Physical Needs Assessment

GG PROJECT NO.: TCN6031A1839

REPORT DATE: April 24, 2026
SITE VISIT DATE: April 1, 2026

Market Place Apartments
1333 Coronet Court
Rock Hill, South Carolina 29730

PREPARED FOR:
American Community Developers, Inc.
20250 Harper Ave
Detroit, MI 48225



GILL GROUP
NATIONWIDE DUE DILIGENCE EXPERTS

April 24, 2026
Mr. Chad Nelson
American Community Developers, Inc.
20250 Harper Ave
Detroit, MI 48225

GILL GROUP

Re: Physical Needs Assessment of the
Market Place Apartments located at
1333 Coronet Court, Rock Hill, South Carolina 29730
Gill Group, Inc. Project No. TCN6031A1839

Dear Mr. Nelson:

Gill Group, Inc. has completed a Physical Needs Assessment (PNA) of the above referenced property. This PNA was performed in general accordance with guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process / Designation* E 2018-15 (ASTM Standard Practice E 2018-15) and South Carolina State Housing Finance and Development Authority's requirements for Physical Needs Assessments as described in the 2026 Qualified Allocation Plan. The effective date of this report is the date of site reconnaissance, April 1, 2026.

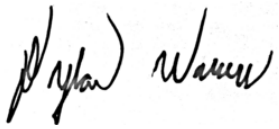
The purpose of the PNA was to visually evaluate and examine the present condition of property elements, buildings and related structures to develop an independent professional opinion about the physical condition of the property. The findings and recommendations contained herein are based upon the data that was reviewed and documented in this report along with our experience on similar projects.

The PNA for the above referenced property represents the product of Gill Group's professional expertise and judgment in the due diligence consulting industry, and it is reasonable for **AMERICAN COMMUNITY DEVELOPERS, INC. AND SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY (SC HOUSING)** to rely on Gill Group's report. If you have any questions related to this report, please do not hesitate to contact our office at (573) 624-6614.

Gill Group, Inc. certifies that is has no undisclosed interest in the subject property, Gill Group, Inc.'s relationship with the client is at arms-length, and that employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

Sincerely,

Gill Group, Inc.



Dylan Warren
Senior Project Manager



Patrick Crawford
Director of CNA Services

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EXECUTIVE SUMMARY

Gill Group, Inc. has completed a Physical Needs Assessment (PNA) of the Market Place Apartments located at 1333 Coronet Court, Rock Hill, York County, South Carolina. This PNA was performed in general accordance with guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process / Designation* E 2018-15 (ASTM Standard Practice E 2018-15) and South Carolina State Housing Finance and Development Authority's requirements for Physical Needs Assessments as described in the 2026 Qualified Allocation Plan. The effective date of this report is the date of site reconnaissance, April 1, 2026.

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN COMMUNITY DEVELOPERS, INC. AND SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY (SC HOUSING), WHO MAY RELY ON THE REPORT'S CONTENTS.

The primary objective of the PNA was to visually evaluate and examine the present condition of the subject property's elements, building(s) and related structures. The PNA process is being undertaken to assist our client in evaluating the potential financial liabilities associated with the condition of the property elements, building and related structures on the subject property.

The scope of this PNA included a reconnaissance of the subject property that included a walk-through of the buildings and interviews with personnel listed in this report. For this PNA, representative samples of the major independent building components were observed, and their physical condition evaluated in accordance with ASTM E 2018-15. These components include the property and building exteriors, representative interior areas, and a random sampling of the tenant units. In addition, preparation of this PNA included a review of reasonably ascertainable local tax assessment records, local fire department records, and local building department records. Additionally, interviews with knowledgeable property contacts were conducted. No inspections or functional tests of mechanical, electrical, and plumbing (MEP) systems or material testing of building or property materials was undertaken as part of this PNA.

General Property Description

The subject property consists of one parcel that contains approximately 5.62 acres of developed land located along Coronet Court in the City of Rock Hill, South Carolina. The subject property contains 14 apartment buildings and a single-story community building that was constructed in 1972 and most recently underwent renovation in 2000. The subject buildings contain 68 units, totaling 59,752 square feet of net rentable space, which are comprised of 16 one-bedroom units, 20 two-bedroom units, 20 three-bedroom units and 12 four-bedroom units.

The subject property is accessed via three asphalt-paved drive aisles, connecting to South Heckle Boulevard. The property's parking lots contain approximately 119 parking spaces, four of which are designated as handicap accessible. The parking lots and drive aisles are bordered by cast-in-place concrete curbs. The subject property also has concrete-paved pedestrian walkways that provide access from the parking lots to the subject building entrances.

General Property Condition and Management Policies

The results of this PNA identified that the subject property is in fair but aging condition and that continuation of the maintenance programs should result in the property being maintained in a similar condition throughout the Evaluation Period. Gill Group has identified modified capital reserve costs that should be enacted during the evaluation period. Based on the conditions observed, the age of the building improvements should have an operational life period greater than 35 years if maintained in the current condition. These needs are identified in the various sections of this report and are summarized in the Cost Tables.

The management, general maintenance, and renovation programs are the responsibility of the property owner. According to property contacts the interior components within each unit are to be maintained, repaired, or replaced by the property owner. Further, the property owner is responsible for maintenance and repair of mechanical, electrical, plumbing equipment and appliances located in common areas and in individual apartment units. The property owner is responsible for the maintenance or replacement costs of the roof, exterior walls, foundation, parking lot, and landscaping.

Adequacy of Systems

The main electrical and mechanical systems (heating, ventilation, and air conditioning (HVAC), lighting, plumbing, and drainage) are reported to be adequate for the current usage. Ongoing component replacement, maintenance, overhaul, repair, and replacement of these systems will be required.

Opinions of Probable Costs

This section provides estimates for the repair and capital reserves items noted within this report. These estimates are based on invoices and/or bid documents provided by the Owner and/or facility, construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* Gill Group's experience with past costs for similar property, city cost indexes, and assumptions regarding future economic conditions.

A listing of Immediate and Short-term Repairs and the Capital Reserve Analysis are provided in the summary table below. The table summarizes our opinion of budgets for capital expenditures above the threshold values of $3,000 that are identified by this report or are considered immediate repairs. Expenditures that are expected to be managed as part of normal operations are not included or evaluated. The budgets assume a prudent level of ongoing maintenance.

Summary of Critical, Short-Term, and Long-Term Repairs					
	Term	**Total Un-Inflated Cost**	**Total Inflated Cost**	**Un-Inflated Reserve Per Unit Per Year**	**Inflated Reserve Per Unit Per Year**
Critical Repairs[1]	Immediate	$0	-	$0	-
Short-Term Needs[2]	1 Year	$4,632,977	-	$68,132	-
Long-Term Needs	20 Years	$456,150	$620,094	$335	$456

Notes:

1. Physical deficiencies that require immediate action and if left "as is," with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one year.
2. Opinions of costs to remedy physical deficiencies, such as deferred maintenance, which may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work. One year is provided for planning purposes.

Outstanding Information

There is no outstanding information associated with the completion of the PNA.

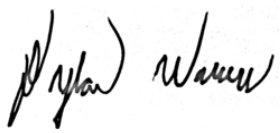
Recommendations for Additional Investigation or Action

There are no recommendations for additional investigation or action identified by this PNA.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated in this report.

This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at (573) 624-6614 to discuss this report.

REPORT PREPARED BY:
Gill Group, Inc.



Dylan Warren
Senior Project Manager



Patrick Crawford
Director of CNA Services

1.0 INTRODUCTION

Gill Group, Inc. has completed a Physical Needs Assessment (PNA) of the Market Place Apartments located at 1333 Coronet Court, Rock Hill, York County, South Carolina (hereafter referred to as the "subject property"). This PNA was performed in general accordance with guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process / Designation E 2018-15* (ASTM Standard Practice E 2018-15) and South Carolina State Housing Finance and Development Authority's requirements for Physical Needs Assessments as described in the 2026 Qualified Allocation Plan. The effective date of this report is the date of site reconnaissance, April 1, 2026.

Field Observer: Briton Smith, CNA Staff Assessor
Report Author: Dylan Warren, Senior Project Manager
Report Reviewer: Patrick Crawford, Director of CNA Services

1.1 Purpose

The primary objective of this PNA was to visually evaluate and examine the present condition of property elements, building(s) and related structures. The PNA process is being undertaken to assist the client in evaluating the potential financial liabilities associated with the condition of the property elements, building(s) and related structures. Gill Group understands that the client will rely on this report for due diligence related to the subject property.

The property management staff and code enforcement agencies were interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings, and other documentation.

The physical condition of building systems and related components is typically defined as being in one of three conditions: Good, Fair, or Poor. For the purposes of this report, the following definitions are used:

> **Good** = Satisfactory as-is. Requires only routine maintenance during the evaluation period. Repair or replacement may be required due to a system's estimated useful life.
>
> **Fair** = Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.
>
> **Poor** = Immediate repair, replacement, or significant maintenance is required.

1.2 Scope of Services:

Gill Group's scope-of-services is based on its proposal and the terms and conditions of that agreement. This PNA includes the following:

- Structure and foundation;
- Electrical system;
- Heating, ventilation, and air conditioning system (HVAC) components;
- Plumbing system and fixtures;
- The roof surface including flashings, drainage, and chimneys;
- Interior components (concentrating on non-cosmetic considerations);
- Exterior wall components including walkways, driveways (excluding sewers), and retaining walls; and
- Freedom of Information Act (FOIA) requests filed with local municipality to review any outstanding fire or building code violations.

1.3 Opinions of Probable Costs

This section provides estimates for the repair and capital reserves items noted within this report. These estimates are based on invoices and/or bid documents provided by the Owner and/or facility, construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* Gill Group's experience with past costs for similar property, city cost indexes, and assumptions regarding future economic conditions.

1.3.1 Methodology

Based upon site observations, research, judgment, and the referencing of Expected Useful Life (EUL) tables from various industry sources, Gill Group opines as to when a system or component will most likely require replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Where quantities could not be derived from actual takeoffs, lump sums and/or allowances are used. Estimated costs to correct deficiencies are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

1.3.2 Critical Repairs

Critical repairs are opinions of probable costs that require immediate action as a result of: (1) existing or potential unsafe materials condition, (2) material building or fire code violations, or (3) conditions that if left un-remedied, have either the potential to result in, or contribute to, critical element or system failure within one year, or will most probably result in a significant escalation of its remedial cost.

1.3.3 Non-Critical Repairs

Non-Critical Repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value if not dealt with in a timely manner or are owner-elected improvements provided by the Owner. Non-Critical Repairs must be completed within 12 months after closing.

1.3.4 Modified Capital Reserves

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

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

Replacement costs were derived from previous experience in preparing such schedules for other similar facilities and as estimated by resources such as R. S. Means, etc. Costs for work performed by ownership's or property management's maintenance staff were also considered. Gill Group's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period. Additional information concerning systems' or components' respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives, were estimated so that a funding schedule could be prepared. The Modified Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Critical Repairs Cost Estimate.

1.3.5 Initial and Annual Deposit Calculation

An initial deposit of **$0** and an annual deposit of **$28,900** has been calculated for the subject property. Please refer to Table 3: Initial & Annual Deposit Calculation for the full calculation.

1.3.6 Property's Remaining Useful Life Estimate

Subject to the qualifications stated in this paragraph and elsewhere in this report, the remaining useful life (RUL) of the subject property is not less than 35 years if maintained in its current condition. The foregoing estimate as to useful life is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of Gill Group's reconnaissance and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events, such as natural disasters or other acts of God that may occur subsequent to the date of the property reconnaissance.

The Remaining Useful Life for the property is further based on the assumption that: (a) the immediate, short term, and future repairs for which replacement reserves are recommended are completed in a timely and workmanlike manner; and (b) a comprehensive program of preventive and remedial property maintenance is continuously implemented using an acceptable standard of care. The estimate is made only with regard to the expected physical or structural integrity of the improvements on the property, and no opinion regarding economic or market conditions, the present or future appraised value of the property, or its present or future economic utility is expressed by Gill Group.

1.4 Significant Assumptions

During this PNA, Gill Group made the following significant assumptions:

- Gill Group assumed that the information provided by the representatives of the current subject property ownership and/or management representatives is accurate and complete, except when such information is obviously contradicted by other data.
- Gill Group assumed that the information used to prepare this assessment that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives, or other secondary sources was an accurate and complete representative summary of the information possessed by those individuals, representatives, or sources.

1.5 Limitations and Exceptions

This report is intended to provide an assessment of the property conditions at the subject property at the time of the property reconnaissance. Use of this report by a third party makes this report, or any reliance on or decisions to be made based on it, are the responsibilities of the third parties. Should additional parties require reliance on this report, Gill Group may be contacted to extend reliance to such parties. Gill Group disclaims responsibility of consequential financial effects on transactions or property values, or requirement for follow-up actions and costs, which result from the factual information contained herein.

The findings, conclusions, and recommendations presented in this report represent the judgment of Gill Group based on visual observations of the accessible, exposed building elements, supplemented by information and data obtained by Gill Group and discussions with property representatives identified in this report. Except as otherwise may be requested, Gill Group has no obligation to update this report for events taking place, or with respect to information that becomes available to Gill Group after the time during which Gill Group conducted the PNA. No physical testing or intrusive investigations were conducted, and no samples of building materials were collected to substantiate the observations made unless specifically identified in Gill Group's proposal for this PNA.

In evaluating the subject property, Gill Group has relied in good faith on information provided by other individuals noted in this report. The findings of this report are based in large part on information provided by the property representatives. Gill Group accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Gill Group makes no representations concerning the legal importance of its findings including, but not limited to, ownership of any property, or the application of any law to the facts included herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and may change over time. Therefore, any party making use of this report should review these issues with appropriate legal counsel.

Gill Group performed its services in conformance with the care and skill ordinarily used by other reputable consulting firms practicing under similar conditions, at the same time, and in the same or similar locality. In preparing the assessment report, Gill Group may have relied on information obtained from or provided by others. Gill Group makes no representation or warranty regarding the accuracy or completeness of this information gathered through outside sources or subcontracted services. No warranty, guarantee, or certification of any kind, expressed or implied, at common law or created by statute, is extended, made, or intended by rendering these consulting services or by furnishing this written report. No single page of this report should be

relied upon alone rather only the report in its entirety. Furthermore, because the facts stated in this report are subject to professional interpretation, differing conclusions could be reached by other professionals.

Any reports, field data, field notes, laboratory testing, calculations, estimates or other documents prepared by or relied upon by Gill Group are the property of Gill Group. If any of these documents are released or obtained by a party other than the client, Gill Group may not discuss the project with that party unless the original contracted client notifies Gill Group of the same and Gill Group is authorized to disclose the information and to discuss the project with others. Gill Group further states that it disclaims any duty of any kind or nature to any person or entity other than the client in preparing this report, except as otherwise agreed with the client. Gill Group does not assume liability for any losses or damages that the client or third party incur due to the results or conclusions provided in this report.

1.6 Special Terms and Conditions

To the best of Gill Group's knowledge, no special terms or conditions apply to the preparation of this PNA.

1.7 User Reliance

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN COMMUNITY DEVELOPERS, INC. AND SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY (SC HOUSING), WHO MAY RELY ON THE REPORT'S CONTENTS.

Unless stated otherwise in writing, Gill Group makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

2.0 USER AND/OR CLIENT PROVIDED INFORMATION

The ASTM Standard defines a User as "the party that retains the consultant for the preparation of a baseline PNA of the subject property in accordance with this guide." A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property. The User has specific obligations for completing a successful application of this practice as outlined in ASTM Standard E 2018-15.

2.1 Specialized Knowledge of the User and/or Property Representative

Information obtained from the property has been used in preparation of this report. The documentation used is included in the Photo Documentation from Site Reconnaissance Appendix.

A pre-survey questionnaire was sent to the property representative prior to the site reconnaissance. The questionnaire was completed by property representatives and is included in the User Questionnaire Appendix of this report. No other specialized knowledge or experience of the subject property was provided to Gill Group or the User.

2.2 Personnel Interviewed

The following personnel from the facility and government agencies were interviewed in the process of conducting the PNA:

Personnel Interviewed		
Name and Title	**Organization**	**Length of Time Affiliated with the Subject Property**
Ms. Shayla Flemming, Property Manager	PK Management	1 Year

The PNA was performed with the assistance of the above-listed parties. The on-site property contacts were cooperative and provided information during the property reconnaissance that appeared to be accurate based upon subsequent site observations. The on-site contacts were presumed to be knowledgeable about the subject property and answered most questions posed during the interview process.

2.3 Documentation Reviewed

Prior to the PNA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comments on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review:

- Property Site Plan
- Rent Roll
- FEMA Flood Rate Insurance Map
- Building/Assessing Records

- Capital Improvement Summary

2.4 Prior and Planned Capital Improvements

During site reconnaissance, the Property Manager supplied Gill Group with a list of Capital Improvements which have been performed at the subject property in the last 3 years. These repairs and updates included routine replacement of the dwelling unit appliances, HVAC equipment, and plumbing fixtures.

3.0 SITE RECONNAISSANCE

Gill Group was given access to the subject property on April 1, 2026. The following sections provide a summary of the areas accessed during site reconnaissance and commentary related to their overall condition. Please refer to the subsequent sections of this report for additional information regarding observations of specific building components.

3.1 Exterior and Common Areas Observed

During site reconnaissance, Gill Group accessed a representative sample of the exterior parking and landscaped areas of the subject property. Within the subject property , 100% of the common areas were observed including the leasing office, common laundry facility, mechanical areas, and maintenance storage areas. Gill Group also accessed the attic/roof structure at flat roof portions of the subject buildings.

3.2 Tenant Units Observed

A total of 68 dwelling units, or 100% of the total, were observed in order to establish a representative sample and to gain a clear understanding of the subject property's overall condition. Below is a summary of the dwelling units entered for observation.

Dwelling Units Observed				
Building #	**Unit #**	**Unit Size**	**Occupancy**	**Comments**
1353	A	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Carpet/Floors
1353	B	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Carpet/Floors
1353	C	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Carpet/Floors
1353	D	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Carpet/Floors

Dwelling Units Observed				
Building #	**Unit #**	**Unit Size**	**Occupancy**	**Comments**
1351	D	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Floors
1351	C	3 Bed / 1 Bath	Occupied	Fair Condition
1351	B	3 Bed / 1 Bath	Occupied	Fair Condition
1351	A	3 Bed / 1 Bath	Occupied	Fair Condition
1354	A	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Drywall
1354	B	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Drywall
1354	C	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Carpet
1354	D	3 Bed / 1 Bath	Occupied	Fair Condition
380	D	2 Bed / 1 Bath	Occupied	Fair Condition
380	C	2 Bed / 1 Bath	Occupied	Fair Condition
380	B	2 Bed / 1 Bath	Occupied	Fair Condition
380	A	2 Bed / 1 Bath	Vacant	Fair Condition - In Turnover
376	F	1 Bed / 1 Bath	Occupied	Fair Condition
376	E	1 Bed / 1 Bath	Occupied	ADA - Fair Condition
376	H	1 Bed / 1 Bath	Occupied	Fair Condition - Damage to Bathtub
376	G	1 Bed / 1 Bath	Occupied	ADA - Fair Condition
376	A	1 Bed / 1 Bath	Occupied	ADA - Fair Condition - Damage to Walls
376	B	1 Bed / 1 Bath	Occupied	Fair Condition
376	C	1 Bed / 1 Bath	Occupied	ADA - Fair Condition - Damage to Walls
376	D	1 Bed / 1 Bath	Occupied	Fair Condition
372	D	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Drywall
372	C	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Cabinets/Doors
372	B	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Carpet
372	A	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Bathtub

Dwelling Units Observed				
Building #	**Unit #**	**Unit Size**	**Occupancy**	**Comments**
368	A	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Doors
368	B	2 Bed / 1 Bath	Occupied	Poor Condition - Damage to Bathtub/Doors
368	C	4 Bed / 1 Bath	Occupied	Fair Condition - Damage to Carpet
368	D	4 Bed / 1 Bath	Occupied	Fair Condition - Damage to Dishwasher/Floors
368	E	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Walls
366	A	4 Bed / 1 Bath	Occupied	Fair Condition
366	B	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Walls
366	C	4 Bed / 1 Bath	Occupied	Fair Condition - Damage to Bathtub/Walls
366	D	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Walls
366	E	3 Bed / 1 Bath	Occupied	Fair Condition
362	A	2 Bed / 1 Bath	Occupied	Fair Condition
362	B	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Drywall
362	C	4 Bed / 1 Bath	Occupied	Fair Condition - Damage to Drywall - Mold
362	D	4 Bed / 1 Bath	Occupied	Fair Condition - Damage to Floors/Walls
362	E	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Floors
364	A	4 Bed / 1 Bath	Occupied	Fair Condition - Damage to Drywall
364	B	3 Bed / 1 Bath	Occupied	Fair Condition
364	C	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Floors
364	D	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Drywall
364	E	4 Bed / 1 Bath	Occupied	Fair Condition - Damage to Bathroom

Dwelling Units Observed				
Building #	**Unit #**	**Unit Size**	**Occupancy**	**Comments**
356	A	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Bathtub
356	B	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Bathroom
356	C	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Bathroom
356	D	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Bathroom
354	A	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Carpet
354	B	3 Bed / 1 Bath	Vacant	Under Construction
354	C	3 Bed / 1 Bath	Occupied	Fair Condition
354	D	3 Bed / 1 Bath	Occupied	Fair Condition
352	A	1 Bed / 1 Bath	Occupied	Poor Condition - Damage to Drywall
352	B	1 Bed / 1 Bath	Occupied	Fair Condition
352	C	1 Bed / 1 Bath	Occupied	Fair Condition - Damage to Drywall
352	D	1 Bed / 1 Bath	Occupied	Fair Condition - Damage to Drywall
352	F	1 Bed / 1 Bath	Occupied	Fair Condition - Damage to Walls
352	E	1 Bed / 1 Bath	Occupied	Fair Condition - Damage to Floors
352	G	1 Bed / 1 Bath	Occupied	Fair Condition - Damage to Doors
352	H	1 Bed / 1 Bath	Occupied	Fair Condition - Damage to Walls
350	A	2 Bed / 1 Bath	Occupied	Fair Condition - Damage to Walls
350	B	3 Bed / 1 Bath	Occupied	Fair Condition
350	C	3 Bed / 1 Bath	Vacant	Fair Condition - Damage to Carpet
350	D	3 Bed / 1 Bath	Occupied	Fair Condition - Damage to Bathroom/Drywall

3.3 Observational Limitations

During site reconnaissance, there were no significant limitations which hindered Gill Group's observation of the subject property.

4.0 CODE INFORMATION

4.1 Building and Fire Department Information

During the property reconnaissance, site representatives reported that they were not aware of outstanding work orders or violations of building code, building ordinances, or municipal health and fire safety. Gill Group submitted Freedom of Information Act (FOIA) requests to the City of Rock Hill Planning & Development Department and the Rock Hill Fire Department to review records for the subject property. A response was received from the Rock Hill Planning & Development Department and Rock Hill Fire Department indicating there are currently no outstanding building or fire code violations at the subject property. Should Gill Group receive a response which alters the findings of this report, the client will be notified.

4.2 Current Zoning Classification

According to the Rock Hill Planning & Development Department, the subject property is currently zoned, “MF-15 - Multi-Family District” and appears to be a conforming land use within the current zoning code.

4.3 Flood Zone Classification

According to review of FEMA Flood Insurance Rate Map no. 45091C0316E dated September 26, 2008, the subject property is located in "Zone X (Unshaded)", defined as areas of minimal risk outside the 100-year (1% annual chance) and 500-year (0.2% annual chance) floodplains.

4.4 Seismic Zone Classification

According to the United States Geological Survey's (USGS) Seismic Design Maps, the subject property is located in a region with short-period spectral response parameter (Sxs, BSE-1E) of 0.103 g and a spectral response acceleration parameter (Sx1, BSE-1E) of 0.062 g and does not require additional seismic hazard analysis. Please refer to the USGS Design Maps report located in the Supplemental Information Correspondence Appendix.

The American Society of Civil Engineers (ASCE) 41-13, *Seismic Evaluation and Retrofit of Existing Buildings* prescribes which existing buildings may require additional seismic hazard analysis performed by a licensed Civil Engineer. Buildings which are not exempt from this

standard require a seismic hazard analysis prepared in accordance with ASCE 41-13 or a determination that the building is a "Benchmark Building", an existing building originally built or later retrofitted to an identified design code that equals or exceeds the standards defined by ASCE 41-13. Common exemptions from this standard include:

- Any single-story, wood, or steel-frame building with a total building area equal to or less than 3,000 square feet.
- Any single-story accessory building (i.e., no dwellings in the structure)
- Any detached or semi-detached dwelling structure where the $S_{xs,}$ BSE-1E is less than 0.400 g.
- Any building with both Design Spectral Response Acceleration Parameters less than the following:
  - $S_{xs,}$ BSE-1E less than 0.330 g.
  - S_{x1}, BSE-1E less than 0.133 g.

5.0 EXISTING BUILDING EVALUATION

5.1 Subject Property Location

The subject property is located in Rock Hill, South Carolina. Refer to Site Location Map and Generalized Diagram of the Subject Property and Surrounding Area.

5.2 Subject Property Characteristics

The subject property consists of one parcel that contains approximately 5.62 acres of developed land located along Coronet Court in the City of Rock Hill, South Carolina. The subject property contains 14 apartment buildings and a single-story community building that was constructed in 1972 and most recently underwent renovation in 2000. The subject buildings contain 68 units, totaling 59,752 square feet of net rentable space, which are comprised of 16 one-bedroom units, 20 two-bedroom units, 20 three-bedroom units and 12 four-bedroom units.

The subject property is accessed via three asphalt-paved drive aisles, connecting to South Heckle Boulevard. The property's parking lots contain approximately 119 parking spaces, four of which are designated as handicap accessible. The parking lots and drive aisles are bordered by cast-in-place concrete curbs. The subject property also has concrete-paved pedestrian walkways that provide access from the parking lots to the subject building entrances.

5.3 Vicinity Characteristics

The subject property is located in a primarily residential setting with single family homes to the north and east, vacant land is located to the south and west.

5.4 Tenant Unit Types

The gross area measurements in the table below are an approximation and are based on information provided by the property representatives. Because varying methods can be utilized to determine square footage, the information provided in the table represents Gill Group's best knowledge of actual conditions at the subject property.

Summary of Dwelling Unit Types			
Type	**Square Feet/Unit**	**Quantity**	**Total Square Feet**
1 Bed / 1 Bath	611	16	9,776
2 Bed / 1 Bath	836	20	16,720
3 Bed / 1 Bath	956	20	19,120
4 Bed / 1 Bath	1178	12	14,136
	Total:	68	59,752

According to the rent roll dated April 1, 2026, there are two vacant units and no down units indicating an occupancy rate of 97% A "down unit" is an ASTM term used to describe a non-rentable tenant unit due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies.

Construction drawings, which graphically represent the various unit types and subject building layout, supplied by the property contacts are provided for review in the Supplemental Information Correspondence Appendix.

5.5 Utilities and Service Providers

The following table identifies the utility suppliers and the condition and adequacy of the services.

Summary of Utility Services for the Subject Property		
Utility Service	**Utility Supplier**	**Condition & Adequacy**
Sanitary Sewer	City of Rock Hill	Good and Adequate
Domestic water	City of Rock Hill	Good and Adequate
Electric service	City of Rock Hill	Good and Adequate
Natural Gas	York County Natural Gas Authority	Good and Adequate

Observations/Comments:

- According to property representatives, the utilities provided are adequate for the subject property and no gas leaks or power interruptions have been reported.
- No emergency or auxiliary electrical power supply systems are provided at the property.

6.0 PROPERTY IMPROVEMENTS

6.1 Topography, Drainage Systems, and Erosion Control

The subject property is relatively flat with no discernable slope. The developed portions of the property are engineered with slight slopes around the building footprint and throughout paved surfaces to induce positive drainage towards catch basins.

Observations/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the subject property.

6.2 Parking, Paving, and Curbing

The subject property is accessed via three asphalt-paved drive aisles, connecting to South Heckle Boulevard. The property's parking lots contain approximately 119 parking spaces, four of which are designated as handicap accessible. The parking lots and drive aisles are bordered by cast-in-place concrete curbs. The subject property also has concrete-paved pedestrian walkways that provide access from the parking lots to the subject building entrances.

Observations/Comments:

- The asphalt pavement was observed to be in fair condition. Estimated costs for as needed repairs and restriping are provided in Table 1. To maximize pavement life, periodic repairs such as overlaying, seal coating and re-striping will be required during the reserve term. Estimated costs for these repair activities are provided in Table 2.

