

**Physical Needs Assessment
As Is**

Swann Meadows Apartments

1091 Parkland Place Rd
Greenwood, SC 29646

Report Date- 05/14/2025

ID# 04222024-Draft 5



Unit Count: 56

Bld Count:7

Family

1980/2000



Prepared for:
Swann Meadows SC, LLC
1091 Parkland Place Rd
Greenwood, SC 29646

Inspected & Written by:
Brandon T. Liles
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Chapin, SC 29036
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Physical Needs Assessment Project Summary

Project: Swann Meadows Apartments

Date: 5/20/2025

Provider

Name: Capital Real Estate Consultants
Addr1: PO Box 807
Addr2:
City: Chapin
State: SC **Zip Code:** 29036
Phone: 803-345-6124
Email: brandon@capitalrec.com

Owner

Name: Swann Meadows SC, LLC
Addr1: 1091 Parkland Place Rd
Addr2:
City: Greenwood
State: SC **Zip Code:** 29464
Phone: 864-943-1755
Email:

Site Information / Unit Mix

Type: Family
Year Built: 1/1/1980
Last Renovated: 2003
1 Bedroom Apts:
2 Bedroom Apts: 56
3 Bedroom Apts:
4 Bedroom Apts:
Fully Acc. Apts: 3
Total Dwelling Units: 56

Project

Name: Swann Meadows Apartments
Addr1: 1091 Parkland Place Rd
Addr2:
City: Greenwood
State: SC **Zip Code:** 29464
County: Greenwood
Phone: 864-943-1755
Email:

Inspection Report

Date: 5/20/2025
Inspector: Brandon Liles/Abigail Smith

**Physical Needs Assessment
Inspected Units**

Project: Swann Meadows Apartments

Date: 5/20/2025

	Unit Number	Size	Fully Accessible unit?	Comments
1	A1	2bd/1ba	No	occupied unit
2	A2	2bd/1ba	No	occupied unit
3	A3	2bd/1ba	No	occupied unit
4	A4	2bd/1ba	No	occupied unit
5	A5	2bd/1ba	No	occupied unit
6	A6	2bd/1ba	No	occupied unit
7	A7	2bd/1ba	No	occupied unit
8	A8	2bd/1ba	No	occupied unit
9	B1	2bd/1ba	No	occupied unit
10	B2	2bd/1ba	No	occupied unit
11	B3	2bd/1ba	No	vacant
12	B4	2bd/1ba	No	occupied unit
13	B5	2bd/1ba	No	occupied unit
14	B6	2bd/1ba	No	occupied unit
15	B7	2bd/1ba	No	vacant
16	B8	2bd/1ba	No	occupied unit
17	C1	2bd/1ba	No	occupied unit
18	C2	2bd/1ba	No	occupied unit
19	C3	2bd/1ba	No	occupied unit
20	C4	2bd/1ba	No	occupied unit
21	C5	2bd/1ba	No	occupied unit
22	C6	2bd/1ba	No	occupied unit
23	C7	2bd/1ba	No	occupied unit
24	C8	2bd/1ba	No	occupied unit
25	D1	2bd/1ba	No	occupied unit
26	D2	2bd/1ba	No	occupied unit
27	D3	2bd/1ba	No	occupied unit
28	D4	2bd/1ba	No	occupied unit
29	D5	2bd/1ba	No	occupied unit
30	D6	2bd/1ba	No	occupied unit
31	D7	2bd/1ba	No	occupied unit
32	D8	2bd/1ba	No	occupied unit
33	E1	2bd/1ba	Yes	occupied unit
34	E2	2bd/1ba	Yes	occupied unit
35	E3	2bd/1ba	Yes	occupied unit
36	E4	2bd/1ba	No	occupied unit
37	E5	2bd/1ba	No	occupied unit
38	E6	2bd/1ba	No	occupied unit
39	E7	2bd/1ba	No	occupied unit
40	E8	2bd/1ba	No	vacant
41	F1	2bd/1ba	No	vacant
42	F2	2bd/1ba	No	occupied unit
43	F3	2bd/1ba	No	occupied unit
44	F4	2bd/1ba	No	occupied unit
45	F5	2bd/1ba	No	occupied unit
46	F6	2bd/1ba	No	occupied unit
47	F7	2bd/1ba	No	occupied unit
48	F8	2bd/1ba	No	occupied unit
49	G1	2bd/1ba	No	vacant
50	G2	2bd/1ba	No	occupied unit

**Physical Needs Assessment
Inspected Units**

Project: Swann Meadows Apartments

Date: 5/20/2025

	Unit Number	Size	Fully Accessible unit?	Comments
1	G3	2bd/1ba	No	occupied unit
2	G4	2bd/1ba	No	occupied unit
3	G5	2bd/1ba	No	occupied unit
4	G6	2bd/1ba	No	occupied unit
5	G7	2bd/1ba	No	occupied unit
6	G8	2bd/1ba	No	occupied unit
7				
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Capital Needs Assessment Materials and Conditions - Site

Project: Swann Meadows Apartments

Date: 5/20/2025

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
	0	0	0			0	0	ea	0	0	
Accessibility Compliance	20	22	1	Good	Repair	1	1	ea	85000	85000	estimated costs for accessibility compliance
Fencing: wrought Iron	20	22	1	Good	No Action	0	0	0	0	0	
Lighting: building mounted lighting	15	22	1	Fair	Replace	1	70	ea	65	4550	building mounted exterior lights
Mail Kiosk	20	22	5	Good	Maintain	1	2	ea	2500	5000	anticipate replacement
Paving pedestrian: concrete	50	44	6	Fair	Repair	1	1500	SF	22	33000	add sidewalks for accessibility to meet UFAS
Paving vehicular: asphalt overlay 2"	20	22	1	Fair	Repair	1	58335	SF	4	233340	overlay anticipated
Paving vehicular: asphalt seal coat & stripe	5	4	1	Fair	Repair	1	58335	SF	0.3	17500.5	seal coat and stripe every 5 years
Signage: entrance/monument	25	22	3	Good	Replace	1	1	ea	6000	6000	anticipate replacement
Storm Water: drain lines	50	44	6	Good	Maintain	1	1	ea	4000	4000	pressure jet drain lines
Water Mains/Valves	50	44	6	Good	Maintain	1	56	ea	200	11200	repair or replace as needed
Electric distribution center	40	44	8	Good	Maintain	1	1	ea	6000	6000	
Sanitary: sewer lines	50	44	6	Good	No Action	0	0	0	0	0	
Tot Lot: playground equipment	20	22	7	Good	Replace	1	1	ea	36000	36000	anticipate replacement
Storm Water: earthwork, swales, drainways, erosion controls	50	44	6	Fair	Maintain	1	1	ea	35000	35000	grading needed behind bld D, E, F & G

Capital Needs Assessment Capital Needs Over the Term - Site

Project: Swann Meadows Apartments

Date: 5/20/2025

Item	H & S	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045	Total
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility Compliance	0	85000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85000
Fencing: wrought Iron	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting: building mounted lighting	0	4550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4550	0	0	0	0	9100
Mail Kiosk	0	0	0	0	0	5000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5000
Paving pedestrian: concrete	0	0	0	0	0	0	33000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33000
Paving vehicular: asphalt overlay 2"	0	233340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	233340
Paving vehicular: asphalt seal coat & stripe	0	17501	0	0	0	0	17501	0	0	0	0	17501	0	0	0	0	17501	0	0	0	0	70002
Signage: entrance/monument	0	0	0	6000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000
Storm Water: drain lines	0	0	0	0	0	0	4000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4000
Water Mains/Valves	0	0	0	0	0	0	11200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11200
Electric distribution center	0	0	0	0	0	0	0	0	6000	0	0	0	0	0	0	0	0	0	0	0	0	6000
Sanitary: sewer lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot Lot: playground equipment	0	0	0	0	0	0	0	36000	0	0	0	0	0	0	0	0	0	0	0	0	0	36000
Storm Water: earthwork, swales, drainways, erosion controls	0	0	0	0	0	0	35000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35000
Uninflated Totals	0	340391	0	6000	0	5000	100701	36000	6000	0	0	17501	0	0	0	0	22051	0	0	0	0	533642
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	340391	0	6365	0	5628	116739	42986	7379	0	0	23519	0	0	0	0	34354	0	0	0	0	577361

