PROPERTY CONDITION ASSESSMENT

GG PROJECT NO.: HN500O2860

REPORT DATE: April 27, 2026
SITE VISIT DATE: March 24, 2026

Manning Gardens
214 Alfred Henry Street
Manning, SC 29102

PREPARED FOR:
Orbach Affordable Housing Solution (OAHS)
980 Sylvan Avenue
Englewood Cliffs, NJ 07632



GILL GROUP
NATIONWIDE DUE DILIGENCE EXPERTS

Table of Contents

1.0	SALIENT PROPERTY INFORMATION	5
2.0	DOCUMENT REVIEW, INTERVIEWS AND SOURCES	7
2.1	DOCUMENT REVIEW	8
2.2	INTERVIEWS	9
3.0	EXECUTIVE SUMMARY	10
3.1	PHYSICAL CONDITION	11
3.2	CLASSIFICATION OF WORK - HUD MAP GUIDE 2020	12
3.3	DEVIATIONS FROM THE STANDARD GUIDE - ASTM E2018-24	13
3.4	OPINIONS OF PROBABLE COSTS	13
4.0	COST RECOMMENDATIONS	15
4.1	CRITICAL LIFE SAFETY AND ACCESSIBILITY REPAIRS AND COSTS	15
4.2	NON-CRITICAL REPAIRS AND COSTS	18
4.3	REPLACEMENT RESERVE TABLES	20
4.3.1	RESERVE TABLE - YEARS 1-10	20
4.3.2	RESERVE TABLE - YEARS 11-20	22
4.4	FINANCIAL SCHEDULE	24
4.5	FINANCIAL SCHEDULE	24
5.0	PURPOSE AND SCOPE	26
5.1	PURPOSE	26
5.2	SCOPE	26
5.3	AUTHORIZATION/RELIANCE	28
6.0	PROPERTY DESCRIPTION AND OBSERVATIONS	28
6.1	SITE AND SITE IMPROVEMENTS	28
6.1.1	TOPOGRAPHY	28
6.1.2	STORM WATER DRAINAGE	29
6.1.3	SITE ACCESS AND EGRESS	29
6.1.4	PAVEMENT, CURBING, FLATWORK AND PARKING	30
6.1.5	LANDSCAPING AND APPURTENANCES	31
6.1.6	RECREATIONAL FACILITIES	32
7.0	SITE UTILITIES	33
7.1	UTILITIES	33
7.2	SPECIAL UTILITY SYSTEMS	33
8.0	STRUCTURAL FRAME AND BUILDING ENVELOPE	34

8.1	FOUNDATION	34
8.1.1	COMMENTS	35
8.2	BUILDING FRAME	35
8.2.1	COMMENT	35
8.3	BUILDING EXTERIORS	35
8.4	ROOFING	37
8.5	DOORS	38
8.6	WINDOWS	39
8.7	APPURTENANCES	39
9.0	MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)	40
9.1	HEATING AND COOLING SYSTEMS AND CONTROLS	40
9.2	VENTILATION	41
9.3	ELECTRICAL SERVICES	41
9.4	PLUMBING SYSTEMS	42
9.5	SANITARY WASTE AND VENT	42
10.0	ELEVATORS	43
10.1	COMMENTS	43
11.0	FIRE AND LIFE SAFETY PROTECTION	43
12.0	COMMON AREA INTERIOR ELEMENTS	44
12.1	TYPES OF INTERIOR COMMON AREAS	44
13.0	APARTMENT UNIT INTERIOR ELEMENTS	45
13.1	VIEWED APARTMENT UNITS	45
13.2	WALLS AND FLOORS	48
13.3	APPLIANCES	49
13.4	BATH FIXTURES	50
13.5	KITCHEN FIXTURES	50
13.6	CLOSET SYSTEMS	51
13.7	WINDOW TREATMENTS	51
13.8	COMMERCIAL SPACES	51
14.0	MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT	51
14.1	PEST MANAGEMENT	54
15.0	ADDITIONAL CONSIDERATIONS	55
15.1	CODE COMPLIANCE	55
15.2	FLOOD ZONE INFORMATION	56
15.3	SEISMIC	57

16.0 ACCESSIBILITY COMPLAINCE 58
16.1 DEFICIENCIES PER UFAS IN FEDERALLY ASSISTED HOUSING 58
16.1.1 COMMENTS 59
16.2 DEFICIENCIES PER THE FAIR HOUSING ACT DESIGN AND CONSTRUCTION REQUIREMENTS 64
16.2.1 COMMENTS 67
16.3 DEFICIENCIES IN THE PUBLIC FACILITIES PER THE AMERICANS WITH DISABILITIES ACT (ADA) 67
16.3.1 COMMENTS 76
17.0 INTRUSIVE TESTING 76
17.1 ELECTRICAL INFRARED TESTING 76
17.2 SEWER SCOPING 78
18.0 LIMITING CONDITIONS AND CERTIFICATIONS 79
18.1 LIMITING CONDITIONS 80
18.2 CONSULTANT CERTIFICATION 80

TABLE OF APPENDICES

Appendix: A: EXHIBIT R
Appendix: B: PHOTO DOCUMENTATION OF PROPERTY
Appendix: C: SITE MAPS
Appendix: D: CLIENT PROVIDED DOCUMENTATION
Appendix: E: SUPPLEMENTAL INFORMATION
Appendix: F: INTRUSIVE TESTING REPORTS
Appendix: G: PROFESSIONAL RESUMES

1.0 SALIENT PROPERTY INFORMATION

Gill Group has completed a Property Capital Needs Assessment (PCNA) of the Manning Gardens located at 214 Alfred Henry Street, Manning, Clarendon County County, SC (hereafter referred to as the "subject property") on March 24, 2026.

This PCNA encompasses an evaluation of the property's primary building systems, compliance with applicable codes and accessibility standards, photographic documentation of current conditions, and financial projections for reserve funding. These include estimates for: (1) Critical Repairs, (2) Non-Critical Repairs, (3) Term Repairs over a 1–20 year period, (4) Recommended Initial Deposit, and (5) Recommended Annual Deposits. The assessment was conducted in accordance with ASTM E-2018-24, the Standard Guide for Property Condition Assessments, and the U.S. Department of Housing and Urban Development's Multifamily Accelerated Processing (MAP) Guide.

Site Observation Date	March 24, 2026
Weather Conditions	Sunny and 65 degrees F
Field Assessor and Write	Kristin Tate, Director of HUD Services
Reviewer Name	Erik Carlson, PE, Project Manager
Site Contact and Phone Number	Rosalyn Johnson, (813) 625-7549

Property Description Table	
Property Name	Manning Gardens
Site Address	214 Alfred Henry Street Manning, SC 29102
Site County	Clarendon County
Primary Use	Multi-Family
Original Date of Construction	1978. Source: Appraisal District
Age of Property	48 year old.
Year of Renovation	N/A
Is the Property required to meet UFAS/504	yes
Number of Apartment Buildings	20 apartment buildings. Source: Site Observation

Property Description Table	
Other Buildings	There is also 1 common area building which includes the leasing office, community center, common laundry, and maintenance. Source: Onsite Observation
Total Number of Units	50 Source: Rent Roll
Number of UFAS Units	three Source: Rent Roll
Number of Sensory Units	none Source: Rent Roll
Number of Stories	one- and two-stories Source: Site Observation
Net Rentable Square Footage	39,940 square feet Source: Rent Roll
Gross Square Footage	42,440 square feet Source: Rent Roll
Site Acreage	6.735 acres Source: Survey
Total Number of Parking Spaces	78 spaces. Source: Field Count/Survey
Total Number of ADA and Van-accessible parking spaces	There are six accessible parking spaces of which one is designated as van-accessible. Source: Field Count/Survey
Cellar/Basement/Crawl Space	There are no basements at this Property.
Superstructure	The superstructures appear to be conventional wood framing.
Electrical Wiring	Service Wiring: Aluminum Branch Wiring: Copper
Number of Elevators	There are no elevators at the Property.
Fire Sprinkler System	The Property does not utilizes fire sprinklers
Fire Alarm System	The Property does not have a fire alarm.
Electrical Provider	Duke Energy
Natural Gas Provider	Not provided
Domestic Water Provider	City of Manning

Property Description Table	
Wastewater/Sewer Provider	City of Manning
Seismic SXS	0.14
Seismic SX1	0.064
FEMA	45027C0253C, August 19, 213, Zone X (Unshaded)
Zoning	General Residential (GR-2) Source: Zoning Report

Residential Unit Mix							
Unit Types	**# of Units**	**Rentable Area (SF)**	**Total Rentable Area**	**# of Down Units**	**# of Occupied Units**	**# of Vacant Units**	**# of Accessible Units**
1 BR/1 BA	14	540	7560	0	14	0	0
1 BR/1 BA Accessible	2	540	1080	0	2	0	2
2 BR/1 BA	19	800	15200	0	19	0	0
2 BR/1 BA Accessible	1	800	800	0	1	0	1
3 BR/1.5 BA	8	1050	8400	0	8	0	0
4 BR/2 BA	6	1150	6900	0	6	0	0
TOTAL:	50	4880	39940	0	50	0	3

Common Areas	
Type of Common Area	**Area (SF)**
Leasing Office	450
Business Office/Computer Room	150
Community Room	900
Common Restroom	100
Maintenance/Storage	600
Laundry	300
TOTAL	2500

2.0 DOCUMENT REVIEW, INTERVIEWS AND SOURCES

2.1 DOCUMENT REVIEW

In accordance with ASTM E2018-24, the Document Review and Interview process is an essential component of the Property Condition Assessment (PCA) for multi-family residential properties. This process is designed to complement the Walk-Through Survey by providing additional insight into the property's physical condition, particularly regarding elements that may not be readily observable.

Documents reviewed may include maintenance records, capital improvement histories, service contracts, repair invoices, and any available building plans or inspection reports. Interviews are typically conducted with property management personnel, maintenance staff, or other individuals familiar with the property's operations and history.

The purpose of this phase is to identify known or suspected physical deficiencies, deferred maintenance issues, and any past or ongoing remedial actions. Information obtained through documents and interviews is considered reliable when it is reasonable, internally consistent, and supported by visual observations made during the Walk-Through Survey. The consultant uses professional judgment to assess the credibility of the information and incorporates relevant findings into the Property Condition Assessment Report.

Documentation Checklist				
Document	**Provided/Yes**	**Outstanding**	**N/A / No**	**Comments**
FOIA Requests Submitted	✔			Received via Web Portal
FOIA Response		✔		
PCNA Questionnaire	✔			Property Management
Rent Roll	✔			Property Management
Site Plan	✔			Property Management
Unit Floor Plans				
ALTA Survey	✔			Property Management
Drawings		✔		
Construction Documents		✔		
Certificate of Occupancy		✔		
CapEx for Previous 3-5 years		✔		
Planned CapEx for next 12-months	✔			Client
Fire Riser/Sprinkler System Inspection Report			✔	
Fire Alarm Inspection Report			✔	

Documentation Checklist				
Document	**Provided/Yes**	**Outstanding**	**N/A / No**	**Comments**
Fire Extinguisher Inspection Report		✔		
Boiler Inspection Report			✔	
Elevator Inspection Report /Certificate			✔	
Previous REAC Reports		✔		
Previous PCNA Reports	✔			Client
Previous Infrared Testing Reports	✔			Provided by 3rd Party Professional
Previous Sewer Reports	✔			Provided by 3rd Party Professional

2.2 INTERVIEWS

As part of the Property Condition Assessment conducted in accordance with ASTM E2018-24, interviews are performed with individuals knowledgeable about the subject multi-family property, such as property managers, maintenance personnel, or ownership representatives. The purpose of these interviews is to obtain supplemental information regarding the property's physical condition, maintenance practices, known deficiencies, and any past or ongoing repairs or capital improvements. The information gathered is used to enhance the consultant's understanding of building systems and components that may not be fully observable during the Walk-Through Survey. All interview responses are considered valid to the extent that they are reasonable, internally consistent, and supported by visual observations or documentation. The consultant exercises professional judgment in evaluating the reliability of the information and incorporates relevant findings into the Property Condition Assessments Report.

Name	Company Employed With	Title	Findings	Contact Information
Rosalyn Johnson	Orbach Affordable Management, LLC	Regional Property Manager	The Site Contact has been with the Property for 1.5 years.	(813) 625-7549
Gerald Sandiago	Orbach Affordable Management, LLC	Maintenance Supervisor	The Site Escort has been with the Property for 1.5 years.	(813) 625-7549
Tamela Moss	Orbach Affordable Management, LLC	Property Manager	The Property Manager has been with the Property for 1.5 years.	(803) 435-2717

3.0 EXECUTIVE SUMMARY

The subject property, known as Manning Gardens, is located at 214 Alfred Henry Street, in Manning, SC, 29102. The site comprises one irregular shaped parcel totalling approximately 6.735 acres. The property is improved with 20 apartment buildings, each one- and two-stories in height, containing a total of 50 residential units and approximately 42,440 gross square feet of building area.

On-site amenities include:

- A leasing office
- Business Office/Computer Room
- Community Room
- Common Restrooms
- Laundry Room
- A maintenance and storage room
- Gazebo/Covered Picnic Area
- Playground
- Mail Kiosk

The property offers 78 uncovered parking spaces, including six marked as accessible spaces, of which one is designated as van-accessible. Vehicular access is provided via a single asphalt-paved entry drive from Alfred Henry Street along the western boundary of the site. Concrete pedestrian walkways connect the buildings and amenities throughout the property.

The buildings are of wood-frame construction over concrete foundations, originally developed in 1978. Exterior finishes consist of brick veneer and painted wood board siding, with pitched roofs clad in asphalt shingles.

Unit access is provided via exterior entrances, and interior finishes typically include carpet and vinyl tile flooring, with painted gypsum board walls and ceilings.

Each unit is equipped with:

- A refrigerator
- An electric range with hood
- Dishwasher
- Microwave
- A garbage disposal

Mechanical Systems

- Units and Clubhouse: HVAC is provided via split systems with electric furnaces and exterior condensers.

The site is landscaped with a mix of trees, shrubs, and grassed areas. However, the landscaping is not supported by an underground irrigation system, and maintenance is assumed to be manual or seasonal.

3.1 PHYSICAL CONDITION

The subject property appears to be in fair physical condition, with routine maintenance practices observed to be generally consistent with industry standards. In accordance with ASTM E2018-24, the physical condition of the site was evaluated during the Walk-Through Survey, which included visual observations of site improvements and infrastructure associated with the multi-family residential property. This assessment encompassed the condition of paving, parking areas, walkways, landscaping, site drainage, retaining walls, fencing, recreational facilities, and utility connections. The consultant observed the site for signs of deterioration, deferred maintenance, or safety concerns. Any deficiencies noted were documented and evaluated for their potential impact on the property's functionality, safety, and long-term performance. Observations were limited to accessible areas and were non-invasive in nature. In addition, the client provided documentation regarding past capital improvements and any planned future renovations, which were reviewed to better understand the property's maintenance history and anticipated upgrades. Findings are based on representative sampling and are supplemented by information obtained through document review and interviews, where applicable.

It appears that management has been reactive with capital improvements and maintenance at the property.

Gill Group was provided with a Rehab Budget for 2026. See Appendix D “Client Provided Documentation”.

Based on visual observations and available documentation, the building's primary structural components have demonstrated satisfactory performance over an estimated service period of approximately 48 years. Provided that the Immediate Repairs and Physical Needs outlined in this assessment are addressed promptly, and that a proactive maintenance strategy is consistently implemented including timely replacement of systems and components using industry-standard practices the property is anticipated to remain serviceable for at least 50 additional years.

This projection assumes no extraordinary events such as natural disasters and is supported by the current condition of the foundation, which typically has a design life exceeding 50 years and shows no signs of significant distress or failure. While non-structural elements may require periodic replacement, it is expected that maintenance expenditures will gradually increase as the facility continues to age.

3.2 CLASSIFICATION OF WORK - HUD MAP GUIDE 2020

Classification of work is an important aspect of scope. Construction is either new construction (erecting buildings not previously in existence) or some level of work on existing structure(s). The class of work with the largest scope is "new construction." Classes of work are defined in the International Building Code for Existing Structures (2012, Chapter 5). These classes of work, in order of scope from least to greatest are:

Repair: "The restoration to good or sound condition of any part of an existing building for the purpose of its maintenance." (IBC, Section 202) Repairs to site features (not buildings but otherwise similarly defined) are included in this class of work. "Repairs include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such existing components in good or sound condition with respect to existing loads or performance requirements." (IBC, Section 502) Repairs also include related work. Related work is "work on non-damaged components necessary to accomplish the required repair of damaged and deficient components." (IBC, Section 502.3) In addition, installation of items not previously present in a building or on a site but necessary to address life safety, security, accessibility or communications needs are considered repairs when such installation and related work does not require alterations. Examples of such installation include but are not limited to smoke detectors added to bedrooms, signage or pavements markings added to identify accessible paths, panic bars added to exit doors, etc.

Level 1 Alterations: "The removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures which serve the same purpose." (IBC Section 503.1)

Level 2 Alterations: "The reconfiguration of space, the addition or elimination of any [exterior] door or window, the reconfiguration or extension of any system, or the installation of any additional equipment." (IBC Section 504.1)

Level 3 Alterations: "Alterations where the work area [consisting of all reconfigured spaces] exceeds 50% of the aggregate area of the building." (IBC Section 505.1).

3.3 DEVIATIONS FROM THE STANDARD GUIDE - ASTM E2018-24

The PCNA was conducted in full compliance with ASTM E-2018-24, the Standard Guide for Property Condition Assessments, as well as the U.S. Department of Housing and Urban Development's Multifamily Accelerated Processing (MAP) Guide. No deviations or omissions from the prescribed procedures were noted.

3.4 OPINIONS OF PROBABLE COSTS

Based on on-site observations and information provided by building management and service personnel, deemed reliable for the purpose of this report, Gill Group has developed preliminary, general-scope cost estimates alongside appropriate remedial actions for identified deficiencies. These remedies and their associated costs are considered appropriate given the Subject Property's market position and represent prudent expenditures. The estimates specifically address building systems with significant deferred maintenance or existing conditions requiring major repair or replacement. Excluded from the scope are repairs or upgrades classified as: (i) cosmetic, (ii) decorative, (iii) part of broader renovation or repositioning strategies, (iv) routine or preventive maintenance, or (v) tenant-responsible items.

Importantly, the intent of this report is to identify material physical deficiencies and provide probable cost opinions that:

- Reflect the complexity and scale of the Subject Property,
- Exclude items deemed minor or inconsequential, and
- Align with the risk tolerance and expectations of the client.

Gill Group's cost estimates were allocated to the following categories:

Critical Repairs: which must be completed before the loan closing, are listed in Section 4.1: Critical Life Safety and Accessibility Repairs and Costs. These repairs are categorized as either Life Safety or Accessibility:

- Life Safety repairs address immediate threats to health and safety and must be completed prior to endorsement.

- Accessibility repairs correct deficiencies related to accessibility standards and must be completed as soon as possible.

Each repair is assigned only one designation, even though some may overlap in nature.

For Accessibility repairs, the CNA e-Tool requires an estimated completion time-frame in months. If any accessibility repair is expected to take more than 12 months, the corrective action plan must be submitted to HUD Headquarters, addressed to the Director of Technical Support, Office of Multifamily Housing Production, for review and approval.

Non-Critical Repairs: which are to be completed within one year of loan closing, are detailed in Section 4.2: Non-Critical Repairs and Cost. These repairs address deferred maintenance issues that, if left unaddressed, could lead to physical deterioration or a decline in property value.

All Non-Critical Repairs must be carried out promptly and completed within 12 months of endorsement. However, under exceptional circumstances such as weather-related delays or the need to temporarily relocate elderly or disabled residents the MF Regional Center or Satellite Office Director may approve an extension of up to six additional months.

If the scope or volume of repairs is such that completion within one year is not feasible, the project should be re-evaluated as a substantial rehabilitation effort.

Replacement Reserves: Items anticipated to require repair, replacement, or significant maintenance over the 20-year evaluation period are listed in Section 4.3.: Replacement Reserve Tables.

These items are identified based on the Estimated Useful Life (EUL), Effective Age (EA), and Remaining Useful Life (RUL) of each system or component. Factors influencing these values include frequency of use, environmental exposure, quality of original construction and installation, and the level of ongoing maintenance. As a result, a system's effective age may differ from its actual chronological age.

- Estimated Useful Life (EUL) refers to the average number of years a system or component is expected to function when new, assuming routine maintenance. This is determined through site observations, industry research, professional judgment, and HUD guidelines.

- Remaining Useful Life (RUL) is calculated by subtracting the effective age from the EUL. It represents the estimated number of years a system or component will continue to perform its intended function before replacement is needed. This estimate is based on observed conditions, historical data (when available), and professional experience.

It's important to note that RUL estimates are professional opinions not guarantees and are based on the property's condition at the time of inspection. These estimates do not account for hidden defects or future unforeseen events such as natural disasters.

This Property Condition Assessment (PCA) includes Opinions of Probable Cost (OPC) for observed physical deficiencies that may require significant repair or replacement. These costs are limited to items that exhibit deferred maintenance, are nearing the end of their Expected Useful Life (EUL), or present health, safety, or accessibility concerns. In accordance with ASTM E2018-15 and HUD MAP Guide 2020, routine maintenance, cosmetic enhancements, decorative upgrades, and tenant-responsible items are excluded from these estimates.

The OPCs presented are based on a combination of industry-standard cost data sources, including Marshall & Swift, RSMeans, and the professional experience of Gill Group's Commercial Inspectors with similar property types and scopes. Additional inputs include local cost indices, consultations with regional contractors, client-provided information, and reasonable assumptions about future market conditions. These estimates are intended for planning and budgeting purposes and should not be considered as firm bids.

It is important to note that actual construction costs may vary from the OPCs provided in this report. Variability may arise due to factors such as material selection and availability, contractor qualifications and labor rates, regional climate impacts, site-specific conditions, and accessibility constraints. These estimates reflect direct costs for material and labor associated with physical repairs or replacements and do not include soft costs, such as design fees, permitting, financing, or contingency allowances.

Stakeholders are encouraged to obtain contractor bids or consult with qualified professionals for more precise budgeting, especially when planning capital improvements or HUD-insured financing. All cost opinions are conceptual in nature and should be validated through further investigation and market analysis.

4.0 COST RECOMMENDATIONS

4.1 CRITICAL LIFE SAFETY AND ACCESSIBILITY REPAIRS AND COSTS

Manning Gardens

CRITICAL LIFE SAFETY REPAIR TABLE

Component	Repair or Replacement Location	Quantity	Unit of Measure	Unit Cost	Total Cost	Comments
(CR LS) Infrared Inspection	Building 2 - Unit F	1	Each	$450.00	$450.00	The Infrared Inspection revealed issues at one tenant unit breaker panel. Gill Group recommends repairs as indetified in the Inrared Inspection Report as a Critical Life Safety repair.
				TOTAL COST	**$450.00**	
				UNITIZED COST	**$9.00**	

Manning Gardens

CRITICAL ACCESSIBILITY REPAIR TABLE

Component	Repair or Replacement Location	Quantity	Unit of Measure	Unit Cost	Total Cost	Accessibility Statute or Standard	Scope of Accessibility Compliance	Comments
(CR ADA) Ramp Rails - Install	Leasing Office	1	Each	$1,500.00	$1,500.00	Americans w/ Disabilities Act	ADA 405.8	The ADA accessible ramp at the leasing office has a slope of 5.1 degrees which classifies the flatwork as a ramp. ADA accessible ramps require handrails to be compliant. Handrails should be added at the leasing office ramp as an immediate accessibility repair.
(CR UFAS) Accessible Unit - Sink Hardware	Accessible units	3	Each	$0.00	$0.00	UFAS	UFAS 4.19.5	Gill Group observed knob hardware at the sinks in the accessible units. Gill Group recommends installation of lever hardware as a Critical Accessibility Repair. No costs are included as this is part of the Scope of Work.
(CR UFAS) Accessible unit - Toilet	Accessible units	3	Each	$0.00	$0.00	UFAS	UFAS 4.34.5	Gill Group observed that the toilets are not provided with a 30 by 48 clear space and are not located at 18 inches from the sidewall to the toilet centerline. Gill Group recommends proper installation of toilets as a Critical Accessibility Repair. No costs are included as this is par of the Scope of Work.
(CR UFAS) Accessible Unit - Outlets	Accessible units	3	Each	$0.00	$0.00	UFAS	UFAS 4.2.5	Gill Group observed that the outlets in the accessible units are installed lower than 15 inches to the centerline of the bottom plug. Gill Group recommends lowering the outlets as a Critical Accessibility Repair. No costs are included as this is part of the SOW.
(CR UFAS) Accessible Units - Door clear width	Accessible units	3	Each	$0.00	$0.00	UFAS	UFAS 4.13.5	Gill Group observed that the accessible unit doors do not provide 32 inches of clear width. Gill Group recommends installing doors with a minimum 32 inch clear width as a Critical Accessibility Repair.No costs are included at this is part of the Scope of Work.
(CR UFAS) Accessible Unit - Grab bars	Accessible units	3	Each	$0.00	$0.00	UFAS	UFAS 4.34.5.2	Gill Group observed improper grab bars installed in the accessible units and recommends installing the proper length grab bars as a Critical Accessibility Repair. No costs are included as this is part of the SOW.
(CR UFAS) Accessible Units - Pipe Insulation	Accessible units	3	Each	$0.00	$0.00	UFAS	UFAS 4.19.4	Gill Group observed that the sinks in the accessible units are missing pipe insulation. Gill Group recommends installing pipe insulation as a Critical Accessibility Repair. No costs are included as this is part of the SOW.
(CR UFAS) Accessible Units - Mirror	Accessible units	3	Each	$0.00	$0.00	UFAS	UFAS 4.19.6	Gill Group observed that the mirror height in the accessible units is greater than 40". Gill Group recommends lowering the mirrors as a Critical Accessibility Repair. No costs are included as this is part of the SOW.
				TOTAL COST	**$1,500.00**			
				UNITIZED COST	**$ 30.00**			

4.2 NON-CRITICAL REPAIRS AND COSTS

Manning Gardens

NON-CRITICAL REPAIR TABLE

Component	Repair or Replacement Location	Quantity	Unit of Measure	Unit Cost	Total Cost	Comments
(NCR) Site - Asphalt Pavement - Seal Coat, Crack Seal, Stripe	Pavement	1	Each	$75,000.00	$75,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Site - Concrete Pavement - Full Depth Sectional Repairs/Replacement	Pavement	1	Each	$75,000.00	$75,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Exterior Amenity	Landscaping	1	Each	$75,000.00	$75,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Dumpster Corall	Dumpsters	1	Each	$30,000.00	$30,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Site - Signage - Replace	Units	50	Each	$300.00	$15,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Site - Mail Kiosk - Replace	Mailboxes	1	Each	$25,000.00	$25,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Amenity - Children's Playground - Replace	Landscaping	1	Each	$45,000.00	$45,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Landscaping	Landscaping	1	Each	$15,000.00	$15,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Façade repairs and cleaning	Exteriors	21	Each	$3,500.00	$73,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Exterior - Stairs - Replacement	Exteriors	1	Each	$5,000.00	$5,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Exterior - Vinyl Siding - Replace	Exteriors	1	Each	$650,000.00	$650,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Windows - Aluminum Framed - Replace	Windows	1	Each	$450,000.00	$450,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.

Manning Gardens

NON-CRITICAL REPAIR TABLE

Component	Repair or Replacement Location	Quantity	Unit of Measure	Unit Cost	Total Cost	Comments
(NCR) Roofs - Asphalt/Composite Shingle - Replace	Roof	1	Each	$600,000.00	$600,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Roof Insulation	Roof	1	Each	$140,000.00	$140,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Shower Valve	Units	56	Each	$350.00	$19,600.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom Vanity Faucet	Units	64	Each	$275.00	$17,600.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen Faucet	Units	50	Each	$300.00	$15,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Tub Reglaze	Units	56	Each	$600.00	$33,600.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Stainless Steel Sink	Units	50	Each	$250.00	$12,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Toilet Replacement	Units	64	Each	$475.00	$30,400.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Tile Tub Surround	Units	56	Each	$2,100.00	$117,600.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Shower Trim	Units	56	Each	$385.00	$21,560.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom - New GFI Outlet	Units	64	Each	$150.00	$9,600.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen - NEW GFI Outlet	Units	50	Each	$225.00	$11,250.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.

Manning Gardens

NON-CRITICAL REPAIR TABLE

Component	Repair or Replacement Location	Quantity	Unit of Measure	Unit Cost	Total Cost	Comments
(NCR) Living Room & Bedroom Switches and Outlets	Units	50	Each	$950.00	$47,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom LED Lighting	Units	64	Each	$225.00	$14,400.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen Lighting	Units	50	Each	$250.00	$12,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Living Room & Bedroom LED Lighting	Units	50	Each	$1,200.00	$60,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Smoke Detector - Tamper Proof Battery/Lithium - Replace	Units	50	Each	$1,000.00	$50,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Grease Guards	Units	50	Each	$125.00	$6,250.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) CCTV	Property	1	Each	$50,000.00	$50,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Community Room & Office	Common Areas	1	Each	$50,000.00	$50,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Laundry Room	Common Areas	1	Each	$20,000.00	$20,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom LVT	Units	64	Each	$400.00	$25,600.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen LVT	Units	50	Each	$450.00	$22,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Living Room and Bedroom - LVT	Units	50	Each	$4,750.00	$237,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.

Manning Gardens

NON-CRITICAL REPAIR TABLE

Component	Repair or Replacement Location	Quantity	Unit of Measure	Unit Cost	Total Cost	Comments
(NCR) Vinyl Wall Base	Units	50	Each	$1,000.00	$50,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Paint - Unit Entry Door	Units	100	Each	$250.00	$25,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Paint - Unit Interior	Units	50	Each	$3,250.00	$162,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Unit - Interior Doors -11+ yo - Replace	Units	1	Each	$50,000.00	$50,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Stair Treads	Units	1	Each	$50,000.00	$50,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Entry Door Hardware	Units	50	Each	$350.00	$17,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Unit - Kitchen Cabinets - 10+ yo - Replace	Units	50	Each	$4,100.00	$205,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Unit - Bathroom Vanities & CMT	Units	64	Each	$650.00	$41,600.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Unit - Solid Surface/Stone Countertops - Replace	Units	50	Each	$1,600.00	$80,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Unit - Refrigerator - 10+ yo - Replace	Units	50	Each	$950.00	$47,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Unit - Range/Cook Top/Wall Oven - 10+ yo - Replace	Units	50	Each	$900.00	$45,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Unit - Microwave/Venthood - 6+ yo Replace	Units	50	Each	$895.00	$44,750.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.

Manning Gardens

NON-CRITICAL REPAIR TABLE

Component	Repair or Replacement Location	Quantity	Unit of Measure	Unit Cost	Total Cost	Comments
(NCR) Unit - Dishwasher - 6+ yo - Replace	Units	50	Each	$800.00	$40,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bath Accessories	Units	64	Each	$200.00	$12,800.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) UFAS Adaptability	UFAS Units	3	Each	$30,000.00	$90,000.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) HVI Adaptability	HVI Unit	1	Each	$6,500.00	$6,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom Exhaust Fan	Units	64	Each	$650.00	$41,600.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Window Treatments	Units	50	Each	$450.00	$22,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) UFAS Unit Asbestos Abatement	UFAS Units	3	Each	$7,500.00	$22,500.00	Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Sewer - Hydro Jet lines	23 cleanouts	23	Each	$1,500.00	$34,500.00	The Roto Rooter report stated that most of the sewer lines at the property are clogged and recommended that the lines be hydro jetted.
(NCR) Sewer - Replace lines	#28, #11 and #20	3	Each	$7,500.00	$22,500.00	The Roto Rooter Report states that the lines at #28, #11, and #20 need too be replaced
				TOTAL COST	**$4,270,210.00**	
				UNITIZED COST	**$85,404.20**	

4.3 REPLACEMENT RESERVE TABLES

4.3.1 RESERVE TABLE - YEARS 1-10

Manning Gardens
20 YEAR RESERVE TABLE

Component	Current Age	Assessed RUL	Estimated Useful Life	Duration of Action	Quantity	Unit Cost	Unit of Measure	Year 00	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Comments
(NCR) Site - Asphalt Pavement - Seal Coat, Crack Seal, Stripe	0	0	5	0	1	$ 75,000.00	Each	$ 75,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Site - Asphalt Pavement - Seal Coat, Crack Seal, Stripe	-1	6	5	0	35100	$ 0.35	SF	$ -						$ 12,285					The sealcoating, crack sealing, and striping replaced as an NCR will require subsequent replacement.
(NCR) Site - Concrete Pavement - Full Depth Sectional Repairs/Replacement	0	0	50	0	1	$ 75,000.00	Each	$ 75,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Exterior Amenity	0	0	30	0	1	$ 75,000.00	Each	$ 75,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Dumpster Corall	0	0	15	0	1	$ 30,000.00	Each	$ 30,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Site - Signage - Replace	0	0	25	0	50	$ 300.00	Each	$ 15,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Site - Mail Kiosk - Replace	0	0	15	0	1	$ 25,000.00	Each	$ 25,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Amenity - Children's Playground - Replace	-1	11	10	0	1	$ 8,000.00	Each	$ -											The children's playground replaced as an NCR will require replacement over the term.
(NCR) Amenity - Children's Playground - Replace	0	0	10	0	1	$ 45,000.00	Each	$ 45,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Landscaping	0	0	3	0	1	$ 15,000.00	Each	$ 15,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Façade repairs and cleaning	0	0	15	0	21	$ 3,500.00	Each	$ 73,500.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Exterior - Paint, Caulking and Sealant - Replacement	-1	9	8	2	50	$ 500.00	Each	$ -							$ 5,000	$ 5,000	$ 5,000	$ 5,000	The exterior paint, caulking and sealants replaced as an NCR will require refurbishment over the term. Exterior painting extends to scraping, priming and painting of exterior railings, fencing and balconies.
(NCR) Exterior - Stairs - Replacement	0	0	30	0	1	$ 5,000.00	Each	$ 5,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(CR ADA) Ramp Rails - Install	47	0	50	0	1	$ 1,500.00	Each	$ 1,500.00											The ADA accessible ramp at the leasing office has a slope of 5.1 degrees which classifies the flatwork as a ramp. ADA accessible ramps require handrails to be compliant. Handrails should be added at the leasing office ramp as an immediate accessibility repair.
(NCR) Exterior - Vinyl Siding - Replace	0	0	25	0	1	$ 650,000.00	Each	$ 650,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Windows - Aluminum Framed - Replace	0	0	35	0	1	$ 450,000.00	Each	$ 450,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Roofs - Asphalt/Composite Shingle - Replace	-1	21	20	0	1	$ 600,000.00	Each	$ -											The asphalt shingle roofs replaced as an NCR will not require replacement during the term.
(NCR) Roofs - Asphalt/Composite Shingle - Replace	0	0	20	0	1	$ 600,000.00	Each	$ 600,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Roof Insulation	0	0	20	0	1	$ 140,000.00	Each	$ 140,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Plumbing - Residential Water Heater - 11+ yo - Replace	7	5	12	2	50	$ 450.00	Each	$ -			$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500				The residential water heaters were in overall good to fair condition. Based on the age, current condition and EUL, the residential water heaters will require replacement over the term.
(NCR) Shower Valve	0	0	15	0	56	$ 350.00	Each	$ 19,600.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom Vanity Faucet	0	0	15	0	64	$ 275.00	Each	$ 17,600.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen Faucet	0	0	15	0	50	$ 300.00	Each	$ 15,000.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Tub Reglaze	0	0	40	0	56	$ 600.00	Each	$ 33,600.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Stainless Steel Sink	0	0	40	0	50	$ 250.00	Each	$ 12,500.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Toilet Replacement	0	0	40	0	64	$ 475.00	Each	$ 30,400.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Tile Tub Surround	0	0	30	0	56	$ 2,100.00	Each	$ 117,600.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Shower Trim	0	0	30	0	56	$ 385.00	Each	$ 21,560.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
HVAC - Common Area - Condenser/Heat Pump - Replace	10	5	15	0	1	$ 1,250.00	Each	$ -					$ 1,250						The common area condensers/heat pumps were in overall good to fair condition and were reportedly installed in 2016. Based on the age, current condition and EUL, the common area condensers/heat pumps will require replacement over the term.
HVAC - Unit - Condenser/Heat Pump - 11+ yo - Replace	10	5	15	2	50	$ 1,250.00	Each	$ -			$ 12,500	$ 12,500	$ 12,500	$ 12,500	$ 12,500				The unit condensers/heat pumps were in overall good to fair condition. According to property management, approximately 100% of the unit condensers/heat pumps are more than 10 years old. Based on the age, current condition and EUL, the unit condensers/heat pumps will require replacement over the term.
HVAC - Units - Furnace - 11+yo - Replace	15	5	20	2	50	$ 1,250.00	Each	$ -			$ 12,500	$ 12,500	$ 12,500	$ 12,500	$ 12,500				The unit furnaces were in overall good to fair condition. According to property management, approximately 100% of the unit condensers/heat pumps are more than 10 years old. Based on the age, current condition and EUL, the unit furnaces will require replacement over the term.
(CR LS) Infrared Inspection	0	0	50	0	1	$ 450.00	Each	$ 450.00											The Infrared Inspection revealed issues at one tenant unit breaker panel. Gill Group recommends repairs as indetified in the Inrared Inspection Report as a Critical Life Safety repair.
(NCR) Bathroom - New GFI Outlet	0	0	35	0	64	$ 150.00	Each	$ 9,600.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen - NEW GFI Outlet	0	0	35	0	50	$ 225.00	Each	$ 11,250.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Living Room & Bedroom Switches and Outlets	0	0	35	0	50	$ 950.00	Each	$ 47,500.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom LED Lighting	0	0	20	0	64	$ 225.00	Each	$ 14,400.00											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.

(NCR) Kitchen Lighting	0	0	20	0	50	$ 250.00	Each	$ 12,500.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Living Room & Bedroom LED Lighting	0	0	20	0	50	$ 1,200.00	Each	$ 60,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Smoke Detector - Tamper Proof Battery/Lithium - Replace	0	0	5	0	50	$ 1,000.00	Each	$ 50,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Grease Guards	0	0	10	0	50	$ 125.00	Each	$ 6,250.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) CCTV	0	0	10	0	1	$ 50,000.00	Each	$ 50,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Community Room & Office	0	0	15	0	1	$ 50,000.00	Each	$ 50,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Laundry Room	0	0	7	0	1	$ 20,000.00	Each	$ 20,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Vinyl Tile/Sheet Vinyl Flooring - Replace	-1	16	15	2	50	$ 850.00	Each	$ -										The unit vinyl flooring replaced as an NCR will require replacement over the term.
(NCR) Bathroom LVT	0	0	15	0	64	$ 400.00	Each	$ 25,600.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen LVT	0	0	15	0	50	$ 450.00	Each	$ 22,500.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Living Room and Bedroom - LVT	0	0	15	0	50	$ 4,750.00	Each	$ 237,500.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Vinyl Wall Base	0	0	15	0	50	$ 1,000.00	Each	$ 50,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Paint - Unit Entry Door	0	0	10	0	100	$ 250.00	Each	$ 25,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Paint - Unit Interior	0	0	10	0	50	$ 3,250.00	Each	$ 162,500.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Interior Doors - 1-10 yo - Replace	-1	21	20	0	100	$ 100.00	Each	$ -										The unit interior doors replaced as an NCR will not require replacement over the term.
(NCR) Unit - Interior Doors -11+ yo - Replace	0	0	20	0	1	$ 50,000.00	Each	$ 50,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Stair Treads	0	0	20	0	1	$ 50,000.00	Each	$ 50,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Entry Door Hardware	0	0	12	0	50	$ 350.00	Each	$ 17,500.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Kitchen Cabinets - Subsequent - Replace	-1	21	20	0	50	$ 750.00	Each	$ -										The unit kitchen cabinets replaced as an NCR will not require phased replacement over the term.
(NCR) Unit - Kitchen Cabinets - 10+ yo - Replace	0	0	20	0	50	$ 4,100.00	Each	$ 205,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Bathroom Vanities - Subsequent - Replace	-1	21	20	0	64	$ 250.00	Each	$ -										The unit bathroom vanities replaced as an NCR will not require phased replacement over the term.
(NCR) Unit - Bathroom Vanities & CMT	0	0	20	0	64	$ 650.00	Each	$ 41,600.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Unit - Solid Surface/Stone Countertops - Replace	2026	0	50	0	50	$ 1,600.00	Each	$ 80,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Refrigerator - Subsequent - Replace	-1	13	12	2	50	$ 450.00	Each	$ -										The unit refrigerators replaced as an NCR will require phased replacement over the term.
(NCR) Unit - Refrigerator - 10+ yo - Replace	0	0	12	0	50	$ 950.00	Each	$ 47,500.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Range/Cook Top/Wall Oven - Subsequent - Replace	-1	16	15	2	50	$ 450.00	Each	$ -										The unit ranges replaced as an NCR will require replacement during the term.
(NCR) Unit - Range/Cook Top/Wall Oven - 10+ yo - Replace	0	0	15	0	50	$ 900.00	Each	$ 45,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Microwave/Venthood - 1-5 yo - Replace	-1	11	10	0	50	$ 250.00	Each	$ -										The unit microwaves/venthoods replaced as an NCR will require phased replacement over the term.
(NCR) Unit - Microwave/Venthood - 6+ yo Replace	0	0	10	0	50	$ 895.00	Each	$ 44,750.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Dishwasher - 1-5 yo - Replace	-1	11	10	2	50	$ 250.00	Each	$ -								$ 2,500	$ 2,500	The unit dishwashers replaced as an NCR will require phased replacement over the term.
(NCR) Unit - Dishwasher - 6+ yo - Replace	0	0	10	0	50	$ 800.00	Each	$ 40,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bath Accessories	0	0	7	0	64	$ 200.00	Each	$ 12,800.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) UFAS Adaptability	0	0	50	0	3	$ 30,000.00	Each	$ 90,000.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) HVI Adaptability	0	0	20	0	1	$ 6,500.00	Each	$ 6,500.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom Exhaust Fan	0	0	15	0	64	$ 650.00	Each	$ 41,600.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Window Treatments	0	0	10	0	50	$ 450.00	Each	$ 22,500.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) UFAS Unit Asbestos Abatement	0	0	100	0	3	$ 7,500.00	Each	$ 22,500.00										Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Sewer - Hydro Jet lines	47	0	5	0	23	$ 1,500.00	Each	$ 34,500.00										The Roto Rooter report stated that most of the sewer lines at the property are clogged and recommended that the lines be hydro jetted.
(NCR) Sewer - Replace lines	**47**	**0**	**5**	**0**	**3**	**$7,500.00**	**Each**	$22,500.00										**The Roto Rooter Report states that the lines at #28, #11, and #20 need too be replaced**
								$ 4,249,660	$ -	$ -	$ 29,500	$ 29,500	$ 30,750	$ 41,785	$ 34,500	$ 5,000	$ 7,500	$ 7,500	

4.3.2 RESERVE TABLE - YEARS 11-20

Manning Gardens
20 YEAR RESERVE TABLE

Component	Current Age	Assessed RUL	Estimated Useful Life	Duration of Action	Quantity	Unit Cost	Unit of Measure	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Comments
(NCR) Site - Asphalt Pavement - Seal Coat, Crack Seal, Stripe	0	0	5	0	1	$ 75,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Site - Asphalt Pavement - Seal Coat, Crack Seal, Stripe	-1	6	5	0	35100	$ 0.35	SF	$ 12,285					$ 12,285					The sealcoating, crack sealing, and striping replaced as an NCR will require subsequent replacement.
(NCR) Site - Concrete Pavement - Full Depth Sectional Repairs/Replacement	0	0	50	0	1	$ 75,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Exterior Amenity	0	0	30	0	1	$ 75,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Dumpster Corall	0	0	15	0	1	$ 30,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Site - Signage - Replace	0	0	25	0	50	$ 300.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Site - Mail Kiosk - Replace	0	0	15	0	1	$ 25,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Amenity - Children's Playground - Replace	-1	11	10	0	1	$ 8,000.00	Each	$ 8,000										The children's playground replaced as an NCR will require replacement over the term.
(NCR) Amenity - Children's Playground - Replace	0	0	10	0	1	$ 45,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Landscaping	0	0	3	0	1	$ 15,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Façade repairs and cleaning	0	0	15	0	21	$ 3,500.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Exterior - Paint, Caulking and Sealant - Replacement	-1	9	8	2	50	$ 500.00	Each	$ 5,000				$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000		The exterior paint, caulking and sealants replaced as an NCR will require refurbishment over the term. Exterior painting extends to scraping, priming and painting of exterior railings, fencing and balconies.
(NCR) Exterior - Stairs - Replacement	0	0	30	0	1	$ 5,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(CR ADA) Ramp Rails - Install	47	0	50	0	1	$ 1,500.00	Each											The ADA accessible ramp at the leasing office has a slope of 5.1 degrees which classifies the flatwork as a ramp. ADA accessible ramps require handrails to be compliant. Handrails should be added at the leasing office ramp as an immediate accessibility repair.
(NCR) Exterior - Vinyl Siding - Replace	0	0	25	0	1	$ 650,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Windows - Aluminum Framed - Replace	0	0	35	0	1	$ 450,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Roofs - Asphalt/Composite Shingle - Replace	-1	21	20	0	1	$ 600,000.00	Each											The asphalt shingle roofs replaced as an NCR will not require replacement during the term.
(NCR) Roofs - Asphalt/Composite Shingle - Replace	0	0	20	0	1	$ 600,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Roof Insulation	0	0	20	0	1	$ 140,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Plumbing - Residential Water Heater - 11+ yo - Replace	7	5	12	2	50	$ 450.00	Each					$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500		The residential water heaters were in overall good to fair condition. Based on the age, current condition and EUL, the residential water heaters will require replacement over the term.
(NCR) Shower Valve	0	0	15	0	56	$ 350.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom Vanity Faucet	0	0	15	0	64	$ 275.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen Faucet	0	0	15	0	50	$ 300.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Tub Reglaze	0	0	40	0	56	$ 600.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Stainless Steel Sink	0	0	40	0	50	$ 250.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Toilet Replacement	0	0	40	0	64	$ 475.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Tile Tub Surround	0	0	30	0	56	$ 2,100.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Shower Trim	0	0	30	0	56	$ 385.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
HVAC - Common Area - Condenser/Heat Pump - Replace	10	5	15	0	1	$ 1,250.00	Each										$ 1,250	The common area condensers/heat pumps were in overall good to fair condition and were reportedly installed in 2016. Based on the age, current condition and EUL, the common area condensers/heat pumps will require replacement over the term.
HVAC - Unit - Condenser/Heat Pump - 11+ yo - Replace	10	5	15	2	50	$ 1,250.00	Each								$ 12,500	$ 12,500	$ 37,500	The unit condensers/heat pumps were in overall good to fair condition. According to property management, approximately 100% of the unit condensers/heat pumps are more than 10 years old. Based on the age, current condition and EUL, the unit condensers/heat pumps will require replacement over the term.
HVAC - Units - Furnace - 11+yo - Replace	15	5	20	2	50	$ 1,250.00	Each											The unit furnaces were in overall good to fair condition. According to property management, approximately 100% of the unit condensers/heat pumps are more than 10 years old. Based on the age, current condition and EUL, the unit furnaces will require replacement over the term.
(CR LS) Infrared Inspection	0	0	50	0	1	$ 450.00	Each											The Infrared Inspection revealed issues at one tenant unit breaker panel. Gill Group recommends repairs as indetified in the Inrared Inspection Report as a Critical Life Safety repair.
(NCR) Bathroom - New GFI Outlet	0	0	35	0	64	$ 150.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.

(NCR) Kitchen - NEW GFI Outlet	0	0	35	0	50	$ 225.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Living Room & Bedroom Switches and Outlets	0	0	35	0	50	$ 950.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom LED Lighting	0	0	20	0	64	$ 225.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen Lighting	0	0	20	0	50	$ 250.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Living Room & Bedroom LED Lighting	0	0	20	0	50	$ 1,200.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Smoke Detector - Tamper Proof Battery/Lithium - Replace	0	0	5	0	50	$ 1,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Grease Guards	0	0	10	0	50	$ 125.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) CCTV	0	0	10	0	1	$ 50,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Community Room & Office	0	0	15	0	1	$ 50,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Laundry Room	0	0	7	0	1	$ 20,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Vinyl Tile/Sheet Vinyl Flooring - Replace	-1	16	15	2	50	$ 850.00	Each				$ 8,500	$ 8,500	$ 8,500	$ 8,500	$ 8,500			The unit vinyl flooring replaced as an NCR will require replacement over the term.
(NCR) Bathroom LVT	0	0	15	0	64	$ 400.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Kitchen LVT	0	0	15	0	50	$ 450.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Living Room and Bedroom - LVT	0	0	15	0	50	$ 4,750.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Vinyl Wall Base	0	0	15	0	50	$ 1,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Paint - Unit Entry Door	0	0	10	0	100	$ 250.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Paint - Unit Interior	0	0	10	0	50	$ 3,250.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Interior Doors - 1-10 yo - Replace	-1	21	20	0	100	$ 100.00	Each											The unit interior doors replaced as an NCR will not require replacement over the term.
(NCR) Unit - Interior Doors -11+ yo - Replace	0	0	20	0	1	$ 50,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Stair Treads	0	0	20	0	1	$ 50,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Entry Door Hardware	0	0	12	0	50	$ 350.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Kitchen Cabinets - Subsequent - Replace	-1	21	20	0	50	$ 750.00	Each											The unit kitchen cabinets replaced as an NCR will not require phased replacement over the term.
(NCR) Unit - Kitchen Cabinets - 10+ yo - Replace	0	0	20	0	50	$ 4,100.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Bathroom Vanities - Subsequent - Replace	-1	21	20	0	64	$ 250.00	Each											The unit bathroom vanities replaced as an NCR will not require phased replacement over the term.
(NCR) Unit - Bathroom Vanities & CMT	0	0	20	0	64	$ 650.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Unit - Solid Surface/Stone Countertops - Replace	2026	0	50	0	50	$ 1,600.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Refrigerator - Subsequent - Replace	-1	13	12	2	50	$ 450.00	Each	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500						The unit refrigerators replaced as an NCR will require phased replacement over the term.
(NCR) Unit - Refrigerator - 10+ yo - Replace	0	0	12	0	50	$ 950.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Range/Cook Top/Wall Oven - Subsequent - Replace	-1	16	15	2	50	$ 450.00	Each				$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500			The unit ranges replaced as an NCR will require replacement during the term.
(NCR) Unit - Range/Cook Top/Wall Oven - 10+ yo - Replace	0	0	15	0	50	$ 900.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Microwave/Venthood - 1-5 yo - Replace	-1	11	10	0	50	$ 250.00	Each	$ 12,500										The unit microwaves/venthoods replaced as an NCR will require phased replacement over the term.
(NCR) Unit - Microwave/Venthood - 6+ yo Replace	0	0	10	0	50	$ 895.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
Unit - Dishwasher - 1-5 yo - Replace	-1	11	10	2	50	$ 250.00	Each	$ 2,500	$ 2,500	$ 2,500								The unit dishwashers replaced as an NCR will require phased replacement over the term.
(NCR) Unit - Dishwasher - 6+ yo - Replace	0	0	10	0	50	$ 800.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bath Accessories	0	0	7	0	64	$ 200.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) UFAS Adaptability	0	0	50	0	3	$ 30,000.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) HVI Adaptability	0	0	20	0	1	$ 6,500.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Bathroom Exhaust Fan	0	0	15	0	64	$ 650.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Window Treatments	0	0	10	0	50	$ 450.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) UFAS Unit Asbestos Abatement	0	0	100	0	3	$ 7,500.00	Each											Property management has provided a scope of work and pricing for this repair. Planned repairs are considered Non-Critical Repairs.
(NCR) Sewer - Hydro Jet lines	47	0	5	0	23	$ 1,500.00	Each											The Roto Rooter report stated that most of the sewer lines at the property are clogged and recommended that the lines be hydro jetted.
(NCR) Sewer - Replace lines	**47**	**0**	**5**	**0**	**3**	**$7,500.00**	**Each**											**The Roto Rooter Report states that the lines at #28, #11, and #20 need too be replaced**
								$ 44,785	$ 7,000	$ 7,000	$ 17,500	$ 27,000	$ 34,785	$ 22,500	$ 35,000	$ 22,000	$ 38,750	

4.4 FINANCIAL SCHEDULE

1-20 Year Term	Total Reserve	No. of Units	Cost Per Unit/Year
Uninflated Cost	$442,355.00	50	$442.36
Inflated Cost	$590,455.00	50	$590.46
Initial Deposit (IDRR)	$50,000.00	50	$1,000.00
Deposit Per Unit (ADRR)	$22,750.00	50	$455.00

4.5 FINANCIAL SCHEDULE

Annual Deposit	$22,750.00	$455
Beginning Balance	$50,000.00	$1,000

Total Units	50
Inflation	6.81%
Long Term Inflation Rate	2.27%
RAK Long Term Interest	0.04%
Year Rate Switch	1.19%
Min. RFR Balance	3
Inflation Rate on Deposit	5.00%
Income loan amortizati	0.00%
	No

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Calendar Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance		$50,000	$72,770	$95,549	$87,212	$78,044	$66,591	$41,310	$23,326	$40,243	$54,098	$67,905	$32,920	$46,703	$60,439	$59,438	$44,285	$16,690	$5,986	($24,729)	($36,689)
Interest Income		$20	$29	$1,137	$1,038	$929	$792	$492	$278	$479	$644	$808	$392	$556	$719	$707	$527	$199	$71	($294)	($437)
Annual Deposit		$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750	$22,750
Unlimited Needs (With Growth)		$ -	$0	$29,500	$29,500	$30,750	$41,785	$34,500	$5,000	$7,500	$7,500	$44,785	$7,000	$7,000	$17,500	$27,000	$34,785	$22,500	$35,000	$22,000	$38,750
Indexed Needs (Without Growth)		$0	$0	$32,224	$32,956	$35,132	$48,823	$41,226	$6,110	$9,374	$9,586	$58,544	$9,358	$9,571	$24,470	$38,610	$50,872	$33,653	$53,537	$34,416	$61,994
Closing Balance		$72,770	$95,549	$87,212	$78,044	$66,591	$41,310	$23,326	$40,243	$54,098	$67,905	$32,920	$46,703	$60,439	$59,438	$44,285	$16,690	$5,986	($24,729)	($36,689)	($76,370)
Required Minimum Balance		$22,118	$23,624	$24,160	$24,709	$25,270	$25,843	$26,430	$27,030	$27,643	$28,271	$28,913	$29,569	$30,240	$30,927	$31,629	$32,347	$33,081	$33,832	$34,600	$35,385
Interest Rate on Balance		0.04%	0.04%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%
Inflation Rate on Deposit		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Inflation Rate on Capital		0.00%	6.81%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%
RFRR Deposit / Unlimited		$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455	$455
Indexed Needs / Unit (Year)		$0	$0	$644	$659	$703	$976	$825	$122	$187	$192	$1,171	$187	$191	$489	$772	$1,017	$673	$1,071	$688	$1,240
Annual Principal Paid		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Principal Paid		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

5.0 PURPOSE AND SCOPE

5.1 PURPOSE

The purpose of this Property Condition Assessment (PCA) is to provide an independent, professional evaluation of the physical condition of the subject property in accordance with the guidelines set forth in ASTM E2018-24: Standard Guide for Property Condition Assessments and the HUD Multifamily Accelerated Processing (MAP) Guide 2020. This assessment is intended to identify physical deficiencies, evaluate building systems and components, and develop Opinions of Probable Cost for necessary repairs and replacements over the evaluation period.

The PCA supports underwriting and risk management decisions for HUD-insured financing by establishing a baseline of the property's current condition and estimating future capital needs. It excludes routine maintenance, cosmetic upgrades, and tenant-responsible items, focusing instead on items that may impact the property's safety, accessibility, structural integrity, and long-term viability. All findings are based on visual observations, available documentation, and professional judgment, and are intended to assist stakeholders in planning and budgeting for the continued operation and preservation of the asset.

5.2 SCOPE

This Property Condition Needs Assessment (PCNA) has been conducted in accordance with the scope and methodology outlined in ASTM E2018-24, as well as the requirements specified in the HUD MAP Guide 2020 for multifamily housing projects. The assessment includes a visual, non-invasive evaluation of the subject property’s site improvements, structural systems, building envelope, mechanical, electrical, and plumbing systems, as well as life safety and accessibility features. The purpose is to identify physical deficiencies, assess the general condition of building systems, and provide Opinions of Probable Cost for necessary repairs and replacements over the evaluation period. The assessment does not include destructive testing, code compliance verification (except where related to accessibility), or evaluation of environmental hazards unless otherwise noted. Routine maintenance, cosmetic upgrades, and tenant-responsible items are excluded from the scope of this report.

Limitations and Exclusions

This Property Condition Needs Assessment (PCNA) is based on a visual, non-invasive inspection of readily accessible areas of the property and is subject to the limitations outlined in ASTM E2018-24 and the HUD MAP Guide 2020. The assessment does not include destructive testing, verification of code compliance (except where related to accessibility), or evaluation of environmental conditions such as mold, asbestos, or lead-based paint unless specifically

requested. The report excludes routine maintenance activities, cosmetic or decorative improvements, and items that are the responsibility of tenants. Additionally, the assessment does not account for soft costs such as design fees, permitting, financing, or contingency allowances. All findings and cost estimates are based on conditions observed at the time of the inspection and are intended for general planning and underwriting purposes. Stakeholders should conduct further due diligence, including specialized inspections and contractor evaluations, to confirm the scope and cost of any recommended work.

This report is based on a site visit during which a visual, non-intrusive, and non-destructive assessment was conducted on various exterior and interior building components. The evaluation included systems such as the roof, foundation, structural frame, building envelope, HVAC, electrical, and plumbing. Ancillary site features such as drainage, pavement, sidewalks, and landscaping were also reviewed. It is important to note that this PCNA Report does not constitute an inspection for building code, safety, regulatory, or environmental compliance.

Photographs were taken during the site visit to visually document the condition of the property and support the findings presented in this report. Images include representative views of building systems, site features, and any observed physical deficiencies. Photographs are used to illustrate areas requiring repair or replacement, accessibility concerns, and general property conditions. These images serve as supplemental evidence to the visual observations and are intended to assist stakeholders in understanding the scope and nature of the identified issues. All photographs were taken from publicly accessible or authorized areas and are included in the appendix of this report for reference.

The CNA was carried out at Manning Gardens, located at 214 Alfred Henry Street, Manning, 29102. The scope of work included:

- Inspection of 100% of all the units at the Property;
- Visual evaluation of major property components, including mechanical, electrical, and plumbing (MEP) systems, exterior walls, roofing, foundations, landscaping, utilities, and interior finishes;
- Interviews with property management and tenants;
- Collection of information through Freedom of Information Act (FOIA) requests to local Building, Zoning, and Fire departments;
- Completion of data entry into HUD's CNA E-Tool.

5.3 AUTHORIZATION/RELIANCE

Authorization to conduct this assessment was granted through a directive from Orbach Affordable Housing Solution (OAHS).

This Property Condition Assessment (PCA) has been prepared exclusively for the client identified in the executed Proposal and in accordance with the scope, terms, and conditions agreed upon therein. The report reflects the professional judgment of Gill Group, Inc. based on visual observations, available documentation, and industry-standard methodologies outlined in ASTM E2018-24 and the HUD MAP Guide 2020.

Gill Group, Inc. makes no warranties or guarantees, express or implied, regarding the future performance or condition of the property, nor does it warrant that all deficiencies have been identified. The findings and Opinions of Probable Cost are intended for planning and underwriting purposes only and should not be construed as a guarantee of actual construction costs or outcomes.

All content, analysis, and documentation contained within this report are considered proprietary work product of Gill Group, Inc. and may not be reproduced, distributed, or relied upon by third parties without prior written consent. Use of this report is subject to the limitations and conditions outlined in the original Proposal and is restricted to the client and authorized stakeholders involved in the HUD financing process.

6.0 PROPERTY DESCRIPTION AND OBSERVATIONS

6.1 SITE AND SITE IMPROVEMENTS

6.1.1 TOPOGRAPHY

Item	Description
Topography	The Property is generally flat, with mild slopes to drain.
Bodies of Water	No bodies of Water were observed at the Property
Other Characterizations	No other characteristic were observed or noted.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

6.1.2 STORM WATER DRAINAGE

Item	Description
Property Storm Water Drainage	Property storm water is directed from roofs to the paved and landscaped areas. Storm water is then diverted via storm drains to the municipal underground storm water system.
Catch Basins	There are no catch basins on site.
Retention/Detention Ponds	No retention or detention ponds were observed on site.
Drywells	No drywells are located on the property.
Erosion	Minor erosion was observed at Building 2. This area can be filled as part of routine landscape activities.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

DEFICIENCY PHOTOGRAPHS



(NCR) Exterior - Building 2 - Unit B - soil erosion

6.1.3 SITE ACCESS AND EGRESS

Item	Description
Property Access and Egress	Vehicles access the site from a driveway from Alfred Henry Street to the west.
Property to Municipal Sidewalks	The site sidewalks were observed to not connect to the municipal sidewalks.
Secured Vehicle Access	There is no secured access to the site, beyond access to individual buildings.

Item	Description
Pedestrian Access and Egress	Pedestrian access is provided by sidewalks.
Traffic Pattern Signage	Traffic is controlled throughout the Property by stop signs.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

6.1.4 PAVEMENT, CURBING, FLATWORK AND PARKING

Item	Description
Asphalt Pavement	Asphalt pavement is utilized for driving and parking surfaces.
Concrete Pavement	Concrete pavement is limited to waste enclosures.
Other Pavement	There is no other type of pavement at this Property.
Parking Spaces	The Property has 78 parking spaces which includes six handicapped accessible parking spaces of which one is van-accessible.
Pedestrian Sidewalks	Pedestrian sidewalks are constructed of concrete.
Curb and Gutter	Curb and gutter are constructed of concrete.
Wheel Stops	Wheel stops on the Property are provided by six-inch raised concrete curbs.
Paved Drainage Swales	There are no paved drainage swales at the Property.
Pool Decks	There are no pool decks.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

DEFICIENCY PHOTOGRAPHS



(NCR) Site - Parking - faded parking stripes

6.1.5 LANDSCAPING AND APPURTENANCES

Item	Description
Grading	Grading appears to slope away from the buildings.
Landscaping	Landscaping was noted at the building exteriors and streetscapes.
Irrigation	Irrigation is provided, but is reported to be unused due to a leaking pipe, with no plans to reinstate usage.
Landscape Stairs and Rails	N/A
Water Features	There are no water features at this Property.
Other Landscape Features	A gazebo is located near the Leasing Office.
Property Signage	Property signage is located on a freestanding sign located at the main entrance on Alfred Henry Street.
Waste Enclosures	There are no waste enclosures at the Property.
Perimeter Fencing	N/A
Pool Fencing	There is no pool fencing at the Property.
Sports Court Fencing	There is no sports court fencing.
Retaining Walls	No retaining walls were observed at the Property.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

6.1.6 RECREATIONAL FACILITIES

Item	Description
Swimming Pools and Spas	There are no swimming pools or spas located on the Property.
Playground Equipment	Playground equipment is provided to the north of the leasing office building.
Sports Courts	There are no sports courts located on the Property.
Dog Park	There are no dog parks located at the Property.
BBQ Areas	A wood framed BBQ/sitting area structure is provided north of the clubhouse, near the playground.
Bicycle Parking or Storage	There is no bicycle parking or storage at the Property.
Other Recreational Facilities	There are no other recreational areas at the Property.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

DEFICIENCY PHOTOGRAPHS



(NCR) Amenity - Playground Equipment Beyond its Useful Life



(NCR) Amenity - Playground Equipment Beyond its Useful Life



(NCR) Amenity - Playground Equipment Beyond its Useful Life

7.0 SITE UTILITIES

7.1 UTILITIES

Item	Description
Domestic Water	Domestic water is provided by City of Manning.
On-Property Well	There are no on-property wells.
Domestic Sewer	Domestic sewage service is provided by City of Manning.
On-Site Property Sewage	There is no on-site sewage treatment.
Storm Drainage	The Property storm water is collected by the municipal system.
Electricity	Electricity is provided by Duke Energy.
Natural Gas	Not provided.
Propane	Propane is not utilized at the Property.
Fuel Oil	Fuel oil is not utilized at the Property.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

7.2 SPECIAL UTILITY SYSTEMS

Item	Description
Site Lighting	Site lighting consists of pole lights in the parking areas, and building-mounted lighting.
Unit Exterior Lighting	Unit exterior lighting is controlled by switches operated by the tenants.
Site Security	Unit security consists of conventional door and window locks.
Other	There are no other special utility systems at the Property.

COMMENT

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

8.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

8.1 FOUNDATION

No observed or reported deficiencies were noted. There were no apparent signs of substructure deficiencies as observed by the naked unaided eye. There did not appear to be cracks in walls or doors that were binding due to building settlement. The foundations appear to be in good condition.

Item	Description
Grade at the Foundation	The grades at the foundation slope away from the buildings.
Foundation Structure	Per the construction documents on site, the foundations consist of a concrete slab-on-grade, with continuous perimeter reinforced concrete spread footing and interior isolated spread footings and column pads.
Basements	There are no basements at the Property.
Concrete Floor Slabs	Concrete floor slabs appeared to be level, with an acceptable level of minor shrinking/cracking.
Crawl Spaces	No crawl spaces were observed at the Property.
Crawl Space Insulation	N/A
Parking Garage	There is no parking structure at this Property.
Sumps	Sumps were not observed at the Property.
Moisture or Water Infiltration Observed	Moisture or water infiltration of the substructure was not observed.

8.1.1 COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

8.2 BUILDING FRAME

Item	Description
Wall Framing	The superstructures appear to be conventional wood framing.
Upper Floor Framing	Upper floor framing consists of wood beams supporting a plywood or OSB sub-floor, with lightweight concrete fill.
Roof Framing	Roof framing consists of pre-manufactured wood trusses, supporting plywood or OSB roof sheathing.
Separate Parking Structure	There is no parking structure at this Property.
Wall Insulation	Wall insulation was presumed to be present, but was not observed.
Fire Retardant Plywood	Fire resistant plywood was not observed or reported.
Other Concerns	No other concerns were noted.
Interior Stair Framing	Interior stairs are constructed with conventional wood framing.

8.2.1 COMMENT

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

8.3 BUILDING EXTERIORS

Item	Description
Building Facade Finishes	Facades are finished with brick veneer with cement hardboard siding and wood trim
Exterior Insulation Finishing System (EIFS)	EIFS exterior finished were not observed.
Compressed Wood Panels or Masonite Panels	Compressed wood panels or masonite panels were not observed at the Property.
Facade Sealants and Caulking	Sealant and caulking dissimilar surfaces are present and appear flexible.

COMMENT

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

DEFICIENCY PHOTOGRAPHS



(NCR) Exterior - Building 1 - Clogged gutters and downspouts



(NCR) Exterior - Building 18 - damaged fascia board with sagging gutter



(NCR) Exterior - Building 20 - sagging soffit



(NCR) Exterior - Leasing Office - Decolorization of siding, Bulging Siding, Damaged Siding and Damaged Attic Vent.



(NCR) Exteror - Building 21 - damaged siding



(NCR) Exterior - Building 16 - damaged siding

8.4 ROOFING

Item	Description
Roof Type	The roofs are pitched.
Roof Access Provided	Safe access to the pitched roofs could not be provided.
Roof Materials - Main Roof	The roof material is dimensional (architectural) shingles.
Ancillary - Roof Type and Materials	The roof material is dimensional (architectural) shingles.
Roof Age	According to the Site Contact, the roofs are 20 years old.
Parapets	Parapets were not observed at this Property.
Roof Flashing	Roof flashing, where observed, is painted or galvanized sheet metal.
Roof Drainage	The roofs are drained by sheet metal gutters and downspouts. Water is directed away from the structures.
Roof Mounted Equipment	No roof-mounted equipment was observed.
Ponding	Ponding was not observed at the Property.
Debris	Debris was not observed on the roof surfaces.
Active Roof Leaks	No evidence of active roof leaks was reported or observed.
Historic Roof Leaks	The site contact reported that there have been leaks in the past, but that roof leaks are repaired as soon as they are reported.
Roof Warranty	No information regarding roof warranty was available.
Roof Maintenance	No information regarding roof maintenance was available.
Roof Color	The roofs are black in color.

Roof Description Table				
Roof Location	**Approx. SF**	**Age**	**Roof Type**	**EUL**
Apartment Buildings	40,000	20	asphalt shingle	20

Roof Description Table				
Roof Location	**Approx. SF**	**Age**	**Roof Type**	**EUL**
Common/Leasing Office Building	2,500	20	asphalt shingle	20
Gazebo/Mail Structure	750	20	asphalt shingle	20

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

8.5 DOORS

Item	Description
Unit Entry Doors and Hardware	Unit entry doors are metal doors in metal frames. Hardware is lever action.
Unit Patio Doors and Hardware	Unit patio doors are hollow metal doors in metal frames. Hardware consists of lever action.
Unit Interior Doors and Hardware	Unit interior doors are wood doors in wood frames. Hardware is knob action.
Service Doors and Hardware	Services entry doors are metal doors in metal frames. Hardware is commercial grade, knob action.
Overhead Doors and Openers	No overhead doors were observed at the Property.
Common Area Entry Doors and Hardware	Common area entry doors consist of metal doors with full glass in metal frames. Hardware consists of knob action.
Common Area Interior Doors and Hardware	Common area interior doors consist of wood doors in wood frames. Hardware is lever action.
Door Leaks	Door leaks were not reported or observed.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

DEFICIENCY PHOTOGRAPHS



(NCR) Interior - Building 13 - no weather stripping at back door



(NCR) Interior - Building 17 - damaged door

8.6 WINDOWS

Item	Description
Unit Windows	Windows are vinyl-framed, single-hung style windows.
Common Area Windows	Windows are vinyl-framed, single-hung style windows.
Window Leaks	Window leaks were not reported or observed.
Weatherstripping	Weatherstripping was not observed.