- The concrete curbing was observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.3 Flatwork

The subject property has concrete-paved pedestrian walkways that provide access from the parking lots to the subject building entrances. The subject property also has concrete pads throughout the property that support electrical transformers and other various switchboxes. The dumpsters are also openly staged upon cast in place concrete pads in order to prevent degradation of the parking areas due to heavy loads exerted on the pavement by the dumpsters and trucks which service them. The ground level apartments include walk-out patios constructed of concrete slabs.

Observations/Comments:

- The concrete walkways were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The concrete equipment pads were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The patios for the ground level dwelling units were observed to be in overall fair but aging condition. Based on their age and remaining useful lives, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.4 Landscaping and Appurtenances

6.4.1 Landscaping

Landscaping consists of open areas of turf grass, mulched areas with shrubs, and diverse mature trees located around the building perimeter.

Observations/Comments:

- The landscape materials were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.4.2 Exterior Appurtenances

Property identification signage is provided by a monument sign located near the subject property entrance. Tenant identification signage is provided by wall-mounted signs and lettering located above the unit entry doors. General refuse is deposited by tenants into refuse dumpsters located throughout the parking lot. The refuse dumpsters are staged on a reinforced concrete pad within an enclosure constructed of wood fencing. Exterior illumination is provided throughout drive aisles and parking lots via pole-mounted light fixtures. Additional exterior lighting is provided via building-mounted exterior lights located around the building's perimeter and recessed lighting on the underside of soffits at main entrances and covered areas. An aluminum perimeter fence is located along portions of the property's perimeter.

Observations/Comments:

- The monument identification sign was observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on its age and remaining useful lives upon completion, it is anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The unit numbers were observed to be in overall fair but aging condition. Replacement of these signs are below the cost threshold of this report. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The refuse dumpsters are owned and maintained by the refuse contractor, Rock Hill Sanitation. Routine maintenance and as needed repairs should be performed during the reserve term by the refuse contractor.

- The dumpster enclosures were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program..

- The pole-mounted light fixtures in the parking area were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The building-mounted light fixtures were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

- The metal fencing was observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.4.3 Amenities and Ancillary Structures/Areas

The subject property has a set of children's playground equipment located at the southeast corner of the community building/office building.

Observations/Comments:

- The children's playground equipment was observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on its age and remaining useful lives upon completion, it is anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.0 BUILDING FRAME & ENVELOPE SYSTEMS

7.1 Foundations

The building foundations could not be directly observed due to hidden conditions. However, based on experience with similar structures, the building foundation consists of a reinforced concrete slab-on-grade with reinforced concrete footings bearing directly onto the soil.

Observations/Comments:

- No evidence that indicates differential settlement or structural concerns was observed. Based on the Expected Useful Life of the foundations, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be done during the reserve term as part of the property's general maintenance program.

7.2 Superstructure

The subject buildings' superstructures are of a conventional wood-framed structural design and have wood stud-framed exterior and interior walls which support upper floors and roof diaphragms. Upper floors are constructed of wood joists sheathed with plywood and topped with lightweight concrete. In general, roofs are constructed of prefabricated wood trusses sheathed with plywood and topped with asphalt composition shingles.

Observations/Comments:

- The building superstructures are largely concealed and could not be directly observed. However, areas of limited observation indicate that the walls and floors appear to be plumb, level, and stable and no evidence of structural deflection or movement was noted.

- No evidence of active wood destroying insect infestation was observed during site reconnaissance.

7.3 Roofing

The building roofs are classified as gabled and are finished with asphalt shingles laid over asphalt-saturated paper. Sheet metal flashing is installed at roof perforations and other necessary roof features such as valleys, hips, and ridges. Storm water from the building roofs flows over the eaves where it is collected in gutters and downspouts that discharge at grade. Attic spaces are accessed by scuttles located in common corridors of dwelling units. The attics are insulated with blown-in insulation and are ventilated gable end vents and perforated soffits.

Observations/Comments:

- The asphalt shingles were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The soffits and fascia were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The gutters and downspouts were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.4 Exterior Facades

The building exteriors are finished with brick masonry veneer with accents of vinyl siding. Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Observations/Comments:

- The brick masonry was observed to be in overall fair but aging condition with no indications of significant cracking or efflorescence. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

- The vinyl siding was observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The caulking and sealants at the subject property were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

7.5 Stairs

The townhouse dwelling units are equipped with interior stairs. The interior stairs are constructed of wood stringers and joists, wood pan treads with closed risers, finished with carpet, and equipped with painted wall-mounted wooden handrails.

There are no exterior stairs associated with the subject property.

Observations/Comments:

- The interior stairs were observed to be in overall fair but aging condition. Based on their age and remaining useful lives, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be provided during the reserve term as part of the property’s general maintenance program.

7.6 Openings

7.6.1 Windows

The windows typically consist of vinyl-clad, sliding units that are equipped without exterior screens.

Observations/Comments:

- The windows were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.6.2 Doors

The primary entry doors to the community building are part of a fully glazed, aluminum-framed, storefront system with automatic openers and deadbolt locks. The secondary entrance doors consist of fully glazed, aluminum framed doors with lockset lever handle hardware, automatic closers, and dead bolt locks. Exterior service doors consist of painted insulated metal doors set within painted metal frames with lockset lever handle hardware, automatic closers, and dead bolt locks.

Each dwelling unit is equipped with an exterior entrance door. The exterior dwelling unit entrance doors consist of solid wood doors set in wood frames with knob or lever lockset handle hardware and deadbolt locks. The townhouse dwelling units are also equipped with a rear entrance door located in the kitchen of the unit. The rear entrance doors consist of solid wood doors set in wood frames with knob or lever handle hardware and deadbolt locks. Interior passage doors typically consist of painted hollow wood doors set within wood frames with lever handle hardware.

Observations/Comments:

- The aluminum storefront glazing and associated components were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The fully glazed doors were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The exterior service doors were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The exterior dwelling unit entrance doors were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The interior passage and closet doors were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.7 Porches, Terraces, Balconies, and Decks

There are no porches, terraces, balconies, or decks at the subject building.

Observations/Comments:

- The balconies were observed to be in overall fair but aging condition. Based on its age and remaining useful life, it is anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.0 BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

8.1 Building Heating, Ventilation, and Air Conditioning (HVAC)

8.1.1 Heating & Cooling Equipment

Each dwelling unit is equipped with traditional split-system HVAC equipment consisting of a electric furnace and remote AC condenser. The furnaces are located inside mechanical closets of each unit, while the AC condensers are located at the rear of each building mounted on concrete pads. The heat pumps for the one-bedroom and two-bedroom units are typically rated at 1.5 tons, the heat pumps for the three-bedroom and four-bedroom units are typically rated at 2.0 tons. The AC condensers and furnaces were observed to have been installed between 2000 and 2018. The AC condensers and furnaces were produced by a variety of manufacturers, including Goodman, Carrier, and Aire Flo.

The community building is also equipped with HVAC equipment similar to dwelling units. The community building is equipped with a pad-mounted AC condenser that is rated for 4.0 tons. The community building is also equipped with a electric furnace. The AC condenser and furnace were manufactured by Carrier in 2009.

Observations/Comments:

- The dwelling unit AC condensers were observed to be in overall fair but aging condition. An estimated cost to replace the AC condensers with Energy Star Heat Pumps is provided in Table 1. However, based on their estimated useful lives upon installation, they will require additional replacement during the reserve term. An estimated cost is provided in Table 2.

- The dwelling unit furnaces were observed to be in overall fair but aging condition. An estimated cost to replace the furnaces with electric air handlers is provided in Table 1. Based on their estimated useful lives upon installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The common area AC condenser was observed to be in overall fair but aging condition. An estimated cost to replace the AC condenser with an Energy Star Heat Pump is provided in Table 1. However, based on its estimated remaining useful life upon installation, it will require additional replacement during the reserve term. An estimated cost is provided in Table 2.

- The common area furnace was observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on its age and remaining useful lives upon completion, it is anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.1.2 Ventilation Equipment

Passive ventilation is provided in dwelling units via operable windows which may be opened or closed to fit the tenant's desired needs. Additional active ventilation is provided via exhaust fans in dwelling unit bathrooms with vents that discharge to the building exterior.

Observations/Comments:

- The bath exhaust fans throughout the units were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

8.1.3 Distribution Systems

The common areas and dwelling units feature ductwork that connects the main electric furnaces to air registers and returns in rooms throughout the common areas and dwelling units. Visually accessible ductwork is constructed of sheet metal. Where visible, ductwork is not insulated; however, the majority of the distribution systems are concealed behind walls and ceilings and could not be inspected.

Observations/Comments:

- The accessible ductwork, registers, and returns were observed to be in overall fair but aging condition and are reportedly original to construction. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.1.4 Climate Control Systems

The dwelling units and common areas feature wall-mounted thermostats that provide control of the HVAC systems for each individual dwelling unit or common area.

Observations/Comments:

- The thermostats were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

8.2 Building Plumbing Systems

8.2.1 Potable & Waste Water Distribution Systems

The plumbing systems include the incoming water service, the hot and cold-water piping system, and the sanitary sewer system. The risers and the horizontal distribution piping were observed to be copper, while the sanitary sewer and vent systems were observed to be a combination of cast iron and Schedule 40 Polyvinyl Chloride (PVC).

Observations/Comments:

- The plumbing systems were observed to be in overall fair but aging condition and are original to construction. Based on their age and remaining useful lives, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.2.2 Domestic Hot Water (DHW) Generation Systems

Domestic hot water is supplied in each dwelling unit via individual electric water heaters located inside a mechanical closet in each unit. The DHW storage tanks typically have a capacity of 28 to 38 gallons and are heated by two 4500-Watt heating elements. The DHW storage tanks were made by a variety of manufacturers, including State Industries, Rheem, A.O. Smith and Premier Plus. The DHW storage tanks vary in age, but were manufactured between 2015 and 2026.

The laundry room is supplied with domestic hot water via a natural gas-fired water heater manufactured by A.O. Smith in 1998 with a capacity of 71 gallons and an input rating of 120,000 BTU/hr.

Observations/Comments:

- The dwelling unit DHW heaters were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

- The common area DHW heater was observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on its age and remaining useful lives upon completion, it will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

8.2.3 Plumbing Fixtures

The dwelling units are equipped with plumbing fixtures that include fiberglass bathtubs with ceramic-tile shower surrounds, showerheads and bathtub faucets, porcelain toilets, vanity top enamel sinks at bathroom vanities, and stainless-steel double-basin sinks in kitchens. The handicap dwelling units are equipped with walk-in showers with ceramic-tile shower surrounds, showerheads and shower faucets, porcelain toilets and wall-mounted porcelain sinks. The public restroom fixtures include porcelain toilets and wall-mounted porcelain sinks.

Observations/Comments:

- Dwelling unit bathtubs and ceramic-tile shower surrounds were observed to be in overall fair but aging but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The handicap dwelling unit walk-in showers with ceramic-tile shower surrounds were observed to be in overall fair but aging but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The porcelain toilets were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The vanity top enamel sinks at bathroom vanities were observed to be in overall fair but aging condition. Please refer to Section 9.3 for additional observations and comments.

- The stainless-steel double-basin sinks in kitchens were observed to be in overall fair but aging condition. Please refer to Section 9.3 for additional observations and comments.

- The wall-mounted porcelain sinks were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.3 Building Gas Distribution

Natural gas is not utilized at the subject property, except at the community building's laundry facility.

Observations/Comments:

- The gas meter and regulator appear to be in fair but aging condition and are maintained by the utility company. The distribution piping will require routine maintenance during the reserve term.

- Only limited observation of the gas distribution piping can be made due to hidden conditions. The gas piping is reportedly in fair but aging condition and, according to property contacts, there have been no reported gas leaks and the pressure and quantity of gas are adequate.

8.4 Building Electrical Systems

8.4.1 Electrical Distribution Systems

The subject building is serviced by underground electrical lines that feed main disconnect equipment, transformers, and individual meters located at the exterior of the buildings. The main electrical service at the building is reportedly 400 amps, 120/240 volt, 1-phase, 3-wire alternating current (AC). Individual dwelling units are typically serviced by 125 amps, 120/240-volt, single-phase circuit breaker. The circuit breakers are typically manufactured by Square D.

Observations/Comments:

- The interior on-site electrical distribution systems are owned and maintained by the Property Owner. The exterior transformers and meters are owned and maintained by the Utility. The electrical equipment is reportedly in good operational condition, no significant power interruptions have been experienced, and electrical power is adequate. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The electrical meter equipment, located in mechanical areas, is owned and maintained by the utility provider. The electrical meter equipment was observed to be in overall good condition. This equipment will require routine maintenance during the reserve term.

- The circuit distribution breaker panels appear to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.4.2 Electrical Outlets and Receptacles

Dwelling units have three-prong GFCI duplex outlets in the kitchens and bathrooms. The remainder of the observed spaces are equipped with standard duplex receptacle outlets.

Observations/Comments:

- Ground fault circuit interrupter (GFCI) outlets were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The remainder of the electrical outlets were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.4.3 Electrical Fixtures and Controls

Throughout the common areas, there is a series of fluorescent light fixtures. The dwelling unit living rooms, kitchens, bedrooms, and hallways each have ceiling-mounted light fixtures lamped with two 60-watt incandescent bulbs. The dwelling unit bathrooms are equipped with

wall-mounted vanity lights which are also lamped with three 60-watt incandescent bulbs. All of the light fixtures throughout the subject property are controlled via 15-amp single-pole toggle switches that are protected by plastic covers.

Observations/Comments:

- The common area light fixtures were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The dwelling unit light fixtures were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.5 Elevators and Conveyance Systems

There are no elevators or conveyance systems associated with the subject property.

8.6 Fire Protection Systems

8.6.1 Sprinklers & Standpipes

The subject buildings are not equipped with a fire suppression sprinkler system. However, the common areas and dwelling units are equipped with portable fire extinguishers and fire hydrants are located throughout the subject property.

Observations/Comments:

- The fire extinguishers were observed to be in overall good condition and are reportedly inspected on an annual basis. During site reconnaissance, Gill Group observed fire suppression equipment and portable fire extinguishers to be equipped with up-to-date tags bearing inspection dates of February 2025. Fire extinguishers are replaced upon usage as part of the property’s routine maintenance program; therefore, no costs are provided.

8.6.2 Alarm Systems

The common corridors are equipped with smoke detectors with battery backups, illuminated exit signs and portable fire extinguishers. The dwelling units are equipped with smoke detectors with battery backups located in bedrooms and hallways. The dwelling units are also equipped with portable fire extinguishers in the kitchens.

Observations/Comments:

- The smoke detectors were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

- The various fire protection systems within the circulation and common areas, i.e., illuminated exit signs, and portable fire extinguishers, in general were observed to be in overall fair but aging condition. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The fire extinguishers were observed to be in overall good condition and are reportedly inspected on an annual basis. During site reconnaissance, Gill Group observed fire suppression equipment and portable fire extinguishers to be equipped with up-to-date tags bearing inspection dates of February 2025. Fire extinguishers are replaced upon usage as part of the property's routine maintenance program; therefore, no costs are provided.

8.6.3 Other Systems

The subject building is equipped with interior and security devices, including a video surveillance system throughout the community building and leasing offices.

Observations/Comments:

- The surveillance system components were observed to be in overall fair but aging condition. Functional testing is beyond the scope of this report; however, no deficiencies were observed during site reconnaissance and the property contacts did not identify problems with any of the components. Routine maintenance and as-needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.7 Communication Systems

The dwelling units are equipped with landline telephone jacks and coaxial cable wire connections. There are no additional communication systems at the subject property which require replacement during the reserve term.

Observations/Comments:

- According to property representatives, the landline telephone jacks, and coaxial cable wire connections were observed to be in overall good working order. Minor repairs such as replacement will be required during the reserve term. These activities are considered to be routine maintenance and are not included in the reserve schedule.

9.0 INTERIOR FINISHES

9.1 Common Area, Entrance, and Corridor Finishes

The subject property's common areas include an entrance lobby, common corridors, leasing offices, a community room, public restrooms, and a laundry facility. The subject building also contains various mechanical rooms. The laundry facility contains three top-loading washers, one front-loading washer, and four dryers. The laundry equipment is commercial duty, coin-operated equipment that is owned and maintained by an outside vendor, CSC ServiceWorks.

The following table identifies the interior common areas and generally describes the finishes in each common area.

Summary of Common Area Finishes			
Common Area	**Floors**	**Walls**	**Ceilings**
Entrance Lobby	Vinyl Plank	Exposed Brick / Painted Drywall	Painted Drywall
Common Corridors	Vinyl Plank	Painted Drywall	Painted Drywall
Leasing Office	Vinyl Plank	Painted Drywall	Painted Drywall
Community Room	Vinyl Plank	Painted Drywall	Painted Drywall
Restroom	Vinyl Plank	Painted Drywall	Painted Drywall
Common Laundry	Vinyl Plank	Painted Drywall	Painted Drywall
Mechanical Areas	Exposed Concrete	Painted Drywall	Painted Drywall

Observations/Comments:

- The common area walls and ceilings were observed to be in overall fair but aging condition. Routine maintenance and as needed repairs, such as periodic painting, should be performed during the reserve term as part of the property's general maintenance program.

- The common area vinyl plank flooring finishes were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The restroom fixtures were observed to be in overall fair but aging condition. Refer to Section 8.2.3 and 9.3 for comments regarding replacement.

- The washers, dryers and other laundry facility equipment were in overall fair condition. This equipment is owned and maintained by a third-party vendor, CSC ServiceWorks. Therefore, repair and replacement of this equipment will not be required during the reserve term. Routine maintenance and as needed repairs should be performed by CSC ServiceWorks during the reserve term.

9.2 Dwelling Unit Interior Finishes

The following table generally describes the interior finishes in each dwelling unit:

Dwelling Unit Interior Finishes			
Room	**Floor**	**Walls**	**Ceiling**
Living Room	Carpet	Painted Drywall	Painted Drywall
Downstairs Hallway	Vinyl Tile	Painted Drywall	Painted Drywall
Kitchen	Vinyl Tile	Painted Drywall	Painted Drywall
Dining Room	Vinyl Tile	Painted Drywall	Painted Drywall
Stairwell	Carpet	Painted Drywall	Painted Drywall
Upstairs Hallway	Carpet	Painted Drywall	Painted Drywall
Bedroom	Carpet	Painted Drywall	Painted Drywall
Bathroom	Vinyl Tile / Ceramic Tile	Painted Drywall	Painted Drywall

Observations/Comments:

- In general, the interior finishes were observed to be in overall fair but aging condition. Painting of dwelling units should be performed during the reserve term as part of the property's general maintenance program.

- The vinyl tile flooring finishes throughout dwelling units were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The ceramic tile flooring finishes throughout dwelling units were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The carpet finishes throughout dwelling units were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

9.3 Cabinetry and Millwork

Kitchen cabinetry is constructed of solid wood with pressed-wood countertops covered with plastic laminate finishes. The kitchens also have stainless steel double-basin sinks with lever handled hardware. Bathrooms contain vanities with vanity top enamel sinks equipped with lever handle faucets. Handicap accessible dwelling units are equipped with roll under cabinetry and wall-mounted porcelain sinks with lever handled hardware.

Observations/Comments:

- The kitchen cabinetry was observed to be in fair but aging condition overall. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The countertops and sinks were observed to be in fair but aging condition overall. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The bathroom vanities were observed to be in fair but aging condition overall. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

9.4 Appliances

Each dwelling unit has the following appliances: a refrigerator, range, range hood and dishwasher.

Observations/Comments:

- The refrigerators were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

- The ranges were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

- The range hoods were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

- The dishwashers were observed to be in overall fair but aging condition. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they will require an additional replacement during the reserve term. An estimated cost is provided in Table 2.

9.5 Specialties and Owner-Supplied Furnishings

Mail kiosks for tenant mail are located outside the office entrance to the community building. The bathroom accessories in dwelling unit bathrooms consist of towel bars and toilet paper holders.

Observations/Comments:

- The mail kiosks were observed to be in fair but aging condition overall. An estimated cost is provided in Table 1. Based on their age and remaining useful lives upon completion, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The bathroom accessories were observed to be in fair but aging condition overall. Routine maintenance for the bathroom accessories should be performed during the reserve term as part of the property’s general maintenance program.

10.0 ADDITIONAL CONSIDERATIONS

10.1 Accessibility Compliance

During the inspection, limited observation of the subject property's improved common areas (improvements considered to be "Public Accommodations") and dwelling units which are designated as adaptable, barrier free, or handicap accessible was conducted in order to assess the subject property's compliance with applicable accessibility laws. It is understood by the client that the limited observation described herein does not comprise a full Accessibility Compliance Survey, and that such a survey is beyond the scope of Gill Group's undertaking. The following are the accessibility requirements at the subject property with commentary below each requirement:

Public Law 90-480, Architectural Barriers Act; The Architectural Barriers Act (ABA) of 1968 requires facilities designed, built, altered, or leased with Federal funds be accessible to the public. This law requires covered buildings to be designed, constructed or altered in accordance with the Uniform Federal Accessibility Standards (UFAS) which established accessibility requirements for Federal facilities. For multi-family housing developments, this law applies to all areas open to the general public, such as rental offices or meeting rooms for use by general public and requires them to be fully accessible.

- The requirements of the ABA are met when the subject property also meets the requirements of Section 504. Please see below for additional commentary.

Public Law 93-112, Section 504 of the Rehabilitation Act of 1973; (most often referred to simply as "Section 504") further extends UFAS requirements to all public housing authorities or non-profit developers of low-income housing receiving federal financial assistance. This law requires new construction of low-income housing constructed after June 10, 1982 to contain a minimum of 5%, or at least one unit, which are designed for persons with mobility disabilities. For existing properties constructed prior to June 10, 1982, compliance with UFAS is triggered by significant rehabilitation (construction costs totaling more than 75% of the replacement cost of a structure) occurring after that date. Section 504 regulations also require 2% of property's dwelling units, or at least one unit, to be accessible for persons with hearing or visual disabilities.

- The subject property was constructed for first occupancy in 1972 and underwent significant rehabilitation in 2000. Thus, the comments below provide a list of deficiencies observed which should be repaired to the maximum extent feasible given the property's structural limitations and Owner's financial ability.

- In order to comply with Section 504 requirements, the subject property is required to contain a minimum of 5% of dwelling units that meet mobility impairment requirements. Based on a total of 68 units, the subject property is required to provide at least four handicap accessible units which meets mobility impairment requirements. The variety of units accessible to or adaptable for physically handicapped persons shall be comparable to the variety of units available in the project as a whole (Section 15b.41 (b) (i)). The subject property currently provides four units designated as handicap accessible. Therefore, no action is required.
- The existing dwelling units designated for handicap accessibility appeared to be in partial compliance with regards to UFAS. However, the following deficiencies were identified during site reconnaissance:
    - Within the kitchen, the sink piping was not equipped with scald proof insulation. (UFAS 4.34.6.5(8))
        - An estimated cost to retrofit the deficiencies within the accessible units noted above is provided.
- The subject property does not currently provide dwelling units accessible for persons with hearing and/or vision impairments. USDA Section 504 regulations recommend, but do not require, additional units be constructed in an accessible manner for occupants with hearing and/ or vision impairments. However, if a property receives Section 8 funds from the Department of Housing and Urban Development (HUD), 2% of property's dwelling units, or at least one unit, shall be accessible for persons with hearing and/or visual impairments. Thus, Gill Group recommends the subject property purchase two hearing/vision impairment kits to be stored at the property in the event that a new or existing tenant request these reasonable accommodations. An estimated cost is provided in Table 1.
- During site reconnaissance, Gill Group observed four parking spaces designated as handicap accessible. According to UFAS, the subject property is required to provide one handicap accessible parking space for each handicap accessible dwelling unit, as well as one additional handicap van accessible parking space for the leasing office. Thus, the subject property is required to provide four handicap accessible spaces and one handicap van accessible space. An estimated cost to restripe the handicap accessible spaces and install property signage is provided in Table 1.
- A clear path of travel was observed from the walkways throughout the subject property. No action is required.
- During site reconnaissance, the office, common kitchen, and restrooms were observed for compliance with regards to UFAS and ADAAG and were found to be in compliance with regards to both accessibility standards. No action is required.

- During site reconnaissance, the laundry facilities were observed to be located on an accessible route and were equipped with a minimum of one front loading washer and dryer which have accessible controls within the reach zone. No action is required.

- The common kitchen was observed to be in overall compliance with UFAS and ADAAG.

- The public restrooms were observed to be in overall compliance with UFAS and ADAAG.

Fair Housing Amendments Act; to the 1964 Civil Rights Act prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, or disability. The Act also requires reasonable modification of dwellings, reasonable accommodation in policies for handicapped people, and design requirements for new multi-family dwellings scheduled for first occupancy after March 13, 1991, to meet certain adaptability and accessibility requirements. This law requires all "covered dwellings" to be adaptable. Covered dwellings are all ground level dwelling units in properties containing four or more dwelling units, as well as all dwelling units in structures with one or more elevators.

- The subject property was occupied in 1972, prior to March 13, 1991. Thus, the property is exempt from these requirements.

Americans with Disabilities Act (ADA); prohibits discrimination against persons with disabilities in employment, transportation, public accommodation, communications, and governmental activities. Projects constructed for first occupancy on or after January 26, 1993 must comply with ADA Accessibility Guidelines (ADAAG).

- The project was first occupied in 1972, prior to January 26, 1993 and is held to a lesser standard; however, the subject property is required to comply with ADAAG to the extent allowed by structural feasibility and available financial resources.
- The subject property contains a total of approximately 119 parking spaces, four of which are designated as handicap accessible. According to ADAAG, properties that contain 100-150 parking spaces, four accessible parking spaces are required, one of which must be van accessible. The subject property parking lot currently meets this requirement. No action is recommended.

- A clear path of travel was observed from the walkways throughout the subject property. No action is required.
- During site reconnaissance, the office, common kitchen, and restrooms were observed for compliance with regards to UFAS and ADAAG and were found to be in compliance with regards to both accessibility standards. No action is required.

- During site reconnaissance, the laundry facilities were observed to be located on an accessible route and were equipped with a minimum of one front loading washer and dryer which have accessible controls within the reach zone. No action is required.

- The common kitchen was observed to be in overall compliance with UFAS and ADAAG.

- The public restrooms were observed to be in overall compliance with UFAS and ADAAG.

The scope of this report is limited to a general overview of the subject property's improvements considered to be areas of "Public Accommodations" based upon the requirements of Title III of the Americans with Disability Act (ADA) and dwelling units during the time of site reconnaissance. Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are "readily achievable" and are not an "undue burden". Most states and local municipalities have adopted accessibility requirements that, in some cases, may be more stringent than the ADA. The review of the Property for compliance with state and local accessibility requirements is beyond the scope of this report.

The obligation to engage in readily achievable barrier removal is a continuing responsibility of public accommodation. Items that are currently not readily achievable may become so in the future. No periodic assessment or self-assessment is required by the ADA. However, the Justice Department urges public accommodations to establish procedures for an ongoing assessment of their compliance with the barrier removal requirements. Gill Group recommends the Client consult with a Registered Architect prior to any future rehabilitation repairs to ensure the subject property will comply with all applicable accessibility laws upon completion.

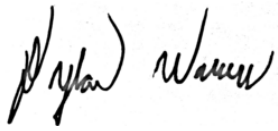
11.0 QUALIFICATIONS

Resumes of the property condition professionals are attached for review in Professional Resumes Appendix.

12.0 SIGNATURE(S) OF PROFESSIONAL(S)

The following property condition assessment professionals were involved in the preparation and review of this Physical Needs Assessment.

REPORT PREPARED BY:
Gill Group, Inc.