Capital Needs Assessment **Materials and Conditions - Architectural**

Project: Swann Meadows Apartments

Date: 5/20/2025

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
	0	0	0			0	0	ea	0	0	
Doors: unit entry, door solid wood/metal clad	25	44	1	Fair	Replace	10	58	ea	950	55100	dwelling unit and common exterior doors replacement anticipated
Paints & Stains: fiber cement	15	22	1	Good	Maintain	1	7	ea	6000	42000	paint T-111 siding and wood stairs in breezeways
Railings: wood	20	22	1	Good	Maintain	7	7	ea	1100	7700	
Stair, Exterior: tread - wood	15	22	8	Good	Maintain	7	7	ea	9000	63000	anticipate repairs to exterior stairs
Exterior wall: vinyl siding	30	22	8	Good	Maintain	7	7	ea	10000	70000	repair as needed
Exterior wall: brick/block veneer	60	44	16	Good	No Action	0	0	0	0	0	
Fascia: wood or vinyl	20	22	11	Good	Maintain	7	7	ea	5000	35000	repair as needed
Soffits: wood, vinyl or metal	20	22	11	Good	Maintain	7	7	ea	5000	35000	repair as needed
Gutters/Downspouts: aluminum/vinyl	20	22	1	Fair	Maintain	1	1500	LF	15	22500	repair and maintain as needed
Roofing: asphalt dimensional shingle 30 yr+	25	22	3	Good	Replace	1	255	RS	425	108375	
Windows: vinyl	30	22	8	Good	Replace	1	168	ea	1100	184800	anticipate replacement

Capital Needs Assessment Capital Needs Over the Term - Architectural

Project: Swann Meadows Apartments

Date: 5/20/2025

Item	H & S	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045	Total
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Doors: unit entry, door solid wood/metal clad	0	5510	5510	5510	5510	5510	5510	5510	5510	5510	5510	0	0	0	0	0	0	0	0	0	0	55100
Paints & Stains: fiber cement	0	42000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42000	0	0	0	0	84000
Railings: wood	0	1100	1100	1100	1100	1100	1100	1100	0	0	0	0	0	0	0	0	0	0	0	0	0	7700
Stair, Exterior: tread - wood	0	0	0	0	0	0	0	0	9000	9000	9000	9000	9000	9000	9000	0	0	0	0	0	0	63000
Exterior wall: vinyl siding	0	0	0	0	0	0	0	0	10000	10000	10000	10000	10000	10000	10000	0	0	0	0	0	0	70000
Exterior wall: brick/block veneer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fascia: wood or vinyl	0	0	0	0	0	0	0	0	0	0	0	5000	5000	5000	5000	5000	5000	5000	0	0	0	35000
Soffits: wood, vinyl or metal	0	0	0	0	0	0	0	0	0	0	0	5000	5000	5000	5000	5000	5000	5000	0	0	0	35000
Gutters/Downspouts: aluminum/vinyl	0	22500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22500
Roofing: asphalt dimensional shingle 30 yr+	0	0	0	108375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108375
Windows: vinyl	0	0	0	0	0	0	0	0	184800	0	0	0	0	0	0	0	0	0	0	0	0	184800
Uninflated Totals	0	71110	6610	114985	6610	6610	6610	6610	209310	24510	24510	29000	29000	29000	29000	10000	52000	10000	0	0	0	665475
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	71110	6808	121988	7223	7440	7663	7893	257425	31049	31980	38974	40143	41347	42587	15126	81014	16047	0	0	0	825816

Capital Needs Assessment Materials and Conditions - Mechanical & Electrical

Project: Swann Meadows Apartments

Date: 5/20/2025

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
	0	0	0			0	0	ea	0	0	
DHW: gas or electric, residential unit	12	11	1	Fair	Replace	6	57	ea	950	54150	anticipate replacement
Electric: electric panel, dwelling unit	50	44	6	Good	Replace	4	56	ea	900	50400	
Electric: switches & outlets	35	44	1	Fair	Replace	1	1156	ea	15	17340	anticipate replacement
HVAC: furnace/air handler, electric	20	22	1	Fair	Replace	7	56	ea	7500	420000	anticipate replacement
HVAC: furnace/air handler, electric	20	22	1	Fair	Replace	1	1	ea	8000	8000	common area HVAC recently replaced
Lighting: tenant spaces	20	22	1	Good	Replace	1	560	ea	75	42000	anticipate replacement
Plumbing: bath tubs & sinks: fiberglass, stainless steel or enameled	40	22	18	Good	No Action	0	0	0	0	0	replaced during rehab in 2003
Plumbing: toilets/bidets/urinals	30	22	8	Good	Replace	2	57	ea	500	28500	replaced during rehab in 2003
Plumbing: PVC/CPVC pipe: supply and waste	75	22	53	Good	No Action	0	0	0	0	0	

**Capital Needs Assessment
Materials and Conditions - Dwelling Units**

Project: Swann Meadows Apartments

Date: 5/20/2025

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
	0	0	0			0	0	ea	0	0	
Accessibility Compliance	20	22	1	Fair	Repair	1	3	ea	75000	225000	repairs to meet 504, UFAS and Fair Housing necessary
Appliances: range, cooktop, wall oven	15	22	1	Fair	Replace	7	56	ea	950	53200	anticipate replacement
Appliances: refrigerator/freezer	12	22	1	Fair	Replace	7	56	ea	900	50400	anticipate replacement
Bath: accessories (towel bars, grab bars, etc)	7	22	1	Fair	Replace	1	56	ea	185	10360	anticipate replacement
Bath: mirrors & medicine cabinets	15	22	1	Fair	Replace	1	49	ea	175	8575	anticipate replacement
Bath/kitchen vent/exhaust fans	15	22	1	Good	Replace	1	57	ea	225	12825	anticipate replacement
Cabinets & vanities	20	22	1	Fair	Replace	6	56	ea	7000	392000	anticipate replacement
Countertops: plastic laminates, wood	15	22	1	Fair	Replace	6	56	ea	850	47600	anticipate replacement
Doors: interior, hollow core doors	20	22	1	Fair	Replace	1	504	ea	250	126000	anticipate replacement
Floors: carpet	7	22	1	Fair	Replace	4	56	ea	2000	112000	anticipate replacement
Detector: smoke or CO, dwelling unit	10	22	1	Fair	Replace	1	168	ea	65	10920	replace all smoket detectors
Floors: resilient tile or sheet floor (vinyl, linoleum)	15	22	1	Fair	Replace	4	56	ea	2200	123200	anticipate replacement

Capital Needs Assessment Capital Needs Over the Term - Dwelling Units

Project: Swann Meadows Apartments

Date: 5/20/2025

Item	H & S	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045	Total
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility Compliance	0	225000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	225000
Appliances: range, cooktop, wall oven	0	7600	7600	7600	7600	7600	7600	7600	0	0	0	0	0	0	0	0	7600	7600	7600	7600	7600	91200
Appliances: refrigerator/freezer	0	7200	7200	7200	7200	7200	7200	7200	0	0	0	0	0	7200	7200	7200	7200	7200	7200	7200	0	100800
Bath: accessories (towel bars, grab bars, etc)	0	10360	0	0	0	0	0	0	10360	0	0	0	0	0	0	10360	0	0	0	0	0	31080
Bath: mirrors & medicine cabinets	0	8575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8575	0	0	0	0	17150
Bath/kitchen vent/exhaust fans	0	12825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12825	0	0	0	0	25650
Cabinets & vanities	0	65333	65333	65333	65333	65333	65333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	392000
Countertops: plastic laminates, wood	0	7933	7933	7933	7933	7933	7933	0	0	0	0	0	0	0	0	0	7933	7933	7933	7933	7933	87267
Doors: interior, hollow core doors	0	126000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	126000
Floors: carpet	0	28000	28000	28000	28000	0	0	0	28000	28000	28000	28000	0	0	0	28000	28000	28000	28000	0	0	336000
Detector: smoke or CO, dwelling unit	0	10920	0	0	0	0	0	0	0	0	0	10920	0	0	0	0	0	0	0	0	0	21840
Floors: resilient tile or sheet floor (vinyl, linoleum)	0	30800	30800	30800	30800	0	0	0	0	0	0	0	0	0	0	0	30800	30800	30800	30800	0	246400
Uninflated Totals	0	540547	146867	146867	146867	88067	88067	14800	38360	28000	28000	38920	0	7200	7200	45560	102933	81533	81533	53533	15533	1700387
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	540547	151273	155811	160485	99120	102093	17672	47178	35470	36534	52305	0	10265	10573	68914	160367	130837	134762	91137	27238	2032580