COMMENT

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

8.7 APPURTENANCES

Item	Description
Exterior Stairs	Exterior stairs are steel framed, with concrete pan treads, with painted metal balusters and handrails.
Cane Rails	Cane rails are provided underneath the first-floor stairs.
Exterior Raised Walkways	Exterior raised walkways are steel framed with lightweight concrete over corrugated metal panel decking.
Unit Balconies	The are no balconies located at the Property.

Item	Description
Unit Patios	Unit patios have concrete slabs. See Section 6.1.4 above.
Wood Decks	Wood decks were not observed on the Property.

COMMENT

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

9.0 MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)

9.1 HEATING AND COOLING SYSTEMS AND CONTROLS

Item	Description
Split Systems	Split systems consist of pad mounted condensers and electric furnaces.
Package Units	Package units were not observed at the Property.
PTAC Units	PTAC units are not utilized at the property.
Through the Wall Units	One through-wall-AC unit was observed at the maintenance shop but was reported to be out of use.
Baseboard Heaters	No baseboard heaters are located on the Property.
Cadet Wall Heaters	Cadet wall heaters were not reported or observed at the Property.
HVAC Capacities	Split systems serving the units have capacities between 1.5 and 3 tons.
HVAC Unit Ages	The ages of the HVAC units vary.
Central Boiler	Central boilers are not utilized at the Property.
Chiller	Chiller are not utilized at the Property.
Cooling Tower	Cooling Towers are not utilized at the Property.
Air Handlers	Air handlers were not observed at the Property.
Thermostats	Each unit's heating and cooling is controlled by thermostats.
Maintenance	Maintenance is handled by on-site staff, calling upon third party contractors as required.
Warranties	No information regarding warranties was available.
Energy Management System	The Property does not utilize an energy management system.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

9.2 VENTILATION

Item	Description
Type	Mechanical ventilation is provided by systems described above. Passive ventilation is provided by operable windows.
Vents	Vent openings are clean and well-maintained. Vent chases could not be observed.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

9.3 ELECTRICAL SERVICES

Item	Description
Main Service Supply	Electrical service to the Property was observed to be 120/240-volt, single phase three wire alternating current (AC)
Unit Service Capacity	Unit service was observed to be 125 amps per unit.
Meters	The Property is separately metered.
Breakers	Breakered, labeled subpanels were observed.
Fuses	Fused subpanels were not observed.
GFCI	GFCI outlets were observed in appropriate locations.
Transformers	Transformers are pad-mounted and are the property of the electric utility.
Generator	No generators were observed or reported.
Telecommunication Systems	Telecom systems are the responsibility of the 3rd party provider.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

9.4 PLUMBING SYSTEMS

Item	Description
Water Source	Water is provided by the municipal utility.
Domestic Water Piping	Domestic pipe was not able to be observed, but was reported to be copper.
Galvanized Water Piping	No galvanized pipe was observed or reported at the Property.
Polybutylene Piping	Polybutylene pipe was not observed or reported at the Property.
Pipe Insulation	Pipe insulation was not observed.
Domestic Water Heaters	Water heaters are eletric, 40-gallon units.
Domestic Boilers	There are no boilers for domestic water heating at the Property.
Water Softening Equipment	Water softening equipment was not observed.
Low-Flow Devices	It could not be determined if low-flow devices were present.
Natural Gas Piping	Natural gas is not utilized at the Property.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

9.5 SANITARY WASTE AND VENT

Item	Description
Waste and Vent Piping	Waste and vent pipe was observed to be cast iron.
ABS Pipe	ABS pipe was not reported or observed.
Lift Station	Lift stations were not observed or reported at the Property.
Waste Treatment	Waste is treated by the municipal system.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

10.0 ELEVATORS

Item	Description
Passenger Elevator	There are no elevators located at the Property.
Freight or Service Elevator	There are no freight or service elevators.
Escalators	There are no escalators at the Property.

10.1 COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

11.0 FIRE AND LIFE SAFETY PROTECTION

Item	Description
Fire Sprinklers	No fire sprinkler systems are utilized at the Property.
Fire Alarm	No fire alarm systems were observed or reported.
Emergency Exit Lighting	Emergency exit lighting was observed in the appropriate locations.
Fire Extinguishers	Fire extinguishers were observed throughout the Property.
Dry Chemical Extinguishers	No dry chemical extinguishing equipment was observed or reported.
Date of Last Fire Extinguisher Inspection	Fire extinguisher inspection tags are current.
Smoke Detectors	Smoke detectors were observed in appropriate locations.
CO Detectors	CO detectors were not observed. The units are not subject to the products of combustion of fossil fuels or wood, and as such, CO detectors are not required.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

12.0 COMMON AREA INTERIOR ELEMENTS

12.1 TYPES OF INTERIOR COMMON AREAS

Common Area Types			
Type	**Provided**	**Not Provided**	**Comments**
Offices	✔		Leasing office and common areas have carpet flooring with painted drywall walls and ceilings. Office contains typical office furniture.
Meeting Rooms	✔		Meeting rooms/business office are located in the leasing office building.
Dining Rooms		✔	
Laundry Facilities	✔		Laundry facilities are located in the leasing office building. Currently out of use, no washers or dryers on site.
Fitness Center		✔	
Access Hallways		✔	
Corridors		✔	
Vestibules		✔	
Maintenance	✔		Maintenance and storage is located in the leasing office building.
Storage		✔	

Common Area Finishes	
Item	**Description**
Common Area Ceilings and Walls	Common area walls are painted drywall.
Common Area Flooring	Common area flooring is carpet.
Common Corridors	Common corridors are finished with painted drywall walls and ceilings and carpet flooring.
Common Area Lighting	Common area lighting consists of ceiling-mounted fixtures.
Common Area Cabinetry	There is no common area cabinetry.

Common Area Finishes	
Item	**Description**
Common Area Countertops	There are no common area countertops.
Common Area Furnishings	Common area furnishings consists of typical office furniture.

Common Area Appliances					
Item	**Provided**	**Not Provided**	**Finish**	**Brand**	**Comment**
Refrigerator		✔			
Range/Oven		✔			
Range Vent		✔			
Microwave		✔			
Microwave w/ Vent Combination		✔			
Dishwasher		✔			
Disposal		✔			
Sink and Faucet Hardware		✔			

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

13.0 APARTMENT UNIT INTERIOR ELEMENTS

13.1 VIEWED APARTMENT UNITS

Viewed Apartment Units						
Unit Number	**Building Name**	**Unit Type**	**Unit Floor**	**Ground Floor Indicator**	**Occupied/Vacant/ Down**	**Comments**
1A	Building 1	2 BR/ 1BA	1	Yes	Occupied	UFAS Unit, Fair Condition
1B	Building 1	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
1C	Building 1	2 BR/ 1BA	1	Yes	Occupied	Fair Condition

Viewed Apartment Units						
Unit Number	**Building Name**	**Unit Type**	**Unit Floor**	**Ground Floor Indicator**	**Occupied/Vacant/ Down**	**Comments**
1D	Building 1	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
2A	Building 2	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
2B	Building 2	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
2C	Building 2	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
2D	Building 2	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
2E	Building 2	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
2F	Building 2	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
2G	Building 2	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
2H	Building 2	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
3A	Building 3	1 BR/1 BA	1	Yes	Occupied	UFAS Unit, Fair Condition
3B	Building 3	1 BR/1 BA	1	Yes	Occupied	Fair Condition
3C	Building 3	1 BR/1 BA	1	Yes	Occupied	Fair Condition
3D	Building 3	1 BR/1 BA	1	Yes	Occupied	Fair Condition
4A	Building 4	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
4B	Building 4	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
4C	Building 4	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
4D	Building 4	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
4E	Building 4	2 BR/ 1BA	1	Yes	Occupied	Fair Condition

Viewed Apartment Units						
Unit Number	**Building Name**	**Unit Type**	**Unit Floor**	**Ground Floor Indicator**	**Occupied/Vacant/ Down**	**Comments**
4F	Building 4	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
4G	Building 4	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
4H	Building 4	2 BR/ 1BA	1	Yes	Occupied	Fair Condition
5A	Building 5	1 BR/1 BA	1	Yes	Occupied	Fair Condition
5B	Building 5	1 BR/1 BA	1	Yes	Occupied	Fair Condition
5C	Building 5	1 BR/1 BA	1	Yes	Occupied	Fair Condition
5D	Building 5	1 BR/1 BA	1	Yes	Occupied	Fair Condition
006	Building 6	3 BR/1.5 BA	1	Yes	Occupied	Fair Condition
008	Building 8	3 BR/1.5 BA	1	Yes	Occupied	Fair Condition
009	Building 9	3 BR/1.5 BA	1	Yes	Occupied	Fair Condition
010	Building 10	3 BR/1.5 BA	1	Yes	Occupied	Fair Condition
011	Building 11	3 BR/1.5 BA	1	Yes	Occupied	Fair Condition
012	Building 12	4 BR/2 BA	1	Yes	Occupied	Fair Condition
013	Building 13	3 BR/1.5 BA	1	Yes	Occupied	Fair Condition
014	Building 14	3 BR/1.5 BA	1	Yes	Occupied	Fair Condition
015	Building 15	3 BR/1.5 BA	1	Yes	Occupied	Fair Condition
016	Building 16	4 BR/2 BA	1	Yes	Occupied	Fair Condition
017	Building 17	4 BR/2 BA	1	Yes	Occupied	Fair Condition

Viewed Apartment Units						
Unit Number	**Building Name**	**Unit Type**	**Unit Floor**	**Ground Floor Indicator**	**Occupied/Vacant/ Down**	**Comments**
018	Building 18	4 BR/2 BA	1	Yes	Occupied	Fair Condition
019	Building 19	4 BR/2 BA	1	Yes	Occupied	Fair Condition
20A	Building 20	1 BR/1 BA	1	Yes	Occupied	Fair Condition
20B	Building 20	1 BR/1 BA	1	Yes	Occupied	Fair Condition
20C	Building 20	1 BR/1 BA	1	Yes	Occupied	Fair Condition
20D	Building 20	1 BR/1 BA	1	Yes	Occupied	UFAS Unit, Fair Condition
20E	Building 20	1 BR/1 BA	2	No	Occupied	Fair Condition
20F	Building 20	1 BR/1 BA	2	No	Occupied	Fair Condition
20G	Building 20	1 BR/1 BA	2	No	Occupied	Fair Condition
20H	Building 20	1 BR/1 BA	2	No	Occupied	Fair Condition
021	Building 21	4 BR/2 BA	1	Yes	Occupied	Fair Condition

13.2 WALLS AND FLOORS

Items	Descriptions
Wall and Ceilings	The walls and ceilings consists of painted gypsum board walls and ceilings.
Flooring	Flooring is a combination of carpet and sheet vinyl.
Unit Furnishings	Unit furnishings are not provided.
Unit Renovation	The units were last renovated in 2006. Finish renovations included carpet, paint, and window coverings.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

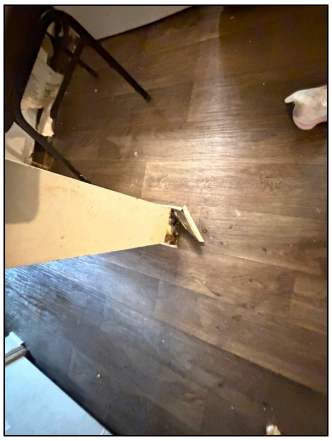
See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

DEFICIENCY PHOTOGRAPHS



(NCR) Interior - Building 12 - hole in the ceiling



(NCR) Interior - Building 2 - Unit B - damaged baseboard

13.3 APPLIANCES

Item	Provided	Not Provided	Finish	Brand	Comments
Refrigerator	✔		White	Hotpoint	Generally good condition
Range/Oven	✔		White	Hotpoint	Generally good condition
Range Vent	✔		White	Hotpoint	Generally good condition
Microwave	✔		White	Hotpoint	Generally good condition
Microwave/Vent Combination	✔		White	Hotpoint	Generally good condition
Dishwasher	✔		White	Hotpoint	Generally good condition
Disposal	✔		Black	Hotpoint	Generally good condition
Unit Washer		✔			Connections only.
Unit Dryer		✔			Connections only.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

13.4 BATH FIXTURES

Item	Description
Bathroom Lavatory	The bath lavatory is a wall-mounted porcelain unit.
Tub and Surround	The tub and surround are a single piece fiberglass unit.
Toilet	The toilet is a low-flow, standard flush unit.
Bathroom Vent	Yes

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

13.5 KITCHEN FIXTURES

Item	Description
Cabinetry	Unit cabinetry is finished with painted plywood.
Countertops	Unit countertops are laminate over plywood substrate.
Kitchen Sink and Hardware	The Kitchen sink is stainless with lever hardware.

COMMENTS

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

13.6 CLOSET SYSTEMS

Gill Group observed standard closets with a single wood shelf and hanging rod with no other storage system.

13.7 WINDOW TREATMENTS

The Property provides mini-blinds within the units.

13.8 COMMERCIAL SPACES

The Property does not provide any commercial spaces.

14.0 MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT

The following sections provide details regarding observed moisture intrusion, microbial growth, and wood destroying insects.

MOISTURE AND MICROBIAL GROWTH

In accordance with the scope defined by ASTM E2018-15 and the HUD MAP Guide 2020, this Property Condition Assessment includes visual observations for signs of moisture intrusion and microbial growth, such as mold or mildew.

The assessment is limited to accessible areas and does not include invasive testing or air quality analysis. Any visible indicators of water damage, staining, musty odors, or microbial activity are documented and may warrant further investigation by qualified environmental professionals. While this report identifies potential concerns based on observable conditions, it does not constitute a comprehensive mold assessment or environmental hazard evaluation. Stakeholders are advised to pursue specialized testing if moisture-related issues are suspected or if the property has a history of water intrusion.

The U.S. Environmental Protection Agency (EPA) recommends the following actions to prevent mold growth:

- Promptly repair plumbing leaks and building envelope breaches.
- Monitor for condensation and wet areas; address moisture sources immediately.
- Prevent condensation by increasing surface temperatures (e.g., through insulation or improved air circulation) or by reducing indoor humidity (e.g., through ventilation or dehumidification).

- Keep HVAC drip pans clean and unobstructed.
- Vent moisture-generating appliances, such as dryers, to the outside.
- Maintain indoor humidity below 60% RH, ideally between 30–50%.
- Conduct regular inspections and maintenance of building systems and HVAC.
- Clean and dry any wet or damp areas within 48 hours.
- Ensure proper drainage around the foundation and slope the ground away from the building.

COMMENTS

Gill Group, Inc. (Gill) has prepared this Indoor Air Quality (Mold) Assessment Report for the property known as Manning Gardens and located at 214 Alfred Henry Street in Manning, South Carolina, (Subject Property).

Sampling Procedures

Based on the project background summarized above, indoor air was collected following the general sampling procedures below:

1. Five units were selected (10%) and master keys were pulled to allow entry into the apartments in the event that a tenant was not home. The apartment units selected were Unit D in Building 2, Unit 13, Unit 15, Unit 16, and Unit A in Building 20.
2. Prior to sampling the apartment, Gill conducted a visual reconnaissance for suspect mold within the unit. Potential mold growth was observed around areas that have high volumes of water flow, such as around the toilet and bathtub. Mold was not observed in the kitchen, living room or bedrooms of the apartments. Potential moisture damage was observed on the kitchen ceiling of Unit 2D, kitchen ceiling of Unit 20A, and living room ceiling of Unit 16.
3. Once the visual inspection was completed, Gill calibrated the Zefon Z-LITE-IAQ air pump to intake air at 15 liters per minute (lpm) as recommended by the operation instructions. The air pump was checked at each subsequential sampling location to ensure the pump remained at 15 lpm.
4. Based on the high potential for daily foot traffic in the apartment units, Gill assumed that dust could impact the Air-O-Cell collection plate, and a five-minute sample time was used for the indoor samples, and a ten-minute sample time was used for the outside samples. Three samples

were collected from the apartment interior in the living room, bathroom and kitchen. The outdoor samples were collected on the concrete to lower the potential of mold spore release by stepping on the lawn. Sample Unit 22 Bath was not attached to the air pump and was used as a blank sample.

After the air samples were completed, the Air-O-Cell cassettes were sealed and placed in bubble wrap lined envelopes and then placed into a box with bubble wrap. The samples were submitted to EMSL Analytical, Inc. in Cinnaminson, New Jersey. The Air-O-Cell cassettes were analyzed using Methods Micro-SOP-201, and ASTM D7391. Below are tables summarizing the findings.

Findings

Based on the tables presented above, amplification (when the identified indoor spore concentrations exceed 10 times their corresponding outdoor concentration) was not observed.

However, amplification was close to being achieved in samples Unit 16 K and Unit 16 LR regarding Cladosporium and Epicoccum respectively. These spore counts were at a 10 times higher value than the outside sample for Unit 16 but did not exceed. Bipolaris, Curvularia, and Myxonycetes were found in the indoor samples of Unit 16 but not in the Unit 16 outdoor sample. The total spore count for sample Unit 16 LR was above the total spore count for the Unit 16 outdoor sample. Unit 13 K had spore counts of Tetraplou and Torula that were not detected in the Unit 13 outdoor sample. Ganoderma was found in the Unit 15 LR sample but not the Unit 15 outdoor sample. Ganoderma, an unidentified spore, Pithomyces, Tetraploa, and Torula were found in the indoor samples for Unit 20A but not in the Building 20 outside sample. All indoor samples taken in Unit 20A were found to have Cladosporium above the Building 20 outside sample, but these elevation are not above amplification values.

Conclusions

Fungi are a natural occurring organism in the environment as a whole and currently OSHA and the EPA do not have set indoor mold standards. All residential dwellings, workplaces, schools, and common indoor gathering places have mold to some extent. Humans breathe in hundreds to thousands of mold spores daily. Several molds are known to cause respiratory irritation or allergies in sensitive individuals, such as Cladosporium and Aspergillus/Penicillium, which were found in the majority of samples collected on the Subject Property. However, Aspergillus/ Penicillium was not found to be amplified in the indoor samples collected once compared to the respective outdoor samples. The mold genius Stachybotrys is the black colored mold that is known to cause more serious respiratory illnesses in residents but was not found in any of the samples collected. The blank sample Unit 22 Bath was found to have a spore count of

one genius, Basidiospores.; Gill does not consider this sample to be outside of quality controls. This opinion is based on no other genius of mold identified in the sample and the potential for microscopic mold spores to enter the cassette film if tape barrier shifted during transportation.

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

14.1 PEST MANAGEMENT

As part of this Property Condition Assessment (PCA), visual observations were conducted to identify signs of pest activity, including rodents, insects, and other vermin. The inspection was limited to accessible areas and did not include invasive investigation or specialized testing. No active infestations were observed at the time of the site visit; however, any evidence of droppings, nesting, or damage to building components may indicate a need for further evaluation.

To ensure comprehensive assessment of pest-related risks, users are strongly encouraged to obtain a National Pest Management Association (NPMA-33) Wood Destroying Insect Inspection Report or a state-approved equivalent. These reports, prepared by licensed pest control professionals, provide detailed findings on wood-destroying organisms and other infestations that may not be visible during a standard PCA. Ongoing pest control should be incorporated into the property's routine maintenance plan to preserve sanitary conditions and protect structural integrity.

COMMENTS

No observed or reported deficiencies were noted.

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

See section 4.3 for Replacement Reserves.

These observations are presented for overview purposes only, and not a representation as to the presence or absence of termites, pests, vermin and other wood-destroying organisms. The user of this report is encouraged to procure a WDO/WDI inspection on Form NPMA-33 or state equivalent from a licensed pest inspection agency if further information is required.

15.0 ADDITIONAL CONSIDERATIONS

The following sections provides details regarding special hazards including seismic, flood, and wind hazards.

15.1 CODE COMPLIANCE

As part of this Property Condition Assessment (PCA), visual observations were conducted to identify potential deficiencies related to building code compliance, life safety, and accessibility. While this assessment does not constitute a full code compliance audit, it considers applicable standards and guidelines referenced in the HUD MAP Guide (December 18, 2020) and ASTM E2018-24.

These include relevant state and municipal building codes and ordinances, HUD Minimum Property Standards (MPS) as outlined in HUD Handbook 4910.1, the American National Standards Institute (ANSI) A117.1, the Federal Fair Housing Act Amendments Accessibility Guidelines, the Americans with Disabilities Act (ADA), the Uniform Federal Accessibility Standards (UFAS), and applicable National Fire Protection Association (NFPA) codes.

Observed conditions that may suggest non-compliance with these standards are noted for further evaluation. Stakeholders are advised to consult with qualified professionals, including code officials and accessibility consultants, to verify compliance and determine the need for corrective action.

Gill Group did not note any obvious code violations for the Property. Records requests were sumitted on April 14, 2026 and information is in the table below. The Property is zoned General Residential (GR-2), by the City of Manning Zoning/Planning Department.

Information Requested	Response	Source, Contact Date	Information Received
Open Zoning Code Violations Identified	Pending	Clarendon County Planning, clarendonplanning@clarendoncountygov.org,	Information was requested on April 14, 2026. Pertinent information regarding violations will be forwarded upon receipt.
Open Building Code Violations Identified	Pending	Clarendon County Planning, clarendonplanning@clarendoncountygov.org,	Information was requested on April 14, 2026. Pertinent information regarding violations will be forwarded upon receipt.
Open Fire Code Violations Identified	Pending	Clarendon County Fire, info@clarendonfirerescue.com,	Information was requested on April 14, 2026. Pertinent information regarding violations will be forwarded upon receipt.

Information Requested	Response	Source, Contact Date	Information Received
Certificate of Occupancy Available	Pending	Clarendon County Planning, clarendonplanning@clarendoncountygov.org,	Information was requested on April 14, 2026. Pertinent information regarding violations will be forwarded upon receipt.

15.2 FLOOD ZONE INFORMATION

Low and Moderate Risk Areas (FEMA Zones B, C, X)

- **Flood Zones B and X (Shaded)**
  Areas with a moderate flood hazard between the 100 and 500-year flood levels. “B” zones describe base flood plain areas with “lesser” hazards, such as areas protected by dams, dikes, levees, or shallow flooding areas with average depths of less than a foot etc.

- **Flood Zones C and X (Unshaded)**
  Areas with a minimal flood hazard above the 500-year flood level. “C” zones may have ponding or drainage issues. “X” zones are areas outside the 500-year flood and protected by levees from 100-year flood.

High Risk Areas (FEMA Zone A)

- **Flood Zone A –** These areas have a 1% annual chance of flooding, and therefore a 25% chance over the life of a 30-year mortgage. Detailed analyses are not done on these areas and therefore no depths or base flood elevations are shown within “A” zones.

- **Flood Zones AE / A1-30 -** Base flood elevations are provided within these areas. In old format FIRMs, the base floodplain is shown in numbered A zones numbered from A1 to A30.

- **Flood Zone AH -** Areas with a 1% annual chance of shallow flooding of, on average, 1 to 3 feet. Base flood elevations are shown.

- **Flood Zone AO -** Areas with river of stream flood hazard with a 1% or greater chance of shallow flooding annually. Average flood depths are shown in these areas.

- **Flood Zone AR -** Areas with a temporarily increased flood risk due to the restoration of a flood control system, such as a dike, levee or dam that has been decertified. Mandatory flood insurance purchase requirements apply.

- **Flood Zone A99 -** Areas subject to 1% annual flood risk but which are in the process of being protected by a federal flood control system such as a dam, dike, or levee. "A99" indicates that enough progress has been made in the construction of protective measures that it is considered complete for the purpose of insurance rating. Depths and base flood elevations are not shown within these areas.

High Risk Coastal Areas (FEMA Flood Zone V)

- **Flood Zone V -** Coastal areas with a 1% or greater chance of flooding and with the additional hazard of storm waves. No base flood elevations are shown within these areas because detailed hydraulic analysis has not been performed.

- **Flood Zones VE / V1-30 -** Areas with all the characteristics of "V", but with base flood elevations shown at selected intervals within these zones derived from hydraulic analyses.

Undetermined Risk Areas (D)

- **Flood Zone D -** Flood areas with an undetermined amount of risk. Flood insurance rates in these areas are likely to reflect the uncertainty of flood risk. Unfortunately, millions of homes have undisclosed flood risks, especially in minority communities. Insurance is not mandatory in these areas, but coverage is available.

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed.

Flood Map Panel and Date	Flood Zone(s)
45027C0253C, August 19, 213	Zone X (Unshaded)

15.3 SEISMIC

To improve seismic safety in older buildings and to preserve existing housing, project applications for substantial rehabilitation and refinance/acquisition must comply with the relevant standards published by the American Society of Civil Engineers (ASCE) and its affiliate, the Structural Engineering Institute (ASCE/SEI). The relevant standard is ASCE 41-13 Seismic Evaluation and Retrofit of Existing Buildings.

For all applications, the Earthquake Spectral Response Acceleration Parameters SXS and SX1 values for hazard level BSE-1E must be entered in the CNA e-Tool. The values for SXS and SX1 may be obtained from a Seismic Design Map obtained from tools available online. The US Geological Survey website lists third-party Graphical User Interfaces (GUIs) available to use:

https://www.usgs.gov/naturalhazards/earthquake-hazards/design-ground-motions.

Exempt Buildings.

Many buildings are exempt from the seismic hazard and building performance analysis required by ASCE 41-13. A property composed of exempt buildings as defined below do not require a Seismic Report:

1. Any single-story, wood or steel frame building with total building area equal to or less than 3,000 square feet.

2. Any single-story accessory building (i.e., no dwellings in structure).

3. Any detached or semi-detached structure where the Design Earthquake Spectral Response Acceleration Parameter

4. SXS for hazard level BSE-1E is less than .400 g.

5. Any building on a site with both Design Earthquake Spectral Response Acceleration Parameters of:
   SXS for hazard level of BSE-1E is less than .330 g; and
   SX1 for hazard level of BSE-1E is less than .133 g.

The SXS and SX1 are below the Design Earthquake Spectral Response Accelleration Parameters, therefore, a Tier 1 Seismic Report is not required.

SXS	SX1
0.14	0.064

16.0 ACCESSIBILITY COMPLAINCE

16.1 DEFICIENCIES PER UFAS IN FEDERALLY ASSISTED HOUSING

The Uniform Federal Accessibility Standards (UFAS) were established under the Architectural Barriers Act (ABA) to ensure that facilities designed, constructed, or altered with federal funding are accessible to individuals with disabilities. Developed in 1984, UFAS unified the accessibility standards previously used by four federal agencies: the Department of Defense (DoD), Department of Housing and Urban Development (HUD), General Services Administration (GSA), and the U.S. Postal Service (USPS). These standards include both scoping provisions which define what elements must be accessible and technical specifications which detail how accessibility is to be achieved.

The Access Board, formerly known as the Architectural and Transportation Barriers Compliance Board, is responsible for developing and maintaining the guidelines that form the basis of UFAS. These guidelines align closely with ANSI A117.1 standards to promote consistency across federal and non-federal projects.

While UFAS remains a valid standard under the ABA, it has been largely superseded in many contexts by the Architectural Barriers Act Accessibility Standards (ABAAS), which became effective in 2006. ABAAS incorporates more modern accessibility principles and aligns more closely with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). However, under the ADA, state and local governments may still choose to follow either UFAS or ADAAG for new construction and alterations, depending on the applicable regulations.

For federally funded multifamily housing projects, compliance with accessibility standards includes providing:

- Accessible common areas and facilities that are usable by individuals with mobility impairments.
- A minimum of 5% of dwelling units (or at least one unit) that are fully accessible to individuals with mobility disabilities.
- At least 2% of units (or at least one unit) that are accessible to individuals with sensory impairments (e.g., visual or hearing disabilities).

These requirements ensure that housing developments are inclusive and provide equitable access to residents and visitors with disabilities. It is also important to note that accessibility compliance is not only a legal obligation but a critical component of universal design and social equity.

16.1.1 COMMENTS

The Property is Federally assisted; therefore, UFAS/504 compliance is required.

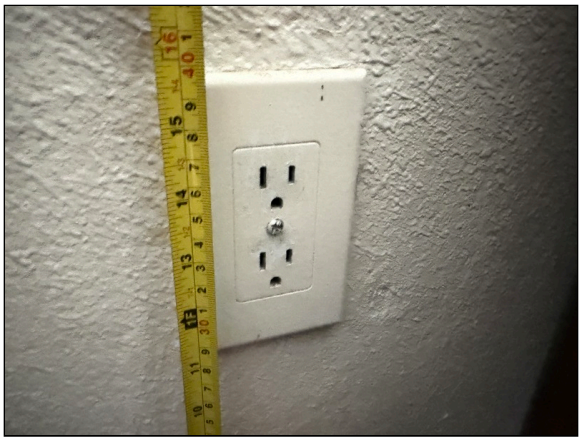
Findings based on HUD Resource Locator Website (https://resources.hud.gov/)

It was reported that Units 1A, 3A, and 20D are mobility impaired units. No audio visual units were noted or reported at the Property.

See section 4.1 for Critical Life Safety or Accessibility Repair items.

See section 4.2 for Non-Critical Repair Items.

Deficiency Photographs



(CR UFAS) Interior - Building 20 - Unit D - Measurement - floor outet (13" OC at bottom plug)



(CR UFAS) Interior - Building 20 - Unit D - Measurement - grab bar length at side of toilet (37")



(CR UFAS) Interior - Building 20 - Unit D - Measurement - mirror height (50")



(CR UFAS) Interior - Building 20 - Unit D - Measurement - Peephole (61-1/2")



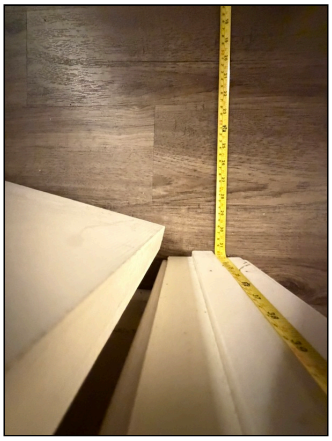
(CR UFAS) Interior - Building 20 - Unit D - Measurement - thermostat (62")



(CR UFAS) Interior - Building 20 - Unit D - no scald protection on pipes under kitchen sink.



(CR UFAS) Interior - Building A - Unit A - knob sink hardware



(CR UFAS) Interior - Building A - Unit A - Measurement - bedroom door clear space (30")



(CR UFAS) Interior - Building A - Unit A - Measurement - clear floor space to bathroom (30")



(CR UFAS) Interior - Building A - Unit A - Measurement - closet rod height (66")



(CR UFAS) Interior - Building A - Unit A - Measurement - front of toilet to wall (29")



(CR UFAS) Interior - Building A - Unit A - Measurement - front of toilet to wall (29")



(CR UFAS) Interior - Building A - Unit A - Measurement - Threshold (2")



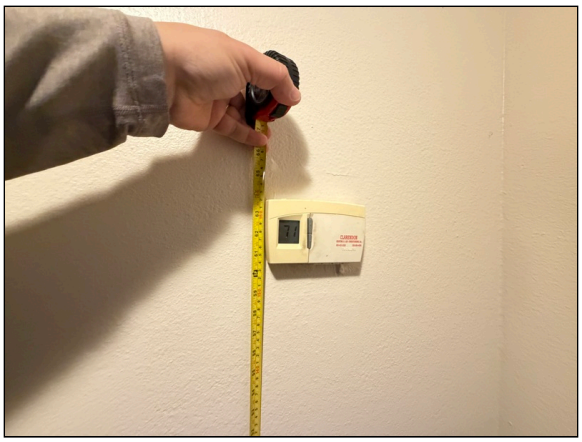
(CR UFAS) Interior - Building A - Unit A - Measurement - wall to centerline of toilet (21")



(CR UFAS) Interior - Building A - Unit A - Measurement - countertop to bottom of cupboard (25" and add in floor to cabinet 34" - total 59")



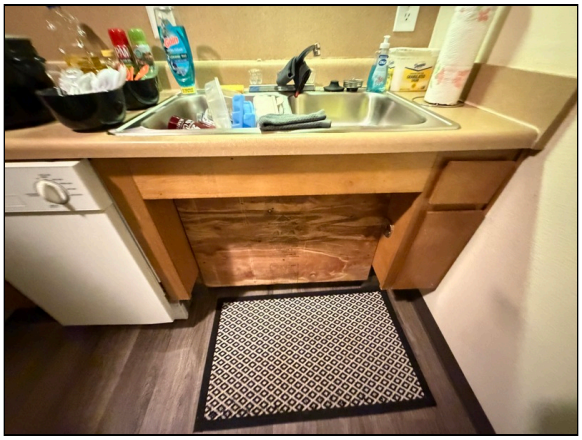
(CR UFAS) Interior - Building A - Unit A - Measurement - Peephole (62")



(CR UFAS) Interior - Building A - Unit A - Measurement - thermostat (62-1/2")



(CR UFAS) Interior - Building A - Unit A - Measurement - Wall to sink (32-1/2")



(CR UFAS) Interior - Building A - Unit A - Roll under sink (board needs to be removed).



(CR UFAS) Site - Parking - curb ramp that impedes hashed aisle.

16.2 DEFICIENCIES PER THE FAIR HOUSING ACT DESIGN AND CONSTRUCTION REQUIREMENTS

The Fair Housing Act (FHA) mandates specific design and construction standards for covered multifamily dwellings intended for first occupancy on or after March 13, 1991. These requirements are permanent and must be upheld throughout the life of the property, including during any subsequent repairs, renovations, alterations, or rehabilitations.

If new multifamily units or common areas are added to an existing property after this date, those additions must also comply with the FHA's design and construction standards. The term "first occupancy" refers to a building that has never been used for any purpose prior to its residential use. Therefore, buildings converted from non-residential use or substantially rehabilitated after being previously occupied are not subject to these requirements.

Definition of Covered Multifamily Dwellings

Under 42 U.S.C. § 3604(f)(7) and 24 C.F.R. § 100.201, "covered multifamily dwellings" include:

- All units in buildings with four or more dwelling units that have one or more elevators.
- All ground floor units in buildings with four or more units that do not have elevators.

A ground floor is defined as any floor with a building entrance on an accessible route. A building may have more than one ground floor depending on site topography. Buildings with fewer than four units are not considered covered multifamily dwellings under the Act.

Accessibility Requirements

All covered multifamily dwellings must be designed and constructed to include at least one building entrance on an accessible route, unless it is structurally impractical due to terrain or unusual site characteristics. The burden of proving such impracticality lies with the developer, architect, or builder. Even if some units are exempt due to site constraints, the property as a whole is not exempt from the Act's requirements.

The Seven Design and Construction Requirements

The Fair Housing Act outlines seven key accessibility features that must be incorporated into covered multifamily dwellings:

1. **Accessible Building Entrance on an Accessible Route -** At least one entrance must be on an accessible route, unless terrain or site conditions make this impractical.
2. **Accessible and Usable Public and Common Use Areas -** All shared spaces such as lobbies, mail-rooms, laundry rooms, and recreational areas must be accessible to individuals with disabilities.
3. **Usable Doors -** All doors providing passage into and within units must be wide enough to accommodate individuals using wheelchairs.
4. **Accessible Route Into and Through the Dwelling Unit -** Each unit must have an accessible path from the entrance through all rooms and spaces within the unit.
5. **Accessible Environmental Controls -** Light switches, electrical outlets, thermostats, and other controls must be located within accessible reach ranges.
6. **Reinforced Bathroom Walls for Grab Bars -** Bathroom walls must be reinforced to allow for the future installation of grab bars around toilets, tubs, and showers.
7. **Usable Kitchens and Bathrooms -** Kitchens and bathrooms must be designed to allow a person using a wheelchair to maneuver effectively within the space.

	ITEM	YES	NO	UNK	N/A	COMMENTS
A. HISTORY						
1.	Was first occupancy at the subject property achieved after March 13, 1991?		✔			Built before 1991; therefore, FHA does not apply
2.	Does the subject property consist of four or more dwelling units?				✔	
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?				✔	
B. REQUIREMENT 1 - ACCESSIBLE ROUTES; SITE						

	ITEM	YES	NO	UNK	N/A	COMMENTS
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?				✔	
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?				✔	
3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?				✔	
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?				✔	
5.	Do ramps appear to have appropriate handrails and edge protection?				✔	
6.	Do building entry point/access doors appear to be provided along an apparent accessible route?				✔	
7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?				✔	
C. REQUIREMENT 2 - ACCESSIBLE COMMON AREAS						
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities?.				✔	
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?				✔	
3.	Do the amenities appear to be barrier free and readily accessible?				✔	
D. REQUIREMENT 3 - USABLE DOORS						
1.	Do appropriate doors/entries appear to be designed for accessibility?				✔	
2.	Do interior doors appear to be designed for accessibility?				✔	
E. REQUIREMENT 4 - ACCESSIBLE ROUTES; COVERED UNITS						
1.	Do the interiors of the covered units appear to provide adequate maneuverability?				✔	
F. REQUIREMENT 5 - ENVIRONMENTAL CONTROLS; COVERED UNITS						
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?				✔	
G. REQUIREMENT 6 - REINFORCES WALLS; COVERED UNITS						
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?				✔	
H. REQUIREMENT 7 - USABLE KITCHENS/BATHROOMS; COVERED UNITS						

	ITEM	YES	NO	UNK	N/A	COMMENTS
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?				✔	
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?				✔	

16.2.1 COMMENTS

The Property was constructed for first occupancy prior to the advent of the FFHHA; therefore, compliance is not required.

16.3 DEFICIENCIES IN THE PUBLIC FACILITIES PER THE AMERICANS WITH DISABILITIES ACT (ADA)

This report provides a general overview of the subject property's public accommodations and commercial facilities, as defined under Title III of the Americans with Disabilities Act (ADA). The evaluation focuses on identifying visibly apparent barriers to accessibility in common areas and facilities that are open to the public. Title III requires that individuals with disabilities be provided access and accommodations that are equal to or comparable with those available to the general public.

Under Title III, existing architectural and communication barriers in public accommodations must be removed when doing so is “readily achievable”—meaning the removal can be accomplished without significant difficulty or expense. This standard applies regardless of the building’s age. While many state and local jurisdictions have adopted accessibility codes that align with the ADA, some may impose more stringent requirements. However, this report does not assess compliance with state or local accessibility codes.

Applicability of Title III

Title III applies to:

- New construction and alterations of public accommodations and commercial facilities first occupied after January 26, 1992.
- Existing facilities, which must remove barriers to access when such removal is readily achievable.

The ADA defines "public accommodations" to include a wide range of privately owned businesses and facilities that are open to the public, such as leasing offices, retail stores, restaurants, and service establishments. For multifamily residential properties, only the publicly accessible areas such as leasing offices or community rooms are subject to Title III requirements.

Limitations of This Report

This assessment is limited to identifying obvious non-compliant features and does not guarantee full ADA compliance. While cost estimates for barrier removal may be provided, this report does not determine whether such removal is "readily achievable" or constitutes an "undue burden" a legal determination that must be made by the property owner or legal counsel. The ADA does not override lease agreements between property owners and tenants regarding responsibility for compliance.

It is also important to note that the ADA was originally intended as a design guideline for new construction, not as a retrofit mandate for all existing buildings. The determination of what is "readily achievable" is case-specific and depends on the financial and operational resources of the entity involved. The Department of Justice (DOJ) recommends that property owners develop a barrier removal implementation plan to document which improvements are feasible and when they will be addressed.

DOJ Barrier Removal Priorities (ADA Section 36.304)

The DOJ outlines the following priority order for barrier removal in existing facilities:

1. Access from public ways: Ensure access from sidewalks, parking areas, and public transportation. This may include installing ramps, widening entrances, and providing accessible parking.
2. Access to goods and services: Provide access to areas where goods and services are offered to the public.
3. Access to restrooms: Ensure that restrooms are accessible to individuals with disabilities.
4. Access to other amenities: Remove barriers to other features or services offered by the facility.

At a multi-family Property, the areas that are considered as public accommodations are the access to the rental office, into and through the rental office, the restroom and the parking provisions for the rental office.

For multifamily properties, only areas of "Public Accommodations" such as the leasing office are required to be accessible. Based on our visual walk-through survey, the leasing office appears to be in general conformance with the ADA; significant architectural were not observed.

Conclusion

The Property is provided with areas of "Public Accommodations"; therefore, ADA guidelines apply. Please see the findings below.

	Subject	YES	NO	UNK	N/A	COMMENTS
A. HISTORY						
1.	Has an ADA survey previously been completed for this property?			✔		
2.	Have any ADA improvements been made to the property since original construction?			✔		
3.	Has building ownership/ management reported any ADA complaints or litigation?		✔			
B. PARKING						
1.	Does the required number of standard ADA-designated spaces appear to be provided?	✔				
2.	2. Does the required number of van-accessible designated spaces appear to be provided?	✔				
3.	3. Are accessible spaces part of the shortest accessible route to an accessible building entrance?	✔				

	Subject	YES	NO	UNK	N/A	COMMENTS
4.	4. Is a sign with the International Symbol of Accessibility at the head of each space?	✔				
5.	5. Does each accessible space have an adjacent access aisle?	✔				
6.	6. Do parking spaces and access aisles appear to be relatively level and without obstruction?	✔				
C. EXTERIOR ACCESSIBLE ROUTE						
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	✔				
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	✔				
3.	Do the curb cut ramps appear to have the proper slope for all components?	✔				
4.	Do ramps on an accessible route appear to have a compliant slope?	✔				
5.	Do ramps on an accessible route appear to have a compliant length and width?	✔				

	Subject	YES	NO	UNK	N/A	COMMENTS
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	✔				
7.	Do ramps on an accessible route appear to have compliant handrails?		✔			The ADA accessible ramp at the leasing office has a slope of 5.1 degrees which classifies the flatwork as a ramp. ADA accessible ramps require handrails to be compliant. Handrails should be added at the leasing office ramp as an immediate accessibility repair.
D. BUILDING ENTRANCES						
1.	Do a sufficient number of accessible entrances appear to be provided?	✔				
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?				✔	
3.	Is signage provided indicating the location of alternate accessible entrances?				✔	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	✔				
5.	Do doors at accessible entrances appear to have compliant hardware?	✔				
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	✔				
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	✔				

	Subject	YES	NO	UNK	N/A	COMMENTS
8.	Do thresholds at accessible entrances appear to have a compliant height?	✔				
E. INTERIOR ACCESSIBLE ROUTES AND AMENITIES						
1.	Does an accessible route appear to connect with all public areas inside the building?	✔				
2.	Do accessible routes appear free of obstructions and/or protruding objects?	✔				
3.	Do ramps on accessible routes appear to have a compliant slope?				✔	
4.	Do ramps on accessible routes appear to have a compliant length and width?				✔	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?				✔	
6.	Do ramps on accessible routes appear to have compliant handrails?				✔	
7.	Are adjoining public areas and areas of egress identified with accessible signage?				✔	
8.	Do public transaction areas have an accessible, lowered counter section?	✔				

	Subject	YES	NO	UNK	N/A	COMMENTS
9.	Do public telephones appear mounted with an accessible height and location?				✔	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?				✔	
F. INTERIOR DOORS						
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	✔				
2.	Do doors at interior accessible routes appear to have compliant hardware?	✔				
3.	Do doors at interior accessible routes appear to have compliant opening force?	✔				
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	✔				
G. ELEVATORS						
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?				✔	No elevators
2.	Is accessible floor identification signage present on the hoistway sidewalls?				✔	

	Subject	YES	NO	UNK	N/A	COMMENTS
3.	Do the elevators have audible and visual arrival indicators at the entrances?				✔	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?				✔	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?				✔	
6.	Do elevator car control buttons appear to be mounted at a compliant height?				✔	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?				✔	
8.	Are audible and visual floor position indicators provided in the elevator car?				✔	
9.	Is the emergency call system at the base of the control panel and not require voice communication?				✔	
H. TOILET ROOMS						
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	✔				

	Subject	YES	NO	UNK	N/A	COMMENTS
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	✔				
3.	Does the lavatory faucet have compliant handles?	✔				
4.	Is the plumbing piping under lavatories configured to protect against contact?	✔				
5.	Are grab bars provided at compliant locations around the toilet?	✔				
6.	Do toilet stall doors appear to provide the minimum compliant clear width?				✔	No Stalls
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?				✔	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?				✔	No urinals
9.	Do accessories and mirrors appear to be mounted at a compliant height?	✔				
I. HOSPITALITY GUESTROOMS						
1.	Does property management report the minimum required accessible guestrooms?				✔	No Guestrooms

	Subject	YES	NO	UNK	N/A	COMMENTS
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?				✔	

16.3.1 COMMENTS

As part of our walk-through survey, we surveyed the property for items of obvious non-conformance with ADA.

Please see section 4.1 for Critical Life Safety or Accessibility Repair items.

Deficiency Photographs



(CR ADA) Site - Leasing Office Building - ramp at Leasing Office Building is missing rails.

17.0 INTRUSIVE TESTING

17.1 ELECTRICAL INFRARED TESTING

Gill Group engaged Infrared Consulting Services, Inc. to perform a comprehensive infrared survey of the property's electrical systems. The objective of the survey was to identify and document thermal anomalies that may indicate potential issues such as overloaded circuits, loose connections, or failing components.

The inspection encompassed a range of electrical infrastructure, including:

- Exterior transformers

- Main service panels and switchgear
- Bus ducts and substations
- Power distribution panels
- Motor control centers
- Power breaker panelsa
- Capacitor banks
- Machine disconnects
- Lighting breaker panels

The survey was conducted using high-resolution infrared imaging equipment, capable of detecting thermal emissions in the 8 to 14-micron range of the electromagnetic spectrum. This non-invasive technology allows for the detection of heat patterns that are invisible to the naked eye, enabling early identification of potential electrical faults before they lead to system failures or safety hazards.

On March 27, 2026, Infrared Consulting Services, Inc. conducted an infrared thermal scan of the property. A total of 13 apartment units, representing approximately 26% of the total, were inspected. The scan identified one thermal anomaly, with an estimated total repair cost of $450.

To establish a reference for typical conditions, several baseline thermal images were captured during the inspection. These images reflect the standard performance of most electrical panels surveyed, excluding those with identified temperature irregularities. The baseline images and detailed findings are included in the appended report.

The full Report and inventory log are provided in Appendix F of this Report.

Apartment Units Tested	Fault Description	Recommendations
Building 2 - Unit E	No Problems	None
Building 2 - Unit F	Bad Breaker to Bus Connection	Replace Breakers, reduce load on circuit. Inspect for cause of heating.
Building 2 - Unit G	No Problem	None
Building 2 - Unit H	No Problem	None
Building 3 - Unit A	No Problem	None
Building 3 - Unit B	No Problem	None

Apartment Units Tested	Fault Description	Recommendations
Building 3 - Unit C	No Problem	None
Building 3 - Unit D	No problem	None
Building 4 - Unit A	No Problem	None
Building 4 - Unit E	No Problem	None
Building 4 - Unit B	No Problem	None
Building 4 - Unit C	No Problem	None
Building 4 - Unit D	No Problem	None

17.2 SEWER SCOPING

The building is connected to the municipal sewer system operated by the City of Manning. To evaluate the condition of the sewer infrastructure, Gill Group engaged a qualified professional service provider to perform a video scoping and assessment of the sewer lines, extending from the exterior of the buildings to the municipal connection point, where accessible.

The full Report and inventory log are provided in Appendix F of this Report.

A summary of the professional service provided is summarized in the table below.

Sewer Scoping Results	Recommendations
#8 unit 5 ABS Holding water at clean out. Does not affect directional flow. Holding water @16'6" large amounts of grease visible.	Jet lines
#7 unit 5ABS. Holding water at clean out up to 11'. Grease visible inside pipe. Holding water at 40+' no visible roots or broken lines.	Jet lines
#6 unit 3 2 way clean out. Standing water at 33' towards home. Pvc pipe. Pipe runs 24' way from home before connecting to main with no visible problems. Very little grease present	None
#5 unit 3ABS 9' improper connect/offset and pvc x abs connection Minimal grease present	None
#4 unit 1 abs clean out immediately transitions to pvc where a minor blockage is visible. Remainder of pipe has no visible problems	Jet lines
#3 unit 1 abs clean out immediately transitions to pvc ~22 ' no visible problems	None
#2 unit 1 abs clean out immediately transitions to PVC no visible problems	None
#1 unit 1 abs clean out immediately transitions to pvc. Soft blockage visible at 19' where pipe changes direction at fitting.	Jet lines
#34 unit 2 abs clean out. Backed up at clean out. Was able to push through soft blockage. Flowing properly minor debris in line. Recommend jet	Jet Lines
#33 unit 2 cannot camera inspect due to blockage	Jet lines
# 32 unit 2 front by door A (same building) cannot camera due to blockage	Jet lines

Sewer Scoping Results	Recommendations
#30 unit 2 front by door C large amounts of grease/ build up in line. No visible bellies, or roots. Abs clean out	Jet lnes
#31 unit 2 front by door B ABS lots of grease/buildup. Flowing properly. Appears to be a slight indentation of the pipe about 9' out	Jet lines
#28 unit 4 by door A abs clean out transitions to pvc immediately. Line appears to be disfigured @ 7' 9' 14' 20' 28' and 33' at about 45' drops into main	Inspect to see if line needs to be replaced.
#29 unit 4 by door B abs clean out immediately transitions to PVC slight offset at transition, minor disfiguration of pipe at 7 foot and 37 feet minor grease in Line	Jet lines
#25 unit 4 rear right abs clean out. Lots of grease in line. Recommend jet	Jet llines
#26 unit 4 rear of unit ABS clean out minor grease in line.	Jet llines
# 24 unit 4 rear of unit abs clean out transitions to pvc at 37'. Line holding water from 28'-37'	Jet lines
#27 unit 4 rear left abs standing water 28'-35' large amounts of grease	Jet lines
#10 unit 9 abs clean out. Slight offset at transition from abs to pvc. Light grease/ build up	Jet lines
#11 unit 11 abs clean out, 20' in there is a partially collapsed pvc pipe	Replace line
#12 unit 13 abs clean out minor grease. Great flow. #9 office clean out is filled with rocks, debris , trash	Jet lines
#13 unit 15. Abs clean out minor grease. Water flowing properly.	Jet lines
#15 unit 19 abs clean out. Minor grease. Water flowing properly	Jet lines
#14 unit 21 Abs clean out transitions to pvc immediately, 6'-7' in there is a visible collapse/ indentation in the side of the line	Inspect to see if line needs to be replaced.
#18 unit 20 on left side abs clean out. Large amounts of grease. No visible	Jet lines
#17 unit 20 on right side abs clean out. Large amounts of grease. No visible bellies or separations	Jet lines
#19 unit 18 large amounts of dirt at clean out preventing ability to camera inspect	Jet lines
#20 unit 16 abs clean out. Offset in pipe at ~6'	Inspect to see if line needs to be replaced.
#16 unit 14 clean out rear of home. Line backed up at 20' where line transitions	Jet lines
#21 unit 12 abs clean out no visible bellies or separations	None
#22 unit 10 Abs clean out minimal grease no defects visible	None
#23 unit 8 abs clean out large amounts of grease impeding ability to see properly	Jet lines

18.0 LIMITING CONDITIONS AND CERTIFICATIONS

18.1 LIMITING CONDITIONS

This Property Condition Assessment (PCA) was conducted in accordance with ASTM E2018-24 and the HUD MAP Guide 2020, and is subject to the limitations of a visual, non-invasive inspection. The evaluation is based solely on conditions observable at the time of the site visit and does not include destructive testing, concealed areas, or verification of full compliance with all applicable codes and regulations.

While visual observations and limited measurements were used to assess general conformance with accessibility standards including ADA Title III, the Federal Fair Housing Act (FHA), and the Uniform Federal Accessibility Standards (UFAS) this report does not constitute a comprehensive accessibility compliance study.

Gill Group, Inc. affirms that the findings, observations, and recommendations presented in this Property Condition Assessment (PCA) are based on professional judgment, visual inspection, and applicable standards outlined in ASTM E2018-24 and the HUD MAP Guide (December 18, 2020). The assessment was conducted in accordance with the scope and terms defined in the executed Proposal between Gill Group, Inc. and the Client. All Opinions of Probable Cost, identified deficiencies, and recommended actions reflect the conditions observed at the time of the site visit and are intended to support informed decision-making for HUD-insured financing and long-term asset planning. Gill Group, Inc. stands behind the integrity of this report and its methodology, while acknowledging that further investigation by qualified specialists may be warranted for specific systems or compliance matters.

Findings related to accessibility are preliminary and intended to highlight potential areas of concern. Stakeholders are strongly encouraged to engage qualified professionals to perform detailed accessibility audits and code compliance reviews where necessary.

This report does not guarantee future performance or identify all latent conditions, and should be used as a planning tool in conjunction with further due diligence.

18.2 CONSULTANT CERTIFICATION

By submitting this Capital Needs Assessment, I certify as follows:

I am authorized to bind my firm and to submit Capital Needs Assessments via the web portal for the CNA e-Tool. We have reviewed the Capital Needs Assessment and all relevant attachments submitted with it. Neither my firm nor its employees have a financial interest, or family relationship with the principals, officers, directors, stockholders, partners or affiliates of the Borrower/owner of the multifamily property which is the subject of this Capital Needs Assessment

or with any construction contractors or property managers employed by the Borrower/owner or its principals. Our review included an evaluation of the qualifications and experience of the Needs Assessor and the Needs Assessor firm (or Architect or engineer or other professional evaluator or related firm as appropriate here and elsewhere in this Certification) retained to complete the needs assessment or portions thereof, and we conclude that these qualifications and experience are appropriate for the size and location of the multifamily property and the construction technologies used at the site. The needs assessment, together with all relevant forms, tables, and exhibits, has been prepared in the manner required by the MAP Guide and is complete and accurate. The Needs Assessor and/or the Needs Assessor firm are independent third parties whose compensation is not contingent upon any result except the competent completion of the needs assessment in accordance with the MAP Guide. Except as disclosed, there are no other side deals, agreements, or financial considerations between ourselves and the Needs Assessor or Needs Assessor firm. We have no identity of interest with the Needs Assessor or the Needs Assessor firm, and we have no business or personal relationships that might present a conflict of interest. The Needs Assessor and/or the Needs Assessor firm have evidenced to us that they possess qualifications and experience appropriate to the size, location and construction technology of the subject multifamily property and have no identity of interest, financial or family relationship with the principals, officers, directors, stockholders, partners or affiliates of the Borrower/owner or any construction contractors or property managers employed by them.

Gill Group

Prepared By:



Kristin Tate
Director of HUD Services

Reviewed By:



Erik Carlson, PE
Project Manager



Kristin Tate
Director of HUD Services

I hereby certify under penalty or perjury that all of the information that I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation or certification on this form or any accompanying documents. I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. §1833A; 18 U.S.C. §§1001, 1006, 1010, 1012 AND 1014; 12 U.S.C. §1708 AND 1735F-14; AND 31 U.S.C. §§3729 AND 3802.

Appendix A
EXHIBIT R

Exhibit R

Physical Needs Assessment Certification Form

I, _____, have completed a physical needs assessment report for the proposed development, _____, which is located at _____, _____ County, South Carolina.

I hereby certify that all of the repairs outlined in the physical needs assessment report dated _____ are needed and necessary repairs and that said report is based on a **100% physical inspection of all units** in the development.

Based on my calculations, I hereby certify that a total of $_____ per unit in **hard construction costs** are needed and necessary in the rehabilitation of this property. A total of $_____ per unit will be attributed to the interior of the units.

Assessor's Signature: _____
Assessor's Name: _____
Company: _____
Phone Number: _____
Email: _____
Date: _____

Appendix B

PHOTO DOCUMENTATION OF PROPERTY



(CR ADA) Site - Leasing Office Building - ramp at Leasing Office Building is missing rails.



(CR UFAS) Interior - Building 20 - Unit D - Measurement - floor outet (13" OC at bottom plug)



(CR UFAS) Interior - Building 20 - Unit D - Measurement - grab bar length at side of toilet (37")



(CR UFAS) Interior - Building 20 - Unit D - Measurement - mirror height (50")



(CR UFAS) Interior - Building 20 - Unit D - Measurement - Peephole (61-1/2")



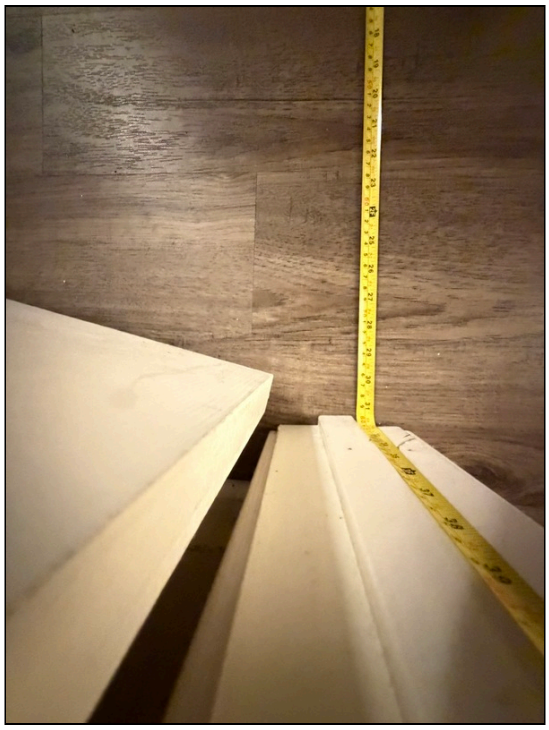
(CR UFAS) Interior - Building 20 - Unit D - Measurement - thermostat (62")



(CR UFAS) Interior - Building 20 - Unit D - no scald protection on pipes under kitchen sink.



(CR UFAS) Interior - Building A - Unit A - knob sink hardware



(CR UFAS) Interior - Building A - Unit A - Measurement - bedroom door clear space (30")



(CR UFAS) Interior - Building A - Unit A - Measurement - clear floor space to bathroom (30")



(CR UFAS) Interior - Building A - Unit A - Measurement - closet rod height (66")



(CR UFAS) Interior - Building A - Unit A - Measurement - front of toilet to wall (29")



(CR UFAS) Interior - Building A - Unit A - Measurement - front of toilet to wall (29")



(CR UFAS) Interior - Building A - Unit A - Measurement - Threshold (2")



(CR UFAS) Interior - Building A - Unit A - Measurement - wall to centerline of toilet (21")



(CR UFAS) Interior - Building A - Unit A - Measurement - countertop to bottom of cupboard (25" and add in floor to cabinet 34" - total 59")



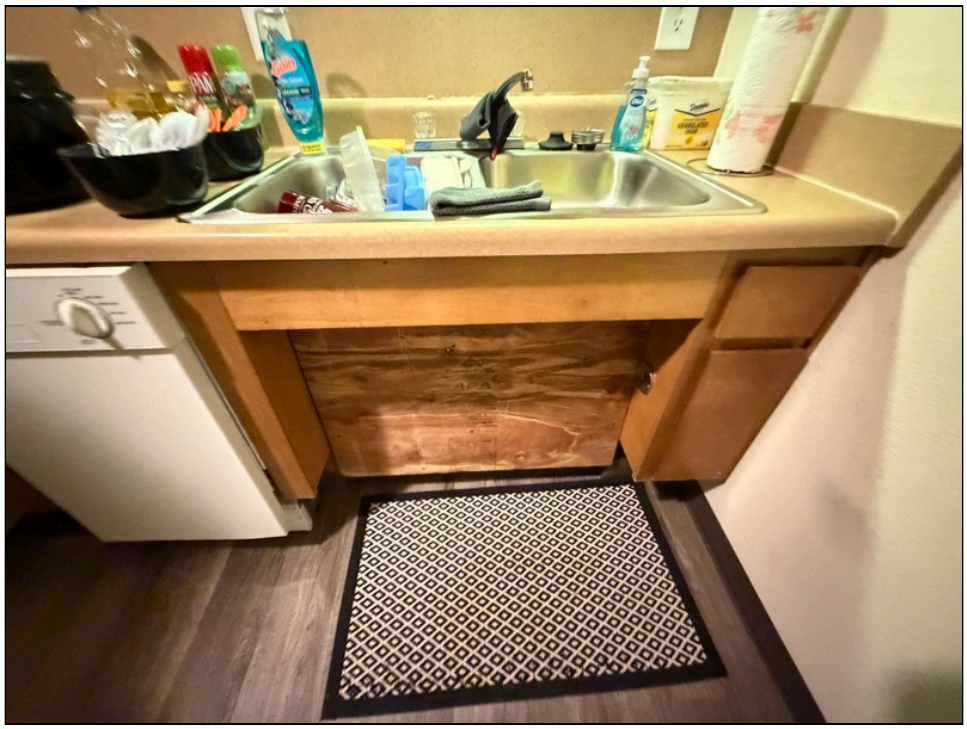
(CR UFAS) Interior - Building A - Unit A - Measurement - Peephole (62")



(CR UFAS) Interior - Building A - Unit A - Measurement - thermostat (62-1/2")



(CR UFAS) Interior - Building A - Unit A - Measurement - Wall to sink (32-1/2")



(CR UFAS) Interior - Building A - Unit A - Roll under sink (board needs to be removed).



(CR UFAS) Leasing Office - Measurement - Floor Outlet (13" on center at lowest plug)



(CR UFAS) Site - Parking - curb ramp that impedes hashed aisle.



(NCR) Amenity - Playground Equipment Beyond its Useful Life



(NCR) Amenity - Playground Equipment Beyond its Useful Life



(NCR) Amenity - Playground Equipment Beyond its Useful Life



(NCR) Exterior - Building 1 - Clogged gutters and downspouts



(NCR) Exterior - Building 18 - damaged fascia board with sagging gutter



(NCR) Exterior - Building 2 - Unit B - soil erosion



(NCR) Exterior - Building 20 - sagging soffit



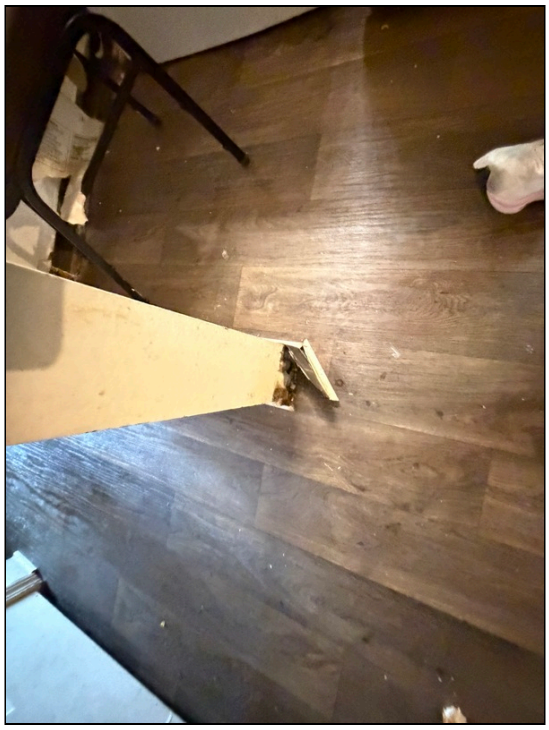
(NCR) Exterior - Leasing Office - Decolorization of siding, Bulging Siding, Damaged Siding and Damaged Attic Vent.



(NCR) Exteror - Building 21 - damaged siding



(NCR) Interior - Building 12 - hole in the ceiling



(NCR) Interior - Building 2 - Unit B - damaged baseboard



(NCR) Site - Parking - faded parking stripes



(NCR) Exterior - Building 16 - damaged siding



(NCR) Interior - Building 13 - no weather stripping at back door



(NCR) Interior - Building 17 - damaged door



Amenity - Gazebo Behind Leasing Office Building



Amenity - Playground - Concrete Sidewalk to Opening of Playground Area



Amenity - Playground near Leasing Office Building. Note sidewalk to entrance of playground area.



Common Area - Interior - Leasing Office - measure - computer room desk clear width - 43"



Electrical - pad-mounted tranformer



Exterior - Building 1 - side view



Exterior - Building 1 - soffit



Exterior - Building 1 - unit entrance lighting



Exterior - Building 11 - front view



Exterior - Building 11 - side view



Exterior - Building 12 - front view



Exterior - Building 12 - Soffit



Exterior - Building 13 - rear vew



Exterior - Building 15 - front view



Exterior - Building 15 - rear view



Exterior - Building 15 - side view



Exterior - Building 16 - rear view



Exterior - Building 18 - back door



Exterior - Building 18 - rear view



Exterior - Building 18 - side view



Exterior - Building 2



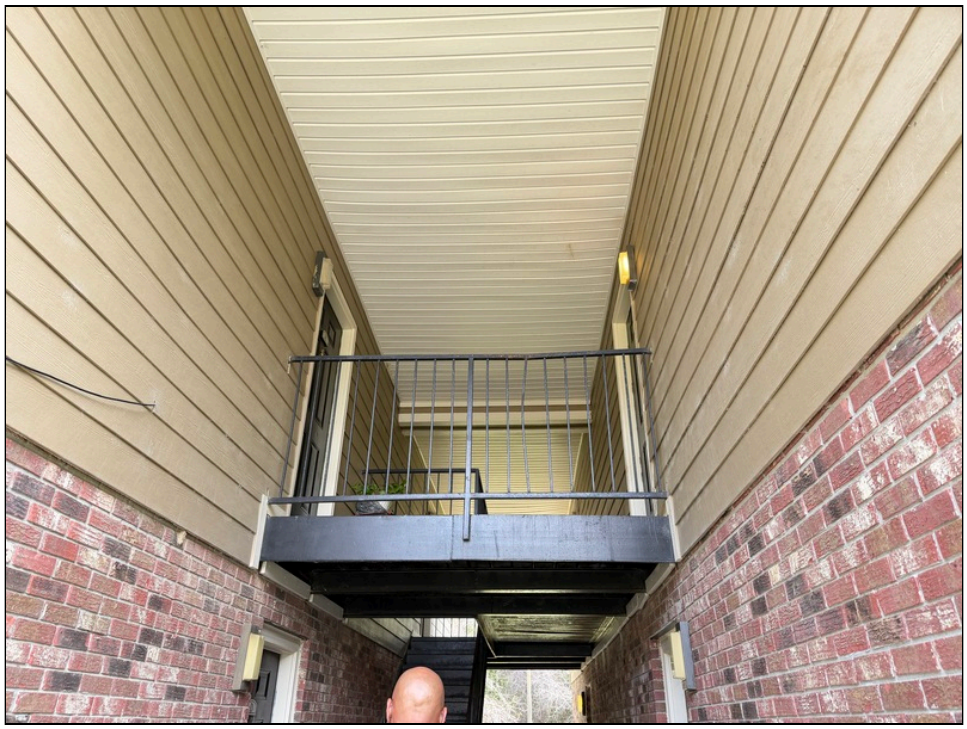
Exterior - Building 20 - side view



Exterior - Building 20 - stairs - steel framed concrete filled treads



Exterior - Building 20 - underneath upper floor walkway.



Exterior - Building 20 - Upper floor walkway



Exterior - Building 21 - front view



Exterior - Building 21 - front view



Exterior - Building 21 - rear view



Exterior - Building 21 - side view



Exterior - Building 3 - pad-mounted condensing unit



Exterior - Building 3 - rear view



Exterior - Building 3 - side view



Exterior - Building 3 - side view



Exterior - Building 6 - back door



Exterior - Building 6 - front view



Exterior - Building 6 - rear view



Exterior - Building 6 - side view



Exterior - Building 6 - side view



Exterior - Building 6 - typical vinyl double pane single-hung windows



Exterior - Building 9 - front view



Exterior - Building 9 - front view



Exterior - Building 9 - side view



Exterior - Leasing Office - front facade



Exterior - Leasing Office - Gutters and Downspouts



Exterior - Leasing Office - side facade



Exterior- Building C - Typical front door and canopy



Fire and Life Safety - on-site fire hydrant.



