

- LAND IMPROVEMENTS
- 1

Landscaping - Prune shrubs & trees, refresh sod and mulch as needed
- 2

Irrigation Sanitary Sewer - Evaluate and Repair Irrigation system as needed, Camera inspect and jet clean mains
- 3

Re-connect all Gutter Downspouts to the Secondary Stormwater System
- 4

Asphalt Seal & Stripe - Crack sealing, seal coating, and restriping all asphalt surfaces (within site boundaries, not including public streets)
- 5

Handicap Parking - Concrete paving for handicap stalls
- 6

Domestic and Fire Water - Replace insulation on above ground domestic and fire water piping with wooden fence
- 7

Pedestrian Paving - Repair areas of deflection/slope deficiency; new ramps (within site boundaries, not including public streets), add a new sidewalk between both buildings
- 8

Property Signage - New traffic, site information, and building signage
- 9

Decorative Fencing - Paint decorative fence as needed; repair damaged areas as needed
- 10

Fencing Wooden - Replace Wooden fencing around fire and water backflow meters
- 11

Site Amenities - Refurbish to meet SC housing requirements
- 12

Dumpster Structure - Replace gates, add concrete aprons, add bollards, and paint as needed; Address accessibility as needed
- 13

Site Lighting - Replace all exterior lighting at each building including emergency lighting, and replace all street lights with LED
- 14

Exterior Railings - Paint railings throughout the property and replace damaged/missing sections, accessibility
- 15

Existing Carriage House - Perform Structural and historical analysis on existing structure and address as necessary.
- 16

CMU Perimeter Wall - Perform Structural analysis on CMU perimeter wall and correct damage

- COMMON AREAS
- 17

Common Area Amenities - Update finishes within both buildings
- 18

Common Area Interior Doors - Replace hardware within both buildings
- 19

Common Area Exterior Doors - Replace doors and hardware within both buildings
- 20

Common Area Floors - Replace common area flooring within both buildings
- 21

Common Area Ceilings - Paint
- 22

Common Area Walls - Paint
- 23

Common Area Kitchen Cabinets - Replace common kitchen cabinetry and countertops
- 24

Common Area Kitchen Sink - Replace common area kitchen sink
- 25

Common Area Kitchen Appliances - Replace common area kitchen appliances
- 26

Common Area HVAC Equipment - Replace equipment within both buildings
- 27

Common Area HVAC Duct - Clean and seal all common area ductwork
- 28

Common Area Public Restrooms - Replace common area public restroom fixtures and accessories
- 29

Common Area Electrical - Replace common area lighting fixtures and devices
- 30

Common Area Smoke Alarms - Install common area smoke detectors
- 31

Common Area Water Heater - Replace water heater(s)
- 32

Common Area Accessibility - Address accessibility throughout both buildings as needed

- DWELLING UNITS
- 33

Kitchen Cabinetry & Countertops - Wholesale replacement
- 34

Interior Doors - Replace 15% of interior doors, all hardware
- 35

Exterior Doors - Replace entry doors, all hardware
- 36

Floor Finishes - Wholesale replacement
- 37

Interior Wall Sheathing - Drywall/ Plaster repair as needed
- 38

Interior Wall Finishes - Wholesale repaint
- 39

Ceilings - Repair as needed
- 40

Bathroom Vanities - Wholesale replacement
- 41

Bathtubs/Showers & Surrounds - Select Replacement @ 25%

- 42

HVAC Equipment - Wholesale replacement
- 43

HVAC Duct - Clean and seal duct
- 44

Bath Fans & Ventilation - Replace fans and clean duct
- 45

Plumbing Fixtures - Replace all fixtures and water stops
- 46

Floor Underlayment - Repair floor underlayment as required
- 47

Kitchen Appliances - Replace kitchen appliances
- 48

Unit Electrical - Replace lighting fixtures and devices
- 49

Unit Smoke Detectors - Wholesale replacement
- 50

Attic Draft Stop - Repair as needed
- 51

Accessibility - Replace hardware and allowance for special equipment
- 52

Unit Water Heater - Wholesale replacement

- BUILDING ARCHITECTURE
- 53

Exterior Cladding - Replace and Paint Fiber cement Siding, Fascia, and Trim at Building B
- 54