Capital Needs Assessment Executive Summary

Project: Swann Meadows Apartments

Date: 5/20/2025

Item	H & S	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045	Total
Site	0	340391	0	6000	0	5000	100701	36000	6000	0	0	17501	0	0	0	0	22051	0	0	0	0	\$533,642
Architecture	0	71110	6610	114985	6610	6610	6610	6610	209310	24510	24510	29000	29000	29000	29000	10000	52000	10000	0	0	0	\$665,475
Mech & Electric	0	136365	69025	69025	69025	69025	81625	72600	26850	26850	0	0	0	9025	9025	9025	9025	9025	9025	0	0	\$674,540
Dwelling Units	0	540547	146867	146867	146867	88067	88067	14800	38360	28000	28000	38920	0	7200	7200	45560	102933	81533	81533	53533	15533	\$1,700,387
Uninflated Totals	0	1,088,412	222,502	336,877	222,502	168,702	277,002	130,010	280,520	79,360	52,510	85,421	29,000	45,225	45,225	64,585	186,009	100,558	90,558	53,533	15,533	\$3,574,044
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	0	1,088,412	229,177	357,392	243,134	189,875	321,121	155,239	345,004	100,531	68,514	114,798	40,143	64,480	66,414	97,691	289,796	161,367	149,679	91,137	27,238	\$4,201,141

		Non-Inflated	Inflated
Immediate Capital Needs:		\$0	
Total Capital Needs Over the Term:		\$3,574,044	\$4,201,141
Grand Total Capital Needs:		\$3,574,044	\$4,201,141
Units: 56	Capital Needs Per Unit	\$63,822	\$75,020

Capital Needs Assessment Photos

Project: Swann Meadows Apartments

Date: 5/20/2025



Site Sign



Entrance Drive



Asphalt



Playground

**Capital Needs Assessment
Photos**

Project: Swann Meadows Apartments

Date: 5/20/2025



Common Area



Common Area Bathroom



Site Mailboxes

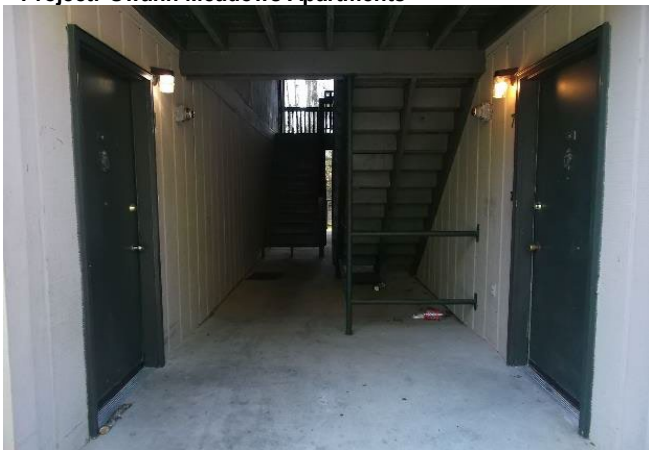


Site Dumpster

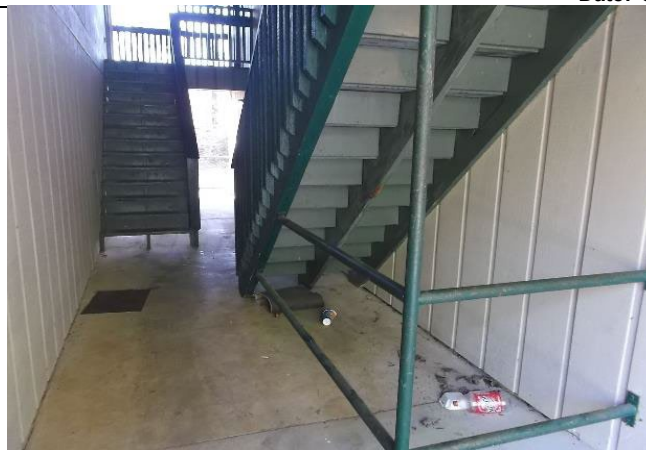
Capital Needs Assessment Photos

Project: Swann Meadows Apartments

Date: 5/20/2025



Exterior Door



Exterior Wood Stairs



ADA Parking



Building Exterior

**Capital Needs Assessment
Photos**

Project: Swann Meadows Apartments

Date: 5/20/2025



Vanity



Dwelling Unit Window



Dwelling Unit Window



Damaged Sidewalk

**Capital Needs Assessment
Photos**

Project: Swann Meadows Apartments

Date: 5/20/2025



HVAC



HVAC



Hot Water Heater



Electrical Panel Box

Capital Needs Assessment Photos

Project: Swann Meadows Apartments

Date: 5/20/2025



Site Dumpster



Soffit/Gutters



Dwelling Unit Plumbing



Dwelling Unit Sink

Capital Needs Assessment Photos

Project: Swann Meadows Apartments

Date: 5/20/2025



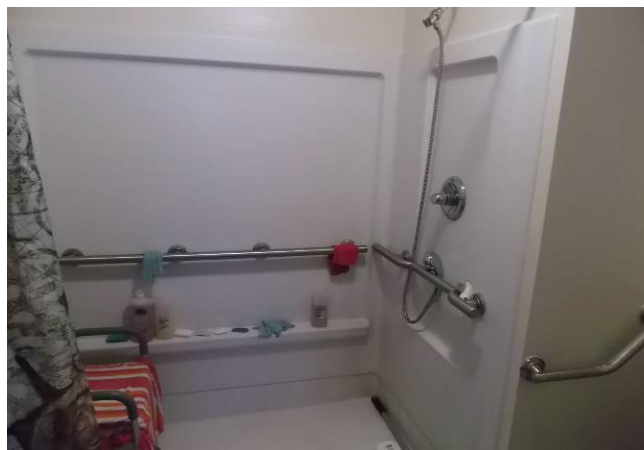
ADA Kitchen



ADA Stove



ADA Bathroom



ADA Tub

Physical Needs Assessment

Project: Swann Meadows Apartments

Date: 5/14/2025

Capital Needs Summary

This is an “as is” C N A report that was conducted on April 22, 2024. Swann Meadows Apartments is a 56 unit multi-family complex built in 1980 and is located in Greenwood, SC in Greenwood County. On the day of the inspection the weather was clear and sunny with no accumulated rain on the ground. The property was clean and had positive curb appeal. The property consists of seven multi-story dwelling buildings that contains an office, one maintenance storage area, playground and one common area bathroom. The property consists of 56 two bedroom one bath garden style apartments. It was reported to Capital Real Estate Consultants that this property had a comprehensive rehab completed in 2003. The rehab scope of work was not provided however based on the condition of the major systems and items at the property reasonable assumptions have been made related to the items replaced during the rehab.

The overall condition of the property on the day of the inspection seemed to indicate a property that is very well managed and maintained. The kitchen cabinets and bath vanities were in decent condition and were probably replaced in 2003 during the rehab. The asphalt driveway and parking areas are in poor condition and showing signs of significant wear and tear that will require an asphalt overlay during the term of this assessment. Most of the appliances and major systems indicate effective routine maintenance; however, the remaining useful life on most of the major systems will expire during the term of this assessment. The roofing material is an unknown age but more than likely replaced during the rehab. The property is equipped with central electric HVAC systems and one common area HVAC system that was replaced during the rehab in 2003. All of the dwelling units are equipped with vinyl dwelling unit windows (replaced during rehab), original exterior doors and interior doors. Each building has treated wood stairs that are contained within the building and wood common area walkways. The building exterior siding is brick, vinyl and T-111 in the breezeways with aluminum soffits. It is reasonable to assume that the vinyl siding and soffit was replaced during the rehab however the T-111 siding is original to the date of construction.

Purpose and Scope

A. Purpose

The purpose of this Capital Needs Assessment was to observe and document readily visible material and building systems defects, which might significantly affect the value of the site; and determine if conditions exist, which may have a significant impact on the continued operation of the site during the term.

Details have not been included or fully developed in the Executive Summary and the Report must be read in its entirety for a comprehensive understanding of the items contained herein.

