	None	None	F-10+
Kitchen Disposal	G-5+	None	F-10	G-5+	None	None	None	None
1/2 Bath Floor	F-20+	F-20+	NA	NA	P-30+	P-30+	NA	P-20+
1/2 Bath Vanity	P-30+	P-30+	NA	NA	F-20+	P-30+	NA	P-30+
1/2 Bath Vanity Top	P-30+	P-20+	NA	NA	F-20+	P-20+	NA	P-20+
1/2 Bath Toilet	P-20+	P-20+	NA	NA	F-20+	P-20+	NA	P-20+
1/2 Bath Medicine Cabinet	P-30+	P-20+	NA	NA	P-20+	P-20+	NA	P-20+
Bath Floor	P-20+	P-20+	G-10+	P-20+	P-30+	P-20+	F-20+	P-30+
Bath Vanity	P-30+	P-30+	F-10+	P-30+	P-30+	P-30+	F-10+	P-30+
Bath Vanity Top	F-30+	P-30+	F-10+	P-30+	P-30+	P-30+	F-10+	P-30+
Bath Tub-Porcelain Steel	P-30+	P-30+	P-30+	P-30+	P-30+	P-30+	F-30+	F-20+
Bath Tub-Ceramic Tile	P-30+	P-30+	F-30+	P-30+	F-30+	P-30+	F-30+	P-30+
Bath Toilet	F-10+	P-10+	G-5+	G-5+	F-10+	P-10+	F-20+	P-30+
Bath Medicine Cabinet	P-30+	P-30+	P-30+	F-30+	P-30+	P-30+	F-20+	P-30+
Bedroom Vinyl Tile	P-30+	P-30+	P-30+	P-30+	F-20+	P-30+	F-20+	P-30+
Interior Doors-Hollow Core	P-20+	P-20+	F-20+	F-20+	P-20+	P-20+	F-20+	P-20+
Interior Closet Doors	P-20+	P-20+	F-20+	F-20+	P-20+	P-20+	F-20+	P-20+
Hot Water Tank	G-10+	P-20+	G-5+	F-20+	P-20+	P-20+	G-5+	F-20+
Furnace	P-30+	P-30+	F-30+	F-20+	P-30+	P-30+	F-20+	G-10+
Rear Entry Door	F-30+	P-30+	F-30+	F-30+	F-30+	F-30+	F-30+	P-30+

Unit Number	370-77	380-88	370-80	390-99	420-123	410-111	990-381	950-360
Bedroom size	4-BR	4-BR	3-BR	3-BR	2-BR	2-BR	4-BR	4-BR
Status	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied
Entry Door	P-30+	F-30+	F-30+	P-30+	P-30+	G-30+	P-30+	P-30+
Living Area-Vinyl Tile	P-20+	F-20+	F/P-20+	P-20+	P-20+	F-20+	P-30+	P-30+
Kitchen Floor-Vinyl Tile	P-30+	F-20+	F/P-20+	P-30+	P-20+	F-20+	P-20+	P-30+
Kitchen Cabinets	P-30+	F-30+	F/P-30+	P-30+	G-30+	F-30+	P-20+	P-20+
Kitchen Countertops	P-30+	F-30+	F/P-30+	P-30+	F-30+	F-30+	P-30+	P-30+
Kitchen Refrigerator	F-20+	F-20+	F/P-20+	P-20+	P-20+	G-20+	P-30+	P-30+
Kitchen Range	P-20+	F-20+	F/P-20+	P-20+	P-20+	G-20+	P-20+	P-20+
Kitchen Range Hood	None	F-20+	F/P-20+	P-20+	None	None	P-20+	P-20+
Kitchen Disposal	P-20+	None	F/P-20+	P-20+	P-20+	G-5+	P-20+	F-10+
1/2 Bath Floor	F/P-20+	F-20+	F/P-20+	P-30+	NA	NA	P-20+	P-20+
1/2 Bath Vanity	F/P-30+	F-20+	F/P-30+	P-30+	NA	NA	P-30+	P-30+
1/2 Bath Vanity Top	F/P-30+	F-20+	F/P-30+	P-20+	NA	NA	P-20+	P-20+
1/2 Bath Toilet	F/P-20+	F-20+	F/P-20+	P-20+	NA	NA	P-20+	P-20+
1/2 Bath Medicine Cabinet	F/P-30+	F-20+	F/P-30+	P-20+	NA	NA	P-20+	P-20+
Bath Floor	F/P-20+	F-20+	F/P-20+	P-20+	P-30+	F-20+	P-20+	P-30+
Bath Vanity	F/P-30+	F-30+	F/P-30+	P-30+	P-30+	F-30+	P-30+	P-30+
Bath Vanity Top	F/P-30+	F-30+	F/P-30+	P-30+	P-30+	F-30+	P-30+	P-30+
Bath Tub-Porcelain Steel	F/P-30+	F-30+	F/P-30+	P-30+	P-30+	F-30+	P-30+	P-30+
Bath Tub-Ceramic Tile	F/P-30+	F-30+	F/P-30+	P-30+	F-30+	F-30+	P-30+	P-30+
Bath Toilet	F/P-10+	F-10+	F/P-10+	F-10+	G-5+	F-10+	P-20+	P-30+
Bath Medicine Cabinet	F/P-30+	F-20+	F/P-30+	P-30+	P-30+	F-30+	P-20+	P-30+
Bedroom Vinyl Tile	F/P-30+	F-20+	F/P-30+	P-30+	P-20+	F-30+	P-30+	P-30+
Interior Doors-Hollow Core	F/P-20+	F-20+	F/P-20+	P-20+	P-20+	F-20+	P-20+	P-20+
Interior Closet Doors	F/P-20+	F-20+	F/P-20+	F-20+	F-20+	F-20+	P-20+	P-20+
Hot Water Tank	G-10+	F-20+	F/P-20+	G-10+	F-20+	G-10+	P-20+	F-20+
Furnace	F-20+	F-30+	F/P-30+	P-30+	P-30+	P-30+	P-30+	F-20+
Rear Entry Door	F-30+	F-30+	F/P-30+	P-30+	F-30+	F-30+	P-30+	P-30+

Unit Number	940-356	960-379	600-206	610-214	630-231	630-235	620-229	620-225
Bedroom size	4-BR	4-BR	2-BR	2-BR	3-BR	3-BR	3-BR	3-BR
Status	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied
Entry Door	P-30+	P-30+	F-30+	P-30+	P-30+	P-30+	P-30+	F-30+
Living Area-Vinyl Tile	P-20+	P-20+	P-20+	P-20+	P-20+	P-20+	P-30+	P-30+
Kitchen Floor-Vinyl Tile	P-30+	P-30+	F-20+	P-30+	P-30+	P-30+	P-20+	P-30+
Kitchen Cabinets	P-30+	F-30+	F-30+	P-30+	P-30+	P-30+	P-20+	P-20+
Kitchen Countertops	P-30+	F-30+	F-30+	P-30+	P-30+	P-30+	F-20+	P-30+
Kitchen Refrigerator	P-20+	G-10+	P-20+	P-20+	P-20+	P-20+	G-10+	P-30+
Kitchen Range	P-20+	F-20+	G-10+	P-20+	P-20+	P-20+	G-10+	P-20+
Kitchen Range Hood	P-20+	F-20+	None	P-20+	P-20+	P-20+	G-10+	P-20+
Kitchen Disposal	P-20+	P-20+	G-10+	P-20+	P-20+	P-20+	G-10+	P-10+
1/2 Bath Floor	P-20+	P-20+	NA	NA	P-20+	Blocked	F-20+	P-20+
1/2 Bath Vanity	P-30+	P-30+	NA	NA	P-30+	Blocked	F-30+	P-30+
1/2 Bath Vanity Top	P-30+	P-30+	NA	NA	P-30+	Blocked	F-20+	P-20+
1/2 Bath Toilet	P-20+	P-20+	NA	NA	P-20+	Blocked	F-20+	P-20+
1/2 Bath Medicine Cabinet	P-30+	P-30+	NA	NA	P-30+	Blocked	F-20+	P-20+
Bath Floor	P-20+	P-20+	F/P-20+	F/P-20+	P-20+	P-20+	F-20+	P-30+
Bath Vanity	P-30+	P-30+	F/P-30+	F/P-30+	P-30+	P-30+	F-30+	P-30+
Bath Vanity Top	P-30+	P-30+	F/P-30+	F/P-30+	P-30+	P-30+	F-30+	P-30+
Bath Tub-Porcelain Steel	P-30+	F/P-30+	F/P-30+	F/P-30+	P-30+	P-30+	F-30+	P-30+
Bath Tub-Ceramic Tile	P-30+	F/P-30+	F/P-30+	F/P-30+	P-30+	P-30+	F-30+	P-30+
Bath Toilet	P-20+	F/P-20+	F/P-20+	F/P-20+	P-20+	P-20+	F-20+	P-30+
Bath Medicine Cabinet	P-30+	F/P-20+	F/P-30+	F/P-30+	P-30+	P-30+	F-20+	P-30+
Bedroom Vinyl Tile	P-30+	F/P-20+	F/P-30+	F/P-30+	P-30+	P-30+	F-20+	P-30+
Interior Doors-Hollow Core	P-20+	F/P-20+	F/P-20+	F/P-20+	P-20+	P-20+	F-20+	P-20+
Interior Closet Doors	P-20+	F/P-20+	F/P-20+	F/P-20+	P-20+	P-20+	F-20+	P-20+
Hot Water Tank	G-10+	F-20+	F-20+	F/P-20+	F-20+	Blocked	F-20+	P-20+
Furnace	F-20+	P-30+	F-30+	F/P-30+	F-20+	Blocked	F-30+	Non-Op
Rear Entry Door	P-30+	F-30+	P-30+	F/P-30+	F-30+	F-30+	F-30+	P-30+