HVAC - Building 16 - condensing unit



Interior - Building 10 - living room



Interior - Building 11 - bathroom



Interior - Building 11 - bedroom



Interior - Building 11 - bedroom



Interior - Building 11 - kitchen



Interior - Building 11 - living room and dining area



Interior - Building 12 - kitchen



Interior - Building 12 - laundry room



Interior - Building 12 - living room



Interior - Building 12 - bedroom



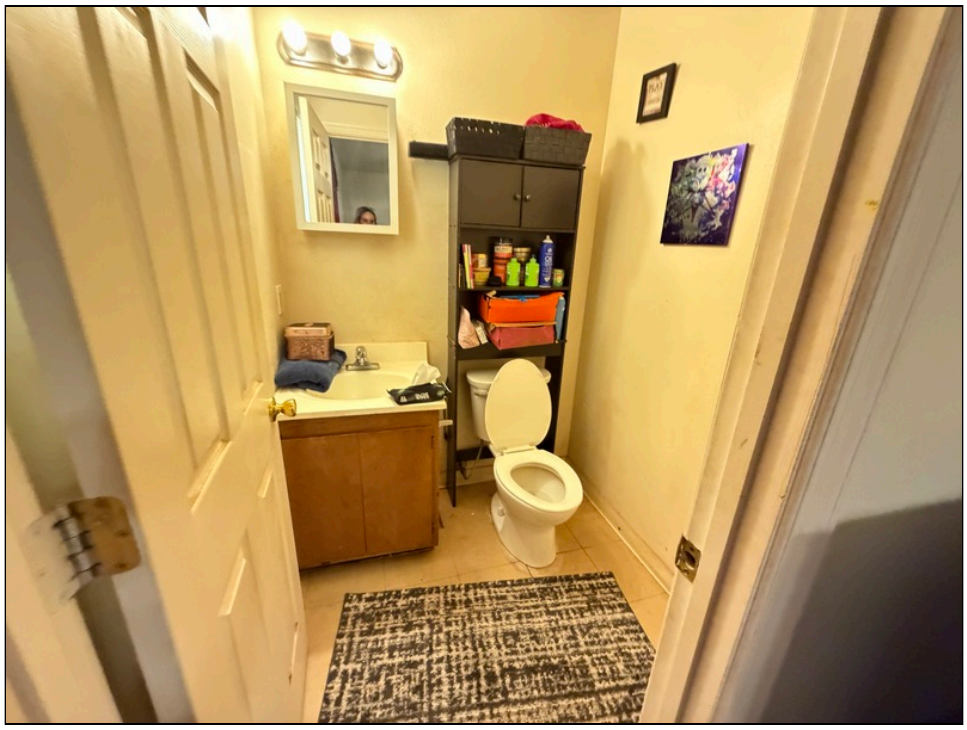
Interior - Building 13 - bathroom



Interior - Building 13 - bedroom



Interior - Building 13 - bedroom



Interior - Building 13 - half bathroom



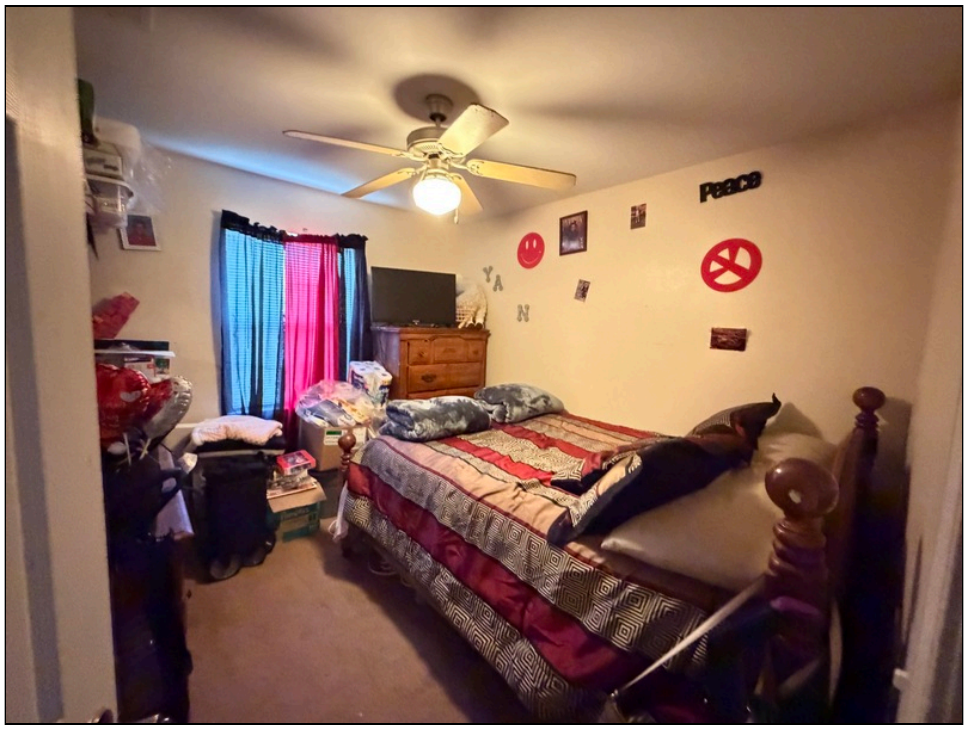
Interior - Building 13 - kitchen



Interior - Building 13 - living room



Interior - Building 14 - bathroom



Interior - Building 14 - bedroom



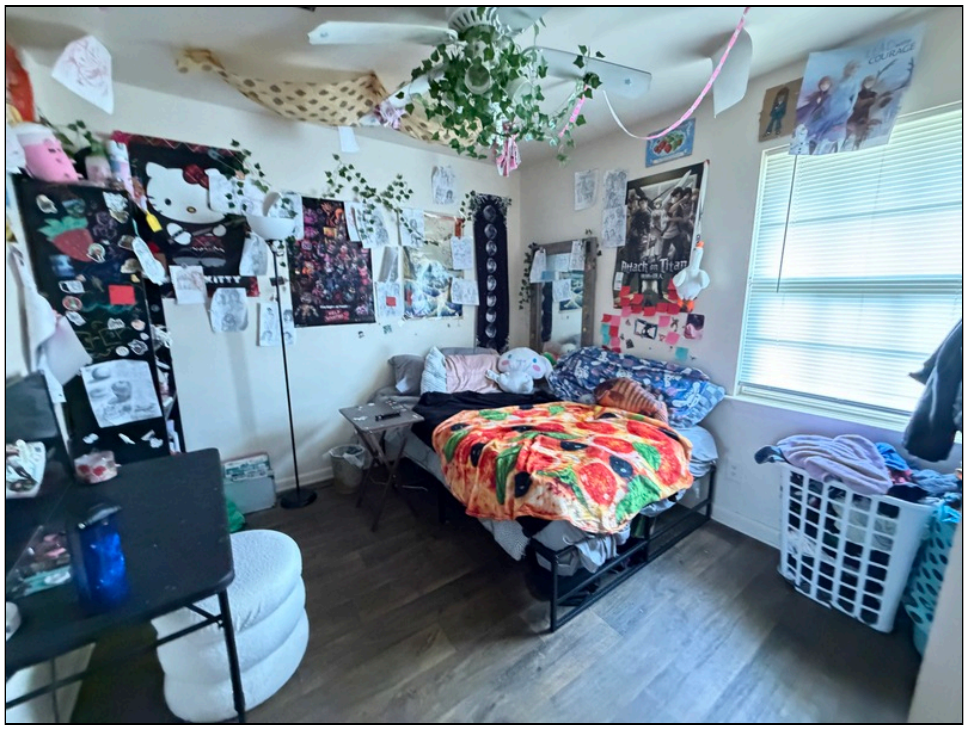
Interior - Building 14 - bedroom



Interior - Building 14 - kitchen



Interior - Building 14 - living room



Interior - Building 15 - bedroom



Interior - Building 15 - bedroom



Interior - Building 15 - half bathroom



Interior - Building 16 - bathroom



Interior - Building 16 - bedroom



Interior - Building 16 - bedroom



Interior - Building 16 - bedroom



Interior - Building 16 - kitchen



Interior - Building 16 - living room



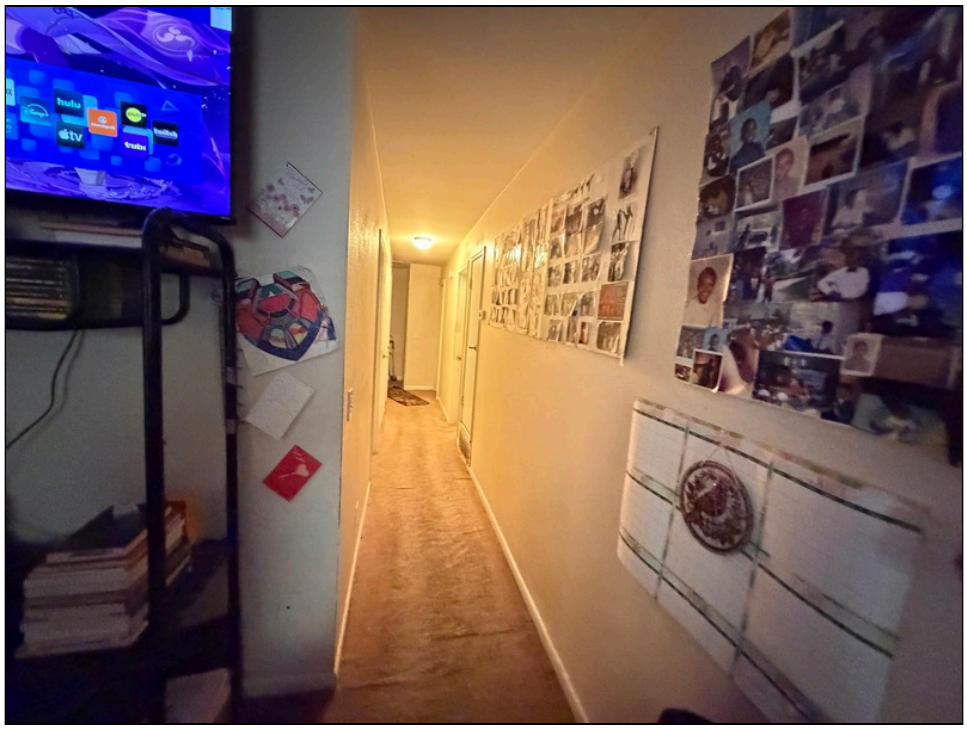
Interior - Building 17 - bathroom



Interior - Building 17 - bathroom



Interior - Building 17 - bedroom



Interior - Building 17 - hallway



Interior - Building 17 - kitchen



Interior - Building 17 - livng room



Interior - Building 18 - bedroom



Interior - Building 18 - kitchen



Interior - Building 18 - living room



Interior - Building 19 - living room



Interior - Building 2 - interior stairs



Interior - Building 2 - Unit B - bedroom



Interior - Building 2 - Unit B - bedroom



Interior - Building 2 - Unit B - kitchen



Interior - Building 2 - Unit B - patch in ceiling from previous leak



Interior - Building 2 - Unit F - bathroom



Interior - Building 2 - Unit F - bathtub



Interior - Building 2 - Unit F - bedroom



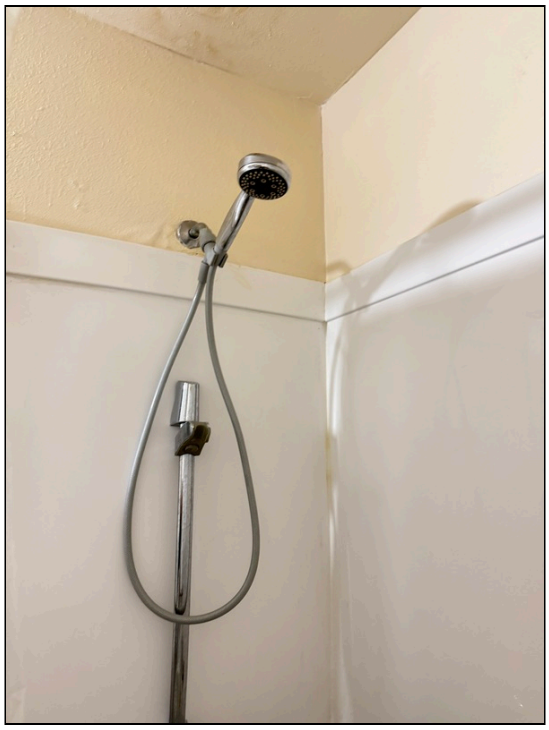
Interior - Building 2 - Unit F - bedroom



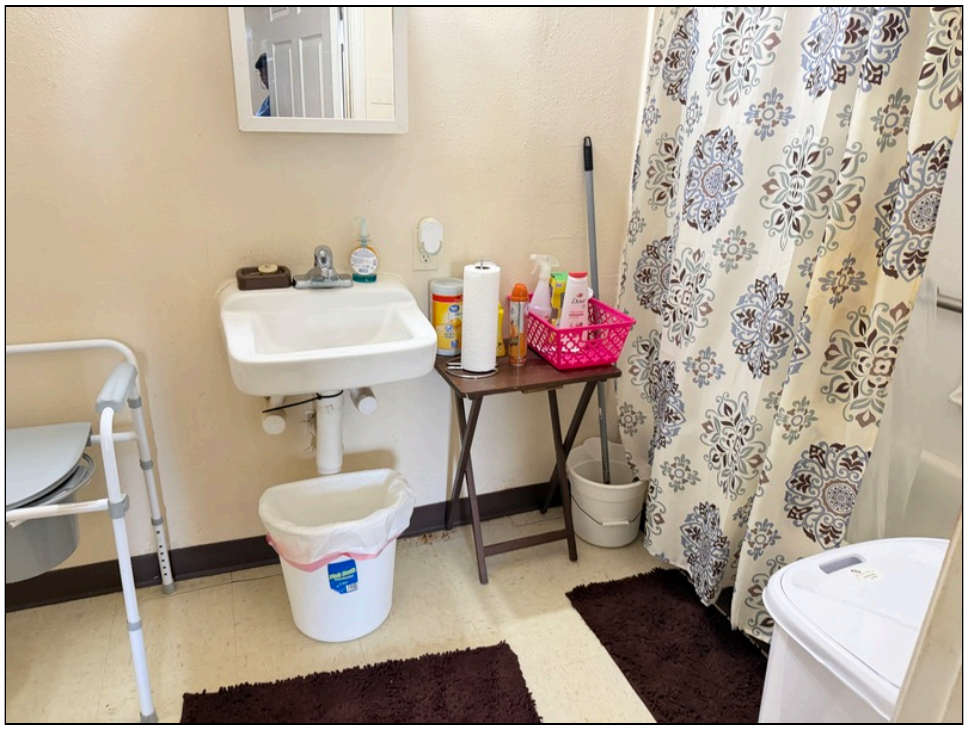
Interior - Building 2 - Unit F - electric water heater



Interior - Building 2 - Unit F - kitchen



Interior - Building 20 - Unit D - adjustable shower head.



Interior - Building 20 - Unit D - bathroom



Interior - Building 20 - Unit D - electric water heater



Interior - Building 20 - Unit D - front mounted controls at stove.



Interior - Building 20 - Unit D - grab bar at rear side of toilet



Interior - Building 20 - Unit D - Measurement - bathroom door knob height (36.5")



Interior - Building 20 - Unit D - Measurement - bathroom sink reach distance (14")



Interior - Building 20 - Unit D - Measurement - clear floor space at bathroom door (33.5")



Interior - Building 20 - Unit D - Measurement - clear front door space (34")



Interior - Building 20 - Unit D - Measurement - clear height at kitchen sink (32")



Interior - Building 20 - Unit D - Measurement - clear height under bathroom sink (28.5")



Interior - Building 20 - Unit D - Measurement - clear width at kitchen sink (30")



Interior - Building 20 - Unit D - Measurement - front door knob and lock (34" and 40")



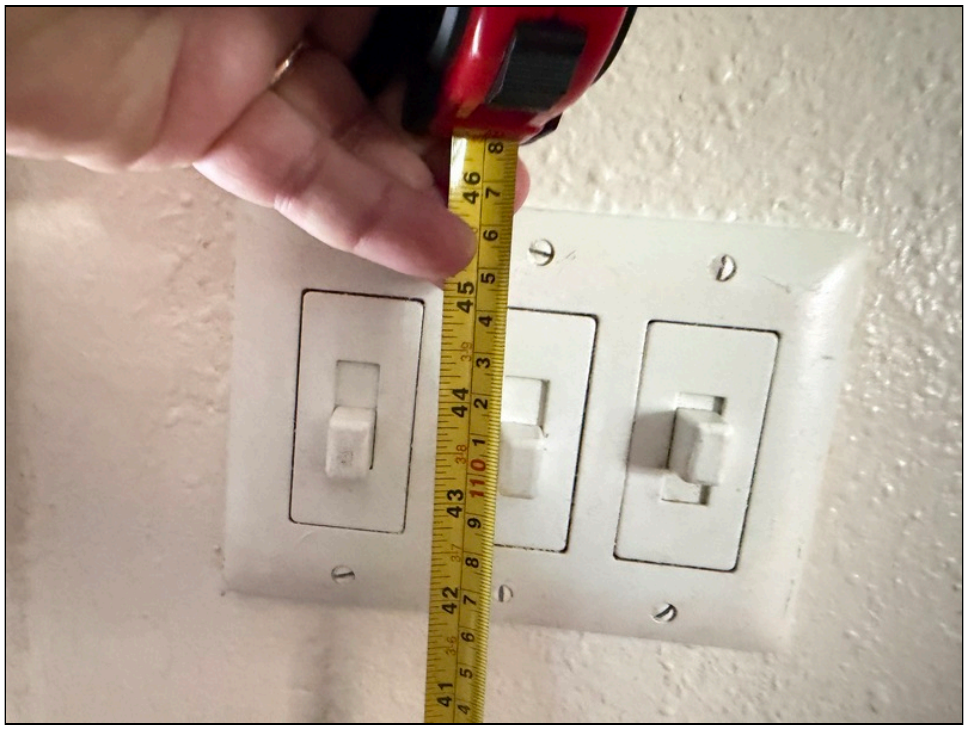
Interior - Building 20 - Unit D - Measurement - grab bar height (35.5")



Interior - Building 20 - Unit D - Measurement - halway (37")



Interior - Building 20 - Unit D - Measurement - light switch (38.5")



Interior - Building 20 - Unit D - Measurement - light switch (43-1/2")



Interior - Building 20 - Unit D - Measurement - light switch (44")



Interior - Building 20 - Unit D - Measurement - reach distance at kitchen sink (20"



Interior - Building 20 - Unit D - range hood with switch on back splash.



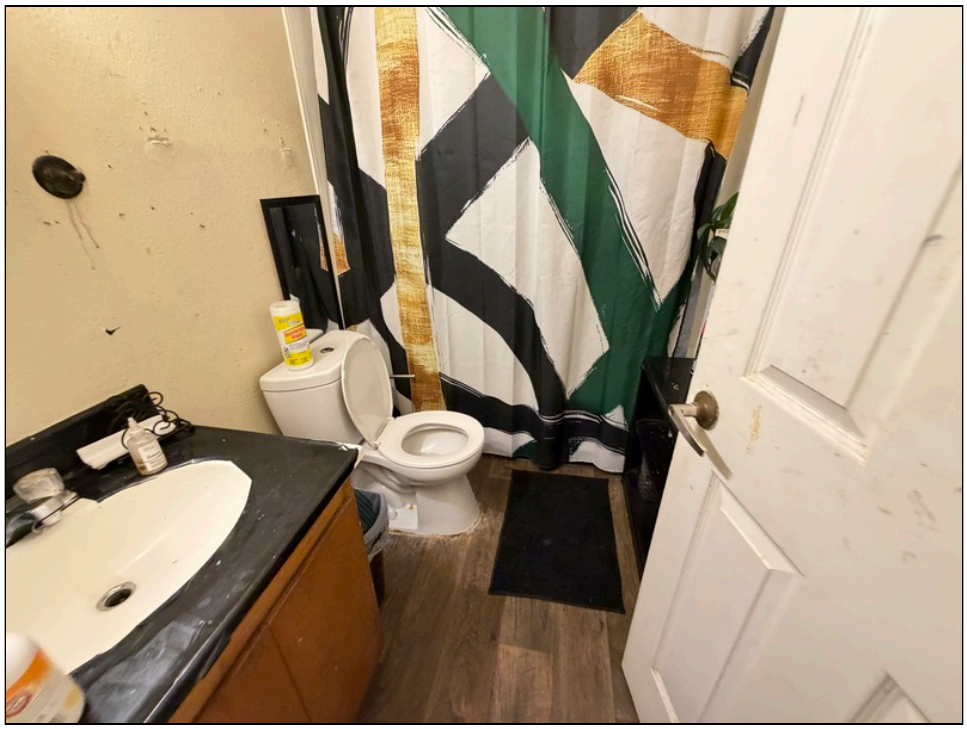
Interior - Building 20 - Unit F - closet



Interior - Building 20 - Unit F - living room



Interior - Building 21 - bathroom



Interior - Building 21 - bathroom



Interior - Building 21 - kitchen



Interior - Building 21 - kitchen



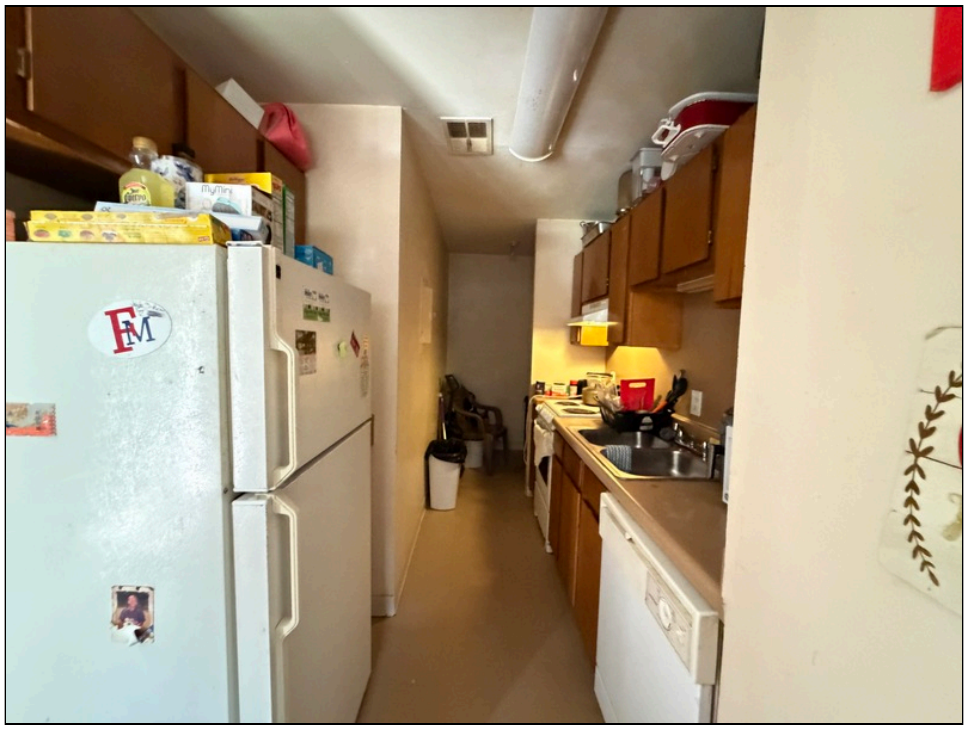
Interior - Building 21 - living room



Interior - Building 5 - Unit C - living room



Interior - Building 5 - Unit C - PVC piping and disposal



Interior - Building 5 - Unit C - kitchen



Interior - Building 6 - bathroom



Interior - Building 6 - bathroom



Interior - Building 6 - bathroom



Interior - Building 6 - bedroom



Interior - Building 6 - bedroom



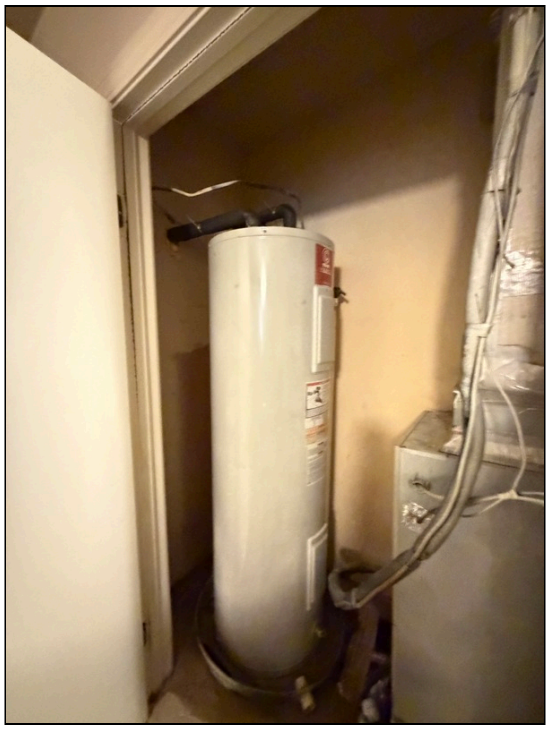
Interior - Building 6 - kitchen



Interior - Building 6 - living room



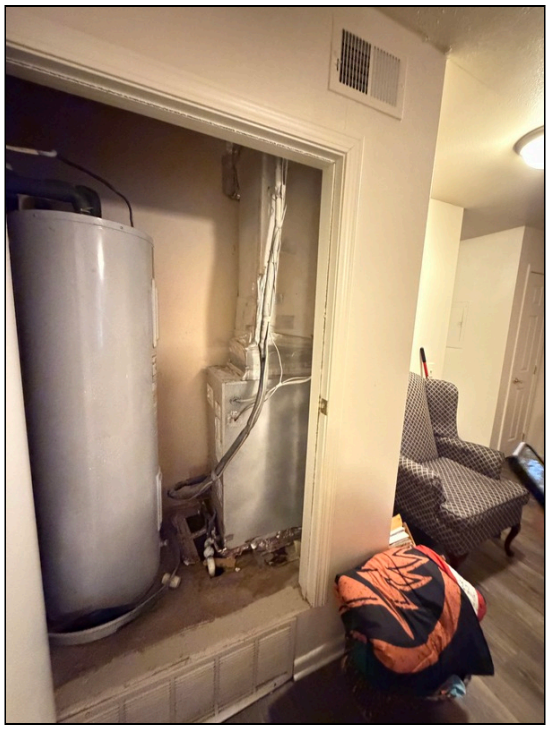
Interior - Building A - Unit A - bedroom



Interior - Building A - Unit A - Electric Water Heater



Interior - Building A - Unit A - electrical breaker panel - General Electric



Interior - Building A - Unit A - Furnace



Interior - Building A - Unit A - Kitchen



Interior - Building A - Unit A - Measurement - clear floor space at front door (34")



Interior - Building A - Unit A - Measurement - distance from cabinet to appliance (53")



Interior - Building A - Unit A - Measurement - distance from cabinet to cabinet (58")



Interior - Building A - Unit A - Measurement - door knob height (38")



Interior - Building A - Unit A - Measurement - floor outlet (23" at bottom plug)



Interior - Building A - Unit A - Measurement - floor to countertop (34)



Interior - Building A - Unit A - Measurement - hallway width (36")



Interior - Building A - Unit A - Measurement - light switch (43")



Interior - Building A - Unit A - Measurement - lock and handle (41" and 35")



Interior - Building A - Unit A - Measurement - reach distance at sink (20")



Interior - Building A - Unit A - Measurement - roll-under sink height (28")



Interior - Building A - Unit A - Measurement - toilet seat height (18")



Interior - Building A - Unit A - recirculating vent hood



Interior - Building A - Unit A - smoke detector outside bedrooms



Interior - Building A - Unit A - switch on back wall to control venthood



Interior - Building A - Unit C - bathroom



Interior - Building A - Unit C - bedroom



Interior - Building A - Unit C - kitchen



Interior - Building A - Unit C - living room



Interior - Building A - Unit C - living room



Interior - Building A - Unit C - vent for furnace



Leasing Office - Breaker Panel - General Electric



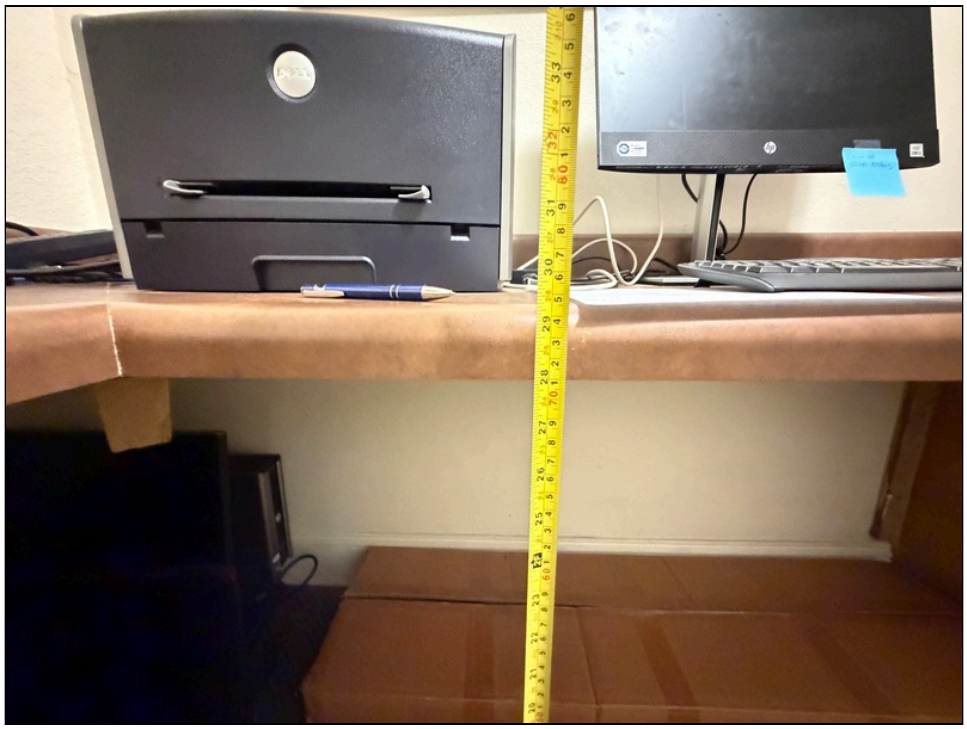
Leasing Office - Community Room



Leasing Office - Computer Room



Leasing Office - Light Switch - Measurement (45" on center)



Leasing Office - Measurement - Computer Room Desk (29.5")



Leasing Office - Measurement - Computer Room Desk Clear Width (43")



Leasing Office - Measurement - Door Clear Floor Space (34")



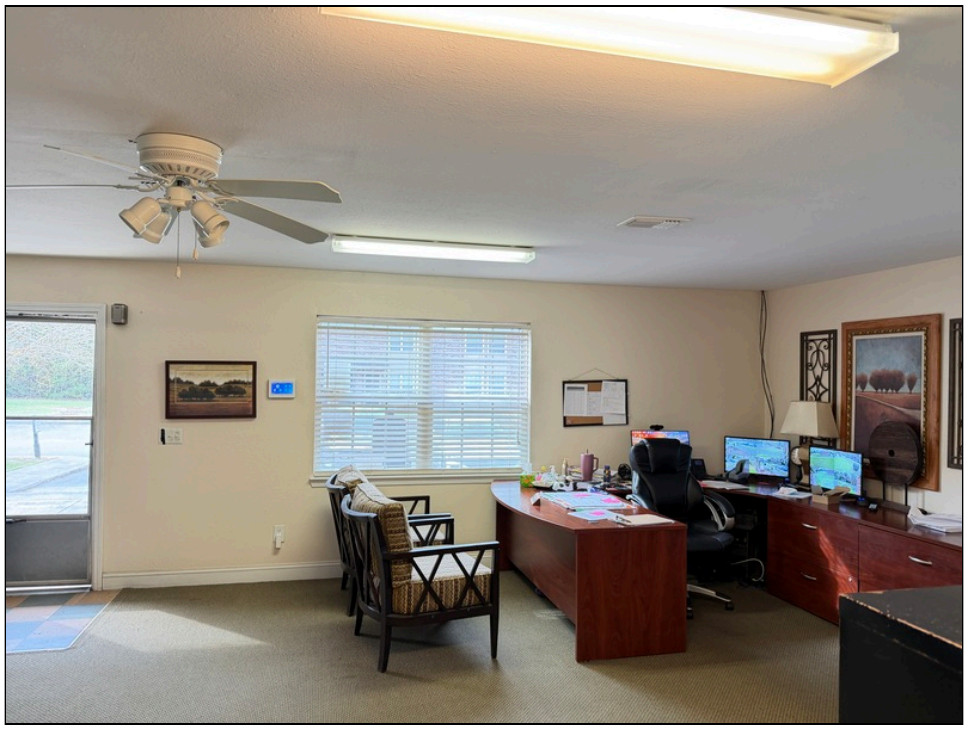
Leasing Office - Measurement - Door Knob Height (37")



Leasing Office - Measurement - Main Desk Clear Height (29")



Leasing Office - Measurement - Main Entrance Door (40.5" lever hardware and 48" on center lock)



Leasing Office - Office



Site - Landscaping



Site - Parking - Drive through the Property

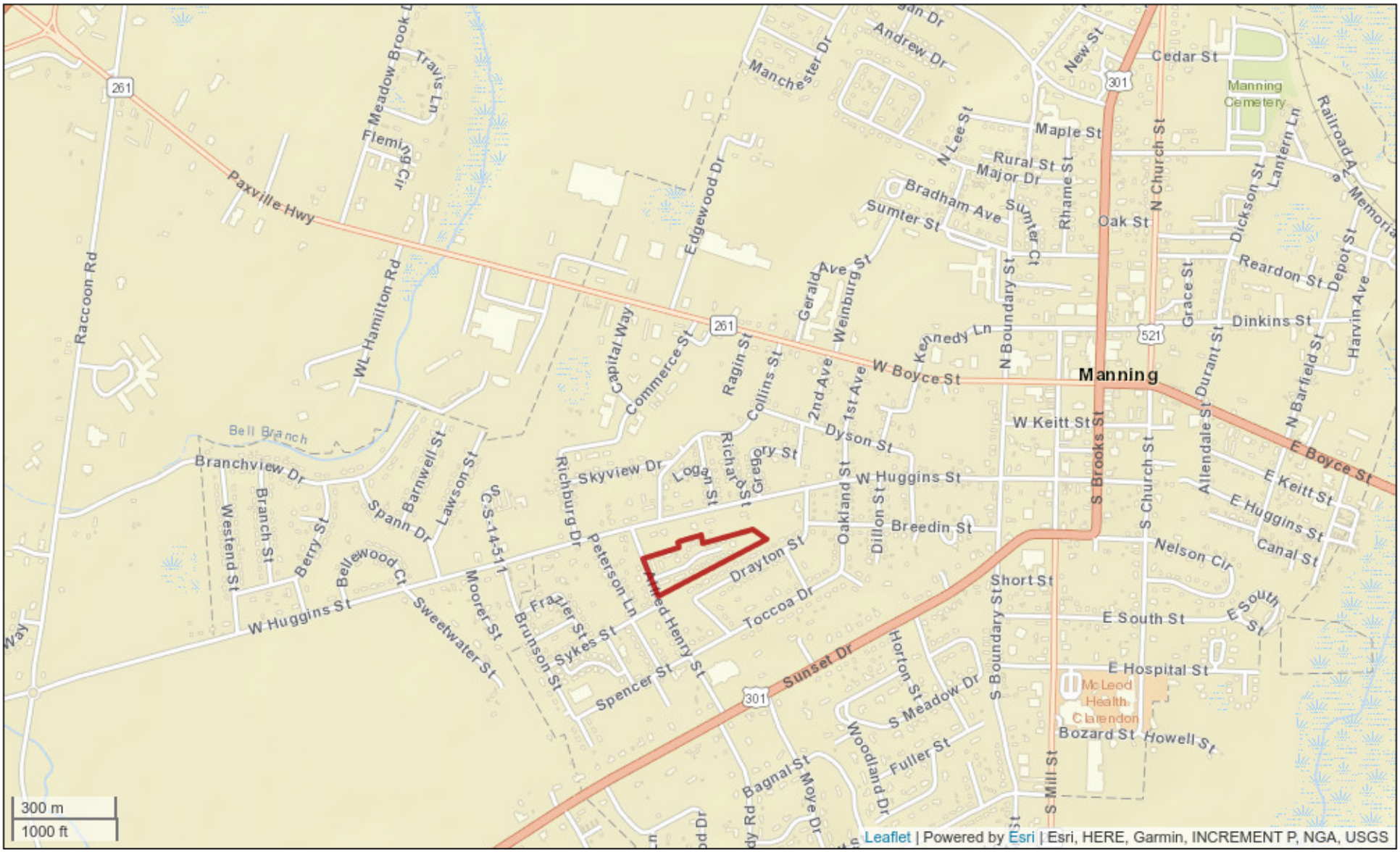


Site - Property Identification Sign



Site - Sewer inlet

Appendix C
SITE MAPS



Site Location Map

Property Address: 214 Alfred Henry Street , Manning, SC 29102

Project Number: HN500O2860

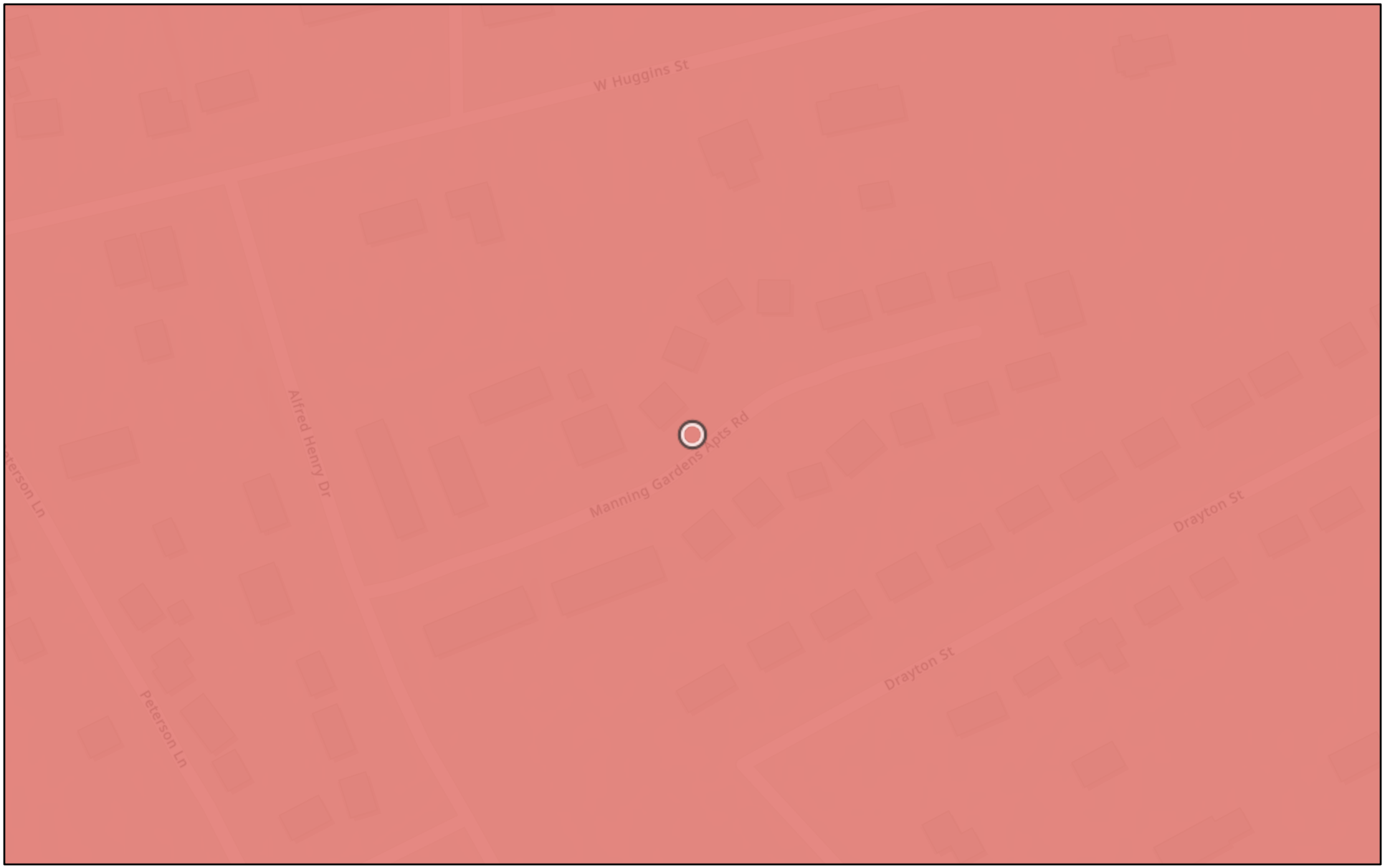


Parcel Map

Property Address: 214 Alfred Henry Street , Manning, SC

Project Number: HN500O2860

Manning Gardens



4/7/2026

National Risk Index Census Tracts

Relatively High

World_Hillshade

1:2,222

0 0.01 0.03 0.06 mi

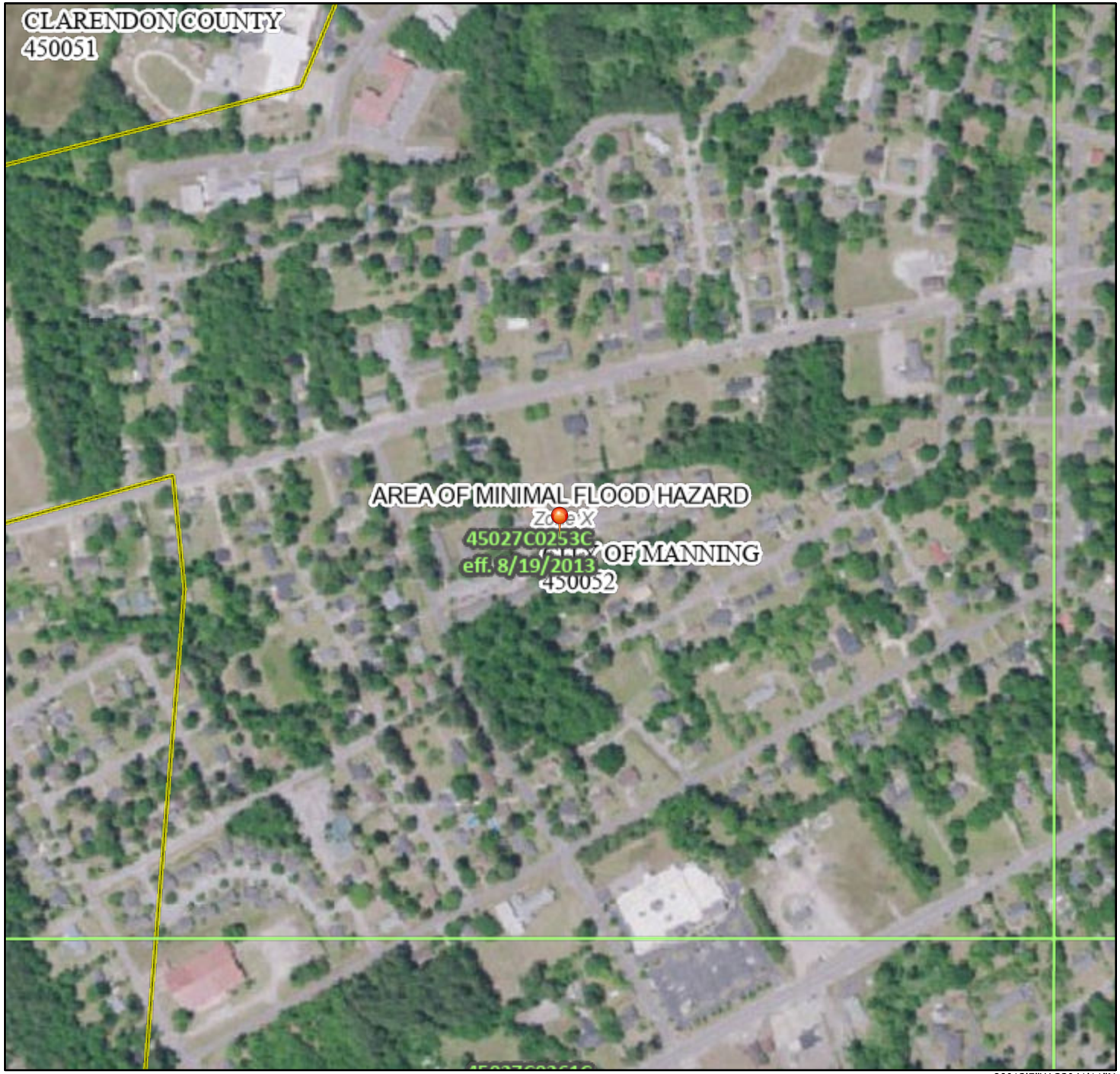
0 0.03 0.05 0.1 km

Federal Emergency Management Agency, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

National Flood Hazard Layer FIRMette

FEMA

80°13'43"W 33°41'41"N



80°13'5"W 33°41'11"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

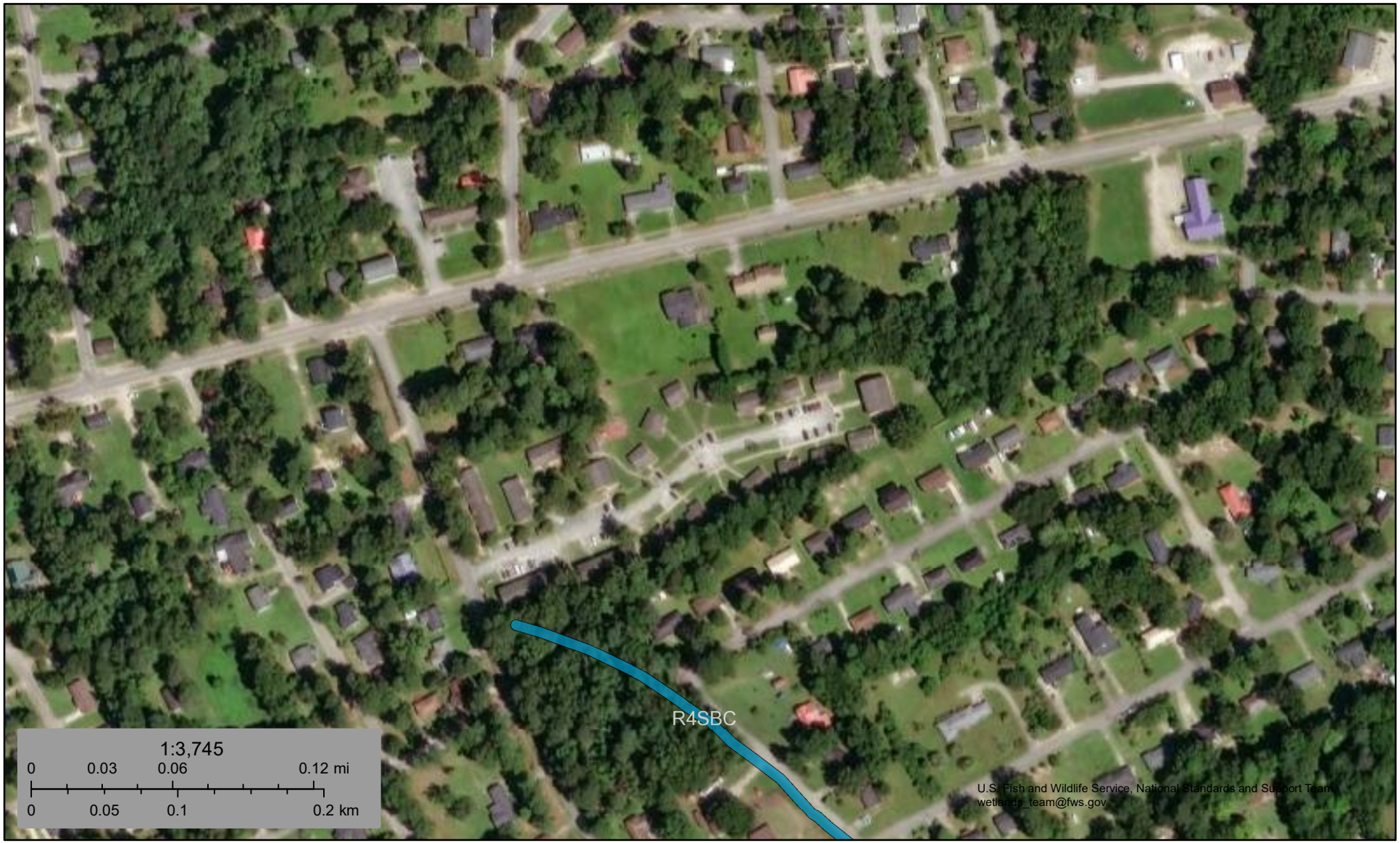
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/7/2026 at 6:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Manning Gardens



April 7, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix D

CLIENT PROVIDED DOCUMENTATION

Orbach Affordable Management LLC - Mauldin Gardens

RENT ROLL DETAIL

As of 03/25/2026

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;

details

Unit	Floorplan	Unit Designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
1-101	21G50	N/A	656	Occupied	Brown, Tylan	08/16/2019	08/16/2019	08/31/2020	1,298.00	RESIDENT	RENT	719.00	0.00	719.00	228.00	719.00
					Brown, Tylan					SUBSIDY	SUBRENT	579.00	0.00	579.00	0.00	(1,762.00)
1-102	21G50	N/A	656	Occupied	Brewster, Vanessa	09/16/2025	09/16/2025	10/31/2026	1,298.00	RESIDENT	RENT	382.00	0.00	382.00	460.00	(9.00)
					Brewster, Vanessa					SUBSIDY	SUBRENT	916.00	0.00	916.00	0.00	0.00
1-103	21G50	N/A	656	Occupied	Bailey, Sharon	04/05/2012	04/05/2012	04/30/2013	1,298.00	RESIDENT	RENT	419.00	0.00	419.00	379.00	(221.00)
					Bailey, Sharon					SUBSIDY	SUBRENT	879.00	0.00	879.00	0.00	0.00
1-104	21G50	N/A	656	Occupied	Haney, Mallory	02/14/2019	02/14/2019	01/31/2020	1,298.00	RESIDENT	RENT	311.00	0.00	311.00	50.00	0.00
					Haney, Mallory					SUBSIDY	SUBRENT	987.00	0.00	987.00	0.00	0.00
1-105	21G60	N/A	656	Occupied	Monroe, Nitahrah	11/02/2021	11/02/2021	10/31/2022	1,298.00	RESIDENT	RENT	55.00	0.00	55.00	93.00	(55.00)
					Monroe, Nitahrah					SUBSIDY	SUBRENT	1,243.00	0.00	1,243.00	0.00	412.00
1-106	21G50	N/A	656	Occupied	Smith, Ashley	04/03/2025	04/03/2025	05/31/2026	1,298.00	RESIDENT	UTILREIMB	0.00	(90.00)	(90.00)	290.00	(5.00)
					Smith, Ashley					SUBSIDY	SUBRENT	1,298.00	0.00	1,388.00	0.00	388.00
					Smith, Ashley					SUBSIDY	UTAC	0.00	90.00			
1-107	21G50	N/A	656	Occupied	Bocchio, Robyn	06/10/2022	06/10/2022	06/30/2023	1,298.00	RESIDENT	UTILREIMB	0.00	(7.00)	(7.00)	65.00	0.00
					Bocchio, Robyn					SUBSIDY	SUBRENT	1,298.00	0.00	1,305.00	0.00	54.00
					Bocchio, Robyn					SUBSIDY	UTAC	0.00	7.00			
1-108	21G50	N/A	656	Occupied	Lunsford, Tyree	02/06/2023	02/06/2023	02/29/2024	1,298.00	RESIDENT	RENT	521.00	0.00	521.00	349.00	521.00
					Lunsford, Tyree					SUBSIDY	SUBRENT	777.00	0.00	777.00	0.00	(47.00)
2-201	21G50	N/A	656	Occupied	Whitner, Dreamasia	09/09/2025	09/09/2025	10/31/2026	1,298.00	RESIDENT	RENT	137.00	0.00	137.00	252.00	110.00
					Whitner, Dreamasia					SUBSIDY	SUBRENT	1,161.00	0.00	1,161.00	0.00	194.00
2-202	21G50	N/A	656	Occupied	Aiken, Marlin	04/03/2025	04/03/2025	05/31/2026	1,298.00	RESIDENT	RENT	78.00	0.00	78.00	296.00	(38.00)
					Aiken, Marlin					SUBSIDY	SUBRENT	1,220.00	0.00	1,220.00	0.00	1.00
2-203	21G60	N/A	656	Occupied	Carter, Lillian	07/01/2025	07/01/2025	08/31/2026	1,298.00	RESIDENT	RENT	465.00	0.00	465.00	580.00	(49.00)
					Carter, Lillian					SUBSIDY	SUBRENT	833.00	0.00	833.00	0.00	0.00
2-204	21G60	N/A	656	Occupied	Blackman, Macy	10/06/2023	10/06/2023	10/31/2024	1,298.00	RESIDENT	UTILREIMB	0.00	(82.00)	(82.00)	63.00	0.00
					Blackman, Macy					SUBSIDY	SUBRENT	1,298.00	0.00	1,380.00	0.00	3,577.00
					Blackman, Macy					SUBSIDY	UTAC	0.00	82.00			
2-205	21G60	N/A	656	Occupied	Pena, Leslie	11/11/2019	11/11/2019	11/30/2020	1,298.00	RESIDENT	UTILREIMB	0.00	(90.00)	(90.00)	50.00	(3.45)

* indicates amounts not included in detail totals

Orbach Affordable Management LLC - Mauldin Gardens

RENT ROLL DETAIL

As of 03/25/2026

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No; details

Unit	Floorplan	Unit Designation	SQFT	Unit/Lease Status	Name	Move-In	Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
					Pena, Leslie						SUBSIDY	SUBRENT	1,298.00	0.00	1,388.00	0.00	0.00
					Pena, Leslie						SUBSIDY	UTAC	0.00	90.00			
2-206	21G60	N/A	656	Occupied	Thomas, Danielle	06/26/2025	06/26/2025	07/31/2026	1,298.00		RESIDENT	UTILREIMB	0.00	(63.00)	(63.00)	52.00	0.00
					Thomas, Danielle						SUBSIDY	SUBRENT	1,298.00	0.00	1,361.00	0.00	(105.00)
					Thomas, Danielle						SUBSIDY	UTAC	0.00	63.00			
2-207	21G60	N/A	656	Occupied	Smith, Alexis	03/14/2025	03/14/2025	04/30/2026	1,298.00		RESIDENT	RENT	64.00	0.00	64.00	50.00	(6.00)
					Smith, Alexis						SUBSIDY	SUBRENT	1,234.00	0.00	1,234.00	0.00	49.00
2-208	21G50	N/A	656	Occupied	Adams, Haley	11/20/2025	11/20/2025	12/31/2026	1,298.00		RESIDENT	UTILREIMB	0.00	(90.00)	(90.00)	50.00	0.00
					Adams, Haley						SUBSIDY	SUBRENT	1,298.00	0.00	1,388.00	0.00	0.00
					Adams, Haley						SUBSIDY	UTAC	0.00	90.00			
3-301	315T60	N/A	785	Occupied	Johnson, William	07/25/2024	07/25/2024	08/31/2025	1,563.00		RESIDENT	UTILREIMB	0.00	(131.00)	(131.00)	719.00	0.00
					Johnson, William						SUBSIDY	SUBRENT	1,563.00	0.00	1,694.00	0.00	(855.00)
					Johnson, William						SUBSIDY	UTAC	0.00	131.00			
3-302	315T60	N/A	785	Occupied	Cruell, Monica	11/03/2014	11/03/2014	11/30/2015	1,563.00		RESIDENT	RENT	368.00	0.00	368.00	180.00	1,840.00
					Cruell, Monica						SUBSIDY	SUBRENT	1,195.00	0.00	1,195.00	0.00	(12,058.00)
3-303	315T60	N/A	785	Occupied	Johnson, Willie	03/03/2026	03/03/2026	04/30/2027	1,563.00		RESIDENT	RENT	266.00	0.00	266.00	257.00	(165.00)
					Johnson, Willie						SUBSIDY	SUBRENT	1,297.00	0.00	1,297.00	0.00	1,254.00
3-304	315T60	N/A	785	Occupied	McCullough, Adrieanne	04/24/2015	04/24/2015	04/30/2016	1,563.00		RESIDENT	RENT	1,563.00	0.00	1,563.00	50.00	1,650.00
					McCullough, Adrieanne						SUBSIDY		0.00	0.00		0.00	3,092.00
4-401	315T50	N/A	785	Occupied	Smith, Sharmain	01/09/2020	01/09/2020	01/31/2021	1,563.00		RESIDENT	RENT	441.00	0.00	441.00	50.00	1,323.00
					Smith, Sharmain						SUBSIDY	SUBRENT	1,122.00	0.00	1,122.00	0.00	1,952.00
4-402	315T50	N/A	785	Occupied	Hagood, Jasminez	11/01/2019	11/01/2019	10/31/2020	1,563.00		RESIDENT	RENT	143.00	0.00	143.00	210.00	0.00
					Hagood, Jasminez						SUBSIDY	SUBRENT	1,420.00	0.00	1,420.00	0.00	1,096.00
4-403	315T50	N/A	785	Occupied	Moorer, Atavia	10/14/2020	10/14/2020	10/31/2021	1,563.00		RESIDENT	UTILREIMB	0.00	(91.00)	(91.00)	25.00	5,474.00
					Moorer, Atavia						SUBSIDY	SUBRENT	1,563.00	0.00	1,654.00	0.00	11,873.00
					Moorer, Atavia						SUBSIDY	UTAC	0.00	91.00			
4-404	315T50	N/A	785	Occupied	DURHAM, LORETTA	12/04/1998	12/01/2004	11/30/2005	1,563.00		RESIDENT	RENT	112.00	0.00	112.00	50.00	(24.00)

* indicates amounts not included in detail totals

Orbach Affordable Management LLC - Mauldin Gardens

RENT ROLL DETAIL

As of 03/25/2026

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No; **details**

Unit	Floorplan	Unit Designation	SQFT	Unit/Lease Status	Name	Move-In / Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
					DURHAM, LORETTA					SUBSIDY	SUBRENT	1,451.00	0.00	1,451.00	0.00	48.00
4-405	315T60	N/A	785	Occupied-NTV	Gallamore, Brandy	03/23/2018 03/30/2026	03/23/2018	03/31/2019	1,563.00	RESIDENT	RENT	1,563.00	0.00	1,563.00	50.00	1,603.00
					Gallamore, Brandy					SUBSIDY		0.00	0.00		0.00	1,569.00
4-406	315T60	N/A	785	Occupied	Byrd, Akira	05/16/2022	05/16/2022	05/31/2023	1,563.00	RESIDENT	RENT	616.00	0.00	616.00	330.00	376.00
					Byrd, Akira					SUBSIDY	SUBRENT	947.00	0.00	947.00	0.00	(1,120.00)
5-501	21G60	N/A	656	Occupied	Whitner, Martha	09/09/2025	09/09/2025	10/31/2026	1,298.00	RESIDENT	RENT	276.00	0.00	276.00	391.00	119.00
					Whitner, Martha					SUBSIDY	SUBRENT	1,022.00	0.00	1,022.00	0.00	0.00
5-502	21G60	N/A	656	Occupied	Robinson, Sheric	06/05/2023	06/05/2023	06/30/2024	1,298.00	RESIDENT	RENT	201.00	0.00	201.00	339.00	(60.00)
					Robinson, Sheric					SUBSIDY	SUBRENT	1,097.00	0.00	1,097.00	0.00	(3,081.00)
5-503	21G60	N/A	656	Occupied	McDowell, Sentara	07/03/2019	07/03/2019	07/31/2020	1,298.00	RESIDENT	UTILREIMB	0.00	(90.00)	(90.00)	50.00	(3.00)
					McDowell, Sentara					SUBSIDY	SUBRENT	1,298.00	0.00	1,388.00	0.00	1,298.00
					McDowell, Sentara					SUBSIDY	UTAC	0.00	90.00			
5-504	21G60	N/A	656	Occupied	Gray, Delaysi	01/01/2011	01/01/2011	12/31/2011	1,298.00	RESIDENT	UTILREIMB	0.00	(90.00)	(90.00)	238.00	0.00
					Gray, Delaysi					SUBSIDY	SUBRENT	1,298.00	0.00	1,388.00	0.00	1,962.00
					Gray, Delaysi					SUBSIDY	UTAC	0.00	90.00			
5-505	21G60	N/A	656	Occupied	Milner, Maria	12/03/2025	12/03/2025	01/31/2026	1,298.00	RESIDENT	UTILREIMB	0.00	(90.00)	(90.00)	50.00	0.00
					Milner, Maria					SUBSIDY	SUBRENT	1,298.00	0.00	1,388.00	0.00	44.00
					Milner, Maria					SUBSIDY	UTAC	0.00	90.00			
5-506	21G60	N/A	656	Occupied	Garrett, Eunita	03/25/2019	03/25/2019	03/31/2020	1,298.00	RESIDENT	RENT	204.00	0.00	204.00	241.00	0.00
					Garrett, Eunita					SUBSIDY	SUBRENT	1,094.00	0.00	1,094.00	0.00	1,022.00
5-507	21G60	N/A	656	Vacant-Leased	VACANT				1,298.00			0.00 *	0.00 *			
		N/A		Applicant	Anderson, Melvin	04/30/2026	04/30/2026	04/30/2027				0.00 *	0.00 *	0.00 *	0.00	0.00
5-508	21G60	N/A	656	Occupied	Massey, Lavorris	02/04/2025	02/04/2025	03/31/2026	1,298.00	RESIDENT	RENT	163.00	0.00	163.00	287.00	(13.00)
					Massey, Lavorris					SUBSIDY	SUBRENT	1,135.00	0.00	1,135.00	0.00	(66.00)
6-601	315T60	N/A	785	Occupied	Lennon, Zorriah	07/08/2025	07/08/2025	08/31/2026	1,563.00	RESIDENT	RENT	256.00	0.00	256.00	412.00	0.00
					Lennon, Zorriah					SUBSIDY	SUBRENT	1,307.00	0.00	1,307.00	0.00	33.00
6-602	315T50	N/A	785	Occupied	Davis, Jasmine	05/14/2018	05/14/2018	05/31/2019	1,563.00	RESIDENT	UTILREIMB	0.00	(131.00)	(131.00)	465.00	(597.00)

* indicates amounts not included in detail totals

Orbach Affordable Management LLC - Mauldin Gardens

RENT ROLL DETAIL

As of 03/25/2026

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;

details

Unit	Floorplan	Unit Designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
					Davis, Jasmine					SUBSIDY	SUBRENT	1,563.00	0.00	1,694.00	0.00	0.00
6-603	315T60	N/A	785	Occupied	Davis, Jasmine					SUBSIDY	UTAC	0.00	131.00			
					Baker, Diana	10/09/2012	10/09/2012	10/31/2013	1,563.00	RESIDENT	RENT	42.00	0.00	42.00	202.00	0.00
6-604	315T60	N/A	785	Occupied	Baker, Diana					SUBSIDY	SUBRENT	1,521.00	0.00	1,521.00	0.00	1,276.00
					Young, Shonte	09/19/2025	09/19/2025	10/31/2026	1,563.00	RESIDENT	UTILREIMB	0.00	(111.00)	(111.00)	50.00	0.00
					Young, Shonte					SUBSIDY	SUBRENT	1,520.00	0.00	1,631.00	0.00	7,113.00
6-605	315T50	N/A	785	Occupied	Young, Shonte					SUBSIDY	UTAC	0.00	111.00			
					Vassallo, Ryan	06/24/2025	06/24/2025	07/31/2026	1,563.00	RESIDENT	RENT	127.00	0.00	127.00	283.00	0.00
6-606	315T50	N/A	785	Occupied	Vassallo, Ryan					SUBSIDY	SUBRENT	1,436.00	0.00	1,436.00	0.00	0.00
					Starks, Lakesha	12/28/2012	12/28/2012	12/31/2013	1,563.00	RESIDENT	RENT	746.00	0.00	746.00	100.00	0.00
7-701	11G50	N/A	570	Occupied	Starks, Lakesha					SUBSIDY	SUBRENT	817.00	0.00	817.00	0.00	1,474.00
					POWERS, JEFFREY	07/12/2016	07/12/2016	07/31/2017	1,167.00	RESIDENT	UTILREIMB	0.00	(53.00)	(53.00)	194.00	0.00
					POWERS, JEFFREY					SUBSIDY	SUBRENT	1,167.00	0.00	1,220.00	0.00	1,144.00
7-702	11G50	N/A	570	Occupied	POWERS, JEFFREY					SUBSIDY	UTAC	0.00	53.00			
					Kay, Laura	07/01/2019	07/01/2019	06/30/2020	1,167.00	RESIDENT	UTILREIMB	0.00	(28.00)	(28.00)	488.00	(6.00)
					Kay, Laura					SUBSIDY	SUBRENT	1,167.00	0.00	1,195.00	0.00	0.00
7-703	11G50	N/A	570	Occupied	Kay, Laura					SUBSIDY	UTAC	0.00	28.00			
					Bias, Janice	05/15/2012	05/15/2012	04/30/2013	1,167.00	RESIDENT	RENT	202.00	0.00	202.00	202.00	0.00
7-704	11G60	N/A	570	Occupied	Bias, Janice					SUBSIDY	SUBRENT	965.00	0.00	965.00	0.00	896.00
					Morrow, Gloria	04/24/2014	04/24/2014	04/30/2015	1,167.00	RESIDENT	RENT	208.00	0.00	208.00	165.00	0.00
7-705	11G50	N/A	570	Occupied	Morrow, Gloria					SUBSIDY	SUBRENT	959.00	0.00	959.00	0.00	0.00
					Valencia, Ruben	06/29/2018	06/29/2018	06/30/2019	1,167.00	RESIDENT	RENT	111.00	0.00	111.00	146.00	91.96
7-706	11G50	N/A	570	Occupied	Valencia, Ruben					SUBSIDY	SUBRENT	1,056.00	0.00	1,056.00	0.00	0.00
					Gibert, Danterrious	02/07/2025	02/07/2025	03/31/2026	1,167.00	RESIDENT	RENT	742.00	0.00	742.00	50.00	0.00
7-707	11G50	N/A	570	Occupied	Gibert, Danterrious					SUBSIDY	SUBRENT	425.00	0.00	425.00	0.00	(1,653.00)
					Downs, Francina	06/26/2013	06/26/2013	06/30/2014	1,167.00	RESIDENT	RENT	404.00	0.00	404.00	254.00	(14.00)
7-708	11G50	N/A	570	Occupied	Downs, Francina					SUBSIDY	SUBRENT	763.00	0.00	763.00	0.00	(4,299.00)
					Camarena, Pedro	12/27/2022	12/27/2022	12/31/2023	1,167.00	RESIDENT	RENT	546.00	0.00	546.00	158.00	(5.00)

* indicates amounts not included in detail totals

Orbach Affordable Management LLC - Mauldin Gardens

RENT ROLL DETAIL

As of 03/25/2026

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;

details

Unit	Floorplan	Unit Designation	SQFT	Unit/Lease Status	Name	Move-In / Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
					Camarena, Pedro					SUBSIDY	SUBRENT	621.00	0.00	621.00	0.00	5.00
9-901	11GS	N/A	570	Occupied	Unit, Staff	03/10/2022	03/10/2022	02/28/2023	1,245.00	RESIDENT	RENT	0.00	0.00	0.00	0.00	0.00
9-902	11G50E	N/A	573	Occupied	ROBINSON, JANIE	02/07/2025	02/07/2025	02/28/2026	1,167.00	RESIDENT	RENT	189.00	0.00	189.00	351.00	0.00
					ROBINSON, JANIE					SUBSIDY	SUBRENT	978.00	0.00	978.00	0.00	(66.00)
9-903	11G50E	N/A	573	Occupied-NTV	Richardson, Ricky	09/12/2022 03/30/2026	09/12/2022	09/30/2023	1,167.00	RESIDENT	RENT	202.00	0.00	202.00	242.00	1,455.00
					Richardson, Ricky					SUBSIDY	SUBRENT	965.00	0.00	965.00	0.00	0.00
9-904	11G60E	N/A	573	Vacant-Leased	VACANT				1,167.00			0.00 *	0.00 *			
		N/A		Applicant	Golden, Theopia	04/02/2026	04/02/2026	04/30/2027				0.00 *	0.00 *	0.00 *	0.00	0.00
		N/A	573	Occupied	Douglas, Teresea	05/26/2022	05/26/2022	05/31/2023	1,167.00	RESIDENT	RENT	430.00	0.00	430.00	438.00	(2.00)
					Douglas, Teresea					SUBSIDY	SUBRENT	737.00	0.00	737.00	0.00	0.00
9-905	11G60E	N/A	573	Occupied-NTV	Thomas, Sarah	09/02/2020 03/30/2026	09/02/2020	09/30/2021	1,167.00	RESIDENT	RENT	229.00	0.00	229.00	90.00	1,179.00
					Thomas, Sarah					SUBSIDY	SUBRENT	938.00	0.00	938.00	0.00	0.00
9-906	11G60E	N/A	573	Occupied	Beeks, Rosemary	03/01/2019	03/01/2019	02/29/2020	1,167.00	RESIDENT	RENT	202.00	0.00	202.00	221.00	0.00
					Beeks, Rosemary					SUBSIDY	SUBRENT	965.00	0.00	965.00	0.00	0.00
9-907	11G60E	N/A	573	Occupied	Black-Lackey, Sharon	01/06/2021	01/06/2021	01/31/2022	1,167.00	RESIDENT	RENT	202.00	0.00	202.00	204.00	466.00
					Black-Lackey, Sharon					SUBSIDY	SUBRENT	965.00	0.00	965.00	0.00	919.00
9-908	11G60E	N/A	573	Occupied	Bowens, Jacqueline	02/15/2016	02/15/2016	02/28/2017	1,167.00	RESIDENT	RENT	287.00	0.00	287.00	275.00	283.00
					Bowens, Jacqueline					SUBSIDY	SUBRENT	880.00	0.00	880.00	0.00	0.00
10-1001	11G60EH	N/A	573	Occupied	Mattress, Brenda	01/21/2014	01/21/2014	01/31/2015	1,167.00	RESIDENT	RENT	446.00	0.00	446.00	356.00	444.00
					Mattress, Brenda					SUBSIDY	SUBRENT	721.00	0.00	721.00	0.00	(127.00)
10-1002	11G60E	N/A	573	Occupied	Moore, Helen	10/13/2017	10/13/2017	10/31/2018	1,167.00	RESIDENT	LOST	0.00	(118.00)	297.00	50.00	0.00
					Moore, Helen					RESIDENT	RENT	415.00	0.00			
					Moore, Helen					SUBSIDY	SUBRENT	752.00	0.00	752.00	0.00	(965.00)
10-1003	11G60EH	N/A	573	Occupied	ADKINS, GARY	11/14/2003	11/01/2005	10/31/2006	1,167.00	RESIDENT	RENT	271.00	0.00	271.00	167.00	(101.00)
					ADKINS, GARY					SUBSIDY	SUBRENT	896.00	0.00	896.00	0.00	0.00