B. Scope

The Scope of Work was developed in general accordance with the proposal submitted to Swann Meadows SC, LLC dated April 1, 2024, the Fannie Mae Physical Needs Assessment Guidance to the Property Evaluator.

C. Limitations

The services Capital Real Estate Consultants, LLC performed were general in scope and nature. Comprehensive studies to identify, document, and evaluate every existing defect or deficiency were not conducted. It was not the intent of the scope of work to make detailed remedial designs, but to identify and provide a

Physical Needs Assessment

Project: Swann Meadows Apartments

Date: 5/14/2025

general opinion of the condition of the buildings and site improvements. It has been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. In some cases, additional studies may be warranted to fully evaluate concerns noted. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report. No calculations have been performed to determine the adequacy of the facility's original design.

The activities of this survey included observations of visible readily accessible areas. The observations were performed without removing damaging components of the existing building systems. In addition, system checks or testing of the equipment in the operating mode is beyond the scope of this assessment. Consequently, assumptions have been made regarding conditions and operating performance.

The observations, findings, and conclusions within this Report are based on our professional judgment and information obtained during the course of this assessment based on the scope of work authorized. The opinions and recommendations presented herein are based on our observations, evaluation of the information provided, and interviews with personnel familiar with the property. It is possible that defects and/or deficiencies exist that were not readily accessible or visible. Problems may develop with time, which were not evident at the time of this assessment. The opinions and recommendations in this Report should not be construed in any way to constitute a warranty or guarantee regarding the current or future performance of any system identified. These opinions should not be interpreted as a bid or offer to perform the work.

The opinions of costs are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included. Estimated cost opinions presented in this Report are from a combination of sources. The primary sources are from RS Means Repair and Remodeling Cost Data and RS Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as Capital Real Estate Consultants' experience with costs for similar projects. Actual costs may vary significantly depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered "order of magnitude" and used for preliminary budgeting purposes only. Detailed design and contractor bidding is recommended to determine actual cost.

The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated. Information furnished by site personnel or the property management, if presented, is assumed by Capital Real Estate Consultants to be reliable.

This report does not confirm the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

D. Reliance

The Report may be relied upon by SC Housing and Swann Meadows SC, LLC as a description of the current physical conditions of the building and property improvements, as of the date of this report, and with the knowledge that there are certain limitations and exceptions within the Report that are reflective of the scope of services.

Physical Needs Assessment

Project: Swann Meadows Apartments

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This Report was prepared pursuant to the contract Capital Real Estate Consultants, LLC have with the Client. The contractual relationship included an exchange of information about the subject property that was unique and between Capital Real Estate Consultants, LLC and its client and serves as a basis upon which this Report was prepared. Because of the importance of the communication between Capital Real Estate Consultants, LLC and its client, reliance or any use of this Report by anyone other than the Client, for whom it was prepared, is prohibited and therefore not foreseeable to Capital Real Estate Consultants. Reliance or use by any such third party without explicit authorization in the Report does not make said third party a third party beneficiary to Capital Real Estate Consultants, LLC contract with the Client. Any such unauthorized reliance on or use of the report, included any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this report, are made to any such third party.

This Report will speak only of its date.

E. Statement of Qualifications

The following Statement of Qualifications is provided at the request of USDA Rural Development. It is our understanding that the Capital Real Estate Consultants employees directly involved with this Capital Needs Assessment generally meet the qualifications outlined below:

1. Have no identity of interest, as defined in 7 CFR Part 3560.
2. Be trained in evaluating site and building systems, health and safety conditions, physical and structural conditions, environmental and accessibility conditions, and estimating costs for repairing, replacing, and improving site and building components.
3. Be professionally experienced in preparing and providing CNAs for multifamily housing properties similar in scope and operation to those typically financed in USDA/Rural Development's Section 515 Program.
4. Be knowledgeable of applicable site and building standards and codes, including federal, state and local requirements on environmental and accessibility issues.
5. Not be debarred or suspended from participating in Federally-assisted programs.

Health and Safety

On the day of the inspection it was noted that a few of the GFCI outlets were not functional. Management was notified about the non-functioning units so repairs could be made.

Physical Needs Assessment

Project: Swann Meadows Apartments

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Site

Item	Observations/Comments								
Utilities	<p>The following is a list of the utility providers:</p> <table><tr><td>Sanitary Sewer:</td><td>CPW</td></tr><tr><td>Domestic Water</td><td>CPW</td></tr><tr><td>Gas Service:</td><td>N/A</td></tr><tr><td>Electric Service:</td><td>Duke Power</td></tr></table>	Sanitary Sewer:	CPW	Domestic Water	CPW	Gas Service:	N/A	Electric Service:	Duke Power
Sanitary Sewer:	CPW								
Domestic Water	CPW								
Gas Service:	N/A								
Electric Service:	Duke Power								
Drainage Systems	<p>Storm water drainage is provided by surface flow over paved and landscaped areas to catch basins strategically placed throughout the site. There were also natural drain swales located at various areas around the property. No significant ponding water or erosion was observed. It was reported that drainage issues exist behind buildings D, E, F & G. Based on the effective remaining life of the drainage systems, repairs are anticipated during the term thus a cost has been included in the Capital Needs Over the Term Spreadsheets.</p>								
Water and Sewer	<p>Municipal water is provided from a subsurface water main. Sanitary wastewater drains by gravity flow through subsurface piping to the municipal sanitary sewer main.</p> <p>Sanitary sewer and potable water piping is generally below grade and, therefore, a hidden condition. Management reported issues with high water pressure and issues with the sewer pipes. A cost to conduct an assessment and repairs has been included as part of this assessment. Based on the effective remaining life of the water and sewer systems routine maintenance is anticipated during the term thus a cost has been included in the Capital Needs Over the Term Spreadsheets.</p>								
Paving/Curbing	<p>Parking and drive areas are asphalt with concrete curbing/sidewalks. The asphalt paving appears to be in fair condition with significant areas of map cracking and other damage. Based on the effective remaining life, resurfacing of all pavement surfaces is anticipated during the term. A cost to complete this work has been included in the Capital Needs Over the Term Table.</p>								
Sidewalks	<p>Sidewalks are constructed of cast-in-place concrete assumed to be 4" in thickness. The sidewalks seem to be in good condition with areas of sidewalk that are settling and spalling that will require repair. Based on the effective remaining life of the sidewalks and the needs observed repairs/replacement is anticipated during the term thus a cost has been included in the Capital Needs Over the Term Table.</p>								
Exterior Lighting	<p>Site lighting is provided by pole-mounted fixtures located throughout the parking and living areas. Each unit is equipped with building mounted light fixtures that are original or replaced during the rehab in 2003 but will need to be replaced. A cost for the replacement of the exterior building lights has been included in the Capital Needs Over the Term Table.</p>								

Physical Needs Assessment

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	<p>The exterior lighting fixtures appear to be original and in generally good condition. Site lighting, although not observed or measured at night, would appear to provide adequate nighttime illumination based on the spacing of the fixtures. Based on the effective remaining life of the lighting fixtures, replacement of the pole mounted fixtures is anticipated during the term but is not a site expense.</p>
Landscaping	<p>The landscaping consists of mature shrubs and seasonal flowers occurring throughout the site. It was noted that the landscaping has positive curb. Based on the age of the landscaping and needs observed, enhancements to the landscaping is anticipated thus a cost has been included in the Capital Needs Over the Term Spreadsheets.</p>
Signage	<p>Site identification is provided by one composite monument sign at the main entrance. The sign is appeared to be in good condition and was probably replaced during the rehab in 2003. Based on the age and effective useful life replacement of the sign is anticipated thus a cost is included in the Capital Needs Over the Term Spreadsheets.</p>
Dumpsters Area	<p>Based on the effective remaining life of the dumpsters replacement is not anticipated during the term since this item is maintained by the local garbage collection company. The fencing that surrounds the dumpsters will need to be replaced during the term of this assessment thus a cost has been included in the Capital Needs Over the Term Spreadsheets.</p>
Mail Facilities	<p>Two wall mounted cluster mailbox facilities are located at two different areas on the property. The mail boxes appeared to be in good condition. Based on the current condition, the effective useful life of the mailboxes should be longer than anticipated but a replacement cost is included in the Capital Needs Over the Term Spreadsheets.</p>
Playground	<p>The playground is located near the entrance to the office. The playground was in good condition and well maintained. Based on the age and the effective useful life of the playground, replacement over the term is anticipated thus a cost has been included in the Capital Needs Over the Term Spreadsheets.</p>