Unit Number	690-304	660-262	660-261	480-194	470-182	460-166	440-143	430-138
Bedroom size	3-BR	2-BR	3-BR	4-BR	4-BR	4-BR	4-BR	4-BR
Status	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied	Occupied
Entry Door	P-30+	P-30+	F-30+	P-30+	F/P-30+	F-30+	P-30+	P-30+
Living Area-Vinyl Tile	P-20+	F-20+	P-20+	P-20+	F/P-20+	P-20+	P-30+	P-30+
Kitchen Floor-Vinyl Tile	P-30+	F-30+	F-20+	P-30+	F/P-30+	P-30+	P-20+	P-30+
Kitchen Cabinets	P-30+	F/P-30+	F-30+	P-30+	F/P-30+	F-30+	P-30+	P-20+
Kitchen Countertops	P-30+	P-30+	F-30+	P-30+	F/P-30+	F-30+	P-30+	P-30+
Kitchen Refrigerator	P-20+	F-20+	P-20+	P-20+	F/P-20+	F-20+	P-20+	P-30+
Kitchen Range	F-20+	F-20+	P-20+	F-20+	F/P-20+	F-20+	P-20+	P-20+
Kitchen Range Hood	None	None	None	None	F/P-20+	F-20+	P-20+	P-20+
Kitchen Disposal	F-20+	F-20+	F-20+	F-20+	F/P-20+	F-20+	P-20+	P-10+
1/2 Bath Floor	P-20+	NA	F-20+	P-20+	F-20+	F-20+	F-20+	F/P-20+
1/2 Bath Vanity	P-30+	NA	P-30+	P-30+	F-30+	P-30+	F-30+	F/P-30+
1/2 Bath Vanity Top	P-30+	NA	P-30+	P-30+	F-30+	P-30+	F-20+	F/P-20+
1/2 Bath Toilet	F-20+	NA	G-10+	F-20+	F-20+	F-20+	F-20+	F/P-20+
1/2 Bath Medicine Cabinet	None	NA	G-10+	F-30+	F-30+	F-30+	F-20+	F/P-20+
Bath Floor	F-20+	F-20+	G-10+	P-20+	F-20+	F-20+	F-20+	F-30+
Bath Vanity	F-30+	F-30+	G-10+	F-30+	F-30+	P-30+	F-30+	F-30+
Bath Vanity Top	F-30+	F-30+	G-10+	F-30+	F-30+	P-30+	F-30+	F-30+
Bath Tub-Porcelain Steel	F-30+	F-30+	G-10+	P-30+	F-30+	P-30+	F-30+	F-30+
Bath Tub-Ceramic Tile	F-30+	F-30+	G-10+	P-30+	F-30+	P-30+	F-30+	F-30+
Bath Toilet	F-10+	F-10+	G-10+	F-10+	F-10+	F-10+	F-20+	F-30+
Bath Medicine Cabinet	F-30+	F-20+	G-10+	F-30+	F-30+	F-30+	F-20+	F-30+
Bedroom Vinyl Tile	P-30+	P-20+	G-10+	P-30+	P-30+	P-30+	F-20+	P-30+
Interior Doors-Hollow Core	F-20+	P-20+	P-20+	P-20+	F/P-20+	P-20+	F-20+	P-20+
Interior Closet Doors	F-20+	P-20+	P-20+	P-20+	F/P-20+	P-20+	F-20+	P-20+
Hot Water Tank	G-10+	F-20+	G-10+	G-10+	F-20+	G-10+	F-20+	G-10+
Furnace	F-20+	F-30+	F-30+	P-30+	F-20+	F-20+	F-30+	Non-Op
Rear Entry Door	P-30+	F-30+	P-30+	P-30+	P-30+	P-30+	F-30+	F-30+

EXHIBIT 8.1

Maps/Plans

EXHIBIT 8.2

Photo Set

PHOTO KEY

1. Property Sign
2. Property Sign
3. Property View North Side
4. Parking Lot at Office
5. Office Entrance
6. Building Front Elevation
7. Building Front Elevation
8. Sidewalk Storm Sewer
9. Block Retaining Wall and Steel Fence
10. Typical Stair and Railing Sets/Building Rear Elevation
11. Stepped Building Rear Elevation
12. Typical Electric Room Annex
13. Typical Electric Meters
14. Typical Dumpster Area/Curb Drain
15. Typical Curb Drain
16. Stepped Building Front Elevation
17. Metal Gable Areas
18. Typical Condition of Gable Ends
19. Typical Courtyard with Dwelling Units
20. Example of Dry Rot on Window Frames
21. Dwelling Units with steps and railings to Entrances
22. End Units with Steps and Railings
23. Parking Area/Metal Fence/Building Elevation
24. Typical Condition of Curb Drains
25. Gate at Entrance between Buildings
26. Typical concrete Sluiceway for Storm Water
27. Step Down Buildings Rear Elevations
28. Typical Yard Drain
29. Typical Air Compressors Variety
30. View of Crawl Space
31. View of Crawl Space
32. Typical Playground
33. Building Rear Elevations
34. Typical Metal Roof and Vents Condition
35. End View of Buildings
36. Typical Dumpster and Surround
37. Typical Upper Level Curb Drain
38. Fence and Rear Elevations of Buildings
39. Residential Building End Elevation Brick Condition
40. Steel Fence/HC Space
41. Townhouse Entry Door
42. Typical Playground
43. Example of Erosion
44. Residential Building End Townhouse Unit

45. Ground Transformer
46. Concrete Cracking
47. Typical Courtyard (Former Parking Area)
48. Building with Fire Wall in the Middle
49. Sidewalk Area (Previous Driveway)
50. Typical Sluiceway
51. Building Rear Elevation/Eroded Hillside
52. View of the West End of the South Side
53. Retaining Wall/Stair Sets
54. Wood Retaining Wall
55. Typical Window in Poor Condition
56. South Section Parking Area
57. New Wood Retaining Wall/Curb Drain
58. Burned Out Unit
59. Vacant Unit Bathroom
60. South Side Site Plan
61. North Side Site Plan
62. Vacant Unit Bathroom
63. Vacant Unit Tub and Shower
64. Vanity in Poor Condition
65. Typical Furnace and Hot Water Tank
66. Vacant Unit Second Floor
67. Interior Closet Doors
68. Typical Window
69. HVAC Vent
70. Vacant Unit Kitchen
71. Vacant Unit Bathroom (Poor Vanity)
72. Vacant Unit Bathroom
73. Typical Medicine Cabinet
74. Typical Stairway
75. Typical Bathroom Fan
76. Typical Closet with Crawl Space Entry Door
77. Occupied Unit Kitchen
78. Occupied Unit Kitchen
79. Typical Unit Range Hood
80. Typical Unit Electric Panel Box
81. Kitchen Exhaust Wall Fan
82. Occupied Unit Kitchen
83. Typical Poor Tub
84. Occupied Unit Bedroom
85. Vacant Unit Kitchen
86. Typical Townhouse Stair Set
87. Poor Furnace
88. Burned Out Unit

PHOTO KEY

89. Window Pulling out of Frame
90. Typical Soffits
91. Mildew in Closet
92. Ceiling Water Damage
93. Mailbox Area
94. Townhouse Entrance/Gas Meters
95. Typical High Pole Light
96. Concrete Retaining Wall on North Side