Dylan Warren
Senior Project Manager



Patrick Crawford
Director of CNA Services

Figure 1
Site Location Map



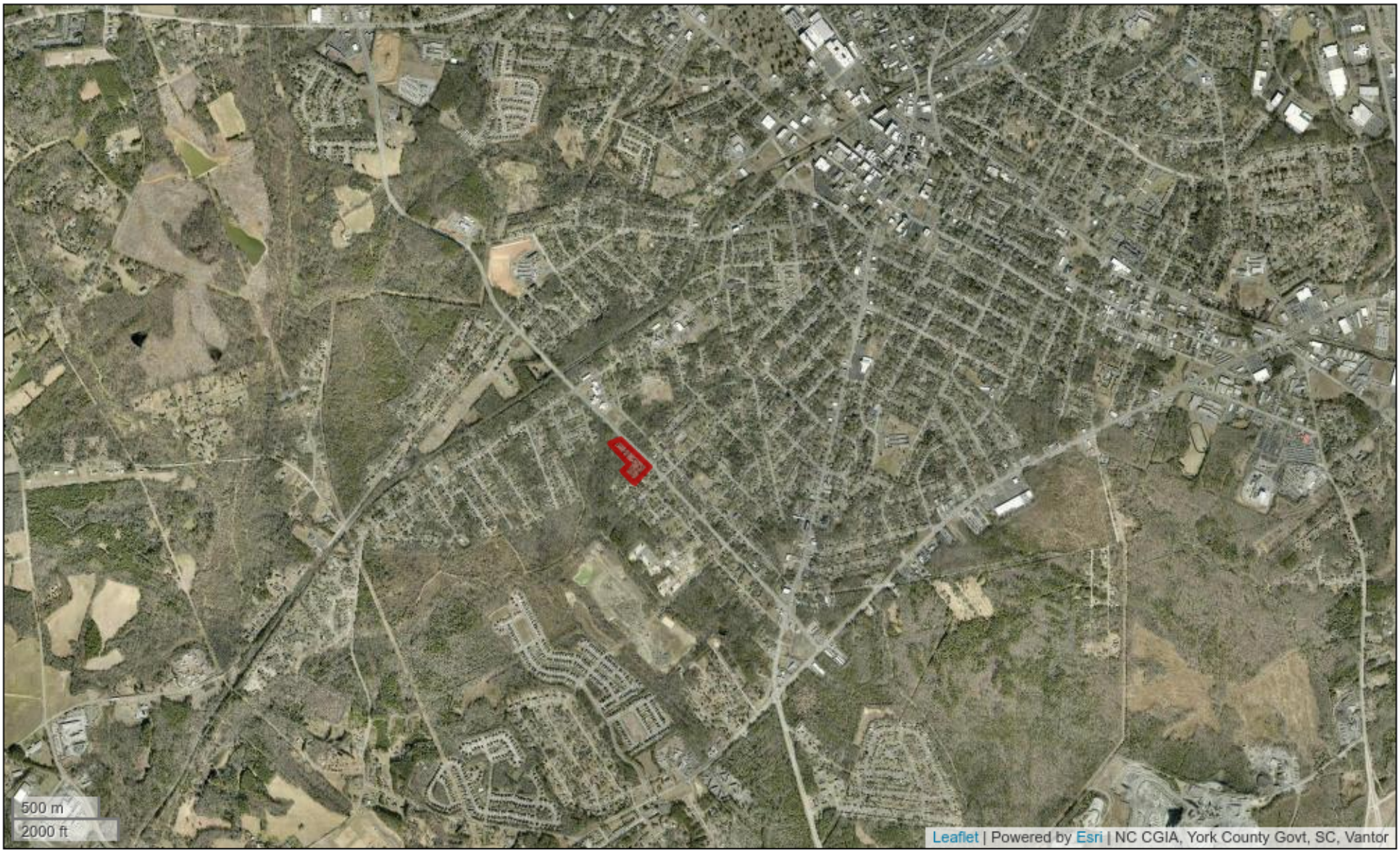
Site Location Map

Property Address: 1333 Coronet Court, Rock Hill, South Carolina

Project Number: TCN6031A1839

Figure 2

Generalized Diagram of the Subject Property and Surrounding Area



Generalized Diagram of the Subject Property and Surrounding Area

Property Address: 1333 Coronet Court, Rock Hill, South Carolina

Project Number: TCN6031A1839

Appendix A
Cost Tables

GILL GROUP

Property Name:	Market Place Apartments	Number of Units:	68
Location:	Rock Hill, SC	Number Buildings:	15
Date:	4/24/2026	Reserve Term (yrs):	20
Project No:	TCN6031A1839	Building Age (yrs):	54
CPI:	2.50%	Effective Age (yrs):	26

Table 1: Critical and Non-Critical Repairs Cost Estimate

	Critical	Non-Critical
Total Repair Cost	*$ -*	*$ 4,632,977*
Cost per Unit	*$ -*	*$ 68,132*

Section	Component	Comments	Qty	Unit	Unit Cost	TOTAL COST Critical	TOTAL COST Non-Critical
6.2	Stripe parking lot	ROADS & WALKS	1	EA	$ 50,000.00		$ 50,000
6.2	Install ramps (for Sec. 504/UFAS Mobility units)	ROADS & WALKS	4	EA	$ 3,500.00		$ 14,000
6.2	Asphalt parking lots. Repair.		13348.5	SF	$2.02		$ 26,964
6.3	Dumpster approach installation	SITE IMPROVEMENTS	5	EA	$ 14,919.00		$ 74,595
6.3	Concrete Walkways. Repair/Replace.		720	SF	$15.00		$ 10,800
6.42	Wood blocking for handrails	ROUGH CARPENTRY	68	EA	$ 500.00		$ 34,000
6.42	Paint dumpster bollards	PAINTING AND DECORATING	25	EA	$ 150.00		$ 3,750
7.3	Increase Attic insulation (R-30 minimum value)	INSULATION	15	EA	$ 6,188.00		$ 92,820
7.3	Asphalt Shingles. Replace.		480	SQ	$335.92		$ 161,242
7.3	Fascia, Vinyl. Replace.	RS Means: 66510100250	8456	LF	$8.78		$ 74,244
7.3	Soffits, Wood, Vinyl, Metal. Replace.		16673	SF	$4.00		$ 66,692
7.4	Caulking and Sealing. Maintain.	RS Means: 79213200055	68	AL	$374.00		$ 25,432
7.4	Mortar Tuck-Pointing. Repair as needed.	RS Means: 40120200300	15	AL	$1,500.00		$ 22,500
7.4	Vinyl Siding. Replace.		44562	SF	$7.24		$ 322,629
8.23	Bathroom Toilets. Replace.	RS: 224113131100	68	EA	$ 370.00		$ 25,160
8.23	Bathtubs & Showers, Fiberglass. Replace.	RS: 224119104610	62	EA	$ 3,500.00		$ 217,000
8.42	Switches and Outlets. Replace as needed.		68	AL	$ 1,000.00		$ 68,000
8.62	Gutters & Downspouts. Replace.	METALS	15	EA	$ 2,800.00		$ 42,000
9.1	Office/Community Bldg.: New desks, office chairs, file cabinets, copier, tables exercise equipment etc.	SPECIAL CONSTRUCTION	1	EA	$ 15,200.00		$ 15,200
9.2	Paint Unit Entry Doors (Low VOC)	PAINTING AND DECORATING	68	EA	$ 250.00		$ 17,000
9.2	Dwelling Unit Resilient tile or sheet floor (vinyl, linoleum). Avg Cost. Replace.	RS Means: 96519237600	47799	SF	$6.30		$ 301,134
9.2	Dwelling Unit Walls and Ceilings. Repaint as needed.	RS Means: 99123740840	68	AL	$1,228.50		$ 83,538
9.3	Replace Bathroom Vanities	CABINETS AND COUNTERTOPS	68	EA	$ 500.00		$ 34,000
9.3	Office/Community Bldg/Laundry room: Floor replacement, paint walls, install new cabs, Convert bathrooms to meet UFAS 504 requirements; replace laundry room and stoarage doors	SPECIAL CONSTRUCTION	1	EA	$ 32,000.00		$ 32,000
9.3	Countertops (plastic laminates, wood). Replace.	RS Means: 123623130020	68	EA	$558.46		$ 37,975
9.3	Kitchen sinks, SS Double Basin. Replace.	RS Means: 224116163100	68	EA	$200.00		$ 13,600
9.3	Kitchen Cabinets. Avg Cost. Replace.	RS Means: 123223100010	68	EA	$3,566.00		$ 242,488

9.4	Dishwasher. Replace.	RS: 113013173100	68	EA	$ 650.00		$ 44,200
9.4	Range Hood. Replace.	RS Means: 113013194150	68	EA	$372.00		$ 25,296
9.4	Range, cook top, wall oven. Electric. Replace.	RS Means: 113013150020	68	EA	$550.00		$ 37,400
9.4	Refrigerator/freezer. Replace.	RS Means: 113013165500	68	EA	$850.00		$ 57,800
9.5	Range Queen Fire Stops	APPLIANCES	68	EA	$ 255.00		$ 17,340
9.5	Install "Accessible" tenant mailboxes	SPECIAL CONSTRUCTION	1	EA	$ 20,000.00		$ 20,000
9.5	Install ceiling fans in bedrooms and living rooms (Incl light; LED - E-Star)	ELECTRICAL	232	EA	$ 515.00		$ 119,480
9.5	ADA fan and light switch for range hood	ELECTRICAL	4	EA	$ 350.00		$ 1,400
9.5	Bath Accessories. Replace.		69	EA	$175.00		$ 12,075
9.5	Dwelling Unit Mirror and Medicine Cabinets. Avg Cost. Replace.	RS Means: 102816200020	69	EA	$346.25		$ 23,891
10	Convert 4 units (5%) to Sec. 504/UFAS Mobility Impaired units	ROUGH CARPENTRY	4	EA	$ 25,000.00		$ 100,000
11	ACM Abatement/Encapsulation (drywall/joint compound)	SPECIAL CONSTRUCTION	68	EA	$ 1,600.00		$ 108,800
11	Remove mold from water leaks	SPECIAL CONSTRUCTION	1	EA	$ 5,000.00		$ 5,000
11	Encapsulate Lead Based paint	SPECIAL CONSTRUCTION	1	EA	$ 5,500.00		$ 5,500
11	Radon mitigation	SPECIAL CONSTRUCTION	2	EA	$ 10,000.00		$ 20,000
11	Sec 504/UFAS Audio/Visual Impaired units	ELECTRICAL	2	EA	$ 2,464.00		$ 4,928
6.4.2	Building-Mounted Light Fixtures. Replace.	RS Means: 265623100200	98	EA	$300.00		$ 29,400
6.4.2	Signage, Entrance/Monument. Replace.		1	EA	$15,000.00		$ 15,000
6.4.2	Unit Numbering. Replace.		68	EA	$40.15		$ 2,730
6.4.3	Tot Lot (Playground Equipment). Replace.		1	EA	$75,000.00		$ 75,000
7.6.1	Hung Vinyl Frame Window. Avg Cost. Replace.		336	EA	$850.00		$ 285,600
7.6.2	Dwelling Unit Entry Door, Interior, Solid Wood/Metal Clad. Replace.	RS Means: 81313200030	68	EA	$1,480.00		$ 100,640
7.6.2	Dwelling Unit Interior, Hollow Core Doors.	RS Means: 81416090025	532	EA	$195.90		$ 104,219
7.6.2	Dwelling Unit Rear Door, Aluminum and Glass. Replace.		68	EA	$1,608.00		$ 109,344
8.1.1	AC Condensers, 1.5 Tons. Replace.	RS Means: 238143101020	36	EA	$12,059.49		$ 102,330
8.1.1	AC Condensers, 2.0 Tons. Replace.	RS Means: 238143101025	32	EA	$12,059.49		$ 385,904
8.1.1	Dwelling Unit Furnaces. Replace.	RS Means: 235413101100	68	EA	$2,842.51		$ 193,291
8.1.2	Dwelling Unit Bath Exhaust Fans. Avg Cost. Replace.		50	EA	$250.00		$ 12,500
8.1.4	Dwelling Unit Thermostats. Replace.		68	EA	$98.94		$ 6,728
8.2.1	Install in-unit water shut offs	PLUMBING AND HOT WATER	68	EA	$ 400.00		$ 27,200
8.2.1	Repair water leaks	PLUMBING AND HOT WATER	1	EA	$ 4,000.00		$ 4,000
8.2.1	Scope and repair sewers as needed	PLUMBING AND HOT WATER	1	EA	$ 25,000.00		$ 25,000
8.2.2	DHW, Electric 30 Gal. Replace.	RS Means: 223430132120	68	EA	$2,500.00		$ 170,000
8.2.3	Replace tub with Roll in shower (For Sec 504/UFAS mobility impaired)	PLUMBING AND HOT WATER	6	EA	$ 4,700.00		$ 28,200
8.4.1	Upgrade electrical service panels	ELECTRICAL	68	EA	$ 2,250.00		$ 153,000
8.4.3	Dwelling Unit Light Fixtures. Replace.	RS Means: 265113505300	408	AL	$128.00		$ 52,224
8.6.2	Residential Smoke Detectors. Replace.		238	EA	$163.00		$ 38,794

GILL GROUP

Property Name: Market Place Apartments
Location: Rock Hill, SC
Date: 4/24/2026
Project No: TCN6031A1839
CPI: 2.50%

Number of Units: 68
Number Buildings: 15
Reserve Term (yrs): 20
Building Age (yrs): 54
Effective Age (yrs): 26

Table 2: Modified Capital Reserves Schedule

Reserve / Unit / Year	*$ 335*
Inflated Reserve / Unit / Year	*$ 456*

Section	Component	EUL	EFF AGE	RUL	Qty	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045	Reserve Over Term
6.2	Asphalt Pavement. Reseal.	5	0	5	53394	SF	$ 0.29	$15,425	300%						$ 15,425					$ 15,425					$ 15,425					**$ 46,275**
6.2	Asphalt Pavement. Restripe.	5	0	5	119	EA	$ 29.50	$ 3,511	300%						$ 3,511					$ 3,511					$ 3,511					**$ 10,532**
6.42	Building - Mounted Light Fixtures. Replace.	10	0	10	142	EA	$ 182.00	$25,844	100%											$ 25,844										**$ 25,844**
7.4	Caulking and Sealing. Maintain.	10	0	10	68	AL	$ 500.00	$34,000	100%											$ 34,000										**$ 34,000**
7.4	Mortar Tuck-Pointing. Perform.	10	0	10	15	AL	$ 1,200.00	$18,000	100%											$ 18,000										**$ 18,000**
8.11	Heat Pump, 1.5 Ton Replace.	15	0	15	36	EA	$ 1,385.00	$49,860	100%															$ 49,860						**$ 49,860**
8.11	Heat Pump, 2.0 Ton Replace.	15	0	15	32	EA	$ 1,620.00	$51,840	100%															$ 51,840						**$ 51,840**
8.11	Heat Pump, 5.0 Ton Replace.	15	0	15	1	EA	$ 3,268.00	$ 3,268	100%															$ 3,268						**$ 3,268**
8.12	Common Area Bath Exhaust Fans. Avg Cost. Replace.	15	0	15	2	EA	$ 112.50	$ 225	100%															$ 225						**$ 225**
8.12	Dwelling Unit Bath Exhaust Fans. Avg Cost. Replace.	15	0	15	68	EA	$ 112.50	$ 7,650	100%															$ 7,650						**$ 7,650**
8.14	Common Area Thermostats. Replace.	15	0	15	1	EA	$ 59.00	$ 59	100%															$ 59						**$ 59**
8.14	Dwelling Unit Thermostats. Replace.	15	0	15	68	EA	$ 59.00	$ 4,012	100%															$ 4,012						**$ 4,012**
8.22	40 Gal DHW Heater. Avg Cost. Replace.	12	0	12	68	EA	$ 700.00	$47,600	100%													$ 47,600								**$ 47,600**
8.22	75 Gal DHW Heater. Replace.	12	0	12	1	EA	$ 2,065.00	$ 2,065	100%													$ 2,065								**$ 2,065**
8.62	Residential Smoke Detectors. Replace.	5	0	5	232	EA	$ 35.00	$ 8,120	300%						$ 8,120						$ 8,120					$ 8,120				**$ 24,360**
9.4	Range, cook top, wall oven. Electric. Replace.	15	0	15	68	EA	$ 700.00	$47,600	100%															$ 47,600						**$ 47,600**
9.4	Refrigerator/freezer. Replace.	12	0	12	68	EA	$ 575.00	$39,100	100%													$ 39,100								**$ 39,100**
9.4	Dishwasher. Replace.	10	0	10	68	EA	$ 525.00	$35,700	100%											$ 35,700										**$ 35,700**
9.4	Range Hood. Replace.	15	0	15	68	EA	$ 120.00	$ 8,160	100%															$ 8,160						**$ 8,160**
	Annual Reserve (Uninflated)														$ 27,056					$ 132,480	$ 8,120	$ 88,765			$ 191,610		$ 8,120			**$ 456,150**
	Inflation Rate Factor									1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	1.280	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.560	1.599	
	Annual Reserve (Inflated)														**$ 30,611**					**$ 169,586**	**$ 10,654**	**$ 119,379**			**$ 277,508**		**$ 12,356**			**$ 620,094**

GILL GROUP

Property Name:	Market Place Apartments	Number of Units:	68
Location:	Rock Hill, SC	Number Buildings:	15
Date:	4/24/2026	Reserve Term (yrs):	20
Project No:	TCN6031A1839	Building Age (yrs):	54
CPI:	2.50%	Effective Age (yrs):	26

Table 3: Initial & Annual Deposit Calculation

Interest Earnings Rate	***1.00%***
Annual Increase	***3.00%***

● *Replacement Reserve Near Term Determination Calculation*

	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Total
Begining Balance		$ 28,900	$ 58,956	$ 90,206	$ 122,687	$ 156,442	$ 160,898	$ 197,015	$ 234,528	$ 273,483	$ -
Interest Earnings*	$ -	$ 289	$ 590	$ 902	$ 1,227	$ 1,564	$ 1,609	$ 1,970	$ 2,345	$ 2,735	$ 13,231
Initial Deposit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Deposit	$ 28,900	$ 29,767	$ 30,660	$ 31,580	$ 32,527	$ 33,503	$ 34,508	$ 35,543	$ 36,610	$ 37,708	$ 331,306
Total Deposits	**$ 28,900**	**$ 58,956**	**$ 90,206**	**$ 122,687**	**$ 156,442**	**$ 191,509**	**$ 197,015**	**$ 234,528**	**$ 273,483**	**$ 313,926**	**$ 344,537**
Estimated Needs	$ -	$ -	$ -	$ -	$ -	$ 30,611	$ -	$ -	$ -	$ -	$ 30,611
Total Est. Needs:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 30,611**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 30,611**
Net Available	**$ 28,900**	**$ 58,956**	**$ 90,206**	**$ 122,687**	**$ 156,442**	**$ 160,898**	**$ 197,015**	**$ 234,528**	**$ 273,483**	**$ 313,926**	**$ 313,926**

● *Replacement Reserve Long Term Determination Calculation*

	Year 11 2036	Year 12 2037	Year 13 2038	Year 14 2039	Year 15 2040	Year 16 2041	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045	Total
Begining Balance	$ 313,926	$ 186,319	$ 217,532	$ 141,533	$ 185,389	$ 230,957	$ 783	$ 47,167	$ 83,050	$ 133,081	$ 313,926
Interest Earnings*	$ 3,139	$ 1,863	$ 2,175	$ 1,415	$ 1,854	$ 2,310	$ 8	$ 472	$ 831	$ 1,331	$ 15,397
Initial Deposit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Deposit	$ 38,839	$ 40,004	$ 41,204	$ 42,441	$ 43,714	$ 45,025	$ 46,376	$ 47,767	$ 49,200	$ 50,676	$ 445,248
Total Deposits	**$ 355,904**	**$ 228,186**	**$ 260,912**	**$ 185,389**	**$ 230,957**	**$ 278,291**	**$ 47,167**	**$ 95,406**	**$ 133,081**	**$ 185,088**	**$ 774,571**
Estimated Needs	$ 169,586	$ 10,654	$ 119,379	$ -	$ -	$ 277,508	$ -	$ 12,356	$ -	$ -	$ 589,483
Total Est. Needs:	**$ 169,586**	**$ 10,654**	**$ 119,379**	**$ -**	**$ -**	**$ 277,508**	**$ -**	**$ 12,356**	**$ -**	**$ -**	**$ 589,483**
Net Available	**$ 186,319**	**$ 217,532**	**$ 141,533**	**$ 185,389**	**$ 230,957**	**$ 783**	**$ 47,167**	**$ 83,050**	**$ 133,081**	**$ 185,088**	**$ 185,088**

Appendix B
User Questionnaire

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

Project Information			
Project Location:	1333 Coronet Court, Rock Hill, SC 29730		
Project Number:		Project Manager:	Patrick Crawford
Phone:	616-228-0713	Email:	patrick.crawford@gillgroup.com

Property Overview

Dates of construction/additions	
Date of Construction:	1972
# of construction phases:	N/A
Date(s) of renovations:	2000
Site Statistics	
Site area in acres:	5.69
Total # of parking spaces:	119
# of HC accessible spaces:	2
# of HC van spaces:	4
# of carport spaces:	0
# of garage spaces:	0
Maintenance Bldg. (Y/N):	Attached to office
Building Statistics	
Total # of apt. buildings:	14
# of stories:	2
Total square feet:	67,913 sq ft
Total net rentable area:	59,752 sq ft
Total # of dwelling units:	68
Total # of occupied units:	66
Total # of vacant units:	2
Total # of down units:	0
Total # of accessible units:	4
Total # of managers units:	0
Total # of model units:	0

Amenities

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

Summary of Apartment Unit Types

Bedrooms	Bathrooms	Unit Area (SF)	Quantity
1BR	1B	611 SF	16
2BR	1B	836 SF	20
3BR	1B	956 SF	20
4BR	1B	1,178 SF	12
Rent roll provided?: Yes X No ☐		Total # of Units:	68

Tenant/Landlord Replacement Responsibilities

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

Utility Service Summary

Utility	Utility Provider
Sewer:	City of Rock Hill
Water:	City of Rock Hill
Electric:	City of Rock Hill
Gas:	York County Natural Gas
Overall adequacy of utility service:	Good X Fair ☐ Poor ☐
Is an irrigation system present?:	Yes ☐ No ☐

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

Component Summary and Capital Improvements		
Component	Approximate Component Age (OTC = Original to Construction)	Describe dates, portions replaced, repairs, etc.
Building Envelope		
Roof	Shingles: _____ Years Old OTC:☐ Panels: _____ Years Old OTC:☐ Other: _____ Years Old OTC:☐	
Windows	Windows: _____ Years Old OTC:☐	
Doors	Entry: _____ Years Old OTC:☐ Interior: _____ Years Old OTC:☐	
Siding	Vinyl: _____ 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: _____ 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: _____ Years Old OTC:☐ Ranges: _____ Years Old OTC:☐ Range Hoods: _____ Years Old OTC:☐ Dishwashers: _____ Years Old OTC:☐ Other: _____ Years Old OTC:☐	
Cabinets and Countertops	Kitchen: _____ Years Old OTC:☐ Bathroom: _____ 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: X N/A:☐
2.	Are there any unresolved building, fire or zoning code issues?	Yes:☐ No:☐ Unk: X N/A:☐
3.	Has a termite inspection occurred within the last year?	Yes:☐ No:☐ Unk: X N/A:☐
4.	Does the property have any structural settlement, deflection or cracking?	Yes:☐ No:☐ Unk: X N/A:☐
5.	Has the property experience and fire or seismic related damage?	Yes:☐ No:☐ Unk: X N/A:☐
6.	Is there any water infiltration in basements or crawl spaces?	Yes:☐ No:☐ Unk: X N/A:☐
7.	Are there any wall or window leaks, or poorly insulated areas?	Yes:☐ No:☐ Unk: X N/A:☐
8.	Is roof access available?	Yes:☐ No:☐ Unk: X N/A:☐
9.	Are there any current roof leaks at the property?	Yes:☐ No:☐ Unk: X N/A:☐
10.	Is the roof covered by a warranty or bond?	Yes:☐ No:☐ Unk: X N/A:☐
11.	Are the HVAC systems inspected on a regular basis?	Yes:☐ No:☐ Unk: X N/A:☐
12.	Are there any plumbing leaks or water pressure problems?	Yes:☐ No:☐ Unk: X N/A:☐
13.	Is the property served by on-site water well or septic system?	Yes:☐ No:☐ Unk: X N/A:☐
14.	Are the elevators maintained by a contractor on a routine basis?	Yes:☐ No:☐ Unk: ☐ N/A: X
15.	Is the emergency communication equip. in the elevators functional?	Yes:☐ No:☐ Unk: ☐ N/A: X
16.	Have fire/life safety systems been inspected within the last year?	Yes:☐ No:☐ Unk: X N/A:☐
17.	Are emergency electrical generators, if present, routinely maintained?	Yes:☐ No:☐ Unk: ☐ N/A: X
18.	Are GFCI outlets installed in all kitchens?	Yes:☐ No:☐ Unk: X N/A:☐
19.	Are GFCI outlets installed in all bathrooms/restrooms?	Yes:☐ No:☐ Unk: X N/A:☐
20.	Has the building been tested for indoor air quality or mold?	Yes:☐ No:☐ Unk: X N/A:☐

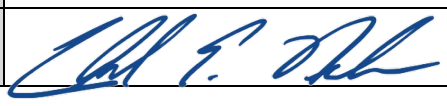
Red Flag Issues

21.	Is Fire Retardant Plywood used at the property?	Yes:☐ No:☐ Unk: X N/A:☐
22.	Is polybutylene piping used at the property?	Yes:☐ No:☐ Unk: X N/A:☐
23.	Does any part of the electrical system use aluminum branch wiring?	Yes:☐ No:☐ Unk: X N/A:☐
24.	Are any Omega or Central brand fire sprinkler heads installed?	Yes:☐ No:☐ Unk: X 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		Pending	
ALTA survey/site plan		X	
Floor plans		X	
Construction drawings		Pending	
Rent roll of tenants/commercial suites with current occupancy percentage		X	
Summary or matrix of apartment unit/suite types, square footages, and NRA.		X	
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 their knowledge, the above statements and facts are true and correct, and that no material facts have been suppressed or misstated.

