

Property Needs Assessment Project Summary

Project: Timberlake Apartments

Date: 5/7/2026

Provider

Name: E&A Team, Inc.
Addr1: 1655 N McFarland Blvd
Addr2: Ste 181
City: Tuscaloosa
State: AL Zip Code: 35406
Phone: (888) 504-7483
Email: kim@eandateam.com

Owner

Name: HD Timberlake, LLC
Addr1: PO Box 9160
Addr2:
City: Greenville
State: SC Zip Code: 29604
Phone: (864) 349-1254
Email: tres@schaumberdevelopment.com

Site Information / Unit Mix

Type: Family
Year Built: 2000
Last Renovated:
1 Bedroom Apts:
2 Bedroom Apts: 32
3 Bedroom Apts: 32
4 Bedroom Apts:
Fully Acc. Apts: 4
Total Dwelling Units: 64

Project

Name: Timberlake Apartments
Addr1: 400 Timberlake View Circle
Addr2:
City: Inman
State: SC Zip Code: 29349
County: Spartanburg
Phone: (864) 472-2740
Email:

Inspection Report

Date: 4/20/2026
Inspector: Dean Reynolds

**Property Needs Assessment
Narrative**

Project: Timberlake Apartments

Date: 5/7/2026

DOUBLE CLICK HERE TO INSERT THE NARRATIVE-->



Instruction - Double click on the Microsoft Word Document link (above) to insert the narrative section in accordance with the categories listed below:

Property Needs Summary - Include a general description of the property and purpose of the assessment. Summarize the total budget for capital needs, including funds needed in the reserve account and funds from any third party source. Explain which property components will absorb a majority of the needed funds.

Health and Safety - Include specific items that must be remedied immediately. Such items as an inoperable central fire alarm system, missing / unsecured railings, blocked / inadequate fire egress, or property wide rodent infestation would be entered here.

Site - Include specific site amenities, such as walks and fencing, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

Architectural - Include specific architectural elements, such as roofing and interior common areas, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

Mechanical and Electrical - Include specific mechanical and electrical materials, such as furnaces and meters, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

Dwellings - Include specific dwelling unit items, such as appliances and flooring, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions is needed.

Accessibility - Include items such as:

- How the property meets applicable local, state, and federal laws and standards for accessibility.
- Description of any actions and their estimated costs to correct any deficiencies noted during the inspection.
- An opinion on the adequacy of any existing property Transition Plan to achieve compliance.

Environmental - Include items such as:

- An assessment of observed or potential on-site environmental hazards.
- Results of any existing tests for the presence of radon, lead in water or paint, mold, and other environmental concerns.
- An opinion on the adequacy of any existing lead based paint risk assessment for properties constructed before 1978.

Recommendations - Include recommendations for any additional professional reports as deemed necessary, such as additional investigations on potential structural defects or environmental hazards.

Needs Funded by Third Party - Identify any needs being or to be funded from a third party, such as tax credits. Include a description of the work, the source of funds, the year(s) the work is planned to be completed, and the total estimated costs in current dollars.

Acknowledgements - Include the names and addresses of persons who: were interviewed during or as part of the inspection; provided information for the assessment; and performed any portion of the assessment on behalf of the provider.

Physical Needs Assessment

Project: Timberlake Apartments

Date: 4/20/26

Summary

This document is a Physical Needs Assessment (PNA), along with a Twenty-Year Physical Improvement Plan (TYCIP), for Timberlake Apartments located in Inman, Spartanburg, South Carolina. Timberlake Apartments were originally constructed in 2000. Timberlake Apartments is a rural apartments complex with 64 total dwelling units. The units are broken down into two units, 32 two bedrooms and 32 three bedrooms. The units are spread out of 8 dwelling unit buildings along with a ninth building which houses the office and laundry facilities. The property also has a playground and picnic areas.

This PNA is an analysis of immediate and anticipated physical needs. The Typical Year Physical Improvement Plan (TYPIP) proposes repair, replacement, maintenance, and improvement schedules and provides cost estimates for immediate repairs and for on-going physical needs for the next twenty years. In addition to this narrative, it consists of a series of four spreadsheets, designated as "Site", "Architectural", "Mechanical & Electrical", and "Dwelling Units", along with an "Executive Summary" which is a compilation of the financial totals from each section. The projections are based on the Expected Useful Life (EUL) Tables issued by the Department of Housing & Urban Development (HUD) and on the inspector's experience evaluating the current conditions of the items considered.

The purpose of this report is twofold: 1) it is an evaluation of the condition of the subject property as of the effective date of the report, and 2) it estimates the cost of physical requirements necessary to operate the property for the next twenty years. Generally, individual component costs of less than \$1000 are not included. This report should not be used for any other purposes.

The scope of this assignment consists of a physical needs assessment of the property as of the date of the inspection (referred to as the effective date of this report). The scope includes 1) a review of the status of major building systems, 2) a photographic record of the property and 3) an estimate of "probable cost" for physical improvements to maintain the property for the next 20 years.

Assessment data was gathered on-site by Dean Reynolds for E & A Team, Inc. on 4/20/26. Of the 64 units, 64 were inspected (100% percent of the units, see Inspected Units Summary). The physical inspection included individual dwelling units, common areas, exterior facilities, and grounds. Physical needs and rehabilitation recommendations are based on the condition of the property on

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the day of the inspection. These analyses and recommendations should be viewed as a moment-in-time as they do not address wear, tear, damage, or repairs occurring after the inspection.

For planning purposes, Year 0 of the TYPIP is shown as 2026. Immediate physical needs are approximately \$505,978 and projected physical needs suggest that approximately \$5,213,402 in non-inflated dollars will be needed over the 20-year term of this report. Approximately \$339.41 will be needed per unit per month will be needed over the 20-year term of this report to maintain the property in a decent, safe, and sanitary condition.