Gutters & Downspouts - Replace gutters, downspouts, and roof drains
- 55

Insulation - Inspect and refresh attic insulation; replace insulation at the floor joists
- 56

Windows - Wholesale replacement of windows
- 57

Roof and Exterior Sheathing - Replace roof sheathing as needed during roofing and siding installations
- 58

Roofing - Wholesale replacement of TPO and Shingle roofing at both buildings
- 59

Replace Awning at rear of Building B
- 60

Wood Destroying Organism - Treat and correct areas that have been impacted by wood destroying organisms
- 61

Remediate soft flooring
- 62

Replace all HVAC wooden decks on the roof and ground
- 63

Replace the flooring membrane within the breezeways of building B and any damaged sheathing
- 64

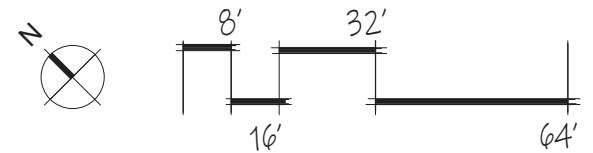
Paint Stair Handrails as needed; replace flooring at Building A Stairwells
- 65

Inspect and Update Elevator Cabs
- 66

Replace Rear Awning with proper flashing and finishes
- 67

Update access control systems, fire alarm systems and surveillance systems as needed