Name:	Chad E. Nelson		
Title:	Development Partner		
Firm:	American Community Developers, Inc.		
Address:	20250 Harper Avenue, Detroit, MI 48225		
Phone Number:	(313) 881-8150		
Email Address:	chadn@acdmail.com		
Signature:		**Date:**	March 20, 2026

Appendix C

Photo Documentation from Site Reconnaissance



Exterior of Subject Property - Directional View



Exterior of Subject Property - Directional View



Exterior of Subject Property - Directional View



Exterior of Subject Property - Directional View



Exterior of Subject Property - Directional View



Exterior of Subject Property - Typical Condenser



Exterior of Subject Property - Rear of Building



Exterior of Subject Property - Typical Entry



Exterior of Subject Property - Typical Landscaping



Exterior of Subject Property - Typical Landscaping



Exterior of Subject Property - Typical Building



Exterior of Subject Property - Typical Building



Exterior of Subject Property - Typical Sidewalk



Exterior of Subject Property - Typical Railing



Exterior of Subject Property - Typical Parking



Exterior of Subject Property - Typical Dumpster



Exterior of Subject Property - Typical Metering



Exterior of Subject Property - Typical Pole Light



Exterior of Subject Property - Typical Parking



Exterior of Subject Property - Typical Drainage



Exterior of Subject Property - Common Building



Exterior of Subject Property - Common Building



Exterior of Subject Property - Common Building



Exterior of Subject Property - Common Building



Exterior of Subject Property - Typical Sidewalk



Exterior of Subject Property - Typical Parking



Exterior of Subject Property - Typical Dumpster



Exterior of Subject Property - Typical Parking



Exterior of Subject Property - Typical Condenser



Exterior of Subject Property - Common Building



Exterior of Subject Property - Typical Rear of Building



Exterior of Subject Property - Monument Sign



Exterior of Subject Property - Monument Sign



Exterior of Subject Property - Typical Sidewalk



Exterior of Subject Property - Common Building



Exterior of Subject Property - Rear of Building



Exterior of Subject Property - Typical Sidewalk



Exterior of Subject Property - Typical Condenser



Exterior of Subject Property - Typical Curbing



Exterior of Subject Property - Drainage



Exterior of Subject Property - Typical Siding



Common Areas - Bathroom



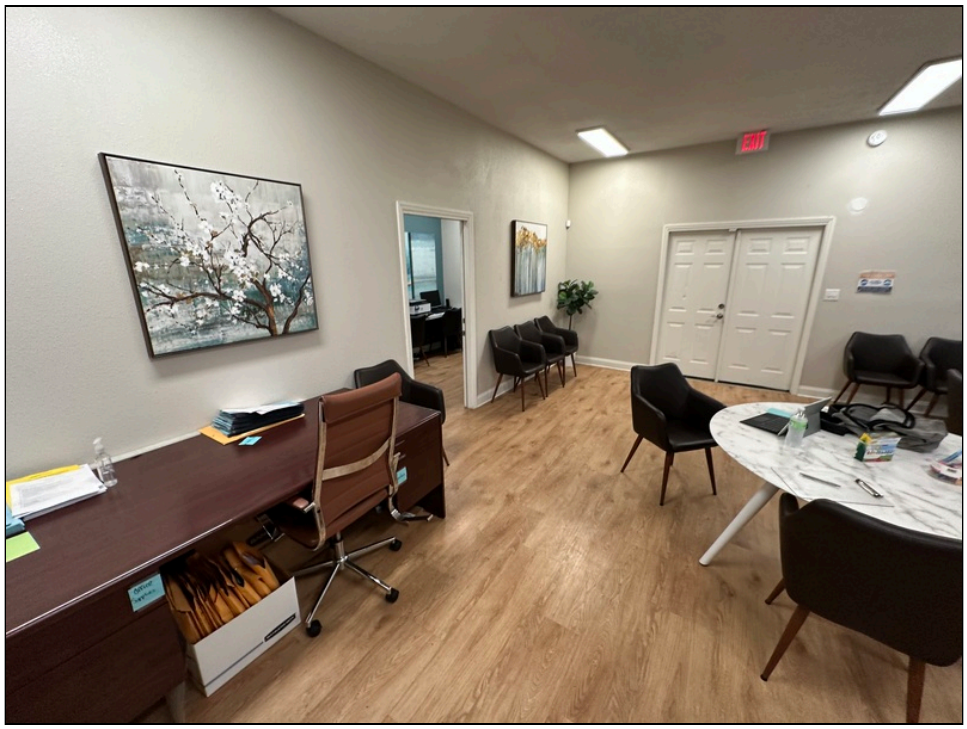
Common Areas - Bathroom



Common Areas - Bathroom



Common Areas - Community Room



Common Areas - Community Room



Common Areas - Laundry Room



Common Areas - Laundry Room



Common Areas - Laundry Room



Common Areas - DHW



Common Areas



Common Areas



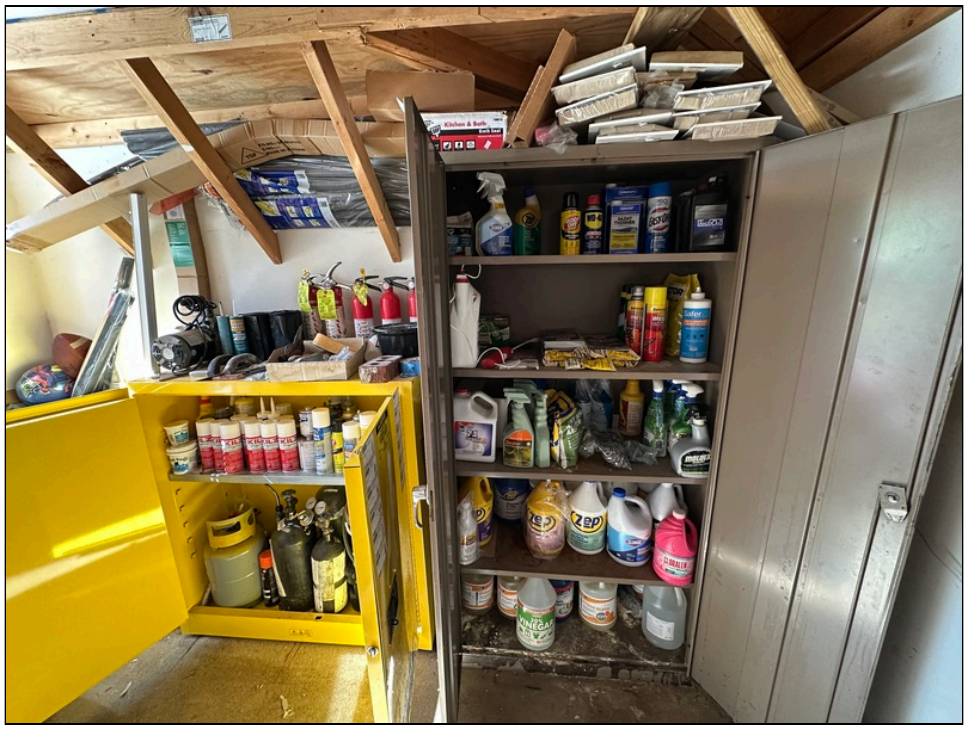
Common Areas



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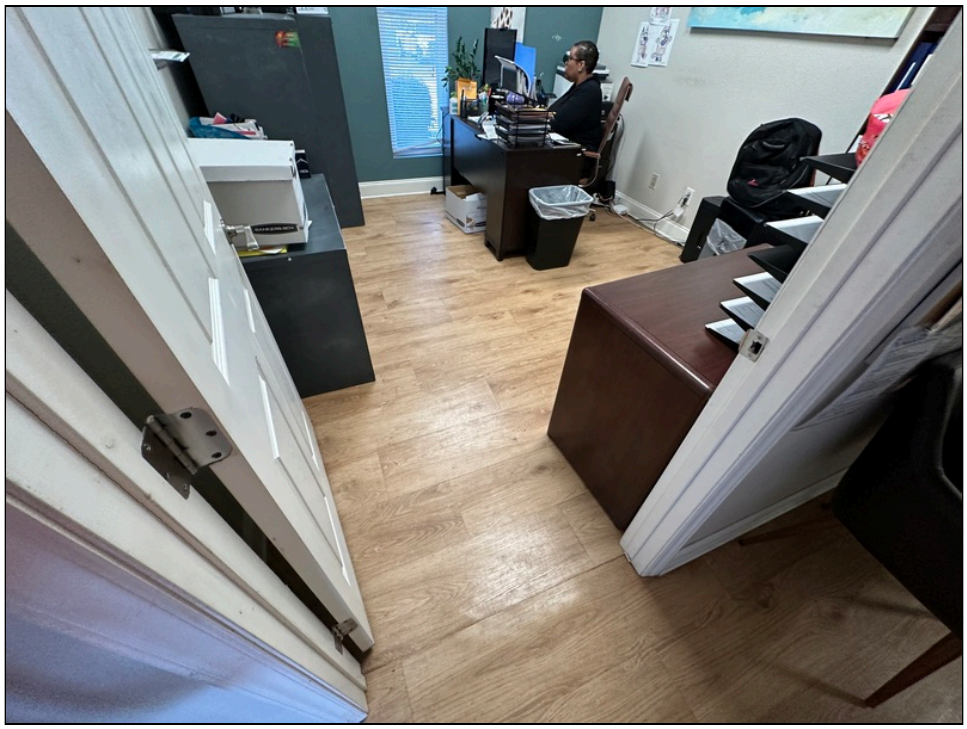
Common Areas



Common Areas



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Common Areas



Common Areas



Interior of Typical Unit



Interior of Typical Unit



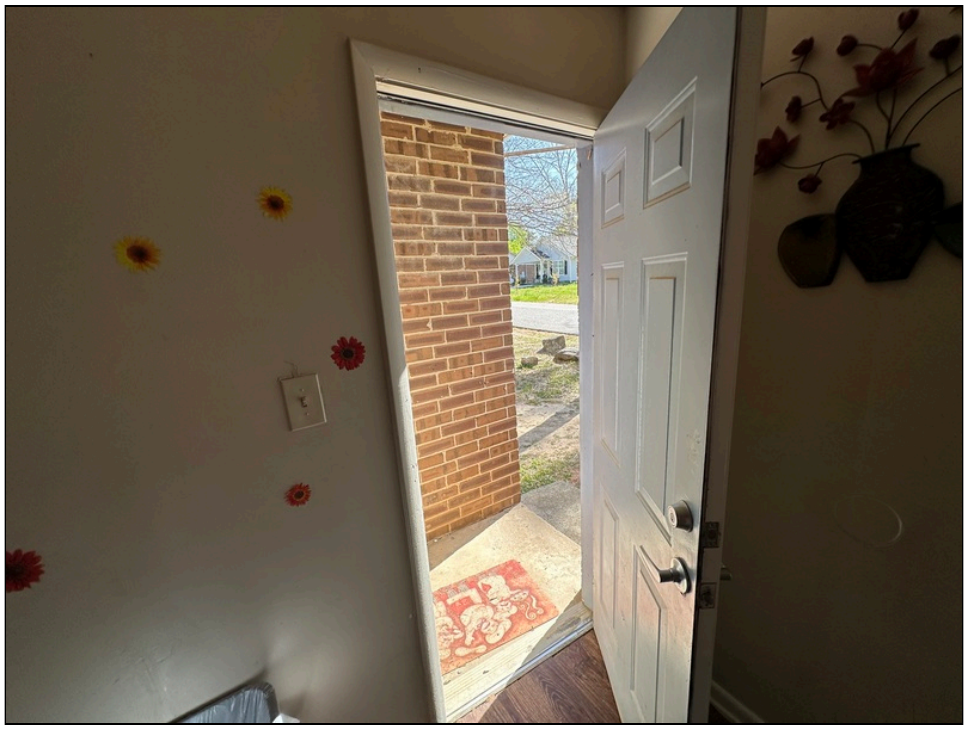
Interior of Typical Unit



Interior of Typical Unit



Interior of Typical Unit



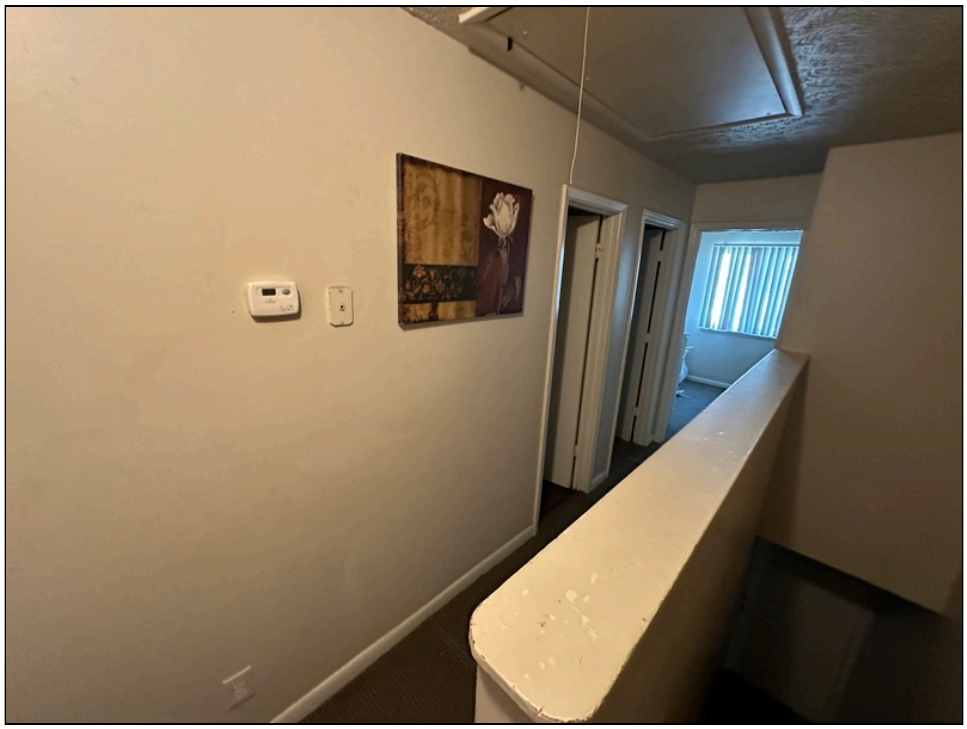
Interior of Typical Unit



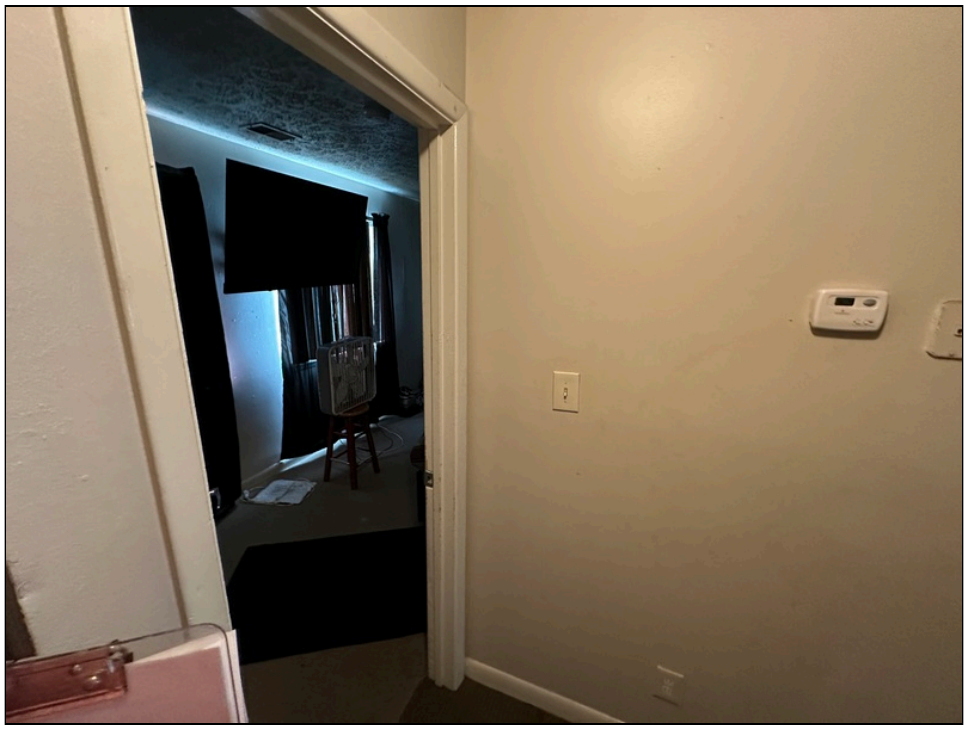
Interior of Typical Unit



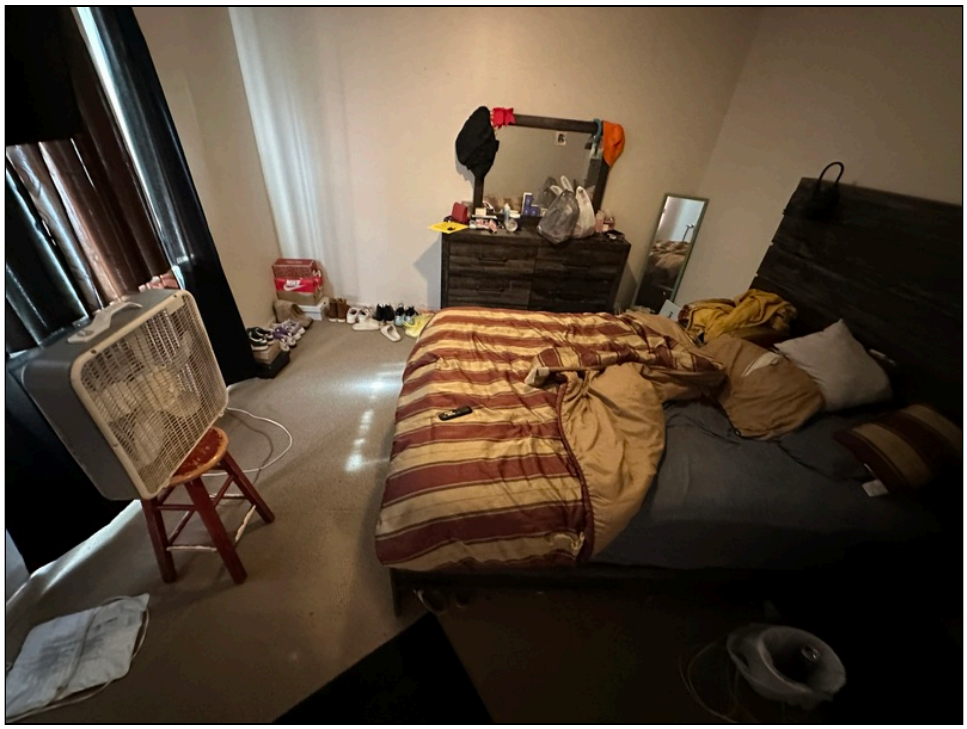
Interior of Typical Unit



Interior of Typical Unit



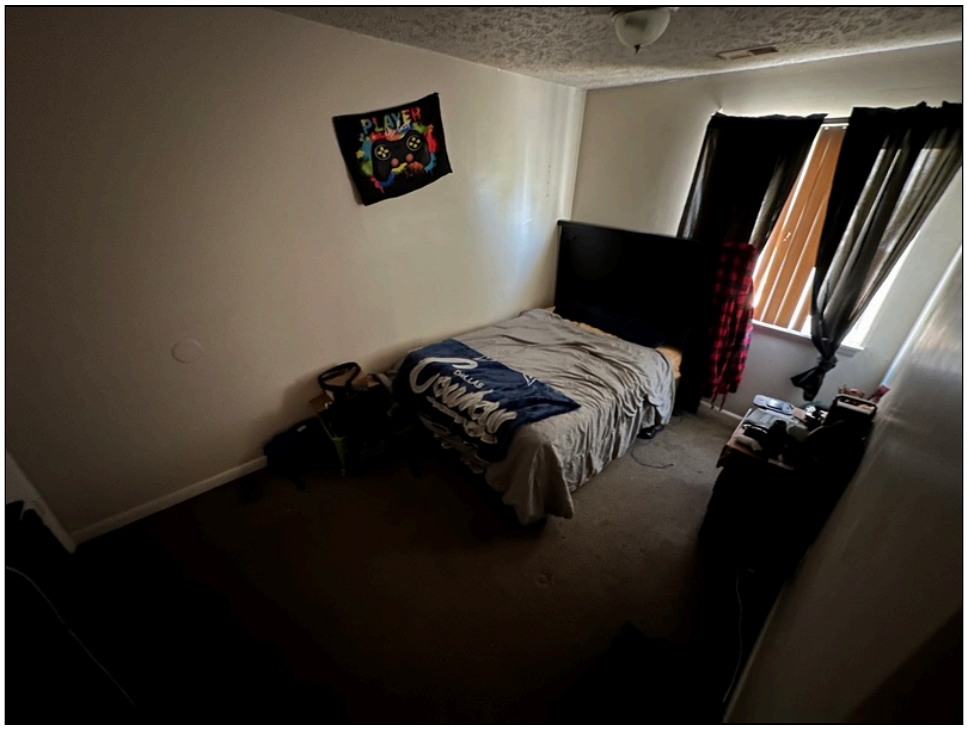
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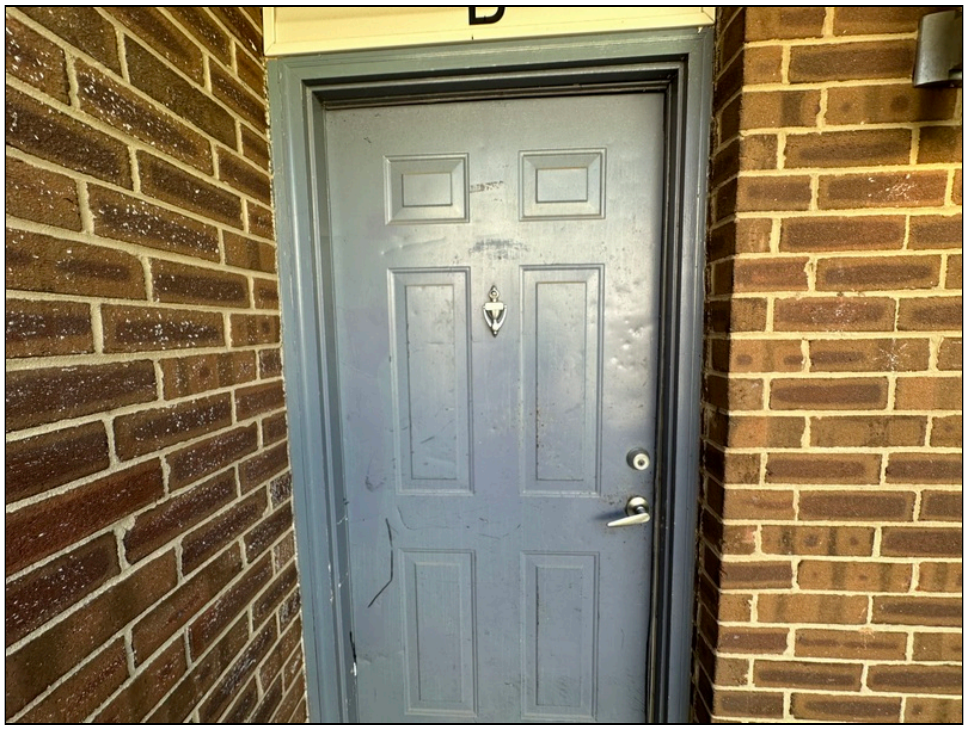
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Interior of Typical Accessible Unit

Appendix D

Supplemental Information Correspondence

York County, SC

Summary

Parcel Number	6001602009
Account #	14703
Location Address	368 HECKLE BLVD S C
Tax District	ROCK HILL DISTRICT 3 - ROCK HILL
Land Use Classification	EXEMPT IMP (EI) (Note: Not Zoning Info)
Acres/Lot	5.620
Legal Description	OFF LIGE ST (Note: Not to be used on legal documents.)
Neighborhood	Commercial Land

View Map

Scanned Property Card

Property cards are edited to 12/31/2019 and no longer updated.

Property Card

Owners

MARKET PLACE HOUSING PARTNERS LP
2607 2ND AVE SUITE 300
SEATTLE WA 98121

Valuation

		2025	2024	2023	2022
	Market Land Value	$0	$0	$0	$0
+	Market Improvement Value	$0	$11,606,233	$11,606,233	$11,606,233
+	Market Misc Value	$0	$0	$0	$0
=	**Total Market Value**	**$0**	**$11,606,233**	**$11,606,233**	**$11,606,233**
	Taxable Land Value	$0	$0	$0	$0
+	Taxable Improvement Value	$0	$11,606,233	$11,606,233	$11,606,233
+	Taxable Misc Value	$0	$0	$0	$0
-	Ag Credit Value	$0	$0	$0	$0
=	**Total Taxable Value**	**$0**	**$11,606,233**	**$11,606,233**	**$11,606,233**
	Assessed Land Value	$0	$0	$0	$0
+	Assessed Improvement Value	$0	$0	$0	$0
+	Assessed Misc Value	$0	$0	$0	$0
=	**Total Assessed Value**	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Land Type
EXEMPT IMP (EI)	5.62	Acres	Site

Buildings

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories		**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	

Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	

Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	4180	**Roof Coverage**	
Finished Sq Ft	4180	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	4,180	4,180
TOTAL		**4,180**	**4,180**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5339	**Roof Coverage**	
Finished Sq Ft	5339	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,339	5,339
TOTAL		**5,339**	**5,339**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5339	**Roof Coverage**	
Finished Sq Ft	5339	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,339	5,339
TOTAL		**5,339**	**5,339**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5339	**Roof Coverage**	
Finished Sq Ft	5339	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,339	5,339
TOTAL		**5,339**	**5,339**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5339	**Roof Coverage**	
Finished Sq Ft	5339	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls	Class D	**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,339	5,339
TOTAL		**5,339**	**5,339**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5380	**Roof Coverage**	
Finished Sq Ft	5380	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,380	5,380
TOTAL		**5,380**	**5,380**

Style	APARTMENTS/MULTI RESIDENCE / 352	**Roof Type**	
Gross Sq Ft	5380	**Roof Coverage**	
Finished Sq Ft	5380	**Flooring Type**	
Stories	2	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COM	Commercial Area	5,380	5,380
TOTAL		**5,380**	**5,380**

Style	OFFICE / 344	**Roof Type**	
Gross Sq Ft	2408	**Roof Coverage**	
Finished Sq Ft	2096	**Flooring Type**	
Stories	1	**Heating Type**	
Interior Walls		**Bedrooms**	
Exterior Walls		**Full Bathrooms**	
Year Built	1972	**Half Bathrooms**	
Garage		**3/4 Bathrooms**	
Porch	COVERED PORCH	**FirePlaces**	0
Foundation			

Code	Description	Sketch Area	Finished Area
COMM_CP	COMM COV PCH	312	0
COM	Commercial Area	2,096	2,096
TOTAL		**2,408**	**2,096**

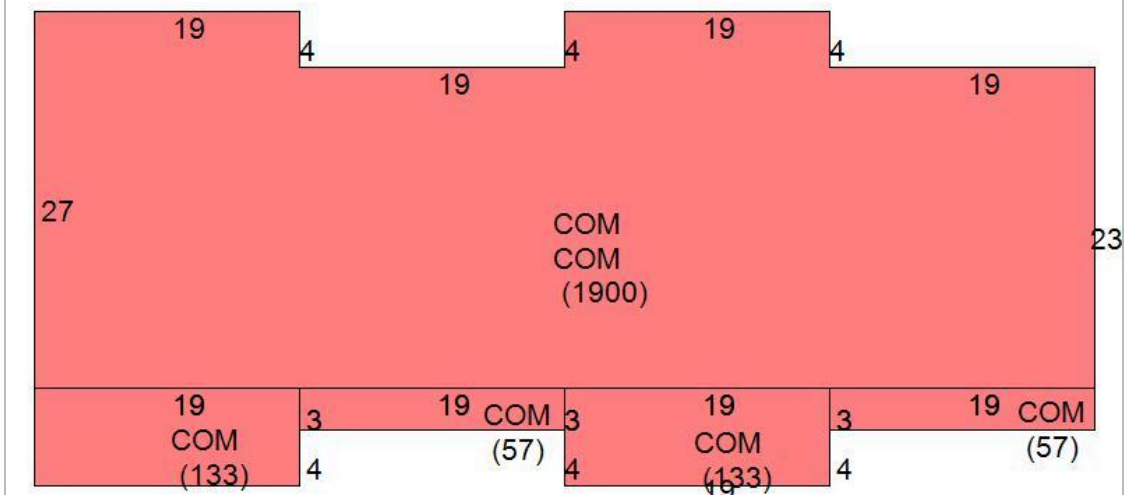
Yard Items

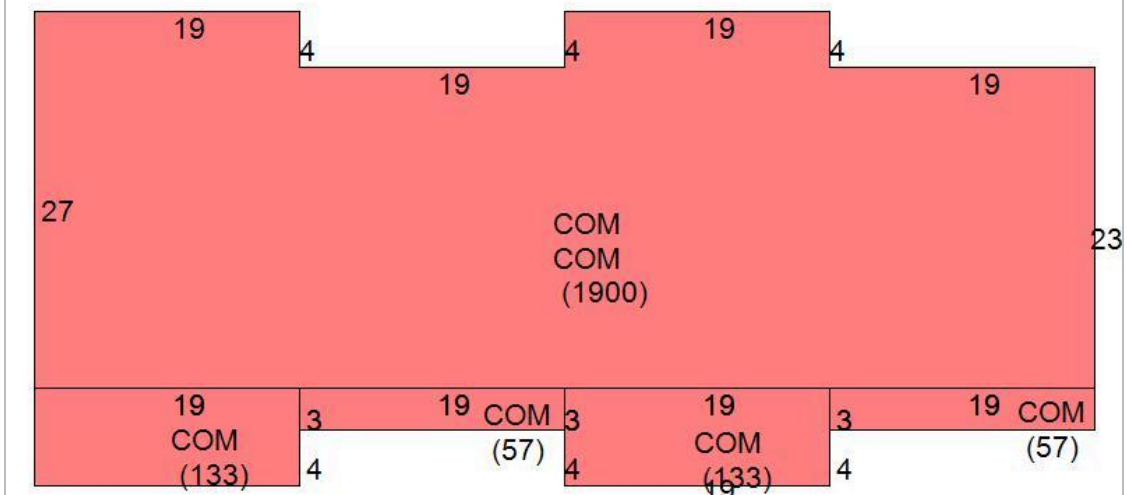
Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
Miscellaneous	0	CR	0 x 0	1	5092 EA	
Asphalt Paving 2"	0	Asphalt/Concrete add on	0 x 0	1	52200 SF	
Concrete Paving 3"	0	Asphalt/Concrete add on	0 x 0	1	9500 SF	
Miscellaneous	0	15	0 x 0	1	1 EA	