Physical Needs Assessment

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Architectural

Item	Observations/Comment
Foundations	The foundations are poured slab concrete with concrete footings assumed to be 2' thick. There was no observed settlement or other damage to the foundations to indicate settlement. This report is not intended to be utilized as expert analysis of the foundations or the condition therein. Based on the condition of the foundations and the remaining useful life repairs/replacement of this item is not anticipated during the term.
Framing	The buildings are constructed of wood framing with wood joists. The superstructures were not directly observed; however, there are no significant signs of structural distress. Fire Retardant Treated Plywood was not identified based on conversations with the Property Manager and other management staff.
Exterior Walls	The exterior walls consist of brick veneer, vinyl siding and T-111 siding with aluminum soffit and fascia is located along the perimeters of the roofs, around the windows and doors. The exterior walls appeared to be in good condition with limited damage noted in the T-111 in most buildings. Based on the condition of the siding, repairs or replacement is anticipated and a cost to paint the T-111 exterior siding is anticipated thus a cost has been included in the Capital Needs Over the Term Spreadsheets.
Roof	The building has a pitched roof system with architectural shingles that were probably replaced during the rehab in 2003. The roof was inaccessible thus not inspected but management and the tenants we talked with did not report any active roof leaks. Based on the estimated age replacement of the roofing material is anticipated over the term thus a cost has been included in the Capital Needs Over the Term Spreadsheets.
Windows/Doors	<p>The exterior doors that access each dwelling unit is a solid core wood door set in a wood door frame. The interior access doors consist of standard hollow core hinged doors and the closet doors are wood bi-fold doors set on metal tracks. Replacement of the doors is anticipated. Dwelling unit windows consist of single hung windows set in vinyl frames that are original to the property.</p> <p>The interior and exterior doors appeared to be well maintained and in good condition. Based on the effective remaining life of the exterior and interior doors, replacement is anticipated during the term, thus a cost has been included in the Capital Needs Over the Term Table. The staff replaces the window glass when necessary. Based on the effective remaining life of the remaining windows replacement is anticipated.</p>
Building Lighting	Building lighting is provided at various locations around the property and the internal lights are throughout the common areas and are original in age and in generally good condition. Replacement is anticipated over the term thus a cost has been included in the Capital Needs Over the Term Table.

Physical Needs Assessment

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Office	The common areas include one office for the day to day management of the property, one bathroom and one maintenance storage room. The flooring is LVT. Replacement for the common area equipment is included in the Capital Needs Over the Term Spreadsheets.
Exterior Wood	Each building at the property is equipped with exterior treated wood stairs, balconies and treated wood walkways for the second floors. All of the wood seemed to be well maintained and in good condition considering 44 years of use. Based on the age of the exposed wood and effective remaining life, repairs are anticipated to the exterior wood stairs and balconies thus a cost has been included in the Capital Needs Over the Term Spreadsheets.

Mechanical and Electric

Item	Observations/Comments
HVAC	<p>There is one electric central common area heating and electric cooling system that was replaced in 2003. A replacement cost has been included in the Capital Needs Over the Term Table for these HVAC systems.</p> <p>HVAC within the dwelling units is discussed in Section D, below.</p>
Plumbing Systems	<p>The plumbing systems include the incoming water service; the hot and cold water distribution piping system; the building's sanitary sewer system including the soil, waste and vent system.</p> <p>Dwelling unit water heaters are discussed in section D, below.</p> <p>The soil, waste, and vent systems are reported to be in good condition with reported issues to the sewer system that will need to be repaired during the terms of this assessment. The water distribution systems were reportedly functional and water pressure was reported to be higher than usual but measures have been taken to reduce the water pressure.</p>
Electrical	<p>The electrical service is provided underground from pad-mounted transformers that feed electrical meter mounted with main disconnect panels on the exterior of the buildings.</p> <p>The electrical service to each unit is rated at 100 amps, 2 pole, 240 volt rating. The branch circuit distribution wiring is reportedly copper. A GFI outlet is provided in the kitchens and bathrooms. On the day of the inspection, it was noted that several units had GFI outlets there were not functional but management was in the process of replacing all non-functional units.</p> <p>No problems with system capacity or the circuit breakers were reported. The equipment appears to be in generally good condition. Based on the effective remaining life, routine maintenance is anticipated during the term.</p>

Physical Needs Assessment

Project: Swann Meadows Apartments

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Life Safety Dwelling units are equipped with smoke detectors for local annunciation only. The smoke detectors in the hallway are hardwired with battery backup. The fire detection equipment has been well maintained and routinely inspected. Due to the remaining useful life of this item, smoke detectors are expected to be replaced thus a cost has been included in the Capital Needs Over the Term Table. Each unit is equipped with pull to call alarms located in the bedrooms and bathrooms for local annunciation.

Dwellings

Item	Observations/Comments
Dwelling Units	All of the dwelling units and all of the common areas were observed to gain an understanding of the overall site condition. Capital Real Estate Consultants, LLC attempted to access at least one unit per floor as well as each unit type and all accessible units.

Item	Observations/	
	Space	Interior Dwelling Unit Finishes
Dwelling Unit Living Areas	Floor	Carpet/LVT
	Walls	Painted Drywall
	Ceiling	Painted Drywall
Dwelling Unit Kitchens	Floor	Sheet Vinyl/LVT
	Walls	Painted Drywall
	Ceiling	Painted Drywall
	Countertops	Laminate
Dwelling Unit Bathrooms	Floor	Sheet Vinyl/LVT
	Walls	Painted Drywall
	Ceiling	Painted Drywall
	Countertops	Laminate
	Tub/Shower	Fiberglass

No units were reported down due or other conditions that would prevent occupancy. Vacant units are reportedly ready for move-in with minimal touch-up work necessary. Dwelling units are typically renovated at tenant turnover. Typical renovation generally consists of floor finish cleaning or replacement, interior painting, and repair or replacement of damaged items. The interior finishes in the dwelling units observed were in generally good condition

The tubs and surrounds are made of fiberglass tubs and surrounds and are in good condition. Based on the effective remaining life, replacement of the bathtubs and surrounds in the dwelling units is not anticipated over the term thus a cost is not included in the Capital Needs Over the Term Table.

Physical Needs Assessment

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The carpet and sheet vinyl flooring is in fair to good condition depending on the unit inspected. Based on the effective remaining life, on-going replacement of the carpet and vinyl in the dwelling units is anticipated during the term and is included in the Capital Needs Over the Term Table.

The kitchen and bath cabinets are unknown age but in fair to good condition considering 21 years of use. Based on the condition of some the cabinets replacement is anticipated thus a cost has been included in the Capital Nee Over the Term Spreadsheets.

The countertops were replaced during the rehab and will need replacement. Based on the effective remaining life, refinishing or replacement of the countertops in the dwelling units can be expected over the term and is included in the Capital Needs Over the Term Table.

Hot Water

Each dwelling unit is equipped with one 40 gallon hot water heater located in the utility closet in each unit. All of the inspected units showed a mix of older and newer hot water heaters. Based on the age of the hot water heaters replacement is anticipated thus a cost has been included in the Capital Needs Over the Term Spreadsheets.

Item	Observations/
HVAC	Each dwelling unit at this property is equipped with electric HVAC air conditioning system. The HVAC system seemed to be in good condition with no signs of damage and are older units that were fully functional. Replacement of the heating and air systems is anticipated thus a cost has been included in the Capital Needs Over the Term.

Appliances

Refrigerator: Yes
Range: Yes, four burner electric stove and oven unit
Hood: Yes
Dishwasher: No
Microwave: No
Disposal: No
Washer/Dryer: No

Based on the effective remaining life of the stove, refrigerators and range hood on-going replacement is anticipated during the term. A cost is included in the Capital Needs Over the Term Table.

Physical Needs Assessment

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Environmental

Directly observable on-site environmental hazards, such as above or below ground tanks that are not in use, were not identified or reported by property management.

Note: The assessment of environmental hazards is limited to information provided to us which we have relied upon or directly observable on-site environmental hazards such as above or below ground tanks that are not in use. If a detailed study of potential environmental hazards (such as those related to historical use of the site, off-site facilities, asbestos, lead based paint, radon, etc.) is desired, an Environmental Site Assessment should be obtained. This report is not an Environmental Site Assessment.