Although structure and accessibility observations and recommendations are made, this PNA does not include an engineer's structural analysis. Neither does this report purpose to address infrastructure issues such as electrical wiring, plumbing, support systems, or other issues not detected by a visual perusal of the property or from conversation with residents or management personnel. Given the age of the electrical component, consultation with a licensed electrician is suggested. This report does not make specific structural or architectural recommendations regarding the resolution of accessibility issues.

Inspection Protocol

The subject property was inspected following the Fannie Mae Physical Needs Assessment Guidance to the Property Evaluator as modified by the Physical Needs Assessment Statement of Work in Appendix B of the Physical Needs Assessment Process Addendum from United States Department of Agriculture Rural Development Program.

To identify any health and safety hazards, the subject property was inspected following the Uniform Physical Condition Standards (UPCS) inspection code. Health and safety hazards, if any, are included in this assessment as immediate needs. UPCS inspection protocol is the required inspection format to be followed when completing inspections for USDA Rural Development, the Department of Housing and Urban Development Real Estate Assessment Center (HUD REAC), and numerous other state and federal agencies. It is the most widely accepted and followed inspection format used for identifying health and safety issues. The UPCS health and safety violations observed during the physical inspection of the property on 4/20/26, if any, are listed in the Life, Health &

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Safety section. These areas should be addressed as immediate needs (Year 0) and are listed in the Health & Safety Column (Year 0) on each of the following spreadsheets and on the Executive Summary.

To inspect and evaluate accessibility under Section 504 of the 1973 Rehabilitation Act and the ADA, the subject property is evaluated using a modified version of the UFAS Accessibility Checklist prepared by the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity.

Property Components

Overall General Description

Timberlake Apartments is a family housing community located in Inman, South Carolina. The property has 64 total units broken down into 32 two-bedroom (950 SQ FT) and 32 three-bedroom dwelling units (1150 SQ FT.) The dwelling unit buildings two stories and has vinyl siding with some brick accents as the base and other sections. The Site also includes an additional building which holds the office, laundry and maintenance areas. The property was built in 2000.

There are several components that will require replacement during the 20-year term of this report. The SENAT Plan report dated 4/20/26, and incorporated into the accessibility section of this report, includes specific costs for all readily observable accessibility modifications. Those modifications are discussed in the Accessibility section below. All accessibility modifications are listed as lump sum cost estimates on the appropriate components' spreadsheets in this report.

Site

Timberlake Apartments is a split site with eight dwelling units and one office building. The landscaping is slight with some trees and shrubs spread throughout the property. The topography on site is quite hilly and provides some areas of concrete pavement and asphalt parking lots with extreme slopes. No drainage issues were identified or mentioned by management. There is no fencing on site that is managed by the property. The mail kiosks on site are in good condition and are covered by a gazebo at the front of the property next to the office building.

The concrete curbing and concrete pavement are in fair condition and will outlast the term of this report though some spots repairs could have to be to both. The asphalt parking lot on site is in fair condition with some signs of age and should be replaced as needed

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or at the end of its RUL as stated in the report. The Seal coat and striping for the parking lot is also in fair condition and as well should be replaced as needed or at the end of its RUL.

The playground on site is in good condition and should be replaced as needed or at the end of its RUL and the same standards go with the ground cover surrounding the playground. The entrance sign to the property is a brick monument and is in fair condition and should be replaced as needed.

The lighting on site seems to be in fair with no issues reported by management and should be replaced on a as needed bases or at the end of their RUL. It is not known if the lighting is adequate as the inspection was carried out during daylight hours. Based on the number of fixtures and tenant and management interviews, lighting appears to be adequate.

The utilities on site seem to be adequate and meet community standards with no issues reported by management or tenants. The Electrical services are provided by Duke Energy, while water and sewer services are provided by Inman/Campobello Water Distract.

Architectural

Timberlake Apartments has a total of nine buildings on site with eight dwelling unit buildings and one office building. The dwelling units are two story buildings with units and the front and back with exterior stairs leading to the second story of the building. The concrete and steeled frame balconies to enter the second story units are in fair condition and should be replaced as needed or at the end of their RUL for safety reasons. The concrete-filled metal-framed exterior stairs that lead to the second floors are in poor condition as seen in the example photos and should be replaced in year one.

The foundations for the buildings are concrete slabs with wood framing for the rest of the building. The exterior wall is made up of two materials with brick façade on select sections of the buildings, these will outlast the term of this report with some spots replaced possibly needed to be made. The other section of the exterior wall is vinyl and is in fair condition and should be replaced as needed or at the end of its RUL.

The roofing is original asphalt shingle from 2000; the roofing is in fair condition due to age but seems to be in good condition from appearance. The roofing should be replaced as needed or at the end of its RUL. The fascia and soffits on site are in fair condition and should be replaced as needed or at the of their RUL as well they should be replaced at the same time to avoid unneeded labor costs. The gutters and downspouts on site are also in fair condition and should be replaced as needed or at the of their RUL.

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The metal-clad doors for the common areas such as office and laundry along with the unit entry doors are in fair condition and should be replaced as needed or at the end of their RUL. The vinyl windows on site are in fair condition and should be replaced as needed or at the end of their RUL. The office building has carpet and sheet flooring that will not be replaced but will have vinyl plank flooring installed. The office also has cabinets and countertops in the kitchen, and these are in poor condition due to their age and should be replaced in year one.

Mechanical and Electrical

The hot water heaters on the property are in good to poor condition (due to age not function) ranging on a unit per unit basis, most units have models from either Rheem or AO Smith and are 40-gallon electric units. The HVAC systems on site like hot water heaters range in age and condition as seen in photos. Some units have brands whose logos have worn off while some units have Goodman and Interec systems. These HVAC systems should be replaced as needed depending on age or in year one if past their RUL. The smoke and CO detectors on site are in fair condition and should be inspected bi-annually and replaced or maintained as needed or at the end of their RUL. The tenant lighting is in fair condition with the units being well lit. There are also a vast number of security cameras on site that are in fair condition and should be replaced as needed.