P3-Property View North Side at Entrance

P4-Parking Lot at Office

P5-Office Entrance

P6-Residential Building Front Elevation

P7-Residential Building Front Elevation

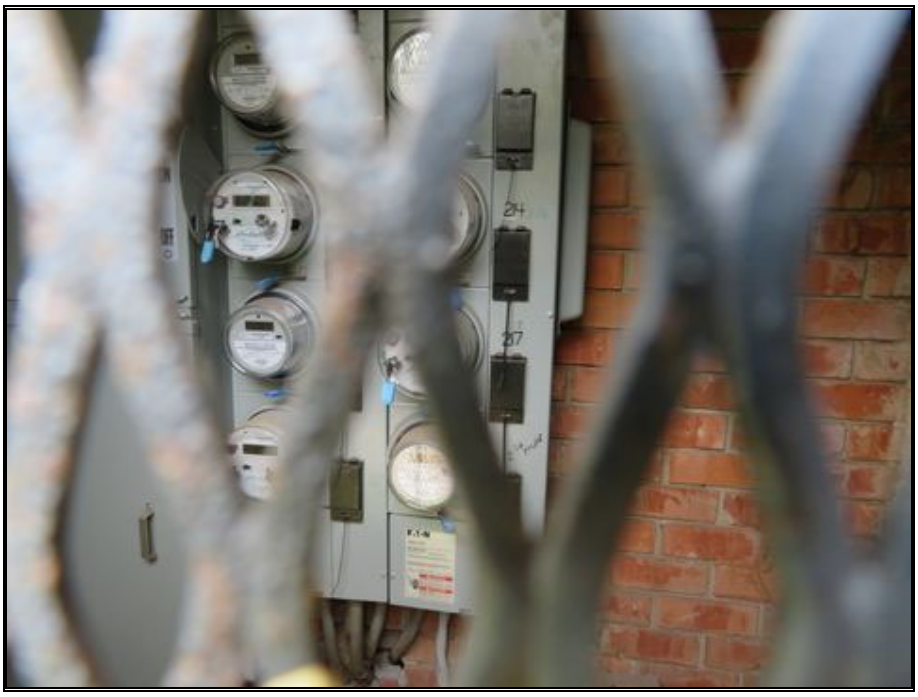
P8-Sidewalk Storm Water Drain

P9-Block Retaining Wall and Iron Fencing

P10-Typical Stair and Railing Sets/Building Rear Elevation

P11-Stepped Building Rear Elevation

P12-Typical Electric Meter Room



P13-Typical Electric Meters

P14-Typical Dumpster Area/Curb Drain on Right Side

P15-Typical Curb Drain

P16-Stepped Building Front Elevation

P17-Metal Gable Area

P18-Typical Condition of End Gable Areas

P19-Typical Courtyard with Apartment Entrances

P20-Example of Dry Rot on Window Framing

P21-Dwelling Units with Stair and Step Engrances

P22-End Dwelling Units with Stoops and Railings

P23-Parking Area/Metal Fencing/Building Elevation

P24-Typical Condition of Curb Drains

P25-Gate at Entrance between Buildings

P26-Typical Concrete Sluiceway for Storm Water

P27-Stepped Down Buildings Rear Elevations

P28-Typical Yard Drain

P29-Typical Air Condensers Variety

P30-View of Crawl Space

P31-View of Crawl Space

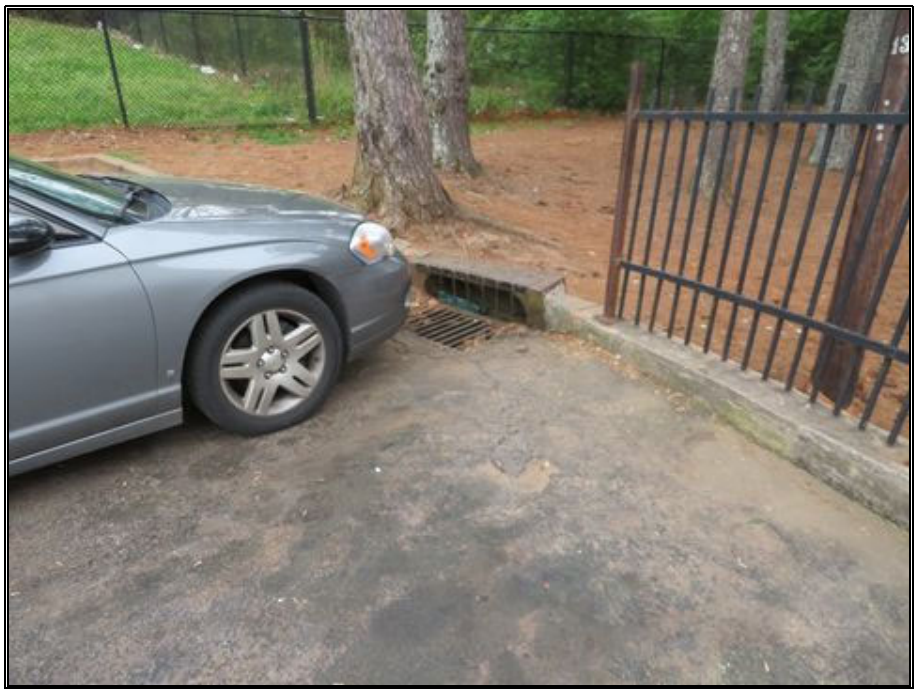
P32-Playground Area

P33-14-unit Building Rear Elevation

P34-Typical Steel Roof and Vents Condition

P35-End Views of Residential Buildings

P36-Dumpster Area with Wood Surrounds in Fair to Poor Condition



P37-Typical Upper Level Curb Drain

P38-Fence and Residential Buildings Rear Elevations

P39-Residential Building End Elevation Brick Condition

P40-Steel Fence/HC Parking Space

P41-Townhouse Entry Door

P42-Playground Area

P43-Example of Erosion on the Property

P44-Residential Building End Townhouse

P45-Ground Transformer

P46-Concrete Cracking

P47-Typical Courtyard Area (Former Parking Area)

P48-Building (Fire Wall in Middle)

P49-Sidewalk Area (Previous Used as a Driveway)