How Replacement Costs are Determined

The primary sources are from RS Means Repair and Remodeling Cost Data and RS Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as Capital Real Estate Consultants experience with costs for similar projects. Actual costs may vary significantly depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered “order of magnitude” and used for preliminary budgeting purposes only. Detailed design and contractor bidding is recommended to determine actual cost.

Physical Needs Assessment

Project: Swann Meadows Apartments

Date: 5/14/2025

Recommendations

Management should inspect and check all GFCI outlets and replace all of the smoke detector batteries to ensure all of the life safety equipment is fully functional.

Needs Funded by Third Party

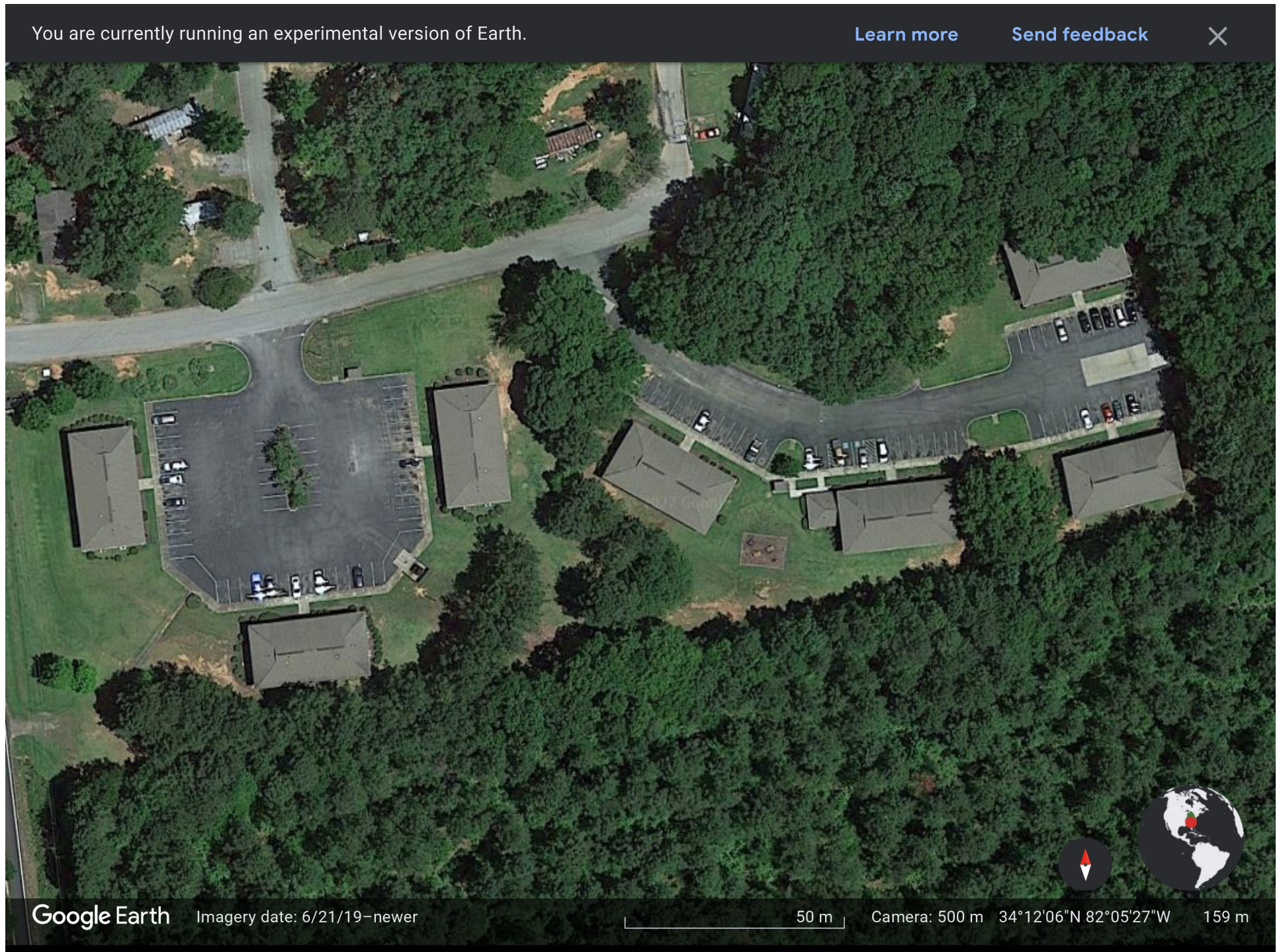
Third party funds may be necessary to complete a rehab to include the replacement of the systems that will expire or need replacement during the next one to ten years.

Acknowledgements

In conjunction with our site visit and while attempting to gather pertinent information on this site, the following personnel were interviewed or have provided information, which we have relied upon in the assembly of this Report.

Name	Title	Phone Number
Ashlee Rogers	Site Manager	864-943-1755
Bubba Padgett	Maintenance	864-943-1755
Alex Lawrence	Corporate Staff	704-357-6000
Josh Gill	Development Associate	704-984-2164

Appendix A



Appendix B

Existing Property Accessibility Checklist

Swann Meadows Apartments

DISCLAIMER		This information was developed to assist CNA Providers in developing repair lists for existing MFH properties financed through USDA Rural Development's Section 515 program, as part of a Capital Needs Assessment (CNA). This analysis was not intended to address all accessibility requirements of any Federal, State, or local laws or regulations nor should this information be relied on for that purpose. To ensure full compliance, borrowers, architects, loan officials, CNA Providers, contractors, and other interested persons should refer to the Uniform Federal Accessibility Standards, the HUD Fair Housing Accessibility Guidelines, the Americans with Disabilities Act Accessibility Guidelines, and all other applicable Federal, State, and local standards. Please be aware that the owner(s) of this building are responsible for compliance of all applicable accessibility regulations.
SITE -		(For each item, enter "Y" for "Yes", "N" for "No", or "NA" for "Not Applicable" in the first column. For each "N", transfer into the CNA a cost estimate for correction. Include details, notes, or photographs as appropriate to explain the situation.)
Parking:	1.	Proper number of accessible spaces? (min. 1 / accessible unit + 1 visitor / office space – <i>UFAS 4.1.1(5)(d)</i>) (min. 2% of parking - DM 2.23) (must meet both)
Y		
	2.	Proper width (8' wide min.) and access aisle adjacent? (5' wide min.) (<i>UFAS 4.6.3</i>) (DM 2.21)
Y		
	3.	Correct slope of accessible parking / access aisle (2%). (No ramp projecting into access aisle or parking space.) (<i>UFAS 4.6.3</i>)
N		
	4.	Visible designation sign? (not obscured by vehicle due to height of sign post) (<i>UFAS 4.6.4</i>) (DM 2.21)
Y		
	5.	Shortest distance (closest space to accessible apartment, office, laundry, or site amenity) (<i>UFAS 4.6.2</i>) (DM 2.20)
Y		
Accessible Route:		
	1.	Curb cuts with flared sides (1:10 max) from parking to sidewalk, and where accessible route crosses pavement (<i>UFAS 4.7.1 and 4.7.5</i>) (DM 2.22)
Y		
	2.	Sidewalk adjacent to parking provides minimum 36" width accessible route beyond car's overhang (<i>UFAS 4.3.3</i>)
Y		
	3.	Accessible route links all elements on site (min. 36" wide, 8% slope max.): accessible units (<i>UFAS</i>), adaptable units (<i>DM</i>), common areas, mailboxes, trash areas, common laundry, amenities, etc. (DM 1.6, 2.8, 2.9, 2.16) (<i>UFAS 4.1.1, 4.3.2, 4.3.3, 4.3.4, 7.1</i>)
N		
	4.	Accessible route includes no changes in level greater than ½" unless beveled or ramped (<i>UFAS 4.3.8</i>)
Y		
	5.	If accessible route slope exceeds 5%, constructed as a ramp (<i>UFAS 4.8</i>) (DM 1.7-1.8)
Y		
	6.	Ramps provided have max. 1:12 (8.3%) slope, min 36" width, and cross slope
Y		