The tub and shower units in the dwelling units are in fair condition. The two-bedroom units have one tub/shower, and three-bedroom units have two tub/shower units. These tub/shower units should be replaced as needed or at the end of their RUL. The faucets, valves, sinks and toilets in the dwelling units and office building are in fair condition and should be replaced as needed or at the end of their RUL.

Given the age of the property, it is recommended that ownership/management seek the advice of a licensed electrician to adequately establish the condition of and replacement schedule for all panels, meters, and building wiring.

Life, Health and Safety

Fire extinguishers should be installed in common areas and on the exterior walls (walkways) of the residential unit buildings. Regular testing and replacement are suggested as per local fire code. Residential smoke detectors and carbon monoxide detectors are installed in common areas and residential units. Regular testing and replacement are suggested. Fire suppression cannisters are on the range hoods throughout the property to add a level of safety to prevent fire damage. Security cameras are installed throughout

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the property to add a level of security. Pullcords are installed in the units to signal flashing lights if a tenant is in need of help, these pullcords should be regularly tested and replaced or repaired as needed.

Dwelling Units

The dwelling units are finished with painted drywall; majority of units have vinyl plank flooring with some having carpet or sheet flooring that will be replaced. Hollow core interior doors are in fair condition and should be replaced as needed. The units have varying condition levels of the interior spaces from fair to poor.

The kitchens are equipped with wooded cabinets that are in poor condition due to age and should be replaced when possible.

Laminate wood countertops are installed in the units and are in poor condition due to age and should be replaced when possible.

The appliances in the dwelling units are dish washers, electric range, refrigerator, range hood with light, and stainless-steel sink. The appliances are varying ages, makes and models while the vast majority of these appliances are in poor condition due to age and should be replaced when possible.

The bathroom accessories, mirrors, and medicine cabinets are in fair condition and should be replaced as needed. The bathroom and kitchen exhaust fans are in fair condition and should be replaced as needed or at the end their RUL.

Accessibility

The property was evaluated using a modified version of the UFAS Accessibility Checklist prepared by the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity. Suggested accessibility modifications are explained in detail in the SENAT Plan report dated 4/20/26. Items inspected and found compliant with UFAS, Fair Housing Amendments Act, and the ADA are not listed. The overall findings of noncompliance from that report are included below. Costs taken from the SENAT Plan report do not include labor/installation.

Office

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The parking area needs to be repainted and remodeled to provide a properly sized access aisle for a van-accessible space and to correct the width of accessible parking spaces, including adding a required access aisle. Accessible pathways must be remodeled to meet proper cross slope and running slope regulations. Interior and restroom doors require hardware replacement to meet accessibility standards. The kitchen needs to be remodeled so the sink is at the correct height and provides adequate knee clearance underneath. In the restroom, updates are needed to ensure compliance, including installing a properly sized and positioned grab bar, replacing the toilet to meet control requirements, and relocating dispensers so they are within accessible reach ranges.

Community

The parking area requires corrections to ensure accessible spaces and aisles meet slope and width requirements, including adding a compliant access aisle that connects to the accessible route and installing proper signage. Accessible pathways must be updated to connect all site elements, including the dumpster area, and be brought into compliance with cross slope and running slope standards. Additionally, ramps along the accessible route need to be remodeled to meet slope requirements and include handrails on both sides.

Apartments

The parking area needs to be updated by repainting or remodeling to provide properly sized accessible spaces and access aisles, correcting slopes, ensuring each accessible unit has a designated space, and installing compliant signage. Accessible pathways must be remodeled to meet slope and cross slope requirements. Additionally, curb ramps along the accessible route need to be corrected to meet slope standards and added where required.

Dwelling Units

The laundry areas serving accessible units need to be remodeled to provide adequate turning space. Controls within dwelling units, such as thermostats and switches, must be repositioned to fall within required reach ranges. Storage areas require updated door hardware and resized non-passage doorways to meet accessibility standards.

In bathrooms, adjustments include relocating toilet paper holders, installing properly positioned grab bars at toilets and bathtubs, updating in-tub seating, and ensuring bathtub controls are within accessible locations. Lavatories must be remodeled to provide proper knee and toe clearance, and medicine cabinets should be mounted at compliant heights.

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Kitchens across the units require extensive updates, including providing proper clearance between elements, adjusting counter heights and widths, adding knee clearance under counters and sinks, and setting sinks at the correct height. Appliances such as ranges, ovens, refrigerators, and cooktops must be replaced or modified to meet accessibility requirements, including proper control placement, while cabinetry must be lowered to ensure accessible storage.

Fair Housing Dwelling Units

Without using destructive inspection protocols, we cannot determine if there is adequate blocking behind the drywall for the installation of grab bars for the toilets in Fair Housing covered units. This item is included so that ownership/management is aware they may be required to provide the structural reinforcements when a tenant requests the installation of grab bars in the future. The bathrooms in the dwelling units we inspected need to be remodeled to provide adequate knee clearance at the vanity. Some toilets need to be repositioned at correct distances from adjacent walls or fixtures to meet accessibility standards.

Environmental

Lead Based Paint: The ban on lead-based paint (LBP) occurred in 1978, before the construction of this property. Based on the Certificate of Occupancy for the property, testing for LBP is not necessary. Encapsulation of LBP should not be necessary. Removal of LBP should not be necessary.

Asbestos: Although most asbestos was removed from construction materials in the 1980s under the EPA's Asbestos Ban and Phase-Out Rule, some types of asbestos were permitted throughout the 1990s and 2000s in certain products. Ownership/management should hire the services of an asbestos specialist to test for the presence of asbestos if the property is to undergo demolition or rehab. If detected, a professional abatement team should be appointed to remedy the problem.