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Orbach Affordable Management LLC - Mauldin Gardens

RENT ROLL DETAIL

As of 03/25/2026

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details

Unit	Floorplan	Unit Designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
~~10-1004~~	11G60E	N/A	573	Occupied	Williams, Michael	02/07/2022	02/07/2022	02/28/2023	1,167.00	RESIDENT	RENT	732.00	0.00	732.00	681.00	103.00
					Williams, Michael					SUBSIDY	SUBRENT	435.00	0.00	435.00	0.00	0.00
10-1005	11G60EH	N/A	573	Occupied	Moon, Lisa	04/30/2008	04/30/2008	04/30/2009	1,167.00	RESIDENT	RENT	217.00	0.00	217.00	191.00	217.00
					Moon, Lisa					SUBSIDY	SUBRENT	950.00	0.00	950.00	0.00	0.00
10-1006	11G60E	N/A	573	Occupied	Fuller, Gloria	06/05/2025	06/05/2025	07/31/2026	1,167.00	RESIDENT	RENT	630.00	0.00	630.00	708.00	(6.00)
					Fuller, Gloria					SUBSIDY	SUBRENT	537.00	0.00	537.00	0.00	0.00
~~10-1007~~	11G60EH	N/A	573	Occupied	CASSESE, ROBERT	02/16/2004	02/01/2005	01/31/2006	1,167.00	RESIDENT	RENT	195.00	0.00	195.00	50.00	156.00
					CASSESE, ROBERT					SUBSIDY	SUBRENT	972.00	0.00	972.00	0.00	(18.00)
10-1008	11G60E	N/A	573	Occupied	Harrell, Frances	12/18/2020	12/18/2020	12/31/2021	1,167.00	RESIDENT	RENT	208.00	0.00	208.00	200.00	(108.00)
					Harrell, Frances					SUBSIDY	SUBRENT	959.00	0.00	959.00	0.00	0.00
totals:									**85,413.00**			**81,660.00**	**(118.00)**	**81,542.00**	**14,217.00**	**33,162.51**

* indicates amounts not included in detail totals

Orbach Affordable Management LLC - Mauldin Gardens

RENT ROLL DETAIL

As of 03/25/2026

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;

Amt / SQFT: Market = 42,602 SQFT; Leased = 41,373 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
11G50	7	570	1,167.00	2.05	1,167.00	2.05	7	100.00	0
11G50E	2	573	1,167.00	2.04	1,167.00	2.04	2	100.00	1
11G60	1	570	1,167.00	2.05	1,167.00	2.05	1	100.00	0
11G60E	10	573	1,167.00	2.04	1,167.00	2.04	9	90.00	1
11G60EH	4	573	1,167.00	2.04	1,167.00	2.04	4	100.00	0
11GS	1	570	1,245.00	2.18	0.00	0.00	1	100.00	0
21G50	10	656	1,298.00	1.98	1,298.00	1.98	10	100.00	0
21G60	14	656	1,298.00	1.98	1,298.00	1.98	13	92.86	0
315T50	7	785	1,563.00	1.99	1,563.00	1.99	7	100.00	0
315T60	9	785	1,563.00	1.99	1,558.22	1.99	9	100.00	1
totals / averages:	**65**	**655**	**1,314.05**	**2.00**	**1,296.19**	**1.97**	**63**	**96.92**	**3**

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	79,051.00	60	77,763.00
Occupied, NTV	3,897.00	3	3,897.00
Occupied NTV Leased		0	-
Vacant Leased	2,465.00	2	2,465.00
Admin/Down		0	-
Vacant Not Leased		0	-
totals:	**85,413.00**	**65**	**84,125.00**

summary billing by sub journal for current date

sub journal	amount
RESIDENT	15,951.00
SUBSIDY	65,591.00
total:	**81,542.00**

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;Hide all PII Data ? - No;

summary billing by transaction code for current date

code	amount
UTAC	1,237.00
UTILREIMB	(1,237.00)
LOST	(118.00)
RENT	17,306.00
SUBRENT	64,354.00
total:	**81,542.00**

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

Project Information			
Project Location:	Manning Garden Apartments		
Project Number:		Project Manager:	Patrick Crawford
Phone:	573-624-6614	Email:	patrick.crawford@gillgroup.com

Property Overview

Dates of construction/additions	
Date of Construction:	
# of construction phases:	1
Date(s) of renovations:	2006

Site Statistics	
Site area in acres:	
Total # of parking spaces:	79
# of HC accessible spaces:	5
# of HC van spaces:	N/A
# of carport spaces:	N/A
# of garage spaces:	N/A
Maintenance Bldg. (Y/N):	Y

Building Statistics	
Total # of apt. buildings:	2
# of stories:	3
Total square feet:	
Total net rentable area:	
Total # of dwelling units:	50
Total # of occupied units:	50
Total # of vacant units:	0
Total # of down units:	0
Total # of accessible units:	50
Total # of managers units:	1
Total # of model units:	N/A

Amenities

Clubhouse: ☐ Common Laundry: ☐ Pool: ☐
Playground: ☑ Sport Court: ☐ Theater: ☐
Salon: ☐ Library: ☐ Game Room: ☐
Dining Hall: ☐ Car Wash: ☐
Dwelling unit converted to Leasing Office: ☐
Other: ☑ Computer Room
Other: ☑ Community house

Summary of Apartment Unit Types

Bedrooms	Bathrooms	Unit Area (SF)	Quantity
1	1	540 SF	16
2	1	800 SF	20
3	1 ½	1050 SF	8
4	2 full	1150 SF	6
		SF	
		SF	
		SF	
		SF	
		SF	
		SF	

Rent roll provided?: Yes ☑ No ☐ Total # of Units: 50

Tenant/Landlord Replacement Responsibilities

Component	Tenant	Landlord
HVAC – PTAC units		
HVAC – Window/wall AC units		
HVAC – Condensing Units		✓
HVAC – Fan Coil or Air Handling		✓
Plumbing - Domestic Water Heaters		✓
Unit Finishes		
Unit Appliances		✓
Unit Cabinetry		✓
Other:		

Utility Service Summary

Utility	Utility Provider
Sewer:	City of Manning
Water:	City of Manning
Electric:	Duke Energy
Gas:	
Overall adequacy of utility service:	Good ☑ Fair ☐ Poor ☐
Is an irrigation system present?:	Yes ☐ No ☑

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

Component	Approximate Component Age (OTC = Original to Construction)	Describe dates, portions replaced, repairs, etc.
	Component Summary and Capital Improvements	
	Building Envelope	
Roof	Shingles: 20 Years Old OTC:☑ Panels: 20 Years Old OTC:☑ Other: _____ Years Old OTC:☐	
Windows	Windows: 47 Years Old OTC:☑	
Doors	Entry: 47 Years Old OTC:☑ Interior: 10 Years Old OTC:☐	
Siding	Vinyl: 47 Years Old OTC:☑ Aluminum: _____ Years Old OTC:☐ Wood: _____ Years Old OTC:☐ Cement Board: _____ Years Old OTC:☐ Stucco: _____ Years Old OTC:☐ Other: _____ Years Old OTC:☐	
	Mechanical Systems	
Heating and Cooling Components	Boilers: _____ Years Old OTC:☐ Furnaces: _____ Years Old OTC:☐ Heat Pumps: _____ Years Old OTC:☐ Rooftop units: _____ Years Old OTC:☐ Mini Splits: _____ Years Old OTC:☐ AC Condensers: 10 Years Old OTC:☐ PTAC units: _____ Years Old OTC:☐ Chiller: _____ Years Old OTC:☐ Other: _____ Years Old OTC:☐	
Elevator Mechanical	Elevator Mech: _____ Years Old OTC:☐	
	Interior Components	
Appliances	Refrigerators: 10 Years Old OTC:☐ Ranges: 10 Years Old OTC:☐ Range Hoods: 10 Years Old OTC:☐ Dishwashers: 10 Years Old OTC:☐ Other: _____ Years Old OTC:☐	
Cabinets and Countertops	Kitchen: 47 Years Old OTC:☑ Bathroom: 47 Years Old OTC:☑	

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

General Inquiry

1.	Does the property have full-time maintenance personnel or staff?	Yes:☑ No:☐ Unk: ☐ N/A:☐
2.	Are there any unresolved building, fire or zoning code issues?	Yes:☐ No:☑ Unk: ☐ N/A:☐
3.	Has a termite inspection occurred within the last year?	Yes:☑ No:☐ Unk: ☐ N/A:☐
4.	Does the property have any structural settlement, deflection or cracking?	Yes:☐ No:☑ Unk: ☐ N/A:☐
5.	Has the property experience and fire or seismic related damage?	Yes:☐ No:☑ Unk: ☐ N/A:☐
6.	Is there any water infiltration in basements or crawl spaces?	Yes:☐ No:☑ Unk: ☐ N/A:☐
7.	Are there any wall or window leaks, or poorly insulated areas?	Yes:☐ No:☑ Unk: ☐ N/A:☐
8.	Is roof access available?	Yes:☑ No:☐ Unk: ☐ N/A:☐
9.	Are there any current roof leaks at the property?	Yes:☐ No:☑ Unk: ☐ N/A:☐
10.	Is the roof covered by a warranty or bond?	Yes:☐ No:☑ Unk: ☐ N/A:☐
11.	Are the HVAC systems inspected on a regular basis?	Yes:☑ No:☐ Unk: ☐ N/A:☐
12.	Are there any plumbing leaks or water pressure problems?	Yes:☐ No:☑ Unk: ☐ N/A:☐
13.	Is the property served by on-site water well or septic system?	Yes:☐ No:☑ Unk: ☐ N/A:☐
14.	Are the elevators maintained by a contractor on a routine basis?	Yes:☐ No:☐ Unk: ☐ N/A:☑
15.	Is the emergency communication equip. in the elevators functional?	Yes:☐ No:☑ Unk: ☐ N/A:☑
16.	Have fire/life safety systems been inspected within the last year?	Yes:☑ No:☐ Unk: ☐ N/A:☐
17.	Are emergency electrical generators, if present, routinely maintained?	Yes:☐ No:☐ Unk: ☐ N/A:☑
18.	Are GFCI outlets installed in all kitchens?	Yes:☑ No:☐ Unk: ☐ N/A:☐
19.	Are GFCI outlets installed in all bathrooms/restrooms?	Yes:☑ No:☐ Unk: ☐ N/A:☐
20.	Has the building been tested for indoor air quality or mold?	Yes:☐ No:☑ Unk: ☐ N/A:☐

Red Flag Issues

21.	Is Fire Retardant Plywood used at the property?	Yes:☐ No:☑ Unk: ☐ N/A:☐
22.	Is polybutylene piping used at the property?	Yes:☐ No:☑ Unk: ☐ N/A:☐
23.	Does any part of the electrical system use aluminum branch wiring?	Yes:☐ No:☑ Unk: ☑ N/A:☐
24.	Are any Omega or Central brand fire sprinkler heads installed?	Yes:☐ No:☑ Unk: ☐ N/A:☐

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

Documentation Request			
Document:	Available On-Site	Available Attached	Not Available
Contractor budget associated with rehabilitation of the subject property			✓
ALTA survey/site plan			✓
Floor plans	✓		
Construction drawings	✓		
Rent roll of tenants/commercial suites with current occupancy percentage	✓		
Summary or matrix of apartment unit/suite types, square footages, and NRA.	✓		
Brochures and marketing information			✓
Certificates of occupancy			✓
Copy of open building permits or open code violations			✓
Records of system and material ages (roof, MEP, paving, finishes, furnishings)			✓
Previous reports pertaining to the physical condition of the subject property			✓
Lists of mechanical equipment			✓
List of capital expenditures within the past 5 years			✓
Local Law #11 Façade Inspection Reports (NYC)			✓
Roof survey and warranty			✓
Service reports and inspection certificates (HVAC, elevator, fire alarm, sprinkler)			✓
ADA Survey or Barrier Removal Plan			✓

Preparer represents that to the best of the their knowledge, the above statements and facts are true and correct, and that no material facts have been suppressed or misstated.

Name:	Tamela Moss		
Title:	Property Manager		
Firm:	Manning Garden Apartments		
Address:	214 Alfred Henry Dr #7 Manning, SC 29102		
Phone Number:	803-435-2717		
Email Address:	tamelam@orbrockaffordable.com		
Signature:	Tamela Moss	**Date:**	3/23/26

Manning			50 Units
4/24/2026			
Proposed Scope/Budget			
Item	**Quantity**	**Unit Cost**	**Sub-Total**
Abatement			
UFAS Abatement	3	7,500	$22,500
Typical Unit Abatement	NIC	NIC	
Bathrooms			
Vanity and CMT	64	650	$41,600
Vanity Faucet	64	275	$17,600
Toilet Replacement	64	475	$30,400
Bath Accessories	64	200	$12,800
Shower Trim	56	385	$21,560
Shower Valve	56	350	$19,600
Tub Reglaze	56	600	$33,600
Tile Tub Surround	56	2,100	$117,600
New GFI Outlet	64	150	$9,600
LED Lighting	64	225	$14,400
Exhaust Fan	64	650	$41,600
LVT	64	400	$25,600
Kitchens			
Cabinet Replacement	50	4,100	$205,000
Grease Guards	50	125	$6,250
Quartz Counters	50	1,600	$80,000
Refrigerators-EnergyStar	50	950	$47,500
Range	50	900	$45,000
Microwave Range Hood + Wiring	50	895	$44,750
Dishwasher (Existing Wiring)	50	800	$40,000
Lighting Replacement	50	250	$12,500
New GFI Outlets	50	225	$11,250
Sinks-stainless steel sink	50	250	$12,500
Faucets-single lever	50	300	$15,000
LVT	50	450	$22,500
General Interior (BR/LR/DR)			
Unit Entry Door Paint	100	250	$25,000
Entry Door Hardware	50	350	$17,500
Unit Flooring - LVP	50	4,750	$237,500
Vinyl Wall Base	50	1,000	$50,000
Stair Treads	1	50,000	$50,000
Smoke/CO detector - Hardwire	50	1,000	$50,000
Replace Elec Devices (Switches, Receps)	50	950	$47,500
Window Treatments and Blinds	50	450	$22,500
Interior Door Replacement	Allowance	1	$50,000
LED Lighting + Ceiling Fans	50	1,200	$60,000
Unit Painting	50	3,250	$162,500
Electrical Panels	NIC	NIC	NIC
HVAC	0	11,500	$-
Domestic hot Water Heaters	0	1,500	$-
Condensate Drain and Pan	Allowance	-	$-
Washer Dryer	NIC	NIC	NIC
UFAS/ADAPTABLE/HVI			
UFAS	3	30,000	$90,000
HVI	1	6,500	$6,500

Building Envelope			
Windows	1	450,000	$450,000
Siding	1	650,000	$650,000
Façade Repairs and Cleaning	21	3,500	$73,500
Roof / Gutter / Soffit / Fascia	1	600,000	$600,000
Roof Insulation	1	140,000	$140,000
Site Improvements			
Concrete / Walks	Allowance	75,000	$75,000
Landscaping	Allowance	15,000	$15,000
CCTV	Allowance	50,000	$50,000
Exterior Amenity	Allowance	75,000	$75,000
Seal and Stripe	Allowance	75,000	$75,000
Dumpster Corall	Allowance	30,000	$30,000
Playground	Allowance	45,000	$45,000
Community Room / Office	Allowance	50,000	$50,000
Mailboxes	Allowance	25,000	$25,000
Laundry	Allowance	20,000	$20,000
Signage	50	300	$15,000
Exterior Stair Repairs	Allowance	5,000	$5,000
Sewer repairs based on sewer scoping	Allowance	57,000	$57,000
TOTAL		**85,404**	**4,270,210.00**

Full Rehabilitation Budget				
Hard Costs			**$**	**4,270,210**
General Conditions		6%	**$**	**256,213**
Overhead		2%	**$**	**85,404**
Profit		6%	**$**	**256,213**
Sub Total		**97,361**	**$**	**4,868,039**
Bond		2%	**$**	**97,361**
Total		**99,308**	**$**	**4,965,400**

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Summary

Parcel Number	169-11-09-002-00
Account #	30067
Property Address	214 ALFRED HENRY ST
Legal Description	(Note: Not to be used on legal documents.)
Acres/Lot	6.800
Land Use	COMMERCIAL (NCOM)
Millage Group	21 - INSIDE MANNING CITY LIMITS - INSIDE MANNING CITY LIMITS
Neighborhood	FRONTS ONE OF MAIN HWYS I95 301 261 521 AND 260
Improvements	21 Main Buildings and 3 Misc Improvement(s) on Account



Owners

MANNING GARDENS MF I LLC
3475 PIEDMONT RD NE
1525
ATLANTA GA 30305

C/O INFINITY CAPITAL PARTNERS LLC
3475 PIEDMONT RD NE
1525
ATLANTA GA 30305

ATTN: GREGORY B JONES
3475 PIEDMONT RD NE
1525
ATLANTA GA 30305

Valuation

		2021	2020	2019	2018
	Market Land Value	$136,000	$0	$0	$0
+	Market Improvement Value	$1,347,400	$892,200	$892,200	$892,200
+	Market Misc Value	$76,600	$0	$0	$0
=	Total Market Value	**$1,560,000**	**$892,200**	**$892,200**	**$892,200**
-	Ag Credit Value	$0	$0	$0	$0
=	Total Taxable Value	**$1,560,000**	***$892,200**	***$892,200**	***$892,200**
	Capped Taxable Value	N/A	*$892,200	*$892,200	*$892,200
=	Total Assessed Value	**$93,600**	**$53,532**	**$53,532**	**$53,532**

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
COMM (NCOM)	6.80	ACRES	SITE	0	0

Buildings

Card	1	**Foundation**	SLAB
Building Type	APARTMENT	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1985	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 25% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	3456	**Fireplaces**	0
Total Area	3456	**Garage**	

Card	2	**Foundation**	SLAB
Building Type	APARTMENT	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	2 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 20% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	7440	**Fireplaces**	0
Total Area	7440	**Garage**	

Card	3	**Foundation**	SLAB
Building Type	APARTMENT	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 25% Hardb Siding

Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	2400	**Fireplaces**	0
Total Area	2400	**Garage**	

Card	4	**Foundation**	SLAB
Building Type	APARTMENT	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	2 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 20% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	7440	**Fireplaces**	0
Total Area	7440	**Garage**	

Card	5	**Foundation**	SLAB
Building Type	APARTMENT	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame)
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	2400	**Fireplaces**	0
Total Area	2400	**Garage**	

Card	6	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 25% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1246	**Fireplaces**	0
Total Area	1318	**Garage**	

Card	7	**Foundation**	SLAB
Building Type	MISC COMM FV BLDG	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 10% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	2208	**Fireplaces**	0
Total Area	2328	**Garage**	

Card	8	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 30% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1143	**Fireplaces**	0
Total Area	1185	**Garage**	

Card	9	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 30% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1143	**Fireplaces**	0
Total Area	1185	**Garage**	

Card	10	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 30% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1143	**Fireplaces**	0
Total Area	1185	**Garage**	

Card	11	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 30% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1143	**Fireplaces**	0
Total Area	1185	**Garage**	

Card	12	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 30% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1246	**Fireplaces**	0
Total Area	1318	**Garage**	

Card	13	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 30% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1143	**Fireplaces**	0
Total Area	1185	**Garage**	

Card	14	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 30% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1143	**Fireplaces**	0
Total Area	1185	**Garage**	

Card	15	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 30% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1143	**Fireplaces**	0
Total Area	1185	**Garage**	

Card	16	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 10% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1246	**Fireplaces**	0
Total Area	1318	**Garage**	

Card	17	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1977	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 30% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1246	**Fireplaces**	0
Total Area	1318	**Garage**	

Card	18	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE

Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 10% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1246	**Fireplaces**	0
Total Area	1318	**Garage**	

Card	19	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 10% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1246	**Fireplaces**	0
Total Area	1318	**Garage**	

Card	20	**Foundation**	SLAB
Building Type	APARTMENT	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 50% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	4784	**Fireplaces**	0
Total Area	4784	**Garage**	

Card	21	**Foundation**	SLAB
Building Type	RESIDENTIAL	**Frame**	WOOD
Year Built	1978	**Roof Structure**	GABLE
Effective Year Built	1980	**Roof Material**	COMPOSITION AVERAGE QUALITY
Story Height	1 Story	**Primary Exterior Wall**	BRICK VENEER (Frame) with 25% Hardb Siding
Grade	3	**Heat Type**	AVERAGE QUALITY
Condition	Average	**HeatFuel**	ELECTRIC
Finished Area	1246	**Fireplaces**	0
Total Area	1318	**Garage**	

Miscellaneous Information

Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
Pole ShedSlb	1978	Pole ShedSlb (PSS)	24 x 20	0	480 SF	Average
Pole ShedSlb	1978	MAIL BOXES	17 x 15	0	255 SF	Average
Drive Asphlt	1978	Drive Asphlt (DWA)	0 x 0	0	37300 SF	Average

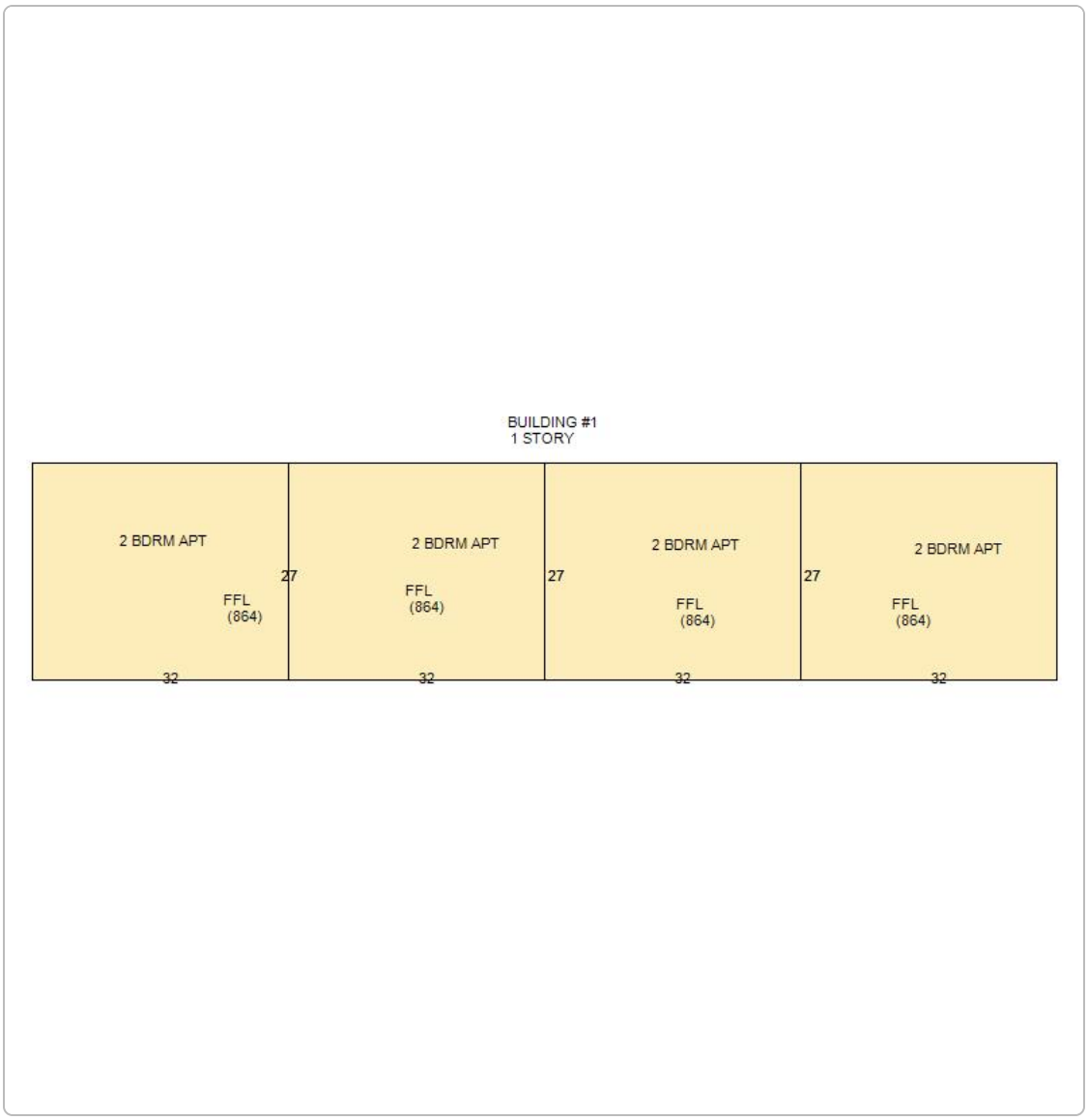
Sales

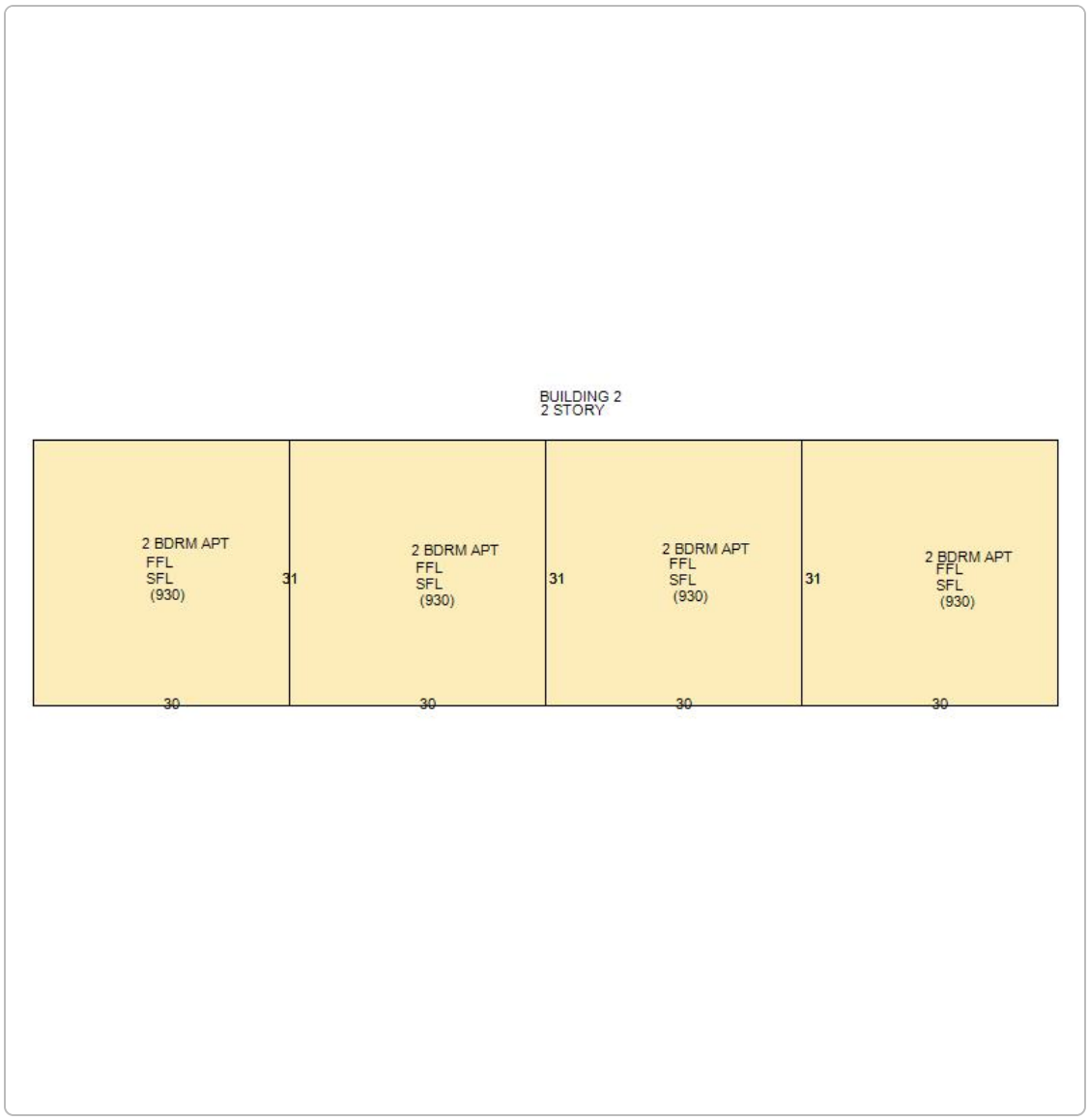
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Grantor	Grantee
2/27/2020	$5	ASSIGNMENT	1006	1017	MANNING GARDENS MF I LLC	
1/23/2020	$1,650,000	TRANSFER ENT	1005	5812	ASHTON MANNING A LP	MANNING GARDENS MF I LLC
9/18/2006	$720,713		A631	43	MANNING PROPERTIES LTD	ASHTON MANNING A LP

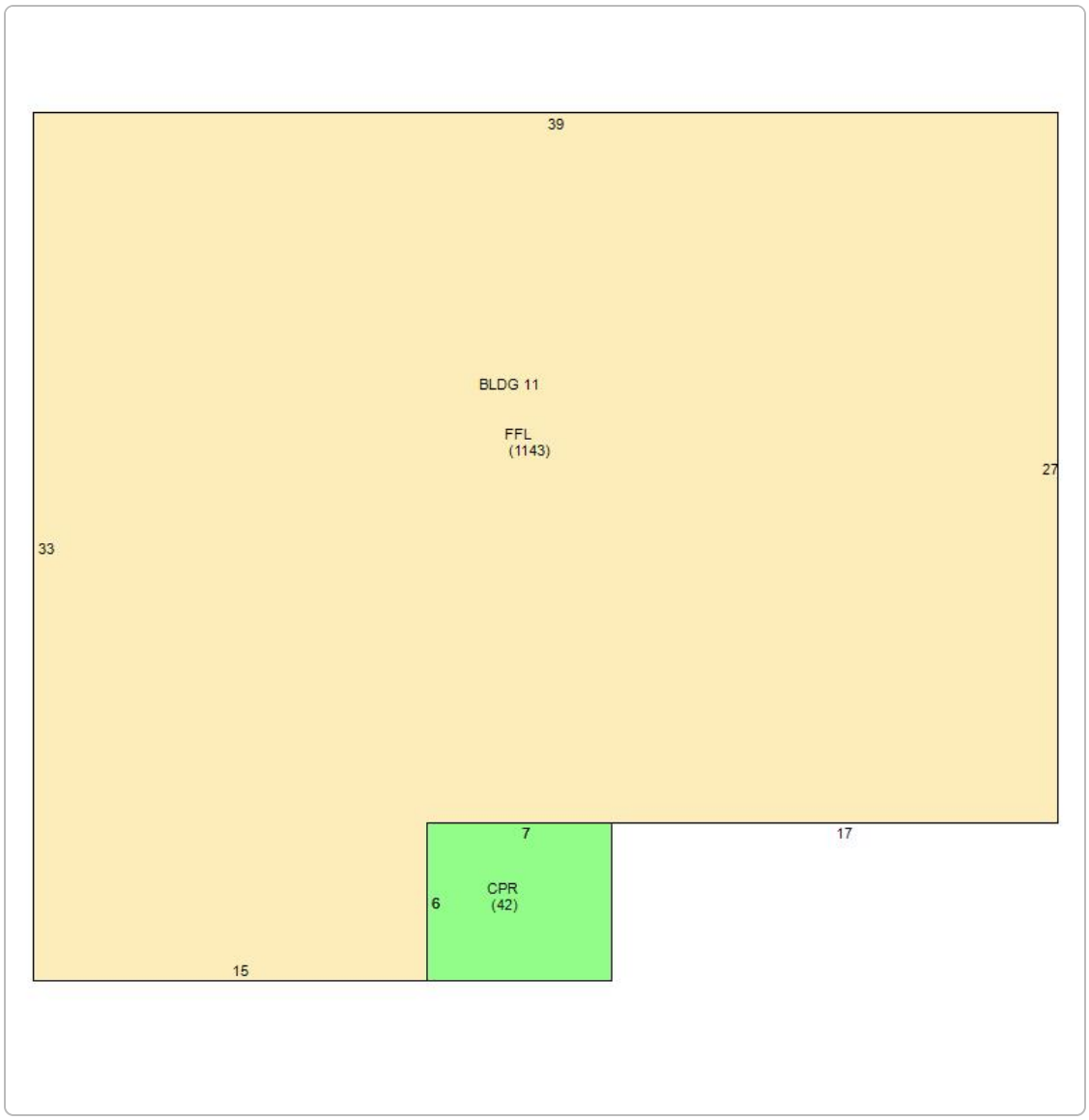
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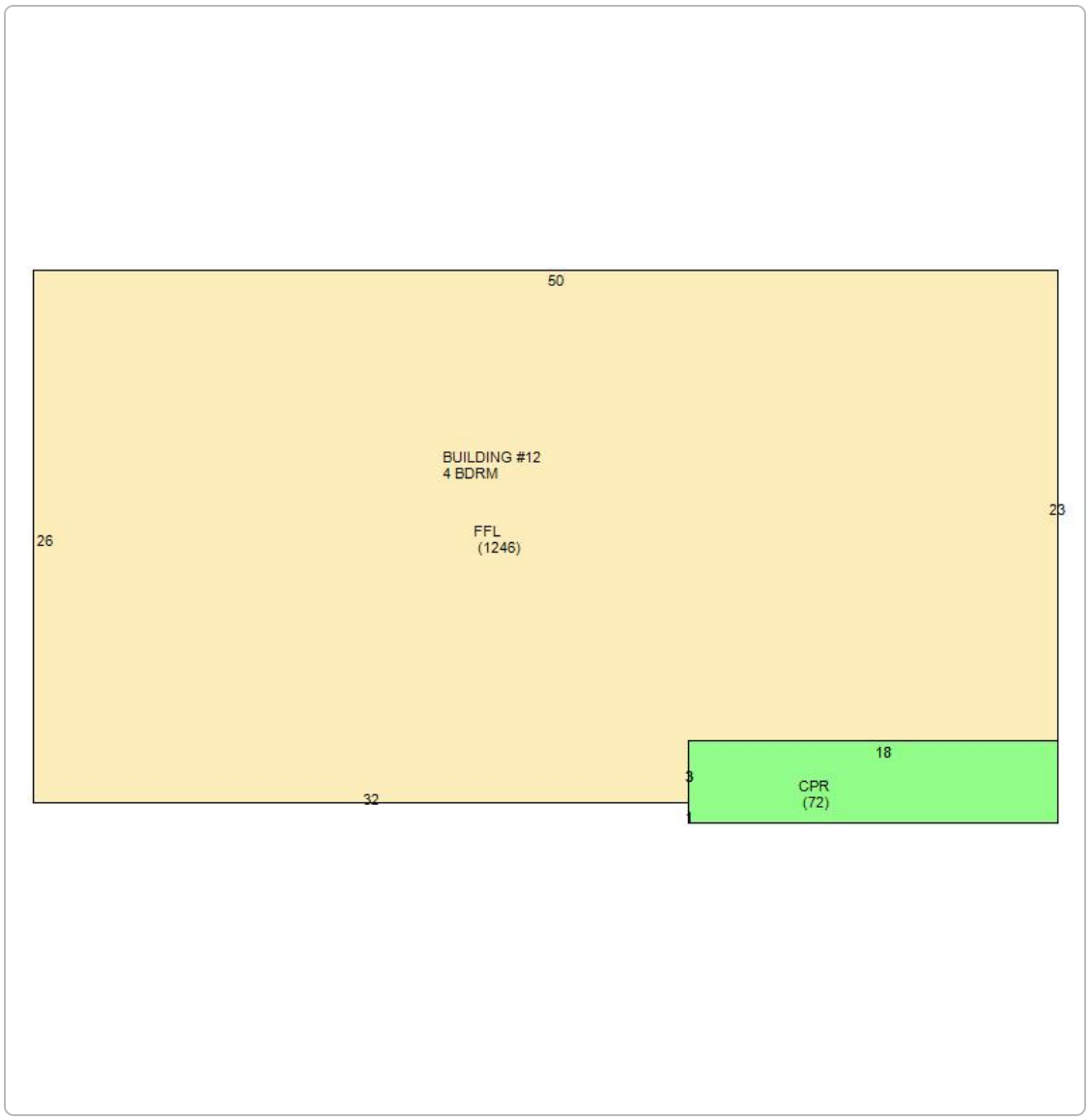


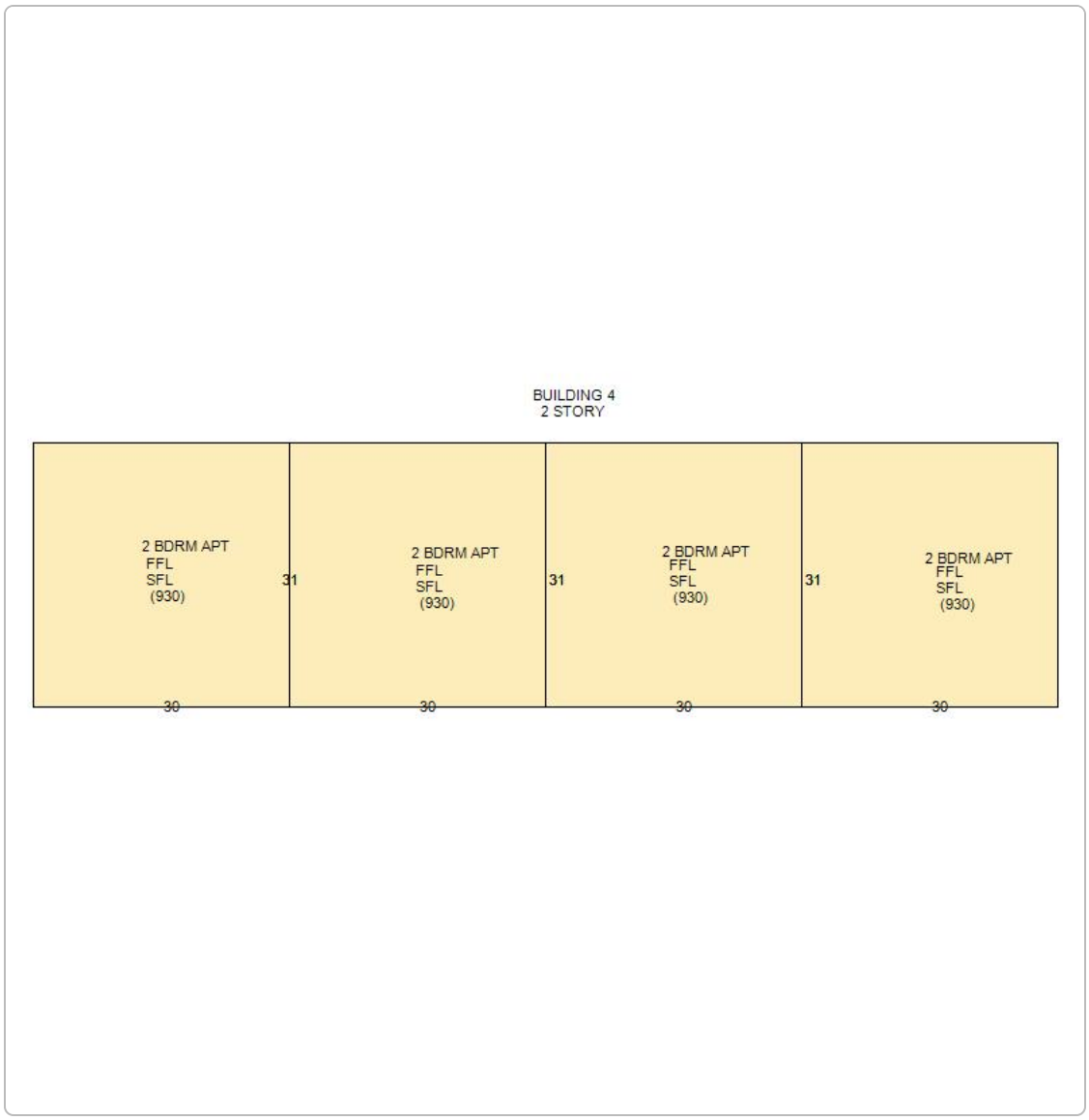
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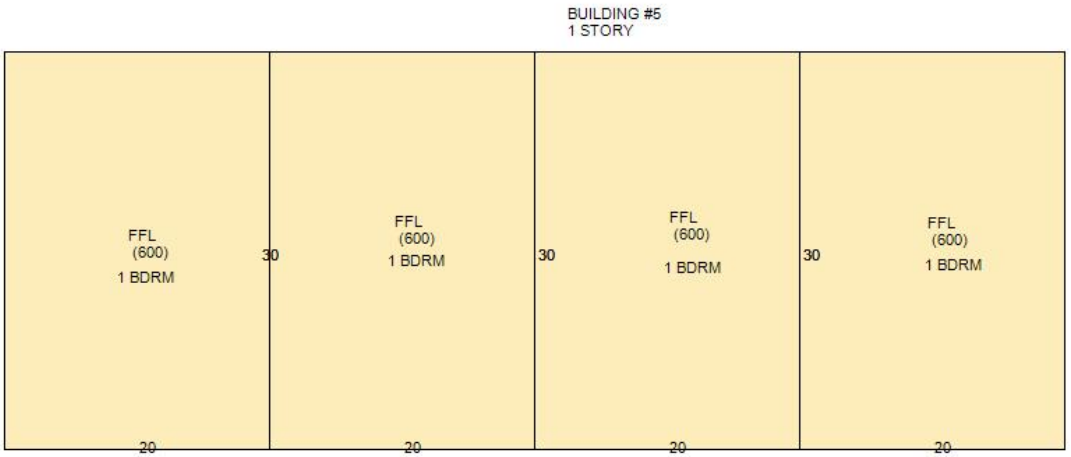

BUILDING #1
1 STORY
2 BDRM APT
FFL
(864)
27
32
2 BDRM APT
FFL
(864)
27
32
2 BDRM APT
FFL
(864)
27
32
2 BDRM APT
FFL
(864)
27
32

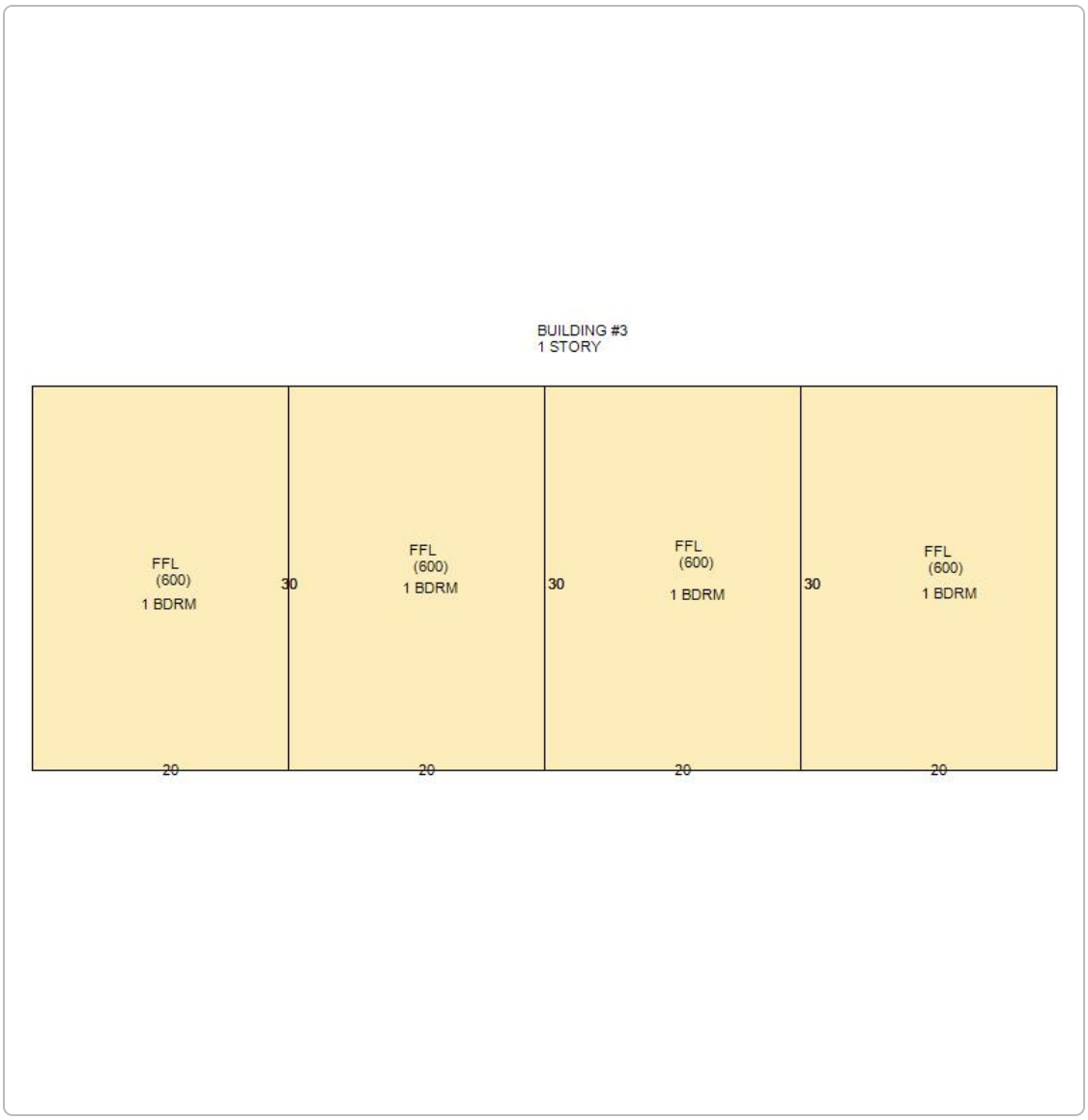

BUILDING 2
2 STORY
2 BDRM APT
FFL
SFL
(930)
31
2 BDRM APT
FFL
SFL
(930)
31
2 BDRM APT
FFL
SFL
(930)
31
2 BDRM APT
FFL
SFL
(930)
30
30
30
30

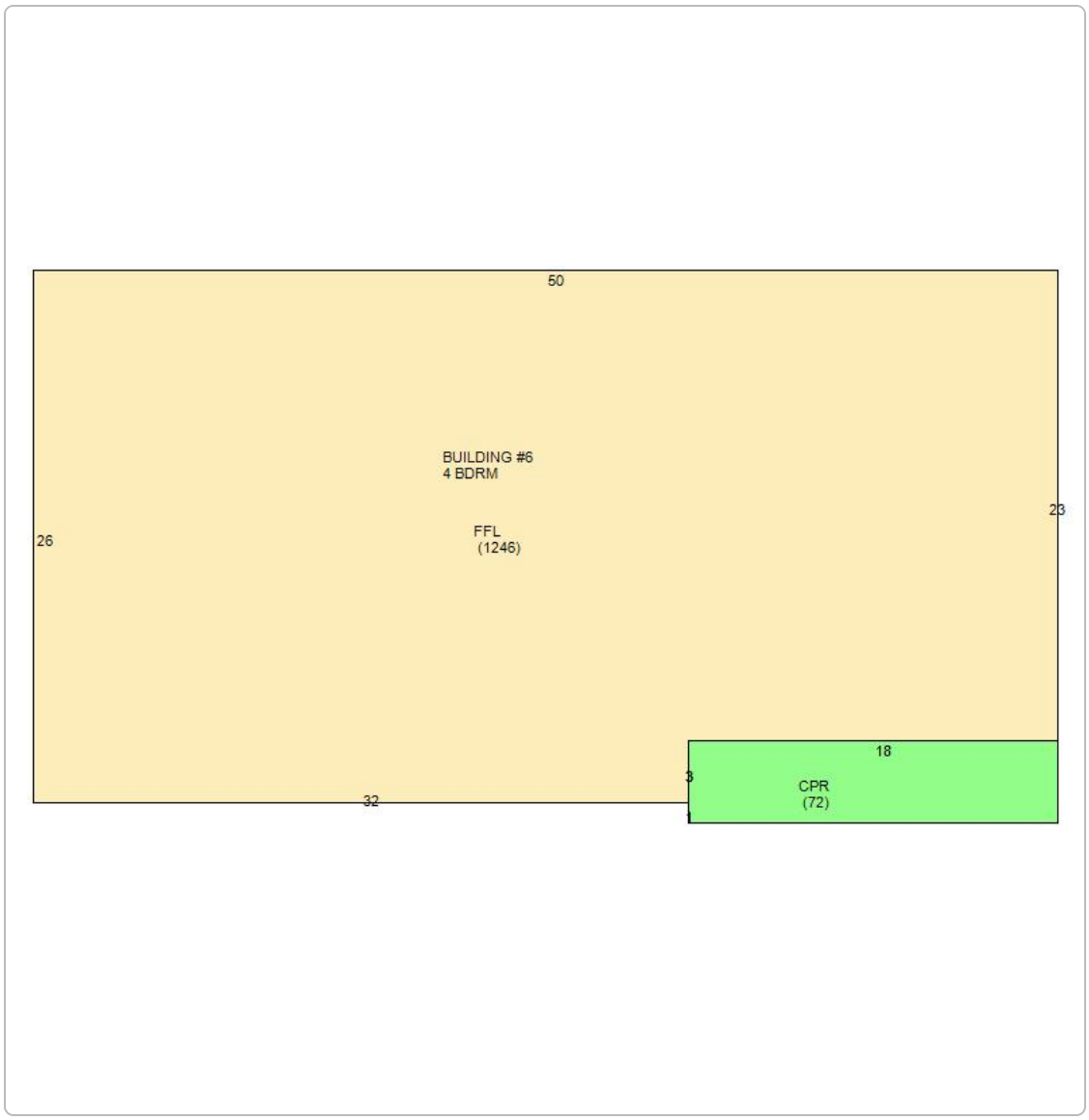

39
BLDG 11
FFL
(1143)
27
33
7
17
CPR
(42)
6
15

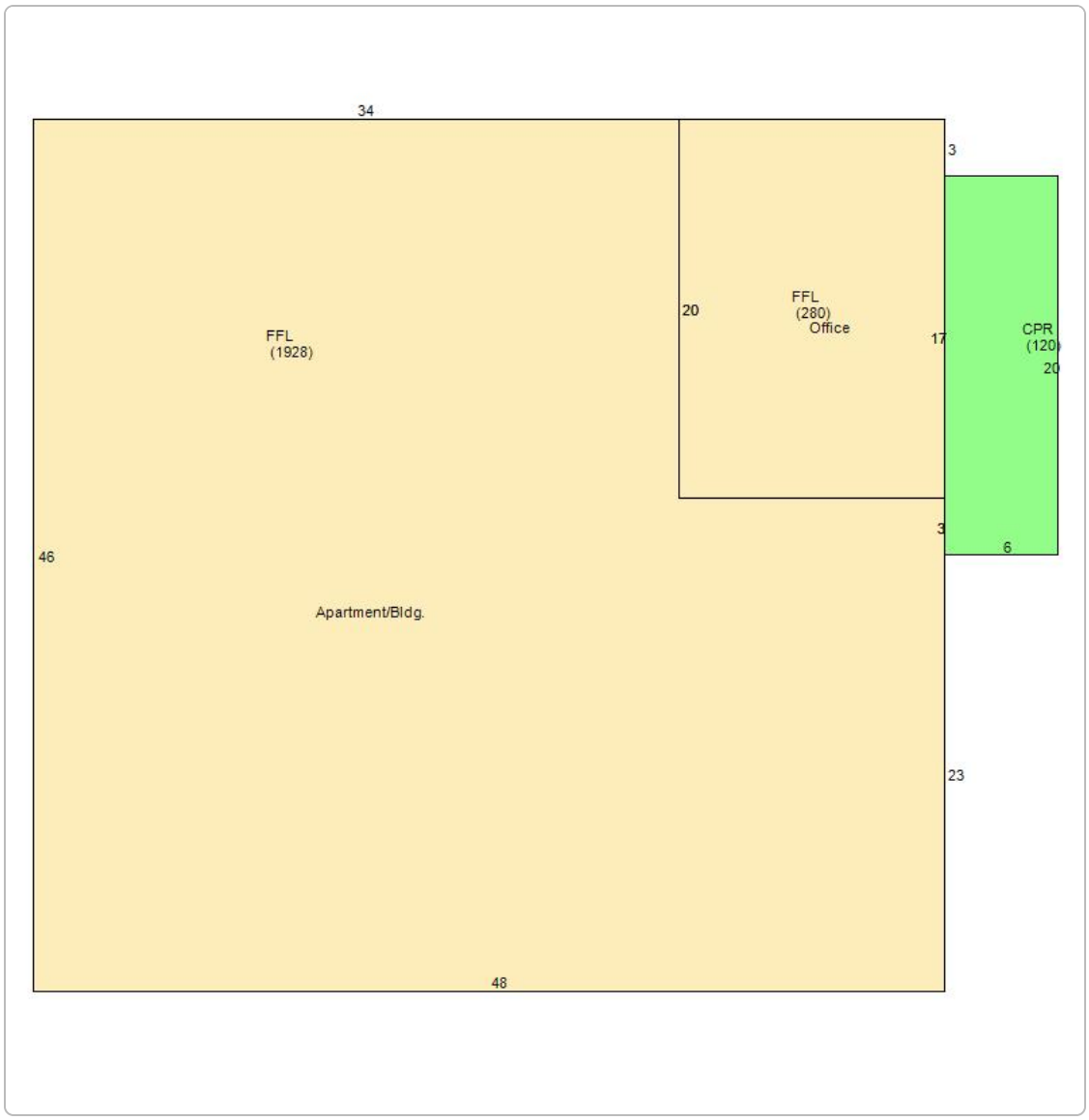

50
BUILDING #12
4 BDRM
FFL
(1246)
26
23
18
3
CPR
(72)
32

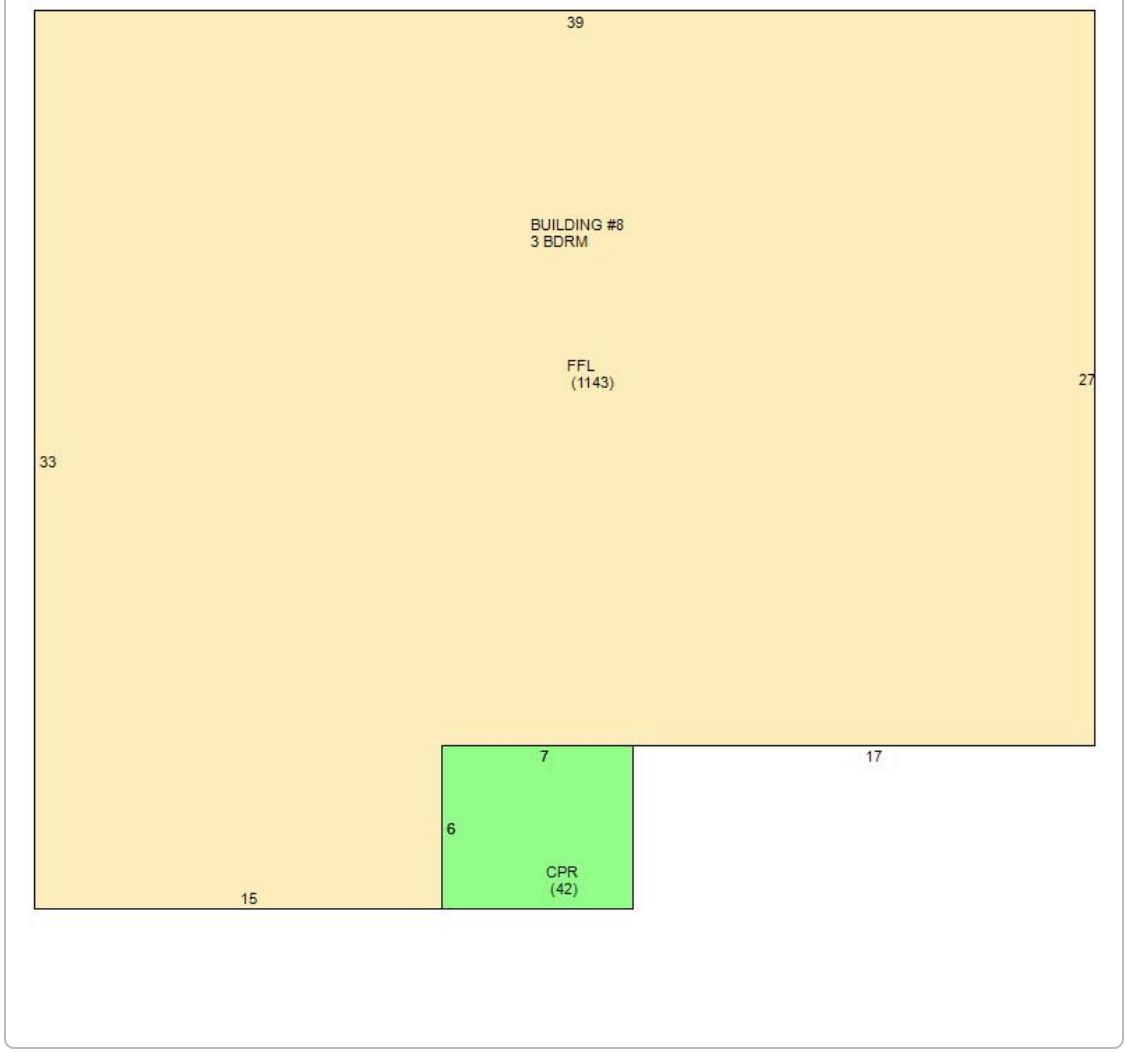

BUILDING 4
2 STORY
2 BDRM APT
FFL
SFL
(930)
31
2 BDRM APT
FFL
SFL
(930)
31
2 BDRM APT
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SFL
(930)
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2 BDRM APT
FFL
SFL
(930)
30
30
30
30

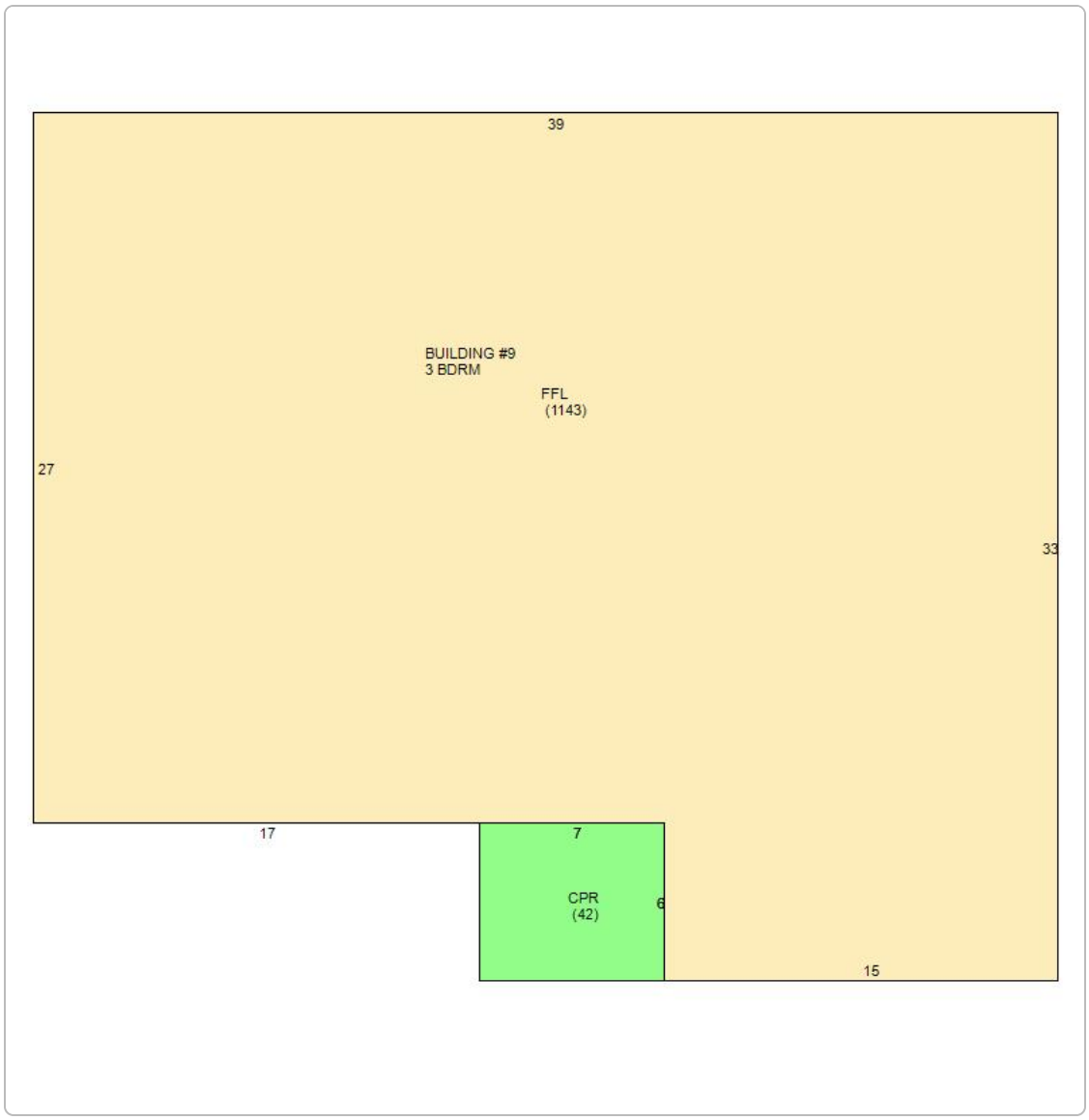

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1 STORY
FFL
(600)
1 BDRM
30
FFL
(600)
1 BDRM
30
FFL
(600)
1 BDRM
30
FFL
(600)
1 BDRM
20
20
20
20