P50-Drainage Sluiceway in Front of Buildings

P51-Building Rear Elevation/Eroded Hillside

P52-View of West Side of South Section

P53-Retaining Wall/Stair Sets

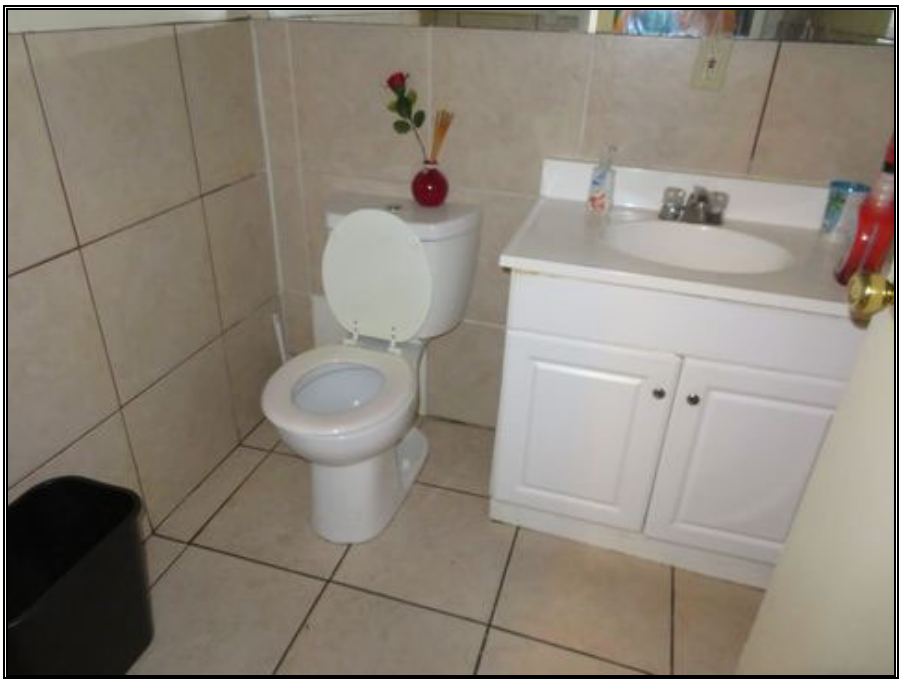
P54-Wood Retaining Wall

P55-Typical Window in Poor Condition

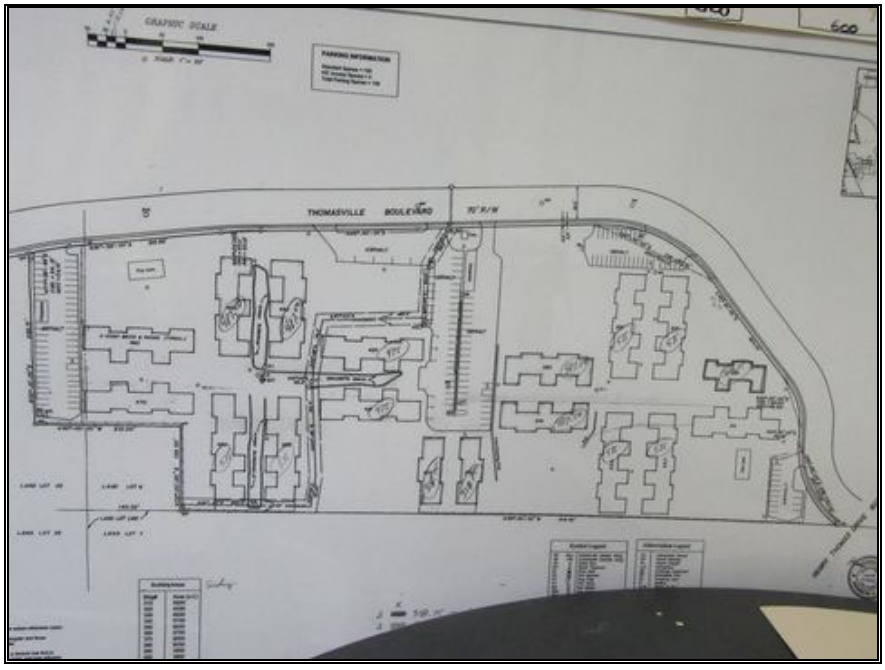
P56-South Section Parking Area

P57-New Wood Retaining Walls/Curb Drain

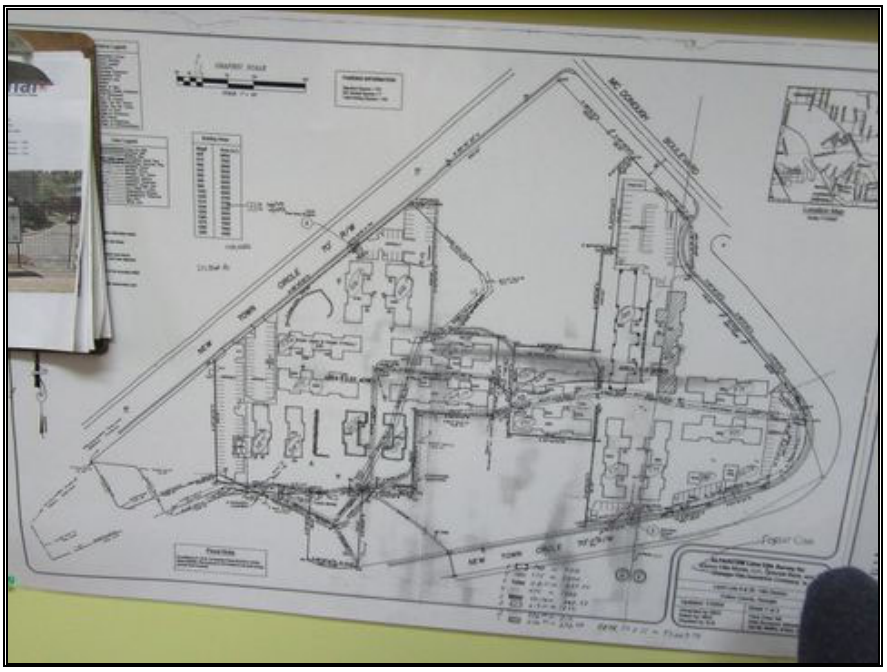
P58-Burned-Out Townhouse



P59-Vacant Unit Bathroom



P60-Site Diagram of South Side



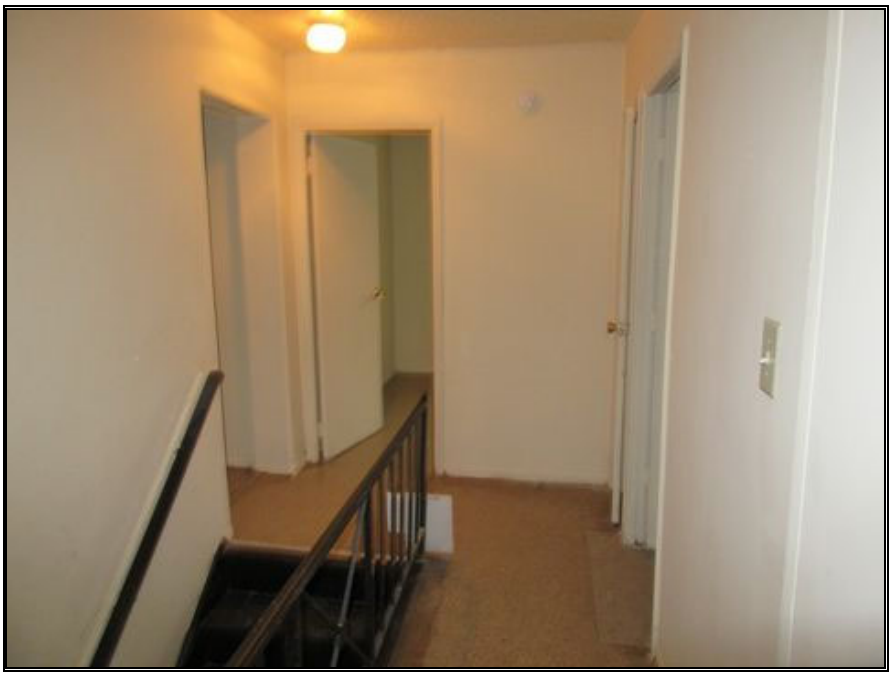
P61-Site Diagram of North Side

P62-Vacant Unit Bathroom

P63-Vacant Unit Tub and Shower

P64-Vanity in Poor Condition

P65-Typical Furnace and Hot Water Tank



P66-Vacant Townhouse Second Floor

P67-Interior/Closet Doors

P68-Typical Window Condition

P69-HVAC Vent

P70-Vacant Unit Kitchen

P71-Vacant Unit Bathroom (Poor Vanity)