How Replacement A costs are Determined

Estimated costs are based on the latest available information from RS Means. Adjustments and modifications to these cost estimates are based on the consultant's experience. Occasionally, inspectors may use actual bids or receipts from recent or similar work in calculating cost estimates. Actual experience may vary from both the EUL Tables and cost-per-item estimates.

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Recommendations:

The spreadsheets provide cost estimates of the money needed in order to meet the requirements of this plan over a twenty-year period. Items included in the TYCIP are those not generally considered to be routine, preventive maintenance and/or repair. It is anticipated items such will routinely be paid from the O & M account when breakage and/or damage occur.

It is recommended that ownership/management seek the advice of a licensed electrician to adequately establish the condition of and replacement schedule for all panels, meters, and unit/building wiring.

Ownership/management should hire the services of a design professional that has experience in handicap accessibility design to inspect the property, prepare drawings and specifications to correct the deficiencies listed in the SENAT Plan report prior to the commencement of any construction activities. It is strongly recommended that, whichever design professional is selected, the published SENAT Plan report is reviewed in its entirety, and he/she develop a plan to correct the deficiencies identified in the SENAT Plan report.

Furthermore, ownership/management should hire the services of both a lead base paint and asbestos specialist to test for the presence of each of these items. If detected, a professional abatement team should be appointed to remedy the problem.

Needs Funded by Third Party

A discussion with the ownership and management staff revealed that third-party funds from the USDA are being pursued to repair, renovate, and/or rehabilitate the property based on the findings in this report.

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Acknowledgements

The physical needs physical inspection was performed by Dean Reynolds of E & A Team. This report was developed by Dean Reynolds of the E&A Team. Information was gathered through in-person interviews and follow-up emails/phone calls with the site manager at Timberlake Apartments. The inspector would like to acknowledge the corporation and information provided by the regional manager, manager, and maintenance personnel, in connection with the inspection. E&A Team is in no way affiliated with Timberlake Apartments.

**Property Needs Assessment
Inspected Units**

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	Unit Number	Size	Fully Accessible unit?	Comments
1	1402	3BR	No	Unit is in fair to poor condition.
2	1404	3BR	No	Unit is in fair to poor condition.
3	1406	3BR	No	Unit is in fair to poor condition.
4	1408	3BR	No	Unit is in fair to poor condition.
5	1410	3BR	Yes	ADA unit.
6	1412	3BR	Yes	ADA unit.
7	1414	3BR	No	Unit has carpet flooring.
8	1416	3BR	No	Unit has carpet flooring.
9	1010	3BR	No	Unit is in fair to poor condition.
10	1012	3BR	No	Unit is in fair to poor condition.
11	1014	3BR	No	Unit has carpet flooring.
12	1016	3BR	No	Unit has carpet flooring.
13	1004	3BR	No	Unit is in fair to poor condition.
14	1002	3BR	No	Unit is in fair to poor condition.
15	1006	3BR	No	Unit is in fair to poor condition.
16	1008	3BR	No	Unit has carpet flooring.
17	802	3BR	No	Unit is in fair to poor condition.
18	804	3BR	No	Unit is in fair to poor condition.
19	806	3BR	No	Unit is in fair to poor condition.
20	808	3BR	No	Unit is in fair to poor condition.
21	810	3BR	No	Unit is in fair to poor condition.
22	812	3BR	No	Unit is in fair to poor condition.
23	814	3BR	No	Unit is in fair to poor condition.
24	816	3BR	No	Unit is in fair to poor condition.
25	709	3BR	No	Unit is in fair to poor condition.
26	711	3BR	No	Unit is in fair to poor condition.
27	713	3BR	No	Unit is in fair to poor condition.
28	715	3BR	No	Unit has carpet flooring.
29	703	3BR	No	Unit is in fair to poor condition.
30	701	3BR	No	Unit is in fair to poor condition.
31	705	3BR	No	Unit has carpet flooring.
32	707	3BR	No	Unit has damaged vinyl flooring.
33	1101	2BR	No	Vacant unit.
34	1103	2BR	No	Unit has sheet flooring.
35	1105	2BR	No	Unit is in fair to poor condition.
36	1107	2BR	No	Unit is in fair to poor condition.
37	1301	2BR	No	Unit is in fair to poor condition.
38	1303	2BR	No	Unit is in fair to poor condition.
39	1307	2BR	No	Unit is in fair to poor condition.
40	1309	2BR	No	Unit has carpet flooring.
41	1311	2BR	No	Unit has carpet flooring.
42	1313	2BR	No	Unit is in fair to poor condition.
43	1315	2BR	No	Unit has carpet flooring.
44	1305	2BR	No	Unit has carpet flooring.
45	1109	2BR	No	Unit has carpet flooring.
46	1111	2BR	No	Unit has sheet flooring.
47	1113	2BR	No	Unit has carpet flooring.
48	1115	2BR	No	Unit has carpet flooring.
49	1802	2BR	No	Unit is in fair to poor condition.
50	1804	2BR	No	Unit is in fair to poor condition.
51	1806	2BR	No	Unit is in fair to poor condition.
52	1808	2BR	No	Unit has carpet flooring.
53	1810	2BR	No	Unit has carpet flooring.
54	1812	2BR	No	Unit has carpet flooring.
55	1816	2BR	No	Unit has carpet flooring.
56	1814	2BR	No	Unit has carpet flooring.
57	901	2BR	No	Unit is in fair to poor condition.
58	903	2BR	No	Unit is in fair to poor condition.
59	905	2BR	Yes	ADA unit.
60	907	2BR	Yes	ADA unit.
61	911	2BR	No	Unit has carpet flooring.
62	909	2BR	No	Unit has carpet flooring.
63	913	2BR	No	Unit has carpet flooring.
64	915	2BR	No	Unit has carpet flooring.