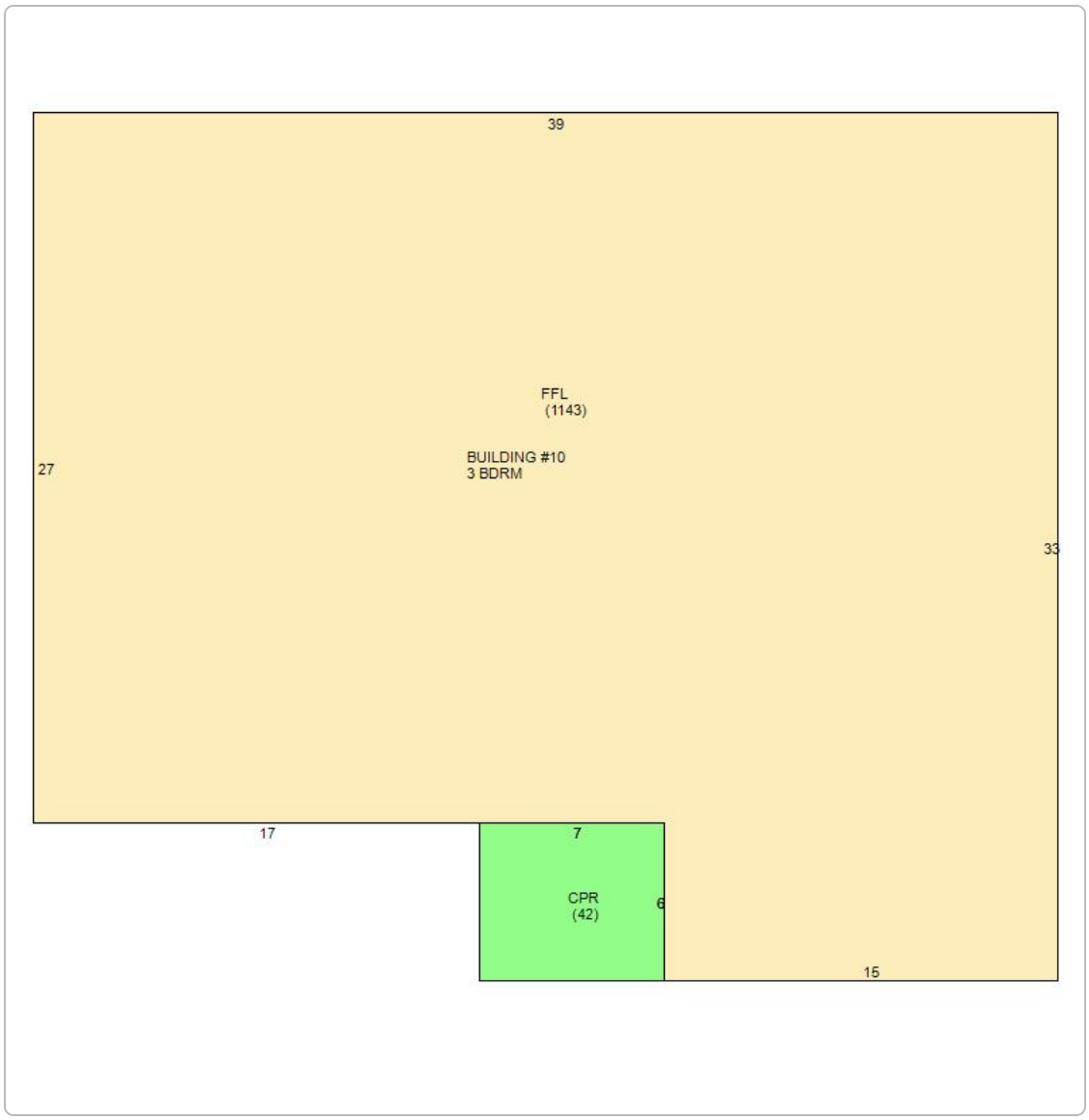

BUILDING #3
1 STORY
FFL
(600)
1 BDRM
30
FFL
(600)
1 BDRM
30
FFL
(600)
1 BDRM
30
FFL
(600)
1 BDRM
20
20
20
20

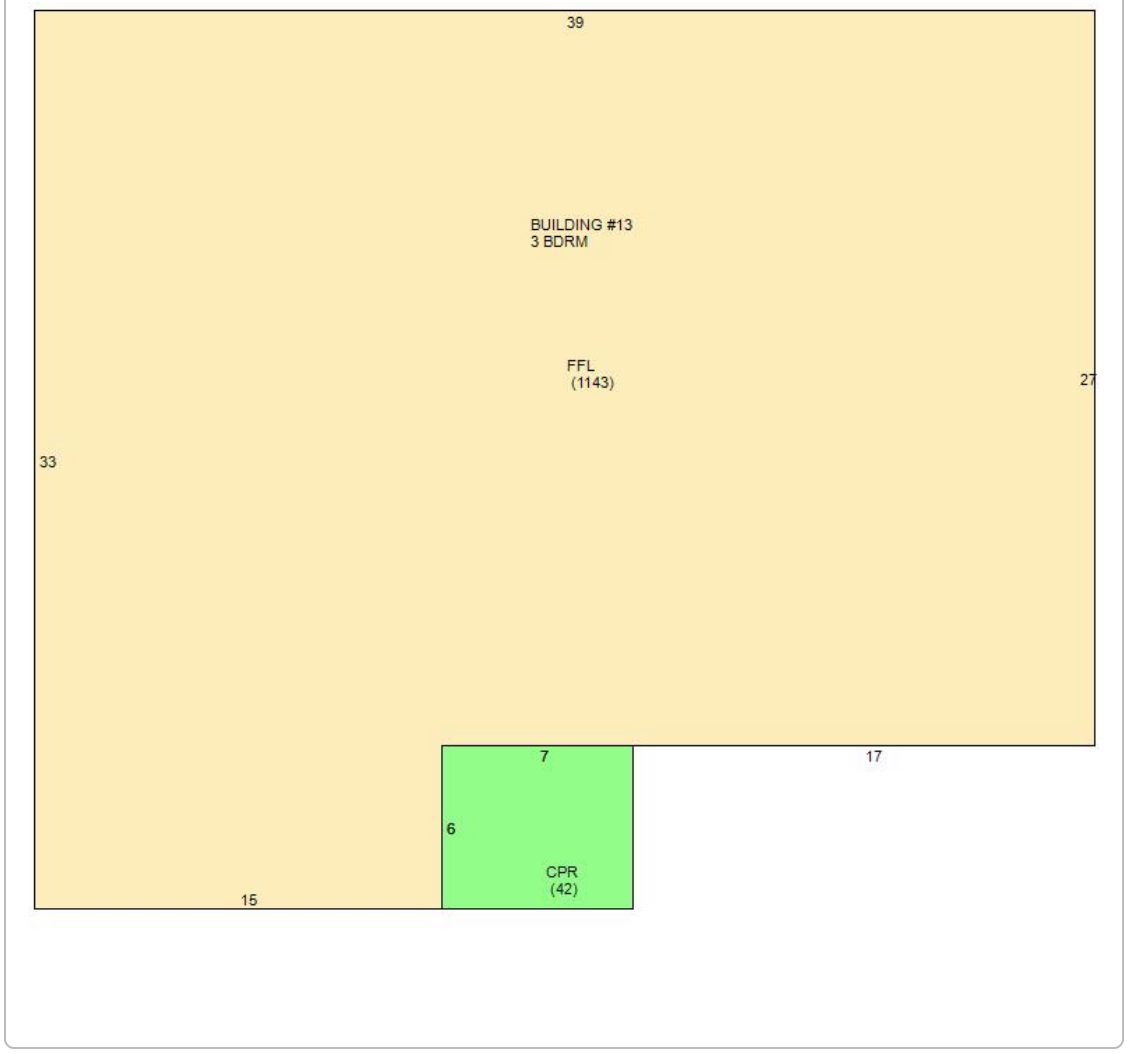

50
BUILDING #6
4 BDRM
FFL
(1246)
26
23
18
3
CPR
(72)
32

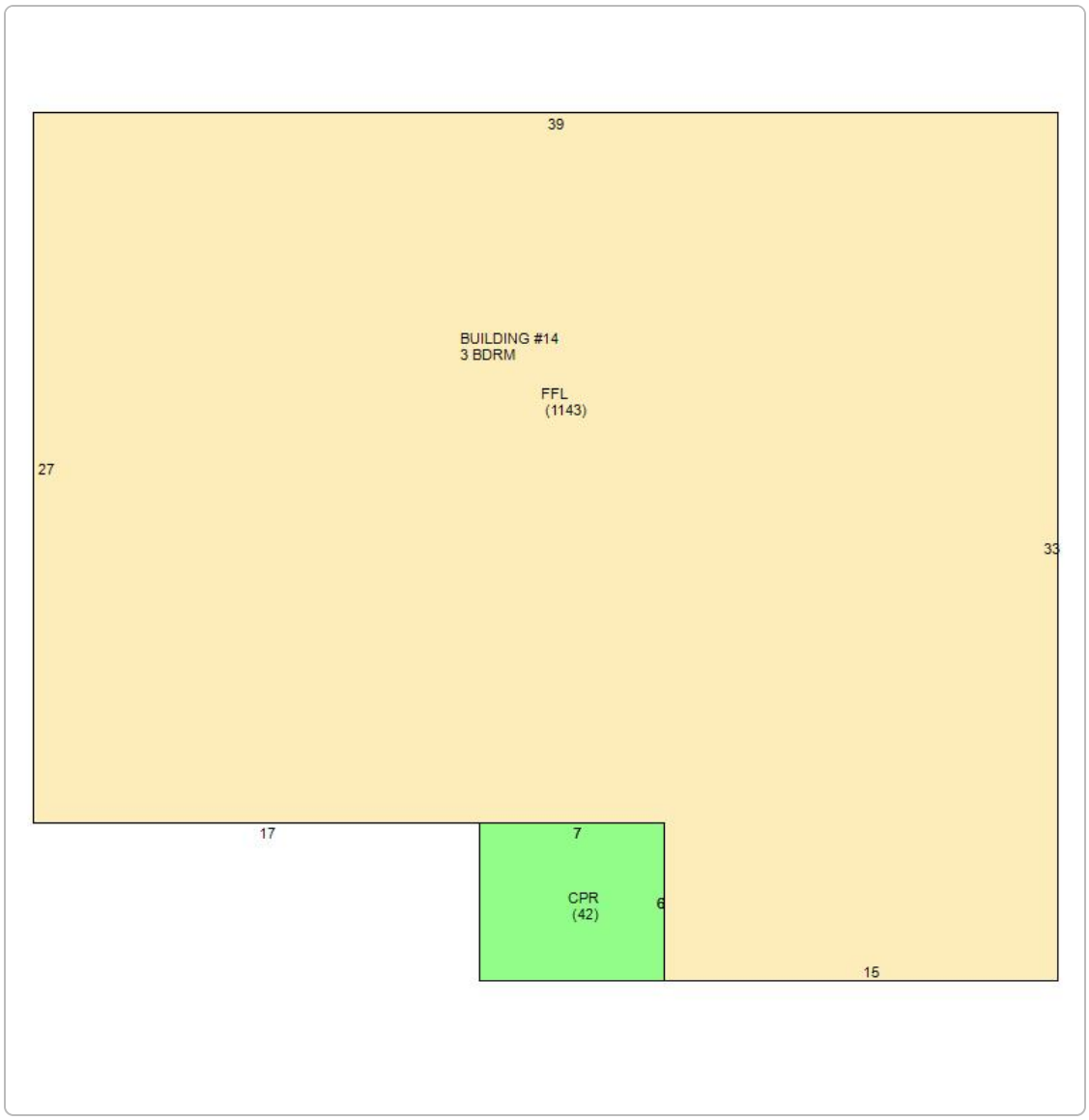

34
3
FFL
(280)
Office
20
FFL
(1928)
17
CPR
(120)
20
3
6
46
Apartment/Bldg.
23
48

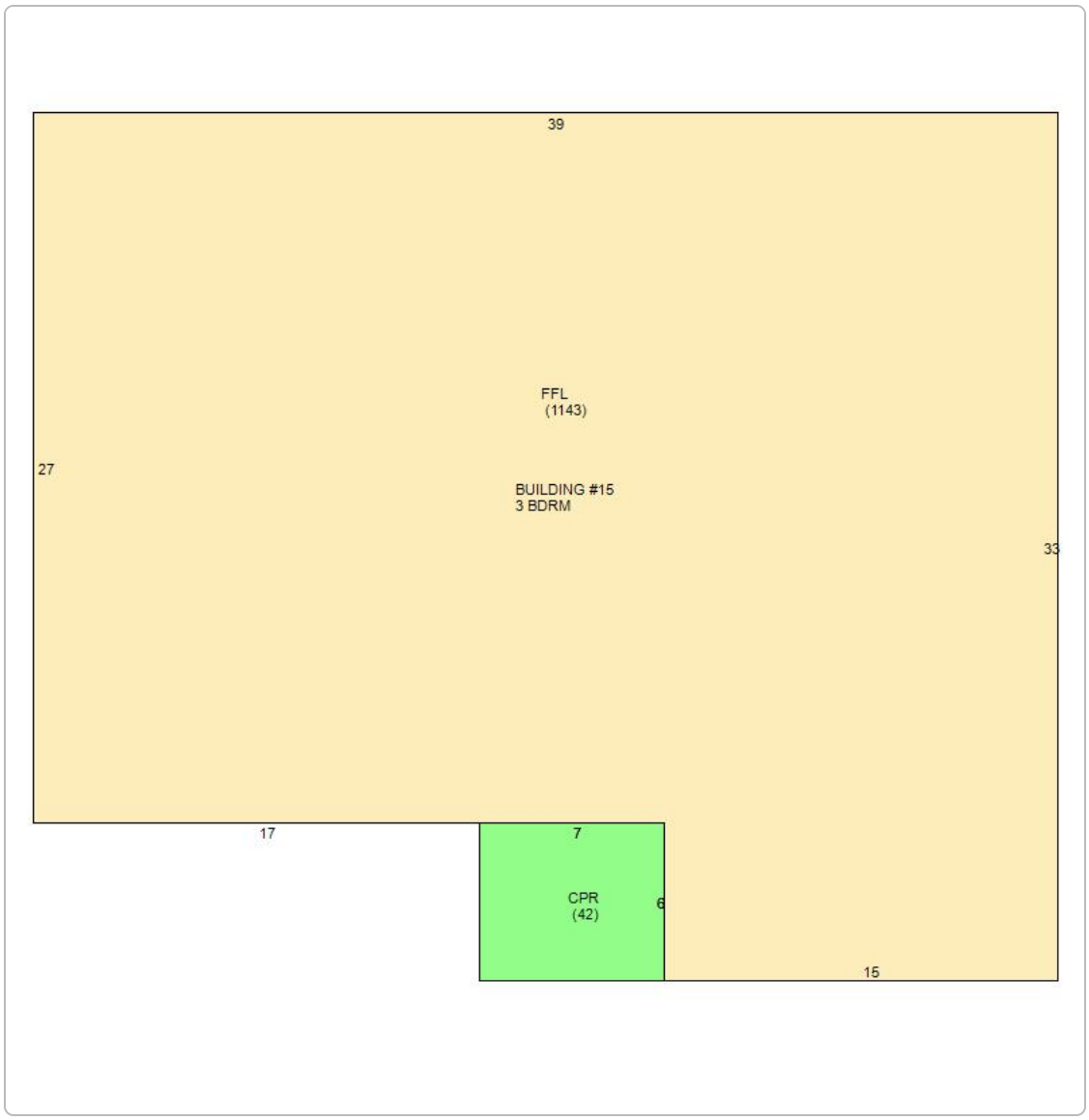

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BUILDING #8
3 BDRM
FFL
(1143)
27
33
7
17
6
CPR
(42)
15

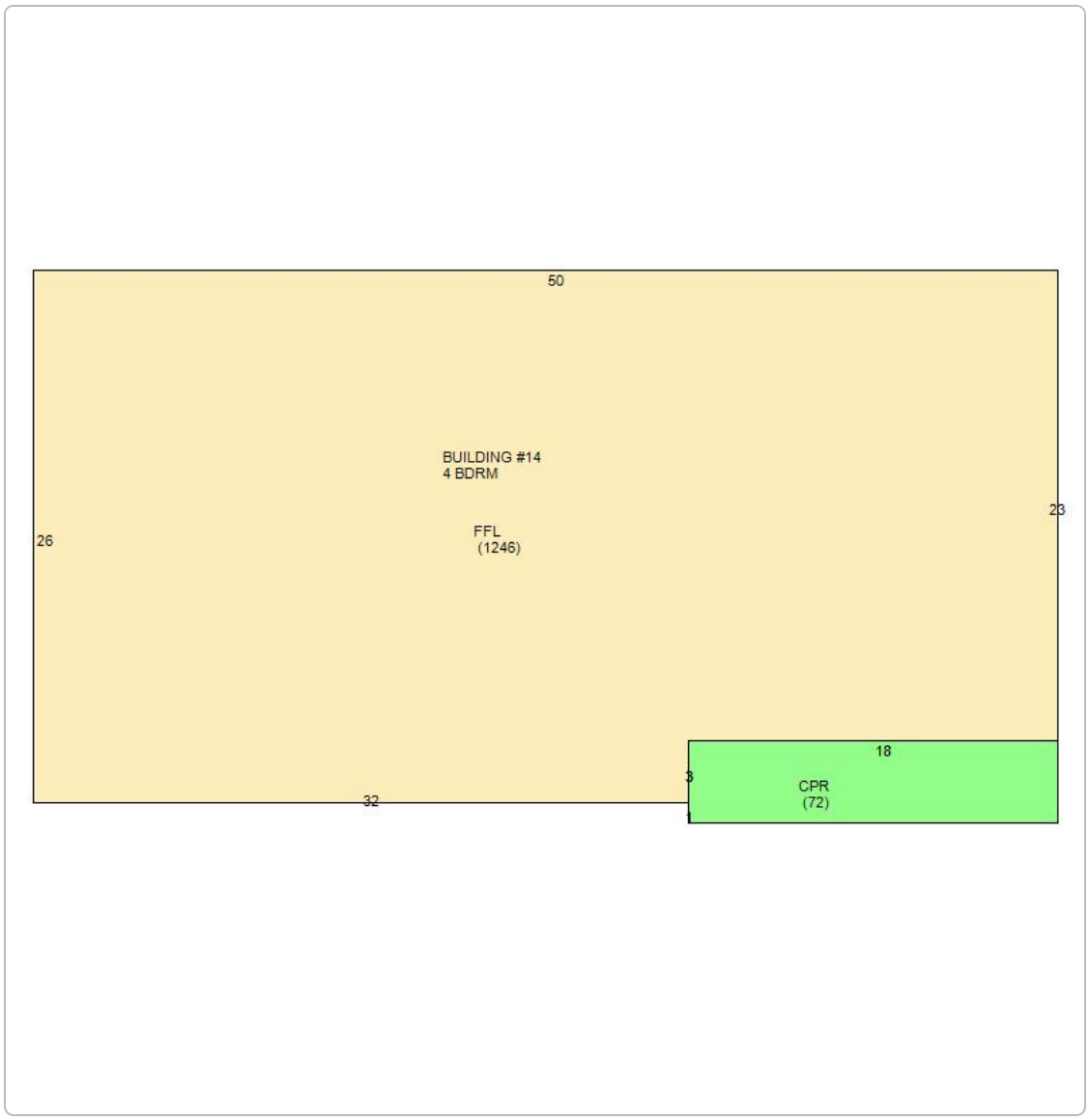

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BUILDING #9
3 BDRM
FFL
(1143)
27
33
17
7
CPR
(42)
6
15

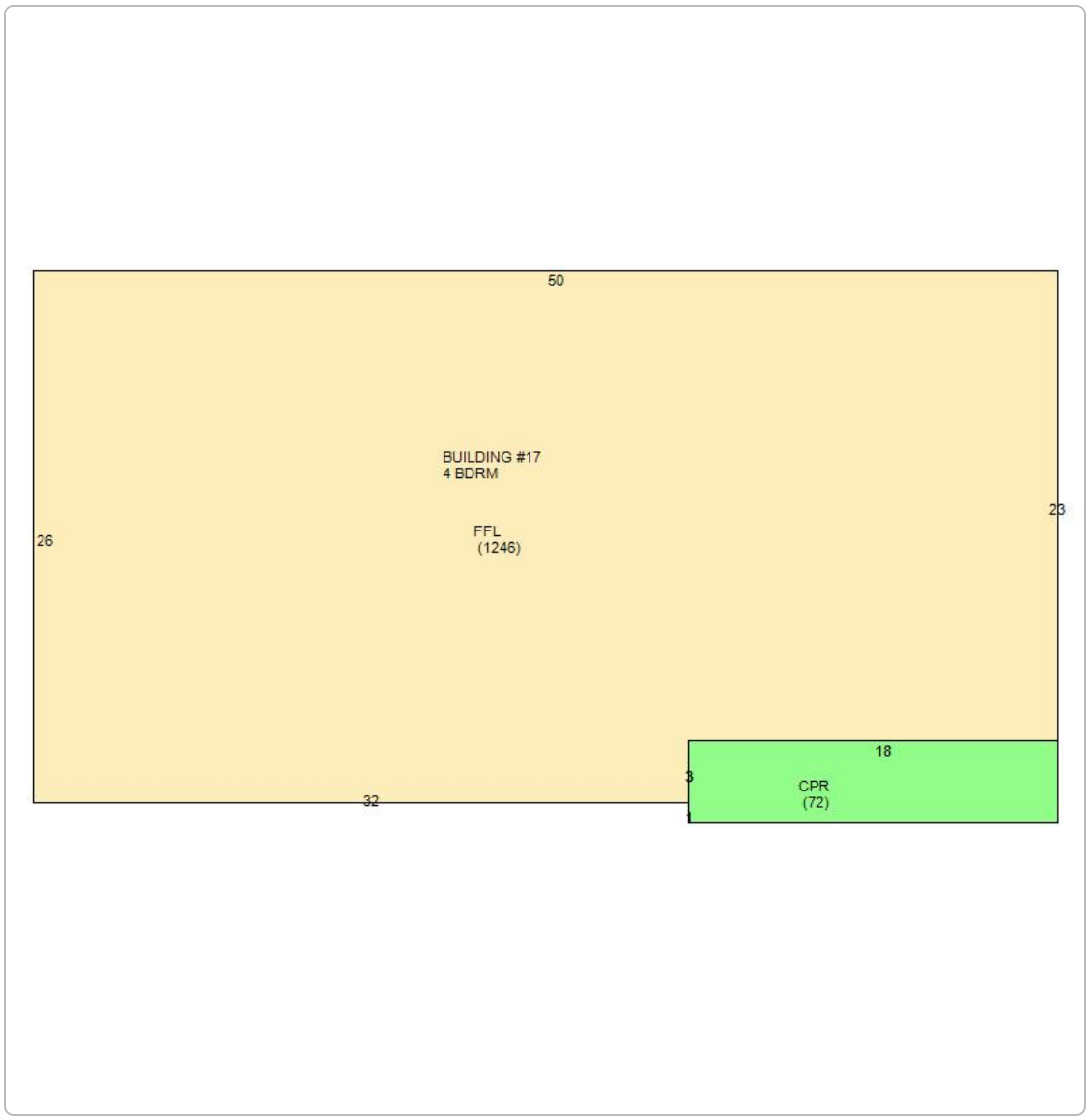

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FFL
(1143)
BUILDING #10
3 BDRM
27
33
17
7
CPR
(42)
6
15

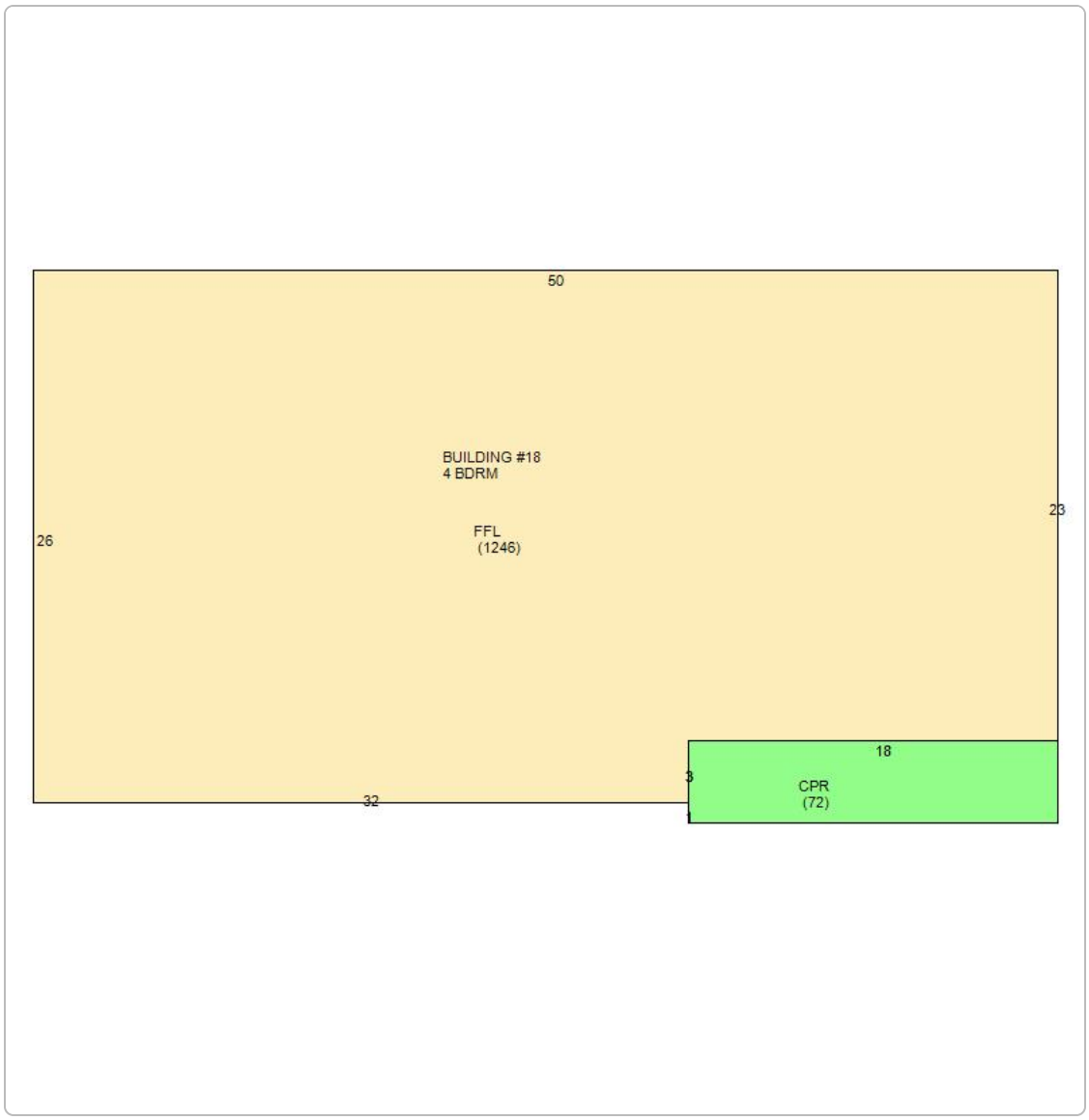

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BUILDING #13
3 BDRM
FFL
(1143)
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33
7
17
6
CPR
(42)
15

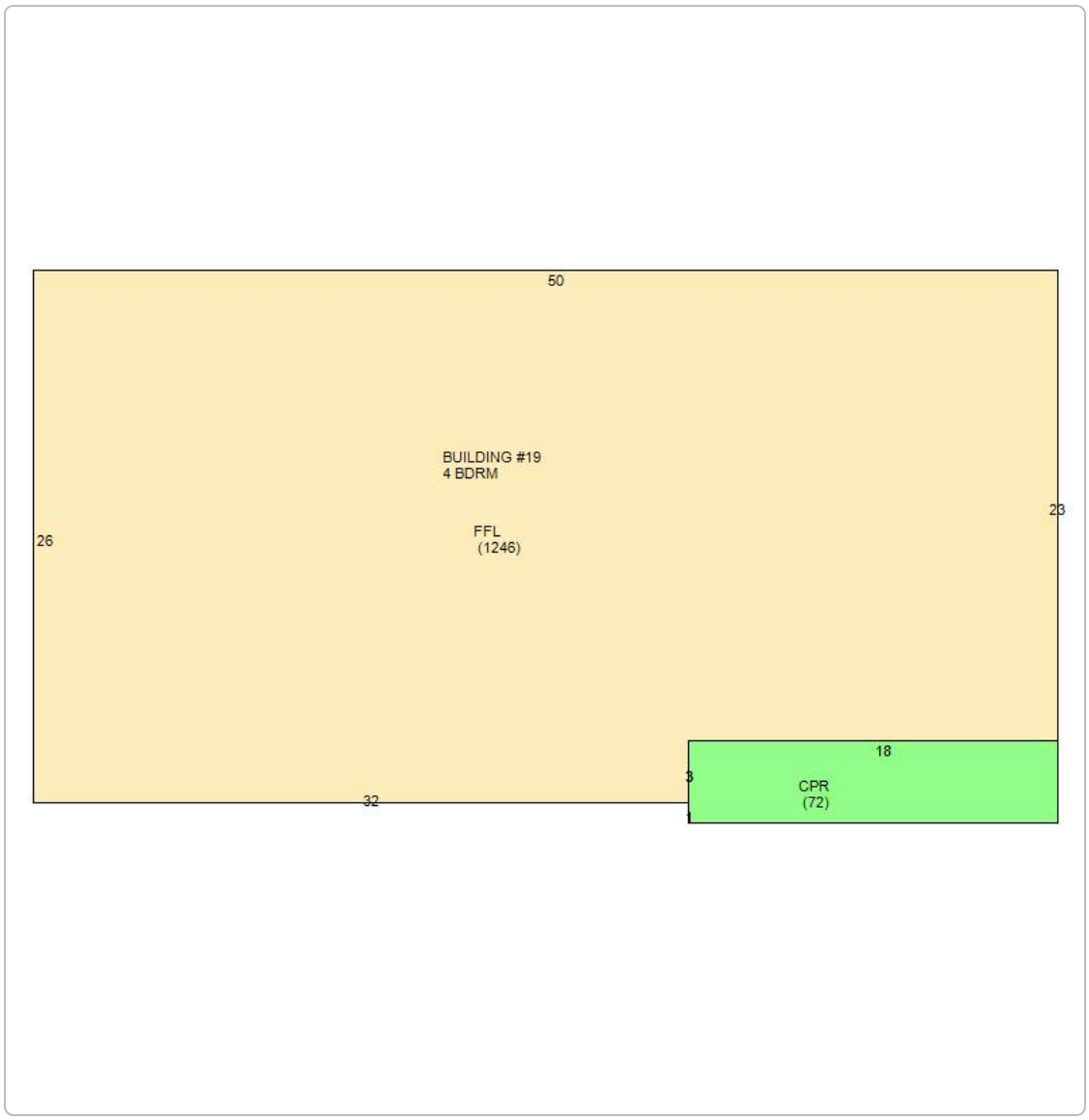

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BUILDING #14
3 BDRM
FFL
(1143)
27
33
17
7
CPR
(42)
6
15

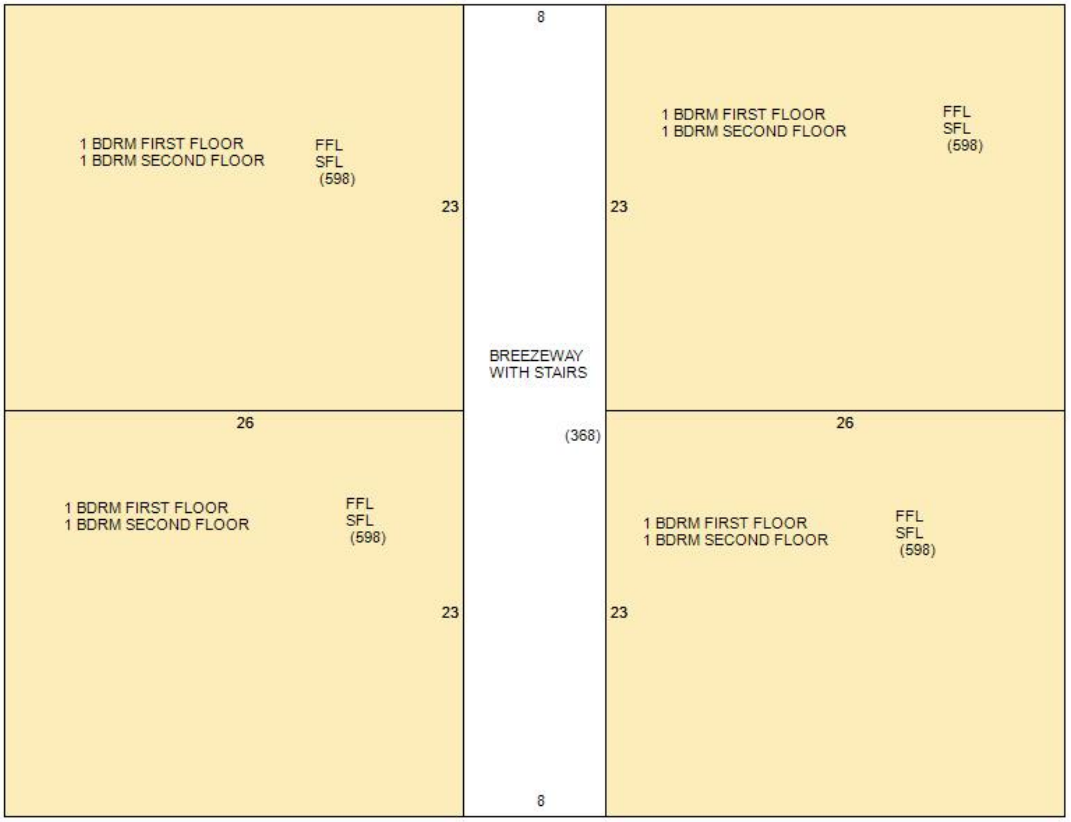

39
FFL
(1143)
27
BUILDING #15
3 BDRM
33
17
7
CPR
(42)
6
15

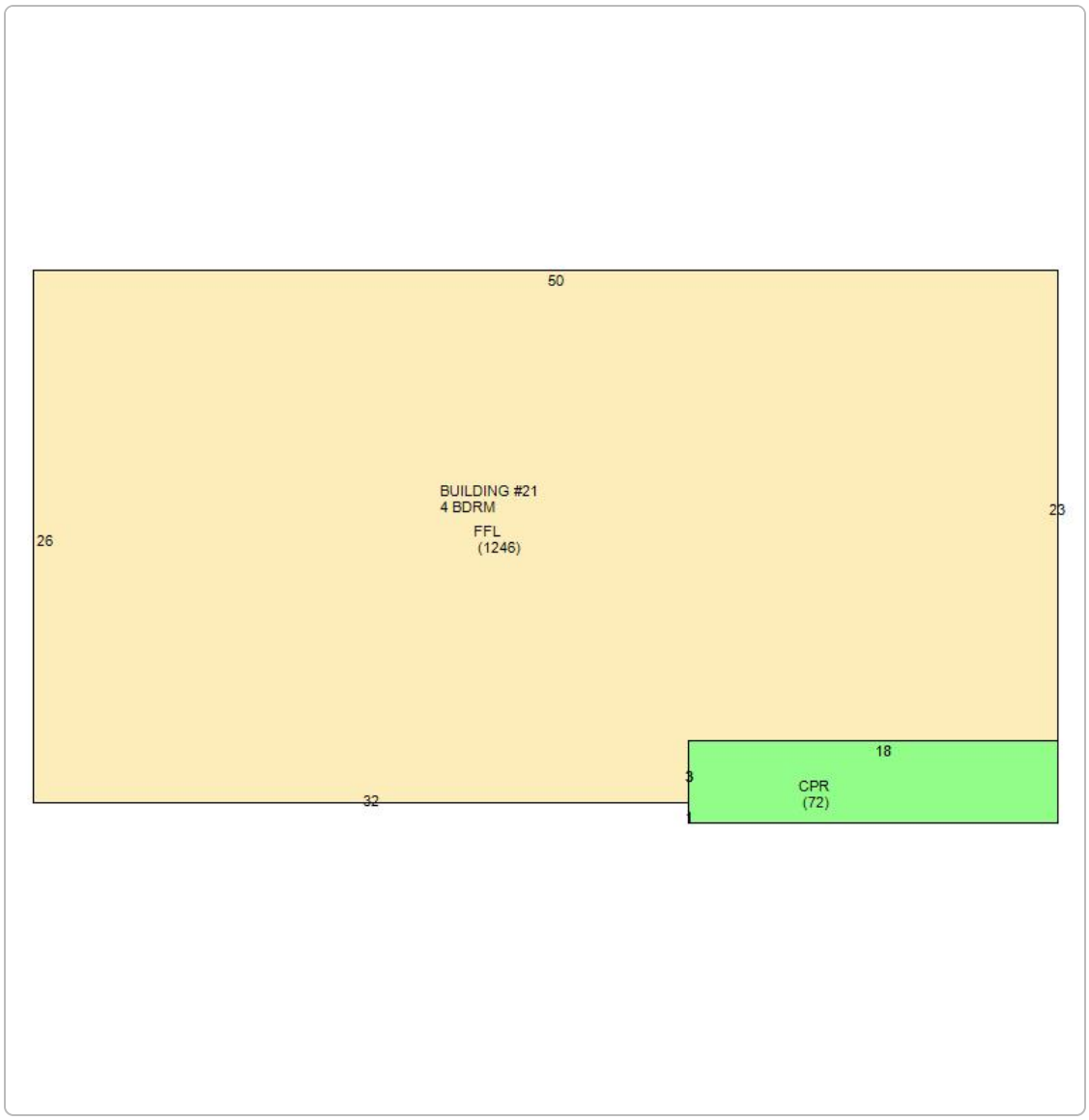

50
BUILDING #14
4 BDRM
FFL
(1246)
26
23
18
3
CPR
(72)
32


50
BUILDING #17
4 BDRM
FFL
(1246)
26
23
18
3
CPR
(72)
32


50
BUILDING #18
4 BDRM
FFL
(1246)
26
23
18
3
CPR
(72)
32


50
BUILDING #19
4 BDRM
FFL
(1246)
26
23
18
3
CPR
(72)
32


1 BDRM FIRST FLOOR
1 BDRM SECOND FLOOR
FFL
SFL
(598)
23
8
BREEZEWAY
WITH STAIRS
(368)
1 BDRM FIRST FLOOR
1 BDRM SECOND FLOOR
FFL
SFL
(598)
23
26
1 BDRM FIRST FLOOR
1 BDRM SECOND FLOOR
FFL
SFL
(598)
23
26
1 BDRM FIRST FLOOR
1 BDRM SECOND FLOOR
FFL
SFL
(598)
23
8


50
BUILDING #21
4 BDRM
FFL
(1246)
26
23
18
3
CPR
(72)
32

Map


W HUGGINS ST
DRAYTON ST
ALFRED HENRY ST
COCOA DR

Area Sales Report

Sale date range:

From:

04/29/2019

To:

04/29/2022

Sales by Neighborhood

1500

Feet

Sales by Distance

No data available for the following modules: Mobile Home Info.

Clarendon County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/28/2022, 6:55:57 PM

Version 2.3.191

DATA

ZONED: GR-2 – GENERAL RESIDENTIAL-2
(CITY OF MANNING)

SETBACK REQUIREMENTS:
FRONT: 30'
SIDE: 10'
REAR: 25'

MAX. BLDG. HEIGHT: 35'
MAX. DENSITY: NONE REQ.
MIN. LOT AREA: 5,000 SQUARE FEET FOR THE FIRST UNIT, PLUS 3,000 SQUARE FEET PER ADDITIONAL UNIT (49 UNITS X 3,000 + 5,000 = 152,000 SQUARE FEET)
MIN. LOT WIDTH: 50'

MULTI-FAMILY DWELLING UNITS IS A PERMITTED USE WITHIN CURRENT ZONING DISTRICT

SOURCE OF DATA

ZONING REPORT PREPARED BY:
GLOBAL ZONING
PREPARED FOR:
INFINITY RE IMPACT LLC &
ATLANTA FINANCIAL GROUP, LLC
DATED: AUGUST 29, 2019
GLOBAL JOB #GZ 7745

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY ALFRED HENRY DRIVE.

ENCROACHMENTS/PROJECTIONS

- (A) 4.7' BLDG PROJECTION INTO SETBACK
- (B) 0.4' BLDG PROJECTION INTO SETBACK
- (C) 3.4' FENCE ENCROACHMENT
- (D) 1.2' FENCE ENCROACHMENT

REFERENCE PLAT

1. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR ASHTON MANNING, LP A GEORGIA LIMITED PARTNERSHIP", PREPARED BY SITE DESIGN, INC., DATED MARCH 22, 2005 LAST REVISED NOV. 21, 2006.

TAX ASSESSOR PARCEL NO.

169-11-09-002-00

BASIS OF BEARINGS

THE BEARING NORTH 78°39'40" EAST LOCATED ON A NORTHERN PROPERTY LINE OF THE SUBJECT PROPERTY, PER REF. PLAT NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, CLARENDON COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF AUG, 9, 2013, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 45027C0253C.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION

3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

5. NO GAPS OR OVERLAPS OBSERVED.

6. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

7. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

8. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CONSIDERED RECORD AND MEASURED CALLS.

SITE AREA

293,368 SQ.FT.
6.735 ACRES

PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	72
COMPACT	0
HANDICAP	6
TOTAL	78

PARKING REQUIREMENTS

2 PARKING SPACE PER DWELLING UNIT

(50 DWELLING UNITS X 2 = 100 PARKING SPACES)

EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: 9966-4402370
DATED: JULY 26, 2019

(10) ALL RIGHTS OF WAY, UTILITY EASEMENTS, DRAINAGE EASEMENT, AND SETBACKS AS DELINEATED ON PLAT RECORDED IN PLAT BOOK 27, PAGE 175, INCLUDING BUT NOT LIMITED TO THE FOLLOWING MATTERS:

(i) RIGHT OF WAY FOR ALFRED HENRY DRIVE, AS SHOWN AS PLOTTED/NOTED HEREON.

(11) EASEMENT TO THE TOWN OF MANNING IN DEED BOOK A-21, PAGE 62. UNABLE TO DETERMINE LOCATION BASED ON DEED DESCRIPTION – ALL OBSERVED SEWER LINES AS PLOTTED HEREON.

(12) EASEMENT TO CAROLINA POWER & LIGHT COMPANY IN DEED BOOK 84, PAGE 244. BLANKET IN NATURE.

(13) EASEMENT TO CAROLINA POWER & LIGHT COMPANY IN DEED BOOK 84, PAGE 245. BLANKET IN NATURE.

(14) TERMS AND CONDITIONS OF USE AGREEMENT FOR MULTI FAMILY PROJECTS IN DEED BOOK 631, PAGE 49. BLANKET IN NATURE.

(15) TERMS AND CONDITIONS OF AGREEMENT AS TO RESTRICTIVE COVENANTS IN DEED BOOK 632, PAGE 95. NOT SURVEY RELATED.

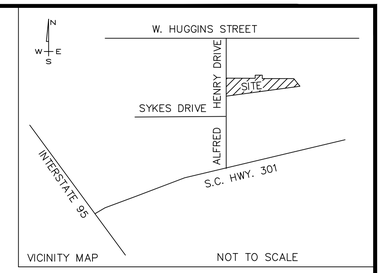
TITLE COMMITMENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARENDON, STATE OF SOUTH CAROLINA, AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, BEING AND SITUATE IN THE TOWN OF MANNING, SCHOOL DISTRICT TWO, COUNTY OF CLARENDON, STATE OF SOUTH CAROLINA, CONTAINING 6.735 ACRES ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR MANNING PROPERTIES, A LIMITED PARTNERSHIP, 214 ALFRED HENRY DRIVE, CLARENDON COUNTY, MANNING, SOUTH CAROLINA (MANNING GARDENS APARTMENTS)", DATED 3/22/05, BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN OLD 1.5" OPEN TOP IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY LINE OF ALFRED HENRY DRIVE (S14-334) AT THE JOINT CORNER OF MANNING PROPERTIES PROPERTY, NOW OR FORMERLY, SAID IRON PIN BEING IN 02-51-36 W 77.09 FEET FROM THE CENTERLINE INTERSECTION OF SYKES DRIVE AND SAID ALFRED HENRY DRIVE; THENCE RUNNING ALONG SAID EASTERN RIGHT OF WAY OF ALFRED HENRY DRIVE N 21-36-08 W 150.60 FEET TO A POINT; THENCE TURNING AND RUNNING N 19-22-55 W 256.95 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN AT THE JOINT CORNER OF SAUNDRA A. WALLACE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF SAID WALLACE PROPERTY N 77-39-32 E 98.36 FEET TO AN OLD ANGLE IRON AT THE JOINT CORNER OF EVELYN KEITH PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID KEITH PROPERTY 77-07-39 E 99.98 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF DIANNE CURTAIN & MARILYN C. PHILLIPS PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID CURTAIN & PHILLIPS PROPERTY N 77-31-07 E 99.81 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF MARY ALICE G. WHITE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID WHITE PROPERTY N 77-24- 6 E 100.14 FEET TO AN OLD 1" OPEN TOP IRON PIN; THENCE TURNING AND RUNNING N 18-41-44 W 49.82 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF VIOLA P. DINGLE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID DINGLE PROPERTY N 77-32-49 E 100.36 FEET TO AN OLD /2" SOLID ROD AT THE JOINT CORNER OF MARY ALICE G. WHITE PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID WHITE PROPERTY N 77-16-39 E 69.37 FEET TO AN OLD /2" OPEN TOP IRON PIN WITH CAP AT THE JOINT CORNER OF MAEOLA C. MARTIN PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MARTIN PROPERTY S 17-59-34 E 50.42 FEET TO AN OLD 5/8" REBAR IRON PIN; THENCE TURNING AND RUNNING N 78-45-35 E 225.37 FEET TO AN OLD 1.5" CRIMP TOP IRON PIN AT THE JOINT CORNER OF CLYDE GIBSON PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG SAID GIBSON PROPERTY N 78-39\HICH40 E 335.26 FEET TO AN OLD 1.5" OPEN TOP IRON PIN AT THE JOINT CORNER OF MARSHALL A. MCCOY, SR. PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MCCOY PROPERTY S 58-58-28 E 108.03 FEET TO AN OLD 3/4" OPEN TOP IRON PIN ON THE LINE OF RONNIE & ANNETTE W. COUSAR PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE SAID COUSAR PROPERTY S 63-00-09 W 64.73 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF SYLVIA CONYERS PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID CONYERS PROPERTY S 62-03-27 W 80.34 FEET TO AN OLD TOP IRON PIN AT THE JOINT CORNER OF ANTHONY & BEULAH BOWMAN PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID BOWMAN PROPERTY S 62-06-07 W 80.00 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF NANCY V. PEARSON PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID PEARSON PROPERTY AND ALSO ALONG THE LINE OF ANTONINETTE B. MCDUFFIE PROPERTY, NOW OR FORMERLY S 62-12-21 W 159.93 FEET TO AN OLD 3/4" OPEN TOP IRON PIN (BENT) AT THE JOINT CORNER OF JANIE WILLIAM PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID WILLIAM PROPERTY AND ALSO ALONG THE LINE OF SAID WILLIAM PROPERTY AND ALSO ALONG THE LINE OF JAMES BETHEA PROPERTY, NOW OR FORMERLY S 62-13-26 W 160.05 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF DIANE O. GEORGIA PROPERTY, NOW OR FORMERLY, CROSSING OVER AN OLD 3/4" OPEN TOP IRON PIN AT 80.05 FEET; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID GEORGIA PROPERTY, AND ALSO ALONG THE LINES OF LATONIA BROCK PROPERTY, NOW OR FORMERLY, AND HOWARD & VERMELL GREEN PROPERTY, NOW OR FORMERLY S 62-06-58 W 239.94 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF CLIFTON & SHIRLEY M. MACK PROPERTY, NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MACK PROPERTY S 62-11-50 W 80.44 FEET TO AN OLD 1/2" OPEN TOP IRON PIN AT THE JOINT CORNER OF SANDRA E. BELLOW PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID BELLOW PROPERTY AND ALSO ALONG THE NORTHERN EDGE OF THE RIGHT OF WAY FOR AND FOR AN UNIMPROVED ROAD KNOWN AS PAUL SMITH DRIVE S 62-15-34 W 175.78 FEET TO AN OLD 3/4" OPEN TOP IRON PIN ON THE WESTERN EDGE OF SAID RIGHT OF WAY AND THE JOINT CORNER OF MANNING PROPERTIES PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MANNING PROPERTIES PROPERTY S 61-04-12 W 153.53 FEET TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT THE PROPERTY IDENTIFIED ON THIS SURVEY IS THE SAME PROPERTY AS IDENTIFIED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. SCFA19-2806 WITH AN EFFECTIVE DATE OF JULY 26, 2019



SURVEYOR'S CERTIFICATE

TO: MANNING GARDENS MF I LLC; ATLANTA FINANCIAL GROUP, LLC; WALKER & DUNLOP COMMERCIAL PROPERTY FUNDING, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 14, 2019.

DATE OF PLAT OR MAP: AUGUST 22, 2019

SOUTH CAROLINA PROFESSIONAL 30293 DANA R. AUGUSTINE

BY: DANA R. AUGUSTINE, P.L.S.
Dana R Augustine
S.C. REG. NO 30293
STATE OF SOUTH CAROLINA

THIS IS TO CERTIFY THAT THE PROPERTY IDENTIFIED ON THIS SURVEY IS THE SAME PROPERTY AS IDENTIFIED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. SCFA19-2806 WITH AN EFFECTIVE DATE OF JULY 26, 2019

LEGEND

BL BUILDING LINE	CATV ■ CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB	
CL CENTERLINE	TEL ☐ TELEPHONE PEDESTAL	TW/BW TOP/BOTTOM WALL	
CMP CORRUGATED METAL PIPE	EM ☐ ELECTRIC METER	VCP VITRIFIED CLAY PIPE	
CT CRIMP TOP	CB ☐ CATCH BASIN	WM WATER METER	
DE DRAINAGE EASEMENT	DI ■ DROP INLET	WV WATER VALVE	
EP EDGE OF PAVEMENT	ELEC TRANS	—CTV— CABLE TV	
IPO IRON PIN OLD—○	×90.0 ELEVATION	—X— FENCE LINE	
IPS IRON PIN SET—●	FIRE HYDRANT	—FOC— FIBER OPTIC CABLE	
N&C NAIL & CAP	GM GAS METER	—GAS— GAS LINE	
OT OPEN TOP	GV GAS VALVE	—OHP— OVERHEAD POWER	
RB REBAR	LP LIGHT POLE	—OHT— OVERHEAD TELEPHONE	
RCP REINFORCED CONC PIPE	PP POWER POLE	—SD— STORM DRAIN	
R/W RIGHT OF WAY	GP GUY ANCHOR	—SS— SANITARY SEWER	
SD STORM DRAIN	SDMH SD MANHOLE	—UGP— UNDERGROUND POWER	
SS SANITARY SEWER	SSMH SS MANHOLE	—UGT— UNDERGROUND TEL	
SSE SS EASEMENT	TMH TELEPHONE MANHOLE	—W— WATER LINE	
	CO CLEAN OUT	PI POST INDICATOR VALVE	

"ALTA / NSPS LAND TITLE SURVEY"
FOR
ATLANTA FINANCIAL GROUP, LLC

214 ALFRED HENRY DRIVE
CLARENDON COUNTY
MANNING, SOUTH CAROLINA
(MANNING GARDENS APARTMENTS)

SOUTH CAROLINA SITE DESIGN, INC. No. C00122 CERTIFICATE OF AUTHORIZATION

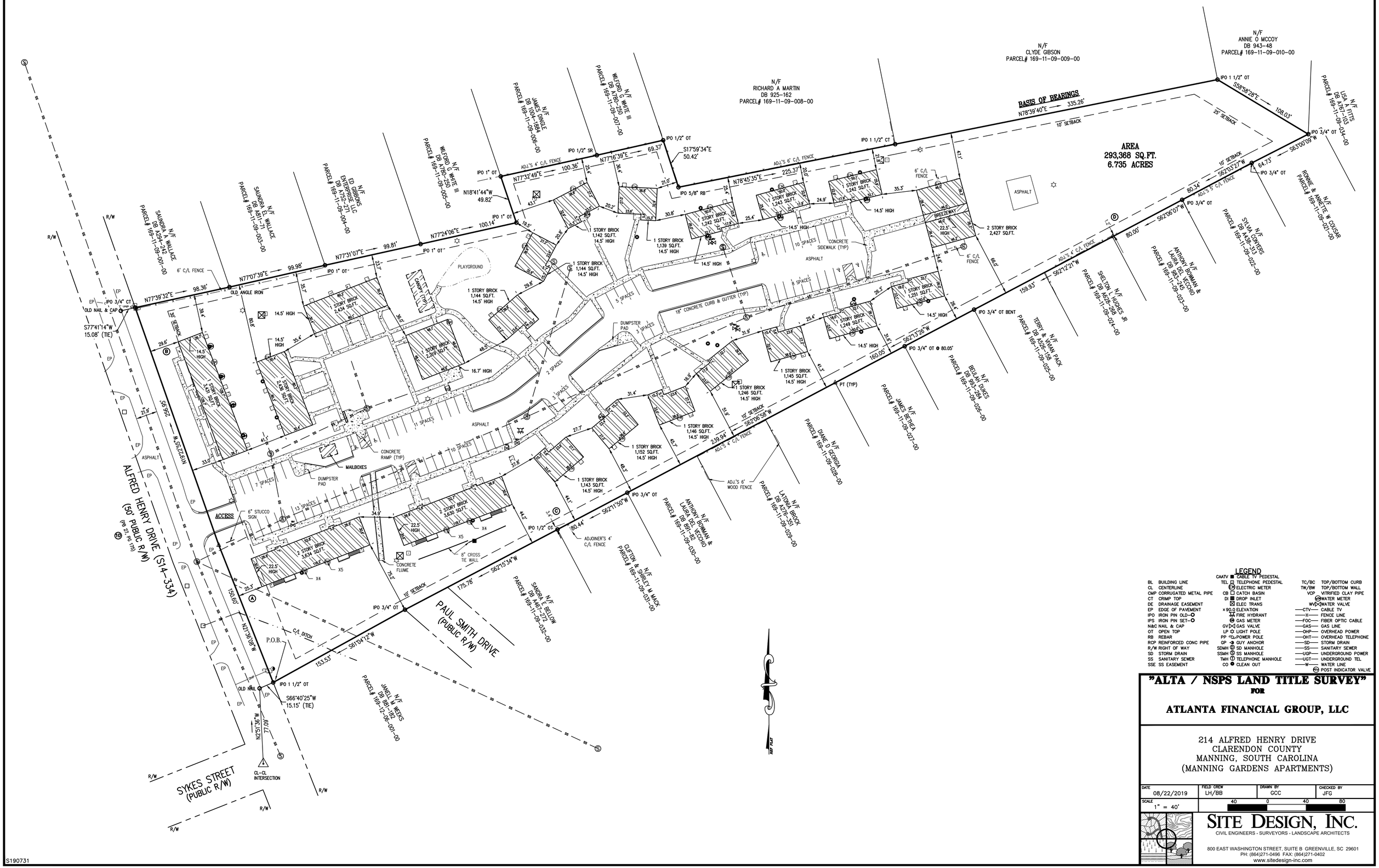
DATE	FIELD CREW	DRAWN BY	CHECKED BY
08/22/2019	LH/BB	GCC	JFG

SCALE 1" = 40' (40 0 40 80)

DATE	REVISION	BY	AP'VD
10-25-19	CLIENT COMMENTS		DRA
9-19-19	CLIENT COMMENTS		DRA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 EAST WASHINGTON STREET, SUITE B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

S190731



LEGEND

BL BUILDING LINE	CAATV ■ CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB	
CL CENTERLINE	TEL ☐ TELEPHONE PEDESTAL	TW/BW TOP/BOTTOM WALL	
CMP CORRUGATED METAL PIPE	EM ☐ ELECTRIC METER	VCP VITRIFIED CLAY PIPE	
CT CRIMP TOP	CB ☐ CATCH BASIN	WM WATER METER	
DE DRAINAGE EASEMENT	DI ■ DROP INLET	WV WATER VALVE	
EP EDGE OF PAVEMENT	☒ ELEC TRANS	—CTV— CABLE TV	
IPO IRON PIN OLD—○	×90.0 ELEVATION	—X— FENCE LINE	
IPS IRON PIN SET—●	FH FIRE HYDRANT	—FOC— FIBER OPTIC CABLE	
N&C NAIL & CAP	GM GAS METER	—GAS— GAS LINE	
OT OPEN TOP	GV ⋈ GAS VALVE	—OHP— OVERHEAD POWER	
RB REBAR	LP ☼ LIGHT POLE	—OHT— OVERHEAD TELEPHONE	
RCP REINFORCED CONC PIPE	PP ○ POWER POLE	—SD— STORM DRAIN	
R/W RIGHT OF WAY	GP ◁ GUY ANCHOR	—SS— SANITARY SEWER	
SD STORM DRAIN	SDMH Ⓢ SD MANHOLE	—UGP— UNDERGROUND POWER	
SS SANITARY SEWER	SSMH Ⓢ SS MANHOLE	—UGT— UNDERGROUND TEL	
SSE SS EASEMENT	TMH Ⓣ TELEPHONE MANHOLE	—W— WATER LINE	
	CO ● CLEAN OUT	PI POST INDICATOR VALVE	

"ALTA / NSPS LAND TITLE SURVEY"

FOR

ATLANTA FINANCIAL GROUP, LLC

214 ALFRED HENRY DRIVE
CLARENDON COUNTY
MANNING, SOUTH CAROLINA
(MANNING GARDENS APARTMENTS)

DATE	FIELD CREW	DRAWN BY	CHECKED BY
08/22/2019	LH/BB	GCC	JFG

SCALE 1" = 40'

40 0 40 80

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S190731



Global Zoning

FINAL ZONING COMPLIANCE REPORT

Manning Gardens
214 Alfred Henry Street
Manning, South Carolina

Prepared for:

INFINITY RE IMPACT, LLC and ATLANTA FINANCIAL GROUP, LLC, together with their respective successors and/or assigns; Manning Gardens MF I, LLC to certification; and Walker & Dunlop Commercial Property Funding, LLC, together with its successors and/or assigns

Dated: January 8, 2020

Global Zoning Job #: GZ 7745

Prepared by: Shelly Labus, Global Zoning LLC
shelly.labus@globalzoning.com, 405.286.2470

Property Summary:

Property Name:	Manning Gardens
Property Address:	214 Alfred Henry Street
Property Jurisdiction	City of Manning, South Carolina
Property Size:	6.735 Acres or 293,368 Square Feet ±
Number of Buildings:	21 Buildings
Building Size:	39,940 Square Feet
Number of Existing Units	50 Dwelling Units
Current Zoning of Property:	"GR-2" General Residential-2
Current Zoning Ordinance:	The current Zoning Ordinance is attached.

Permitted Use Analysis:

Current Use:	Multi-Family
Is the use Permitted in this District:	Yes, the Multi-Family Use is permitted under Section 612, Table 1

Outstanding Code Violation Search Results:

Outstanding Zoning Code Violations:	No, per confirmation from Daun Davis, Deputy Administrator, there are currently no outstanding Zoning Code Violations on file
Outstanding Fire Code Violations:	No, per confirmation from Daun Davis, Deputy Administrator, there are currently no outstanding Fire Code Violations on file
Outstanding Building Code Violations:	No, per confirmation from Daun Davis, Deputy Administrator, there are currently no outstanding Building Code Violations on file

Certificates of Occupancy:

No, per confirmation from Daun Davis, Deputy Administrator, copies of the Certificates of Occupancy are not available. The absence of a Certificate of Occupancy on file is not a violation

Pending Road Projects/Condemnation Plans:

No, per confirmation from Daun Davis, Deputy Administrator, there are no current or pending road projects that will require additional Right of Way from the subject Property

Site Requirements:

	Required	Provided	Conformance
Minimum Lot Size:	**5,000 Square Feet for the first unit, plus 3,000 Square Feet per additional unit (49 Units x 3,000 + 5,000 = 152,000 Square Feet) (Table 2)**	**293,368 Square Feet±**	**Legal Conforming**
Minimum Lot Width/ Frontage and Depth:	**50 Feet Lot Width (Table 2)**	**407.55 Feet± Lot Width**	**Legal Conforming**
Maximum Density:	**None Required**	**Not Applicable**	**Legal Conforming**
Maximum Building Height:	**35 Feet (Table 2)**	**14.5 – 22.5 Feet±**	**Legal Conforming**

Setback Requirements:

	Required	Provided	Conformance
Front Setback:	30 Feet (Table 2)	25.3 Feet± from Alfred Henry Street	Legal Nonconforming
Street Side Setback:	30 Feet (Table 2)	Not Applicable	Legal Conforming
Interior Side Setback:	10 Feet (Table 2)	19.5 Feet ±	Legal Conforming
Rear Setback:	25 Feet (Table 2)	280 Feet ±	Legal Conforming
Building Separation:	25 Feet Front to Front 20 Feet Front to Side 100 Feet Rear to Front 20 Feet Rear to Side 20 Feet Rear to Rear (Section 712.5)	89 Feet± Front to Front; 24.8 Feet± Front to Side; 41.1 Feet± Rear to Rear	Legal Conforming

Parking Requirements:

Minimum Number of Parking Spaces Required:	**2 Parking Space per dwelling unit (Table 1) (50 Dwelling Units x 2 = 100 Parking Spaces)**
Maximum Number of Parking Spaces Allowed:	**No Maximum**
Existing Parking Count:	**78 Parking Spaces**
Parking Conformance:	**Legal Nonconforming**

Conformance Status:

Use:	**The Use of the Property as Multi-Family is Legal Conforming**
Property/Improvements:	**The existing Property Improvements are Legal Nonconforming due to changes in the Zoning Code subsequent to the date of development per Daun Davis, Administrative Services Coordinator/Clerk**
Deficiencies:	**1) The Buildings encroach into the Front Setback Requirements up to 4.7 Feet±** **2) The existing Parking is deficient 22 Parking Spaces**
Legal Nonconforming Use Reconstruction Clause:	**Not Applicable as the Use is Legal Conforming**
Legal Nonconforming Building Reconstruction Clause:	**Section 500.1.5 Reconstruction After Damage** **A nonconforming structure shall not be rebuilt, altered, or repaired except in conformity with this Ordinance after being damaged in excess of fifty (50) percent of the replacement cost of the structure at the time of damage, provided that any permitted reconstruction shall be begun within six (6) months from the time of damage. The provisions of this subsection shall not apply to any owner-occupied dwelling.**

Additional Notes:

None

Survey/Appraisal Contact:

Site Design, Inc.
800 East Washington Street, Suite B
Greenville, SC 29601
864-271-0496
Dated: 08.22.2019
Last Revised: 10.25.2019

Municipal Contact:

Daun Davis
Administrative Services Coordinator/Clerk
City of Manning, SC
803-435-8477 ext. 5121

MUNICIPALITY DOCUMENTS

Julia A. Nelson
Mayor

A. Scott Tanner
Administrator

City of Manning
South Carolina

Council

Sherry A. Welle
Mayor Pro-tem

Erwin L. Davis, Sr.
Julius Dukes, Jr.
Diane D. Georgia
Johnny E. Gordon
Clayton Pack

July 22, 2019

Ms. Laura Beaver

RE: Tax Map # 169-11-09-002-00- Zoning Classification

Dear Ms. Beaver:

Thank you for your inquiry concerning the zoning classification of parcel number 169-11-09-002-00. Please be advised that this parcel is currently zoned as General Residential-2 District. The intent of this district is to provide for single-family and multi-family residential uses. Areas so designated are deemed suited to and have potential for such uses. This designation is applied principally to existing two-family projects and vacant land where unit and density flexibility will not adversely impact existing single-family residential uses. If you have additional questions, please contact me at (803) 435-8477, extension 5121.

Sincerely,

Daun Davis
Administrative Services Coordinator/Clerk

Facsimile
(803) 435-4608

Post Office Box 546
Manning, SC 29102

Telephone
(803) 435-8477

www.cityofmanning.org

laura.beaver@globalzoning.com

From: Daun Davis <ddavis@cityofmanning.org>
Sent: Thursday, August 29, 2019 7:39 AM
To: laura.beaver@globalzoning.com
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Good morning Laura,

I received your voice mail and also this email concerning the property at 214 Alfred Henry St. I had forwarded the email to our Fire Chief to see if there were any open/active Fire Code violations for the property. He is on vacation this week, but I'll check with him when he returns.

As far as the other bullet points you mentioned, please note the following:

1. We do not have any open/active zoning violations and I am not aware of any building code violations.
2. I can also check with our Fire Chief on Certificates of Occupancy. They may not have that information as the property has been there for some time.
3. We do not have any variances, resolutions, conditional or special permits for the property. This property has been there before we adopted a Zoning Ordinance; therefore, it was grandfathered in.
4. There are no current or pending road projects/condemnation proceedings that will require additional right-of-way from the property that we are aware of.

I hope this answers your questions. Thank you.

Daun Davis
Deputy Administrator
City of Manning, SC
P.O. Box 546
Manning, SC 29102
(803) 435-8477, ext. 5121

From: laura.beaver@globalzoning.com [mailto:laura.beaver@globalzoning.com]
Sent: Thursday, August 22, 2019 5:54 PM
To: Daun Davis <ddavis@cityofmanning.org>
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Good afternoon Daun,

Please find this to be a request for documents regarding the property at 214 Alfred Henry Street

• Copies of any open/active Building, Zoning or Fire Code Violations on file for the property
• Copies of the Certificates of Occupancy
• Copies of any variances, resolutions, conditional or special permits issued or zoning approval documents applicable to the property
• Copies of any current or pending road projects/condemnation proceedings that will require additional right-of-way from the property

If you require any additional information to process this request, please let me know.
Thank you for your assistance with this matter.

laura.beaver@globalzoning.com

From: Daun Davis <ddavis@cityofmanning.org>
Sent: Monday, July 29, 2019 8:43 AM
To: laura.beaver@globalzoning.com
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Good morning Laura,

The property was constructed in 1979. However, Council adopted our Zoning Ordinance in 1996 where the property use was grandfathered in was zoned as General Residential-2. Thank you.

From: laura.beaver@globalzoning.com [mailto:laura.beaver@globalzoning.com]
Sent: Friday, July 26, 2019 3:27 PM
To: Daun Davis <ddavis@cityofmanning.org>
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Hi Daun,

I've had a chance to review the survey of this property and it does not currently comply with the front setback or parking requirements of the zoning code. The property was constructed in 1979. Have there been changes in the zoning code since development or was the property annexed into the city after development? Would these issues be considered pre-existing legal nonconformities?

Thanks so much!
Laura

From: laura.beaver@globalzoning.com <laura.beaver@globalzoning.com>
Sent: Monday, July 22, 2019 2:44 PM
To: 'Daun Davis' <ddavis@cityofmanning.org>
Subject: RE: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Received, thank you so much! I appreciate your help with this. Have a great afternoon!

From: Daun Davis <ddavis@cityofmanning.org>
Sent: Monday, July 22, 2019 1:36 PM
To: laura.beaver@globalzoning.com
Subject: City of Manning- Zoning Verification- Tax Map # 169-11-09-002-00

Dear Ms. Beaver,

Attached please find the letter you requested.

Daun Davis
City Clerk, City of Manning, SC
(803) 435-8477, ext. 5121

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Global Zoning
8205 NW 69th Street
Oklahoma City, OK 73132
(903) 771-8489 Direct
(844) 866-8503 Fax
laura.beaver@globalzoning.com
www.globalzoning.com

RE: 214 Alfred Henry Street
Manning, SC 29102

Per confirmation from Daun Davis, Deputy Administrator, there are currently no open Fire Code Violations. There are no Certificates of Occupancy on file. The lack of Certificate of Occupancy on file is not considered a violation. Daun can be reached at 803-435-8477 ext. 5121.

Laura Beaver

Zoning Analyst

September 6, 2019

ZONING CODE TITLE

ARTICLE 1
ENACTMENT AND JURISDICTION

100 AUTHORITY

Pursuant to the authority conferred by the General Statutes of South Carolina, Code of Laws, the City of Manning does ordain and enact into law the following Articles and Sections:

101 PURPOSE

For the purpose of guiding development in accordance with existing and future needs and in accordance with a comprehensive plan, these regulations have been made in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare; to lessen congestion in the streets; to secure safety from fire; to provide adequate light and air; to prevent the over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public improvements.

102 TITLE

These regulations shall be known and may be cited as The Zoning Ordinance of Manning, South Carolina.

103 JURISDICTION

These regulations set forth herein shall apply to all land and improvements thereon within the boundaries of the City of Manning, South Carolina, and areas annexed thereto.

104 APPLICATIONS OF REGULATIONS

No buildings, structures, or land shall hereafter be used or occupied, and no building, structure or part thereof shall hereafter be erected, constructed, moved or structurally altered unless in conformity with all regulations of this Ordinance for the district in which it is located except as provided herein.

DISTRICT REQUIREMENTS

ARTICLE 6
DISTRICT REGULATIONS

600 **DEVELOPMENT DISTRICT - DD**

This district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominate character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential, agricultural, or semi-developed, with scattered related uses. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted out-right or are permissible as special exceptions subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto. It is further recognized that future demand for developable land will generate requests for amendments in zone designation to remove land from the DD classification and place it into other more intensely developed classifications as a natural consequence of urban expansion.

601 **SINGLE FAMILY RESIDENTIAL DISTRICT - RS-6, RS-10 AND RS-20**

The districts are intended for quiet, livable, low density neighborhoods with single-family detached dwellings on separate lots. The intent of this district is to prohibit the commercial and industrial uses of land and disallow any other use that would substantially interfere with the development or continuation of single-family detached dwelling in the district. The terms of this district promote the discontinuance of existing uses that would not be permitted as new uses under the provision of this section.

602 **MOBILE HOME/MANUFACTURED HOME DISTRICT - MH**

It is the intent of this district to provide "affordable" housing alternatives, and to promote compatibility of mobile home development with the City's predominantly single-family (conventional) residential housing environment.

603 **GENERAL RESIDENTIAL DISTRICT - RG-1, RG-2**

It is the intent of this district to provide for single-family and multi-family residential uses. Areas so designated are deemed suited to and have potential for such uses. This designation is applied principally to existing two-family projects and vacant land where unit and density flexibility will not adversely impact existing single-family residential uses.

604 **OFFICE COMMERCIAL DISTRICT- OC**

The intent of the OC-Office Commercial District is to develop and reserve land for business, office, institutional, specified public, semi-public, and residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a quiet, compatible and uncongested environment for office-type business or professional firms intermingled with dwellings and certain public or semi-public uses, and to discourage any encroachment by restricted retail uses capable of adversely affecting the specialized commercial, institutional and residential character of the district.

610 -FW AND -FP FLOOD PLAIN PROTECTIVE AREAS

The "-FW" and "-FP" designations are not intended to be utilized as district classification, but as designations which identify areas subject to regulations which are supplementary to the regulations of the district to which such designations are attached, appended, or "overlaid". Regulations which apply to areas designated on the Zoning Map as being within such appended or overlaid designations must be determined by joint reference to the regulations of both the basic district classification and the appended or overlaid classification.

611 PUD - PLANNED UNIT DEVELOPMENT DISTRICT

The intent of planned unit development districts is to derive the benefits of efficiency, economy, and flexibility by encouraging unified development of large sites, white also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this chapter to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces, and building height in so far as the city council shall deem appropriate to fulfill the intent of this chapter, upon presentation of certification from the owners, developers, or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this chapter

612 TABLE OF PERMITTED USES

Uses permitted in the General Zoning districts shall be as set forth in Table 1 and as modified by special provisions, exceptions and conditions contained elsewhere herein.

A. Symbols used in Table 1 are as follows:

1. "P" means that the indicated use is permitted in the indicated district.

2. "E" means that the indicated use is permitted in the indicated district, subject to the granting of a special exception by the Board of Zoning Appeals.

3. "A" means that the indicated use is permitted as an accessory use in the indicated district.

4. "A/E" means that the indicated use is permitted as an accessory use in the indicated district but is also permitted in these districts as a principal use if approved by the Board of Zoning Appeals as a special exception.

5. "C" means that the indicated use is permitted as a conditional use subject to meeting the conditions specified in the ordinance if approved by the Zoning Administrator.

B. Any use not permitted in a district is expressly prohibited (denoted by "-").

C. A Section number following the use category means that the use is allowed, but must meet the conditions and requirements set forth in the Ordinance.

D. The Zoning Administrator may utilize the Standard Industrial Classification Manual to determine the appropriate classification of a land use not indicated or listed.

E. In residential districts, the following uses are prohibited:

1. Storage in connection with a trade;

2. Storage or long-term parking of commercial vehicles or industrial storage in excess of one day (See Section 722); and

3. Storage of building materials except in connection with active construction.

F. Any residential use lawfully existing within the OC, GC, or LI districts at the time of the adoption of this Ordinance shall be considered a conforming use. In case of fire or other disaster, these units can reconstruct.

G. The bulk storage of petroleum products shall be permitted as an accessory use as part of a farm operation, provided no more than 10,000 gallons shall be stored on the property and such storage facility shall be located no closer than 100 feet from any dwelling unit.