BUILDING ELEVATIONS

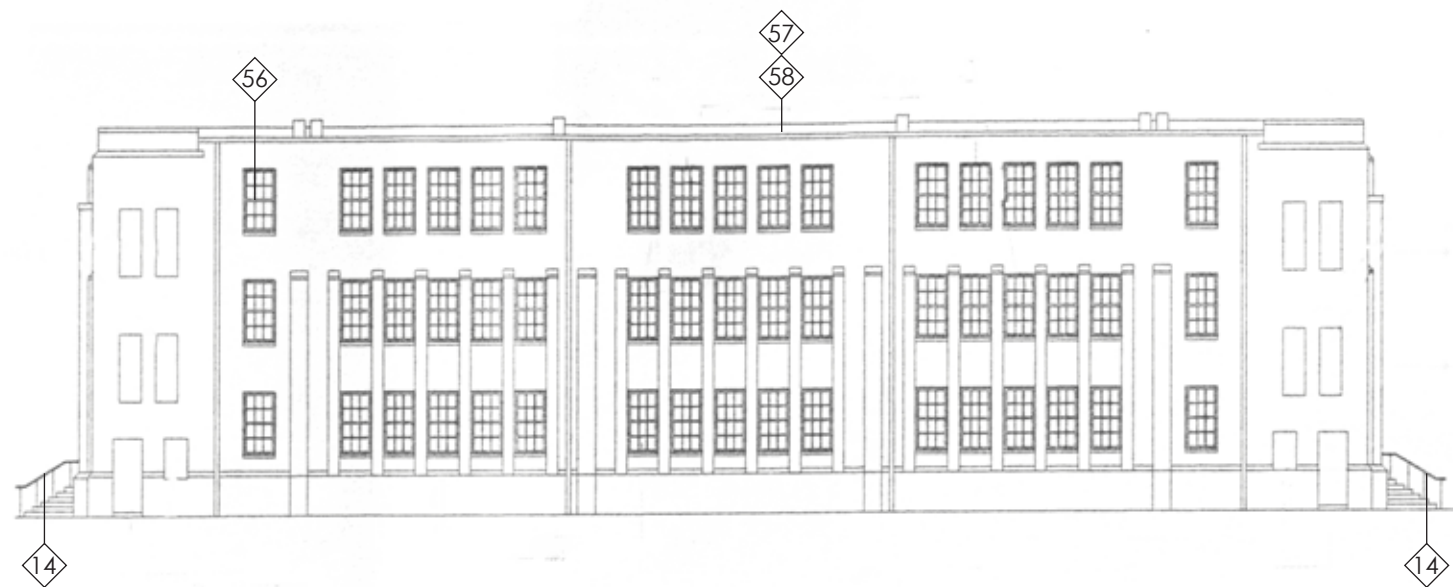
05/15/2026

RADCLIFFE MANOR

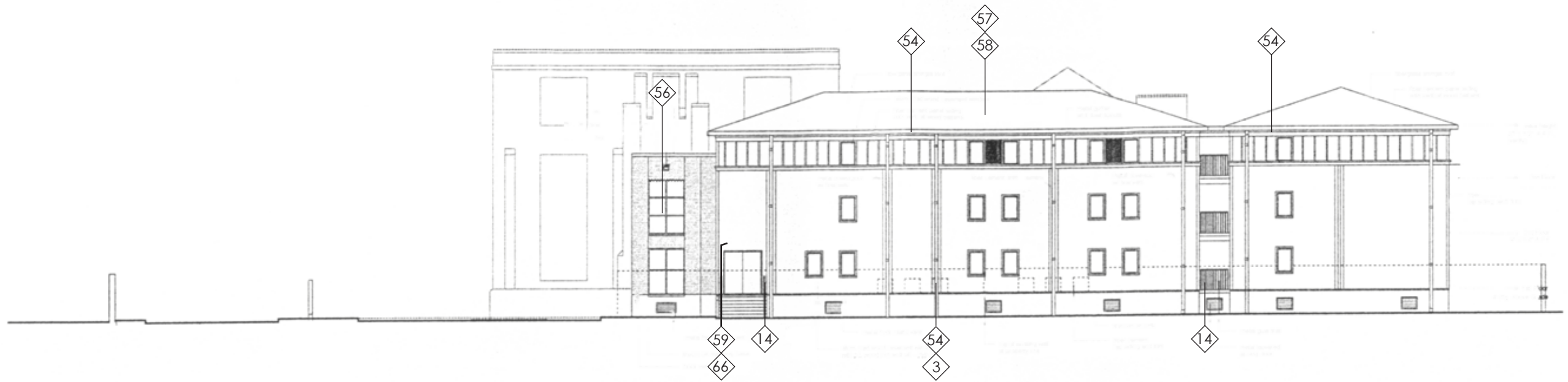
200 COMING STREET, CHARLESTON, SOUTH CAROLINA

A4

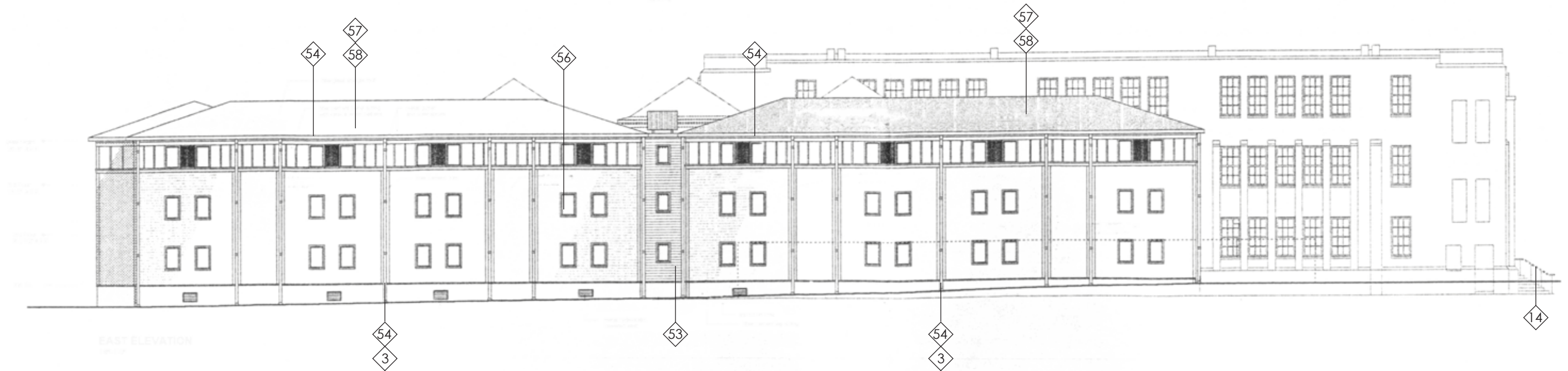
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SOUTH ELEVATION
30'-0"



EAST ELEVATION
30'-0"