Property Needs Assessment
Materials and Conditions - Site

Property Needs Assessment
Capital Needs Over the Term - Site

Project: Timberlake Apartments										Date: 5/7/2026		Project: Timberlake Apartments										Date: 5/7/2026																			
Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments	Item	H & S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total							
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	1086	1086	Correct slope of accessible parking spaces and accessible aisles.	Accessibility Compliance	1086	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1086						
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	2172	2172	Connect accessible route pathway to all elements within site.	Accessibility Compliance	2172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2172						
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	3024	3024	Remodel ramp(s) along the accessible route to provide handrails on both sides.	Accessibility Compliance	3024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3024						
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	3258	3258	Correct slope of accessible parking spaces and accessible aisles.	Accessibility Compliance	3258	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3258						
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	1414	1414	Remodel accessible pathway to be within regulation cross slope.	Accessibility Compliance	1414	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1414						
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	2128	2128	Remodel curb ramp(s) along the accessible route to be within required slope.	Accessibility Compliance	2128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2128						
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	1732	1732	Curb ramp(s) should be added to curb(s) along the accessible route where required.	Accessibility Compliance	1732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1732						
Curbing: concrete	50	26	24	Fair	No Action	0	0	0	0	0	The concrete curbing on the property will outlast the term of this report.	Curbing: concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Lighting: building mounted lighting	10	8	2	Fair	Replace	2	68	ea	125	8500	The building mounted/installed lighting is in fair condition and should be replaced at the end of its RUL or as needed.	Lighting: building mounted lighting	0	0	4250	4250	0	0	0	0	0	0	0	0	4250	4250	0	0	0	0	0	0	0	0	17000						
Lighting: pole mounted lights	25	15	10	Fair	Replace	3	15	ea	1368	20520	The pole mounted lighting around the property are in fair condition and should be replaced as needed or at the end of their RUL.	Lighting: pole mounted lights	0	0	0	0	0	0	0	0	0	0	6840	6840	6840	0	0	0	0	0	0	0	0	20520							
Mail Kiosk	15	3	12	Good	Replace	1	76	ea	78.99	6003.24	The mail kiosks are in good condition and should be replaced as needed.	Mail Kiosk	0	0	0	0	0	0	0	0	0	0	0	0	6003	0	0	0	0	0	0	0	0	6003							
Paving pedestrian: concrete	50	26	24	Fair	No Action	0	0	0	0	0	The concrete pedestrian pavement will outlast the term of this report.	Paving pedestrian: concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Paving vehicular: asphalt pavement	25	20	5	Fair	Replace	2	6667	SQ YD	23.63	157541	The paving vehicular asphalt pavement is in fair condition and should be replaced as needed or at the end of its RUL.	Paving vehicular: asphalt pavement	0	0	0	0	0	78771	78771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	157541							
Paving vehicular: asphalt seal coat & stripe	5	3	2	Fair	Replace	1	6667	SQ YD	7.5	50002.5	The seal coat and striping for the asphalt pavement is in fair condition and should be replaced as needed or at the end of its RUL.	Paving vehicular: asphalt seal coat & stripe	0	0	50003	0	0	0	50003	0	0	0	0	0	50003	0	0	0	0	50003	0	0	0	200010							
Signage: entrance/monument	25	10	15	Fair	Replace	1	1	ea	2000	2000	The entrance sign to the property is in fair condition.	Signage: entrance/monument	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2000	0	0	0	0	0	2000							
Tot Lot: playground equipment	20	3	17	Good	Replace	1	1	ea	20255	20255	The tot lot playground equipment is fair condition and should be replaced as needed or at the end of its RUL.	Tot Lot: playground equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20255	0	0	0	20255							
Tot Lot: ground cover loose bark	3	3	0	Poor	Replace	1	1500	SQ FT	1	1500	The cover / loose bark for the playground is in poor condition and should be replaced in year 1.	Tot Lot: ground cover loose bark	1500	0	0	1500	0	0	1500	0	0	1500	0	0	1500	0	1500	0	1500	0	1500	0	0	10500							
Trash: compactor	20	10	10	Fair	No Action	0	0	0	0	0	The trash compactor on site will not be replaced.	Trash: compactor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Uninflated Totals													16314	0	54253	5750	0	78771	80271	50003	0	1500	6840	6840	68596	4250	0	3500	0	70258	1500	0	0	448643							
Inflation Factor (3%)													1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535								
Inflated Totals													16314	0	55880	6100	0	88657	93056	59706	0	1900	8925	9192	94953	6059	0	5294	0	112743	2479	0	0	561258							