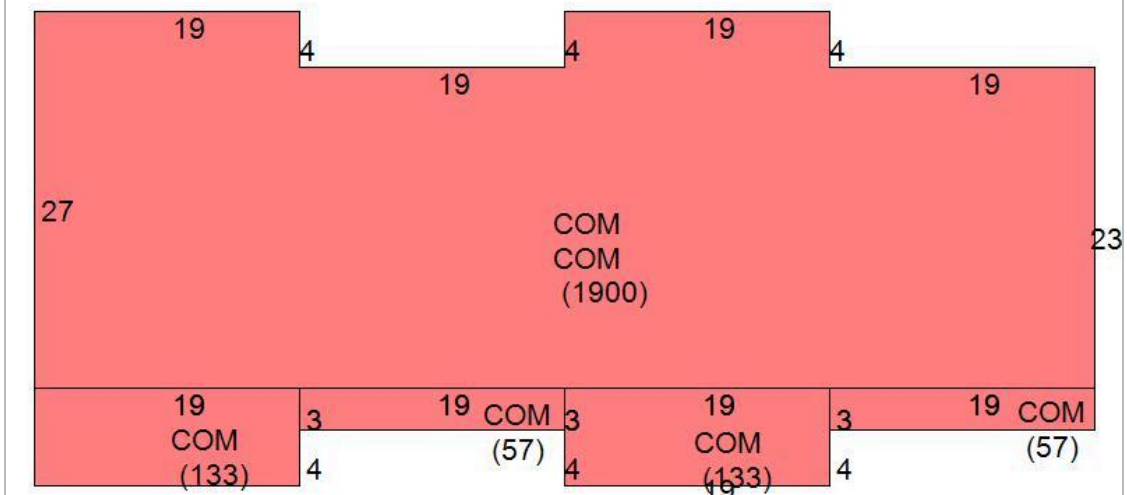
Sales

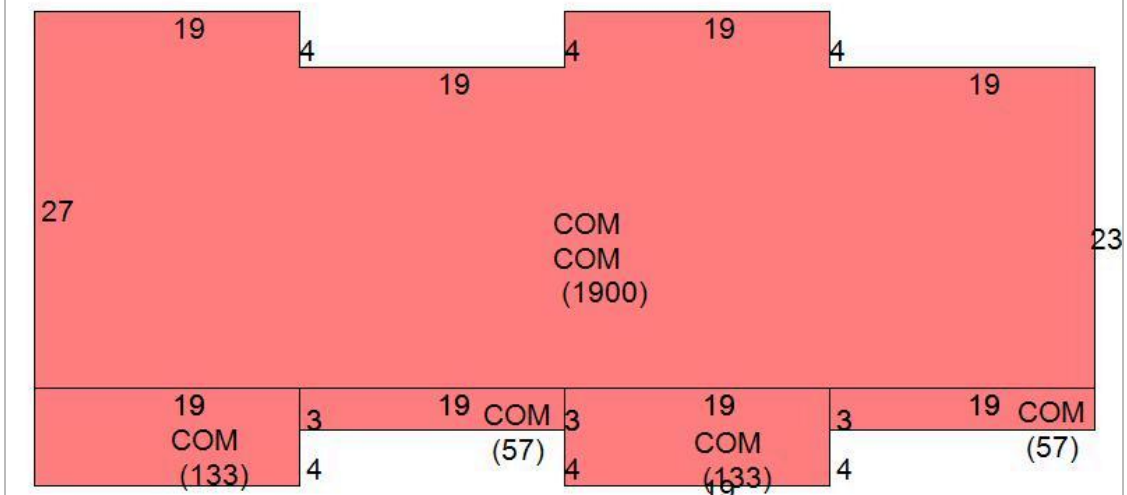
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Grantor	Grantee
8/12/2021	$13,000,000		19506	271	FFAH MARKET PLACE LLC	
6/16/2017	$5,950,000		16429	250	MARKET PLACE APARTMENTS LP	FFAH MARKET PLACE LLC
7/15/1999	$1,564,000		2781	154	FRIENDSHIP PROSPECT LTD A PTR	MARKET PLACE APARTMENTS LP

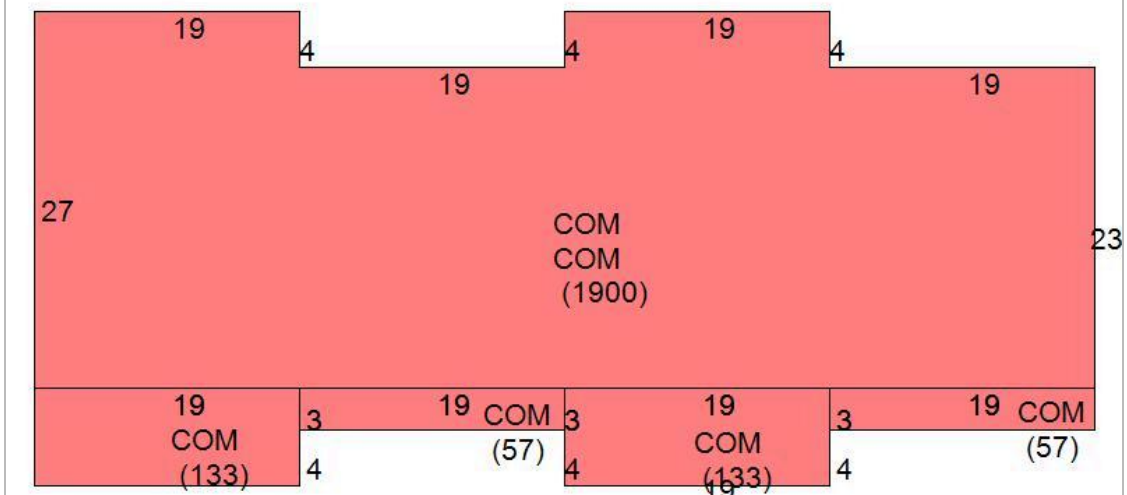
Sketches

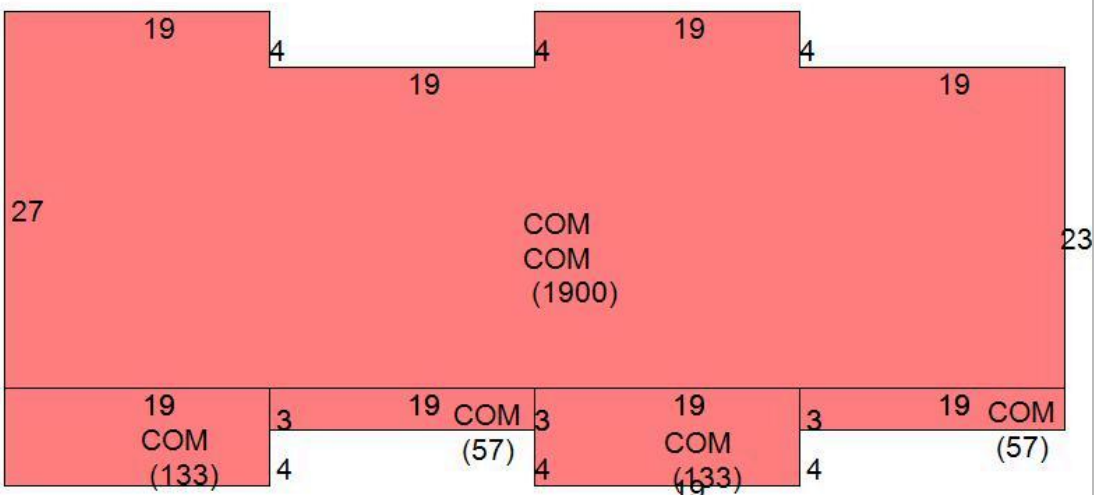

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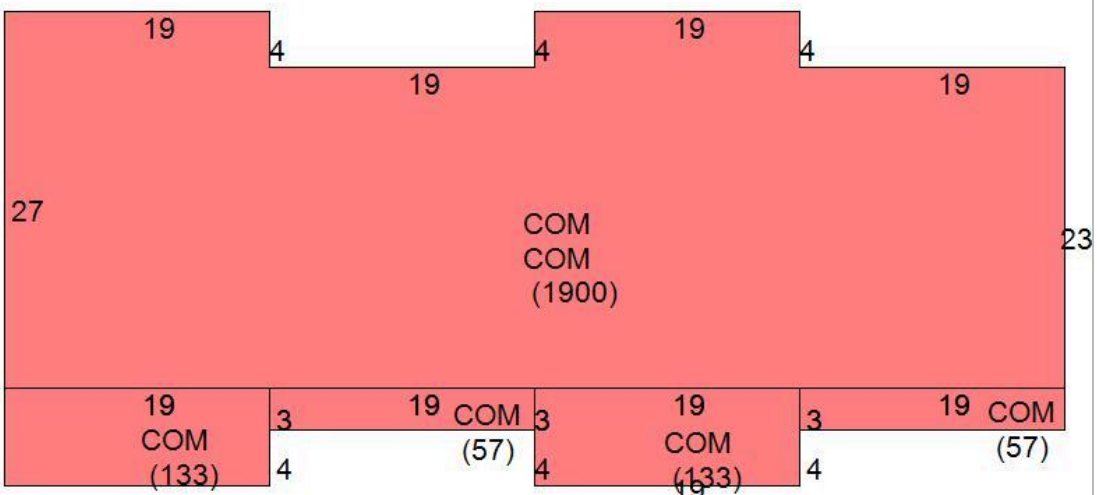

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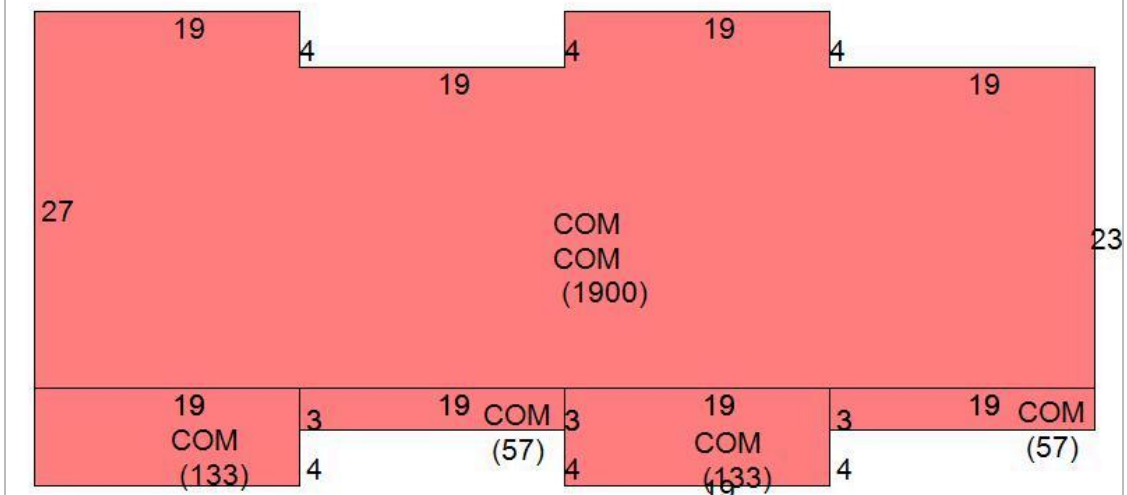

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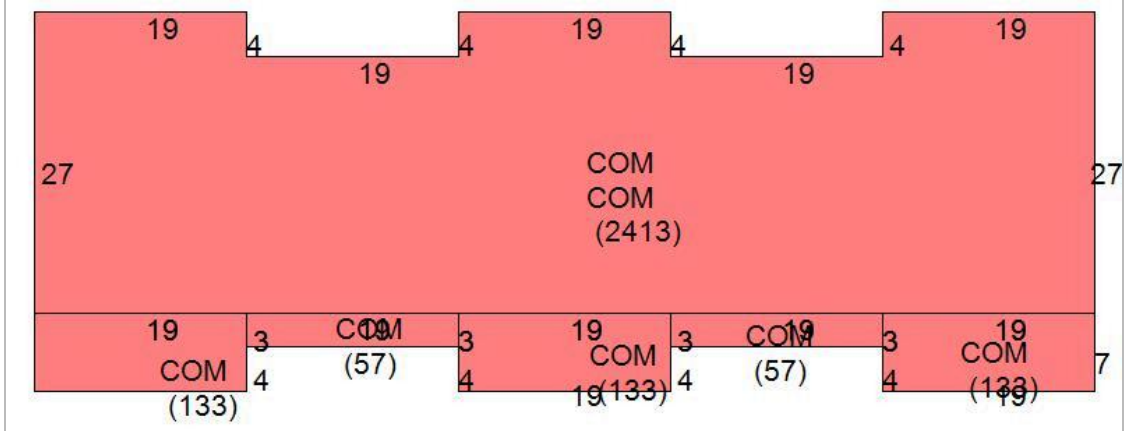

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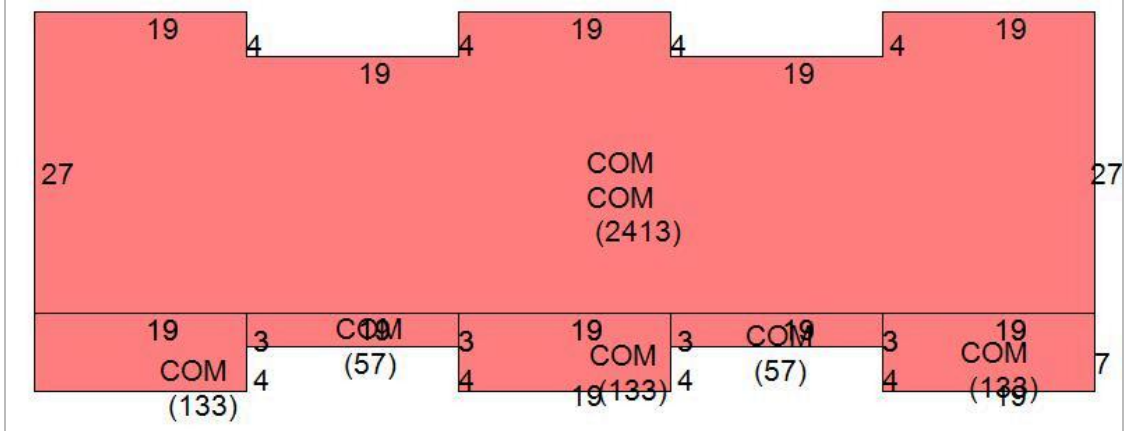

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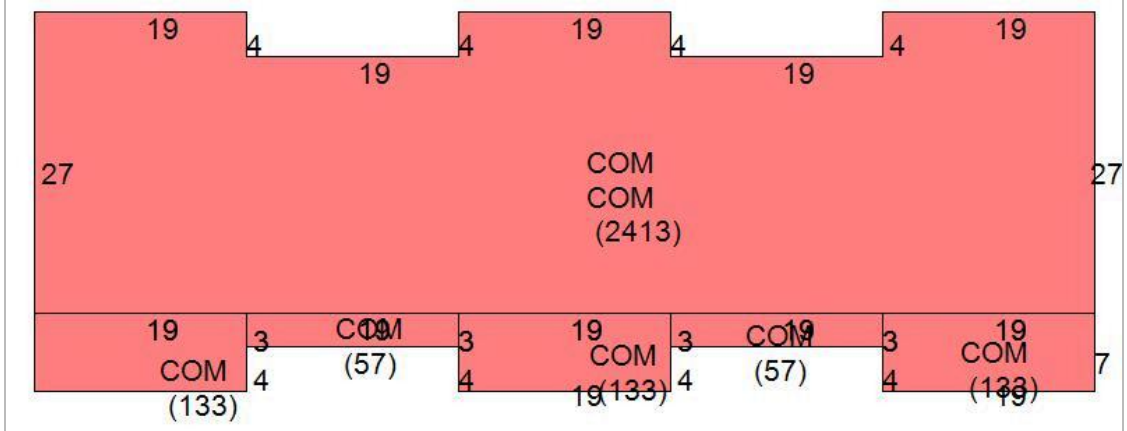

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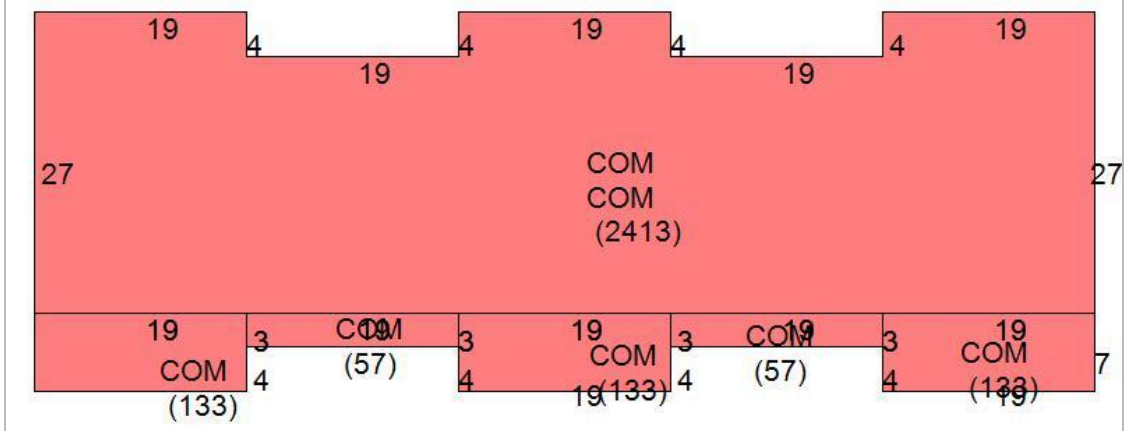

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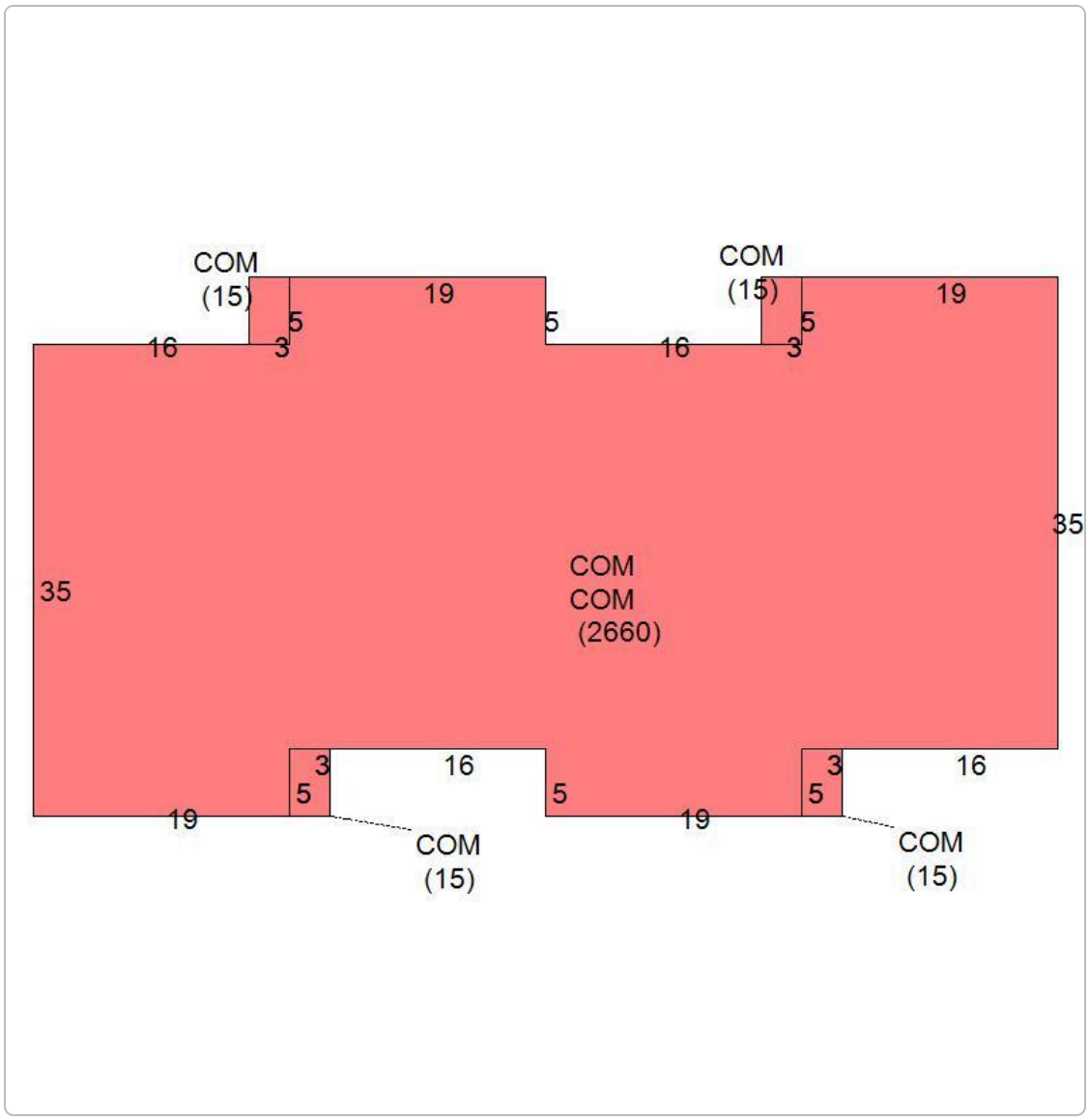

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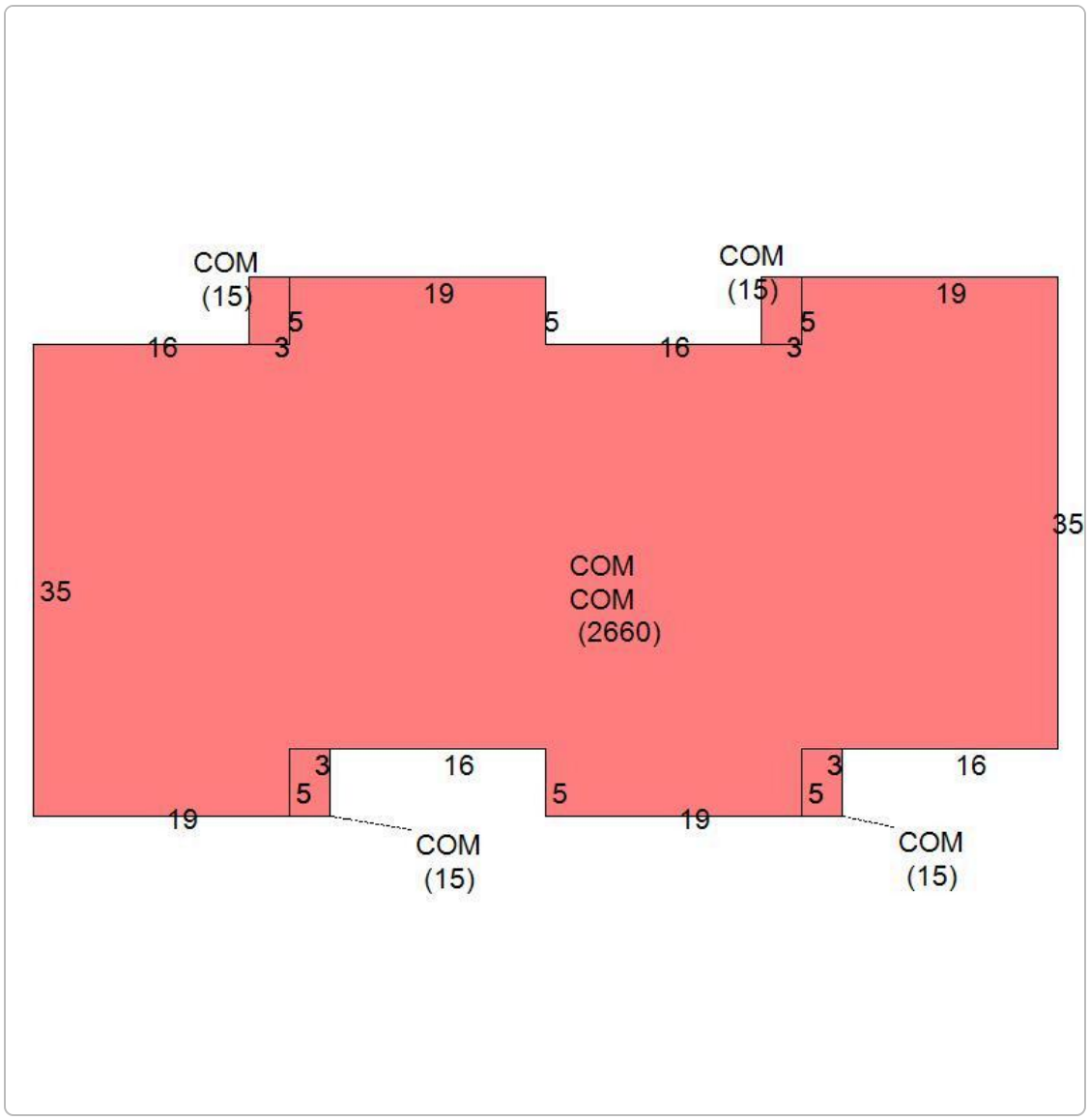

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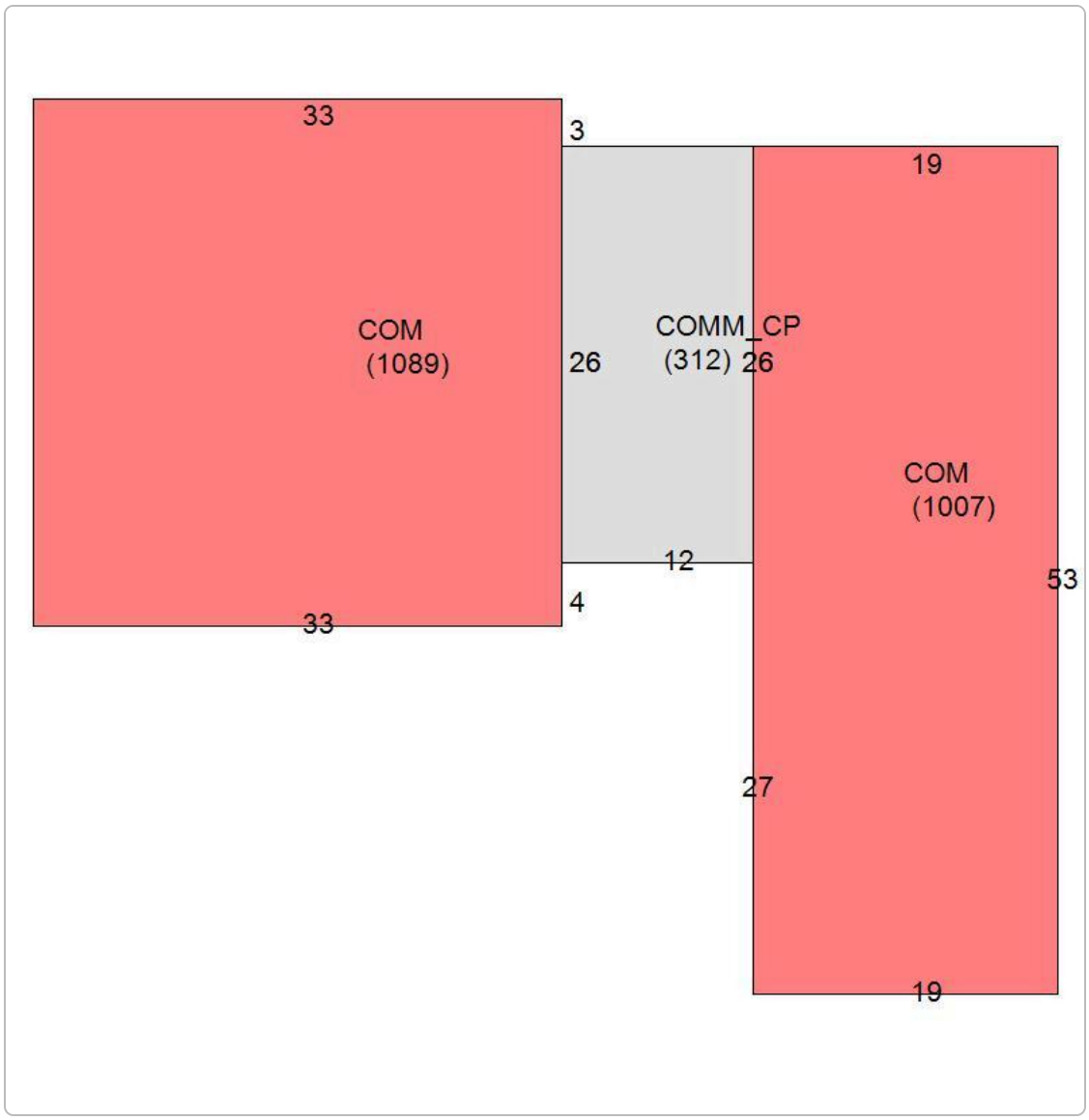

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No data available for the following modules: Exemptions, Commercial Buildings.