H. The raising of farm animals (hogs, chickens, cows, etc.) in a residential district (MH, RS, GR) shall be prohibited.

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
612.1 RESIDENTIAL												
1.1 Single-Family Dwelling	P	P	P	P	E	P/A	-	E	E	A	A	Two spaces per dwelling unit
1.2 Single-Family Dwelling (In Group Housing)	P	E	E	P	E	E	-	E	E	-	-	Two spaces per dwelling unit
1.3 Multi-Family; Triplexes	-	-	-	P	-	-	-	-	-	-	-	Two spaces per dwelling unit
1.4 Duplex	-	-	-	P	-	-	-	-	-	-	-	Two spaces per dwelling unit
1.5 Bed and Breakfast Homestay	-	E	E	E	E	E	-	-	P	-	-	One space per guest room, plus two spaces for the primary use
1.6 Manufacturing Housing On Individual Lot (See Section 716)	-	-	P	-	-	-	-	-	-	-	-	Two spaces per unit
1.7 Manufactured Housing In Groups Housing Development	-	-	E	-	-	-	-	-	-	-	-	Two spaces per unit
1.8 Manufactured Housing Park (Sec 721)	-	-	E	-	-	-	-	-	-	-	-	Two spaces per unit
1.9 Dormitory	E	-	-	E	-	-	-	-	-	-	-	One space per sleeping quarter
1.10 Apartments	-	-	-	P	-	-	-	E	E	-	-	Two spaces per unit
612.2 COMMERCIAL												
2.1 Offices	-	-	-	-	P	E	P	P	P	A	A	One space per 200 square feet of GFA
2.1.1 Medical Offices	-	-	-	-	P	E	P	P	P	A	A	Five spaces per doctor
2.1.2 Real Estate and Other Offices	-	-	-	-	P	E	P	P	P	A		One space per 250 square feet of GFA
2.1.3 Engineering	-	-	-	-	P	E	P	P	P	A	-	One space per 250 square feet of GFA
2.1.4 Accounting/Bookkeeping	-	-	-	-	P	E	P	P	P	A	-	One space per 250 square feet of GFA
2.1.5 Financial Institutions	-	-	-	-	-	-	-	P	P	A	-	One space per 250 square feet of GFA
2.1.6 Attorney & Legal Services	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.7 Business & Management Consultant	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.8 Data Processing Service	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.9 Detective Agency, Security Guard Services	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.10 Secretarial, Stenographers, Typesetting	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.11 Tax Services	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA

CITY OF MANNING ZONING DISTRICT
SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.1.12 Paging, Telephone & Answering Service	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.13 Surveyors	-	-	-	-	P	E	P	P	P	-	-	One space per 200 square feet of GFA
2.1.14 Dog Kennels	-	-	-	-	-		-	-	E	E	-	One space per 200 square feet of GFA
2.2 PUBLIC BUILDINGS/FACILITIES												
2.2.1 Government Buildings	E	E	E	E	P	-	P	P	P	P	P	One space per 250 square feet of GFA
2.2.2 Fire Stations	E	E	E	E	P	-	P	P	P	P	P	One space per 250 square feet of GFA
2.2.3 Library	E	E	E	E	P	-	P	P	P	P	-	One space per 250 square feet of GFA
2.2.4 Police Station	E	E	E	E	P	-	P	P	P	P	-	One space per 250 square feet of GFA
2.2.5 Utility Substation	P	E	E	E	E	-	E	P	P	P	P	One space per 200 square feet of GFA
2.2.6 Sewage Treatment Station	E	E	E	E	E	-	E	E	E	E	P	One space per 300 square feet of GFA
2.2.7 Water Treatment Station	-	-	-	-	E	-	E	-	-	E	P	One space per 200 square feet of GFA
2.2.8 Airport	-	-	-	-	-	-	-	-	-	E	-	No minimum
2.2.9 Park/Playground/Playfield	E	E	E	E	P	-	P	E	E	-	-	One space per four spectator seats
2.3 RETAIL SHOP												
2.3.1 Lumber/Building/ Supply Yards	-	-	-	-	-	-	-	E	E	P	P	One space per 250 square feet of GFA
2.3.2 Garden	-	-	-	-	-	-	P	E	E	P	-	One space per 250 square feet of GFA
2.3.4 Paint/Glass/Wallpaper Stores	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.3.5 Retail/Wholesale Nurseries	-	-	-	-	-	-	P	E	P	P	-	One space per 250 square feet of GFA
2.3.6 Plumbing Supply & Equipment - Retail/Wholesale	-	-	-	-		-		P	P	P	-	One space per 250 square feet of GFA
2.4 GENERAL MERCHANDISE STORES												
2.4.1 Department Stores	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.4.2 Variety Stores	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.5 FOOD STORES												
2.5.1 Grocery Stores	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.5.2 Fruit Stores	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.5.3 Vegetable Markets	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.5.4 Retail Bakeries	-	-	-	-	-	-	P	P	P	A	-	One space per 250 square feet of GFA
2.6 FURNITURE/HOME FURNISHINGS/ EQUIPMENT STORE	-	-	-	-	-	-	P	P	P	A	-	One space per 250 square feet of GFA (not used for storage)

CITY OF MANNING ZONING DISTRICT
SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.7 MISCELLANEOUS RETAIL												
2.7.1 Drug Stores	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA (not used for storage)
2.7.2 Liquor Stores	-	-	-	-	-	-	E	p	p	-	-	One space per 250 square feet of GFA
2.7.3 Used Merchandise Stores	-	-	-	-	-	-	E	P	C	P	-	One space per 250 square feet of GFA
2.7.4 Florist	-	-	-	-	-	E	P	P	P	P	-	One space per 250 square feet of GFA
2.7.5 Antique Shops	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.6 Pet & Pet Supplies	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.7.7 Book Stores	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.7.8 Art Supply Stores	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.9 Candle Shops	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.10 Cemetery Memorial Dealers	-	-	-	-	-	-	-	-	P	-	-	One space per 250 square feet of GFA
2.7.11 Collectors Shops	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.12 Fireworks Shops	-	-	-	-	-	-	E	-	P	-	-	One space per 250 square feet of GFA
2.7.13 Flower Shops, Artificial or Dried	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA One space per 250 square feet of GFA
2.7.14 General Merchandise Auction Houses	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.15 Home Security Equipment Stores	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.16 Hot Tub Stores	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.17 Swimming Pool Supply Stores	-	-	-	-	-	-	E	E	P	-	-	One space per 250 square feet of GFA
2.7.18 Trophy Shops	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.7.19 Hardware Stores	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.7.20 Computer Sales, Service and Repair	-	-	-	-	-	E	P	P	P	A	-	One space per 250 square feet of GFA
2.7.21 Carpet, Retail & Wholesale, Cleaning, & Installation	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.7.22 Janitor Supplies	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.7.23 Video Tape Rental	-	-	-	-	-	-	P	P	P	-	-	One space per 250 square feet of GFA
2.7.24 Flea Market - Subject to Section 726	-	-	-	-	-	-	-	-	E	-	-	
2.8 BUSINESS SERVICES												
2.8.1 Hotel/Rooming House	-	-	-	-	-	-	-	E	P	-	-	One space for each guest room plus one space for each 3 employees

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.8.2 Hotel/Motel	-	-	-	-	-	-	-	E	P	-	-	One space for each guest room plus one space for each 3 employees
2.8.3 Rooming/Boarding House	-	-	-	-	-	-	-	E	P	-	-	One space for each guest room plus one space for each 3 employees
2.8.4 Camps/Trailer Parks	-	-	-	-	-	-	-	-	-	-	-	One space for each guest room plus one space for each 3 employees
2.8.5 Bed and Breakfast Establishments	-	E	-	E	-	E	-	E	P	-	-	One space for each guest room plus one space for each 3 employees
2.9 PERSONAL SERVICE												
2.9.1 Laundry/Cleaning/Garment Services	-	-	-	-	-	-	E	P	P	P	P	One space for each 300 square feet of GFA
2.9.3 Beauty Shops (See Sections 713 & 725)	-	E	E	E	E	E	P	P	P	-	-	One space for each 300 square feet of GFA
2.9.4 Barber Shops (See Sections 713 & 725)	-	E	E	E	E	E	P	P	P	-	-	One space for each 300 square feet of GFA
2.9.5 Shoe Repair Shops	-	-	-	-	E	-	P	P	P	-	-	One space for each 300 square feet of GFA
2.9.6 Funeral Homes	-	-	-	-	-	-	P	E	P	-	-	One space for each 300 square feet of GFA
2.9.7 Taxicab Services & Other Local/Inter-Urban Highway Transportation Services	-	-	-	-	-	-	-	E	P	P	-	One space for each 300 square feet of GFA
2.9.8 Photographer & Photograph Developing	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.9 Clothing Alteration	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.10 Caterers	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.11 Uniform Supply & Rental Service	-	-	-	-	-	-	-	-	P	P	-	One space per 250 square feet of GFA
2.9.12 Pest Control Service, Exterminators	-	-	-	-	-	-	-	P	P	-	-	One space per 250 square feet of GFA
2.9.13 Janitors, or Housekeeping Services	-	-	-	-	-	E	-	P	P	-	-	One space per 250 square feet of GFA
2.9.14 Locksmith	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.15 Manicurist	-	-	-	-	-	E	P	P	P	-	-	One space per 250 square feet of GFA
2.9.16 Parcel Delivery Company	-	-	-	-	-	-	-	P	P	P	-	One space per 250 square feet of GFA
2.9.17 Pool Cleaning Service	-	-	-	-	-	-	E	P	P	-	-	One space per 250 square feet of GFA
2.9.18 Sign Painters	-	-	-	-	-	-	-	-	P	P	P	One space per 250 square feet of GFA

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.9.19 Newspaper, Publishing & Wholesale	-	-	-	-	-	-	-	P	P	P	-	One space per 250 square feet of GFA
2.9.20 Heating & Cooling Contractors	-	-	-	-	-	-	-	E	P	P	-	One space per 250 square feet of GFA
2.9.21 Tanning Salons	-	-	-	-	-	-	E	-	P	-	-	One space per 250 square feet of GFA
2.9.22 Taxidermist	-	-	-	-	-	-	E	E	P	-	-	One space per 250 square feet of GFA
2.9.23 Uniform Supply & Rental Service	-	-	-	-	-	-	-	-	P	P	-	One space per 250 square feet of GFA
2.10 EATING/DRINKING ESTABLISHMENTS												
2.10.1 Eating/Drinking Places/ Restaurants	-	-	-	-	-	-	E	P	P	-	-	One space per 150 square feet of GFA
2.10.2 Drinking Places (Alcoholic Beverages)	-	-	-	-	-	-	-	E	E	-	-	One space per 150 square feet of GFA
2.10.3 Delicatessen	-	-	-	-	-	-	P	P	P	-	-	One space per 150 square feet of GFA
2.11 AUTOMOTIVE DEALERS/GASOLINE SERVICE STATIONS												
2.11.1 Motor Vehicle Dealers (New/Used)	-	-	-	-	-	E	-	E	P	-	P	One space per 300 square feet of GFA
2.11.2 Motor Vehicle Dealers (Used Only)	-	-	-	-	-	E	-	E	P	-	P	One space per 300 square feet of GFA
2.11.4 Boat Dealers	-	-	-	-	-	-	-	E	P	A	P	One space per 300 square feet of GFA
2.12 APPAREL & ACCESSORY STORES	-	-	-	-	-	-	-	P	P	A	-	One space per 100 square feet of GFA
2.13 OUTDOOR ADVERTISING SIGNS	-	-	-	-	-	-	-	-	P	P	P	None
2.14 BLUE PRINTING AND PHOTOCOPYING SERVICES	-	-	-	-	-	-	-	P	P	A	-	One space per 250 square feet of GFA
2.15.1 Radio and TV Stations	-	-	-	-	-	E	-	E	E	P	P	One space per 250 square feet of GFA
2.15.2 Radio & TV Antenna Towers	E	E	E	E	-	-	-	E	E	E	P	None
2.15.3 Adult Book Stores	-	-	-	-	-	-	-	-	-	-	-	
2.16 AUTOMOTIVE REPAIRS, SERVICES, GARAGES												
2.16.1 Automotive Rental/Leasing	-	-	-	-	-	-	-	E	P	-	P	One space per 350 square feet of GFA
2.16.2 Automotive Repair/Garages	-	-	-	-	-	-	-	-	C	A	P	One space per 350 square feet of GFA
2.16.3 Car Washes	-	-	-	-	-	-	-	-	P	A	P	One space per 350 square feet of GFA

CITY OF MANNING ZONING DISTRICT
SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.16.4 Truck Washes	-	-	-	-	-	-	-	-	-	A	P	One space per 350 square feet of GFA
2.17 WHOLESALE TRADE	-	-	-	-	-	-	-	-	E	P	P	One space per 800 square feet of GFA
2.18 WAREHOUSING												
2.18.1 Mini Warehousing	-	-	-	-	-	-	-	E	P	P	P	One space per 800 square feet of GFA
2.18.2 Warehouse Storage/	-	-	-	-	-	-	E	E	E	P	P	One space per 800 square feet of GFA
2.19 MISCELLANEOUS REPAIR SERVICE												
2.19.1 Radio/Television Repair Service	-	-	-	-	-	E	P	P	P	P	P	One space per 300 square feet of GFA
2.19.2 Refrigeration/AC Services/ Repair Shops	-	-	-	-	-	-	E	E	E	P	P	One space per 300 square feet of GFA
2.19.3 Watch/Clock Jewelry Repair	-	-	-	-	-	E	P	P	P	P	P	One space per 300 square feet of GFA
2.19.4 Reupholster/Furniture Repair	-	-	-	-	-	-	-	P	P	P	P	One space per 300 square feet of GFA
2.19.5 Welding Repair					-	-	E	-	-	P	P	
2.20 MOTION PICTURE THEATER	-	-	-	-	-	-	-	P	P	-	-	One space for each four seats
2.21 AMUSEMENT AND RECREATION SERVICES												
2.21.1 Dance Studios/Schools	E	E	E	E	E	E	E	P	P	-	-	One space per 150 square feet of GFA
2.21.2 Fitness & Recreation Centers		-	-	-	-	E	-	P	P	-	-	One space per 150 square feet of GFA
2.21.3 Bingo Parlors	-	-	-	-	-	-	-	-	E	-	-	One space per 150 square feet of GFA
2.21.4 Bowling Alleys/ Billiard/Pool Establishments	-	-	-	-	-	-	-	-	E	-	-	One space per 150 square feet of GFA
2.21.5 Amusement Arcade	-	-	-	-	-	-	-	-	P	-	-	One space per 150 square feet of GFA
2.21.6 Athletic Arena	-	-	-	E	-	-	E	-	-	E	E	One space per 250 square feet of GFA
2.21.7 Carnival	-	C	C	C	C	-	C	C	E	-	-	One space per 250 square feet of GFA
2.21.8 Circus	-	C	C	C	C	-	C	C	C	-	-	One space per 250 square feet of GFA
2.21.9 Dance Hall	-	-	-	-	-	-	-	A	A	-	-	One space per 250 square feet of GFA
2.21.10 Skating & Other Rinks	-	-	-	-	-	-	-	-	P	-	-	One space per 250 square feet of GFA
2.21.11 Amphitheaters Subject to Section 726	-	-	-	-	-	-	-	-	E	-	-	
2.22 HEALTH SERVICES												
2.22.1 Physicians Offices	-	-	-	-	P	E	P	P	P	-	-	Five spaces per doctor

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE OF PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.22.3 Hospitals	-	-	-	-	-	-	-	E	E	-	-	One space for each patient bed plus one space for each 300 square feet of GFA for office and administrative area
2.22.4 Medical/Dental Labs	-	-	-	-	E	-	E	E	P	P	P	One space for each patient bed plus one space for each 300 square feet of GFA for office and administrative area
2.22.5 Nursing/Rest Homes	-	-	-	-	-			-	E	-	-	1.1 space per patient bed
2.23 EDUCATIONAL SERVICES												
2.23.1 Elementary & Secondary Schools	E	E	E	E	P	-	E	-	-	-	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.2 High Schools	E	E	E	E	P	-	E	-	-	-	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.4 Vocational Schools	E	E	E	E	P	-	P	E	P	A	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.4 Professional Schools	-	-	-	-	P	-	P	E	E	P	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.5 Driving Training School	-	-	-	-	-	E	P	-	P	-	-	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.23.6 Truck Training School	-	-	-	-	-	-	-	-	-	P	P	One space for each 4 seats, based on max seating capacity for one classroom plus one space for each 300 square feet of GFA for administrative area
2.24 SOCIAL SERVICES												
2.24.1 Child Day Care Facilities	E	E	E	E	E	E	E	E	E	E	-	One space for each 4 children per maximum capacity

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
2.24.2 Family Day Care Homes	P	P	P	P	E	E	E	E	P	-		One space for each 4 children per maximum capacity
2.24.2 Residential Care	-	E	E	E	E	-	E	E	E	-	-	One space for each 4 children per maximum capacity
2.25 CHURCHES AND RELATED FACILITIES	P	E	E	E	P	E	P	E	P	-	-	One space for each 4 children per maximum capacity
2.26 CEMETERIES	E	E	E	E	E		E	E	E	E	E	None
2.27 MANUFACTURED HOUSING STRUCTURES FOR COMMERCIAL USE	-	-	-	-	-	-	-	E	E	E	-	
612.3 MANUFACTURING/INDUSTRIAL												
3.1 APPAREL & OTHER FINISHED PRODUCTS	-	-	-	-		-	-	-	-	P	P	One space for each 800 square feet of GFA or one space for each 2 employees at max employment on a single shift, plus one space for each company vehicle operating from the premises
3.2 TEXTILE MILL PRODUCTS	-	-	-	-		-	-	-	-	P	P	One space for each 800 square feet of GFA or one space for each 2 employees at max employment on a single shift, plus one space for each company vehicle operating from the premises
3.3 OUTDOOR STORAGE LOTS/ YARDS/ (EXCEPT JUNKYARDS, SCRAP YARDS, AND SALVAGE YARDS)	-	-	-	-	-	-	-	-	-	E	P	
3.4 JUNKYARDS	-	-	-	-	-	-	-	-	-	-	E	
3.5 SANITARY LANDFILLS	-	-	-	-	-	-	-	-	-	-	E	
3.6 MINING & QUARRYING	-	-	-	-	-	-	-	-	-	-	E	
3.7 BURROW PITS	-	-	-	-	-	-	-	-	-	-	E	
3.8 BULK STORAGE OF PETROLEUM PRODUCTS	-	-	-	-	-	-	-	-	-	E	P	
3.9 TRUCK TERMINALS	-	-	-	-	-	-	-	-	-	E	E	No minimum
612.4 AGRICULTURAL/FORESTRY AND FISHING												
4.1 Horticultural (but not keeping of livestock)	P	A	A	A	-	-	-	-	-	-	-	No minimum

CITY OF MANNING ZONING DISTRICT

SECTION 612 TABLE 0F PERMITTED USES - TABLE 1

LAND USES	DD	RS	MH	GR	OC	LC	NC	CC	GC	LI	HI	OFFSTREET PARKING
4.2 Agricultural Production/ Livestock	A	-	-	-	-	-	-	-	-	-	E	No minimum
4.3 General Farms (Primary Crop)	A	-	-	-	-	-	-	-	-	-	E	No minimum
4.4 Veterinary Services	-	-	-	-	-	-	E	E	E	E	P	One space for each 200 square feet of GFA
4.5 Landscape/Horticultural Service	P	A	-	-	-	-	E	-	P	P	P	No minimum
4.6 Farmers Market	-	-	-	-	-	-	-	-	P	E	-	Two off street spaces per tent or table
612.5 ACCESSORY USES												
5.1 Signs (see section 717)	A	A	A	A	A	A	A	A/P	A/P	A	P	
5.2 Home Occupations (see section 713)	A	AA	A	A	A	A	A	A	A	A	-	One space for each 250 square feet of GFA utilized in connection with such home occupation
5.3 Non-Commercial Greenhouses	A	A	A	A	P	A	P	-	A	P	-	None
5.4 Barns	P	A	A	A	A	-	A	A	A	A	A	None
5.5 Private Garages/Garden Sheds	A	A	A	A	A	A	A	A	A	A	A	None
5.6 Tool Sheds	A	A	A	A	A	A	A	A	A	A	A	None

SECTION 612
SCHEDULE OF ZONING DISTRICT REGULATIONS
TABLE 2

Zoning District	Density/Square Feet		Lot Width (Feet)	Setbacks (Feet)			Height of Structure (Feet)
	First Unit	Each Additional Unit		Front	Rear	Side	
DD	20,000	20,000	80	40	35	15	35
RS-6	6,000	6,000	50	30	25	5/5	35
RS-10	10,000	10,000	70	30	25	10/10	35
RS-20	20,000	20,000	80	30	25	15/15	35
RD	5,000	5,000	50	30	25	10/10	35
GR-1	5,000	5,000	50	30	25	10/10	35
GR-2	5,000	3,000	50	30	25	10/10	35
MH-1	5,000	5,000	50	30	25	15/15	35
MH-2	1 ACRE	5,000	100	35	20	8/8	35
OC	6,000	--	50	35	25	10/10	35
NC	6,000	--	50	35	25	10/10	35
CC	NONE	--	NONE	NONE	NONE	NONE	35
GC	6,000	--	50	35	25	20	35
LI	25,000	--	100	50	40	15/15	50
HI	50,000	--	100	50	40	20/20	60

712.5 MINIMUM SPACING BETWEEN DETACHED PRINCIPAL RESIDENTIAL BUILDINGS

Zoning District	Front to Front	Front to Side	Side to Side	Rear to Front	*Rear to Side	Rear to Rear
R-6, 10, 20;	35'	25'	20'	100'	20'	20'
RM-6, 10,20;	35'	25'	20'	100'	20'	20'
GR-1 GR-2;	25'	20'		100'	20'	20'

*Rear to front minimum spacing may be reduced to fifty feet if adequate buffer yard provisions are made as determined by the Planning Commission.

A. Where a door accesses the side or rear of a unit, the set-back should be increased by an additional five feet for that unit.

B. A minimum of twenty-five percent (25%) of the property or land area shall be left in common open space. Any buffer strips or areas less than ten feet wide shall not be included in the open space calculation.

713 HOME OCCUPATIONS

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted as permitted uses, subject to the following provisions:

1. No person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of home occupation.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding two square feet in area, non-illuminated, and mounted flat against the wall of the principal building.
4. The home occupation shall be conducted only within the principal structure.
5. There shall be no sales in connection with such home occupation.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference

NONCONFORMING

ARTICLE 5
GENERAL PROVISIONS

500 NONCONFORMITIES

It is the intent of this Ordinance to permit nonconformities to continue until they are removed but not to encourage their survival. Nonconformities are declared by this Ordinance to be incompatible with permitted uses in the districts involved. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded or extended, reconstructed to continue nonconformity after major damage, or used as grounds for adding other structures or uses prohibited elsewhere in the same district.

500.1 CONTINUANCE OF NONCONFORMING USES, STRUCTURES, OR CHARACTERISTICS

500.1.1 CHANGE TO ANOTHER NONCONFORMING USE

A nonconforming use, structure, characteristic of use shall not be changed to another nonconforming use, structure, or characteristic of use unless the Board of Zoning Appeals finds that the new use, structure, or characteristic of use is more in character with the uses permitted in the district, in which case the Board of Zoning Appeals may permit such change as a special exception. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accord with the purpose of this Ordinance.

500.1.2 RECONSTRUCTION

A nonconforming structure shall not be demolished or removed and rebuilt or replaced as a nonconforming structure.

500.1.3 EXTENSION OR ENLARGEMENT

A nonconforming use, structure, or characteristic of use shall not be extended, enlarged, or intensified except in conformity with this Ordinance, provided, however, that any nonconforming use may be extended throughout any parts of a building where manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, provided, that the number of dwelling units in a nonconforming dwelling use shall not be increased over or exceed the number of dwelling units existing in the nonconforming use on the effective date of this Ordinance. No nonconforming use shall be extended to occupy any land outside such building.

500.1.4 REESTABLISHMENT

A nonconforming use or characteristic of use shall not be reestablished after vacancy, abandonment, or discontinuance for any period of twelve (12) consecutive months, except where Section 500.1.1 applies.

500.1.5 RECONSTRUCTION AFTER DAMAGE

A nonconforming structure shall not be rebuilt, altered, or repaired except in conformity with this Ordinance after being damaged in excess of fifty (50) percent of the replacement cost of the structure at the time of damage, provided that any permitted reconstruction shall be begun within six (6) months from the time of damage. The provisions of this subsection shall not apply to any owner-occupied dwelling.

500.1.6 REPAIR OR MAINTENANCE OF NONCONFORMING STRUCTURES

On any building devoted in whole or in part to any nonconformities, work may be done on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

500.2 DISCONTINUANCE OF CERTAIN NONCONFORMING LAND USES

Notwithstanding other provisions of this Ordinance, certain nonconforming land uses shall be discontinued either generally or in specific districts after periods of time set forth below. Upon application to the Board of Zoning Appeals, the Board, either according to general rule or upon findings in the specific case, may permit not more than one extension for not more than the time period indicated.

The date on which nonconforming land uses listed must cease shall be set forth on the certificate for occupancy for each, and if extension is granted, the termination date of such extension shall be added to the certificate of occupancy.

NONCONFORMITIES	DISTRICT	DISCONTINUED	EXTENSION
Wrecking, junk, scrap or salvage yards	All districts	2 years	6 months
Automotive & other sales lots, outdoor sales areas, outdoor storage yards for lumber, building materials, contractor's equipment	residential	2 years	6 months
Nonconforming structures and vegetation impeding vision at intersections.	All	180 days	30 days

500.3 NONCONFORMING LOTS OF RECORD

500.3.1 SINGLE LOTS

Notwithstanding limitations imposed by other provisions of this ordinance, a single-family dwelling or single-family mobile home and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this ordinance, so long as a single-family dwelling or single-family mobile home is a permitted use in that district. Such a lot must be in separate ownership and not of continuous frontage with other lots in the same ownership at the effective date of adoption or amendment of this ordinance. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving area, width, or both, shall conform to the regulations for the district in which such lot is located.

500.3.2 ADJOINING LOTS

If two or more adjoining lots with continuous frontage are in single ownership at any time after the adoption or amendment of this ordinance and such lots individually are too small to meet the yard, width, or area requirements of the district in which they are located, such groups of lots shall be considered as a single lot or several lots of minimum permitted size and the land or lots in one ownership shall be subject to the requirements of this ordinance.

500.3.3 CONVERSION OF USE ON NONCONFORMING LOTS

The minimum yard requirements of this ordinance shall not be construed as prohibiting the conversion of an existing building which does not meet the minimum yard requirements to another use, so long as no further encroachment is made into the existing yards.

501 PRIOR BUILDING PERMITS

Nothing herein contained shall require any change in the plans, construction, or designated use of a structure for which a building permit has been heretofore legally issued and the construction of which shall have actually begun within ninety (90) days of the date of such permit and which entire structures shall be completed, according to such plans as are filed, within two (2) years after the effective date of this ordinance.

502 LOTS IN MULTIPLE DISTRICTS

Where a district boundary line as appearing on the official zoning map divides a lot in single ownership at the time of adoption of this ordinance or subsequent amendment into two or more different zoning districts, the district least restrictive in the opinion of the owner shall be deemed to apply to the whole thereof, providing, however, that in no case shall a zoning district boundary line dividing said lot be extended into any zoning district in excess of fifty (50) feet beyond the district boundary line dividing said lot.

PARKING

ARTICLE 7
SUPPLEMENTARY REGULATIONS

700 OFFSTREET PARKING

Offstreet automobile storage or parking space shall be provided on every lot on which any uses are hereafter established. The number of parking spaces provided shall be least as great as the number specified in Section 612, Table 2 for the various uses. When application of said provision results in a fractional space requirement, the next larger requirement shall prevail.

700.1 LOCATION ON OTHER PROPERTY

If the required automobile parking spaces cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on other offstreet property, provided such property lies within four hundred feet of the main entrance to such principal use. Such automobile parking space shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner.

700.2 EXTENSION OF PARKING SPACE INTO A RESIDENTIAL DISTRICT

Required parking space may extend up to one hundred twenty feet into a residential zoning district provided that:

1. the parking space adjoins a commercial or industrial district;
2. has its only access to or fronts upon the same street as the property in the commercial or industrial district for which it provides the required parking space; and
3. is separated from abutting properties in the residential district by a ten foot wide evergreen buffer strip.

700.3 MODIFICATIONS TO PARKING REQUIREMENTS

The Board of Zoning Appeals may, as a special exception, subject to appropriate safeguards and conditions, grant a reduction in offstreet parking requirements of not more than fifty percent (50%) of that generally required for residential facilities intended for occupancy by the elderly, provided that adequate land is available for future expansion to accommodate the generally required amount of parking and that the site designs of such reduced parking area will facilitate future expansions if such are required.

701 OFFSTREET LOADING AND UNLOADING SPACE

Every lot on which a business, trade, or industrial uses is hereafter established, shall provide space as indicated herein for the loading and unloading of vehicles off the street. For the purpose of this section, an offstreet loading space shall have minimum dimensions of twelve feet by eight feet. Required space shall be considered as follows:

DEFINITIONS

ARTICLE 2
DEFINITIONS

200 INTERPRETATION OF CERTAIN WORDS AND PHRASES

Except as specifically defined herein, all words used in this Ordinance have their customary dictionary definitions.

Words used in the present tense include the future tense.
Words used in the singular include the plural, and words used in the plural include the singular.
The word "shall" is mandatory; the word "may" is permissive.
The word "lot" includes the word "plat" or "parcel".
The word "structure" includes the word building", and the words "building" or "structure" includes any parts thereof.
The word "person" includes a firm, association, organization, partnership, trust, company, corporation or any other entity usually defined in legal usage as a person, as well as an individual.
The word "used" or "occupied", as applied to any land or building, shall be construed to include the words "intended", "arranged", or "designed to be used or occupied".
The word "contiguous" as applied to lots or districts shall be interpreted as meaning "sharing a common boundary often (10) feet or more in length".

201 DEFINITIONS

Accessory - As applied to use or structure, means customarily and clearly subordinate or incidental, and on the same premises of such use or structure.

Alley - A minor way used or intended to be used primarily for vehicular access to the rear or side of properties otherwise abutting a street.

Amphitheater – an oval or round structure having tiers of seats rising gradually outward from an open space or arena at the center. The arena area where contests, live music concerts, plays and other public performances and rallies are held. The sponsor of events may charge a fee for admission or the events are open to the general public.

Bed and Breakfast Inns - A single dwelling unit containing less than ten (10) rental lodgings available to the public for accommodation of transient guests in which meals may or may not be provided.

Bingo Parlors – An establishment engaged primarily in operating bingo games with cash prizes and are operated for profit. These establishments often provide food and beverage services as an accessory use.

Boarding House - Same as "Rooming House".

Book Store – establishment primarily engaged in the retailing of new or used books, newspapers, magazines, and other periodicals via electronic home shipping, mail order, or direct sales. Adult bookstores are excluded from this definition.

Building - A structure which is completely enclosed by a roof and by solid exterior walls along whose outside faces can be traced an unbroken line for the complete circumference of the structure, which is permanently affixed to a lot or lots, and used or intended for the shelter, support or enclosure of persons, animals or property of any kind.

The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, with or without a roof, shall not be deemed to make them one building.

Building, Accessory - A detached building subordinate to the main building on a lot and used for purposes customarily incidental to the main or principal building and located on the same lot therewith. Uses customarily accessory to dwellings include:

Private garage not to exceed the following storage capacities:
* One or two family dwellings: four (4) automobiles
* Multiple-family dwellings: two (2) automobiles per dwelling unit
* Group dwelling: 1.5 automobiles per sleeping room

Shed or tool room for the storage of equipment used in grounds or building maintenance.

Private kennel for no more than three (3) dogs or three (3) cats, four (4) months of age or older.

Private swimming pool and bathhouse or cabana.

Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes.

Noncommercial flower, ornamental shrub or vegetable garden, greenhouse or salt houses not over eight (8) feet in height.

Building, Principal - A building in which is conducted the principal use of the lot on which said building is located.

Club, Lodge, Civic or Fraternal Organization, Fraternity/Sorority - An incorporated or unincorporated association for civic, social, cultural, religious, literary, political, or like activities, operated for the benefit of its members and not open to the general public.

Cluster Housing - A tract of land which is planned and developed as an integral unit that provides common open space in a manner that is functional and useful to the residents of the development. As an incentive for providing such open space, conventional zoning and/or subdivision standards are relaxed to permit modifications in lot size and shape by concentrating single-family dwellings to specific areas of an overall tract.

Crematories - Funeral homes combined with crematories (cremating of the dead) are included in this definition.

Day Care Services and Facilities:

Child Day Care Center: Any agency, institution, center, home, nursery, nursery school, kindergarten, play school, or other place, however styled, and whether operated under public auspices as a private business or by an established religious denomination, in which are received for temporary custodial care apart from their parents part of the day or all of the day or night, and upon a number of successive days, one (1) or more children not related to the persons providing such temporary custodial care.

Adult Day Care Center: Any agency, institution, center, home or other place, however styled, and whether operated under public auspices as private business or by an established religious denomination, in which adults are received for temporary custodial care apart from their relatives part of the day, all of the day or night, and upon a number of successive days, one (1) or more adults not related to the persons providing such temporary custodial care. Residential mental retardation, mental health, and substance abuse facilities and community care faculties, and homes for the elderly are not included in this definition.

Family day care Center: A family day care home is one in which care is given by a family member during the day for one (1) and not more than six (6) children, including the day care parents' own children.

Community /Residential Care Facility: Establishment primarily engaged in providing twenty-four (24) hour residential and personal care services for (1) elderly and other persons who are unable to fully care for themselves; and/or (2) elderly or other persons who do not desire to live independently.

District - One of any number of continuous or contiguous geographic areas within which the provisions and regulations of this Ordinance apply uniformly to each class or kind of structure or land.

Drive-In Eating and Drinking Establishment - Any eating or drinking establishment which, by its structural design, site characteristics, or manner of food service encourages consumption of food or beverages in automobiles on the premises or upon public streets adjacent thereto.

Dwelling, Dwelling Unit, or Unit - One or more rooms connected together constituting a separate, independent housekeeping establishment physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities, but excluding lodging units located in hotels and motels.

Dwellings, Multiple-Family - A building containing three (3) or more dwelling units.

Dwelling, Single-Family Detached - A building containing no more or less than two (2) dwelling units, not physically attached to any other principal structure, and specifically excluding mobile homes.

Dwelling, Two-Family Detached (Duplex) - A building containing no more or less than two (2) dwelling units, not physically attached to any other principal structure.

Family - One (1) or more persons occupying a single dwelling unit, provided that, unless all members are related by blood or marriage, no such family shall contain over four (4) persons, but further provided that domestic servants employed on the premises may be housed within the single dwelling unit without being counted as a family or families.

Fitness and Recreational Sports Centers – Establishments primarily engaged in exercise and physical fitness conditioning and other activities such as swimming, aerobic dance, handball, and racquetball.

Flea Markets – an open air, selling of antiques, new or used household goods, etc by vendors to the general public.

Flood and Other Terms Related Thereto - Additional terms related to floods and protective measures therefrom are defined in Section 607, including Floodway, Flood Frequency, Flood Plain, Regulatory Flood, Regulatory Flood Protection, and Elevation.

Fraternal Organization, Fraternity - Same as "Club, Lodge..."

Funeral Homes – These include establishments primarily engaged in preparing the dead for burial or interment and conducting funerals (i.e. providing facilities for wake, arranging transportation for the dead, selling caskets and related merchandise).

Garage Sale/Yard Sale and Rummage Sale - The retailing of merchandise from the yard or garage or principal dwelling of a residence.

Gross Floor Area - The total horizontal area of all floors of a building including interior balconies and mezzanines, measured from the interior faces of the exterior walls of a building.

Group Commercial or Industrial Development - A single building containing twenty thousand (20,000) square floor area or two (2) or more buildings containing a combined total of twenty thousand (20,000) square feet gross flood area.

Group Housing Development - A single lot of record upon which is erected more than one (1) building containing dwelling units, whether rented or sold, and all the structures thereon; or a single lot upon which is erected a single structure designed to contain more than three (3) or more dwelling units.

Home Occupation - An occupation, profession, or trade customarily and commonly carried out by an occupant in a dwelling unit as a secondary use which is clearly incidental and subordinate to the residential character of the dwelling unit, and which, for purposes of this Ordinance, shall in all cases comply with the provisions of Section 713 herein.

Hotels and Motels - A building or part of a building containing ten (10) or more rental lodgings available to the public for accommodation of transient guests in which meals may or may not be provided.

Junk, Salvage, Scrap, or Wrecking Yards - Any use involving storage or processing of inoperable, disused, dismantled, or wrecked vehicles, equipment, or machinery, or the storage or processing of scrap metal, waste paper, rags, food processing wastes, construction wastes, industrial wastes, second-hand building materials or other scrap, salvage, waste, or junk materials.

Lot - An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed. The terms "lot", "plot", "lot of record", "property", or "tract" whenever used in this Ordinance are interchangeable.

Lot of Record - A lot defined by plat or described by metes and bounds which has been duly recorded with the Clerk of Court of Clarendon County.

Lot Types -

Lot, Corner - A lot located at the intersection of two (2) or more streets.
Lot, Double Frontage - A lot which has frontage on more than one (1) street, provided however, that no corner lot has frontage on three (3) or more streets.
Lot, Interior - A lot, other than a corner lot, which has frontage on only one (1) street other than an alley.

Lot Depth - The mean horizontal distance between front and rear lot lines.

Lot Width - The distance between side lot lines measured at the front building line.

Mobile Home/Manufactured Home - A movable or portable dwelling over thirty-two (32) feet in length and eight (8) feet or more in width, constructed to be towed on its own chassis and designed without a permanent foundation for year-round occupancy, and one which may include one (1) or more components than can be retracted for towing purposes and subsequently expanded for additional capacity; or of two (2) or more units separately towable but designed to be joined into one (1) integral unit, as well as a portable dwelling composed of a single unit.

The term "mobile home" used in this Ordinance shall not include prefabricated, modular or unitized dwellings placed on permanent foundations, nor shall it refer to travel trailers, campers, or similar units designed for recreation or other short-term uses unless used for a permanent dwelling.

Double-wide Mobile Home - A double-wide mobile home is a mobile home with two (2) or more units separately towable but designed to be joined into one (1) integral unit at the site.

Expandable Mobile Home - An expandable mobile home is a mobile home with one (1) or more room sections that fold, collapse or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.

Mobile Home Park - Premises where three (3) or more mobile homes are parked for living or sleeping purposes, or where spaces are set aside or offered for sale or rent for use by mobile homes for living or sleeping purposes, including any land, building, structure, or facility used by occupants or mobile homes on such premises.

Mobile Home Space - A plot of ground within a mobile home park designed for the accommodation of one (1) mobile home.

Nonconformity - A term applied to lots, structures, uses of land or structures, and characteristics of uses of land or structures which were lawful before the passage or amendment of this Ordinance, but which would be prohibited or regulated and restricted under the terms of this Ordinance or future amendment.

Park - An area or facility intended to be used for recreation, exercise, sports, or similar activities, or an area intended to enhance the enjoyment of natural features or natural beauty, but specifically excluding commercially operated amusement parks.

Parking Space, Offstreet - An area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street arranged so that no maneuvering incidental to parking shall be on any public street and so that an automobile may be parked or unparked therein without moving any other automobile.

Pet and Supplies Store – An establishment primarily engaged in the retailing of pets, pet food, and pet supplies. Pet care services, to include veterinary services, grooming services and boarding services, are excluded from this definition.

Principal Use - The significant or primary activity carried out within a structure or upon land (such as retail sales within a store or occupancy of a dwelling unit as a resident) as contrasted to accessory uses which are incidental or subordinate to primary uses (such as sale of soft drinks at an automobile service station). Certain uses may be either principal or accessory, depending on their relationship with other uses, as for example a newsstand as an accessory use within a hotel lobby or as a principal use within a separate structure.

Rooming and Boarding House - A building containing a single dwelling unit in which three (3) or more, but not more than twelve (12) nontransient persons, who are not members of the owner's or operator's family, are lodged, for compensation, with or without meals.

Setback Line - The setback line is the same as the depth or width of any required yard. Note that such line defines the minimum distance between any structure and an adjacent lot boundary and is not necessarily the same as the building line, which is the distance between the actual structure and an adjacent lot boundary.

Sight Area - The horizontal dimensions of sight areas are defined as triangular areas formed by the intersecting street lines and a straight line joining said street lines at points which are fifteen (15) feet distant from the point of intersection of the street lines in commercial and industrial districts and twenty-five (25) feet distant from the point of intersection of the street lines in residential districts, measured along the street lines. Such sight areas shall be established regardless of the angle of intersection of the street lines. The vertical dimensions of sight areas are defined as that vertical space between the height of two and one-half (2 1/2) feet and ten (10) feet in elevation above the nearest edge of street pavement of a paved street or above the nearest edge of riding surface of an unpaved street.

Sign - The word "sign" shall mean and include every sign, billboard, poster panel, free-standing ground sign, sign painted on a wall, window, marquee, awning, or canopy, and shall include any announcement, declaration, demonstration, display, ribbon, banner, illustration or insignia used to advertise or promote the interest of any person when the same is placed in view of the general public, traveling along a public street right-of-way.

Advertising Sign – Any sign which relates in its subject matter to products, accommodations, services, or activities sold or offered elsewhere than upon the premises on which the sign is located. Mobile signs and portable signs may be advertising signs, and advertising signs include, but are not limited to, those signs commonly referred to as outdoor advertising signs, billboards, or poster boards.

Free-standing Sign Structure – A free-standing sign structure may contain a sign or signs on one (1) side only or it may be a V-shaped structure or one containing signs back-to-back. A free-standing sign structure is one (1) sign.

Sign Area – The area of a sign is the area of the face of the sign formed by a perimeter consisting of a series of straight lines enclosing all parts of the sign. The area of a free-standing sign structure is the area of the face or faces on one (1) side only.

Business Identification Sign – A business identification sign is a sign that contains the name of the business enterprise located on the same premises as the sign and the nature of the business conducted there.

Business Identification Pylon Sign – A business identification pylon sign is a sign erected on a single pole or multiple poles which contain only the name or the nature of the business conducted on the premises on which it is located.

Illuminated Signs – When artificial illumination techniques are used in any fashion to project the message on a sign, that sign shall be an illuminated sign.

Mobile Sign – A sign which may be moved from one location to another, is not permanently affixed to the ground, and is differentiated from a "portable sign" in that is may be equipped for transporting by motor vehicle or other mechanical means and including signs referred to as trailer signs. Those signs may be considered as either business signs or advertising signs according to their utilization. Any mobile sign used on the same lot for more than 45 days per year will be considered a freestanding sign.

Political Sign – A sign announcing or supporting political candidates or issues in connection with any national, state, or local election.

Portable Sign – A sign which is movable by a person without aid of a motor vehicle or other mechanical equipment; a sign that is not permanent, affixed to a building, structure, or the ground. Those signs may be considered as either business signs or advertising signs, according to their utilization.

Temporary Sign – A sign or advertising display constructed on cloth, canvas, fabric, plywood, or other light material and designed or intended to be displayed for a short period of time.

A sign permit shall be obtained from the Zoning Administrator before placing any of the above signs on a lot or building.

Special Exception - A use granted by the Board of Zoning Appeals after a public hearing and a finding by the Board that the use meets specified conditions.

Street - A public thoroughfare designed to provide the principal means of access to abutting property, or designed to serve as a roadway for vehicular travel, or both, but excluding alleys.

Street Line - The right-of-way of a street.

Structure - Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, including for the purposes of this Ordinance mobile homes, travel trailers, signs, mobile signs, portable signs, and satellite dishes, but excluding from definition as structures minor landscaping features such as ornamental pools, planting boxes, bird baths, paved surfaces, walkways, driveways, recreational equipment, flagpoles, and mailboxes.

Travel Trailer Parks - Any site, tract of land or lot upon which not less than two (2) overnight camp sites and/or overnight camping trailers occupied for temporary shelter, dwelling, recreation or vacation uses regardless of whether or not a charge is made for such services.

Yard - An open space unoccupied and unobstructed by any structure or portion thereof from a height of thirty (30) inches above the finished grade level of the ground, except as otherwise provided herein.

Yard, Front - A yard across the full width of the lot, measured from the front line of the lot.

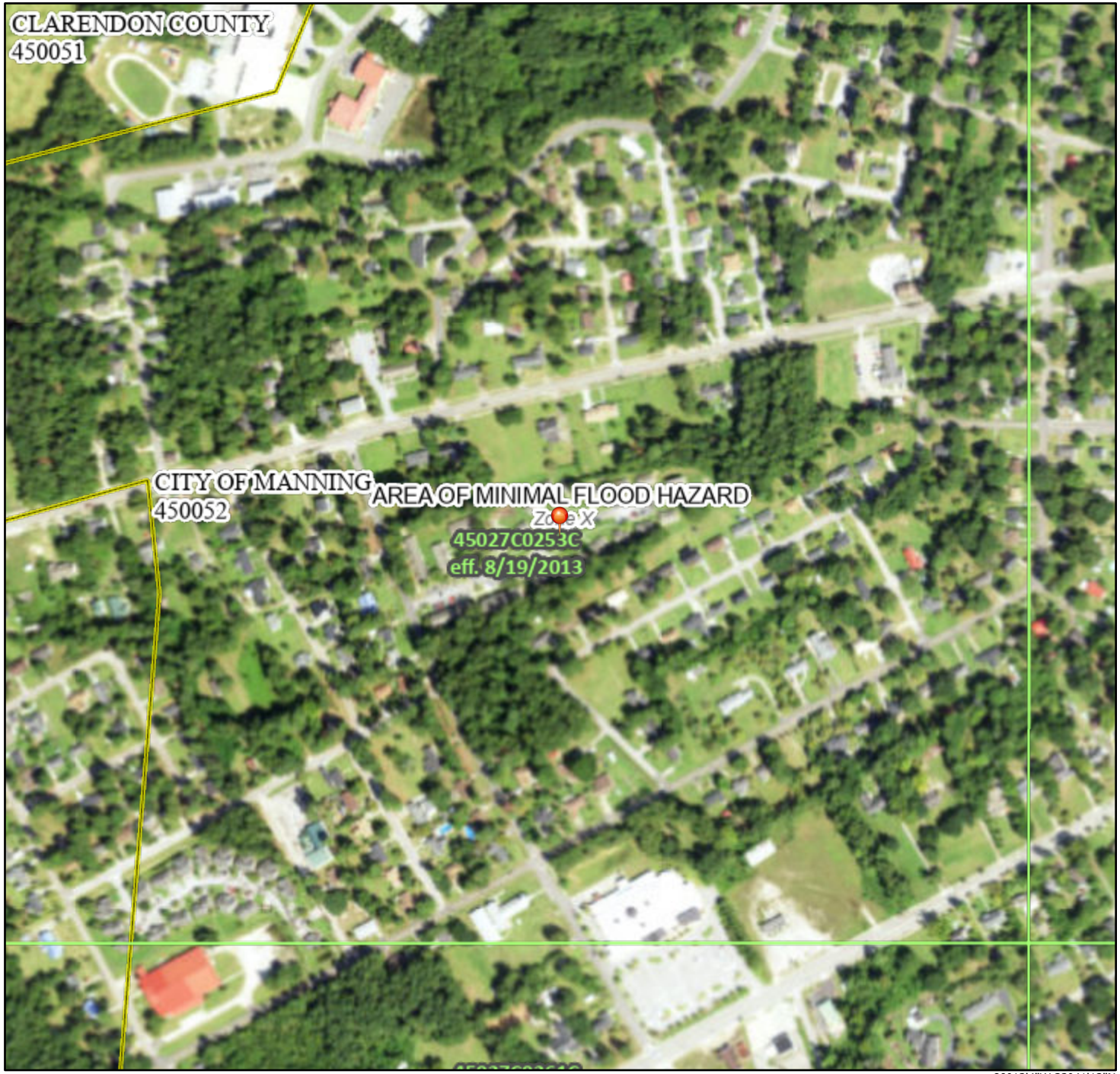
Yard, Rear - A yard across the full width of the lot, measured from the rear line of the lot.

Yard, Side - A yard measured from the side line of the lot extending from the front yard to the rear yard.

National Flood Hazard Layer FIRMette

FEMA

80°13'42"W 33°41'41"N



80°13'4"W 33°41'12"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/20/2022 at 1:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Department of Housing and Urban Development
Washington, DC 20410-0100

04/06/2022

REAL ESTATE ASSESSMENT CENTER

691296 / 800019680

MANNING GARDENS
214 ALFRED HENRY DR
MANNING, SC 29102 -2100

Dear Owner:

Enclosed with this letter/electronic file is the latest Physical Inspection Summary Report for your property. An inspector, certified by HUD in the use of the inspection protocol, performed the inspection. The report includes property and ownership profile information and shows each deficiency observed during the inspection. Also enclosed is a short description of the elements of the report to assist you in interpretation.

The physical inspection was completed pursuant to HUD regulations at 24 CFR Part 5 and Part 200. You may review the regulations at any time from the Real Estate Assessment Center (REAC) web site at http://www.hud.gov/offices/reac. This site provides information about REAC and the physical inspection process and allows you to download a free copy of the inspection software and view deficiency definitions.

If the inspector noted any exigent health and safety (EH&S) deficiencies at the time of the inspection, you or your representative received a report listing those deficiencies. HUD requires you to immediately correct or mitigate all such deficiencies and report your actions within three (3) business days of receipt of the report. If you have not already done so, please provide the local HUD Office of Housing with a certification, on your letterhead, that these exigent items have been corrected. You must use the language in the enclosed certification to report completion of the EH&S deficiencies. If your property is assigned to a Performance Based Contract Administrator (PB-CA), your certification should be sent to the PB-CA and not to the local HUD office. If the loan is under the 232 program, your certification should be sent to the Account Executive with the Office of Healthcare Programs (OHP). Do not send your report to REAC.

Because your property received a score of 60 or above, HUD requires that you note and correct all deficiencies as part of your ongoing maintenance program. If there are any special requirements for your property, the local Office of Housing or PB-CA having jurisdiction will contact you. If, you are still working to complete approved work under an earlier PC or formal Plan of Action (PA), or you have not yet certified completion of a PC or PA, the Office of Housing requires that you contact the local HUD Office of Housing to discuss this inspection and its relationship to work in progress, or, if a 232 loan, the local OHP. If the mortgage on your property is insured by HUD/FHA, please provide copies of all correspondence regarding this inspection to your mortgagee.

If your property had any EH&S deficiencies, and you fail to correct all of these deficiencies within the required timeframe, or falsely certify to repairs made, these noncompliance issues may adversely affect your eligibility for participation in HUD programs. Under HUD's Previous Participation Review and Clearance procedure, these non-compliance issues constitute a standard for disapproval pursuant to 24 CFR Section 200.230(c)(3) and HUD Handbook 4065.1 REV-1, paragraph 2-1(D)(1)(b). Under these circumstances, a flag (disqualifying entry) will be

placed in the Active Partner Performance Systems (APPS) in accordance with the textual "NOTE" at the conclusion of paragraph 2-1(D)(1) of the above referenced handbook. This letter is the only notice that you will receive of the placing of a flag in the APPS for noncompliance.

We appreciate your cooperation during the inspection, and remind you of your ongoing responsibility to maintain this property in a manner that is decent, safe, sanitary and in good repair.

Thank you for your cooperation.

Sincerely,

SAMUEL TUFFOUR
PROGRAM MANAGER, PHYSICAL ASSESSMENT SUBSYSTEM
Real Estate Assessment Center

Enclosures

Inspection Summary Report (POA) for Inspection #691296

Inspection Snapshot

Inspection ID:	691296	**Inspection Time:**	08:56 AM - 03:03 PM
Inspection Start Date:	04/06/2022	**Inspection End Date:**	04/06/2022
Property ID:	800019680	**Property Type:**	Multifamily
Property Name:	MANNING GARDENS		
Inspection State:	Successful	**Score:**	95c

Inspection Summary Report (POA) for Inspection #691296

Property Profile

Property Name:	MANNING GARDENS		
Scattered Site?	No	**Multiple Site?**	No
Address Line 1:	214 ALFRED HENRY DR		
Address Line 2:			
City:	MANNING	**State:**	SC
ZIP:	29102	**Extension:**	2100
Phone:	(803) 435-2717	**Extension:**	
Fax:	(803) 435-9529	**Email:**	manninggardens@ambling.com

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	21	20	18	50	50	18
Common	0	1	1	-	-	-
Total	21	21	19	50	50	18

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
50	100	No

Bed Bugs Information			
Bed Bugs Reported	# of Buildings with Bed Bugs	# of Units with Bed Bugs	Bed Bug Comments
No	0	0	N/A

Comments

Inspection Summary Report (POA) for Inspection #691296

Participant Profile

Management Agent [Primary Contact / Present During Inspection]

Name (F, MI, L):	Richard Rhodes		
Organization:			
Address Line 1:	348 Enterprise Drive		
Address Line 2:			
City:	VAldosta	**State:**	GA
ZIP:	31601	**Extension:**	
Phone:	(864) 872-5930	**Extension:**	
Fax:	(864) 568-0177	**Email:**	rrhodes@ambling.com

Owner [Not Present During Inspection]

Name (F, MI, L):	Anthony Guarraci		
Organization:	Atlanta Financial Group		
Address Line 1:	3353 Peachtree Road Northeast		
Address Line 2:	Ste 1525		
City:	Atlanta	**State:**	GA
ZIP:	30305	**Extension:**	
Phone:	(864) 872-5930	**Extension:**	
Fax:	(864) 568-0177	**Email:**	aguarraci@atlantafinancialgroup.com

Site Manager [Not Present During Inspection]

Name (F, MI, L):	Tamela Moss		
Organization:	Ambling		
Address Line 1:	214 Alfred Henry Drive #7		
Address Line 2:			
City:	Manning	**State:**	SC
ZIP:	29102	**Extension:**	
Phone:	(803) 435-2717	**Extension:**	
Fax:	(803) 435-9529	**Email:**	manninggardens@ambling.com

Inspection Summary Report (POA) for Inspection #691296

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	16.48	0.00	16.48	0.00	16.48
Building Exterior	21.26	0.00	21.26	0.00	21.26
Building Systems	13.49	0.00	13.49	0.00	13.49
Common Area	1.92	0.00	1.92	0.00	1.92
Unit	46.85	2.18	44.68	2.35	42.33
Total	100.00	2.18	97.82	2.35	95.48

Score Version: 1 **Score Date:** 04/06/2022 **Final Score:** 95c

Inspection Summary Report (POA) for Inspection #691296

Health & Safety Summary

	Site	Buildings	Units	Total
Non-Life Threatening (NLT)				
Actual	0	0	2	2
Projected	0	0	6	6
Life Threatening (LT)				
Actual	0	0	2	2
Projected	0	0	6	6
Smoke Detectors (SD)				
Actual	0	0	0	0
Projected	0	0	0	0
Overall				
Actual	0	0	4	4
Projected	0	0	11	11

Health and Safety Narrative

1 site, 19 buildings and 18 units were inspected.

4 health and safety deficiencies(HSD) were observed.

Percentage Inspected:
Site (PIS): 100%
Building (PIB): 90%
Unit (PIU): 36%

Projected HSD:
Site = (Actual HSDS) / PIS
Building = (Actual HSDB) / PIB
Unit = (Actual HSDU) / PIU

If all buildings and units were inspected, it is projected that a total of 11 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #691296

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	21	21	19	0
Unit	50	50	18	3

Building 1 - 1 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APTS.1A-1D
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1979	1	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
1A	2 Bedrooms	Yes		No	
1B	2 Bedrooms	Yes		No	
1C	2 Bedrooms	Yes		No	
1D	1 Bedroom	Yes	No Access	No	

Building 2 - 2 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR 2A-2H
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1979	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source

No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
2A	2 Bedrooms	Yes		No	
2D	2 Bedrooms	Yes	No Access	No	
2E	1 Bedroom	Yes		No	
2G	2 Bedrooms	Yes		No	

Building 3 - 3 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APTS. 3A-3D
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1979	1	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
3C	1 Bedroom	Yes		No	

Building 4 - 4 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APTS. 4A-4H
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1979	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
4A	2 Bedrooms	Yes		No	
4D	2 Bedrooms	Yes		No	
4F	2 Bedrooms	Yes		No	

Building 5 - 5 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APTS. 5A-5D
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1979	1	4	4

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
5B	1 Bedroom	Yes		No	

Building 6 - 6 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 6
Address Line 2: 6
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family	1979	1	1	1

Detached				

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 7 - 8 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT.8
Address Line 2: 8
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
8	3 Bedrooms	Yes		No	

Building 8 - 9 [Alternate , Not Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 9
Address Line 2: 9
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source

No		No

Comments:

Building 9 - 10 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT.10
Address Line 2: 10
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 10 - 11 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 11
Address Line 2: 11
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
11	3 Bedrooms	Yes		No	

Inspection Summary Report (POA) for Inspection #691296

Building 11 - 12 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 12
Address Line 2: 12
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 12 - 13 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT.13
Address Line 2: 13
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
13	3 Bedrooms	Yes		No	

Building 13 - 14 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 14
Address Line 2: 14

City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 14 - 15 [Alternate , Not Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 15
Address Line 2: 15
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 15 - 16 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 16
Address Line 2: 16
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source

No		No

Comments:

Building 16 - 17 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 17
Address Line 2: 17
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
17	4 Bedrooms	Yes	No Access	No	

Building 17 - 18 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 18
Address Line 2: 18
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Inspection Summary Report (POA) for Inspection #691296

Building 18 - 19 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 19
Address Line 2: 19
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Building 19 - 20 [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR APT. 20A-20H
Address Line 2: 20A-H
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Walkup/Multifamily Apts	1979	2	8	8

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
20B	1 Bedroom	Yes		No	
20E	1 Bedroom	Yes		No	
20G	1 Bedroom	Yes		No	

Building 20 - 21 [Sample , Inspected]

Inspection Summary Report (POA) for Inspection #691296

Address Line 1: 214 ALFRED HENRY DR APT. 21
Address Line 2: 21
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Single-Family/ Detached	1979	1	1	1

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Unit #	# Bedrooms	Occupied?	UnInspected Reason?	CO Detector Present	CO Detector Status
21	4 Bedrooms	Yes		No	

Building 21 - OFFICE [Sample , Inspected]

Address Line 1: 214 ALFRED HENRY DR, OFFICE
Address Line 2:
City: MANNING **State:** SC
Zip: 29102 **Extension:** 2100

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1979	2	0	0

Flat Roof	Roof Access	Building has Carbon Monoxide source
No		No

Comments:

Inspection Summary Report (POA) for Inspection #691296

Certificates

Certificate Item	Certificate State
Boilers	NA - This certificate is not applicable for this property
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	NA - This certificate is not applicable for this property
Lead-Based Paint Disclosure Forms	NA - This certificate is not applicable for this property
Lead-Based Paint Inspection Reports	NA - This certificate is not applicable for this property
Sprinkler Systems	NA - This certificate is not applicable for this property

Inspection Summary Report (POA) for Inspection #691296

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example; **"Site - Spalling (Walkway / Steps) (4)"** indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the **Deficiency Details** section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
Building 2 - 2 - Building Exterior [Possible Points : 3.28]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**3.28**
Building 2 - 2 - Unit 2A [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.31	
Ceiling	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling)	Level 1	0.03	
			0.34	**2.25**
Building 2 - 2 - Unit 2E [Possible Points : 2.65]				
Health And Safety Deficiencies				
Emergency/Fire Exits	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (2) (LT)	Level 3	2.07	
Windows	Unit - Inoperable/Not Lockable (Windows) (2) (NLT)	Level 3	0.28	
			2.35	**0.30**
Building 2 - 2 - Unit 2G [Possible Points : 2.65]				
Non-Health And Safety Deficiencies				
Outlets/Switches	Unit - Missing/Broken Cover Plates (Outlets/Switches) (2)	Level 1	0.06	
			0.06	**2.58**
Building 4 - 4 - Building Exterior [Possible Points : 3.28]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	

Inspection Summary Report (POA) for Inspection #691296

Item	Deficiency	Severity	Points Deducted	Points Received
Entrance				
			0.00	**3.28**
Building 4 - 4 - Unit 4A [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.31	
			0.31	**2.28**
Building 4 - 4 - Unit 4F [Possible Points : 2.65]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.31	
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.23	
			0.54	**2.10**
Building 7 - 8 - Building Exterior [Possible Points : 0.48]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**0.48**
Building 10 - 11 - Building Exterior [Possible Points : 0.48]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**0.48**
Building 10 - 11 - Unit 11 [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.23	
			0.23	**2.36**
Building 12 - 13 - Building Exterior [Possible Points : 0.48]				
Non-Health And Safety Deficiencies				

Inspection Summary Report (POA) for Inspection #691296

Item	Deficiency	Severity	Points Deducted	Points Received
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**0.48**
Building 12 - 13 - Unit 13 [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Refrigerator - Missing/Damaged/Inoperable (Kitchen)	Level 1	0.23	
			0.23	**2.36**
Building 19 - 20 - Common Areas [Possible Points : 0.15]				
Non-Health And Safety Deficiencies				
Halls/Corridors/Stairs	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas)	Level 3	0.00	
			0.00	**0.15**
Building 19 - 20 - Unit 20E [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Range Hood/Exhaust Fans - Excessive Grease/Inoperable (Kitchen)	Level 1	0.13	
			0.13	**2.46**
Building 20 - 21 - Building Exterior [Possible Points : 0.48]				
Non-Health And Safety Deficiencies				
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Level 3	0.00	
			0.00	**0.48**
Building 20 - 21 - Unit 21 [Possible Points : 2.59]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing Leaking Faucet/Pipes (Bathroom)	Level 1	0.31	
Walls	Unit - Peeling/Needs Paint (Walls)	Level 1	0.01	
			0.32	**2.27**

Inspection Summary Report (POA) for Inspection #691296

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
Site - MANNING GARDENS - Site(0)			
None			
Building 1 - 1[Sample,Inspected] - Building Exterior			
None			
Building 1 - 1[Sample,Inspected] - Building Systems			
None			
Building 1 - 1[Sample,Inspected] - Common Areas			
None			
Building 1 - 1[Sample,Inspected] - Unit 1A			
None			
Building 1 - 1[Sample,Inspected] - Unit 1B			
None			
Building 1 - 1[Sample,Inspected] - Unit 1C			
None			
Building 2 - 2[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)
Building 2 - 2[Sample,Inspected] - Building Systems			
None			
Building 2 - 2[Sample,Inspected] - Common Areas			
None			

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
Building 2 - 2[Sample,Inspected] - Unit 2A			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak behind showerhead	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Ceiling	Bathroom mildew above shower	Unit - Mold/Mildew/Water Stains/Water Damage (Ceiling) - L1	- Mold or Mildew (for example, a darkened area) or Water Stains or Water Damage (for example evidence of water infiltration) - 4 square inches to 1 square foot and you may or may not see water
Building 2 - 2[Sample,Inspected] - Unit 2E			
Non-Health And Safety Deficiencies			
Health And Safety Deficiencies			
Emergency/Fire Exits	Bedroom window will not stay up blovked egress	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Inoperable Window
Emergency/Fire Exits	Bedroom window will not open blocked egress br2	HS - Emergency/Fire Exits Blocked/Unusable (Emergency/Fire Exits) (LT) - L3	- Emergency/Fire Exits (applies only on third or lower floors) - Blocked - Inoperable Window
Windows	Bedroom window will not stay up	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area. - This condition MAY

Item	Location/Comments	Deficiency/Severity	Decisions
			RESULT in a Health and Safety concern
Windows	Bedroom window will not stay up	Unit - Inoperable/Not Lockable (Windows) (NLT) - L3	- Lock/Operability - Window cannot be opened or will not stay open (If the window is designed to do so.) - Window is on 3rd floor or below - There is NOT another operable window in the same floor area. - This condition MAY RESULT in a Health and Safety concern

Building 2 - 2[Sample,Inspected] - Unit 2G			
Non-Health And Safety Deficiencies			
Outlets/Switches	Kitchen cracked switchplate	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.
Outlets/Switches	Kitchen switchplate near sink cracked	Unit - Missing/Broken Cover Plates (Outlets/Switches) - L1	- Cover plate missing or broken - The electrical connections/ wires are NOT exposed.

Building 3 - 3[Sample,Inspected] - Building Exterior
None

Building 3 - 3[Sample,Inspected] - Building Systems
None

Building 3 - 3[Sample,Inspected] - Common Areas
None

Building 3 - 3[Sample,Inspected] - Unit 3C
None

Building 4 - 4[Sample,Inspected] - Building Exterior

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 4 - 4[Sample,Inspected] - Building Systems
None

Building 4 - 4[Sample,Inspected] - Common Areas
None

Building 4 - 4[Sample,Inspected] - Unit 4A			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak behind showerhead	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Bathroom Sink - There is a leak - There is a leak or drip, but it is contained by the sink basin

Building 4 - 4[Sample,Inspected] - Unit 4D
None

Building 4 - 4[Sample,Inspected] - Unit 4F			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak behind showerhead	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Kitchen Items	Kitchen fridge seal split	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 5 - 5[Sample,Inspected] - Building Exterior
None

Building 5 - 5[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 5 - 5[Sample,Inspected] - Common Areas
None

Building 5 - 5[Sample,Inspected] - Unit 5B
None

Building 6 - 6[Sample,Inspected] - Building Exterior
None

Building 6 - 6[Sample,Inspected] - Building Systems
None

Building 6 - 6[Sample,Inspected] - Common Areas
None

Building 7 - 8[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 7 - 8[Sample,Inspected] - Building Systems
None

Building 7 - 8[Sample,Inspected] - Common Areas
None

Building 7 - 8[Sample,Inspected] - Unit 8
None

Building 9 - 10[Sample,Inspected] - Building Exterior
None

Building 9 - 10[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 9 - 10[Sample,Inspected] - Common Areas
None

Building 10 - 11[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 10 - 11[Sample,Inspected] - Building Systems
None

Building 10 - 11[Sample,Inspected] - Common Areas
None

Building 10 - 11[Sample,Inspected] - Unit 11			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen fridge seal split	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 11 - 12[Sample,Inspected] - Building Exterior
None

Building 11 - 12[Sample,Inspected] - Building Systems
None

Building 11 - 12[Sample,Inspected] - Common Areas
None

Building 12 - 13[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO	- There IS an obstructed or missing accessible route to

Item	Location/Comments	Deficiency/Severity	Decisions
		Accessibility to Main Floor Entrance) - L3	or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 12 - 13[Sample,Inspected] - Building Systems
None

Building 12 - 13[Sample,Inspected] - Common Areas
None

Building 12 - 13[Sample,Inspected] - Unit 13			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen fridge seal split	Unit - Refrigerator - Missing /Damaged/Inoperable (Kitchen) - L1	- Refrigerator - Door seals are deteriorated

Building 13 - 14[Sample,Inspected] - Building Exterior
None

Building 13 - 14[Sample,Inspected] - Building Systems
None

Building 13 - 14[Sample,Inspected] - Common Areas
None

Building 15 - 16[Sample,Inspected] - Building Exterior
None

Building 15 - 16[Sample,Inspected] - Building Systems
None

Building 15 - 16[Sample,Inspected] - Common Areas
None

Building 16 - 17[Sample,Inspected] - Building Exterior
None

Building 16 - 17[Sample,Inspected] - Building Systems

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 16 - 17[Sample,Inspected] - Common Areas
None

Building 17 - 18[Sample,Inspected] - Building Exterior
None

Building 17 - 18[Sample,Inspected] - Building Systems
None

Building 17 - 18[Sample,Inspected] - Common Areas
None

Building 18 - 19[Sample,Inspected] - Building Exterior
None

Building 18 - 19[Sample,Inspected] - Building Systems
None

Building 18 - 19[Sample,Inspected] - Common Areas
None

Building 19 - 20[Sample,Inspected] - Building Exterior
None

Building 19 - 20[Sample,Inspected] - Building Systems
None

Building 19 - 20[Sample,Inspected] - Common Areas			
Non-Health And Safety Deficiencies			
FHEO - Accessible Outside Common Areas	Floor 1 steps	CA - Routes Obstructed or Inaccessible to Wheelchair (FHEO - Accessible Outside Common Areas) - L3	- Route to common area obstructed or inaccessible to wheelchairs (for example, less than 36 inches wide, no ramps, no curb cuts), There is another accessible route - NO

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
Building 19 - 20[Sample,Inspected] - Unit 20B			
None			

Building 19 - 20[Sample,Inspected] - Unit 20E			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen filter clogged	Unit - Range Hood/Exhaust Fans - Excessive Grease/ Inoperable (Kitchen) - L1	- Range Hood/Exhaust Fans - Dirt, grease, or another barrier has accumulated; free passage of air is noticeably reduced

Building 19 - 20[Sample,Inspected] - Unit 20G
None

Building 20 - 21[Sample,Inspected] - Building Exterior			
Non-Health And Safety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	step	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	- There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.)

Building 20 - 21[Sample,Inspected] - Building Systems
None

Building 20 - 21[Sample,Inspected] - Common Areas
None

Building 20 - 21[Sample,Inspected] - Unit 21			
Non-Health And Safety Deficiencies			
Bathroom Items	Bathroom leak behind faucet	Unit - Plumbing Leaking Faucet/Pipes (Bathroom) - L1	- Shower or Tub (Unit) - There is a leak - There is a leak or drip, but it is contained by the shower or tub basin
Walls	Hallway paint over patch	Unit - Peeling/Needs Paint (Walls) - L1	- Peeling Paint or Needs Paint - 1 to 4 square feet of wall

Inspection Summary Report (POA) for Inspection #691296

Item	Location/Comments	Deficiency/Severity	Decisions
			area

Building 21 - OFFICE[Sample,Inspected] - Building Exterior
None

Building 21 - OFFICE[Sample,Inspected] - Building Systems
None

Building 21 - OFFICE[Sample,Inspected] - Common Areas
None

Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0). PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at
http://www.hud.gov/offices/reac/products/pass/inspectionrpt40.cfm

PHYSICAL INSPECTION SUMMARY REPORT

The Inspection Summary Report is designed to achieve two objectives:

1. Provide the Public Housing Agency or owner and/or owner agent (POA) with the background information, *i.e. addresses, phone numbers, building names, etc.,* collected during the property inspection.

2. Provide the POA the results of the REAC physical inspection of a specific property.

The items below describe the information provided in the Inspection Summary Report.

Inspection Number : The inspection number is unique for each property inspection conducted by REAC. Each time a property is inspected by REAC, a new inspection number is used. These unique numbers may be used to communicate with REAC on any matter concerning a particular inspection.

Property Information : Information related to a property is provided:

- Property identification number (in parentheses) - a unique number in HUD databases
- Property name
- Status as scattered site (Yes/No)
- Relevant addresses, phone numbers, fax numbers, and e-mail addresses for the property

Each of these should be checked carefully for accuracy. *All discrepancies should be reported to the REAC Physical Inspection Operations Center at 1-877-406-9220.*

Building Unit Count : The total number of buildings and units on the property are given, along with the number of buildings and units actually inspected by REAC

Scores : An overall numerical score is given as a value from zero to 100. Separate numerical scores are also given for each of five areas:

- site
- building exterior
- building systems
- common areas
- units

The five area scores range from zero to the maximum number of points possible for each area. The possible points for a given area are determined for a specific property based on the inspectable items actually present in each area. The sum of the area points identifies what the overall score would be if there were no health & safety (H&S) deficiencies. The overall numerical score is then calculated by subtracting the sum of deductions for H&S deficiencies from the sum of the individual "area points".

Examples of overall scores are: 95c; 67b*; 84a*; 100b; 78a; and 43c*. The asterisk(*) indicates that H&S deficiencies were found with respect to smoke detectors. The lower-case letter indicates whether or not other kinds of H&S deficiencies were observed, as follows:

- The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.

- The lower-case letter "b" is given if one or more non-life threatening H&S deficiencies, but no exigent/fire safety

H&S deficiencies were observed other than for smoke detectors.

- The lower-case letter "c" is given if one or more exigent/ fire safety (calling for immediate attention or remedy) H&S deficiencies were observed.

Although all H&S deficiencies, except for smoke detector problems and "other" hazards, affect the scores with appropriate deductions, the letter grades are added to highlight the serious nature of H&S deficiencies, all of which need to be addressed by the POA.

Health and Safety Counts: In addition to the counts of actual H&S deficiencies observed in the inspected buildings and units, the *estimated* number of H&S deficiencies that would have been found had all buildings and units been inspected is also given. This projected count gives a sense of the total H&S problem for the inspected property. The projection is calculated by dividing the counts actually observed in buildings or units by the proportion of buildings or units inspected. The percent of buildings and units inspected is additionally given to show the basis for the calculations.

Systemic Deficiencies: Defects observed in at least one third (1/3 rd) of the inspected units or buildings are listed by whether or not they are repairs generally requiring large cash outlays ("Capital" items) or generally requiring smaller cash outlays ("Ordinary" items).

Participants & Buildings/Units: Information provided includes:

- relevant addresses, phone numbers, fax numbers, and e-mail addresses for participants

- name, year built, number of units and address for each building on the property. Note: All buildings on the property should be listed.

As before, each of these should be checked carefully for accuracy and any discrepancies should be reported to the REAC Technical Assistance Center (TAC) at 1-888-245-4860.