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

**Property Needs Assessment
Capital Needs Over the Term - Architectural**

Project: Timberlake Apartments											Date: 5/7/2026		Project: Timberlake Apartments											Date: 5/7/2026																			
Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments	Item	H & S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total									
Accessibility Compliance	50	0	50				0	0 ea	0	0	The concrete and steel balcony/porches are in fair condition and should be replaced as needed or at the end of its RUL.	Accessibility Compliance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
Balcony/Porch: steel frame or concrete	40	26	14	Fair	Replace	5	16 ea		3500	56000		Balcony/Porch: steel frame or concrete	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11200	11200	11200	11200	11200	0	0	56000								
Cabinets & vanities	20	26	0	Poor	Replace	1	22 LF		214	4601	The cabinets in the office kitchen are in poor condition and should be replaced in year one.	Cabinets & vanities	4601	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4601	9202								
Countertops: plastic laminates, wood	15	26	0	Poor	Replace	1	22 LF		64	1395.2	The countertops in the office kitchen are in poor condition and should be replaced in year one.	Countertops: plastic laminates, wood	1395	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1395	0	0	0	0	0	2790								
Doors: common exterior door, solid wood /metal clad	25	20	5	Fair	Replace	3	5 ea		537	2685	The common exterior solid core doors are in fair condition and should be replaced as needed or at the end of their RUL.	Doors: common exterior door, solid wood /metal clad	0	0	0	0	0	895	895	895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2685								
Doors: interior, hollow core doors	20	15	5	Fair	Replace	2	7 ea		155	1085	The interior hollow core doors in the office are in fair condition and should be replaced as needed.	Doors: interior, hollow core doors	0	0	0	0	0	543	543	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1085								
Doors: unit entry, door solid wood/metal clad	25	20	5	Fair	Replace	5	64 ea		537	34368	The unit entry doors are in fair condition and should be replaced as needed or at the end of their RUL.	Doors: unit entry, door solid wood/metal clad	0	0	0	0	0	6874	6874	6874	6874	6874	0	0	0	0	0	0	0	0	0	0	0	0	34368								
Exterior wall: brick/block veneer	60	26	34	Fair	No Action	0	0	0	0	0	The brick exterior on sections of the buildings will outlast the term of this report.	Exterior wall: brick/block veneer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Exterior wall: vinyl siding	30	26	4	Fair	Replace	4	52106 SQ FT		9	468954	The exterior vinyl siding is in fair condition and should be replaced as needed or at the end of its RUL.	Exterior wall: vinyl siding	0	0	0	0	117239	117239	117239	117239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	468954							
Fascia: wood or vinyl	20	18	2	Fair	Replace	2	3199 LF		7.5	23992.5	The fascia on property is in fair condition and should be replaced as needed. The fascia and soffits should be replaced the same as the soffits to save labor costs.	Fascia: wood or vinyl	0	0	11996	11996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23993							
Floors: carpet	7	5	2	Fair	No Action	0	0	0	0	0	The office carpeting will not be replaced.	Floors: carpet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Floors: vinyl plank (> 3mm thick)	20	1	19	Excellent	Replace	1	2310 SQ FT		7	16170	The vinyl plank flooring will soon be replaced and installed in the office according to management.	Floors: vinyl plank (> 3mm thick)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16170	0	16170								
Gutters/Downspouts: aluminum/vinyl	20	18	2	Fair	Replace	2	4145 LF		11.01	45636.5	The gutters and downspouts on the property are in fair condition and should be replaced as needed.	Gutters/Downspouts: aluminum/vinyl	0	0	22818	22818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45636								
Roofing: asphalt shingle	20	26	0	Poor	Replace	2	551 SQ		348	191748	The roofing on the property looks as though it is in good condition but due to age is in poor condition and should be replaced in year one or soon after.	Roofing: asphalt shingle	95874	95874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95874	287622								
Soffits: wood, vinyl or metal	20	18	2	Fair	Replace	2	3199 LF		9.17	29334.8	The soffits are in fair condition and should be replaced the same time as the fascia.	Soffits: wood, vinyl or metal	0	0	14667	14667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29335								
Stair, Exterior: tread - metal, concrete filled	20	26	0	Poor	Replace	1	16 ea		4500	72000	The exterior concrete stairs and the steel frames along with them are in poor condition and should be replaced in year one.	Stair, Exterior: tread - metal, concrete filled	72000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72000	144000								
Windows: vinyl	30	26	4	Fair	Replace	4	430 ea		428	184040	The vinyl windows are in fair condition and should be replaced as needed or at the end of their RUL.	Windows: vinyl	0	0	0	0	0	46010	46010	46010	46010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	184040							
Uninflated Totals													173870	95874	49482	49482	163249	171560	171560	171017	6874	6874	0	0	0	11200	12595	11200	11200	11200	16170	172475	1305880										
Inflation Factor (3%)													1.0000	1.0000	1.0000	1.0000	1.0027	1.1265	1.1593	1.1941	1.2290	1.2688	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535										
Inflated Totals													173870	95874	50966	52495	176386	193092	198885	204203	8454	8707	0	0	0	16448	19051	17449	17973	18512	27528	302436	1584330										

Property Needs Assessment
Capital Needs Over the Term - Mechanical & Electrical

Materials and Conditions - Mechanical Electrical

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

Project: Timberlake Apartments										Date: 5/7/2026	
Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	13600	13600	Remodel laundry to provide required turn around clear space.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	4288	4288	Remodel dwelling unit controls so that controls will be within required side reach range.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	2144	2144	Remodel bathroom lavatory to provide required toe and knee clearances.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	28976	28976	Remodel kitchen to provide required clearance between opposing cabinets, counter tops, appliances and/or walls.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	11024	11024	Remodel kitchen to provide required knee clearances under counter top.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	13952	13952	Remodel kitchen counter to meet height and width requirements.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	16288	16288	Remodel kitchen sink so that it will be at regulation height.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	28608	28608	Remodel kitchen to provide required clear knee space under sink.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	2312	2312	Replace kitchen range/cooktop with one that meets all requirements for control location.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	2312	2312	Replace oven with one that meets all requirements for control location.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	2312	2312	Replace refrigerator with one that meets all requirements.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	25088	25088	Lower kitchen cabinets so that bottom shelf is at required height.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	1820	1820	Remodel dwelling unit bathroom vanity to provide required knee space height.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	2036	2036	Remodel dwelling unit bathroom to provide structural reinforcements where required.
Accessibility Compliance	50	50	0	Poor	Construct	1	1	ea	1788	1788	Remodel dwelling unit bathroom so that toilet will be within correct location from wall or bathtub.
Appliances: dishwasher	10	10	0	Poor	Replace	3	64	ea	525	33600	The dishwashers are in poor condition and should be replaced in year one.
Appliances: range, cooktop, wall oven	15	15	0	Poor	Replace	3	64	ea	751	48064	The ranges are in poor condition and should be replaced in year one.
Appliances: range hood	15	15	0	Poor	Replace	3	64	ea	427	27328	The range hoods are in poor condition and should be replaced in year one.
Appliances: refrigerator/freezer	12	10	2	Fair	Replace	3	64	ea	776	49664	The refrigerators are in fair condition and should be replaced as needed.
Bath: accessories (towel bars, grab bars, etc)	7	6	1	Fair	Replace	2	128	ea	75	9600	The bathroom accessories are in fair condition and should be replaced as needed.
Bath: mirrors & medicine cabinets	15	12	3	Fair	Replace	2	128	ea	175	22400	The bathroom mirrors are in fair condition and should be replaced as needed.
Bath/kitchen vent/exhaust fans	15	12	3	Fair	Replace	2	192	ea	150	28800	The bathrooms and kitchen exhaust fans are in fair condition and should be replaced as needed.
Cabinets & vanities	20	20	0	Poor	Replace	4	1880	LF	214	402320	The cabinets in the kitchen and bathrooms are in poor condition due to age and should be replaced soon.
Countertops: plastic laminates, wood	15	15	0	Poor	Replace	4	1394	LF	64.09	89341.5	The countertops in the kitchens and bathrooms are in poor condition due to age and should be replaced soon.
Doors: interior, hollow core doors	20	18	2	Fair	Replace	3	640	ea	155	99200	The interior hollow core doors are in fair condition and should be replaced as needed.
Floors: carpet	7	7	0	Poor	No Action	0	0	0	0	0	The carpet flooring will not be replaced.
Floors: resilient tile or sheet floor (vinyl, linoleum)	15	15	0	Poor	No Action	0	0	0	0	0	The sheet flooring in the bathrooms will not be replaced.
Floors: vinyl plank (> 3mm thick)	20	5	15	Fair	Replace	4	67200	SQ.FT	7	470400	Vinyl plank flooring has been installed in a majority of units and will later be in 100% of the units. The flooring is in fair to good condition and should be replaced as needed.
Emergency Pullcords	20	19	1	Fair	Replace	1	64	ea	150	9600	Emergency pullcords that trigger flashing lights are throughout the unit and are in fair condition and should be inspected annually and replaced as needed.