P72-Vacant Unit Bathroom

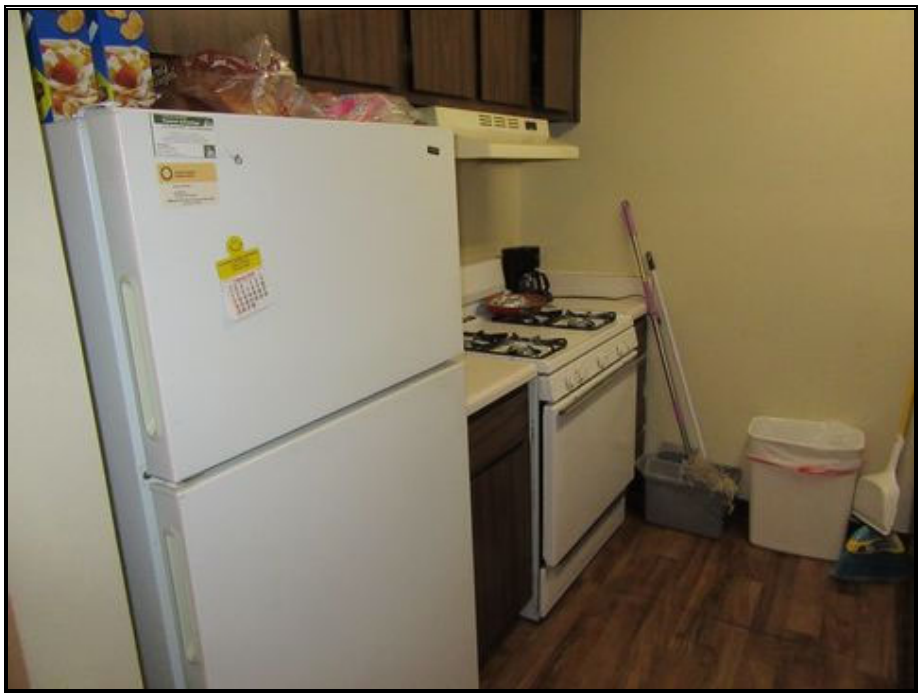
P73-Typical Medicine Cabinet

P74-Typical Townhouse Stairway

P75-Typical Bathroom Fan

P76-Closet with Crawl Space Entry

P77-Occupied Unit Kitchen

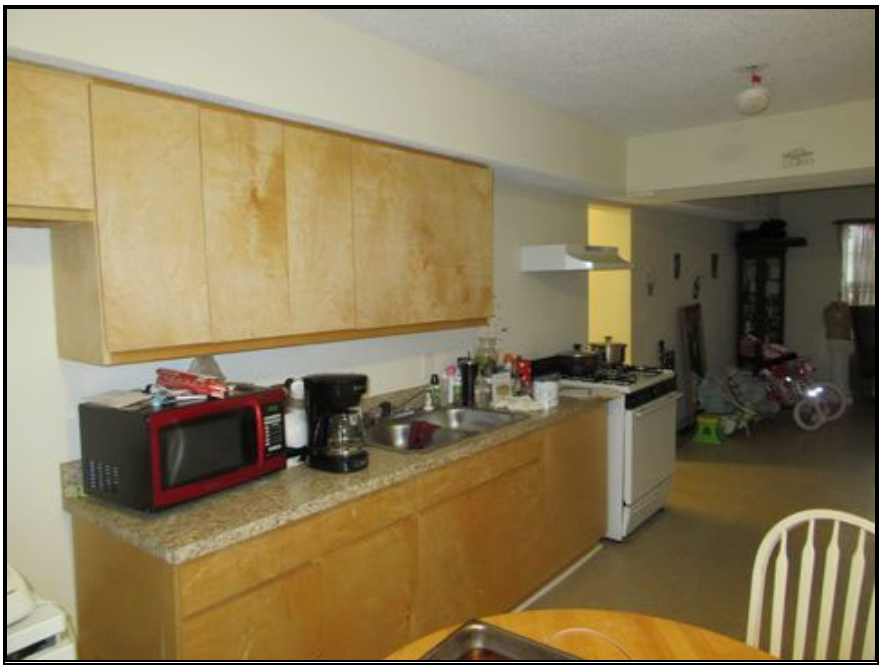


P78-Occupied Unit Kitchen

P79-Typical Re-Circulating Range Hood

P80-Typical Apartment Panel Box

P81-Kitchen Exhaust Wall Fan

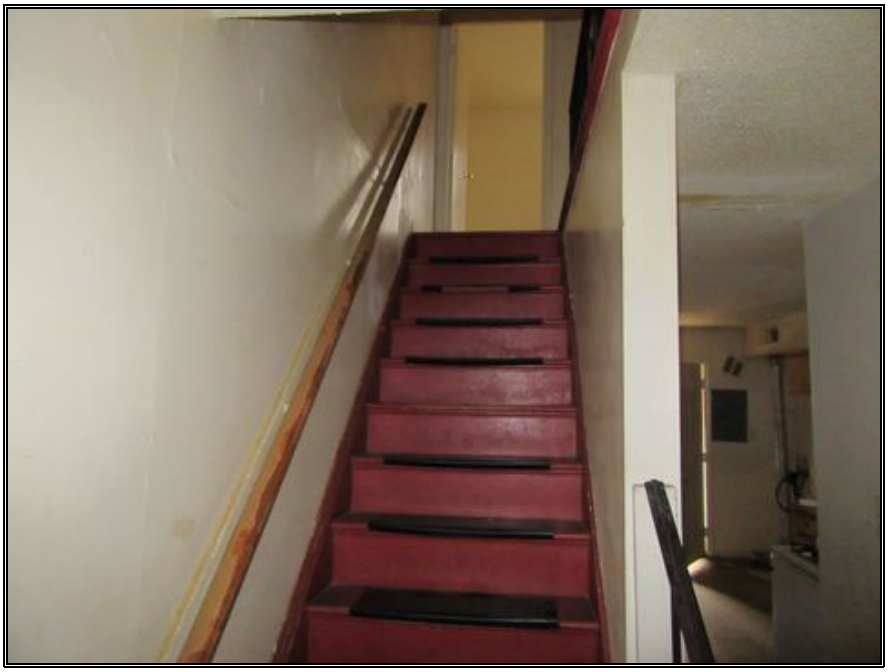


P82-Occupied Unit Kitchen

P83-Typical Poor Tub Condition

P84-Occupied Unit Bedroom

P85-Vacant Unit Kitchen



P86-Townhouse Stair Set

P87-Poor Furnace

P88-Burned-Out Down Unit

P89-Window Pulling Out of Frame

P90-Typical Soffits

P91-Mildew in Closet

P92-Ceiling Water Damage

P93-Mailbox Area

P94-Townhouse Entrance/Gas Meters

P95-Typical High Pole Light

P96-Concrete Retaining Wall on North Side

EXHIBIT 8.3

OHFA Expected Useful Life Table

FannieMae

INSTRUCTIONS FOR PERFORMING A MULTIFAMILY PROPERTY CONDITION ASSESSMENT (Version 2.0)

APPENDIX F

ESTIMATED USEFUL LIFE TABLES

These Estimated Useful Life Tables for multifamily property systems and components are intended to represent standardized average estimated useful life ("EUL") values and are not intended to replace the professional judgment of the PCA Consultant in determining the Effective Age and Remaining Useful Life of the systems and components at the Property. The PCA Consultant should consider preventive maintenance practices, as well as environment, geographic, resident, and other factors when determining Effective Age and Remaining Useful Life of the systems and components of a multifamily Property. In addition to providing guidance on EUL values typically considered capital expenditure items, the EUL tables may include items that are typically considered general maintenance and repair items to be handled by in-house maintenance staff.

Estimated Useful Life (EUL) Tables

FLATWORK, PARKING AREAS AND WALKWAYS	Multifamily / Coop	Seniors	Students
Asphalt pavement	25	25	25
Asphalt seal coat	5	5	5
Concrete pavement	50	50	50
Curbing, asphalt	25	25	25
Curbing, concrete	50	50	50
Parking, stall striping	5	5	5
Parking, gravel surfaced	15	15	15
Security gate (site ingress/egress) - rolling gate / lift arm	10	10	10
Sidewalk, asphalt	25	25	25
Sidewalk, brick paver	30	30	30
Sidewalk, concrete	50	50	50

SITE LIGHTING	Multifamily / Coop	Seniors	Student
Building mounted exterior lighting	10	10	10
Building mounted High Intensity Discharge (HID) lighting	10	20	10
Lighting (pole mounted)	25	25	25

SITE FENCING AND RETAINING WALLS	Multifamily / Coop	Seniors	Students
Bulkhead (barrier) / partition wall /embankment	10	20	10
Fencing, chain-link (4' height)	40	40	40
Fencing, concrete masonry unit (CMU)	30	30	30
Fencing, dumpster enclosure (wood)	12	15	10
Fencing, PVC (6' height)	25	25	25
Fencing, Tennis Court (10' height)-Chain link	40	40	40
Fencing, wood privacy (6' height)	15	20	10
Fencing, wrought iron (4-6' height and decorative)	50	50	50
Retaining walls, 80 lb block type	50	50	50
Retaining walls, concrete masonry unit (CMU) with brick face	40	40	40
Retaining walls, timber (railroad tie)	25	25	25

STRUCTURAL FRAME AND BUILDING ENVELOPE			
BUILDING STRUCTURES	**Multifamily / Coop**	**Seniors**	**Students**
Carports	40	40	40
Canopy, concrete	50	50	50
Canopy, wood / metal	40	40	40
Garages	50	50	50
Storage Sheds	30	30	30
Penthouse (mechanical room)	50	50	50

FOUNDATIONS	**Multifamily / Coop**	**Seniors**	**Students**
Foundations	50+	50+	50+
Waterproofing (foundations)	50+	50+	50+

FRAMING	**Multifamily / Coop**	**Seniors**	**Students**
Brick or block	40	40	40
Precast concrete panel (tilt-up)	40	40	40
Wood floor frame	50+	50+	50+

BUILDING ENVELOPE / CLADDING / EXTERIOR WALL FINISHES	Multifamily / Coop	Seniors	Students
Aluminum Siding	40	40	40
Brownstone	40	40	40
Brick or Stone Veneer	50+	50+	50+
Cement-board siding (Hardi-plank)/ Cementitious (mfgr) siding	45	45	45
Exterior Insulation Finishing Systems (EIFS)	20	20	20
Glass block	40	40	40
Granite block	40	40	40
Insulation, wall	50+	50+	50+
Metal/ glass curtain wall	30	30	30
Painting, Exterior	5-10	5-10	5-10
Pre-cast concrete panel	45	45	45
Stucco systems	50+	50+	50+
Vinyl siding	25	25	25
Wood shingle/ clapboard/ plywood, stucco, composite wood	20	20	20

ROOF SYSTEMS	Multifamily / Coop	Seniors	Students
Asphalt shingle (3-tab)	20	20	20
Built-up roof - Ethylene Propylene Diene Monomer (EPDM) / Thermoplastic Polyolefin (TPO)	20	20	20
Metal	40	40	40
Parapet wall	50+	50+	50+
Caps, copings (aluminum/ terra-cotta) - Parapet	25	25	25
Roof drainage exterior (gutter/ downspout)	10	10	10
Roof drainage interior (drain covers)	30	30	30
Roof railing	25	25	25
Roof structure	50+	50+	50+
Roof hatch	30	30	30
Roof skylight	30	30	30
Slab	50+	50+	50+
Slate, clay, concrete tile	40	40	40
Soffits (wood/ stucco)	20	20	20
Soffits (aluminum or vinyl)	25	25	25
Wood shingles (cedar shake)	25	25	25

DOORS AND WINDOWS	Multifamily / Coop	Seniors	Students
Exterior common door, aluminum and glass	30	30	30
Exterior common door, solid core wood or metal clad	25	25	25
Exterior unit door, solid wood/ metal clad	25	30	20
Residential Sliding Glass Doors	25	30	20
Residential French Glass Doors	25	30	20
Ceilings, open or exterior	30	30	30
Service door (roof)	25	30	20
Storm/ screen doors	7	10	5
Storm/ screen windows	10	15	7
Windows (frames and glazing), vinyl or aluminum	30	30	30