		max. 1:50? (<i>UFAS 4.8.2, 4.8.6</i>) (DM 1.7, 1.8)
Y	7.	Ramps with greater than a 6" rise or 72" length, handrails on both sides (<i>UFAS 4.8.6</i>) (DM 1.8)
N/A	8.	Ramps with drop-offs have curbs or edge protection min. 2" high (<i>UFAS 4.8.7</i>)
Y	9.	Handrails extend 12" beyond both ends of ramp (<i>UFAS 4.8.5</i>) (DM 1.8) (May be omitted only if extension would obstruct a path of travel, no matter how designed.)
Y	10	If stair in circulation path and open underneath, protect stair bottom below 80" headroom with stair protection up to 27" high maximum (<i>UFAS 4.4.2</i>) (DM 2.18)
Y	11	Exterior stairs or interior common use stairs do not have open risers (at least partially closed) (<i>UFAS 4.9</i>) (DM 2.17)
COMMON AREAS - (halls, community rooms, laundries, lobby, etc.)		
Y	1.	Entrance threshold max, 1/2" at entry (<i>UFAS 4.13.8</i>) (DM 1.11)
Y	2.	Doorways 32" min. clear width (<i>UFAS 4.13.5</i>) (DM 1.11)
Y	3.	Lever hardware required (<i>UFAS 4.13.9</i>) (DM 1.11)
Y	4.	Floor covering is stable, firm, slip resistant. Carpeting, if provided, is low pile (<i>UFAS 4.5.3</i>)
Y	5.	Switches / outlets / thermostats / controls within reach range? (typically 15" - 48") (<i>UFAS 4.27</i>) (DM 5.3-5.9)
Y	6.	If provided, restrooms fully accessible: 18" clearance on pull side of door; maneuvering room (5' circle or T-shape); correct grab bars; bottom of mirror 40" max. above floor; lavatory 34" max. high, open beneath, lever faucets, & pipes covered. (<i>UFAS 4.19 & 4.22, fig 28,29 & 30</i>) (DM 2.28-2.30) (NOTE: maneuvering room not required if restroom is one lavatory and one water closet and provides a 30" x 60" clear space outside swing of door) *(See note)
N/A	7.	If common kitchen provided, accessible route into, sink accessible: 34" or less high, open beneath, lever faucets, & pipes covered (<i>UFAS 4.1.1, 4.24</i>) (DM 2.14)
N/A	8.	Laundry - at least one front loading washer and dryer, located in laundry nearest each accessible unit(s) (<i>UFAS 4.34.7.2</i>)
N/A	9.	Washer / dryer controls within reach and 30' x 48" clear space at door / washer / dryer / sink (<i>UFAS 4.2, 4.13, 4.24</i>) (DM 2.26 - 2.27)
N	10.	Playground - if provided, must be on an accessible route (accessible play equipment not required) (<i>UFAS 4.1.1</i>) (DM 2.9)
Y	11.	Mailboxes - 30" X 48" clear space, some boxes within 9" - 54" reach range (<i>UFAS 4.1.1, 4.2</i>) (DM 1.6 and 2.10)
N	12.	Dumpster / trash areas – on accessible route, opening within reach range (typically 9" - 54") (<i>UFAS 4.1.1</i>)
PUBLIC AREAS - (onsite office, community room / etc. if open to more than tenants and guests)		
N	1.	Meet all COMMON AREAS requirements (see above)

Y	2.	Van accessible parking space with proper width (8' wide min. or 11' wide universal space) (ADAAG 4.6.3) (DM 2.6 and 2.8)
Y	3.	Access aisle adjacent to van space (8' wide for 8' space, 5' wide for 11' universal space) (ADAAG 4.6.6) (UFAS 4.6.3) (DM 2.8)
Y	4.	Visible designation sign and "Van-accessible" sign (not obscured by vehicle) (UFAS 4.6.4) (ADAAG 4.6.4) (DM 2.21)
Y	5.	Correct slope of accessible parking / access aisle (2%). (No ramp projecting into access aisle or parking space.) (ADAAG 4.6.3)
Y	6.	Van accessible parking located on shortest accessible route (closest space to office or public space) (ADAAG 4.6.2)
ACCESSIBLE UNITS - (5% of total units required if constructed after 6/10/82 per USDA Departmental Regulations at 7 C.F.R. 15b)		
General: Y	1.	Minimum 5% of total units fully accessible (NOTE: Always round up. A 20 unit project requires 1 fully accessible unit. A 21 unit development requires 2 fully accessible units.) (7 C.F.R. 15b) (UFAS 4.1.4) (UFAS 4.1.4(11)).
Y	2.	Unit mix of accessible units reflects unit mix of all apartments (NOTE: If only one accessible unit provided, it would be the prevalent bedroom mix in the complex, usually a 2-bedroom unit. If a second accessible unit is provided, it would be the next prevalent bedroom size, usually a 1 bedroom unit.) (7 C.F.R. 15b) *(See note)
Y	3.	Entrance threshold max. 1/2" at entry (UFAS 4.13.8) If sliding glass doors provided, threshold beveled to max. 3/4" (UFAS 4.13.8)
N	4.	All rooms on a 36" wide accessible route (min. 32" clear at door openings) (UFAS 4.3.3 and 4.34.2(3))
N	5.	Lever type hardware on entrance door (UFAS 4.13.9)
Y	6.	Switches / outlets / thermostats / controls in reach range? (typically 15" - 48") (UFAS 4.27.3)
N	7.	Clothes closets - rod within reach (max. 54" height) (UFAS 4.2.5, 4.25.3)
Y	8.	Storage (linen, etc.) - some shelving within reach (between 9" and 54" above the floor; for side approach, between 9" and 48" for front approach) (UFAS 4.2.5, 4.25.3)
Y	9.	Floor covering is stable, firm, and slip resistant. If carpet provided, low pile (UFAS 4.5.3)
Kitchen:	1.	Minimum 40" clearance between opposing sides (60" in U-shaped kitchens) (UFAS 4.34.6.1)
N	2.	30" X 48" clear space at appliances (UFAS 4.34.6.2)
N	3.	Work surface - counter 30" wide min., no more than 34" above floor (with clear knee space or removable cabinet) (UFAS 4.34.6.4)
N	4.	Wall cabinet storage above work surface 48" max height for at least one shelf (UFAS 4.34.6.10)
N	5.	Sink space 34" max. above floor (with clear knee space or removable cabinet), 30" wide min. (UFAS 4.34.6.5)
Y	6.	Accessible sink controls (lever or push type controls) (UFAS 4.34.6.5(4))
N	7.	Sink pipes insulated / covered (UFAS 4.34.6.5(8))
Y	8.	Cabinet hardware accessible (UFAS 4.34.6.10)

N	9.	Front mounted range controls (UFAS 4.34.6.6) Oven self cleaning or adjacent to 30" clear open work space. (UFAS 4.34.6.7)
N	10.	Separate switch for range hood / light within reach range (UFAS 4.34.6.3, 4.27, 4.1.2(12))
N	11.	Refrigerator meets requirements (50% of freezer space in reach range) (UFAS 4.34.6.8)

Bathroom:	1.	30" x 48" clear floor space at door (UFAS 4.34.5.1) *(See note)
N	2.	Knee / toe clearance under 34" maximum height lavatory (or removable cabinet) (UFAS 4.34.5. and 4.19.2)
N	3.	Lavatory pipes insulated / covered (UFAS 4.34.5.3, 4.19.4)
N	4.	Mirror 40" max. off floor (UFAS 4.22.6)
N	5.	30" x 48" clear floor space at toilet (UFAS 4.34.5.2(1)) *(See note)
N	6.	Grab bars in place and anchored securely (at toilet and tub / shower) (UFAS 4.34.5)
N	7.	30" x 48" clear floor space at tub / shower (UFAS 4.34.5.4, 4.34.5.5) *(See note)
N	8.	Tub controls located properly (UFAS 4.34.5.4(4))
N	9.	Secure tub seat provided? (if not built in as part of unit) (UFAS 4.34.5.4(2))
N	10.	Hand held shower nozzle, 60" min. long (UFAS 4.34.5.4(5))
ADAPTABLE UNITS - (Remaining ground level in buildings with 4+ units first occupied after 3/13/91)		
General:	1.	All ground level units on accessible route, or site / building impractical to achieve that accessibility (DM 1.40-1.55)
	2.	Low (max ¾") threshold at primary entry door, max. 4" step other exterior doors (DM 3.10)
	3.	36' accessible route to all rooms (entry door min. 32" clear opening, passage doors min. 31 5/8" clear opening) (DM 3.3, 3.5, 4.3)
	4.	Switches / outlets / thermostats / controls in reach range? (typically 15" - 48") (DM 5.1-5.9)
Kitchen:	1.	30" X 48" clear floor space at each fixture and appliance (DM 7.2)
	2.	31 5/8" min. clear opening into kitchen (DM 3.3, 3.5, 4.3)
	3.	Min. 40" between facing counters (in "U" kitchen, min. 60" if any fixture at bottom of "U" OR 40" min. if sink has removable front) (DM 7.2, 7.7-7.16)
Bathroom:	1.	Blocking for grab bars in place (DM 6.1-6.16, 7.33)
	2.	31 5/8" min. clear opening door to bath (DM 7.33)
	3.	30" x 48" clear space for wheelchair to enter, close door, and exit, outside of the door swing (DM 7.33)
	4.	30" x 48" clear space for wheelchair at each fixture (DM 7.33)
COMMENTS -		Note if project has water fountains, public telephones, or other site amenities that require accessibility, and if they comply or not. (Per UFAS, or UFAS and DM if built after 3/13/91.)
		Include details, notes, or photographs as appropriate to explain the situation for accessibility shortcomings.