Inspectable Items: This portion of the report details all deficiencies found in the inspection. The main headings in the first column refer to the inspectable area -- site, building exterior, building systems, common area, unit or health & safety where the deficiency was observed. The entries are "inspectable items" within which the deficiencies were found. Some items may not be present for a given property. In such cases, appropriate adjustments are made in the points of each area. Items present, but with no deficiencies found, are not listed. Inspectable items are:

Site: fencing & gates, grounds, mail boxes/project signs market appeal, parking lots/driveways/roads, play areas and equipment, refuse disposal, retaining walls, storm drainage and walkways/stairs.

Building Exterior: doors, fire escapes, foundations, lighting, roofs, walls and windows.

Building Systems: domestic water, electrical system, elevators, emergency power, exhaust system, fire protection, heating/ ventilation/ air-conditioning and sanitary system.

Common Areas: basement/garage/carport, closet/utility/mechanical, community room, day care, halls/corridors/stairs, kitchen, laundry room, lobby, office, other community spaces, patio/porch/balcony, pools

and related structures, rest rooms/pool structures, storage and trash collection areas.

Unit: bathroom, call-for-aid, ceiling, doors, electrical system, floors, heating/ventilation/air-conditioning, hot water heater, kitchen, laundry area (room), lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls and windows.

Health & Safety: air quality, electrical hazards, elevator, emergency/ fire exits, flammable materials, garbage and debris, hazards, infestation.

Column labeled NO/OD:

NO: The inspection protocol requires the inspector to check for the existence of certificates for certain items such as lead-based paint, elevators, etc. If the inspector verifies all the required certificates, the report will not include any certificate information. If a certificate is not present, the first inspectable item listed will be "certificates" and the designation "NO" will be listed for each unavailable certificate.

OD: If the inspector records a deficiency, then an OD in this column refers to the "observed deficiency" for the given item.

Column labeled Observation: The column lists each specific deficiency observed within a given inspectable item. Each deficiency has a definition, which specifies what must be observed for that deficiency to be recorded. Also noted in this column are observations about Health & Safety items. These are:

- (LT) - Exigent/Fire Safety (calling for immediate attention or remedy)

- (NLT) - Non-Life Threatening

- (SD) - Smoke Detector

Definitions for all deficiencies are given in the physical inspection section at REAC's web site on the Internet (www.hud.gov/reac/). Click on "Products" then "Physical Inspection" and then "Physical Inspection Definitions"

Column labeled Severity: Deficiencies differ by "severity". The definitions specify what must be recorded for a given deficiency under one of three possible severity levels - level 1, level 2 and level 3. The severity level is given on the report to indicate which part of the definition actually applies for the specific deficiency observed. Severity levels are defined within a given deficiency and do not necessarily indicate which deficiencies are the worst. For more serious deficiencies, a level 2 severity may be more of a problem and may reduce the overall score more than less serious deficiencies with a severity of level 3.

Location/Comments: Comments are required for all severity level 3 deficiencies.

Column labeled Ded.: This column gives the points deducted from the overall property score for the observed deficienies. In the shaded heading the possible points are given for that area and building or unit. Although the listed points deducted may sum to more than the possible points, the total deducted from the overall property score for that area and building or unit does not exceed its possible points. The listing of points deducted is rounded to the nearest tenth of a point, so "<0.05" is listed when the points deducted is a very small fraction, but greater than zero. Where there is a blank or zero, such as for lack of a certificate or observed smoke detector problems, it means no points are deducted from the property score.

PROJECT OWNER'S CERTIFICATION THAT ALL EXIGENT
HEALTH AND SAFETY ITEMS HAVE BEEN CORRECTED
SEND OR FAX SIGNED COPY TO LOCAL MF OFFICE

[Name of Project Owner:] _____ (the "Project Owner"), the owner of *[Project Name:]* _____, *[City:]* _____, *[State:]* _____ *[Project Number:]* _____ *(the "Project")* by and through its duly authorized representative identified below, hereby certifies that:

1. All Exigent Health and Safety ("EH&S") items at the Project have been corrected. Such EH&S items include those identified in the Notification of Exigent and Fire Safety Hazards Observed, dated _____.

2. The attached Report accurately identifies the repairs that have been made to correct the EH&S items, the location of those repairs, and the date or dates the repairs were made. If repairs were not made, the dangerous condition was eliminated.

This certification is made by the Project Owner and is signed by a duly authorized representative of the Project Owner, who is so authorized by reason of his/her position as the *[State Fully Relationship Between Signer of Certification and Project Owner:]* _____
_____
_____.

All of the foregoing statements, as well as the date, signature and identifying information of the signer and the Project Owner that follows, are HEREBY CERTIFIED as true and accurate this _____ day of _____, 20___.

Project Owner: _____

By: Signature: _____

Print Name: _____

Title: _____

SERVICE AGREEMENT

Agreement Date: 26-Aug-14

Company Name/Billing Info
Manning Garden Apartments
DBA:

Mailing Address
214 Alfred Henry Drive
Manning, SC 29102

Billing Contact: Office
Billing Phone Number:
Billing Fax Number:
Billing Email address:
manninggardens@ambling.com

Effective Service Date: 9/1/2014

Service Location Address:
Manning Garden Apartments
214 Alfred Henry Drive
City: Manning
State: SC ***Zip:*** 29102
Service Location Contact:
Service Location Phone #:
803-435-2717
Service Location Fax #:

Service Location Email Address:
manninggardens@ambling.com

WASTE HAULING SERVICE

Type	Quantity	Size	Pick Ups	Per	Rental Rate	Delivery Rate	Haul Rate	Disposal Rate	Total
Trash	2	8cy	2x	wk	n/a	n/a	n/a	n/a	
Trash	1	8cy	1x	wk	n/a	n/a	n/a	n/a	
									$ 1,050.00

Additional Terms of Agreement:
3 year contract term.
Fuel is capped at 10% if diesel rises above $5 gallon
Extra pickups $55 per container
Additional Comments:
Fixed rate all inclusive. Landfill rates could change this fee if municipality adjust local dumping fees.
Authorized Signature:
Name (Please Print): Steve Harvey RVI Date: 8-30-14

Green Remedies Representative: Alan Allred
Title: Sales Manager
Date:

This agreement is subject to the terms and conditions on reverse side(page 2).

336-516-0083 Phone 336-217-8242 Fax

509154

GREGORY PEST SOLUTIONS
MULTI-HOUSING SERVICE AGREEMENT
PERIODIC SCHEDULED SERVICE

Service Location:	Manning Gardens	Prop. Mgmt. Co./Bill To:	AMBLING/Steve Harvey Region
Street Address:	214 Alfred Henry Dr #7	Street Address:	
City/State/Zip Code:	Manning,SC 29102	City/State/Zip Code:	
Phone/Fax:	803.435.2717/ 803.435.9529 fax	Phone/Fax:	
Email:	manninggardens@ambling.com	Email:	sharvey@ambling.com
Contact Name/Title:	Tamela Moss	Contact Name/Title:	Allison Altobellis/904.612.3680
Proposal Date:	8/9/2012	Renewal Date:	
GREGORY CONTACT:	Joe Pearson	CELL PHONE:	803.622.5455

This agreement authorizes Gregory Pest Solutions (Gregory) to provide periodic Pest Management Services to the above listed property (the property) as specified herein:
Initial Service: Gregory will inspect each unit of the property and apply insecticidal baits, non-repellent liquids, dusts, monitors and other materials as deemed necessary by the Gregory Technician. Where moderate to heavy infestations of German Cockroaches are noted, a specialty vacuum system for advanced pest management will be used to reduce the insect population and remove insect debris. These techniques have proven to be the most effective Integrated Pest Management (IPM) strategy for cockroach control in multi-family housing.
Supplemental Services: Gregory will return approximately every quarter after the initial service to re-inspect each unit of the property and reapply materials as needed when there is evidence of additional infestations are noted.
Documentation of Service: Gregory will provide the Client with written documentation of service for each unit each time the service is performed, including the amount and types of materials applied and any post application precautions which must be taken by the Client and/or Tenants following the application of pesticide materials.
Preparation and Notification of Tenants: The Gregory Customer Service Representative assigned to this account will contact the Client to schedule the services. The Client is responsible to notify its Tenants and other appropriate personnel of the service schedule agreed upon with the Gregory Representative. Results of the service are dependent upon the cooperation given by the Client as to Tenant house keeping and sanitation conditions, maintenance, accessibility of areas to be serviced and Tenant preparation and cooperation. The distribution of "Tenant Preparation & Helpful Hints" forms provided by Gregory to the Client will assist in this. If Gregory Customer Service schedules the supplemental service with the Client and the Client fails to properly notify its Tenants of the scheduled service, **the Gregory Technician will perform an exterior service in lieu of the interior service**, and will complete the interior service on the next scheduled supplemental service.
Length of Agreement: This agreement is for the initial service period of one year which includes the services listed above. After the initial period of one year, this service agreement will automatically be renewed for additional one year periods on the renewal date listed above until written notice is given by either party at least 30 days prior to the renewal date that service is to be discontinued.
Covered Pests and Areas: This agreement covers only the following pests: cockroaches, mice, rats and ants. The interior of all buildings, including entry points (doors and windows) will be covered. The office and maintenance shop will be included in this agreement at no additional charge. The Gregory Technician may decide to perform exterior inspection and treatments in lieu of the interior inspection and treatments after the initial service when pests or conditions warrant upon approval by the Client. **The interior and exterior service schedule may be rotated as requested by the Property Management.**
Extra Service Requests: Service requests for ongoing infestations of covered pests between the scheduled supplemental services will be completed by Gregory at no additional charge to the Client. The Client must call Gregory to set up extra services and notify the Tenants as described above.

FEES, SERVICE AND PAYMENT SCHEDULES:

Number of Units:	88	*Price per unit* on first service:*	$1.70	*Total Initial Service Fee:*	$448.80
Price per unit PER MONTH for regular service:			$1.70	*Total Quarterly Service Fee:*	$448.80
** This represents the price per month for each unit for the initial 3 month period*				***Total Annual Service Fee:*	$1,795.20

***This fee is incurred upon the initial service being completed on the first service and each additional renewal year thereafter. The supplemental re-inspection services are competed at no additional charge to the Customer. The service pricing above reflects a minimum of ONCE PER QUARTER inspections of all of the units on the property.*

The Gregory Service Technician will visit the property as follows in order to complete the Quarterly service schedule: (Client please initial one)	Quarterly $1.70			
				PLEASE INITIAL ONE BELOW
Payment Schedule:	Client agrees that the total annual service fee listed above will be	$149.60	per month	
	paid on or before the 20th day of the month as follows:	$448.80	per quarter	

Charges for services which are not covered under this agreement are to be determined on an as needed basis upon request by the Client.
Gregory's liability for property damages is limited to such damage as are caused by the negligence of the Company or its employees. Gregory reserves the right to alter, amend or withdraw this agreement if not accepted within 30 days.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE AUTHORIZED.

Gregory maintains insurance coverage as required by applicable state laws. The "Georgia Structural Pest Control Act" requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control company.

Authorization:

For Gregory Pest Solutions:	Joe Pearson, V.P. Multi-Housing	Date:	8/9/2012

I hereby authorize the treatment as described in this Service Agreement. I understand that payment is due upon the terms agreed to and initialed above.

Client Authorization Name:	Steve Harvey	Date:	9-1-12
Title:	RVP	Signed:	

TERMINIX INTERNATIONAL

TERMITE PROTECTION PLAN

② CONTRACT NO. (CARD #1.) PR[M] 780074 (5–14)

⑨ PURCHASER (CARD #1. 46-70) Manning Gardens

⑭ SECOND OWNER (CARD #4. 15-39) Phone: 435-8809

⑩ BILLING ST. ADDRESS (CARD #2. 15-39) Alfred Henry St.

⑪ BILLING CITY, STATE & ZIP (CARD #2. 40-64) Manning, SC 29102

DESCRIPTION OF PROPERTY Manning Gardens - 21 building apartment complex (see graph)

⑫ PROPERTY ST. ADDRESS (CARD #3. 15-39) Alfred Henry St.

⑬ PROPERTY CITY-STATE-ZIP (CARD #3. 40-64) Manning, SC 29102

A COUNTY Clarendon #514

REPRESENTATIVE Ray Lasley #25 Div. #4 Rt. #2

DATE ACCEPTED May 5, 1978

Effective May 5, 1978 through May 1, 1979, for the sum of $ 89[1].00, Terminix shall provide the necessary services to protect the identified premises against subterranean termite damage (hereinafter called "damage").

Terminix will reinspect at least once annually during the protection period and any further treatment found necessary will be performed free.

Terminix will extend protection annually for the LIFETIME of the property for $ *89.00 per year payable on or before the end of the previous protection period. After the fifth year, Terminix reserves the right to revise the annual extension charge.

If new damage to the premises or contents occurs during the contract term, Terminix will arrange for necessary repairs at its expense. New damage is only that damage done by subterranean termites after initial service. Terminix's liability is limited to repairs of protected premises and contents up to $150,000.

Purchaser agrees to arrange for additional service and adjustment to the annual extension charge in the event of additions or alterations to the premises.

Any additional provisions attached hereto are part of this Agreement.

*Annual renewal 5-year prepaid ~~mmtit~~ through May 1, 1983.

TERMINIX SERVICE--123
Division of Terminix Service, Inc.
415 Broad Street
Sumter, S. C. 29150

TERMINIX INTERNATIONAL, INC. hereby guarantees the fulfillment of the terms of this Plan, which Guaranty is insured by Maryland Casualty Company, Pre-Paid Insurance Company

By Ray Lasley - Manager
MANAGER

PRESIDENT

EXECUTED AT MEMPHIS, TENNESSEE

CARD #1

① TERRITORY NO.	③ FIRST RENEWAL DATE	④ A STATE & COUNTY CODE S S - C C C	⑤ INITIAL AMOUNT	⑥ RENEWAL AMOUNT	⑦ EFFECTIVE YR.	⑧ TAX %
2–4	15–20	21–25	26–31	32–37	19- 38-39	40–45

ORIGINATING OFFICE MUST COMPLETE INFORMATION WITHIN THIS ENCLOSURE

ORIGINATING OFFICE COPY

Thames Lawn Care & Pressure Washing

* * * * *

870 Twin Lakes Drive, Sumter, SC 29154
Phone/FAX: 803-481-2344
thameslawncare.com

November 14, 2008

Contract for services to **Manning Gardens Apartments**
7 Alfred Henry Rd, Manning SC 29102 fax: 803-435-9529

I. TURF MAINTENANCE
- (A) **Mowing** of turf will be performed weekly.
- (B) **Trimming** will be done in areas as deemed necessary by Contractor.
- (C) **Edging** of beds/hard-surfaces will be performed at regular service dates.

II. ORNAMENTAL MAINTENANCE
- (A) **Hedges** will be pruned two (2) times per year.

III. MISCELLANEOUS
- (A) **Litter/debris** will be picked up at regular service dates.
- (B) **Hard-surfaced areas** will be blown after each service.

IV. MATERIALS
- (A) **Materials** will be furnished to complete described job functions.

These services to be provided by Thames Lawn Care & Pressure Washing, hereinafter referred to as 'Contractor', at a rate of $1023.00 per month beginning January 1, 2009 and continuing through December 31, 2012 with up to 5% per month increase over the previous year's pricing on each anniversary date of this Contract. Contractor may assess fuel fees if economic trends call for such assessment. This Contract will automatically renew for a two-year term with these same provisions unless Customer notifies Thames Lawn Care & Pressure Washing in writing at least ninety (90) days prior to the end of the then-existing contract that the contract will not be renewed. Customer may request any additional services or materials not specifically outlined herein and Contractor will make reasonable effort to supply those services with customer approval and at additional charges as services are rendered. Payment for regular maintenance service is due to be received at Contractor's office address, 870 Twin Lakes Drive, Sumter, SC 29154, no later than the 15th of the month in which services are rendered. Additional service payments will be due as stated on the estimate, proposal or invoice for that service. Adverse weather conditions prohibiting service on a regularly scheduled day will not affect monthly payment due. In the event full and complete payment is not received by the stated due date(s), service by Contractor shall cease until such time as payment is received. When full payment has been received service shall resume. If payment has been withheld for such a period of time as to allow property to be in need of 'clean-up' in order to re-establish property for routine maintenance that 'clean-up' will be done at additional charge. Payment not received by Contractor by the stated due date(s) shall incur late fees as noted on the invoice. Late or non-payment due to any postal error will not negate late fees being charged to any payment not received by the due date. Default of payment will not void this contract as written and full payment for remainder of contract period will be required. All fees, including preparation costs, attorney fees, service fees and all other costs incurred by Contractor in any and all collection efforts or any other legal action plus late fees and maximum allowable interest from first late date through date of full payment of all services and fees will be paid in full by Customer. Customer waives the right to trial by jury for any claim or action arising out of or relating to the Contract and agrees that any and every legal action will be processed in, held in, and governed by the laws of the State of SC, County of Sumter. Any facsimiled, copied or reproduced signature shall be considered as though an original signature. Contractor is not responsible to move nor for any damage to any cord, wire, toy, furniture, or obstacle of any kind in any area of service and Customer fully accepts all that responsibility. Acceptance of services after beginning date of this Contract shall indicate acceptance of full Contract as written. Photographs taken by Contractor may be used in Contractor's advertising with no further permission from or compensation to Customer. Customer agrees to accept e-mailed, faxed or postal mailing of invoices proposals and correspondence, at Contractor's discretion, and will keep Contractor apprised of any changes in e-mail addresses, contact names and information.

Accepted this _____ day of _____, 2009

_____
Manning Gardens Apartments Representative's Signature

_____
Contact Address **E-Mail Address**

_____
Home Phone **Work** **Fax** **Cell**

ASSIGNMENT, ASSUMPTION AND AMENDMENT AGREEMENT SECTION 8 HOUSING ASSISTANCE PAYMENTS CONTRACT (UNINSURED PROJECT)

THIS ASSIGNMENT, ASSUMPTION AND AMENDMENT OF SECTION 8 HOUSING ASSISTANCE CONTRACT (herein called the "Agreement") is made this 23 day of January ,2020, by the United States of America, acting through the the Secretary of the Department of Housing and Urban development ("The Secretary" or "HUD"), Ashton Manning, LP, a limited partnership organized in Georgia (herein called "the Seller"), and Manning Gardens MF I, LLC, a limited liability company organized in Delaware (herein called "the Buyer").

WHEREAS, the Contract Administrator (SC Housing) and Ashton Manning, LP, pursuant to Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437(f), entered into a Section 8 Housing Assistance Payments Contract with Manning Properties, ltd (herein called the "HAP Contract") identified as HAP Contract Number SC16-0055-008 for 50 units in the Manning Gardens, (herein called "the Property"), a copy of which is attached hereto as "Exhibit A".

WHEREAS, the Seller, and Atlanta Financial Group, LLC have entered onto a Real Estate Purchase and Sale Agreement, dated as of July 8, 2019, wherein the Seller agrees to sell the Property and the Buyer agrees to purchase the Property, including, without limitation, the improvements situated thereon, and has agreed to accept the assignment of and assume all obligations under the HAP Contract. Atlanta Financial Group, LLC assigned the contract to Buyer by an Assignment and Assumption of Purchase and Sale Agreement dated 23rd day of January , 2019;20

WHEREAS, the Buyer has submitted to the Secretary of HUD (herein called "the Secretary") an Application and documents in support thereof (herein collectively referred to as the "Application") requesting the Secretary's approval of the proposed assignment of the HAP Contract to the Buyer as set forth in the aforesaid Real Estate Purchase and Sale Agreement; and

WHEREAS, the Seller and the Buyer mutually desire to assign the HAP Contract; and it is necessary to and the Contract Administrator and the Buyer mutually desire to amend the HAP Contract to require physical inspections in accordance with 24 CFR Part 5, Subpart G, 24 CFR Part 300, Subpart P, and require financial reporting in accordance with 24 CFR Part 5, Subpart H;

NOW, THEREFORE, in consideration of the foregoing, the sum of Ten Dollars ($10.00) in hand paid and other good consideration, the receipt of which is hereby acknowledged, and in order to comply with the requirements of the Secretary, the National Housing Act of 1937, and the regulations adopted pursuant thereto, the parties hereto agree as follows:

1. The Seller hereby irrevocably assigns HAP Contract to the Buyer together with all rights and obligations in and under said contract;

2. Effective as of the date of this Agreement, the Buyer agrees to assume and to be bound by said HAP Contract as modified herein and is responsible for filing the Annual Financial Statement (AFS) from the date of this Agreement through the end of the Buyer's fiscal year.

3. Effective as of this Agreement, the Seller is released from any further liability under the HAP Agreement, except that the Seller shall remain responsible for filing the AFS for the current year, up to and through the day before this Agreement as well as any prior year's AFS's still outstanding, if said HAP Contract includes an AFS filing requirement. Nothing in this agreement shall waive, compromise, impair, or prejudice any right HUD may have against the seller for any violation of the HAP Contract that may have occurred prior to the date of this agreement.

4. Part II of the HAP Contract shall be amended as follows to include the following provisions:

Physical Conditions Standards and Inspection Requirements. The Owner shall comply with the Physical Condition Standards and Inspection Requirements of 24 CFR Part 5, Subpart G, including any changes in the regulation and related Directives. In addition, the Owner shall comply with HUD's Physical Condition Standards of Multifamily Properties of 24 CFR Part 200, Subpart P, including any changes in the regulation and related Directives. This obligation shall apply both during the current term of the HAP contract and during each successive renewal term.

Financial Reporting Standards. The Owner shall comply with the Uniform Financial Reporting Standards of 24 CFR Part 5, Subpart H, including any changes in the regulation and related Directives. This obligation shall apply during the current term of the HAP contract and for each successive renewal term.

5. This Agreement shall be construed under the laws of the State of South Carolina and to the extent inconsistent with the laws of the State of South Carolina, the laws of the United States of America. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

6. This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall together constitute one and the same instrument.

7. The Secretary and Contract Administrator, by the signature of his authorized representative below, consents to assignment made hereby. Said consent shall be void ab initio if the Secretary determines that Buyer, or any principal or interested party of the Buyer, is debarred, suspended or subject to a limited denial of participation under 24 CFR Part 24 or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or non-procurement programs.

NOTHING in this Agreement shall in anyway impair the HAP Contract or alter, waive, annul, vary or affect any provision, condition, covenant therein, except as herein specifically provided, or affect or impair any rights, powers, or remedies under the HAP Contract, it being the intent of the parties hereto that the terms and conditions of the HAP Contract shall continue in full force and effect except as amended hereby.

IN WITNESS WHEREOF, THE Seller, the Buyer, HUD and the Contract Administrator have caused this agreement to be executed.

SELLER

Name of Seller (Print)

ASHTON MANNING PARTNERS, LP
a Georgia limited liability company

By _____
Signature of authorized representative

Name and title (Print) Mike Godwin Authorized Representative

BUYER
Name of Buyer (Print)

MANNING GARDENS MF I, LLC
a Delaware limited liability company

By _____
Signature of authorized representative

GREGORY JONES, Authorized Signatory
Name and title (Print)

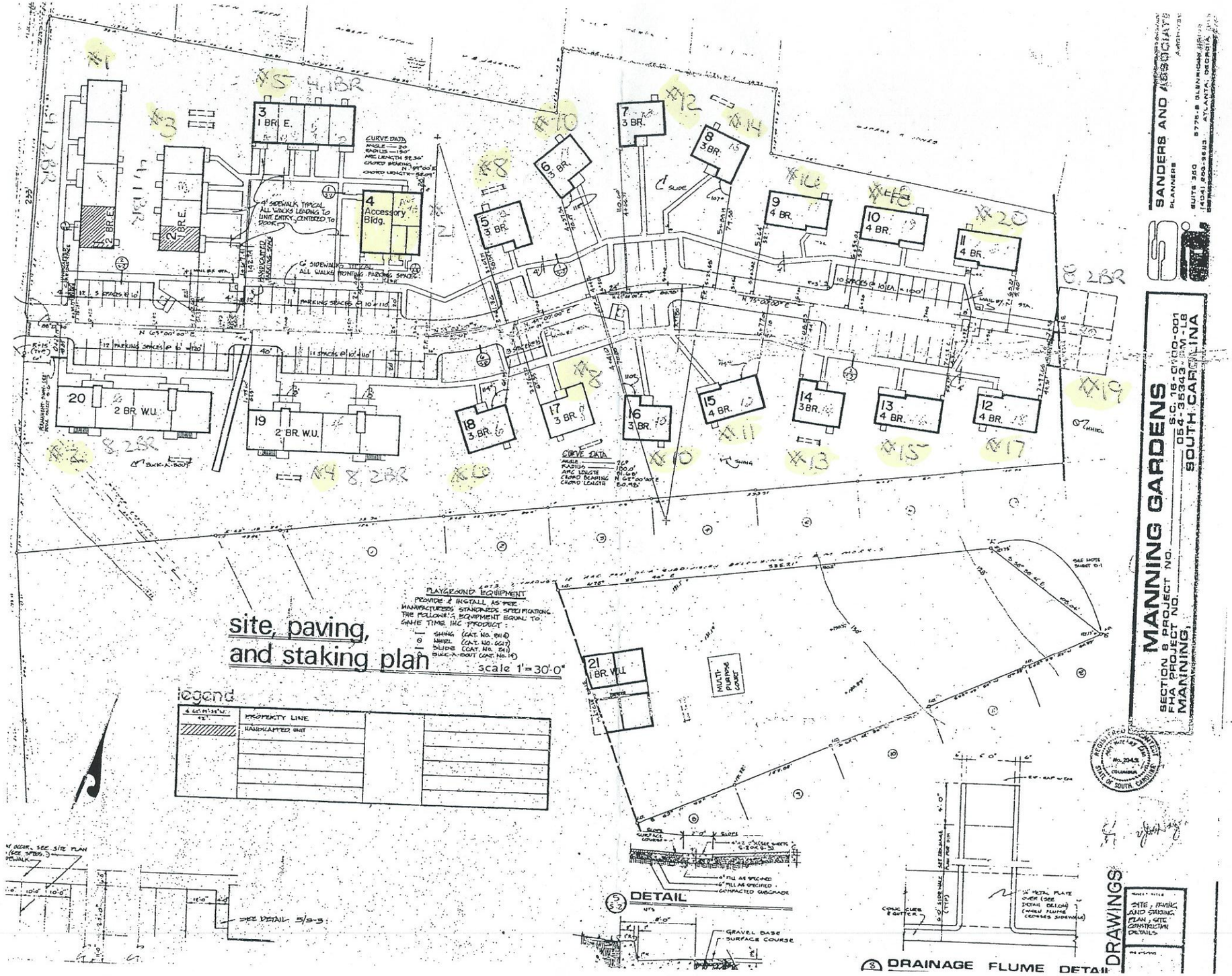
CONTRACT ADMINISTRATOR (HUD or PHA)
Name of Contract Administrator (Print)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By: _____
Signature of authorized representative

MARY Bolmgren Chief

Name and title (Print)


site, paving,
and staking plan
scale 1'=30'-0"
legend
PROPERTY LINE
HANDICAPPED UNIT
PLAYGROUND EQUIPMENT
PROVIDE & INSTALL AS PER MANUFACTURERS STANDARDS SPECIFICATIONS THE FOLLOWING EQUIPMENT EQUAL TO SAME TIME, INC PRODUCT
SWING (CAT. NO. 611)
WHEEL (CAT. NO. 661)
SLIDE (CAT. NO. 741)
BUC-A-DOO (CAT. NO. 14)
DETAIL
GRAVEL BASE
SURFACE COURSE
DRAINAGE FLUME DETAIL
MULTI-PURPOSE COURT
CURVE DATA
CURVE DATA
4' SIDEWALK TYPICAL ALL WALKS LEADING TO UNIT ENTRY, CENTERED TO DOOR
6' SIDEWALK TYPICAL ALL WALKS FRONTING PARKING SPACES
4 Accessory Bldg.
SEE DETAIL 5/S-5
MANNING GARDENS
SECTION 8 PROJECT NO. S.C. 16-0000-001
FHA PROJECT NO. 054-35343-PM-18
MANNING, SOUTH CAROLINA
SANDERS AND ASSOCIATES
PLANNERS
SUITE 350
5775-B GLENRIDGE DR.
ATLANTA, GEORGIA
DRAWINGS
SITE, PAVING AND STAKING PLAN, SITE CONSTRUCTION DETAILS

Appendix E

SUPPLEMENTAL INFORMATION

Announcement
ASCE 7-22 is now available.

MAnning Gardens

214 Alfred Henry St, Manning, SC 29102, USA

Latitude, Longitude: 33.6900921, -80.2241229



Date	4/7/2026, 1:23:16 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.833
S_1	spectral response (1.0 s)	0.272
S_{XS}	site-modified spectral response (0.2 s)	0.972
S_{X1}	site-modified spectral response (1.0 s)	0.505
F_a	site amplification factor (0.2 s)	1.167
F_v	site amplification factor (1.0 s)	1.856
ssuh	max direction uniform hazard (0.2 s)	1.038
crs	coefficient of risk (0.2 s)	0.802
ssrt	risk-targeted hazard (0.2 s)	0.833
ssd	deterministic hazard (0.2 s)	1.688
s1uh	max direction uniform hazard (1.0 s)	0.334
cr1	coefficient of risk (1.0 s)	0.814
s1rt	risk-targeted hazard (1.0 s)	0.272
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.648
S_{X1}	site-modified spectral response (1.0 s)	0.336

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.515
S_1	spectral response (1.0 s)	0.157
S_{XS}	site-modified spectral response (0.2 s)	0.715
S_{X1}	site-modified spectral response (1.0 s)	0.342
f_a	site amplification factor (0.2 s)	1.388
f_v	site amplification factor (1.0 s)	2.17

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.088
S_1	spectral response (1.0 s)	0.027
S_{XS}	site-modified spectral response (0.2 s)	0.14
S_{X1}	site-modified spectral response (1.0 s)	0.064
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	8

DISCLAIMER

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GILL GROUP

April 29, 2026

Orbach Affordable Housing Solutions, LLC
980 Sylvan Avenue
Englewood Cliffs, New Jersey, 07632

Attention: Jaime Birman

Subject: Indoor Air Quality (Mold) Assessment
Manning Gardens
214 Alfred Henry Street
Manning, South Carolina, 29102
Project No. ET956O2860 KT2026

Dear Mr. Reinhard,

Gill Group, Inc. (Gill) is pleased to provide this Indoor Air Quality (Mold) Assessment Report conducted at the above reference property. Gill appreciates the opportunity to provide you with our services. If you have any questions or comments, please contact the undersigned Gill Group participants at (800) 428-3320.

Sincerely,
Gill Group, Inc.



Jacob G. Epperson, P.G.
Director of Environmental Services



Kristin Tate, E.P.
Director of HUS Services

Introduction

Gill Group, Inc. (Gill) has prepared this Indoor Air Quality (Mold) Assessment Report for the property known as Manning Gardens and located at 214 Alfred Henry Street in Manning, South Carolina (Subject Property). A map depicting the property location is provided in **Appendix A**-Figure 1.

Project Background

In addition to the Phase I Environmental Site Assessment (ESA), a limited indoor air quality mold survey was requested for the Subject Property. Orbach Affordable Housing Solutions, LLC (OAHS) authorized Gill to conduct sampling of 10% of the total number of units on the Subject Property.

Sampling Procedures

Based on the project background summarized above, indoor air was collected following the general sampling procedures below:

1. Five units were selected (10%) and master keys were pulled to allow entry into the apartments in the event that a tenant was not home. The apartment units selected were Unit D in Building 2, Unit 13, Unit 15, Unit 16, and Unit A in Building 20.
2. Prior to sampling the apartment, Gill conducted a visual reconnaissance for suspect mold within the unit. Potential mold growth was observed around areas that have high volumes of water flow, such as around the toilet and bathtub. Mold was not observed in the kitchen, living room or bedrooms of the apartments. Potential moisture damage was observed on the kitchen ceiling of Unit 2D, kitchen ceiling of Unit 20A, and living room ceiling of Unit 16.
3. Once the visual inspection was completed, Gill calibrated the Zefon Z-LITE-IAQ air pump to intake air at 15 liters per minute (lpm) as recommended by the operation instructions. The air pump was checked at each subsequential sampling location to ensure the pump remained at 15 lpm.
4. Based on the high potential for daily foot traffic in the apartment units, Gill assumed that dust could impact the Air-O-Cell collection plate, and a five-minute sample time was used for the indoor samples, and a ten-minute sample time was used for the outside samples. Three samples were collected from the apartment interior in the living room, bathroom and kitchen. The outdoor samples were collected on the concrete to lower the potential of mold spore release by stepping on the lawn. Sample Unit 22 Bath was not attached to the air pump and was used as a blank sample.
5. After the air samples were completed, the Air-O-Cell cassettes were sealed and placed in bubble wrap lined envelopes and then placed into a box with bubble wrap. The samples were submitted to EMSL Analytical, Inc. in Cinnaminson, New Jersey. The Air-O-Cell

cassettes were analyzed using Methods Micro-SOP-201, and ASTM D7391. Below are tables summarizing the findings.

Analytical Results

Table 1 – Air Sample Results										
Sample ID	Unit 2D LR	Unit 2D K	Unit 2D Bath	Unit 13 LR	Unit 13 K	Unit 13 Bath	Unit 15 LR	Unit 15 K	Unit 15 Bath	Unit 16 LR
Date Collected	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26
Alternaria (Ulocladium)	40	ND	ND	80	100	80	10	40	90	40
Ascospores	400	200	40	450	200	80	200	200	400	100
Aspergillus/Penicillium	40	200	ND	ND	ND	ND	200	40	90	40
Basidiospores	200	40	ND	80	100	40	100	450	880	300
Bipolaris	ND	ND	ND	ND	ND	40	ND	ND	ND	40
Cladosporium	700	300	200	1,700	1,300	780	660	740	660	2,200
Curvularia	40	10	ND	80	80	100	ND	40	ND	10
Epicoccum	100	40	70	300	740	300	100	100	40	200
Ganoderma	ND	ND	ND	ND	ND	ND	40	ND	ND	ND
Myxomycetes	40	80	10	30	ND	40	40	ND	10	40
Spegazzinia	ND	ND	ND	30	ND	ND	ND	ND	ND	ND
Sporidesmium	ND	ND	10	ND	ND	ND	ND	ND	ND	ND
Tetraploa	ND	ND	ND	ND	40	ND	ND	ND	ND	ND
Torula	ND	ND	ND	ND	40	ND	ND	ND	ND	ND
Yeast	ND	ND	ND	ND	ND	ND	ND	ND	ND	200
Total Fungal Counts	**1,560**	**870**	**330**	**2,750**	**2,600**	**1,460**	**1,350**	**1,610**	**2,170**	**3,170**

Table 1 (cont.) – Air Sample Results										
Sample ID	Unit 16 K	Unit 16 Bath	Unit 20A LR	Unit 20A K	Unit 20A Bath	Bldg 2 Outside	Unit 13 Outside	Unit 15 Outside	Unit 16 Outside	Bldg 20 Outside
Date Collected	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26	4/24/26
Alternaria (Ulocladium)	90	40	ND	100	ND	100	40	200	ND	20
Ascospores	ND	90	40	40	90	510	570	620	420	1,100
Aspergillus/Penicillium	ND	ND	ND	ND	40	40	ND	90	310	290
Basidiospores	100	300	400	ND	300	270	410	970	490	1,700
Chaetomium	ND	ND	ND	ND	ND	7	ND	ND	20	ND
Cladosporium	1,600	1,100	2,700	2,600	1,600	8,430	1,300	2,590	880	710
Curvularia	100	ND	90	90	40	370	60	70	ND	20
Epicoccum	90	100	200	90	10	640	390	420	20	20
Ganoderma	ND	ND	90	ND	ND	ND	ND	ND	ND	ND
Myxomycetes	90	30	200	90	40	ND	ND	220	7	ND
Pithomyces	ND	ND	10	ND	ND	ND	ND	ND	7	ND
Unidentifiable Spores	ND	ND	ND	ND	40	ND	ND	ND	ND	ND
Nigrospora	ND	10	ND	ND	ND	ND	20	ND	ND	ND
Rust	ND	10	ND	ND	ND	ND	ND	7	7	20
Tetraploa	ND	ND	ND	10	ND	20	ND	10	ND	ND
Torula	ND	ND	ND	40	ND	230	40	ND	100	ND
Total Fungal Counts	**2,070**	**1,680**	**3,770**	**3,470**	**2,160**	**10,617**	**2,830**	**5,197**	**2,268**	**3,880**

*Sample Unit 22 Bath was the blank sample sent to the laboratory. 90 spores of Basidiospores were counted.

Findings

Based on the tables presented above, amplification (when the identified indoor spore concentrations exceed 10 times their corresponding outdoor concentration) was not observed.

However, amplification was close to being achieved in samples Unit 16 K and Unit 16 LR regarding Cladosporium and Epicoccum respectively. These spore counts were at a 10 times higher value than the outside sample for Unit 16 but did not exceed. Bipolaris, Curvularia, and Myxonycetes were found in the indoor samples of Unit 16 but not in the Unit 16 outdoor sample. The total spore count for sample Unit 16 LR was above the total spore count for the Unit 16 outdoor sample. Unit 13 K had spore counts of Tetraplou and Torula that were not detected in the Unit 13 outdoor sample. Ganoderma was found in the Unit 15 LR sample but not the Unit 15 outdoor sample. Ganoderma, an unidentified spore, Pithomyces, Tetraploa, and Torula were found in the indoor samples for Unit 20A but not in the Building 20 outside sample. All indoor samples taken in Unit 20A were found to have Cladosporium above the Building 20 outside sample, but these elevation are not above amplification values.A copy of analytical results is provided as **Appendix B**.

Conclusions

Fungi are a natural occurring organism in the environment as a whole and currently OSHA and the EPA do not have set indoor mold standards. All residential dwellings, workplaces, schools, and common indoor gathering places have mold to some extent. Humans breathe in hundreds to thousands of mold spores daily. Several molds are known to cause respiratory irritation or allergies in sensitive individuals, such as Cladosporium and Aspergillus/Penicillium, which were found in the majority of samples collected on the Subject Property. However, Aspergillus/Penicillium was not found to be amplified in the indoor samples collected once compared to the respective outdoor samples. The mold genius Stachybotrys is the black colored mold that is known to cause more serious respiratory illnesses in residents but was not found in any of the samples collected. The blank sample Unit 22 Bath was found to have a spore count of one genius, Basidiospores. Gill does not consider this sample to be outside of quality controls. This opinion is based on no other genius of mold identified in the sample and the potential for microscopic mold spores to enter the cassette film if tape barrier shifted during transportation.

Recommendations

- Based on the distribution of molds that can cause allergies and respiratory irritation in sensitive people, it is recommended to encourage the tenants of Manning Gardens to maintain a clean-living environment.
- Similarly, it is recommended to consistently change the HVAC filters in the apartment units.
- No additional fungal assessments are recommended at this time.
- A copy of this report should be kept for record keeping.

Limitations

Further, this report was prepared solely for the use of Orbach Affordable Housing Solutions, LLC. Use of this report by any party other than the client is prohibited without prior written consent. This report is limited to the specific samples taken during the survey.

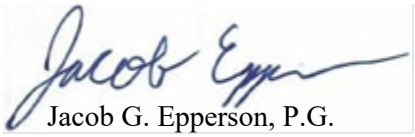
The results, findings, conclusions and recommendations expressed in this report are based on the conditions observed during our survey. The information contained in this report is representative of the date of inspection and should not be relied upon at a later date. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation activities deemed necessary. Gill does not warrant the work of regulatory agencies,

laboratories, or other third parties supplying information which may have been used in preparation of this report. No warranty expressed or implied is made.

Gill Group, Inc. (Gill) is pleased to provide this Limited Mold Assessment for your review and consideration. Gill appreciates the opportunity to provide you with our services. If you have any questions or comments, please contact the undersigned Gill Group participants at (800) 428-3320

Sincerely,

Gill Group, Inc.



Jacob G. Epperson, P.G. Director of Environmental Services



Kristin Tate, E.P.
Director of HUD Services



Source: Image provided courtesy of ERIS.

N

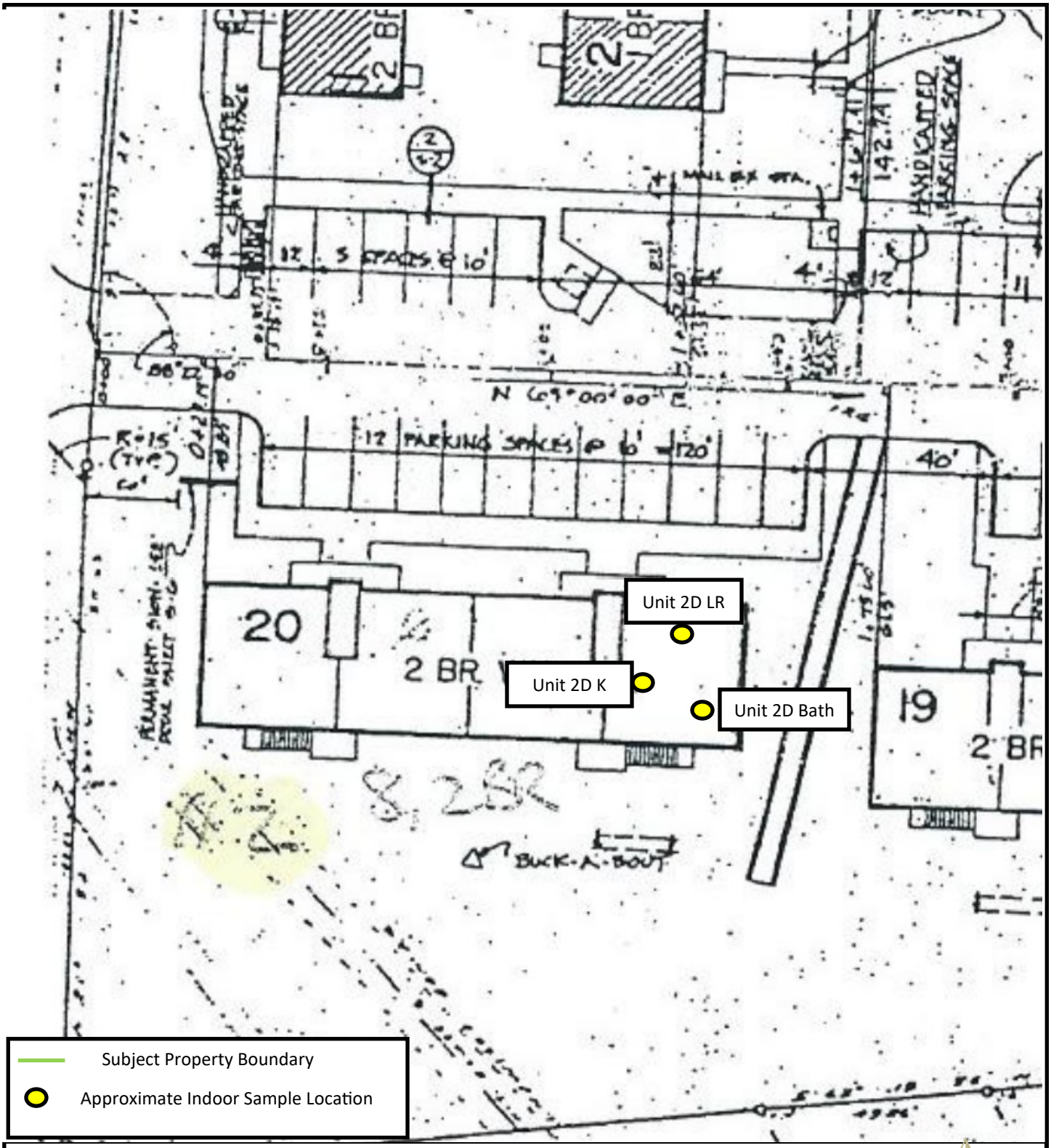
Aerial Photograph	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	



Source: Image provided courtesy of ERIS.

N

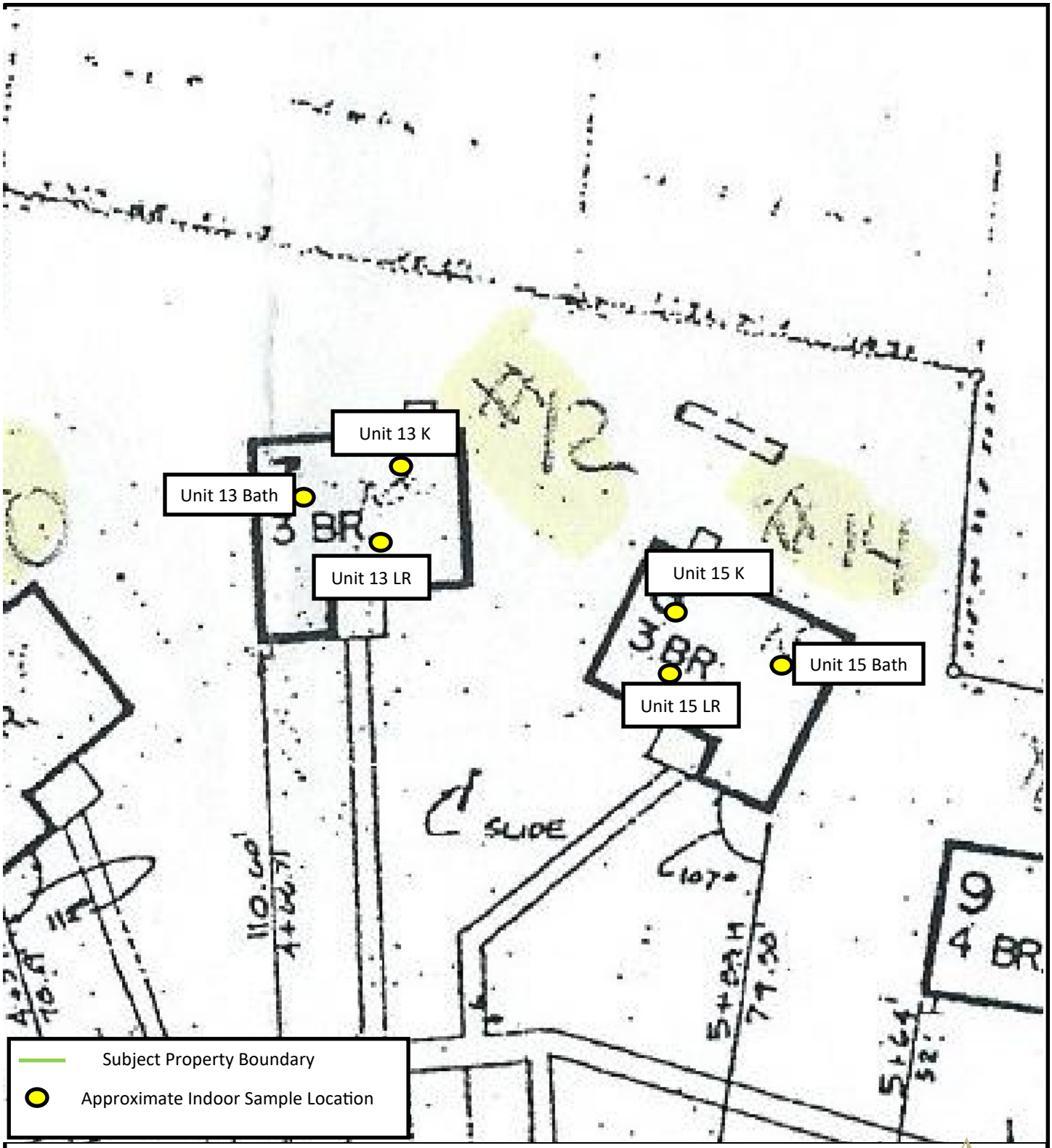
Outdoor Sample Locations	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	



Source: Image provided courtesy of Manning Gardens.

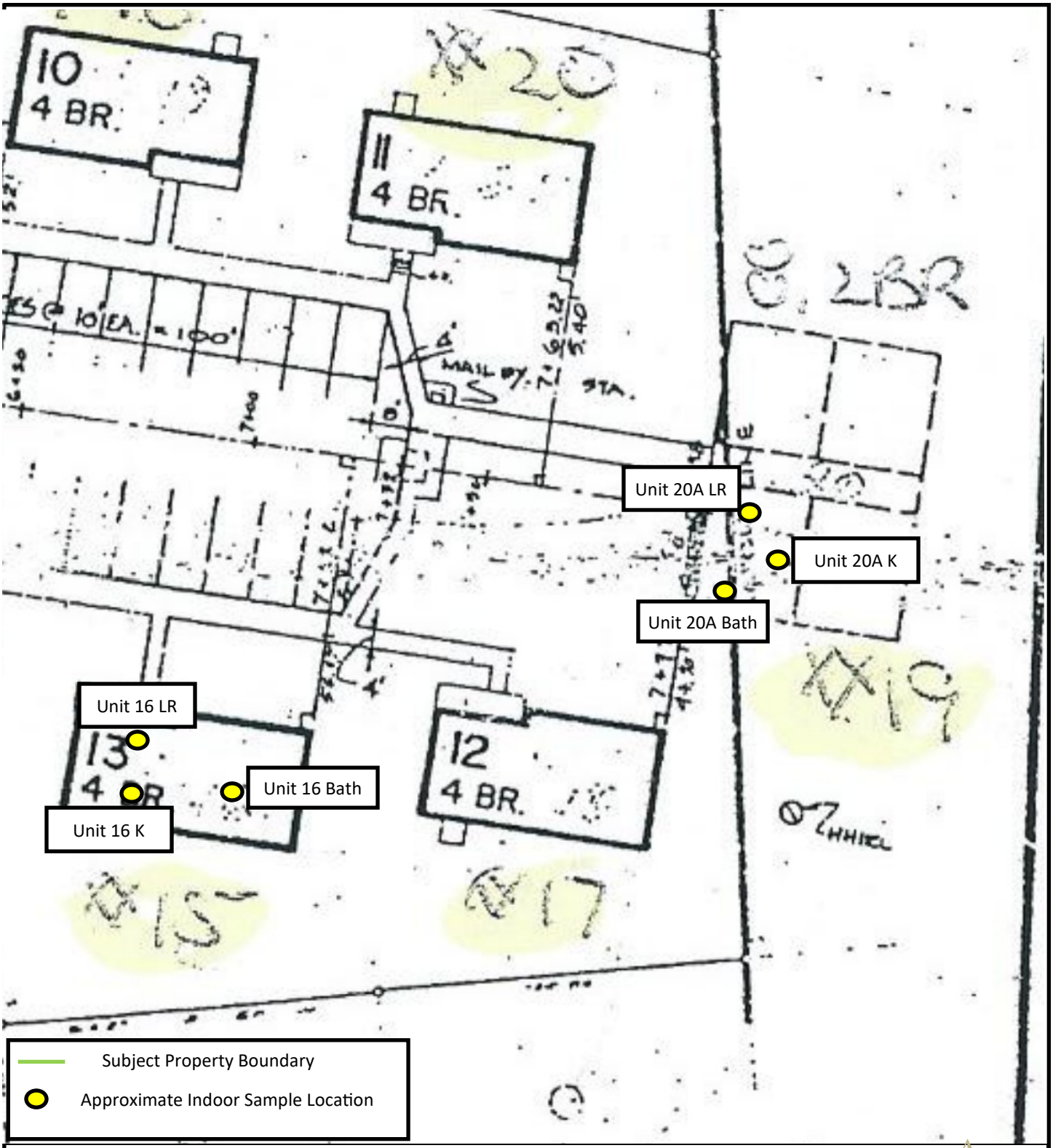
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Building 2 Unit D Sample Locations	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	



Source: Image provided courtesy of Manning Gardens.

Unit 13 and 15 Sample Locations	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	



Source: Image provided courtesy of Manning Gardens.

N

Unit 16 and 20A Sample Locations	Project Number: ET956O2860	GILL GROUP
Manning Gardens	Date Drawn: 4/24/26	
214 Alfred Henry Street	Drawn By: JF	
Manning, South Carolina	Checked By CP	

OrderID: 372606102

EMSL ANALYTICAL, INC.
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Microbiology Chain of Custody Form

EMSL Order Number / Lab Use Only

372606102

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE: (800) 220-3675
EMAIL: CinnMicroLab@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information

Customer ID:
Company Name: Gill Group
Contact Name: Joseph Finn
Street Address: 2100 Gill Plaza Drive, Suite B
City, State, Zip Code: Dexter, MO, 63841 Country: USA
Phone: 574-876-2294
Email(s) for Report: joseph.finn@gillgroup.com

Billing Information

Billing ID:
Company Name:
Billing Contact:
Street Address:
City, State, Zip Code: Country:
Phone:
Email(s) for Invoice:

Project Information

Project Name/No.: Manning Garden Apartments
Purchase Order:

EMSL LIMS Project ID: (If applicable, EMSL will provide)
State Samples Collected: SC
Zip Code Samples Collected: 29102
State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-taxable)

Sampled By Name: Joseph Finn
Sampled By Signature:
Sampler ID#: (If applicable)
No. of Samples in Shipment

Sterile, Sodium Thiosulfate Preserved Bottle Used: ☐ Biocide Used in Source (specify)
Public Water Supply Samples: ☐ Note: All results may automatically be reported to DOH if required by State.

Turn-Around-Time (TAT) Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

☐ 3 Hour ☑ 6 Hour ☑ 24 Hour ☐ 32* Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

SAH

MICROBIOLOGY TEST CODES

M001 Air-O-Cell
M174 MoldSnap
M030 MICRO 5
M032 Allergenco-D
M041 Fungal Direct Examination
M169 Pollen ID & Enumeration
M005 Viable Fungi-Air Samples (Genus ID & Count)
M006 Viable Fungi-Air Samples (Includes *Penicillium, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)
M007 Culturable Fungi-Surface Samples (Genus ID & Count)
M008 Culturable Fungi-Surface Samples (Includes *Penicillium, Aspergillus, Cladosporium, Stachybotrys* Species ID & Count)
M280 Dust Characterization Level-1
M281 Dust Characterization Level-2

Add On to Spore Trap & M041 Analyses
available at certain lab locations
M280A Dust Characterization Level-1
M281A Dust Characterization Level-2

M009 Bacteria Culture Gram Stain & Count
M010 Bacteria Count & ID - 3 Most Prominent
M011 Bacteria Count & ID - 5 Most Prominent
M012 *Pseudomonas aeruginosa* (P/A***)
M024 *Pseudomonas aeruginosa* (MFT*)
M015 Heterotrophic Plate Count
M017 Total Coliform & *E. Coli* (Colilert P/A***)
M018 Total Coliform & *E. Coli* (MFT*)
M114 Total Coliform & *E. Coli* Enumeration (Colilert MPN**)
M019 Fecal Coliform (MFT*)
M020 Fecal *Streptococcus* (MFT*)
M029 *Enterococci* (MFT*)
M129 *Enterococci* (Enterolert P/A***)
M180 Real Time qPCR-ERMI 36 Panel
M025 Sewage Screen - Water (MFT*)

M115 Sewage Screen - Water (P/A***)
M116 Sewage Screen - Water (MPN**)
M117 Sewage Screen - Swab (P/A***)
M013 Sewage Screen - Swab (MFT*)
M730 *Methicillin-resistant Staph aureus* (MRSA)
M031 Rapid-growing non-TB *Mycobacteria* Detection & Enumeration
M014 Endotoxin Analysis
M044 Group Allergen (Cat, Dog, Cockroach, Dust Mite)
M095 *Bacteroides*
Other - See Analytical Price Guide for Test Code
Legionella Analysis Please use EMSL *Legionella* COC

RECEIVED EMSL CINNAMINSN, NJ APR 28 11:11

***MFT=** Membrane Filtration Technique
****MPN** = Most Probable Number
*****P/A** = Presence/Absence

Sample #	Sample Location/Description	Sample Type (Matrix)	Potable / Non-Potable (Only for Water)	Test Code	Volume/Area	Date / Time Collected	Temperature (Lab Use Only)
Unit 2D LR	Living Room	Air		M001	75L	260424/0913	
Unit 2D K	Kitchen	Air		M001	75L	260424/0920	
Unit 2D Bath	Bathroom	Air		M001	75L	260424/0927	
Bldg 2 Outside	Outside	Air		M001	150L	260424/1214	
Unit 13 LR	Living Room	Air		M001	75L	260424/0939	
Unit 13 K	Kitchen	Air		M001	75L	260424/0945	
Unit 13 Bath	Bathroom	Air		M001	75L	260424/0953	

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:
Sample Condition Upon Receipt:
Received on Ice? Check if Yes: ☐

Relinquished by: Joseph Finn
Date/Time: 260424/132[illegible]
Received by: Shuttle UPS
Date/Time: 4/28/26 1100

Relinquished by:
Date/Time:
Received by:
Date/Time

Controlled Document - COC-34 Micro R18 02/13/2026

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

-6hr TAT per J. Finn- SAH 4/28/26 1125

Page 1 of 2 2 SAH

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PHONE: (800) 220-3675
EMAIL: CinnMicroLab@emsl.com

EMSL Order Number / Lab Use Only: 372606102

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Sample #	Sample Location/Description	Sample Type (Matrix)	Potable / Non-Potable (Only for Water)	Test Code	Volume/Area	Date / Time Collected	Temperature (Lab Use Only)
Unit 13 Outside	Outside	Air		M001	150L	260424/1226	
Unit 15 LR	Living Room	Air		M001	75L	260424/1003	
Unit 15 K	Kitchen	Air		M001	75L	260424/1010	
Unit 15 Bath	Bathroom	Air		M001	75L	260424/1020	
Unit 15 Outside	Outside	Air		M001	150L	260424/1153	
Unit 20A LR	Living Room	Air		M001	75L	260424/1031	
Unit 20A K	Kitchen	Air		M001	75L	260424/1038	
Unit 20A Bath	Bathroom	Air		M001	75L	260424/1046	
Bldg 20 Outside	Outside	Air		M001	150L	260424/1137	
Unit 16 LR	Living Room	Air		M001	75L	260424/1057	
Unit 16 K	Kitchen	Air		M001	75L	260424/1105	
Unit 16 Bath	Bathroom	Air		M001	75L	260424/1112	
Unit 16 Outside	Outside	Air		M001	150L	260424/1120	
SAH 4/28/26 Unit 22 Bath	Bathroom	Air		M001	75L	260424/1245	

RECEIVED
EMSL
CINNAMINSON, NJ
2026 APR 28 A 11:11

Method of Shipment:		Sample Condition Upon Receipt:		Received on Ice? Check if Yes: ☐
Relinquished by: Joseph Finn	Date/Time: 260424/132	Received by: Shemekk UPS	Date/Time: 4/28/26 1100	
Relinquished by:	Date/Time:	Received by:	Date/Time	

Controlled Document - COC-34 Micro R18 02/13/2026

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

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EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-0262

http://www.EMSL.com / cinnmicrolab@emsl.com

EMSL Order: 372606102
Customer ID: GLGP42
Customer PO:
Project ID:

Attention: Joseph Finn
Gill Group
2100 Gill Plaza Drive
Suite B
Dexter, MO 63841
Project: Manning Garden Apartments

Phone: (800) 428-3320
Fax:
Collected Date: 04/24/2026
Received Date: 04/28/2026 11:00 AM
Analyzed Date: 04/28/2026

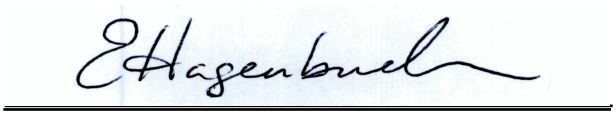
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0001			372606102-0002			372606102-0003		
Client Sample ID:	Unit 2D LR			Unit 2D K			Unit 2D Bath		
Volume (L):	75			75			75		
Sample Location:	Living Room			Kitchen			Bathroom		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	1	40	2.6	-	-	-	-	-	-
Ascospores	9	400	25.6	5	200	23	1	40	12.1
Aspergillus/Penicillium++	1	40	2.6	5	200	23	-	-	-
Basidiospores	4	200	12.8	1	40	4.6	-	-	-
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	17	700	44.9	8	300	34.5	5	200	60.6
Curvularia	1	40	2.6	1	10*	1.1	-	-	-
Epicoccum	3	100	6.4	3	40*	4.6	5	70*	21.2
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	1	40	2.6	2	80	9.2	1	10*	3
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	1	10*	3
Tetraploa	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	-	-	-	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**37**	**1560**	**100**	**25**	**870**	**100**	**13**	**330**	**100**
Hyphal Fragment	2	30*	-	2	30*	-	2	30*	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	41	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	1	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.



Liz Hagenbuch, M.S., Microbiology Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 04/28/2026 04:17 PM

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200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-0262

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EMSL Order: 372606102
Customer ID: GLGP42
Customer PO:
Project ID:

Attention: Joseph Finn
Gill Group
2100 Gill Plaza Drive
Suite B
Dexter, MO 63841
Project: Manning Garden Apartments

Phone: (800) 428-3320
Fax:
Collected Date: 04/24/2026
Received Date: 04/28/2026 11:00 AM
Analyzed Date: 04/28/2026

Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0004			372606102-0005			372606102-0006		
Client Sample ID:	Bldg 2 Outside			Unit 13 LR			Unit 13 K		
Volume (L):	150			75			75		
Sample Location:	Outside			Living Room			Kitchen		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	7	100	0.9	2	80	2.9	3	100	3.8
Ascospores	25	510	4.8	11	450	16.4	6	200	7.7
Aspergillus/Penicillium++	2	40	0.4	-	-	-	-	-	-
Basidiospores	13	270	2.5	2	80	2.9	3	100	3.8
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	1	7*	0.1	-	-	-	-	-	-
Cladosporium	137(411)	8430	79.4	41	1700	61.8	32	1300	50
Curvularia	18	370	3.5	2	80	2.9	2	80	3.1
Epicoccum	31	640	6	8	300	10.9	18	740	28.5
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	2	30*	1.1	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	2	30*	1.1	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	3	20*	0.2	-	-	-	1	40	1.5
Torula++	11	230	2.2	-	-	-	1	40	1.5
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**522**	**10617**	**100**	**70**	**2750**	**100**	**66**	**2600**	**100**
Hyphal Fragment	69	460*	-	5	70*	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	21	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	7*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	1	-	-	2	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Liz Hagenbuch, M.S., Microbiology Manager
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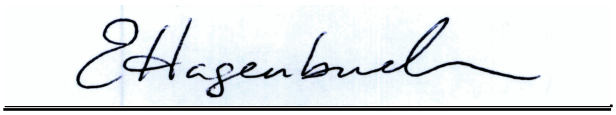
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0007			372606102-0008			372606102-0009		
Client Sample ID:	Unit 13 Bath			Unit 13 Outside			Unit 15 LR		
Volume (L):	75			150			75		
Sample Location:	Bathroom			Outside			Living Room		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	2	80	5.5	2	40	1.4	1	10*	0.7
Ascospores	2	80	5.5	28	570	20.1	4	200	14.8
Aspergillus/Penicillium++	-	-	-	-	-	-	6	200	14.8
Basidiospores	1	40	2.7	20	410	14.5	3	100	7.4
Bipolaris++	1	40	2.7	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	19	780	53.4	62	1300	45.9	16	660	48.9
Curvularia	3	100	6.8	3	60	2.1	-	-	-
Epicoccum	7	300	20.5	19	390	13.8	3	100	7.4
Ganoderma	-	-	-	-	-	-	1	40	3
Myxomycetes++	1	40	2.7	-	-	-	1	40	3
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	1	20	0.7	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	2	40	1.4	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**36**	**1460**	**100**	**137**	**2830**	**100**	**35**	**1350**	**100**
Hyphal Fragment	-	-	-	20	130*	-	3	40*	-
Insect Fragment	1	10*	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	41	-	-	21	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	7*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	2	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.



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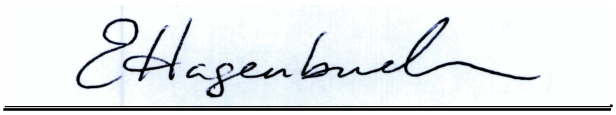
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0010			372606102-0011			372606102-0012		
Client Sample ID:	Unit 15 K			Unit 15 Bath			Unit 15 Outside		
Volume (L):	75			75			150		
Sample Location:	Kitchen			Bathroom			Outside		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	1	40	2.5	2	90	4.1	8	200	3.8
Ascospores	6	200	12.4	9	400	18.4	28	620	11.9
Aspergillus/Penicillium++	1	40	2.5	2	90	4.1	4	90	1.7
Basidiospores	11	450	28	20	880	40.6	44	970	18.7
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	18	740	46	15	660	30.4	106(117)	2590	49.8
Curvularia	1	40	2.5	-	-	-	3	70	1.3
Epicoccum	3	100	6.2	3	40*	1.8	19	420	8.1
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	1	10*	0.5	10	220	4.2
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	1	7*	0.1
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	-	-	-	2	10*	0.2
Torula++	-	-	-	-	-	-	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**41**	**1610**	**100**	**52**	**2170**	**100**	**236**	**5197**	**100**
Hyphal Fragment	2	80	-	2	90	-	24	530	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	5	100	-
Analyt. Sensitivity 600x	-	41	-	-	44	-	-	22	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	7*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	1	-	-	2	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.



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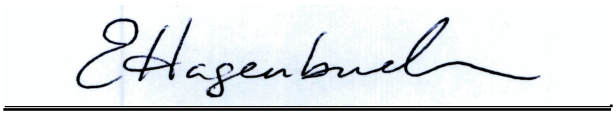
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0013			372606102-0014			372606102-0015		
Client Sample ID:	Unit 20A LR			Unit 20A K			Unit 20A Bath		
Volume (L):	75			75			75		
Sample Location:	Living Room			Kitchen			Bathroom		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	-	-	-	3	100	2.9	-	-	-
Ascospores	1	40	1.1	1	40	1.2	2	90	4.2
Aspergillus/Penicillium++	-	-	-	-	-	-	1	40	1.9
Basidiospores	8	400	10.6	9	400	11.5	7	300	13.9
Bipolaris++	1	40	1.1	1	10*	0.3	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	60	2700	71.6	59	2600	74.9	36	1600	74.1
Curvularia	2	90	2.4	2	90	2.6	3	40*	1.9
Epicoccum	4	200	5.3	2	90	2.6	1	10*	0.5
Ganoderma	2	90	2.4	-	-	-	-	-	-
Myxomycetes++	5	200	5.3	2	90	2.6	1	40	1.9
Pithomyces++	1	10*	0.3	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	1	40	1.9
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	1	10*	0.3	-	-	-
Torula++	-	-	-	1	40	1.2	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**84**	**3770**	**100**	**81**	**3470**	**100**	**52**	**2160**	**100**
Hyphal Fragment	28	1200	-	25	1100	-	6	300	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	40	-	1	40	-	-	-	-
Analyt. Sensitivity 600x	-	44	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

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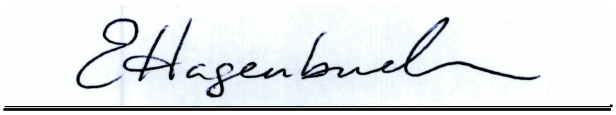
Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0016			372606102-0017			372606102-0018		
Client Sample ID:	Bldg 20 Outside			Unit 16 LR			Unit 16 K		
Volume (L):	150			75			75		
Sample Location:	Outside			Living Room			Kitchen		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	3	20*	0.5	1	40	1.3	2	90	4.3
Ascospores	50	1100	28.4	3	100	3.2	-	-	-
Aspergillus/Penicillium++	13	290	7.5	1	40	1.3	-	-	-
Basidiospores	75	1700	43.8	7	300	9.5	3	100	4.8
Bipolaris++	-	-	-	1	40	1.3	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	32	710	18.3	49	2200	69.4	37	1600	77.3
Curvularia	1	20	0.5	1	10*	0.3	3	100	4.8
Epicoccum	1	20	0.5	4	200	6.3	2	90	4.3
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	1	40	1.3	2	90	4.3
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	1	20	0.5	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	-	-	-	-	-	-
Yeast	-	-	-	4	200	6.3	-	-	-
Total Fungi	**176**	**3880**	**100**	**72**	**3170**	**100**	**49**	**2070**	**100**
Hyphal Fragment	2	40	-	11	490	-	11	490	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	20	-	-	-	-	1	40	-
Analyt. Sensitivity 600x	-	22	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	7*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	2	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.