APPURTENANCES:	Multifamily / Coop	Seniors	Students
Chimney	40	40	40
Exterior stairs, wood	15	20	15
Exterior stairs, metal pan- concrete filled	30	30	30
Exterior stairs, concrete	50	50	50
Fire Escapes	40	40	40
Porches, concrete	50	50	50
Wood Decks	20	20	20

AMENITIES	Multifamily / Coop	Senior	Student
Basketball court	25	25	25
Mail kiosk	10	15	10
Mail facility, interior	20	25	20
Pool deck	15	15	15
Pool/ spa plaster liner	8	8	8
Tennis court / basketball court surface (paint markings)	5	7	5
Tennis court Surface (acrylic emulsion)	10	12	10
Tot-lot (playground equipment)	10	15	10
Tot-lot, uncompressed ground cover	2+	3+	2+

MECHANICAL/ELECTRIC/ PLUMBING SYSTEMS

WATER DISTRIBUTION AND DOMESTIC HOT WATER SYSTEMS	Multifamily / Coop	Seniors	Students
Feedwater only (hydronic)	10	10	10
Condensate and feedwater (steam)	Included in boiler	Included in boiler	Included in boiler
Cooling Tower	25	25	25
DHW Circulating Pumps	by size	by size	by size
Domestic Hot Water (DHW) - supply / return	30	30	30
Tank only, dedicated fuel	10	10	10
Exchanger in storage tank	15	15	15
Exchanger in boiler	15	15	15
External tankless	15	15	15
Instantaneous (tankless type)	10	10	10
Domestic Hot Water Storage Tanks, Small (up to 150 gallons)	15	15	15
Domestic Hot Water Storage Tanks, Large (over 150 gallons)	15	15	15
Domestic Cold Water Pumps	15	15	15
Heating Water Circulating Pumps	by size	by size	by size
Heating Water Controller	15	15	15
Hot and Cold Water Distribution	50	50	50
Solar Hot Water	20	20	20
Water Softening and Filtration	15	15	15

SANITARY WASTE AND VENT	Multifamily / Coop	Seniors	Students
Purchased Steam Supply Station	50+	50+	50+
Sanitary Waste and Vent System	50+	50+	50+
Sewage Ejectors	50	50	50

SUMP PUMP	Multifamily / Coop	Seniors	Students
Residential Sump Pump	7	7	7
Commercial Sump Pump	15	15	15

HEATING/COOLING SYSTEM AND CONTROLS	Multifamily / Coop	Senior	Student
Pad/ roof condenser	20	20	20
A/C window unit or through wall	10	10	10
Evaporative Cooler	15	15	15
Fan coil unit, electric	20	20	20
Fan coil unit, hydronic	30	30	30
Furnace (electric heat with A/C)	20	20	20
Furnace (electric heat with A/C)	20	20	20
Furnace (gas heat with A/C)	20	20	20
Packaged terminal air conditioner (PTAC)	15	15	15
Packaged HVAC (roof top units)	20	20	20
Heat pump condensing component	20	20	20
Heater, electric baseboard	25	25	25
Heater, wall mounted electric or gas	20	20	20
Hydronic heat/ electric A/C	20	20	20
Line Dryers	15	15	15
Master TV System	10	10	10
Motorized Valves	12	12	12
Outdoor Temperature Sensor	10	10	10
Pneumatic lines and Controls	30	30	30

BUILDING HEATING WATER TEMPERATURE CONTROLS	Multifamily / Coop	Seniors	Students
Chilled Water Distribution	50+	50+	50+
Chilling Plant	15	15	15
Cooling Tower	25	25	25
Fuel Oil Storage	25	25	25
Fuel Transfer System	25	25	25
Gas Distribution	50+	50+	50+
Heat Sensors	15	15	15
Heat Exchanger	35	35	35
Heating Risers and Distribution	50+	50+	50+

VENTILATION SYSTEMS	Multifamily / Coop	Seniors	Students
Combustion Air, Duct with fixed louvers	30	30	30
Combustion Air, Motor louver and duct	25	25	25
Flue Exhaust	w/boiler	w/boiler	w/boiler
Free Standing Chimney	50+	50+	50+

ELECTRICAL SYSTEMS	Multifamily / Coop	Seniors	Students
Common area	15	15	15
Buzzer/Intercom, central panel	20	20	20
Central Unit Exhaust, roof mounted	15	15	15
Compactors	15	15	15
Dumpsters	10	10	10
Electrical distribution center	40	40	40
Electric main	40	40	40
Emergency Generator	25	25	25
Gas lines	40	40	40
Gas main	40	40	40
Heating supply/ return	40	40	40
Power distribution	40	40	40
Transformer	30	30	30

BOILER ROOM EQUIPMENT	Multifamily / Coop	Seniors	Students
Blowdown and Water Treatment	25	25	25
Boiler Room Pipe Insulation	Included in boiler	Included in boiler	Included in boiler
Boiler Room Piping	Included in boiler	Included in boiler	Included in boiler
Boiler Room Valves	15	15	15
Boiler Temperature Controls	Included in boiler	Included in boiler	Included in boiler

VERTICAL TRANSPORTATION - ELEVATORS	Multifamily / Coop	Senior	Student
Electrical Switchgear	50+	50+	50+
Electrical Wiring	30	30	30
Elevator, Controller, dispatcher	15	20	10
Elevator, Cab	15	20	10
Elevator, Machinery	30	30	30
Elevator, Shaft-way Doors	20	20	20
Elevator, Shaft-way Hoist rails, cables, traveling	25	25	25
Elevator, Shaft-way Hydraulic piston and leveling	25	25	25
BOILERS	**Multifamily / Coop**	**Seniors**	**Students**
Oil-fired, sectional	22	22	22
Gas/ dual fuel, sectional	25	25	25
Oil/ gas/ dual fired, low MBH	30	30	30
Oil/ gas/ dual fired, high MBH	40	40	40
Gas fired atmospheric	25	25	25
Electric	20	20	20

FIRE SAFETY AND FIRE PROTECTION SYSTEMS	Multifamily / Coop	Senior	Student
Call station	10	15	10
Emergency Generator	25	25	25
Emergency Lights	8	10	5
Fire Extinguisher	10	15	5
Fire Pumps	20	20	20
Fire Suppression	50+	50+	50+
Smoke and Fire Detection System, central panel	15	15	15

INTERIOR ELEMENTS (COMMON AREA / DWELLING UNIT)			
INTERIOR / COMMON AREA FINISHES	**Multifamily / Coop**	**Seniors**	**Students**
Common area doors, interior (solid wood/ metal clad)	20	20	20
Common area floors, ceramic / quarry tile, terrazzo	50+	50+	50+
Common area floors, wood (strip or parquet)	30	30	30
Common area floors, resilient tile or sheet	15	15	15
Common area floors, carpet	5	5	5
Common area floors, concrete	50+	50+	50+
Common area railing	20	20	20
Common area ceiling, concrete	50+	50+	50+
Common area ceiling, acoustic tile (drop ceiling), drywall / plaster	10	10	10
Common area countertop and sink	20	20	20
Common area, refrigerator	10	10	10
Common area dishwasher	15	15	10
Common area disposal	5	7	3
Common area kitchen cabinets, wood	15	20	10
Common area walls	15	25	10
Interior railings	20	25	15
Interior lighting	15	20	10
Public bathroom accessories	7	12	5
Public bathroom fixtures	15	20	10

DWELLING FIRE, SAFETY AND SECURITY	Multifamily / Coop	Seniors	Students
Unit Smoke/Fire Detectors *	5	5	5
Unit Carbon Monoxide Detectors *	5	5	5
Unit Buzzer/Intercom	20	20	20

*Tested annually, batteries changed annually.