**Property Needs Assessment
Capital Needs Over the Term - Dwelling Units**

Project: Timberlake Apartments																Date: 5/7/2026									
Item	H & S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total			
Accessibility Compliance	13600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13600			
Accessibility Compliance	4288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4288			
Accessibility Compliance	2144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2144			
Accessibility Compliance	28976	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28976			
Accessibility Compliance	11024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11024			
Accessibility Compliance	13952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13952			
Accessibility Compliance	16288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16288			
Accessibility Compliance	28608	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28608			
Accessibility Compliance	2312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2312			
Accessibility Compliance	2312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2312			
Accessibility Compliance	2312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2312			
Accessibility Compliance	25088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25088			
Accessibility Compliance	1820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1820			
Accessibility Compliance	2036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2036			
Accessibility Compliance	1788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1788			
Appliances: dishwasher	11200	11200	11200	0	0	0	0	0	0	0	11200	11200	11200	0	0	0	0	0	0	0	0	11200	78400		
Appliances: range, cooktop, wall oven	16021	16021	16021	0	0	0	0	0	0	0	0	0	0	0	0	16021	16021	16021	0	0	0	0	96128		
Appliances: range hood	9109	9109	9109	0	0	0	0	0	0	0	0	0	0	0	0	9109	9109	9109	0	0	0	0	54656		
Appliances: refrigerator/freezer	0	0	16555	16555	16555	0	0	0	0	0	0	0	0	0	0	16555	16555	16555	0	0	0	0	99328		
Bath: accessories (towel bars, grab bars, etc)	0	4800	4800	0	0	0	0	0	0	4800	4800	0	0	0	0	4800	4800	0	0	0	0	28800			
Bath: mirrors & medicine cabinets	0	0	0	11200	11200	0	0	0	0	0	0	0	0	0	0	0	0	0	11200	11200	0	44800			
Bath/kitchen vent/exhaust fans	0	0	0	14400	14400	0	0	0	0	0	0	0	0	0	0	0	0	0	14400	14400	0	57600			
Cabinets & vanities	100580	100580	100580	100580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100580	502960		
Countertops: plastic laminates, wood	22335	22335	22335	22335	0	0	0	0	0	0	0	0	0	0	0	0	22335	22335	22335	22335	0	0	178683		
Doors: interior, hollow core doors	0	0	33067	33067	33067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99200			
Floors: carpet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Floors: resilient tile or sheet floor (vinyl, linoleum)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Floors: vinyl plank (> 3mm thick)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117600	117600	117600	117600	0	0	470400			
Emergency Pulcords	0	9600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9600			
Uninflated Totals	315794	173646	213967	198137	75217	0	0	0	4800	4800	11200	11200	11200	0	16555	186421	186421	165006	165535	25600	111780	1877043			
Inflation Factor (3%)	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000			
Inflated Totals	315794	173646	220077	210203	82196	0	0	0	5903	6080	14613	15052	15503	0	24311	281978	280437	264883	273605	43582	186007	2433873			

Property Needs Assessment Executive Summary

Project: Timberlake Apartments

Date: 5/7/2026

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Item	H & S	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Total	
Site	16314	0		54253	5750	0	78771	80271	50003	0	1500	6840	6840	68596	4250	0	3500	0	70258	1500	0	0	\$448,643
Architecture	173870	95874		49482	49482	163249	171560	171017	6874	6874	0	0	0	0	0	11200	12595	11200	11200	11200	16170	172475	\$1,305,880
Mech & Electric	0	42900		73114	194989	175801	192061	158787	23712	23712	0	0	0	2004	2004	45918	45918	86814	86814	180479	121875	124935	\$1,581,835
Dwelling Units	315794	173646		213667	198137	75221	0	0	0	4800	4800	11200	11200	11200	0	16555	186421	186421	165066	165535	25600	111780	\$1,877,043
Uninflated Totals	505,978	312,420		390,516	448,357	414,271	442,391	410,617	244,732	35,386	13,174	18,040	18,040	81,799	6,254	73,672	248,434	284,435	333,338	358,714	163,645	409,190	\$5,213,402
Inflation Factor (3%)	1.0000	1.0000		1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	505,978	312,420		402,231	475,662	452,685	497,915	476,018	292,222	43,520	16,688	23,538	24,244	113,230	8,916	108,190	375,778	443,140	534,909	592,900	278,595	717,517	\$6,696,297

			Non-Inflated	Inflated
Immediate Capital Needs:			\$505,978	
Total Capital Needs Over the Term:			\$4,707,423	\$6,190,319
Grand Total Capital Needs:			\$5,213,402	\$6,696,297
Units:	64	Capital Needs Per Unit	\$81,459	\$104,630

Property Needs Assessment Photos

Project: Timberlake Apartments

Date: 5/7/2026



Google image shot of the property.