Liz Hagenbuch, M.S., Microbiology Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 04/28/2026 04:17 PM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-0262

http://www.EMSL.com / cinnmicrolab@emsl.com

EMSL Order: 372606102
Customer ID: GLGP42
Customer PO:
Project ID:

Attention: Joseph Finn
Gill Group
2100 Gill Plaza Drive
Suite B
Dexter, MO 63841
Project: Manning Garden Apartments

Phone: (800) 428-3320
Fax:
Collected Date: 04/24/2026
Received Date: 04/28/2026 11:00 AM
Analyzed Date: 04/28/2026

Test Report:Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	372606102-0019			372606102-0020			372606102-0021		
Client Sample ID:	Unit 16 Bath			Unit 16 Outside			Unit 22 Bath		
Volume (L):	75			150			75		
Sample Location:	Bathroom			Outside			Bathroom		
Spore Types	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**	**Raw Count†**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	1	40	2.4	-	-	-	-	-	-
Ascospores	2	90	5.4	19	420	18.5	-	-	-
Aspergillus/Penicillium++	-	-	-	14	310	13.7	-	-	-
Basidiospores	6	300	17.9	22	490	21.6	2	90	100
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	1	20	0.9	-	-	-
Cladosporium	26	1100	65.5	40	880	38.8	-	-	-
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	8	100*	6	1	20	0.9	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	2	30*	1.8	1	7*	0.3	-	-	-
Pithomyces++	-	-	-	1	7*	0.3	-	-	-
Rust	1	10*	0.6	1	7*	0.3	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	1	10*	0.6	1	7*	0.3	-	-	-
Spegazzinia	-	-	-	-	-	-	-	-	-
Sporidesmium++	-	-	-	-	-	-	-	-	-
Tetraploa	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	5	100	4.4	-	-	-
Yeast	-	-	-	-	-	-	-	-	-
Total Fungi	**47**	**1680**	**100**	**106**	**2268**	**100**	**2**	**90**	**100**
Hyphal Fragment	4	200	-	16	350	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	6	100	-	-	-	-
Analyt. Sensitivity 600x	-	44	-	-	22	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	7*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	3	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Liz Hagenbuch, M.S., Microbiology Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA LAP, LLC-EMLAP Accredited #100194

Initial report from: 04/28/2026 04:17 PM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

Appendix F

INTRUSIVE TESTING REPORTS

ICS INFRARED CONSULTING SERVICES INC.
5228 KNOX AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55419 (612) 925-4404 FAX (612) 920-2896
e-mail:cmartin@irtest.com website:www.irtest.com

INFRARED ELECTRICAL SYSTEMS SURVEY

Prepared For: Gill Group
2100 Gill Plaza Drive
Dexter, MO 63841

Building Surveyed: Manning Garden Apartments
214 Alfred Henry Street
Manning, SC 29102

Date of Survey: March 27, 2026

# of Thermograms	# of Problems Detected	Estimated Repair Cost
13	**1**	**$450.00**

Prepared By: Infrared Consulting Services, Inc.
5228 Knox Avenue South
Minneapolis, MN 55419

I hereby certify that the above-stated project was performed by myself and/or under my direction, and I agree with the results and conclusions of this survey.



By _____
Charles O. Martin
Infrared Consulting Services, Inc.

ICS INFRARED CONSULTING SERVICES INC.

5228 KNOX AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55419 (612) 925-4404 FAX (612) 920-2896
e-mail:cmartin@irtest.com website:www.irtest.com

INFRARED ELECTRICAL SYSTEMS SURVEY
EQUIPMENT AND PROCEDURES

PURPOSE:

The purpose of the infrared electrical systems survey is to locate and document thermal anomalies (hot spots) in the electrical systems. These hot spots can then be repaired before they cause an outage, damage to equipment, or a fire. This survey is typically scheduled on an annual basis. Facilities with data centers, computer rooms, or other critical equipment have it done 2-4 times per year.

ITEMS SURVEYED:

Typically items included in the survey area: outside transformers, main service and switchgear, bus duct, substations, power distribution panels, motor control centers, power breaker panels, capacitor banks, machine disconnects, and lighting breaker panels. A survey may also include bearings, radiant heat or cooling panels, steam and hot water lines, refractory, duct insulation, and other specified items, including underground utilities.

EQUIPMENT:

The survey is performed with high resolution infrared imaging equipment that detects invisible infrared wavelengths in the 8 to 14 micron range of the electromagnetic spectrum. This equipment is fully portable and has the ability to record the digital thermal image.

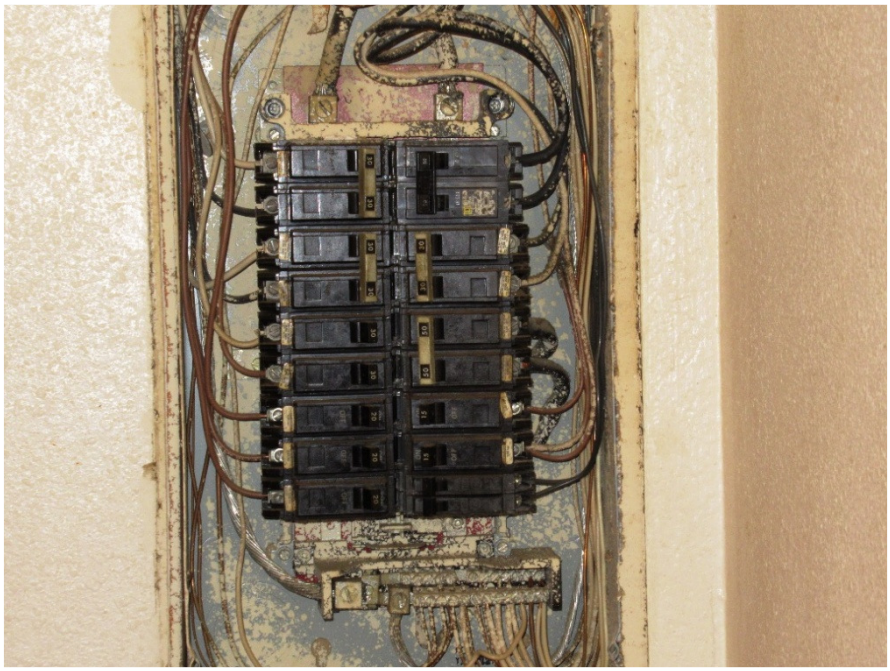
PROCEDURES AND REPORT:

The electrical equipment is scanned in an organized manner with panel covers removed as needed during the survey. All equipment scanned during the survey is noted on a summary checklist, which lists whether the equipment is on line, contains a problem, or is functioning properly. Any thermal anomalies identified as problems are documented with thermograms and matching color photographs, location, temperature rise, probable cause, and recommendation for repair in a bound report.

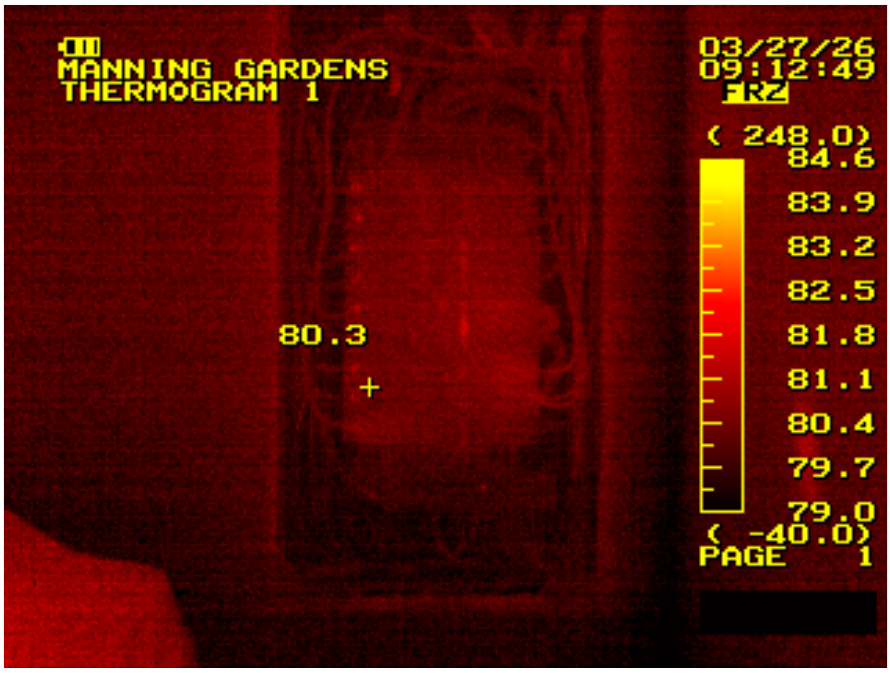
The following severity level colors highlight each problem detected on both the summary/checklist and problem pages.

SEVERITY LEVEL COLOR CHART:

- ΔT = 0°F – 10°F: Repair When Convenient
- ΔT = 10°F – 25°F: Schedule to Repair Next Shutdown
- ΔT = 25°F – 50°F: Schedule Repairs Within the Next Month
- ΔT = 50°F – 75°F: Schedule Repairs Within the Next Week
- ΔT = Over 75°F: Repair Immediately



Photograph 1



LOCATION: Building 2 - Unit E

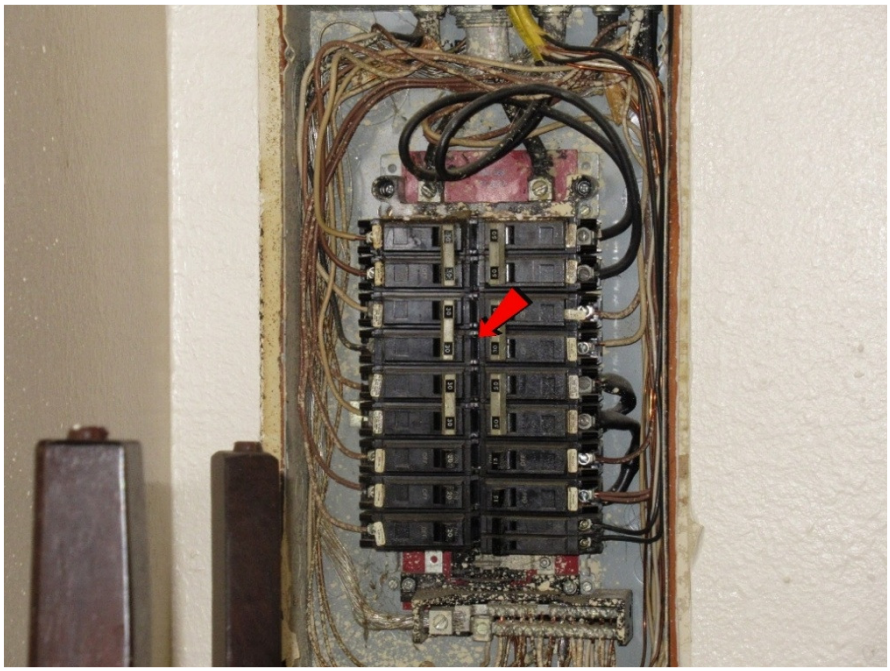
ITEM: Panel (Aluminum Mains)
OK – Ref

TEMPERATURE RISE: N/A

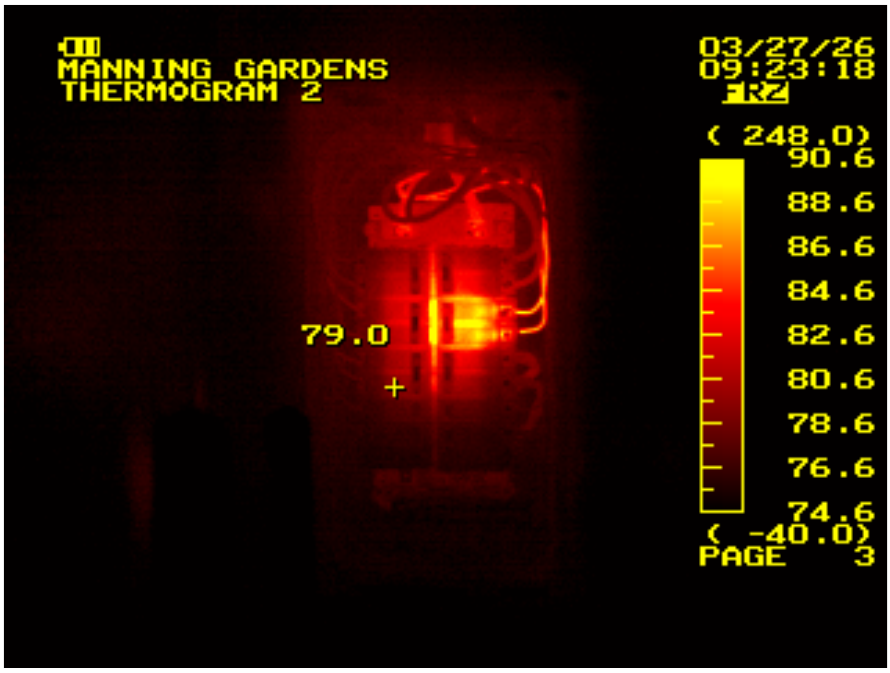
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately



Photograph 2



LOCATION: Building 2 - Unit F

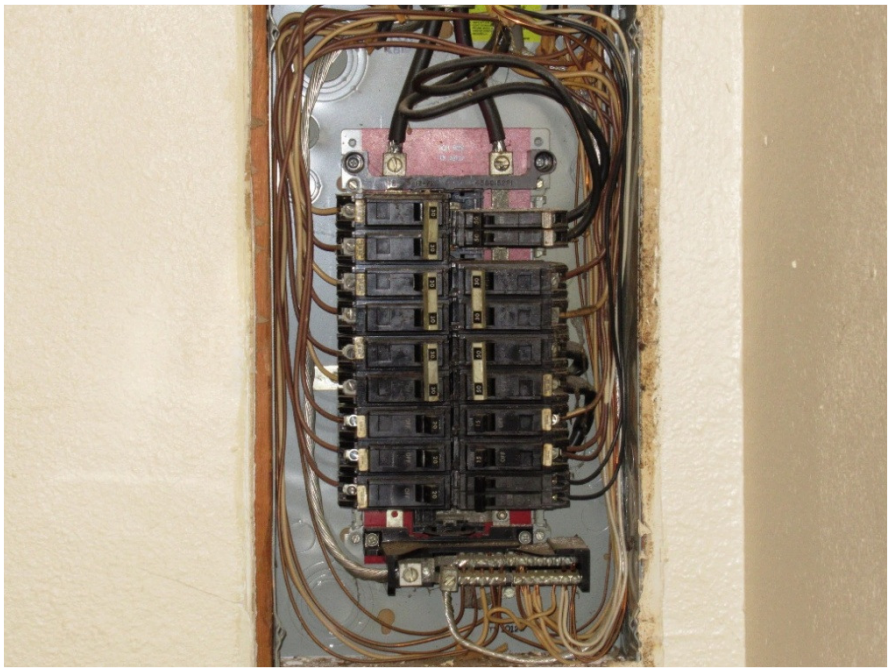
ITEM: Panel – Breaker 6,8 (2 Ø)
Bad Breaker to Bus Connection

TEMPERATURE RISE: 21°F

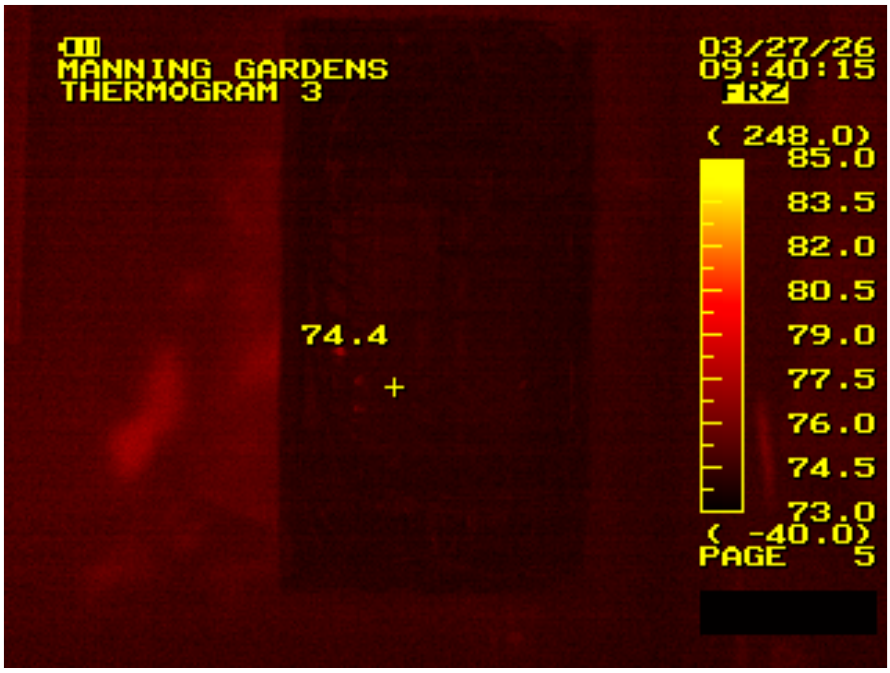
PROBABLE CAUSE: Bad Breaker to Bus Connection

RECOMMENDATION: Replace Breakers, Reduce Load on Circuit
Inspect for Cause of Heating

- ΔT = 0°F – 10°F: Repair When Convenient
- ✓ ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
- ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
- ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
- ΔT = Over 75°F: Repair Immediately



Photograph 3



LOCATION: Building 2 - Unit G

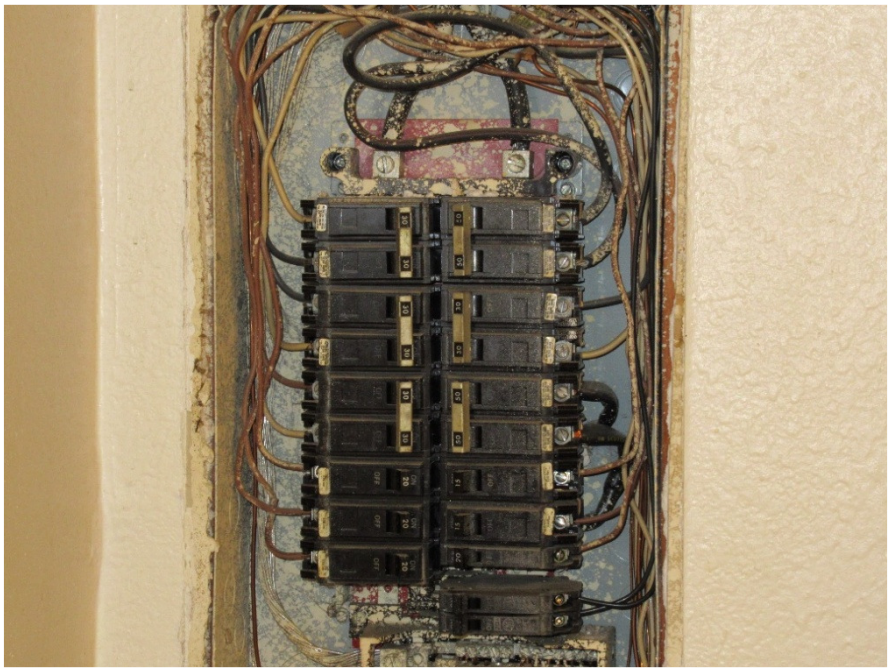
ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

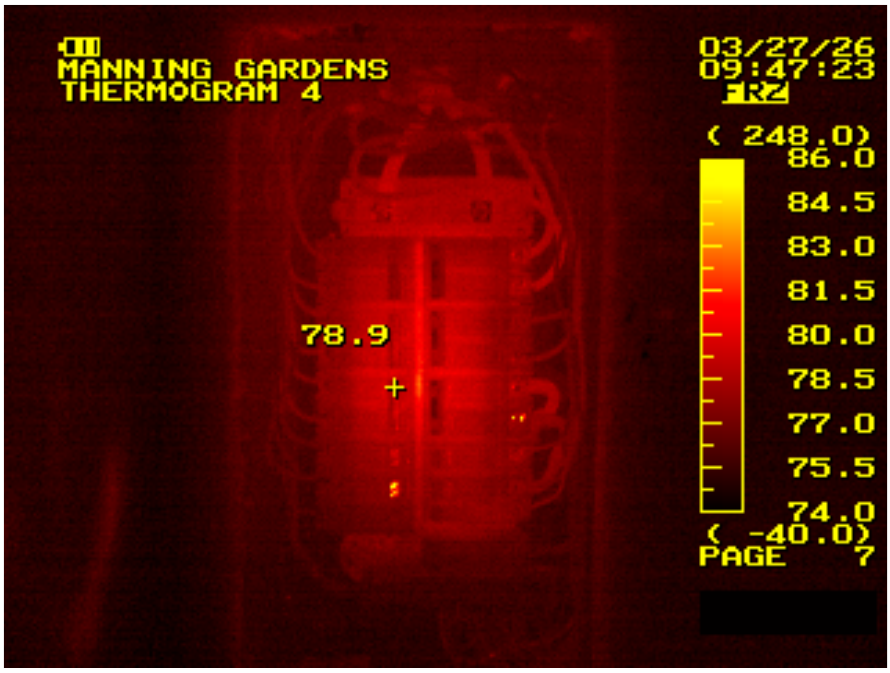
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately



Photograph 4



LOCATION: Building 2 - Unit H

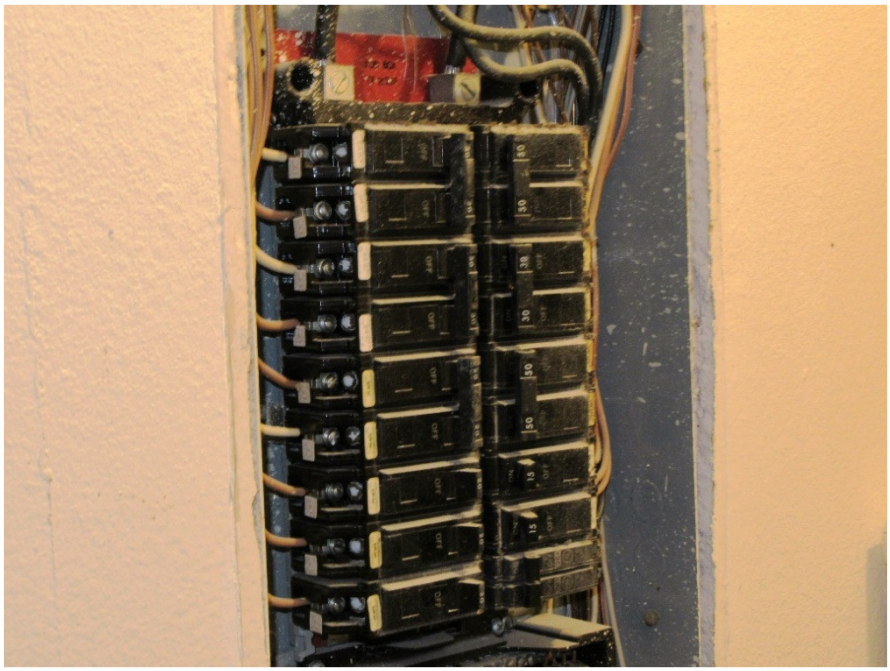
ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

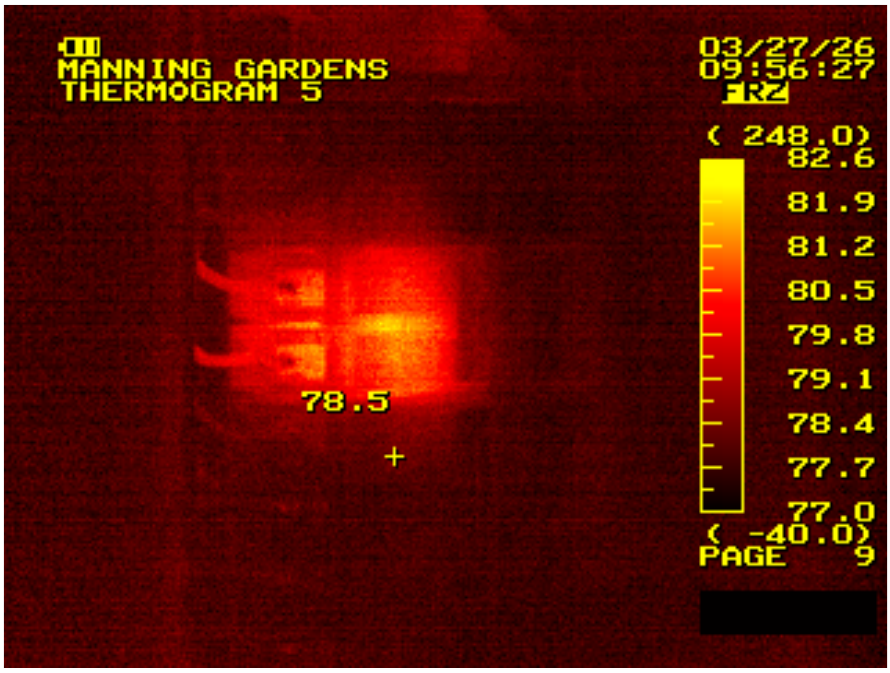
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately



Photograph 5



LOCATION: Building 3 - Unit A

ITEM: Panel (Load)
OK – Ref

TEMPERATURE RISE: N/A

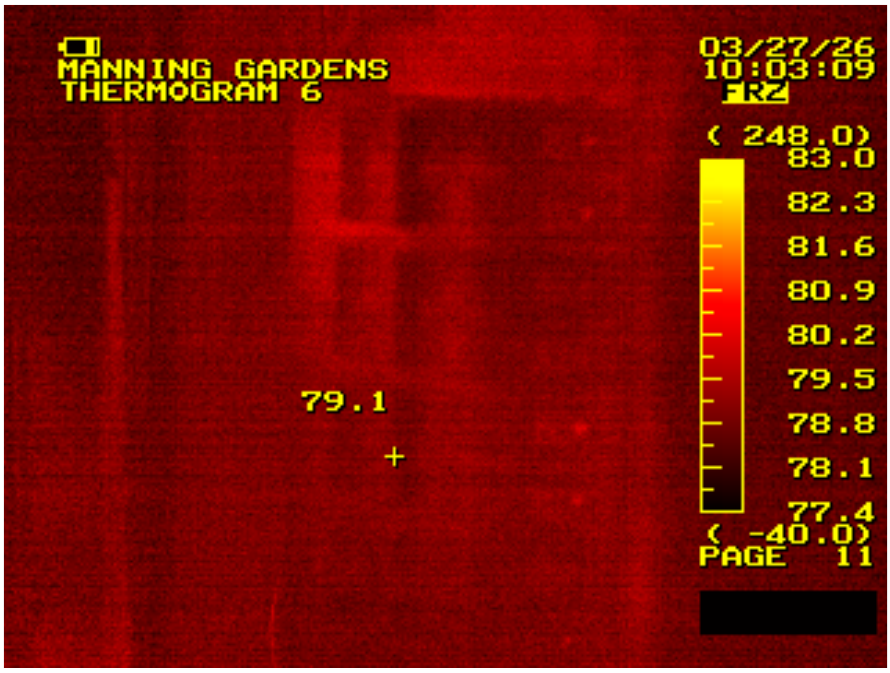
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

- ΔT = 0°F – 10°F: Repair When Convenient
- ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
- ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
- ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
- ΔT = Over 75°F: Repair Immediately



Photograph 6



LOCATION: Building 3 - Unit B

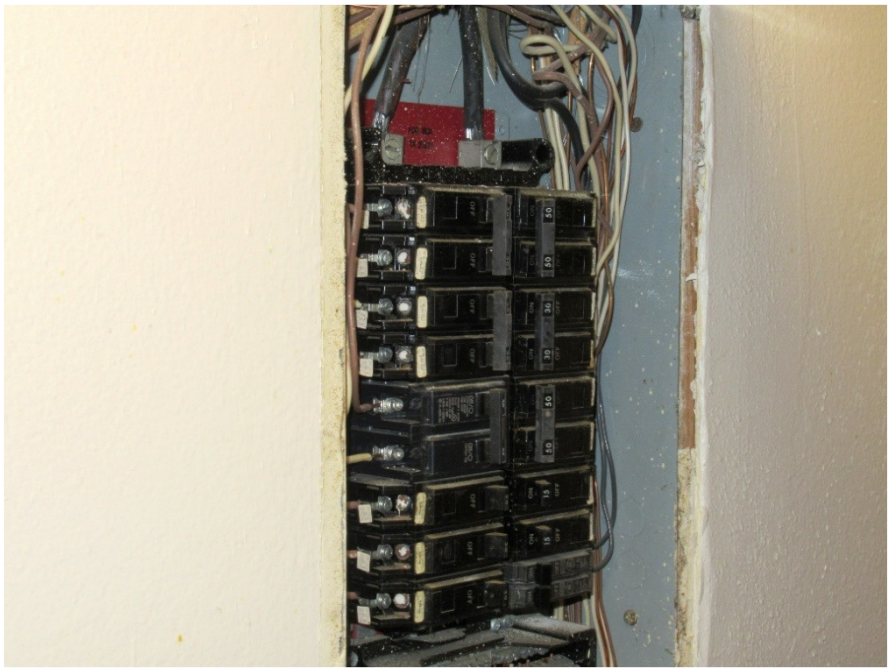
ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

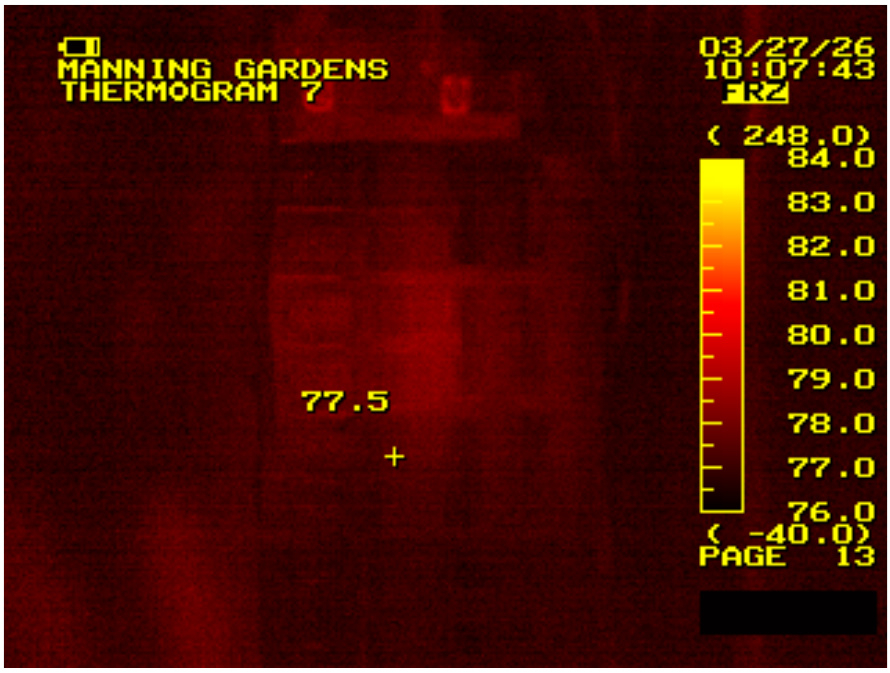
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately



Photograph 7



LOCATION: Building 3 - Unit C

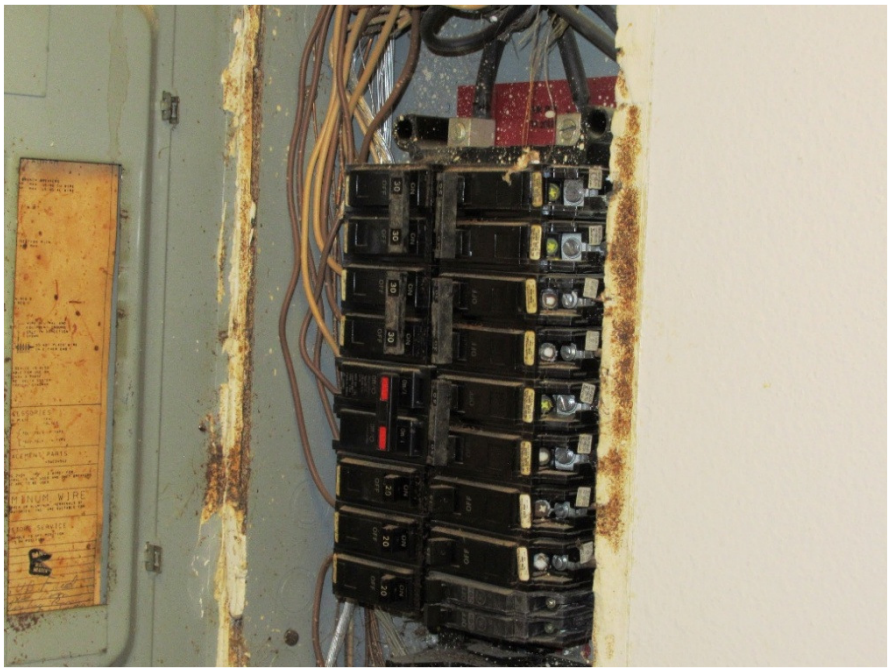
ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

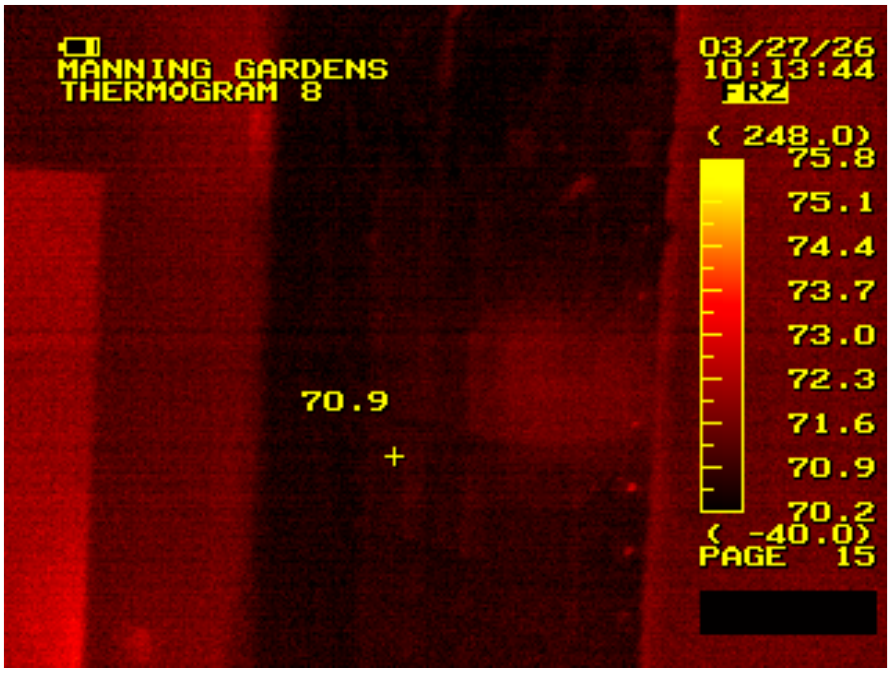
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately



Photograph 8



LOCATION: Building 3 - Unit D

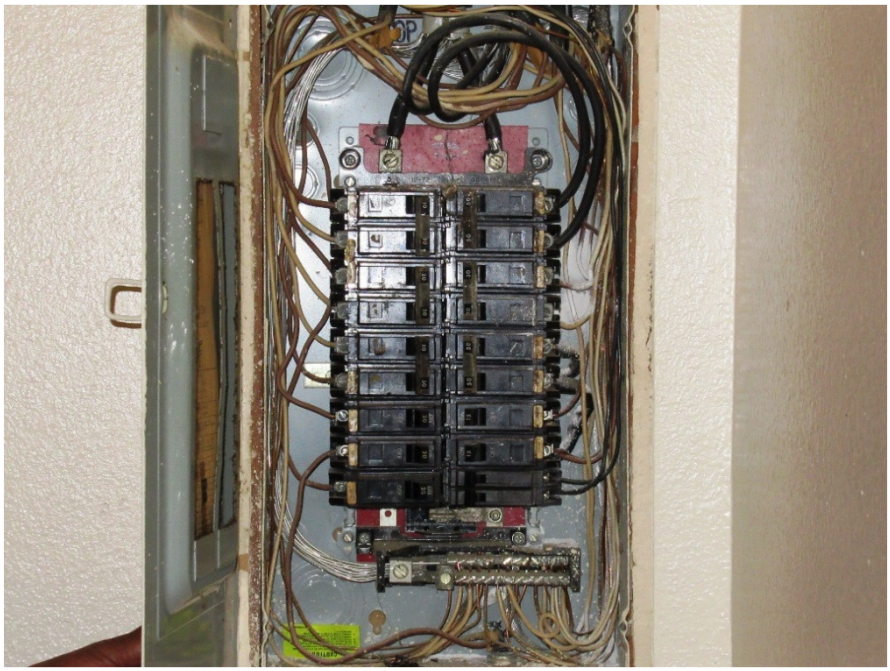
ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

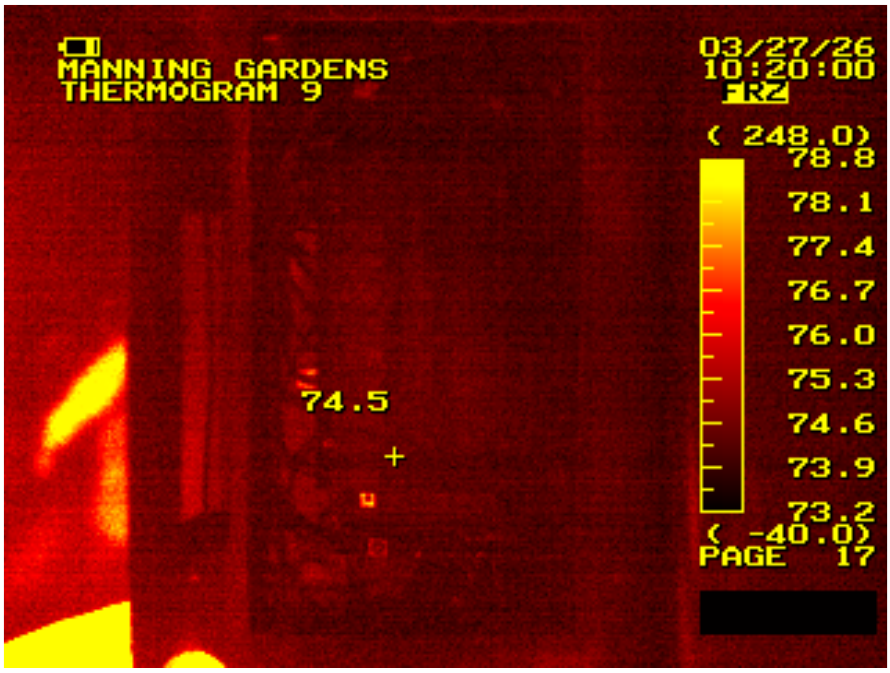
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately



Photograph 9



LOCATION: Building 4 - Unit A

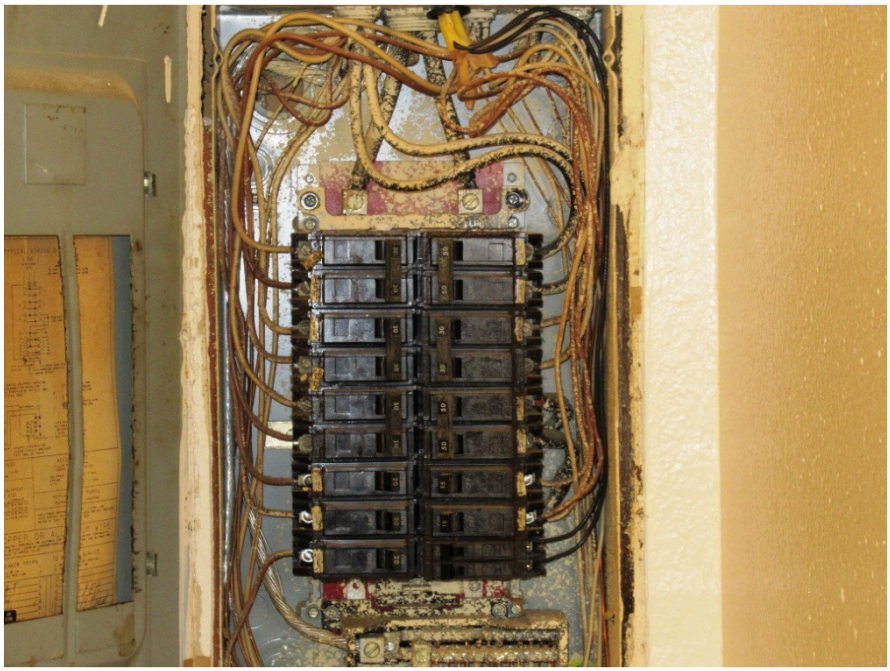
ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

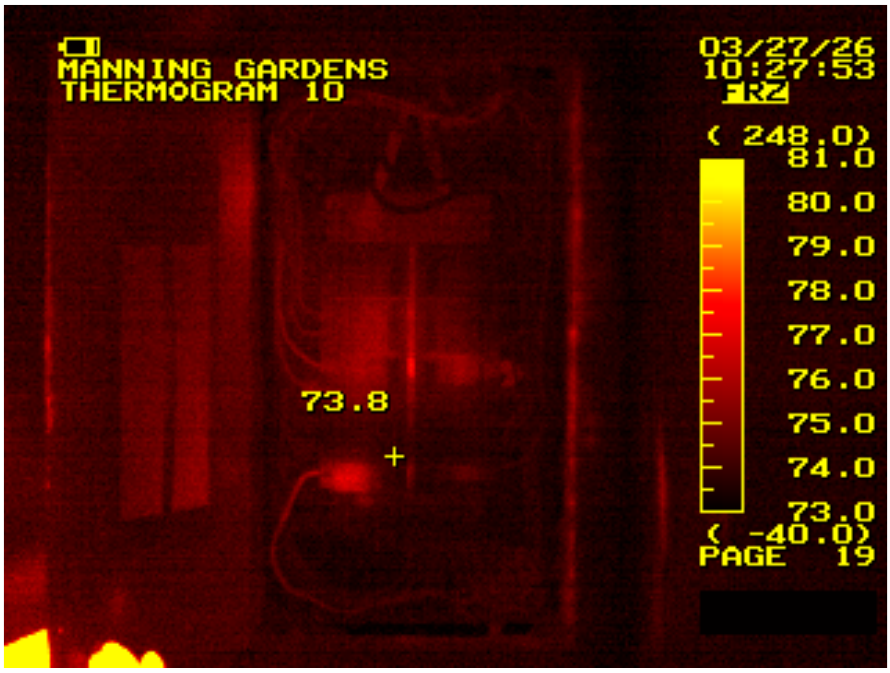
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately



Photograph 10



LOCATION: Building 4 – Unit E

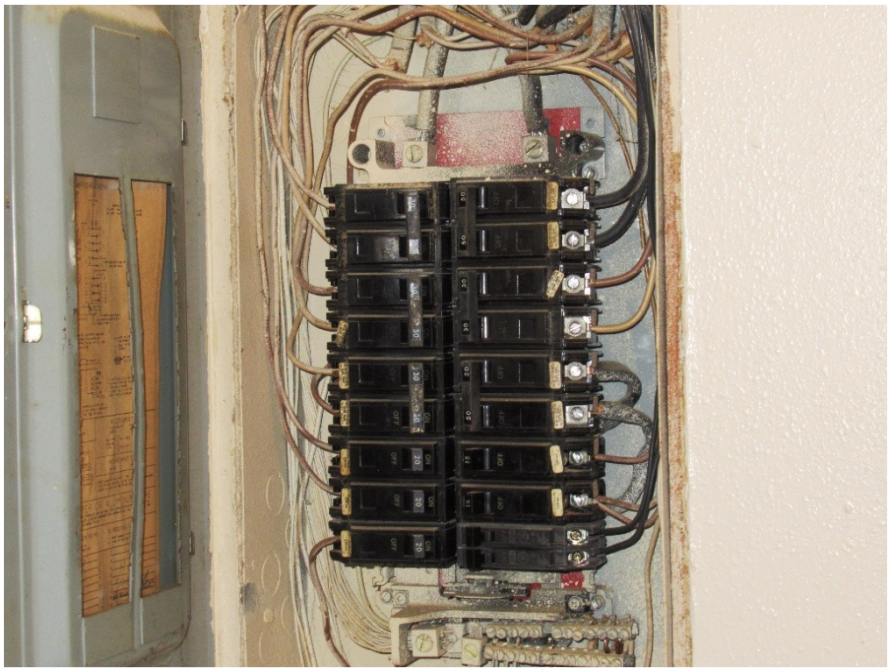
ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

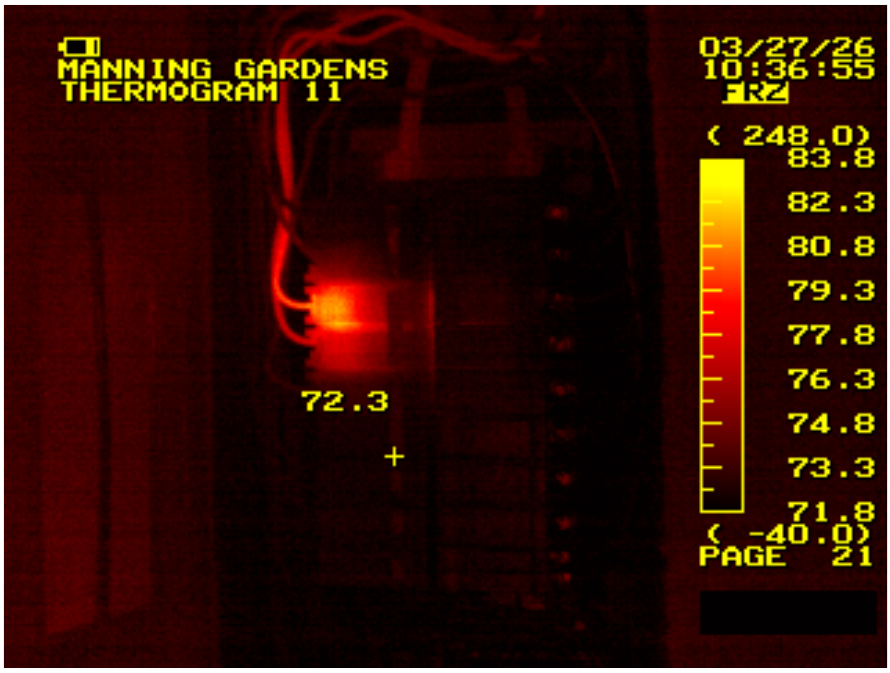
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

- ΔT = 0°F – 10°F: Repair When Convenient
- ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
- ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
- ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
- ΔT = Over 75°F: Repair Immediately



Photograph 11



LOCATION: Building 4 – Unit B

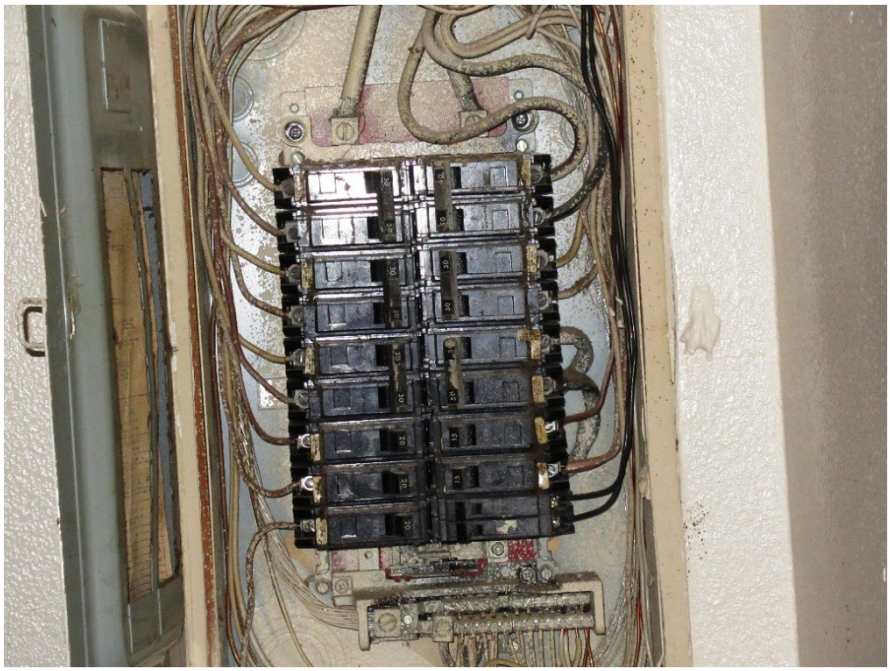
ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

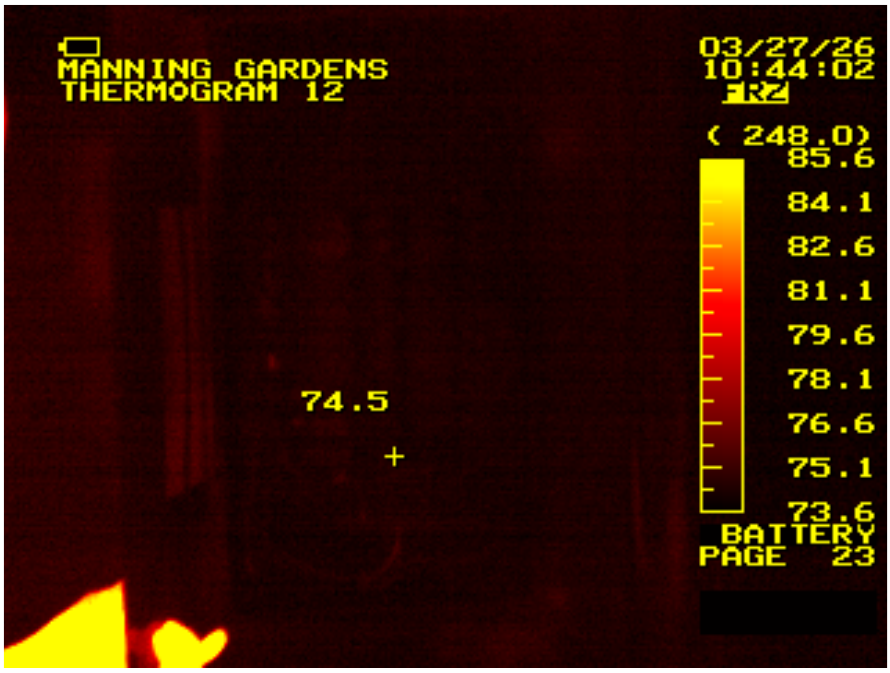
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately



Photograph 12



LOCATION: Building 4 – Unit C

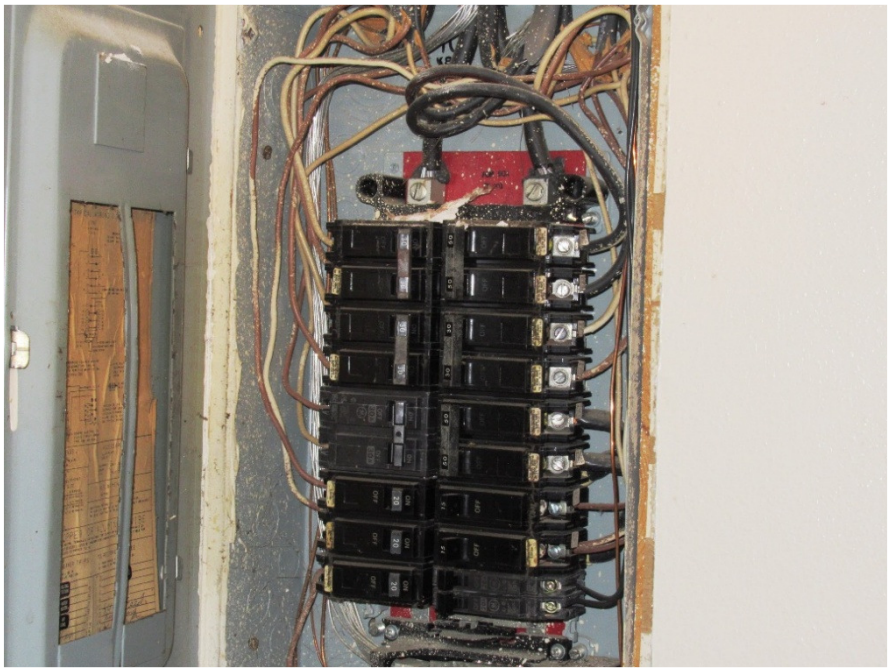
ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

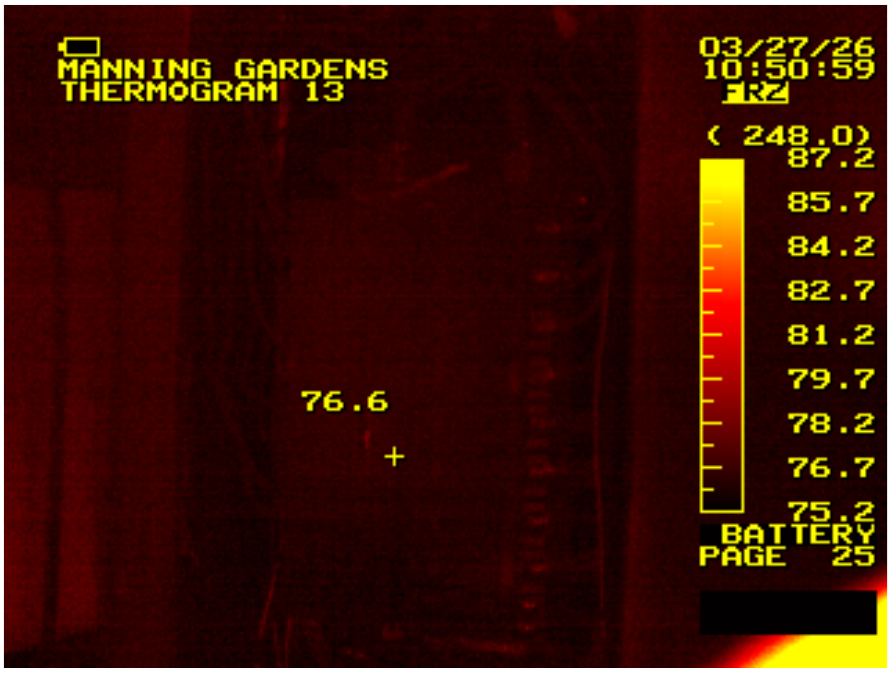
PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately



Photograph 13



LOCATION: Building 4 – Unit D

ITEM: Panel
OK – Ref

TEMPERATURE RISE: N/A

PROBABLE CAUSE: No Problem – For Reference Only

RECOMMENDATION:

ΔT = 0°F – 10°F: Repair When Convenient
ΔT = 11°F – 25°F: Schedule to Repair Next Shutdown
ΔT = 26°F – 50°F: Schedule Repairs Within Next Month
ΔT = 51°F – 75°F: Schedule Repairs Within Next Week
ΔT = Over 75°F: Repair Immediately

ICS INFRARED CONSULTING SERVICES INC.

5228 KNOX AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55419 (612) 925-4404 FAX (612) 920-2896
e-mail:cmartin@irtest.com website:www.irtest.com

INFRARED ELECTRICAL SYSTEMS SURVEY

SUMMARY CHECKLIST

MANNING GARDEN APARTMENTS
Manning, SC

Escorted By: Jarald
Date: March 27, 2026
No. of Thermograms: 13
No. of Problems Detected: 1

AREA	ITEM	BREAKER TYPE	NOT ON LINE	OK	THERMOGRAM #	SPEC NOTES
BLDG 2 UNIT E	Panel	GE		X	#1	
BLDG 2 UNIT F	Panel	GE			#2	
BLDG 2 UNIT G	Panel	GE		X	#3	
BLDG 2 UNIT H	Panel	GE		X	#4	
BLDG 3 UNIT A	Panel	GE		X	#5	
BLDG 3 UNIT B	Panel	GE		X	#6	
BLDG 3 UNIT C	Panel	GE		X	#7	
BLDG 3 UNIT D	Panel	GE		X	#8	
BLDG 4 UNIT A	Panel	GE		X	#9	
BLDG 4 UNIT E	Panel	GE		X	#10	
BLDG 4 UNIT B	Panel	GE		X	#11	
BLDG 4 UNIT C	Panel	GE		X	#12	
BLDG 4 UNIT D	Panel	GE		X	#13	

Roto-Rooter Plumbing & Water Cleanup
PO Box 5719

Columbia , SC 29250

803-256-0543
Fax 8039269824

License 117407 * Federal ID #32-0826212
Operated as an Independent Contractor

Invoice	619-516260415001
Invoice Date	04/16/2026
Technician	Sam Bernhardt
Additional Tech	
Location	Columbia
Customer Class	Commercial

Thank You for choosing Roto-Rooter Plumbing & Water Cleanup! Please don't forget to leave us a Google review!

Bill To:
Gill Group
214 Alfred Henry St
Manning, SC 29102

Job Site:
Gill Group
214 Alfred Henry St
Manning, SC 29102
kristin.kate@gillgroup.com
8325414487

Invoice Details

Repair Code	Job Description
401-A-C	Camera Main sewer line Camera inspect main sewer lines through clean-outs servicing 20 buildings. 35 cleanouts total. Will camera inspect each drain up to 100' or to city main and video record any defects, bellies, or root penetration found. Camera inspection will be done @$250 per clean out. #8 unit 5 ABS Holding water at clean out. Does not affect directional flow. Holding water @16'6" large amounts of grease visible. #7 unit 5ABS. Holding water at clean out up to 11'. Grease visible inside pipe. Holding water at 40+' no visible roots or broken lines. #6 unit 3 2 way clean out. Standing water at 33' towards home. Pvc pipe. Pipe runs 24' way from home before connecting to main with no visible problems. Very little grease present #5 unit 3ABS 9' improper connect/offset and pvc x abs connection Minimal grease present #4 unit 1 abs clean out immediately transitions to pvc where a minor blockage is visible. Remainder of pipe has no visible problems #3 unit 1 abs clean out immediately transitions to pvc ~22 ' no visible problems #2 unit 1 abs clean out immediately transitions to PVC no visible problems #1 unit 1 abs clean out immediately transitions to pvc. Soft blockage visible at 19' where pipe changes direction at fitting. #34 unit 2 abs clean out. Backed up at clean out. Was able to push through soft blockage. Flowing properly minor debris in line. Recommend jet #33 unit 2 cannot camera inspect due to blockage

32 unit 2 front by door A (same building) cannot camera due to blockage

#30 unit 2 front by door C large amounts of grease/ build up in line. No visible bellies, or roots. Abs clean out

#31 unit 2 front by door B ABS lots of grease/buildup. Flowing properly. Appears to be a slight indentation of the pipe about 9' out

#28 unit 4 by door A abs clean out transitions to pvc immediately. Line appears to be disfigured @ 7' 9' 14' 20' 28' and 33' at about 45' drops into main

#29 unit 4 by door B abs clean out immediately transitions to PVC slight offset at transition, minor disfiguration of pipe at 7 foot and 37 feet minor grease in Line

#25 unit 4 rear right abs clean out. Lots of grease in line. Recommend jet

#26 unit 4 rear of unit ABS clean out minor grease in line.

24 unit 4 rear of unit abs clean out transitions to pvc at 37'. Line holding water from 28'-37'

#27 unit 4 rear left abs standing water 28'-35' large amounts of grease

#10 unit 9 abs clean out. Slight offset at transition from abs to pvc. Light grease/ build up

#11 unit 11 abs clean out, 20' in there is a partially collapsed pvc pipe

#12 unit 13 abs clean out minor grease. Great flow. #9 office clean out is filled with rocks, debris , trash

#13 unit 15. Abs clean out minor grease. Water flowing properly.

#15 unit 19 abs clean out. Minor grease. Water flowing properly

#14 unit 21 Abs clean out transitions to pvc immediately, 6'-7' in there is a visible collapse/indentation in the side of the line

#18 unit 20 on left side abs clean out. Large amounts of grease. No visible

#17 unit 20 on right side abs clean out. Large amounts of grease. No visible bellies or separations

#19 unit 18 large amounts of dirt at clean out preventing ability to camera inspect

#20 unit 16 abs clean out. Offset in pipe at ~6'

#16 unit 14 clean out rear of home. Line backed up at 20' where line transitions

#21 unit 12 abs clean out no visible bellies or separations

#22 unit 10 Abs clean out minimal grease no defects visible

#23 unit 8 abs clean out large amounts of grease impeding ability to see properly

COMPLETION: I acknowledge completion of the described work which has been done to my complete satisfaction.

Customer Name: Kristin Kate
GeoTimestamp: Apr 16 2026 5:23PM
34.0661692512, -80.9082293051 UTC



Customer

Signature: 619000737635

Roto-Rooter Services Company Terms and Conditions

The following terms apply to all work performed by Roto-Rooter or its affiliates ("us") for the customer indicated on our invoice ("you").

1. Your Responsibilities. You agree to (a) remove any hazards, obstructions or dangerous conditions around the job site, notcaused by our work, (b) limit access to the job site so that people not working on our job are not exposed to dangerous conditions relating to our job, (c) place appropriate warnings to warn of dangerous conditions when we are not on the job site, and (d) provide us with adequate access.

2. Exceptions to Our Responsibilities, We are not responsible for (a) personal injury, property damage or other damage or loss toyou or others arising out of our work, except to the extent caused by our negligence or failure to perform the work in accordance with the contract between us; (b) defective, damaged, or deteriorated lines, mold, lead piping, or other unexpected or undisclosed conditions, and the consequences of such conditions, including delays, broken fixtures or lines, and lodged equipment (if we encounter such a condition, we may stop work and you will pay us a reasonable charge for the work performed); (c) the time required to complete our work with reasonable diligence; (d) unless explicitly stated in writing, any damages necessary to complete our work, including damages to landscaping, walls painting, tile or concrete or similar items; (e) damage caused by the removal of any clean out, drain cover or cap; or (f) tasks we perform in accordance with your specific instructions.

3. Release and Hold Harmless. You release us from (and if you are a commercial customer, you will defend and indemnify us andhold us harmless against) all damages, claims, demands, settlements, judgments, liabilities, costs and expenses, including reasonable attorneys' fees, allegedly arising out of (a) breach of your responsibilities under para graph 1, or (b) matters for which we disclaim responsibility under paragraph 2.

4. Our Guarantee, If we provide a parts or equipment guarantee, as your exclusive remedy, we will give you the benefit we receive,if any, under the manufacturer's warranty, If we provide a service guarantee, it covers only drainage failure in the line serviced, and defective plumbing workmanship, during the guarantee term As your exclusive remedy under our service guarantee, we will at our option, either do the work again at no labor cost or refund your payment. Guarantees do not apply to problems arising out of main sewer line backup or improper, abnormal or unanticipated use or conditions. Except as explicitly stated in writing, we are not giving any guarantees or making and warranties. WE DISCLAIM ANY IMPLIED WARRANTIES OF MERCHANT ABILITY OR FITNESS FOR A PARTICULAR PURPOSE. You may transfer a guarantee of plumbing repair or replacement to a person who purchases the property, but you may not transfer a drain cleaning or toilet auger guarantee. Your transferee must present the warranty claim to Roto-Rooter at the time we perform our work. For problems or inquiries, you should contact our General Manager at the phone number listed on our invoice.

5. Limitation of Damages. Our liability to you for any claim arising out of our work on any job (other than a claim permitted bythese terms for personal or bodily injury) Will in no event exceed three times the amount you actually pay us for the work on that
job. EXCEPT FOR A CLAIM PERMITTED BY THESE TERMS FOR PERSONAL OR BODILY INJURY OR PROPERTY DAMAGE, YOU WAIVE ANY RIGHT TO RECOVER INCIDENTAL DAMAGES, CONSEQUENTIAL DAMAGES OR DELAY DAMAGES.

6. Overdue Amounts, If you fail to pay us any amount when due, we will charge you interest on the amount due at the rate of 1.5%per month (but not exceeding the highest rate legally permissible). In the event check is returned, you are responsible for all related bank fees. You will reimburse us for the reasonable attorneys' fees we incur in all stages of collection.

7. General. These terms are part of our contractual agreement and will prevail over any inconsistent terms in any other agreementbetween us, including the terms of any purchase order, and may be modified only in a written instrument signed by both of us which specifically refers to the provisions to be modified. If any of these terms is held invalid or unenforceable, the remaining provisions will not be affected and will continue to apply.

8. Discrimination. We will abide by the requirements of 41 CFR SS 60-1.4(a) and 60-741.5(a). These regulations prohibitdiscrimination against qualified individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that we take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin or disability.

HOW TO RESOLVE A PROBLEM

- Contact the manager at your local Roto-Rooter office.
- The manager may be reached at the phone number printed on this invoice.

Appendix G
PROFESSIONAL RESUMES

KRISTIN TATE

DIRECTOR OF HUD SERVICES

CONTACT

(832) 541-4487

kristin.tate@gillgroup.com

Franklin, TX, USA

www.gillgroup.com

EDUCATION

Bachelor of Architecture
University of Houston
2004

SKILLS

Analytical Thinking
Risk Assessment
Strategic Planning
Leadership
Financial Analysis
Communication
Project Management
Attention to Detail
Legal & Regulatory Knowledge
Decision Making

VOLUNTEER EXPERIENCE

B.E. Blessed
Board of Directors
Spring, TX, 2015

Professional Summary

Experienced Environmental and Property Condition Consultant with over 19 years of nationwide experience delivering high-quality due diligence services for a diverse client base, including government agencies, financial institutions, law firms, and private property owners. Proven expertise in conducting Environmental Site Assessments (ESAs), Property Condition Needs Assessments (PCNAs), and construction monitoring across a wide range of property types, including multifamily, commercial, industrial, and hospitality.

Since 2016, has held the Vice President/Director role within the HUD Group, providing technical oversight, quality assurance, and team mentorship for HUD MAP and LEAN projects. Adept at navigating complex regulatory frameworks and client-specific requirements, with a strong track record of managing environmental risks, supporting remediation efforts, and ensuring compliance with federal and agency guidelines.

Environmental Site Assessments (ESAs)

- Conducted hundreds of Phase I ESAs in accordance with ASTM E1527-21, USEPA All Appropriate Inquiry, and client-specific scopes including Fannie Mae, Freddie Mac, and HUD (MAP and LEAN) guidelines.
- Evaluated environmental risks related to hazardous materials, USTs/ASTs, PCBs, asbestos-containing materials (ACM), lead-based paint (LBP), mold, and radon.
- Managed subsurface investigations to determine the extent of soil and groundwater contamination.
- Provided oversight for environmental remediation projects.
- Led the review and delivery of thousands of ESA reports, ensuring technical accuracy, regulatory compliance, and timely submission to clients.
- Oversaw a team of environmental professionals, providing mentorship, quality control, and strategic guidance to maintain high standards across all deliverables.

Property Condition Assessments (PCAs)

- Performed hundreds of PCAs in line with ASTM E2018-24 and agency-specific standards (Fannie Mae, Freddie Mac, HUD).
- Assessed site improvements, building structures, envelopes, and MEP systems for deferred maintenance and material deficiencies.
- Estimated Immediate Needs and On-Going Reserves through detailed inspections and stakeholder interviews.
- Collaborated directly with clients to develop renovation budgets, aligning capital planning with property condition findings and long-term investment goals.
- Led the HUD division since 2016, overseeing the production and delivery of thousands of reports to clients nationwide.
- Managed a team of assessors and reviewers, ensuring timely, accurate, and compliant reporting for HUD MAP and LEAN programs.

Certifications & Qualifications

- Environmental Professional (EP) – In accordance with ASTM E1527-13
- Certified Mold Assessment Consultant – State of Texas
- Certified Multifamily Accelerated Processing (MAP) – HUD
- Environmental Site Assessment (ESA) On-the-Job Training
- Property Condition Assessment (PCA) On-the-Job Training
- Termites and Other Wood-Destroying Pests Training
- ESA Experience – 19+ years (18+ years in multifamily properties)
- PCA Experience – 19+ years (18+ years in multifamily properties)

Erik J. Carlson, PE

PROJECT MANAGER OF HUD SERVICES

CONTACT

(517) 974-3065

Erik.carlson@gillgroup.com

Sterling Heights, MI, USA

www.gillgroup.com

EDUCATION

Bachelor of Science
Civil Engineering
Bachelor of Arts
French
Michigan State University
2003

PE LICENSES

Michigan
Indiana
Iowa
Kansas
Missouri
Nebraska
Wisconsin

PROFESSIONAL ORGANIZATION

Engineering Society of Detroit

Professional Summary

Mr. Carlson is a licensed Professional Engineer (PE) with 20+ years of engineering experience, including management of emergency response efforts for Hurricanes Katrina, Rita, and Isaac. He has trained, coordinated, and QA/QC'd staff members for projects with revenues in excess of $500,000, including management of deliverables to the client. Mr. Carlson was Project Manager for a Final Close-Out Report (FCOR) of a US EPA Superfund site and subsequent delisting of the site from the National Priority List in conjunction with the US Army Corps of Engineers.

In his role as Senior Project Manager, Mr. Carlson assisted in personnel scheduling and deliverable management, responding to clients, and providing quality reports on time.

PHASE I ESAs

Mr. Carlson meets the requirements of an Environmental Professional (EP) and has completed numerous Phase I Environmental Site Assessments for banks, retail clients, and railroad clients. He also has experience completing reports across multiple platforms. Mr. Carlson is proficient in conducting site reconnaissance, interviews, regulatory reviews, historical research, and preparing a thorough report. His background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use, generation and disposal, above ground and underground storage tanks, polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), lead-based paint (LBP), mold, and radon.

PHASE II ESAs

Mr. Carlson was a project manager for Phase II investigations for the Federal Deposit Insurance Corporation (FDIC) where he was responsible for writing the health & safety plans, work plans, overseeing the work, analyzing the laboratory results, and preparing the final report. Mr. Carlson has overseen multiple Phase II limited subsurface investigations.

PCAs

Mr. Carlson is a degreed and multi-state-licensed engineer with 20 years overall engineering experience conducting PCAs for both equity and debt clients, including financial institutions. Mr. Carlson has completed multiple PCAs throughout the continental United States, including multifamily, hospitality, senior living facilities, multi-use buildings, multi and single-tenant retail buildings, commercial, and industrial facilities. He is experienced in assessing site improvements, building structures and envelopes, and mechanical, electrical, and plumbing systems for evidence of deferred maintenance or problematic or deleterious materials. He is responsible for estimating probable costs to correct physical deficiencies, as well as capital reserves required to maintain acceptable property condition and performance.

Certifications & Qualifications

- OSHA 40-Hour Hazardous Waste Operations and Emergency Response Certification with Annual Refreshers
- Property Condition Assessment (PCA) Experience, 10+ years
- Multifamily/Freddie Mac/Fannie Mae/HUD PCA Experience, 8+ years
- Environmental Site Assessment (ESA) Experience, 10+ years