DWELLING UNIT CEILINGS	Multifamily / Coop	Seniors	Students
Concrete	50+	50+	50+
Acoustic Tile / Drywall / Plaster	10	15	10

DWELLING UNIT FIXTURES	Multifamily / Coop	Senior	Student
Bathroom: Vanity	10	15	10
Bathroom: Fixtures / Faucets	15-20	20+	15-20
Bathroom: Fiberglass Bath / Shower	20	25	18
Bathroom: Toilet	50+	50+	40
Bathroom: Toilet Tank Components	5	5	5
Bathroom: Vent / Exhaust	10	10	10
Interior Doors	15	30	10
Kitchen: Cabinets (wood construction)	20	25	15
Kitchen: Cabinets (particle board)	15	20+	13
Kitchen: Dishwasher	5-10	10-12	5-8
Kitchen: Microwave	10	12	8
Kitchen: Range	15	25	15
Kitchen: Range-hood	10	20	10
Kitchen: Refrigerator	10	20	10
Window covering	3	5	1+

DWELLING UNIT FLOORS	Multifamily / Coop	Senior	Student
Ceramic / Tile / Terrazzo	20	25	20
Wood (strip/ parquet)	15	20	20
Resilient Flooring	10	15	7
Carpet	7	10	3+
Concrete	50+	50+	50+

DWELLING UNIT HVAC AND MECHANICAL EQUIPMENT	Multifamily / Coop	Senior	Student
A/C window unit or through wall	10	10	10
Evaporative cooler	15	15	15
Fan coil unit, electric	20	20	20
Fan coil unit, hydronic	30	30	30
Furnace (electric heat with A/C)	20	20	20
Furnace (gas heat with A/C)	20	20	20
Packaged terminal air conditioner (PTAC)	15	15	15
Packaged HVAC (roof top unit)	15	15	15
Heat pump condensing component	15	15	15
Heater, electric baseboard	25	25	25
Heater, wall mounted electric or gas	20	20	20
Hydronic heat/ electric AC	20	20	20
Unit Electric Panel	50+	50+	50+
Unit Level Boiler	25	25	25
Unit Level Domestic Hot Water	10	15	10
Unit Level Hot Air Furnace	25	25	25
Unit Radiation - Steam/ Hydronic (baseboard or freestanding)	30	30	30
Unit Wiring	30	30	30

EXHIBIT 8.4

Immediate Repairs/
Replacement Over the Term

REPLACEMENT PRO FORMA

Physical Needs Over the Term

Project: ABLE Apartments | TERM: 20
Address: Any Street | TYPE: F
City: Atlanta
State: GA | Zip | # of Units: 396 | Buildings: 36 | AGE: Rehab

No.	ITEM	EUL	RUL	QUANTITY	UNIT COST	COST BY YEAR Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	SITE															
1	Asphalt (SY)	25	20	100,480	$2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	Asphalt sealing (SY)	7	7	100,480	$0.80	$0	$0	$0	$0	$0	$0	$0	**$80,384**	$0	$0	$80,384
3	Concrete Curbing/Retaining Walls	50	50	1	$297,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	Concrete Sidewalks/Steps	50	50	109,800	$8	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5	Concrete Patios	50	50	38,016	$8	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	Railings	30	30	1	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
7	Concrete Collars at Catch Basins	50	50	12	$1,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	Concrete AC Pads	50	50	396	$125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	Dumpster Enclosure	10	10	10	$1,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10	Property Signage	20	20	1	$31,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
11	Mailboxes	20	20	1	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	Perimeter Fencing-Repairs/Paint	20	20	1	$225,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
13	Picnic Pavilion	25	25	2	$26,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
14	Playground	20	20	4	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
15	New Maintenance Building	30	30	1	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
16	Landscaping	30	30	1	$275,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
17	Secuirty Camera System	20	20	1	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
18	Site Drainage	50	50	1	$375,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	BUILDINGS															
19	Roofs (squares)	25	25	2,680	$225	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20	Gutters/Downspouts (LF)	20	20	18,216	$5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21	Windows	30	30	1,988	$375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
22	Apartment Entry Doors	25	25	792	$645	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
23	Replace Foundation Vents	30	30	792	$65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
24	Blinds	10	10	1,988	$23	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
25	Replace Meter Room Doors	25	25	68	$475	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
26	AZEK Panels at Eoors	30	30	792	$245	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27	AZEK Panels at Windows	30	30	290	$155	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28	Coach Lights	15	15	792	$115	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
29	Vinyl Siding	30	30	1,680	$350	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	RESIDENTIAL UNITS															
30	Kitchen Cabinets	20	20	396	$2,541	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
31	Kitchen Countertops (LF)	20	20	4,872	$30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
32	Kitchen Sinks	20	20	396	$325	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
33	Range	15	15	396	$485	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
34	Refrigerator	12	12	396	$525	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
35	Microwave Range Hood	10	10	396	$330	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
36	Dishwashers	10	10	396	$425	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
37	Lighting	20	20	396	$825	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
38	Hot Water Tanks	10	10	396	$625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
39	Sheet Vinyl Bathrooms (SF)	10	10	20,520	$4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40	Vinyl Plank Flooring (SF)	20	20	403,020	$4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
41	Lavatory Accessories	7	7	512	$125	$0	$0	$0	$0	$0	$0	$0	**$64,000**	$0	$0	$64,000
42	Tubs and Surrounds/fixtures	30	30	512	$2,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
43	Vanity/top/faucet	10	10	684	$475	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
44	Commodes	40	40	684	$300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
45	Interior Doors	10	10	4,892	$125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
46	Bath Vent Fans	10	10	684	$275	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
47	HVAC	20	20	396	$4,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
48	Smoke/CO Detectors	10	10	2,384	$65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
49	Electrical Devices	20	20	1	$213,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
50	Unit Panel Boxes	40	40	396	$875	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
51	Community Building Flooring	20	20	1	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
52	Community Building Hot Water	15	15	1	$800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
53	Community Building Cabinets	20	20	1	$2,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
54	Community Building Bathrooms	15	15	2	$850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
				Uses-Uninflated		$0	$0	$0	$0	$0	$0	$0	$144,384	$0	$0	$144,384
				Inflation Factor 2.0%		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	$0
				Use - Inflated		$0	$0	$0	$0	$0	$0	$0	$165,852	$0	$0	$165,852
	Source (Inflation factor 2%)				$400	$158,400	$161,568	$164,799	$168,095	$171,457	$174,886	$178,384	$181,952	$185,591	$189,303	$1,734,436
	Reserve Balance				$0	$158,400	$319,968	$484,767	$652,863	$824,320	$999,206	$1,177,590	$1,193,690	$1,379,281	$1,568,584	

REPLACEMENT PRO FORMA

Physical Needs Over the Term

	ABLE Apartments			TERM:	20
	Any Street			TYPE:	F
Project:	Atlanta				
Address:	GA	Zip	# of Units: 396	Buildings: 36	AGE: Rehab

No.	ITEM	EUL	RUL	QUANTITY	UNIT COST	COST BY YEAR Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total
	SITE															
1	Asphalt (SY)	25	10	100,480	$2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	Asphalt sealing (SY)	7	5	100,480	$0.80	$0	$0	$0	$0	**$80,384**	$0	$0	$0	$0	$0	$80,384
3	Concrete Curbing/Retaining Walls	50	40	1	$297,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	Concrete Sidewalks/Steps	50	40	109,800	$8	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5	Concrete Patios	50	40	38,016	$8	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	Railings	30	20	1	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
7	Concrete Collars at Catch Basins	50	40	12	$1,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	Concrete AC Pads	50	40	396	$125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	Dumpster Enclosure	10	0	10	$1,200	**$12,000**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,000
10	Property Signage	20	10	1	$31,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
11	Mailboxes	20	10	1	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	Perimeter Fencing-Repairs/Paint	20	10	1	$225,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
13	Picnic Pavilion	25	15	2	$26,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
14	Playground	20	10	4	$8,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
15	New Maintenance Building	30	20	1	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
16	Landscaping	30	20	1	$275,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
17	Secuirty Camera System	20	10	1	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
18	Site Drainage	50	40	1	$375,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	BUILDINGS															
19	Roofs (squares)	25	15	2,680	$225	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
20	Gutters/Downspouts (LF)	20	10	18,216	$5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
21	Windows	30	20	1,988	$375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
22	Apartment Entry Doors	25	15	792	$645	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
23	Replace Foundation Vents	30	20	792	$65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
24	Blinds	10	0	1,988	$23	**$45,724**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$45,724
25	Replace Meter Room Doors	25	15	68	$475	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
26	AZEK Panels at Eoors	30	20	792	$245	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
27	AZEK Panels at Windows	30	20	290	$155	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
28	Coach Lights	15	5	792	$115	$0	$0	$0	$0	**$22,770**	**$22,770**	**$22,770**	**$22,770**	$0	$0	$91,080
29	Vinyl Siding	30	20	1,680	$350	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	RESIDENTIAL UNITS															
30	Kitchen Cabinets	20	10	396	$2,541	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
31	Kitchen Countertops (LF)	20	10	4,872	$30	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
32	Kitchen Sinks	20	10	396	$325	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
33	Range	15	5	396	$485	$0	$0	$0	$0	**$32,010**	**$32,010**	**$32,010**	**$32,010**	**$32,010**	**$32,010**	$192,060
34	Refrigerator	12	2	396	$525	$0	$0	**$25,988**	**$25,988**	**$25,988**	**$25,988**	**$25,988**	**$25,988**	**$25,988**	**$25,988**	$207,900
35	Microwave Range Hood	10	0	396	$330	**$21,780**	**$21,780**	**$21,780**	**$21,780**	**$21,780**	**$21,780**	$0	$0	$0	$0	$130,680
36	Dishwashers	10	0	396	$425	**$28,050**	**$28,050**	**$28,050**	**$28,050**	**$28,050**	**$28,050**	$0	$0	$0	$0	$168,300
37	Lighting	20	10	396	$825	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
38	Hot Water Tanks	10	0	396	$625	**$41,250**	**$41,250**	**$41,250**	**$41,250**	**$41,250**	**$41,250**	$0	$0	$0	$0	$247,500
39	Sheet Vinyl Bathrooms (SF)	10	0	20,520	$4	**$82,080**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$82,080
40	Vinyl Plank Flooring (SF)	20	10	403,020	$4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
41	Lavatory Accessories	7	5	512	$125	$0	$0	$0	$0	**$10,667**	**$10,667**	**$10,667**	**$10,667**	**$10,667**	**$10,667**	$64,000
42	Tubs and Surrounds/fixtures	30	20	512	$2,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
43	Vanity/top/faucet	10	0	684	$475	**$54,150**	**$54,150**	**$54,150**	**$54,150**	**$54,150**	**$54,150**	$0	$0	$0	$0	$324,900
44	Commodes	40	30	684	$300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
45	Interior Doors	10	0	4,892	$125	**$76,438**	**$76,438**	**$76,438**	**$76,438**	**$76,438**	**$76,438**	**$76,438**	**$76,438**	$0	$0	$611,500
46	Bath Vent Fans	10	0	684	$275	**$188,100**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$188,100
47	HVAC	20	10	396	$4,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
48	Smoke/CO Detectors	10	0	2,384	$65	**$154,960**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$154,960
49	Electrical Devices	20	10	1	$213,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
50	Unit Panel Boxes	40	30	396	$875	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
51	Community Building Flooring	20	10	1	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
52	Community Building Hot Water	15	5	1	$800	$0	$0	$0	$0	**$800**	$0	$0	$0	$0	$0	$800
53	Community Building Cabinets	20	10	1	$2,300	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
54	Community Building Bathrooms	15	5	2	$850	$0	$0	$0	$0	**$1,700**	$0	$0	$0	$0	$0	$1,700
		Use-Uninflated				$704,532	$221,668	$247,655	$247,655	$395,986	$313,102	$167,872	$167,872	$68,664	$68,664	$2,748,052
		Inflation Factor 2.0%				2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
		Use-inflated				$858,820	$275,616	$314,086	$320,368	$522,495	$421,394	$230,452	$235,061	$98,069	$100,031	$3,542,243
		Source (inflation factor 2%)				$193,089	$196,950	$200,890	$204,907	$209,005	$213,186	$217,449	$221,798	$226,234	$230,759	$3,848,703
		Reserve Balance			$1,568,584	$902,853	$824,188	$710,991	$595,530	$282,041	$73,832	$60,830	$47,567	$175,732	$306,460	