Entrance sign.



Office and laundry building.



Mail Kiosk.

**Property Needs Assessment
Photos**

Project: Timberlake Apartments

Date: 5/7/2026



Exterior and front of one of the buildings.



Siding.



Siding / back side of a building. (each building has two sets of stairs.)



Siding

Property Needs Assessment Photos

Project: Timberlake Apartments

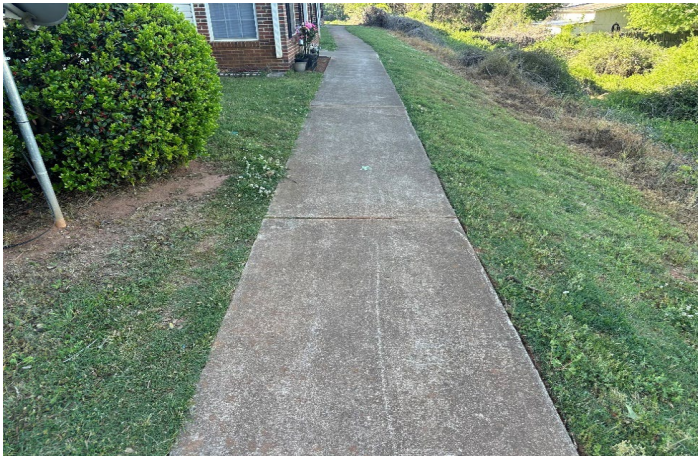
Date: 5/7/2026



Concrete stairs.



Concrete stairs.



Concrete pavement.



Concrete curbing.

Property Needs Assessment Photos

Project: Timberlake Apartments

Date: 5/7/2026



Asphalt pavement.



Asphalt pavement.



Asphalt pavement.



Playground and loose bark.

**Property Needs Assessment
Photos**

Project: Timberlake Apartments

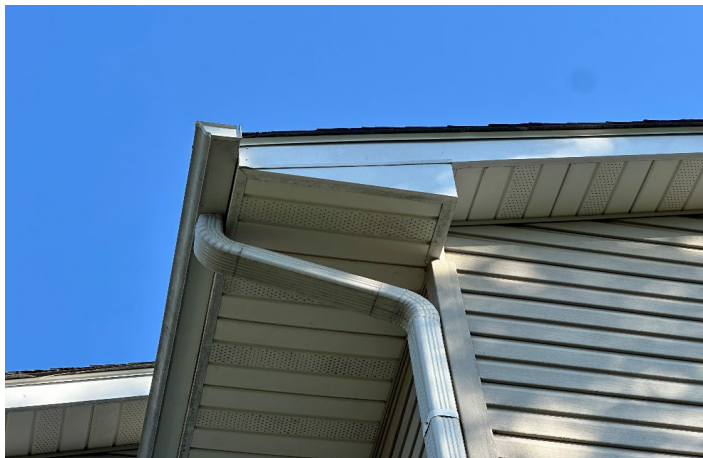
Date: 5/7/2026



Roofing.



Roofing.



Fascia, soffits and gutters.



Fascia, soffits and gutters.

Property Needs Assessment Photos

Project: Timberlake Apartments

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Camera.



Exterior window.



Pole mounted lighting.



Trash compactor (will not be replaced.)

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Siding and stairs.



HVAC



HVAC



HVAC

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Hot water heater



Hot water heater.



Unit entry door.



Exterior window.

Property Needs Assessment Photos

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Living room and vinyl plank flooring.



Pullcord.



Thermostate.



Lighting.

Property Needs Assessment
Photos

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Kitchen (2br)



Kitchen (3br)



Kitchen sink.



Range.

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Dishwasher



Range hood.



Range hood.



Refrigerator.

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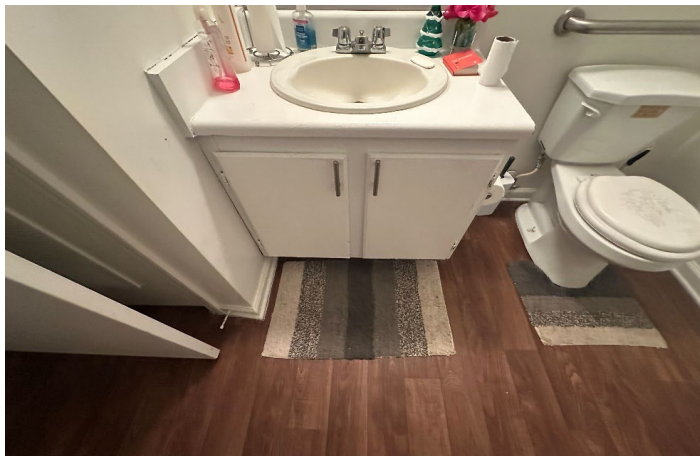
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Bathroom 1 of 2 (2br)



Toilet



Bathroom 2 of 2 (2br)



shower / tub unit. One shower in 2br units.

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Bath1 of 2 (3br)



Sink in bathroom 2 of 2 (3br)



Toilet



Shower / tub combo unit. Two showers in 3br units.

Property Needs Assessment
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Bedroom



Bedroom.



Closet



Closet.