The York County Tax Assessor's Office 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.
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Last Data Upload: 4/6/2026, 12:18:34 AM

Contact Us

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Overview



Legend

Parcels

Parcel ID	6001602009	**Alternate ID**	14703	**Owner Address**	MARKET PLACE HOUSING PARTNERS LP
Sec/Twp/Rng	//	**Class**	EXEMPT IMP		2607 2ND AVE SUITE 300
Property Address	366 HECKLE BLVD S, APT B	**Acreage**	n/a		SEATTLE, WA 98121
District	School = 3 Town = RH Fire =				
Brief Tax Description	OFF LIGE ST				
	(Note: Not to be used on legal documents)				

Date created: 4/6/2026
Last Data Uploaded: 4/6/2026 1:18:34 AM

Developed by SCHNEIDER GEOSPATIAL

FREEDOM OF INFORMATION ACT (FOIA) REQUEST FOR PUBLIC RECORDS
DATE OF REQUEST _____

REQUESTOR _____

STREET ADDRESS _____

CITY/STATE/ZIP _____

EMAIL _____ **PHONE** _____

PLEASE INDICATE DEPARTMENT REQUEST SHOULD BE FORWARDED TO:

- ☐ **LAW ENFORCEMENT**
- ☐ **FIRE DEPARTMENT (FIRE CODE VIOLATIONS, CURRENT INSPECTIONS, ETC.)**
- ☐ **BUILDING CODE (CERTIFICATES OF OCCUPANCY, BUILDING CODE VIOLATIONS, ETC.)**
- ☐ **ZONING CODE (ZONING DISTRICTS, ZONING CODE VIOLATIONS, ETC.)**
- ☐ **OTHER _____ (PLEASE SPECIFY)**

DESCRIPTION OF RECORDS REQUESTED:

_____

_____

_____

ARE THESE RECORDS FOR A COMMERCIAL USE/PURPOSE? ☐ **YES** ☐ **NO**

PURSUANT TO S.C. CODE ANN. § 30-2-50, A PERSON OR PRIVATE ENTITY SHALL NOT KNOWINGLY OBTAIN OR USE PERSONAL INFORMATION OBTAINED FROM THE CITY FOR COMMERCIAL SOLICITATION DIRECTED TO ANY PERSON IN THIS STATE. ALL PERSONS MAKING FOIA REQUESTS TO THE CITY ARE HEREBY NOTIFIED THAT ALL PERSONS OBTAINING OR USING PUBLIC RECORDS FOR COMMERCIAL SOLICITATION DIRECTED TO ANY PERSON IN THIS STATE IS PROHIBITED. A PERSON KNOWINGLY VIOLATING THE PROVISIONS OF S.C. CODE ANN. § 30-2-50 IS GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, MUST BE FINED AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS OR IMPRISONED FOR A TERM NOT TO EXCEED ONE YEAR, OR BOTH.

PLEASE INDICATE HOW YOU WOULD LIKE TO RECEIVE THIS INFORMATION:

☐ **INSPECTION AT CITY OFFICES** ☐ **HARD COPY BY MAIL (WILL BE SENT TO ADDRESS ABOVE)**
☐ **HARD COPY FOR PICK UP**
☐ **FAX TO** _____
☐ **EMAIL TO** _____
☐ **OTHER** _____

IN ACCORDANCE WITH FOIA, THE CITY OF ROCK HILL MUST:

1. **FOR RECORDS LESS THAN 24 MONTHS OLD, NOTIFY THE PERSON MAKING THE REQUEST OF THE CITY'S DETERMINATION AS TO THE PUBLIC AVAILABILITY OF THE REQUESTED PUBLIC RECORD[1] WITHIN 10 WORKING DAYS (EXCLUDES SATURDAYS, SUNDAYS AND LEGAL PUBLIC HOLIDAYS) AND PRODUCE THE REQUESTED INFORMATION WITHIN 30 CALENDAR DAYS OF THE LATER OF EITHER CITY'S NOTIFICATION AS TO THE AVAILABILITY OF THE REQUESTED PUBLIC RECORD OR THE DATE THE ADVANCE DEPOSIT IS MADE IF REQUIRED BY THE CITY.**

[1] The determination is not required to include a final decision or express an opinion as to whether specific portions of the documents or information may be subject to redaction according to exemptions provided for by Section 30-4-40 or other state or federal laws

2. **FOR RECORDS MORE THAN 24 MONTHS OLD, NOTIFY THE PERSON MAKING THE REQUEST OF THE CITY'S DETERMINATION AS TO THE PUBLIC AVAILABILITY OF THE REQUESTED PUBLIC RECORD[1] WITHIN 20 WORKING DAYS (EXCLUDES SATURDAYS, SUNDAYS AND LEGAL PUBLIC HOLIDAYS) AND PRODUCE THE REQUESTED INFORMATION WITH 35 CALENDAR DAYS OF THE LATER OF EITHER CITY'S NOTIFICATION AS TO THE AVAILABILITY OF THE REQUESTED PUBLIC RECORD OR THE DATE THE ADVANCE DEPOSIT IS MADE IF REQUIRED BY THE CITY.**

THE CITY MAY REQUIRE AN ADVANCE DEPOSIT OF UP TO 25% OF THE REASONABLY ANTICIPATED COSTS FOR REPRODUCTION OF THE RECORDS PRIOR TO THE CITY SEARCHING FOR OR MAKING COPIES OF RECORDS.

BY MY SIGNATURE, I HEREBY STATE THAT I HAVE RECEIVED INFORMATION ABOUT THE CITY OF ROCK HILL'S FOIA PROCESS AND A COPY OF THE FEE SCHEDULE OUTLINING POSSIBLE CHARGES I MAY INCUR AS PART OF THIS REQUEST. I ALSO CERTIFY TO THE CITY OF ROCK HILL THAT I WILL NOT USE PERSONAL INFORMATION OBTAINED FROM THE CITY FOR PURPOSES OF COMMERCIAL SOLICITATION NOR WILL I PROVIDE SUCH PERSONAL INFORMATION TO OTHERS FOR PURPOSES OF COMMERCIAL SOLICITATION.

SIGNATURE: _____ DATE: _____

PLEASE SUBMIT YOUR REQUEST TO: CITY OF ROCK HILL, CITY MANAGER'S OFFICE
PO BOX 11706 ROCK HILL SC 29731
EMAIL: FOIA@CITYOFROCKHILL.COM

FOR OFFICE USE ONLY Date Received: _____ Date of Initial Response: _____
City Attorney Involvement ☐ YES ☐ NO
Associated Fees: _____ Paid: ☐ YES ☐ NO

GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Rock Hill Planning & Development Department
155 Johnston Street
Rock Hill, SC 29730

April 6, 2026

Re: Freedom of Information Act Request

To Whom It May Concern:

Under the Freedom of Information Act, I would like to request Building Department records pertaining to the following property:

Market Place Apartments, 1333 Coronet Court, Rock Hill (and all addresses associated with this property)

Specifically, I am interested in all outstanding building code violations that may be on file at the property listed above. If additional records pertaining to building permits, certificates of occupancy, or other construction documents exist I would like copies of those records as well. If you have any questions regarding this request, please don't hesitate to ask. I will be happy to help in whatever way possible.

Please inform me if fees for this request exist prior to providing copies of this information.

Thank you for your consideration of this request.

Heather Townsend
Junior Analyst
2100 Gill Plaza Drive, Suite B
Dexter, MO 63841
heather.townsend@gillgroup.com

April 7, 2026

Heather Townsend
Gill Group, LLC
2100 Gill Plaza Drive, Suite B
Dexter, MO 63841

FOIA REQUEST: Marketplace Apartments - 1333 Coronet Court

The Planning and Development office is responding to this FOIA request with the following information:

Project/Permits: Additional information may be found online at www.cityofrockhill.com/onlineservices

Certificate(s) of Occupancy: See attached. Absence of a CO does not imply any violations.

Building Code Violations: None on file.

Permits: The permits we have on file are shown below.

Permits

ID	Template	Report Code	Number	Status	Site Address	Issued	Permit Desc	Internal Note	Created On
227242	Building	441 - Commercial Exterior Renovations	202413219	Expired	1333 CORONET CT 19516	10/2/2024	Repairs to roof and siding from storm damage from 4/20/24		9/24/2024
135462	Building	437 - Commercial Interior Upfit/Renovations	201800121	Completed	1333 CORONET CT 19516	1/19/2018	Approved for interior upfit for community building per plans and specifications. Project number 20		11/6/2017
134903	Building	440 - Multi-Family Residential Addition/Reno/Alteration	201702781	Completed	1333 CORONET CT 19516	9/14/2017	Replace all windows. No subcontractors included in permit.		9/14/2017
130181	Building	440 - Multi-Family Residential Addition/Reno/Alteration	201601932	Completed	1333 CORONET CT 19516	7/15/2016	Repair exterior brick partition wall. No subcontractors included in permit.		7/15/2016
115106	Roofing	439 - Roof	201201409	Expired	1333 CORONET CT 19516	6/5/2012	tear off and replace shingles for apartment building		6/5/2012
108497	Electrical	800 - Electrical	201000838	Expired	1333 CORONET CT 19516	4/29/2010	replace wire nuts with no lock wire nuts - maintenance work per Don Houck		4/29/2010
102879	Building	436 - Single-Family Residential Addition/Reno/Alteration	200601586	Expired	1333 CORONET CT 19516	7/10/2006	REPAIRS TO EXISTING T1-11 SIDING/INSTALL NEW VINYL SIDING		7/10/2006
102813	Building	436 - Single-Family Residential Addition/Reno/Alteration	200601370	Completed	1333 CORONET CT 19516	6/15/2006	REPAIRING PLYWOOD, SHEATHING AND NEW SHINGLES		6/15/2006
86300	Building	436 - Single-Family Residential Addition/Reno/Alteration	200402846	EXPIRED	1333 CORONET CT 19516	11/29/2004	REPAIR ROOF SHINGLES, FACIA BOARD AND SOFIT, INSIDE REPAIR WATER DAMAGE SHEETROCK		11/29/2004
98225	Building	436 - Single-Family Residential Addition/Reno/Alteration	200400058	EXPIRED	1333 CORONET CT 19516	1/12/2004	ROOF		1/12/2004
98227	Building	436 - Single-Family Residential Addition/Reno/Alteration	200400060	EXPIRED	1333 CORONET CT 19516	1/12/2004	ROOF		1/12/2004
97190	Building	436 - Single-Family Residential Addition/Reno/Alteration	200303134	EXPIRED	1333 CORONET CT 19516	8/19/2003	SHEETROCK REPAIR, PAINTING, REPAIRING WINDOWS		8/19/2003
93725	Building	436 - Single-Family Residential Addition/Reno/Alteration	200201111	Void	1333 CORONET CT 19516	5/9/2002			5/9/2002
93726	Building	436 - Single-Family Residential Addition/Reno/Alteration	200201112	Void	1333 CORONET CT 19516	5/9/2002			5/9/2002
93790	Building	437 - Commercial Interior Upfit/Renovations	200201113	EXPIRED	1333 CORONET CT 19516	5/9/2002	ROOF INSTALLATION		5/9/2002
91561	Building	436 - Single-Family Residential Addition/Reno/Alteration	200102847	EXPIRED	1333 CORONET CT 19516	11/21/2001	REMOVE AND REPLACE DAMAGED SHEETROCK, INSULATION, WINDOWS, DOORS, SOME VINYL SIDING IN ONE GROUND F		11/21/2001
91668	Electrical	800 - Electrical	200102445	EXPIRED	1333 CORONET CT 19516	10/11/2001	SMART SWITCH INSTALLATION		10/11/2001
90934	Building	437 - Commercial Interior Upfit/Renovations	200100917	EXPIRED	1333 CORONET CT 19516	5/3/2001	LAY BRICK TO WALL STRUCTURE		5/3/2001
63758	Electrical	800 - Electrical	200001857	EXPIRED	1333 CORONET CT 19516	8/29/2000	REPAIR FOUR GAN METER BASE-BASE BAR ON NEUTRAL 100 AMP OH		12/6/2007
61647	Electrical	800 - Electrical	199901566	EXPIRED	1333 CORONET CT 19516	8/6/1999	REPAIR AND REPLACE ELECTRICAL OUTLETS AND FIXTURES AND WIRING AS NEEDED		12/6/2007
61712	Building	436 - Single-Family Residential Addition/Reno/Alteration	199901367	EXPIRED	1333 CORONET CT 19516	7/13/1999	RENOVATIONS,REROOFING,NEW CABINETS,NEW GAS HVAV,AND OTHER INTERIOR REPAIRS SUCH AS CARPET AND VINYL		12/6/2007
57656	Mechanical	1100 - Gas	199800314	EXPIRED	1333 CORONET CT 19516	2/24/1998	GAS PIPING FOR HOT WATER HEATER		12/6/2007

Zoning: Please see attached property report.

Those items not addressed in this correspondence have been forwarded to the appropriate department and will be sent under separate cover by that department.

Regards,

Ainsley Ellis
Planning & Development

Heather Townsend

From: Sabatini, Paula <Paula.Sabatini@cityofrockhill.com>
Sent: Thursday, April 9, 2026 7:47 AM
To: Heather Townsend
Cc: Wilson, Sonya; Quinn, Katie; Ellis, Ainsley
Subject: RE: Building Records FOIA Request - Market Place Apartments

Hello,

The City of Rock Hill Neighborhood Services received a FOIA request for the addresses listed below:

1333 Coronet Ct., Rock Hill, SC, 29730
As of April 9, 2026
Violations: NONE
Liens: NONE
This information is from the Neighborhood Services Department only, all other departments will respond separately if warranted. Information on what types of violations that would be covered by this division can be found by following this link to our website.
Neighborhood Inspections | Rock Hill, SC

Should you have any further questions or concerns please feel free to contact us at 803-329-5599.

Best,
Paula

Paula Sabatini
Administrative Coordinator
Neighborhood Services
City of Rock Hill
P.O. Box 11706
150 Johnston Street (29730)
Rock Hill, South Carolina 29731-1706
o: 803-326-3777

paula.sabatini@cityofrockhill.com
www.cityofrockhill.com

From: Ellis, Ainsley <ainsley.ellis@cityofrockhill.com>
Sent: Tuesday, April 7, 2026 1:11 PM
To: heather.townsend@gillgroup.com
Cc: Wilson, Sonya <Sonya.Wilson@cityofrockhill.com>; Sabatini, Paula <Paula.Sabatini@cityofrockhill.com>; Quinn, Katie <Katie.Quinn@cityofrockhill.com>
Subject: Building Records FOIA Request - Market Place Apartments

Good afternoon!

Please see the attached documents for Planning and Development's response to your FOIA request. Other departments involved will respond separately.

Thank you!

Ainsley Ellis
Division Assistant
Planning & Development
City of Rock Hill
P.O. Box 11706
155 Johnston Street (29730)
Rock Hill, South Carolina 29731-1706
o: 803-817-5129

ainsley.ellis@cityofrockhill.com
www.cityofrockhill.com

From: Heather Townsend <heather.townsend@gillgroup.com>
Sent: Monday, April 6, 2026 5:29:55 PM (UTC+00:00) Monrovia, Reykjavik
To: foia <foia@cityofrockhill.com>
Subject: Building Records FOIA Request - Market Place Apartments

CAUTION: not from City of Rock Hill...from Unknown Source...Beware, proceed with CAUTION

Please see attached.

Thank you,

GILL GROUP
NATIONWIDE DUE DILIGENCE EXPERTS

Heather Townsend

Junior Analyst
Phone: 573-625-4101
Email: heather.townsend@gillgroup.com
Address: 2100 Gill Plaza Drive, Suite B, Dexter, MO 63841

"Promises Kept...Deadlines Met!!"

Email correspondence along with any related attachments to and from this address may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

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Details

Number 199800314	Site Address 1333 CORONET CT
Issued 02/24/1998	Report Code 1100 - Gas
Description GAS PIPING FOR HOT WATER HEATER	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 10	Status EXPIRED

Contacts

General

GIS

TaxMapID 6001602009	Owner Name Friendship Prospect Apartments
Owner Address	Flood Zone

Same

Unknown

Inspector

10

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Details

Number 199901367	Site Address 1333 CORONET CT
Issued 07/13/1999	Report Code 436 - Single-Family Residential Addition/Reno/Alteration
Description RENOVATIONS,REROOFING,NEW CABINETS,NEW GAS HVAV,AND OTHER INTERIOR REPAIRS SUCH AS CARPET AND VINYL ETC.	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 10	Status EXPIRED

Contacts

A

General

Arnold Construction Corporatio

Inspections

Date	Name	Status
	Final Landscaping	

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TaxMapID	Owner Name
6001602009	Market Place Apartments
Flood Zone	**Inspector**
Unknown	10

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Number 199901566	Site Address 1333 CORONET CT
Issued 08/06/1999	Report Code 800 - Electrical
Description REPAIR AND REPLACE ELECTRICAL OUTLETS AND FIXTURES AND WIRING AS NEEDED	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 10	Status EXPIRED

Contacts

L G

General

Gallman Electric Inc

GIS

TaxMapID	Owner Name

600 1602009

Friendship Prospect Apartments

Owner Address

Owner

Flood Zone

Unknown

Inspector

10

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Details

Number 200001857	Site Address 1333 CORONET CT
Issued 08/29/2000	Report Code 800 - Electrical
Description REPAIR FOUR GAN METER BASE-BASE BAR ON NEUTRAL 100 AMP OH	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 10	Status EXPIRED

Contacts

S C General
Courtney Electric Company

GIS

TaxMapID 6001602009	Owner Name Friendship Prospect Apartments

Flood Zone	Inspector
Unknown	10

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Details

Number 200100917	Site Address 1333 CORONET CT
Issued 05/03/2001	Report Code 437 - Commercial Interior Upfit/Renovations
Description LAY BRICK TO WALL STRUCTURE	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 10	Status EXPIRED

Contacts

oo General

GIS

TaxMapID 6001602009	Owner Name Market Place Apartments Lp % The Brokers

The Brokera

Owner Address
1625 Colony Rd Rock Hill S C 29730

Zoning District
RS-4

Flood Zone
Unknown

Inspector
10

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Details

Number 200102445	Site Address 1333 CORONET CT
Issued 10/11/2001	Report Code 800 - Electrical
Description SMART SWITCH INSTALLATION	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 10	Status EXPIRED

Contacts

G C General
Utility Partners Of America

GIS

TaxMapID 6001602009	Owner Name Market Place Apartments Lp % The Brokera
Owner Address	Zoning District

P O Box 26080 Greensboro N C 27420	RG-1(A)

Flood Zone	Inspector
Unknown	10

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Details

Number 200102847	Site Address 1333 CORONET CT
Issued 11/21/2001	Report Code 436 - Single-Family Residential Addition/Reno/Alteration
Description REMOVE AND REPLACE DAMAGED SHEETROCK, INSULATION, WINDOWS, DOORS, SOME VINYL SIDING IN ONE GROUND FLOOR APARTMENT. ELECTRICAL WILL BE INCLUDED IN THIS PERMIT ONLY. BOBBY POPE WILL SEND US HIS INFO BEFORE HE STARTS THE JOB	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 10	Status EXPIRED

Contacts

RE General
Evans Remodeling Co.

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GIS

TaxMapID 6001602009	Owner Name Market Place Apartments Lp % The Brokera
Owner Address P O Box 4158 Gastonia N C 28053	Zoning District LC
Flood Zone Unknown	Inspector 10

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Details

Number 200201113	Site Address 1333 CORONET CT
Issued 05/09/2002	Report Code 437 - Commercial Interior Upfit/Renovations
Description ROOF INSTALLATION	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 10	Status EXPIRED

Contacts

S W General
Champion Services

GIS

TaxMapID 6001602009	Owner Name Market Place Apartments Lp % The Brokera

Owner Address	Zoning District
1337 Assembly St Columbia S C 29201	RG-2
Flood Zone	**Inspector**
Unknown	10

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Details

Number 200303134	Site Address 1333 CORONET CT
Issued 08/19/2003	Report Code 436 - Single-Family Residential Addition/Reno/Alteration
Description SHEETROCK REPAIR, PAINTING, REPAIRING WINDOWS	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 15	Status EXPIRED

Contacts

RE

General

Evans Remodeling Co.

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TaxMapID	Owner Name
6001602009	Market Place Apartments Lp The Brokerage
Owner Address	**Zoning District**
1337 Assembly St Columbia S C 29201	RG-2
Flood Zone	**Inspector**
Unknown	15

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Details

Number 200400058	Site Address 1333 CORONET CT
Issued 01/12/2004	Report Code 436 - Single-Family Residential Addition/Reno/Alteration
Description ROOF	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 15	Status EXPIRED

Contacts

S W General
Champion Services

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TaxMapID	Owner Name
6001602009	Market Place Apartments Lp The Brokerage
Owner Address	**Zoning District**
1337 Assembly St Columbia S C 29201	RG-2
Flood Zone	**Inspector**
Unknown	15

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Details

Number 200400060	Site Address 1333 CORONET CT
Issued 01/12/2004	Report Code 436 - Single-Family Residential Addition/Reno/Alteration
Description ROOF	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 15	Status EXPIRED

Contacts

S W General
Champion Services

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TaxMapID	Owner Name
6001602009	Market Place Apartments Lp The Brokerage
Owner Address	**Zoning District**
1337 Assembly St Columbia S C 29201	RG-2
Flood Zone	**Inspector**
Unknown	15

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Details

Number 200402846	Site Address 1333 CORONET CT
Issued 11/29/2004	Report Code 436 - Single-Family Residential Addition/Reno/Alteration
Description REPAIR ROOF SHINGLES, FACIA BOARD AND SOFIT, INSIDE REPAIR WATER DAMAGE SHEETROCK	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 15	Status EXPIRED

Contacts

RE General
Evans Remodeling Co.

Inspections

Date	Name	Status

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TaxMapID	Owner Name
6001602009	Market Place Apartments Lp Deloitte & To
Owner Address	**Zoning District**
Po Box 723427 Atlanta Ga 31139	RG-2
Flood Zone	**Inspector**
Unknown	15

Online Services

Permit Details

← Back to Search Results

Details

Number	Site Address
200601370	1333 CORONET CT
Issued	Report Code
06/15/2006	436 - Single-Family Residential Addition/Reno/Alteration
Description	Heated/Conditioned SF
REPAIRING PLYWOOD, SHEATHING AND NEW SHINGLES	0
Unheated SF	# Bedrooms
0	0
# Baths	# Buildings
0.0	0
# Units	Stories
0	0.0
Inspector	Status
15	Completed

Contacts

RE

General

Evans Remodeling Co.

Inspections

Date	Name	Status
	Concrete Wall Rebar	
	Exterior Sheathing	
	Final Building All Trades	
	Firewall	
	Footing	
	Framing All Roughs	
	Gas Piping	
	House Wrap	
	Insulation	
	Open Floor	
	Plumbing Underslab	
	Slab	
	Temporary Power	
	Water/Sewer	
	Final Landscaping	

GIS

TaxMapID	Owner Name
6001602009	Market Place Apartments Lp Deloitte & To
Owner Address	**Zoning District**
Po Box 723427 Atlanta Ga 31139	MF-15
Flood Zone	**Inspector**
Unknown	15

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Details

Number 200601586	Site Address 1333 CORONET CT
Issued 07/10/2006	Report Code 436 - Single-Family Residential Addition/Reno/Alteration
Description REPAIRS TO EXISTING T1-11 SIDING/INSTALL NEW VINYL SIDING	Heated/Conditioned SF 0
Unheated SF 0	# Bedrooms 0
# Baths 0.0	# Buildings 0
# Units 0	Stories 0.0
Inspector 12	Status Expired

Contacts

RE

General

Evans Remodeling Co.

Inspections

Date	Name	Status
	Footing	

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Footing

Slab

Open Floor

Framing All Roughs

Exterior Sheathing

Insulation

Temporary Power

Water/Sewer

Gas Piping

Final Building All Trades

Plumbing Underslab

Firewall

Concrete Wall Rebar

House Wrap

Final Landscaping

GIS

TaxMapID	Owner Name
6001602009	Johnson Annie
Owner Address	**Zoning District**
Po Box 723427 Atlanta Ga 31139	MF-15
Flood Zone	**Inspector**
Unknown	12

Permit Details

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Details

Number 201000838	Site Address 1333 CORONET CT
Issued 04/29/2010	Report Code 800 - Electrical
Description replace wire nuts with no lock wire nuts - maintenance work per Don Houck	Inspector Joe
Status Expired	

Contacts

MA

General

Boopies Electrical Service

Inspections

Date	Name	Status
	Underground	
	Rough In	
	Above Ceiling	
	Temporary Power	
	Final	
	Change of Service Final	
	Reconnect Final	

Reconnect Find

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GIS

TaxMapID	Owner Name
6001602009	Market Place Apartments Lp
Owner Address	**Zoning District**
Po Box 723427, Atlanta Ga 31139	MF-15
Inspector	
Joe	

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Details

Number 201201409	Site Address 1333 CORONET CT
Issued 06/05/2012	Report Code 439 - Roof
Type of Work Residential	Description tear off and replace shingles for apartment building
Inspector Joe	Status Expired

Contacts

J M

General

On-site Builders, Llc

Inspections

Date	Name	Status
	Final	

GIS

TaxMapID 6001602009	Owner Name Market Place Apartments Lp
Owner Address Po Box 723427, Atlanta Ga	Zoning District MF-15

31139

Inspector

Joe

Permits

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Details

Number 201601932	Site Address 1333 CORONET CT
Issued 07/15/2016	Report Code 440 - Multi-Family Residential Addition/Reno/Alteration
Description Repair exterior brick partition wall. No subcontractors included in permit.	Heated/Conditioned SF 0
Unheated SF 0	Inspector Joe
Status Completed	

Contacts

K B

General

Drake Builders

Inspections

Date	Name	Status
8/5/2016	Final	Approved
	Above Ceiling All Trades	
	Backflow Test Results	

Bond Beam

Building Wrap

Concrete Column Rebar

Concrete Wall Rebar

Courtesy

Duct Seal

Exhaust Hood Light Test

Exterior Sheathing

Final Asbuilt Drawings

Final Building All Trades

Final Fire

Final Special Inspect Report

Fire System Testing

Firewall

Footing

Framing All Roughs

Gas Piping

Grease Trap

Insulation

Light Pole Base

Open Floor

Rough In

Slab

Temporary Power

Underground Electric

Underslab Electrical

Underslab Plumbing

Water/Sewer

GIS

Permits

Pay Online

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Online Services

TaxMapID 6001602009	Owner Name MARKET PLACE APARTMENTS LP
Owner Address 625 MADISON AVE.	Zoning District MF-15
Flood Zone X	Flood Zone Desc Outside 500-Year
Census Tract 604.02	Inspector Joe

Permit Details

Permits

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Details

Number 201702781	Site Address 1333 CORONET CT
Issued 09/14/2017	Report Code 440 - Multi-Family Residential Addition/Reno/Alteration
Description Replace all windows. No subcontractors included in permit.	Heated/Conditioned SF 0
Unheated SF 0	Inspector Joe
Status Completed	

Contacts

J P

General

Hernandez Construction Services, Inc

Inspections

Date	Name	Status
2/20/2018	Final Building All Trades	Approved
	Footing	
	Water/Sewer	
	Slab	
	Underslab Plumbing	

Underslab Plumbing

Underslab Electrical

Underground Electric

Light Pole Base

Bond Beam

Building Wrap

Concrete Column Rebar

Concrete Wall Rebar

Courtesy

Duct Seal

Open Floor

Exterior Sheathing

Firewall

Rough In

Framing All Roughs

Above Ceiling All Trades

Gas Piping

Temporary Power

Grease Trap

Insulation

Fire System Testing

Exhaust Hood Light Test

Final Fire

Final Asbuilt Drawings

Final Special Inspect Report

Backflow Test Results

Block Retaining Wall

Final Zoning

GIS

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Online Services

TaxMapID 6001602009	Owner Name FFAH MARKET PLACE LLC
Owner Address 384 FOREST AVE STE 14	Owner Phone 949-443-9101
Zoning District MF-15	Flood Zone X
Flood Zone Desc Outside 500-Year	Census Tract 604.02
Inspector Joe	

Permit Details

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Details

Number 201800121	Site Address 1333 CORONET CT
Issued 01/19/2018	Report Code 437 - Commercial Interior Upfit/Renovations
Description Approved for interior upfit for community building per plans and specifications. Project number 20171064.	Heated/Conditioned SF 2465
Unheated SF 0	Occupancy R-2
Inspector Joe	Status Completed

Contacts

J P — General
Hernandez Construction Services, Inc

K S — Electrical
Easley Electric Inc

T S — Plumbing
Sam's Plumbing Service

Inspections

Date	Name	Status

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2/26/2018	Final Zoning	Approved
2/7/2018	Final Zoning	Conditional
2/6/2018	Final Building All Trades	Approved
2/6/2018	Final Fire	Approved
1/24/2018	Framing All Roughs	Approved
1/23/2018	Framing All Roughs	Not Approved

Footing

Water/Sewer

Slab

Underslab Plumbing

Underslab Electrical

Underground Electric

Light Pole Base

Bond Beam

Building Wrap

Concrete Column Rebar

Concrete Wall Rebar

Courtesy

Duct Seal

Open Floor

Exterior Sheathing

Firewall

Rough In

Above Ceiling All Trades

Gas Piping

Temporary Power

Grease Trap

Insulation

Fire System Testing

Exhaust Hood Light Test

Final Asbuilt

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Final Special Inspect Report

Backflow Test Results

Block Retaining Wall

Final Zoning

GIS

TaxMapID 6001602009	Owner Name FFAH MARKET PLACE LLC
Owner Address 384 FOREST AVE STE 14	Zoning District MF-15
Flood Zone X	Flood Zone Desc Outside 500-Year
Census Tract 604.02	Inspector Joe

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Details

Number 202413219	Site Address 1333 CORONET CT
Issued 10/02/2024	Report Code 441 - Commercial Exterior Renovations
Description Repairs to roof and siding from storm damage from 4/20/24	Heated/Conditioned SF 2700
Unheated SF 0	Inspector Edwin Henriquez
Status Expired	

Contacts

J H
Other
Venture Management & Reconstruction, INC

J H
Applicant
Venture Management & Reconstruction, INC

M W
General
Venture Management and Reconstruction Inc

Inspections

Date	Name	Status
11/18/2024	Final Building	Approved
10/29/2024	House Wrap	Approved

Footing

Water/Sewer

Slab

Underslab Plumbing

Underslab Electrical

Underground Electric

Light Pole Base

Bond Beam

Building Wrap

Concrete Column Rebar

Concrete Wall Rebar

Courtesy

Duct Seal

Open Floor

Exterior Sheathing

Firewall

Rough In

Framing All Roughs

Above Ceiling All Trades

Gas Piping

Temporary Power - Commercial

Grease Trap

Insulation

Fire System Testing

Exhaust Hood Light Test

Backflow Test Results

Block Retaining Wall

Landscape Tree Protect Barrier

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Online Services

GIS

TaxMapID 6001602009	Owner Name MARKET PLACE HOUSING PARTNERS LP
Owner Address 2607 2ND AVE SUITE 300	Zoning District MF-15
Flood Zone Desc Yes	Census Tract 45091060402
Subdivision FRIENDSHIP PROSPECT Phase 1	Lot Number -
Inspector Edwin Henriquez	

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 1-26 **19** 00

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 362 Huckle Blvd

OWNER: _____

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **19** 99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

CHolmes
Deputy

Lynn Blume (for)
Building Official

Inspections _____
Fire _____
Engineering _____
Utilities _____
Forester _____
Economic Dev. _____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 1-4 **20**00

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 380 S. Heckle Blvd

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **20**99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

Chelmo
_____
Deputy

_____
Building Official

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 10-19 **19**99

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 352 Heckle Blvd.