EXHIBIT 8.5

Developer/
Property Provided Materials

EXHIBIT 8.6

Scope of Work

EXHIBIT 8.6

Terms and Conditions

EVALUATION DEFINITIONS/DISCLAIMER

PCNA/PCA/PCR

The Project Comprehensive Needs Assessment (PCNA) process consists of the Physical Condition Assessment (PCA) and the Physical Conditions Report (PCR).

The Physical Condition Report (PCR) is based upon those apparent conditions observed at the time the Physical Condition Assessment (PCA) was performed and information supplied by management. This report is by no means a guarantee of the overall condition or functional suitability of the real estate asset.

PCA Inspection

For a PCA, the following are a part of the physical inspection:

- ***Site and grounds*** - including, but not limited to, drainage, landscaping, recreational areas, lighting, site utilities, dumpster areas, railings, fences, mailboxes, sidewalks, driveways and parking areas
- ***Building exteriors*** - including, but not limited to, foundations, siding, roofs from ground level, gutters, downspouts, window and doors
- ***Common areas*** - including, but not limited to, laundry rooms, hallways, common stairways, offices, community spaces
- ***Building Interiors*** - including, but not limited to, interior doors, interior room and closet doors, flooring, walls and ceilings, bathroom fixtures, kitchen cabinets, appliances, plumbing and fixtures, hot water systems, HVAC systems, electric wiring, electrical fixtures and lighting

Fannie Mae Expected Useful Life

Most long-term components that have not been replaced during the time period since opening are near, at or beyond their Expected Useful Life (EUL). The OHFA Expected Useful Life tables and the results of the complex inspection are used in assessing the Remaining Useful Life (RUL) of an element.

Opinions of Probable Cost

The opinions of probable cost presented herein were based on readily visible material and building system defects that might significantly affect the value of the property. These opinions were based on approximate quantities and values and do not constitute a warranty or guarantee that all item(s) requiring repair were included. Items not incorporated in the cost estimates were operational costs, utility usage or unpredictable aesthetic upgrades.

It is important to understand that actual costs will vary depending on such factor as contractor expertise, previous contractor commitment, seasonal workload, insurance and bonding, and local labor conditions. These factors may cause wide variations in the actual costs as estimated by different bidders. In view of these limitations, the costs presented herein should be considered estimates. Once detailed scopes of work and contractor bidding have been secured, the actual costs can be determined.

Estimated costs to correct are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

As much as possible, ALCA Associates develops rehabilitation costs from our current experience working with developers involved in rehabilitation, management companies' actual replacement costs and secured bids. When these **are not available**, then ALCA Associates references the following sources:

- RSMeans© *Assemblies Cost Data*
- RSMeans© *Facilities Maintenance and Repair Cost Data*
- RSMeans© *Building Construction Cost Data*

Subject to the qualifications stated in this paragraph and elsewhere in this report, the Remaining Useful Life (RUL) of the property is estimated to be not less than 50 years. The foregoing estimate as to useful life is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of ALCA Associates' visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events, such as natural disasters or other "acts of God," which may occur subsequent to the date of the on-site visit.

The RUL for a property is further based on the assumption that: (a) the immediate repairs, short-term repairs, and future repairs for which replacement provided as capital reserves are recommended, and completed in a timely and workmanlike manner; and (b) a comprehensive program of preventative and remedial property maintenance is continuously implemented using an acceptable standard of care.

The estimate is made only with regard to the expected physical or structural integrity of the improvements on the property, and no opinion regarding economic or market conditions, the present or future appraised value of the property, or its present or future economic utility is expressed by ALCA Associates.

Based upon site observations, research and judgment, along with referencing the OHFA Expected Useful Life (EUL) table, ALCA Associates opines as to when a system or component will most probably necessitate replacement.

Accurate historical replacement records, if provided, are typically the best sources of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventative maintenance exercised, etc. are all factors that impact the effective age of a system or component. As a result, a system of component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL, less its affective AGE.

Health and Safety/Code Violations

These are sometimes referred to as **immediate critical repairs**. These are issues that require immediate action as a result of (1) material existing or potential unsafe conditions or (2) material building or fire code violations, and their probable cost.

Immediate Non-Critical Repairs

These are conditions, if left un-remedied, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

These should be repaired as soon as possible, but in no more than a one-year time frame and take precedence over routine maintenance.

The ASTM standard identifies non-critical repairs as short-term costs. These are opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance.

Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services is beyond the PCA scope of work.

Capital Reserves

Capital Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses, and should be annually budgeted for in advance. Capital reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life, but nonetheless have a potential liability for failure within an estimated time period.

Capital reserves exclude systems or components that are estimated to expire after the reserve term and that are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that were not deemed to have a material effect on the use are also excluded. Costs that are caused by acts of God, accidents or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

As much as possible, ALCA Associates develops rehabilitation costs from our current experience working with developers involved in rehabilitation, management companies' actual replacement costs and secured bids. When these **are not available**, then ALCA Associates references the following sources:

- RSMeans© *Assemblies Cost Data*
- RSMeans© *Facilities Maintenance and Repair Cost Data*
- RSMeans© *Building Construction Cost Data*

ALCA Associates' reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period, which is defined as the effective age plus the reserve term. Additional information concerning systems or components respective replacement costs, typical expected useful lives and remaining useful lives were estimated so that a funding schedule could be prepared. The Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation of items defined in the Immediate Repair and Short Term Cost Estimate have been budgeted.

ADA/UFAS/Fair Housing Act

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). This act refers to all public and common areas. The usual way of looking at this is that ADA covers everything up to the apartment door.

From the inside of that door in an apartment, Uniform Federal Accessibility Standards (UFAS) is the controlling standard.

The Fair Housing Act refers to structures built after 1991, although structures being rehabilitated must comply with Fair Housing Act standards to the extent it structurally feasible and financially viable.

Limiting Conditions

The ALCA Associates PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with ASTM E2018-08 Standard is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed.

This PCR was prepared recognizing the inherent subjective nature of ALCA Associates' opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understand that ALCA Associates' suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. ALCA Associates' opinions are generally formed without detailed knowledge from individuals familiar with the component's or system's performance.

The opinions of ALCA Associates expressed in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent PCA investigator in the same community under similar circumstances. ALCA Associates assumes no responsibility or liability for the accuracy of information, contained in this report, which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent ALCA Associates' professional judgment based on the information obtained during the course of this assignment. ALCA Associates' evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date(s) of the assessment.