NOTE -	<p>The CNA process indicates work with an existing building. RD recognizes that it may not be possible to make an existing structure as accessible as new construction. Items marked "*(See note)" particularly may be difficult or impossible to achieve without great expense. For those items, provide as much accessibility as possible without moving walls or relocating units. Relocating walls in bathrooms may be necessary if it is impossible to provide space for a wheelchair outside the swing of the door, and / or a useable bathroom will not result. Always when working with an existing building, seek accessibility "to the extent possible".</p>
	<p>With multiple accessibility requirements, the more restrictive code or regulation applies.</p>
KEY -	<p>UFAS - Uniform Federal Accessibility Standard (implements Section 504 of the Rehabilitation Act of 1973) (Implementation date for Rural Development was 6/10/82. Projects funded after that date must have accessible common areas and 5% fully accessible units.) See http://www.wbdg.org/ccb/ASTAND/handi.pdf</p>
	<p>ADAAG = Americans with Disabilities Act Accessibility Guidelines. (Implementation date 1/26/93. Projects funded after that date, or performing repairs after that date must comply.) See http://www.access-board.gov/adaag/html/adaag.htm</p>
	<p>DM = HUD's Fair Housing Act Design Manual (implements the Fair Housing Act Accessibility Guidelines) (Implementation date was 3/13/91. Projects funded after that date must provide adaptable ground level units, or all units in elevator buildings, in buildings of four or more units. Common areas must be accessible.) See http://www.huduser.org/portal/publications/PDF/FAIRHOUSING/fairfull.pdf</p>

Swann Meadows #165



RD NC RRH Guide
Revised 8/27/99

Exhibit A

UNITED STATES DEPARTMENT OF AGRICULTURE
NC RURAL DEVELOPMENT

SWANN MEADOWS
ACCESSIBILITY SELF-EVALUATION
SECTION 515 CHECKLIST

The following checklist guide items and the corresponding attached referenced accessibility standards (exhibit C) can aid you in the self-evaluation and rehabilitation of the common use areas of your complex in order to meet the required Section 504, Fair Housing, and American with Disability Act accessibility requirements. This checklist is not all inclusive of all requirements but should address the main areas that complexes may need to evaluate. We encourage Section 515 owners to consult with a professional or have an accessibility specialist to do the evaluation, design the rehabilitation, and prepare a cost estimate.

- ✓ 1. Door Openings (exhibit C, pages 1, 7, 16): The clear door opening for all doors in the common use area, that allow someone to pass through it, is at least 32" inches wide (usually the door panel width minus 2 inches, exhibit C, page 16, UFAS 4.13 and Fig. 25).
notes: _____

- ✓ 2. Lever Hardware (exhibit C, page 15 - 4.13.9 and UFAS 4.27.3): Lever-operated mechanisms for plumbing fixtures, door handles, and cabinetry hardware are provided throughout the common use areas. Exposed plumbing under sinks is insulated (UFAS 4.34.6.5(8)).
notes: _____

- ✓ 3. Vertical Rises (exhibit C, page 2; page 15 - 4.13.8): The maximum vertical rise, including thresholds and deformities in concrete walks, can not exceed 1/2 inch and must be beveled.
notes: _____

- ✓ 4. Handicapped Parking (exhibit C, pages 3, 4, 5): Provide an asphalt or concrete handicapped parking space, ramp, and accessible route for each handicapped apartment and one visitor space for the office (office shall have an 8' van accessible access isle, ADA/AG 4.6). The ramp may not be in the access isle or parking space.
notes: _____

- ✓ 5. Handicapped Parking Sign (exhibit C, page 6): Follow the diagram and be sure that the sign is visible even when a vehicle is parked in the space (see Signage, item #11 below).
notes: _____

- ✓ 6. Accessible Route, (exhibit C, page 10 - 4.3; page 15 - 4.14): All common use areas need an accessible route (sidewalks) from parking and handicapped unit(s) to all common use areas. Damaged walks, curbs, and the steps onto porches, trash collection areas, or into the common building(s) need to be removed. Eliminate as many barriers (curbs, steps, cracks, etc.) as possible to make the rest of the complex as accessible as possible.
notes: _____

- ✓ 7. Reach Limits (exhibit C, page 8 - req. 5; page 9): Ensure that mail boxes, light switches, range hood and ceiling fan controls, trash collection fence and dumpster latches, and other items in the common use areas are within the 15 inch to 48 inch reach limits (UFAS 4.27.3).
notes: _____

- ✓ 8. Ramps (exhibit C, page 11 - 4.7; page 12 - 4.8; page 14 - Fig. 17): Ramps are not sloped more than 1:12 and have handrails or guardrails and curbing. Sidewalks exceeding a 1:20 slope are considered ramps. Ramps may not protrude into handicapped parking access isle.
notes: _____

- ✓ 9. Restrooms (exhibit C, page 17 - 4.17, and 4.19): Two fixture restrooms in common buildings need to be a minimum of 5'-0" (5'-6" recommended) square if the plumbing fixtures are on the same wall and if the door to the restroom swings out. A bathroom with a 5' turning radius is preferable and will be within ADA/AG.
notes: _____

- ✓ 10. Handrails and Grab Bars (exhibit C, page 14 - Fig. 17; page 17 - Fig. 28/29; page 18 - 4.8.5; page 19 - Fig. 39): Handrail types and sizes are as shown in the references.
notes: _____

- ✓ 11. Signage (exhibit C, page 20 - 4.30): Signage, numbers, and contrasting colors as shown.
notes: _____

- ✓ 12. Protruding Objects (exhibit C, page 20 - 4.31.4): Objects that may protrude into the accessible path and cause a barrier include the under side of stairs, electric meters, public telephones, shrub or tree branches, changes in level, grates, etc. (UFAS 4.4). Eliminate or properly mark or barricade these barriers.
notes: _____

- ✓ 13. Kitchens in Common use areas (exhibit C, page 21 - 4.34.6.4 through page 22 - 4.34.6.10): Countertop heights range hood controls must be within the accessible reaches (see Reach Limits, item no. 7).

notes: _____

- ✗ 14. Washing Machines (exhibit C, page 22 - 4.34.7.2): At least one accessible top loading or one front loading machine is provided. More may be required if there is a need or request. If management has a written policy, laundry service can be provided at owners expense.

notes: no laundry room. Hook ups in
all units.

- ✗ 15. Laundry and Community Rooms: Furniture, machines, folding tables, allow for an obstructed accessible path through the rooms.

notes: _____

- ✓ 16. Handicapped Units: A minimum of 5% of the units need to be fully accessible. Always round up, i.e. a 24 unit project would require 2 accessible units ($24 \times 0.05 = 1.2$).

notes: _____

other notes: Now Rehab finished 2003 all 504
issues addressed

Landings made no more coin machine
removed.

THERE WILL BE MORE RAMPS CONSTRUCTED BY 8/06
FOR THE H/C UNITS.

Juan Jimas 3-10-06 CONTRACTOR

Inspector's Signature, Date and Title

Owner's Signature and Date