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **19**99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

CHelms

Deputy

LAW

Building Official

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 10-19 **20** 99

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 356 Heckle Blvd

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **20** 99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

Chris @ _____ X _____ @

Deputy **Building Official**

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 12-21 **20** 99

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 364 Heckle Blvd

OWNER: Market place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **20** 99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

_____ **Deputy**

_____ **Building Official**

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 12-3-**20**99

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 384 Heckle Blvd

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. _____ **DATE ISSUED:** _____ **20** _____

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

Chelwd — **Deputy**

LAED — **Building Official**

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 12-3 **19** 99

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 1333 Coronet COURT

OWNER: MARKet Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **19** 99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

_____ **Deputy**

_____ **Building Official**

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 12-7 **20** 99

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 350 Heckle Blvd

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 1-13 **20** 99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

Charles W | L A W

Deputy **Building Official**

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 2-23 **20** 00

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 3660 Heckle Blvd

OWNER: Marketplace Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **20** 99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

Chelsea — **Deputy**

Lynn Adams — **Building Official**

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 2-9 **20** 00

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 3108 Heckle Blvd

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 1-13 **20** 99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

_____ _____

Deputy **Building Official**

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 3-13 **20**00

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 1354 Coronet Court

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 1-13 **20**99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

Cleared

Deputy

Building Official

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 3-2 **20**00

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 372 Heckle Blvd

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **20**99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

Chelius CP _____ _____

Deputy **Building Official**

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 3-23 **20** 00

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 1351 Coronet Court

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **20** 99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

N Pratt

Deputy

LAW

Building Official

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

This certificate is issued in triplicate, the owner getting the original, the first copy for occupant or contractor and second copy for inspector's file.

CERTIFICATE OF INSPECTION FOR OCCUPANCY OR USE
CITY OF ROCK HILL

This certificate is issued pursuant to Sec. 109 of the City Building Code , which requires every owner or occupant to secure a certificate of occupancy for any new building or the change of kind or occupancy in existing buildings.

Rock Hill, SC 4-4 **20** 00

THIS IS TO CERTIFY that I have inspected _____

_____

_____

LOCATION: 1353 Coronet Court

OWNER: Market Place Apartments

OCCUPANT(If Occupied): _____

UNDER PERMIT NO. 9901367 **DATE ISSUED:** 7-13 **20** 99

And found the same to conform to the City Building Code and/or plumbing and electrical codes and other applicable City Ordinances and is hereby released for lawful use or occupancy.

EXCEPTIONS (if any) _____

_____ **Deputy**

_____ **Building Official**

Inspections_____
Fire _____
Engineering_____
Utilities_____
Forester_____
Economic Dev._____

FREEDOM OF INFORMATION ACT (FOIA) REQUEST FOR PUBLIC RECORDS
DATE OF REQUEST _____

REQUESTOR _____

STREET ADDRESS _____

CITY/STATE/ZIP _____

EMAIL _____ **PHONE** _____

PLEASE INDICATE DEPARTMENT REQUEST SHOULD BE FORWARDED TO:

- ☐ **LAW ENFORCEMENT**
- ☐ **FIRE DEPARTMENT (FIRE CODE VIOLATIONS, CURRENT INSPECTIONS, ETC.)**
- ☐ **BUILDING CODE (CERTIFICATES OF OCCUPANCY, BUILDING CODE VIOLATIONS, ETC.)**
- ☐ **ZONING CODE (ZONING DISTRICTS, ZONING CODE VIOLATIONS, ETC.)**
- ☐ **OTHER _____ (PLEASE SPECIFY)**

DESCRIPTION OF RECORDS REQUESTED:

_____

_____

_____

ARE THESE RECORDS FOR A COMMERCIAL USE/PURPOSE? ☐ **YES** ☐ **NO**

PURSUANT TO S.C. CODE ANN. § 30-2-50, A PERSON OR PRIVATE ENTITY SHALL NOT KNOWINGLY OBTAIN OR USE PERSONAL INFORMATION OBTAINED FROM THE CITY FOR COMMERCIAL SOLICITATION DIRECTED TO ANY PERSON IN THIS STATE. ALL PERSONS MAKING FOIA REQUESTS TO THE CITY ARE HEREBY NOTIFIED THAT ALL PERSONS OBTAINING OR USING PUBLIC RECORDS FOR COMMERCIAL SOLICITATION DIRECTED TO ANY PERSON IN THIS STATE IS PROHIBITED. A PERSON KNOWINGLY VIOLATING THE PROVISIONS OF S.C. CODE ANN. § 30-2-50 IS GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, MUST BE FINED AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS OR IMPRISONED FOR A TERM NOT TO EXCEED ONE YEAR, OR BOTH.

PLEASE INDICATE HOW YOU WOULD LIKE TO RECEIVE THIS INFORMATION:

☐ **INSPECTION AT CITY OFFICES** ☐ **HARD COPY BY MAIL (WILL BE SENT TO ADDRESS ABOVE)**
☐ **HARD COPY FOR PICK UP**
☐ **FAX TO** _____
☐ **EMAIL TO** _____
☐ **OTHER** _____

IN ACCORDANCE WITH FOIA, THE CITY OF ROCK HILL MUST:

1. **FOR RECORDS LESS THAN 24 MONTHS OLD, NOTIFY THE PERSON MAKING THE REQUEST OF THE CITY'S DETERMINATION AS TO THE PUBLIC AVAILABILITY OF THE REQUESTED PUBLIC RECORD[1] WITHIN 10 WORKING DAYS (EXCLUDES SATURDAYS, SUNDAYS AND LEGAL PUBLIC HOLIDAYS) AND PRODUCE THE REQUESTED INFORMATION WITHIN 30 CALENDAR DAYS OF THE LATER OF EITHER CITY'S NOTIFICATION AS TO THE AVAILABILITY OF THE REQUESTED PUBLIC RECORD OR THE DATE THE ADVANCE DEPOSIT IS MADE IF REQUIRED BY THE CITY.**

[1] The determination is not required to include a final decision or express an opinion as to whether specific portions of the documents or information may be subject to redaction according to exemptions provided for by Section 30-4-40 or other state or federal laws

2. **FOR RECORDS MORE THAN 24 MONTHS OLD, NOTIFY THE PERSON MAKING THE REQUEST OF THE CITY'S DETERMINATION AS TO THE PUBLIC AVAILABILITY OF THE REQUESTED PUBLIC RECORD[1] WITHIN 20 WORKING DAYS (EXCLUDES SATURDAYS, SUNDAYS AND LEGAL PUBLIC HOLIDAYS) AND PRODUCE THE REQUESTED INFORMATION WITH 35 CALENDAR DAYS OF THE LATER OF EITHER CITY'S NOTIFICATION AS TO THE AVAILABILITY OF THE REQUESTED PUBLIC RECORD OR THE DATE THE ADVANCE DEPOSIT IS MADE IF REQUIRED BY THE CITY.**

THE CITY MAY REQUIRE AN ADVANCE DEPOSIT OF UP TO 25% OF THE REASONABLY ANTICIPATED COSTS FOR REPRODUCTION OF THE RECORDS PRIOR TO THE CITY SEARCHING FOR OR MAKING COPIES OF RECORDS.

BY MY SIGNATURE, I HEREBY STATE THAT I HAVE RECEIVED INFORMATION ABOUT THE CITY OF ROCK HILL'S FOIA PROCESS AND A COPY OF THE FEE SCHEDULE OUTLINING POSSIBLE CHARGES I MAY INCUR AS PART OF THIS REQUEST. I ALSO CERTIFY TO THE CITY OF ROCK HILL THAT I WILL NOT USE PERSONAL INFORMATION OBTAINED FROM THE CITY FOR PURPOSES OF COMMERCIAL SOLICITATION NOR WILL I PROVIDE SUCH PERSONAL INFORMATION TO OTHERS FOR PURPOSES OF COMMERCIAL SOLICITATION.

SIGNATURE: _____ DATE: _____

PLEASE SUBMIT YOUR REQUEST TO: CITY OF ROCK HILL, CITY MANAGER'S OFFICE
PO BOX 11706 ROCK HILL SC 29731
EMAIL: FOIA@CITYOFROCKHILL.COM

FOR OFFICE USE ONLY Date Received: _____ Date of Initial Response: _____
City Attorney Involvement ☐ YES ☐ NO
Associated Fees: _____ Paid: ☐ YES ☐ NO

GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Rock Hill Fire Department
214 S Elizabeth Lane
Rock Hill, SC 29730

April 6, 2026

Re: Freedom of Information Act Request

To Whom It May Concern:

Under the Freedom of Information Act, I would like to request Fire Department records pertaining to the following property:

Market Place Apartments, 1333 Coronet Court, Rock Hill (and all addresses associated with this property)

Specifically, I am interested in all outstanding fire code violations that may be on file for the property listed above. Additionally, I would like the most recent inspection report and records of any major events at the property such as a fire, or hazardous material response if they exist. If you have any questions regarding this request, please don't hesitate to ask. I will be happy to help in whatever way possible.

Please inform me if fees for this request exist prior to providing copies of this information.

Thank you for your consideration of this request.

Heather Townsend
Junior Analyst
2100 Gill Plaza Drive, Suite B
Dexter, MO 63841
heather.townsend@gillgroup.com

Heather Townsend

From: Andrews, Kimberly <Kimberly.Andrews@cityofrockhill.com>
Sent: Thursday, April 9, 2026 7:18 AM
To: Heather Townsend; Quinn, Katie; Wilson, Sonya
Cc: Long, Scott
Subject: FW: Fire Records FOIA Request - Market Place Apartments
Attachments: Market Place - 1333 Coronet Ct..pdf

Please see below RHFD response to your FOIA request for 1333 Coronet Ct., Rock Hill, SC. Please let us know if you need anything further.

Should any other information become available, we will pass it along to you.

Thank you,

Kimberly Andrews
Office Assistant
Fire Department
City of Rock Hill
P.O. Box 11706
214 South Elizabeth Lane (29730)
Rock Hill, South Carolina 29731-1706
o: 803-329-7220

kimberly.andrews@cityofrockhill.com
www.cityofrockhill.com

From: Driggers, Otis <Otis.Driggers@cityofrockhill.com>
Sent: Wednesday, April 8, 2026 4:41 PM
To: Andrews, Kimberly <Kimberly.Andrews@cityofrockhill.com>; McDaniel, Travis <Travis.McDaniel@cityofrockhill.com>; Cox, Michael <Michael.Cox@cityofrockhill.com>
Subject: Re: Fire Records FOIA Request - Market Place Apartments

1333 Coronet Ct. (Market Place Apartments) was last inspected on September 9, 2025. There are no outstanding fire code violations noted as of this inspection.

Thank you,

Otis Driggers
Fire Marshal
Fire Department
City of Rock Hill
P.O. Box 11706
284 Airport Road (29730)
Rock Hill, South Carolina 29731-1706
o: 803-329-7244
f: 803-326-3707

otis.driggers@cityofrockhill.com
www.cityofrockhill.com

From: Andrews, Kimberly <Kimberly.Andrews@cityofrockhill.com>
Sent: Wednesday, April 8, 2026 1:51 PM
To: Driggers, Otis <Otis.Driggers@cityofrockhill.com>; McDaniel, Travis <Travis.McDaniel@cityofrockhill.com>; Cox, Michael <Michael.Cox@cityofrockhill.com>
Subject: FW: Fire Records FOIA Request - Market Place Apartments

Please see attached FOIA request for 1333 Coronet Ct.

Thank you,

Kimberly Andrews
Office Assistant
Fire Department
City of Rock Hill
P.O. Box 11706
214 South Elizabeth Lane (29730)
Rock Hill, South Carolina 29731-1706
o: 803-329-7220

kimberly.andrews@cityofrockhill.com
www.cityofrockhill.com

From: Wilson, Sonya <Sonya.Wilson@cityofrockhill.com>
Sent: Tuesday, April 7, 2026 1:00 PM
To: Andrews, Kimberly <Kimberly.Andrews@cityofrockhill.com>
Cc: Quinn, Katie <Katie.Quinn@cityofrockhill.com>
Subject: FW: Fire Records FOIA Request - Market Place Apartments

Hi Kimberly,

This is a duplicate of the request from Natalie Callison, same company. Since it was sent from a different individual, I'm forwarding this one to you. Thank you!

Sonya Wilson
Communications & Marketing Assistant
Economic & Urban Development
City of Rock Hill
P.O. Box 11706
155 Johnston Street (29730)
Rock Hill, South Carolina 29731-1706
o: 803-329-8717

sonya.wilson@cityofrockhill.com
www.cityofrockhill.com

From: foia <foia@cityofrockhill.com>
Sent: Monday, April 6, 2026 1:31 PM
To: Quinn, Katie <Katie.Quinn@cityofrockhill.com>; Wilson, Sonya <Sonya.Wilson@cityofrockhill.com>
Subject: FW: Fire Records FOIA Request - Market Place Apartments

---

From: Heather Townsend <heather.townsend@gillgroup.com>
Sent: Monday, April 6, 2026 5:30:37 PM (UTC+00:00) Monrovia, Reykjavik
To: foia <foia@cityofrockhill.com>
Subject: Fire Records FOIA Request - Market Place Apartments

CAUTION: not from City of Rock Hill...from Unknown Source...Beware, proceed with CAUTION

Please see attached.

Thank you,

GILL GROUP
NATIONWIDE DUE DILIGENCE EXPERTS

Heather Townsend

Junior Analyst

Phone: 573-625-4101

Email: heather.townsend@gillgroup.com

Address: 2100 Gill Plaza Drive, Suite B, Dexter, MO 63841

"Promises Kept...Deadlines Met!!"

Email correspondence along with any related attachments to and from this address may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

Printed Date: 04/08/2026

Inspection

Annual Inspection

Rock Hill Fire Department
214 Elizabeth Lane
Rock Hill, SC 29730
Phone: 803.329.7244
Fax: 803.326-3707
Email: odriggers@cityofrockhill.com

Activity Date:	09/09/25 02:41:46 PM
Activity Number:	I-0012-25-0522.B
Activity Cause:	Reinspection
Inspector 1 Name:	Robert McCullough
Inspector 1 Phone:	803-329-7227

Occupant
MARKET PLACE APT. OFFICE
1333
1333 CORONET CT
ROCK HILL, SC 29730
Phone: 803-327-9893

Occupancy Type:	Residential
Property Use:	Dwelling/ Multifamily
Total Violations:	0
Corrected Violations:	1
Hours:	0.5000

You are hereby notified that a violation exists on the property or building referenced above and further requiring that you as owner, agent, or person in control of said building or property have _____ days to complete the specified repairs or improvement. You are further notified that said owner, agent, or party in control of said building or property may appeal this violation by notifying the Fire Marshal at the address given above by mail or otherwise within fifteen (15) days of the specified grounds of appeals. REPEATED VIOLATIONS OR FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTIONS. Failure to correct fire violations by the second visit will incur non-refundable fees according to the following schedule for each additional visit:

1st Inspection: Non-compliance during 1st inspection: No fee
2nd Inspection: Items cited in 1st inspection corrected: No fee
2nd Inspection: Items cited in 1st inspection still out of compliance: $250.00 Re-inspection Fee
3rd and each subsequent Inspection with cited items still out of compliance: $250.00 Re-inspection Fee

**This inspection is not to be construed as a check of every item and does not relieve the owner or occupants of their responsibility to comply with the applicable provisions of the adopted codes and standards.

Chief Otis Driggers, Fire Marshal
803-329-7244

Pre Existing Inspection Details

Notice: Correct Immediately

Reference Number: IFC (2021) 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Corrected On: 09/09/2025

Comment: BUILDING 305 IS MISSING THE APARTMENT NUMBER ON ITS ELECTRICAL PANEL BOX.

Comments:
LETTERS ADDED TO METER COVERS

Occupant
MARKET PLACE APT. OFFICE
1333
1333 CORONET CT
ROCK HILL, SC 29730
Phone: 803-327-9893

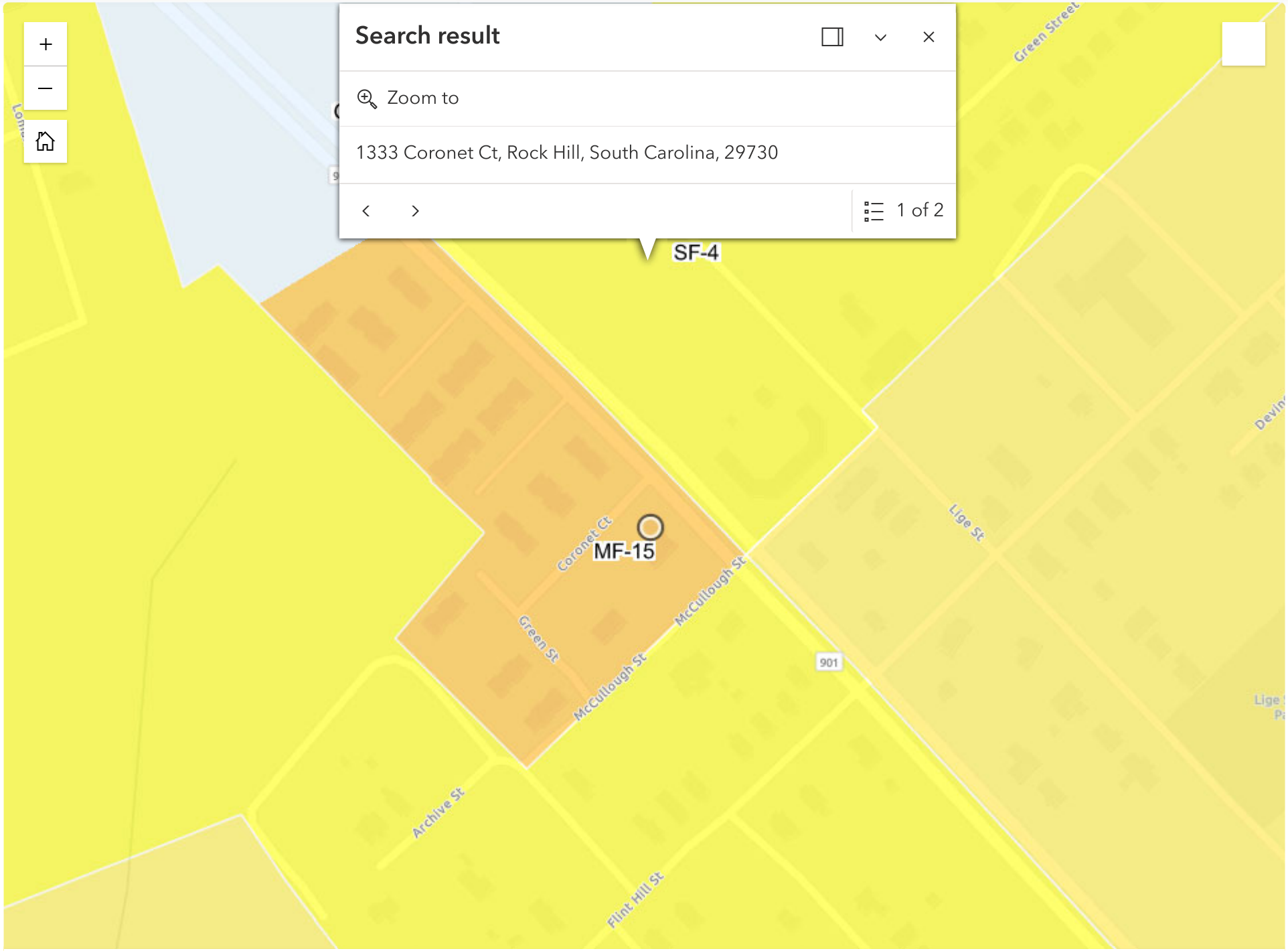
Occupancy Type:	Residential
Property Use:	Dwelling/ Multifamily
Total Violations:	0
Corrected Violations:	1
Hours:	0.5000

Default Signature Type



MCCULLOUGH

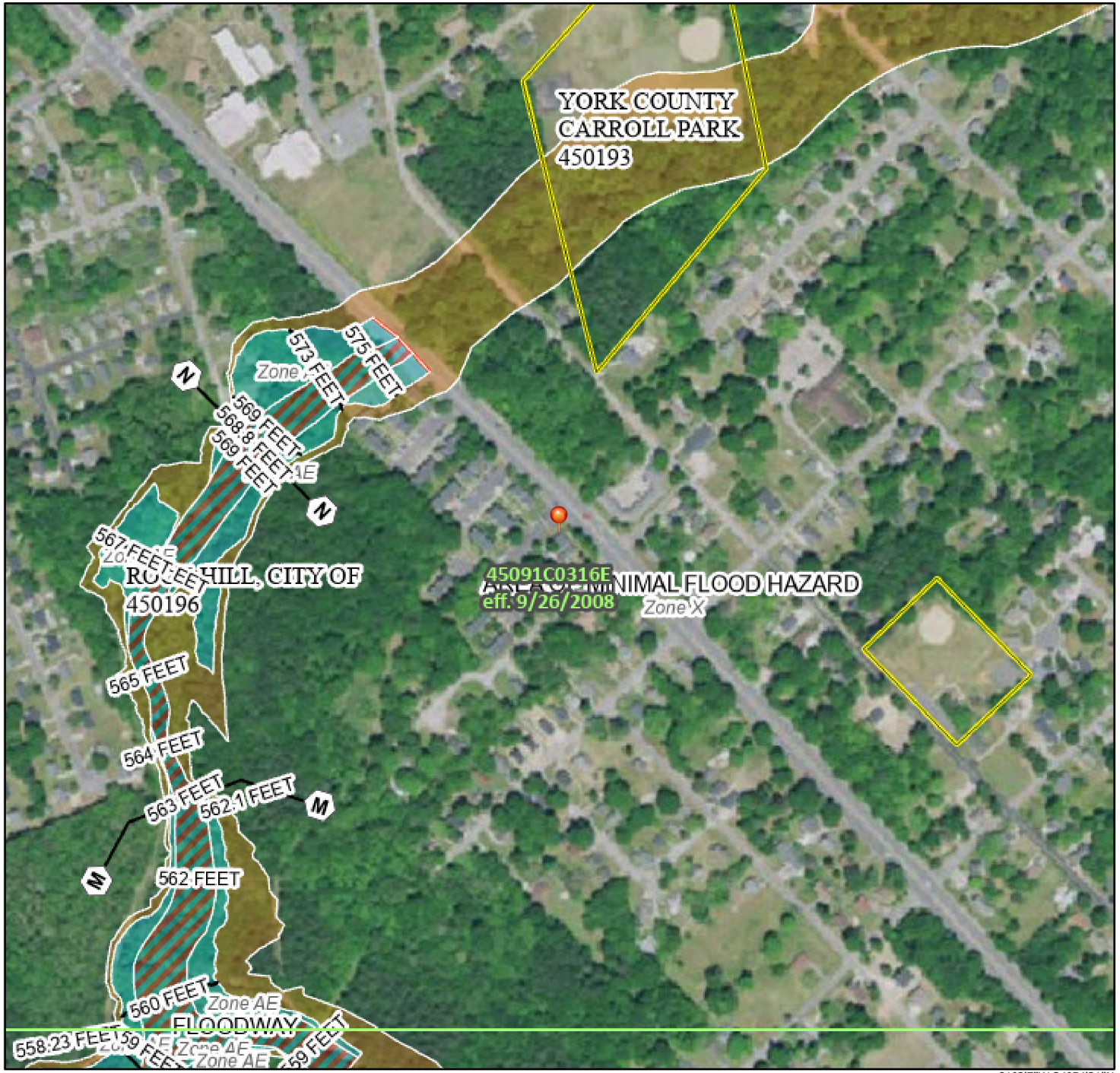
Robert McCullough
Rock Hill Fire Department
214 Elizabeth Lane
Rock Hill, South Carolina 29730
803-329-7227
robert.mccullough@cityofrockhill.com


Search result
Zoom to
1333 Coronet Ct, Rock Hill, South Carolina, 29730
1 of 2
SF-4
MF-15
Coronet Ct
Green St
McCullough St
McCullough St
Lige St
Archive St
Flint Hill St
901
Green Street
Esri Community Maps Contributors, York County Government, SC, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Sa…
Powered by Esri

National Flood Hazard Layer FIRMette

FEMA

81°2'44"W 34°54'51"N



81°2'7"W 34°54'21"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 / 17.5 Cross Sections with 1% Annual Chance / 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 4/6/2026 at 1:59 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.

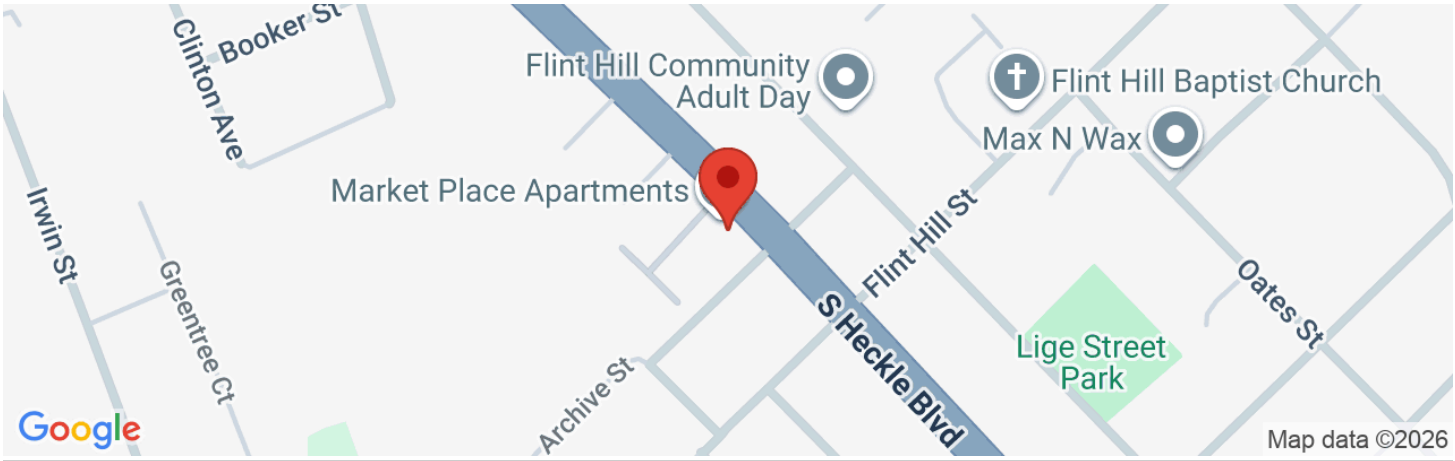
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Announcement
ASCE 7-22 is now available.

Market Place Apartments

1333 Coronet Ct, Rock Hill, SC 29730, USA

Latitude, Longitude: 34.9100007, -81.0404319



Date	4/6/2026, 8:58:01 AM
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)	0.277
S_1	spectral response (1.0 s)	0.111
S_{XS}	site-modified spectral response (0.2 s)	0.437
S_{X1}	site-modified spectral response (1.0 s)	0.262
F_a	site amplification factor (0.2 s)	1.578
F_v	site amplification factor (1.0 s)	2.355
ssuh	max direction uniform hazard (0.2 s)	0.316
crs	coefficient of risk (0.2 s)	0.875
ssrt	risk-targeted hazard (0.2 s)	0.277
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.129
cr1	coefficient of risk (1.0 s)	0.865
s1rt	risk-targeted hazard (1.0 s)	0.111
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.291
S_{X1}	site-modified spectral response (1.0 s)	0.175

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.191
S_1	spectral response (1.0 s)	0.078
S_{XS}	site-modified spectral response (0.2 s)	0.305
S_{X1}	site-modified spectral response (1.0 s)	0.186
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		BSE-1E
S_S	spectral response (0.2 s)	0.064
S_1	spectral response (1.0 s)	0.026
S_{XS}	site-modified spectral response (0.2 s)	0.103
S_{X1}	site-modified spectral response (1.0 s)	0.062
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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RENT ROLL DETAIL

As of 02/28/2026

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
350A	2A	N/A	891	Occupied	Foster, Destiny	12/02/2024	12/02/2024	12/01/2025	1,469.00	RESIDENT	RENT	92.00	0.00	92.00	197.00	352.36
					Foster, Destiny					SUBSIDY	SUBRENT	1,377.00	0.00	1,377.00	0.00	0.00
350B	3A	N/A	1000	Occupied	Hunt, Jazmine	09/04/2024	09/04/2024	09/03/2025	1,690.00	RESIDENT	UTILREIMB	0.00	(112.00)	(112.00)	196.00	(154.00)
					Hunt, Jazmine					SUBSIDY	SUBRENT	1,690.00	0.00	1,802.00	0.00	0.00
					Hunt, Jazmine					SUBSIDY	UTAC	0.00	112.00			
350C	2A	N/A	891	Occupied	Vinson, Sandy	10/03/2025	10/03/2025	10/02/2026	1,469.00	RESIDENT	RENT	1,469.00	0.00	1,469.00	667.00	4,633.10
350D	3A	N/A	1000	Occupied	SHOWERS, TYKIA	06/22/2018	06/22/2018	06/21/2019	1,690.00	RESIDENT	RENT	236.00	0.00	236.00	181.00	124.00
					SHOWERS, TYKIA					SUBSIDY	SUBRENT	1,454.00	0.00	1,454.00	0.00	0.00
352A	1A	N/A	680	Occupied	Stowers, Jeanette	07/22/2022	07/01/2024	06/30/2025	1,248.00	RESIDENT	RENT	78.00	0.00	78.00	546.00	(4.00)
					Stowers, Jeanette					SUBSIDY	SUBRENT	1,170.00	0.00	1,170.00	0.00	0.00
352B	1A	N/A	680	Occupied	ERBY, TAWANDA	12/03/2004	12/01/2024	12/31/2024	1,248.00	RESIDENT	RENT	361.00	0.00	361.00	100.00	1,154.00
					ERBY, TAWANDA					SUBSIDY	SUBRENT	887.00	0.00	887.00	0.00	0.00
352C	1A	N/A	680	Occupied	Hammond, Aliyah	01/20/2025	01/20/2025	01/19/2026	1,248.00	RESIDENT	RENT	147.00	0.00	147.00	250.00	0.00
					Hammond, Aliyah					SUBSIDY	SUBRENT	1,101.00	0.00	1,101.00	0.00	0.00
352D	1A	N/A	680	Occupied	MOORE, LINDA	10/01/2012	10/01/2024	09/30/2025	1,248.00	RESIDENT	RENT	186.00	0.00	186.00	50.00	(7.00)
					MOORE, LINDA					SUBSIDY	SUBRENT	1,062.00	0.00	1,062.00	0.00	0.00
352E	1A	N/A	680	Occupied	WHITLOCK, TUMEKIA	05/04/2021	05/04/2021	05/03/2022	1,248.00	RESIDENT	UTILREIMB	0.00	(13.00)	(13.00)	165.00	(3.00)
					WHITLOCK, TUMEKIA					SUBSIDY	SUBRENT	1,248.00	0.00	1,261.00	0.00	0.00
					WHITLOCK, TUMEKIA					SUBSIDY	UTAC	0.00	13.00			
352F	1A	N/A	680	Occupied	EARLE, SOLOMON	10/21/2011	10/01/2024	09/30/2025	1,248.00	RESIDENT	RENT	506.00	0.00	506.00	50.00	362.00
					EARLE, SOLOMON					SUBSIDY	SUBRENT	742.00	0.00	742.00	0.00	0.00
352G	1A	N/A	680	Occupied	Myers, Lionel	01/17/2025	01/17/2025	01/16/2026	1,248.00	RESIDENT	RENT	270.00	0.00	270.00	373.00	(26.00)
					Myers, Lionel					SUBSIDY	SUBRENT	978.00	0.00	978.00	0.00	0.00
352H	1A	N/A	680	Occupied	TRUESDALE, CHRISTOPHER	05/01/2020	05/01/2020	04/30/2021	1,248.00	RESIDENT	RENT	177.00	0.00	177.00	235.00	(16.00)

* indicates amounts not included in detail totals

RENT ROLL DETAIL

As of 02/28/2026

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
					TRUESDALE, CHRISTOPHER					SUBSIDY	SUBRENT	1,071.00	0.00	1,071.00	0.00	0.00
354A	2A	N/A	891	Occupied	Mitchell Crosby, Kierra	10/28/2024	10/28/2024	10/27/2025	1,469.00	RESIDENT	UTILREIMB	0.00	(93.00)	(93.00)	349.00	0.00
					Mitchell Crosby, Kierra					SUBSIDY	SUBRENT	1,469.00	0.00	1,562.00	0.00	0.00
					Mitchell Crosby, Kierra					SUBSIDY	UTAC	0.00	93.00			
354B	3A	N/A	1000	Vacant	VACANT				1,690.00			0.00 *	0.00 *			
354C	2A	N/A	891	Occupied	Duncan, Keeondra	04/15/2024	04/15/2024	04/14/2025	1,469.00	RESIDENT	UTILREIMB	0.00	(85.00)	(85.00)	25.00	(18.00)
					Duncan, Keeondra					SUBSIDY	SUBRENT	1,469.00	0.00	1,554.00	0.00	0.00
					Duncan, Keeondra					SUBSIDY	UTAC	0.00	85.00			
354D	3A	N/A	1000	Occupied	Gibbs, Jaquyah	09/25/2024	09/25/2024	09/24/2025	1,690.00	RESIDENT	UTILREIMB	0.00	(117.00)	(117.00)	25.00	0.00
					Gibbs, Jaquyah					SUBSIDY	SUBRENT	1,690.00	0.00	1,807.00	0.00	0.00
					Gibbs, Jaquyah					SUBSIDY	UTAC	0.00	117.00			
356A	3A	N/A	1000	Occupied	SIMPSON, TIFFANEE	03/06/2009	03/06/2009	02/28/2018	1,690.00	RESIDENT	RENT	913.00	0.00	913.00	369.00	619.00
					SIMPSON, TIFFANEE					SUBSIDY	SUBRENT	777.00	0.00	777.00	0.00	0.00
356B	2A	N/A	891	Occupied	Elkins, Kala	05/23/2023	05/23/2023	05/22/2024	1,469.00	RESIDENT	UTILREIMB	0.00	(93.00)	(93.00)	555.00	0.00
					Elkins, Kala					SUBSIDY	SUBRENT	1,469.00	0.00	1,562.00	0.00	0.00
					Elkins, Kala					SUBSIDY	UTAC	0.00	93.00			
356C	3A	N/A	1000	Occupied	Cureton, Nikita	11/01/2021	11/01/2021	10/31/2022	1,690.00	RESIDENT	RENT	359.00	0.00	359.00	286.00	367.08
					Cureton, Nikita					SUBSIDY	SUBRENT	1,331.00	0.00	1,331.00	0.00	0.00
356D	2A	N/A	891	Occupied	Jones, Niya	03/11/2022	03/11/2022	03/10/2023	1,469.00	RESIDENT	RENT	178.00	0.00	178.00	265.00	(715.00)
					Jones, Niya					SUBSIDY	SUBRENT	1,291.00	0.00	1,291.00	0.00	0.00
362A	4A	N/A	1250	Occupied	SMITH, DONNA	12/01/2017	12/01/2017	11/30/2018	1,910.00	RESIDENT	RENT	1,152.00	0.00	1,152.00	382.00	2,874.00
					SMITH, DONNA					SUBSIDY	SUBRENT	758.00	0.00	758.00	0.00	0.00
362B	3A	N/A	1000	Occupied	Richardson, Latonya	05/23/2025	05/23/2025	05/22/2026	1,690.00	RESIDENT	RENT	715.00	0.00	715.00	857.00	(320.00)
					Richardson, Latonya					SUBSIDY	SUBRENT	975.00	0.00	975.00	0.00	0.00
362C	4A	N/A	1250	Occupied	KING, SHELIA	10/25/2011	10/01/2024	09/30/2025	1,910.00	RESIDENT	RENT	360.00	0.00	360.00	50.00	1,536.00

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RENT ROLL DETAIL

As of 02/28/2026

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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
					KING, SHELIA					SUBSIDY	SUBRENT	1,550.00	0.00	1,550.00	0.00	(200.00)
362D	2A	N/A	891	Occupied	TOLIVER, NANCY	02/07/2020	02/07/2020	02/06/2021	1,469.00	RESIDENT	RENT	328.00	0.00	328.00	480.00	354.00
					TOLIVER, NANCY					SUBSIDY	SUBRENT	1,141.00	0.00	1,141.00	0.00	0.00
362E	4A	N/A	1250	Occupied	Heath, Jantara	07/10/2024	07/10/2024	07/09/2025	1,910.00	RESIDENT	RENT	540.00	0.00	540.00	512.00	473.00
					Heath, Jantara					SUBSIDY	SUBRENT	1,370.00	0.00	1,370.00	0.00	0.00
364A	4A	N/A	1250	Occupied	HEMPHILL, SHANEKA	04/13/2020	04/13/2020	04/12/2021	1,910.00	RESIDENT	UTILREIMB	0.00	(113.00)	(113.00)	310.00	(1,000.00)
					HEMPHILL, SHANEKA					SUBSIDY	SUBRENT	1,910.00	0.00	2,023.00	0.00	0.00
					HEMPHILL, SHANEKA					SUBSIDY	UTAC	0.00	113.00			
364B	3A	N/A	1000	Occupied	HILL, LAKIMBERLY	08/23/2007	08/01/2009	07/31/2017	1,690.00	RESIDENT	RENT	98.00	0.00	98.00	211.00	125.00
					HILL, LAKIMBERLY					SUBSIDY	SUBRENT	1,592.00	0.00	1,592.00	0.00	2.00
364C	4A	N/A	1250	Occupied	Reid, Jacuria	03/10/2025	03/10/2025	03/09/2026	1,910.00	RESIDENT	UTILREIMB	0.00	(142.00)	(142.00)	25.00	0.00
					Reid, Jacuria					SUBSIDY	SUBRENT	1,910.00	0.00	2,052.00	0.00	1.00
					Reid, Jacuria					SUBSIDY	UTAC	0.00	142.00			
364D	2A	N/A	891	Occupied	ROBINSON, SHAQUAVIOUS	04/17/2015	04/17/2015	03/31/2017	1,469.00	RESIDENT	RENT	1,302.00	0.00	1,302.00	317.00	1,335.00
					ROBINSON, SHAQUAVIOUS					SUBSIDY	SUBRENT	167.00	0.00	167.00	0.00	0.00
364E	4A	N/A	1250	Occupied	TILLMAN, CRYSTAL	01/04/2018	01/01/2025	01/31/2025	1,910.00	RESIDENT	RENT	116.00	0.00	116.00	191.00	78.00
					TILLMAN, CRYSTAL					SUBSIDY	SUBRENT	1,794.00	0.00	1,794.00	0.00	(516.00)
366A	4A	N/A	1250	Occupied	Rice, Dresden	05/08/2024	05/08/2024	05/07/2025	1,910.00	RESIDENT	RENT	63.00	0.00	63.00	235.00	(6.69)
					Rice, Dresden					SUBSIDY	SUBRENT	1,847.00	0.00	1,847.00	0.00	59.00
366B	2A	N/A	891	Occupied	Moore, Shamecca	03/24/2025	03/24/2025	03/23/2026	1,469.00	RESIDENT	RENT	27.00	0.00	27.00	307.00	(250.00)
					Moore, Shamecca					SUBSIDY	SUBRENT	1,442.00	0.00	1,442.00	0.00	0.00
366C	4A	N/A	1250	Occupied	Johnson, Tierra	09/19/2022	09/19/2022	09/18/2023	1,910.00	RESIDENT	RENT	75.00	0.00	75.00	278.00	0.00
					Johnson, Tierra					SUBSIDY	SUBRENT	1,835.00	0.00	1,835.00	0.00	0.00
366D	3A	N/A	1000	Occupied	JENNINGS, COURTNEY	03/08/2016	03/08/2016	03/07/2017	1,690.00	RESIDENT	UTILREIMB	0.00	(117.00)	(117.00)	213.00	(2.00)

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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
					JENNINGS, COURTNEY					SUBSIDY	SUBRENT	1,690.00	0.00	1,807.00	0.00	(2.00)
					JENNINGS, COURTNEY					SUBSIDY	UTAC	0.00	117.00			
366E	4A	N/A	1250	Occupied	Clark, Jakana	11/22/2021	11/22/2021	11/21/2022	1,910.00	RESIDENT	RENT	1,910.00	0.00	1,910.00	390.00	7,733.00
368A	4A	N/A	1250	Occupied	HAYDEN, CAYLA	09/09/2019	09/09/2019	09/08/2020	1,910.00	RESIDENT	RENT	584.00	0.00	584.00	480.00	3,860.00
					HAYDEN, CAYLA					SUBSIDY	SUBRENT	1,326.00	0.00	1,326.00	0.00	1,390.00
368B	2A	N/A	891	Occupied	MCCLURE, ANGELA	09/09/2019	09/09/2019	09/08/2020	1,469.00	RESIDENT	UTILREIMB	0.00	(85.00)	(85.00)	451.00	525.00
					MCCLURE, ANGELA					SUBSIDY	SUBRENT	1,469.00	0.00	1,554.00	0.00	0.00
					MCCLURE, ANGELA					SUBSIDY	UTAC	0.00	85.00			
368C	4A	N/A	1250	Occupied	Mcintosh, Erica	03/13/2023	03/13/2023	03/12/2024	1,910.00	RESIDENT	UTILREIMB	0.00	(142.00)	(142.00)	72.00	0.00
					Mcintosh, Erica					SUBSIDY	SUBRENT	1,910.00	0.00	2,052.00	0.00	0.00
					Mcintosh, Erica					SUBSIDY	UTAC	0.00	142.00			
368D	3A	N/A	1000	Occupied	MOORE, TONA	11/03/2009	11/03/2009	10/31/2016	1,690.00	RESIDENT	UTILREIMB	0.00	(46.00)	(46.00)	133.00	(108.00)
					MOORE, TONA					SUBSIDY	SUBRENT	1,690.00	0.00	1,736.00	0.00	(4.00)
					MOORE, TONA					SUBSIDY	UTAC	0.00	46.00			
368E	4A	N/A	1250	Occupied	Goodman, Ginger	05/13/2024	05/13/2024	05/12/2025	1,910.00	RESIDENT	RENT	166.00	0.00	166.00	229.00	0.00
					Goodman, Ginger					SUBSIDY	SUBRENT	1,744.00	0.00	1,744.00	0.00	0.00
372A	3A	N/A	1000	Occupied	Moore, D`Mecca	09/05/2025	09/05/2025	09/04/2026	1,690.00	RESIDENT	UTILREIMB	0.00	(48.00)	(48.00)	94.00	(2.00)
					Moore, D`Mecca					SUBSIDY	SUBRENT	1,690.00	0.00	1,738.00	0.00	1.00
					Moore, D`Mecca					SUBSIDY	UTAC	0.00	48.00			
372B	2A	N/A	891	Occupied	Brown, Elizabeth	05/04/2022	05/04/2022	05/03/2023	1,469.00	RESIDENT	RENT	704.00	0.00	704.00	557.00	461.11
					Brown, Elizabeth					SUBSIDY	SUBRENT	765.00	0.00	765.00	0.00	0.00
372C	3A	N/A	1000	Occupied	HOUSE, DARLENE	08/01/2014	08/01/2024	07/31/2025	1,690.00	RESIDENT	RENT	72.00	0.00	72.00	122.00	19.00
					HOUSE, DARLENE					SUBSIDY	SUBRENT	1,618.00	0.00	1,618.00	0.00	0.00
372D	2A	N/A	891	Occupied	Rentz, Ny`Daysha	12/03/2021	12/01/2024	12/31/2024	1,469.00	RESIDENT	UTILREIMB	0.00	(25.00)	(25.00)	25.00	(40.00)
					Rentz, Ny`Daysha					SUBSIDY	SUBRENT	1,469.00	0.00	1,494.00	0.00	0.00

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details

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					Rentz, Ny`Daysha					SUBSIDY	UTAC	0.00	25.00			
376A	1A Bedroom	N/A	680	Occupied	BLAKE, ALEXANDER	01/01/2002	01/01/2025	01/31/2025	1,259.00	RESIDENT	RENT	228.00	0.00	228.00	50.00	(113.00)
					BLAKE, ALEXANDER					SUBSIDY	SUBRENT	1,031.00	0.00	1,031.00	0.00	0.00
376B	1A	N/A	680	Occupied	ROSEBOROUGH , LASHENA	02/08/2006	02/01/2010	01/31/2018	1,248.00	RESIDENT	RENT	201.00	0.00	201.00	117.00	(14.00)
					ROSEBOROUGH , LASHENA					SUBSIDY	SUBRENT	1,047.00	0.00	1,047.00	0.00	(10.00)
376C	1A Bedroom	N/A	680	Occupied	Wallace, Antonie	11/25/2025	11/25/2025	11/24/2026	1,259.00	RESIDENT	RENT	491.00	0.00	491.00	557.00	52.33
					Wallace, Antonie					SUBSIDY	SUBRENT	768.00	0.00	768.00	0.00	0.00
376D	1A	N/A	680	Occupied	MCCLURE, YOLANDA	08/23/2018	08/23/2018	08/22/2019	1,248.00	RESIDENT	RENT	183.00	0.00	183.00	231.00	(8.00)
					MCCLURE, YOLANDA					SUBSIDY	SUBRENT	1,065.00	0.00	1,065.00	0.00	0.00
376E	1A Bedroom	N/A	680	Occupied	THROWER, LAMENTHIA	02/01/2019	02/01/2019	01/31/2020	1,259.00	RESIDENT	RENT	73.00	0.00	73.00	154.00	446.00
					THROWER, LAMENTHIA					SUBSIDY	SUBRENT	1,186.00	0.00	1,186.00	0.00	439.00
376F	1A	N/A	680	Occupied	Truesdale, Rena	09/15/2022	09/15/2022	09/14/2023	1,248.00	RESIDENT	RENT	384.00	0.00	384.00	405.00	(83.00)
					Truesdale, Rena					SUBSIDY	SUBRENT	864.00	0.00	864.00	0.00	0.00
376G	1A Bedroom	N/A	680	Occupied	BROWN, MARION	11/29/2005	11/01/2009	10/31/2016	1,259.00	RESIDENT	RENT	232.00	0.00	232.00	65.00	0.00
					BROWN, MARION					SUBSIDY	SUBRENT	1,027.00	0.00	1,027.00	0.00	0.00
376H	1A	N/A	680	Occupied	Ware, Martin	02/06/2023	02/06/2023	02/05/2024	1,248.00	RESIDENT	RENT	191.00	0.00	191.00	264.00	(278.82)
					Ware, Martin					SUBSIDY	SUBRENT	1,057.00	0.00	1,057.00	0.00	(8.00)
380A	2A	N/A	891	Vacant-Leased	VACANT				1,469.00			0.00 *	0.00 *			
		N/A		Applicant	King, Kiara	03/06/2026	03/06/2026	03/05/2027				0.00 *	0.00 *	0.00 *	0.00	0.00
380B	3A	N/A	1000	Occupied	WILLIAMS, FATIMAH	05/24/2021	05/24/2021	05/23/2022	1,690.00	RESIDENT	RENT	313.00	0.00	313.00	322.00	2,661.00
					WILLIAMS, FATIMAH					SUBSIDY	SUBRENT	1,377.00	0.00	1,377.00	0.00	0.00
380C	2A	N/A	891	Occupied	Pioli, Kennedy	01/28/2026	01/28/2026	01/27/2027	1,469.00	RESIDENT	UTILREIMB	0.00	(82.00)	(82.00)	36.00	0.00
					Pioli, Kennedy					SUBSIDY	SUBRENT	1,469.00	0.00	1,551.00	0.00	1,752.00
					Pioli, Kennedy					SUBSIDY	UTAC	0.00	82.00			

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380D	3A	N/A	1000	Occupied	FOSTER, MYRA	06/07/2019	06/07/2019	06/06/2020	1,690.00	RESIDENT	UTILREIMB	0.00	(46.00)	(46.00)	50.00	(656.00)
					FOSTER, MYRA					SUBSIDY	SUBRENT	1,690.00	0.00	1,736.00	0.00	0.00
					FOSTER, MYRA					SUBSIDY	UTAC	0.00	46.00			
1351A	2A	N/A	891	Occupied	Woods, Sam`Quala	06/24/2024	06/24/2024	06/23/2025	1,469.00	RESIDENT	RENT	159.00	0.00	159.00	407.00	0.00
					Woods, Sam`Quala					SUBSIDY	SUBRENT	1,310.00	0.00	1,310.00	0.00	0.00
1351B	3A	N/A	1000	Occupied	Segui, Nancy	10/03/2025	10/03/2025	10/02/2026	1,690.00	RESIDENT	RENT	397.00	0.00	397.00	539.00	5.55
					Segui, Nancy					SUBSIDY	SUBRENT	1,293.00	0.00	1,293.00	0.00	0.00
1351C	2A	N/A	891	Occupied	MOBLEY, BARBARA	03/26/2004	03/01/2009	02/28/2017	1,469.00	RESIDENT	UTILREIMB	0.00	(85.00)	(85.00)	50.00	0.00
					MOBLEY, BARBARA					SUBSIDY	SUBRENT	1,469.00	0.00	1,554.00	0.00	0.00
					MOBLEY, BARBARA					SUBSIDY	UTAC	0.00	85.00			
1351D	3A	N/A	1000	Occupied	Crockett, Kesharia	02/01/2023	02/01/2023	01/31/2024	1,690.00	RESIDENT	RENT	124.00	0.00	124.00	158.00	3,446.00
					Crockett, Kesharia					SUBSIDY	SUBRENT	1,566.00	0.00	1,566.00	0.00	0.00
1353A	3A	N/A	1000	Occupied	PATTERSON, TWANQUSHIA	03/07/2014	03/07/2014	02/28/2017	1,690.00	RESIDENT	RENT	136.00	0.00	136.00	335.00	585.00
					PATTERSON, TWANQUSHIA					SUBSIDY	SUBRENT	1,554.00	0.00	1,554.00	0.00	0.00
1353B	2A	N/A	891	Occupied	McFadden, Whitney	10/24/2022	10/01/2024	09/30/2025	1,469.00	RESIDENT	UTILREIMB	0.00	(27.00)	(27.00)	253.00	0.00
					McFadden, Whitney					SUBSIDY	SUBRENT	1,469.00	0.00	1,496.00	0.00	0.00
					McFadden, Whitney					SUBSIDY	UTAC	0.00	27.00			
1353C	3A	N/A	1000	Occupied	LANGLEY, ALEXANDRIA	02/07/2019	02/07/2019	02/06/2020	1,690.00	RESIDENT	UTILREIMB	0.00	(117.00)	(117.00)	101.00	2,924.00
					LANGLEY, ALEXANDRIA					SUBSIDY	SUBRENT	1,690.00	0.00	1,807.00	0.00	0.00
					LANGLEY, ALEXANDRIA					SUBSIDY	UTAC	0.00	117.00			
1353D	2A	N/A	891	Occupied	Meeks, Alexia	06/19/2024	06/19/2024	06/18/2025	1,469.00	RESIDENT	UTILREIMB	0.00	(27.00)	(27.00)	25.00	0.00
					Meeks, Alexia					SUBSIDY	SUBRENT	1,469.00	0.00	1,496.00	0.00	0.00
					Meeks, Alexia					SUBSIDY	UTAC	0.00	27.00			

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details

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1354A	2A	N/A	891	Occupied	Parara, Naya	03/10/2025	03/10/2025	03/09/2026	1,469.00	RESIDENT	UTILREIMB	0.00	(40.00)	(40.00)	78.00	0.00
					Parara, Naya					SUBSIDY	SUBRENT	1,469.00	0.00	1,509.00	0.00	0.00
					Parara, Naya					SUBSIDY	UTAC	0.00	40.00			
1354B	3A	N/A	1000	Occupied	McKnight, DeQuanta	07/17/2025	07/17/2025	07/16/2026	1,690.00	RESIDENT	UTILREIMB	0.00	(76.00)	(76.00)	60.00	0.00
					McKnight, DeQuanta					SUBSIDY	SUBRENT	1,690.00	0.00	1,766.00	0.00	0.00
					McKnight, DeQuanta					SUBSIDY	UTAC	0.00	76.00			
1354C	2A	N/A	891	Occupied	BARBER, ZAREATTA	08/31/2006	08/01/2009	07/31/2017	1,469.00	RESIDENT	UTILREIMB	0.00	(100.00)	(100.00)	75.00	(154.00)
					BARBER, ZAREATTA					SUBSIDY	SUBRENT	1,469.00	0.00	1,569.00	0.00	(1.00)
					BARBER, ZAREATTA					SUBSIDY	UTAC	0.00	100.00			
1354D	3A	N/A	1000	Occupied	TRUESDALE, DOMINIQUE	02/20/2020	02/20/2020	02/19/2021	1,690.00	RESIDENT	UTILREIMB	0.00	(91.00)	(91.00)	86.00	(25.66)
					TRUESDALE, DOMINIQUE					SUBSIDY	SUBRENT	1,690.00	0.00	1,781.00	0.00	(1.00)
					TRUESDALE, DOMINIQUE					SUBSIDY	UTAC	0.00	91.00			
totals:									**106,112.00**			**102,953.00**	**0.00**	**102,953.00**	**16,223.00**	

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Amt / SQFT: Market = 63,700 SQFT; Leased = 61,809 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
1A	12	680	1,248.00	1.84	1,248.00	1.84	12	100.00	0
1A Bedroom	4	680	1,259.00	1.85	1,259.00	1.85	4	100.00	0
2A	20	891	1,469.00	1.65	1,469.00	1.65	19	95.00	0
3A	20	1,000	1,690.00	1.69	1,690.00	1.69	19	95.00	1
4A	12	1,250	1,910.00	1.53	1,910.00	1.53	12	100.00	0
totals / averages:	**68**	**937**	**1,560.47**	**1.67**	**1,559.89**	**1.67**	**66**	**97.06**	**1**

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	102,953.00	66	102,953.00
Occupied, NTV		0	-
Occupied NTV Leased		0	-
Vacant Leased	1,469.00	1	1,469.00
Admin/Down		0	-
Vacant Not Leased	1,690.00	1	1,690.00
totals:	**106,112.00**	**68**	**106,112.00**

summary billing by sub journal for current date

sub journal	amount
RESIDENT	14,374.00
SUBSIDY	88,579.00
total:	**102,953.00**

summary billing by transaction code for current date

code	amount
RENT	16,296.00
SUBRENT	86,657.00
UTAC	1,922.00
UTILREIMB	(1,922.00)

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;

total:	**102,953.00**

Appendix E
Professional Resumes

Patrick Crawford

DIRECTOR OF CNA SERVICES

CONTACT

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Grand Rapids, MI, USA

www.gillgroup.com

EDUCATION

Bachelor of Science in Urban & Regional Planning
Michigan State University

SKILLS

Analytical Thinking
Risk Assessment
Strategic Planning
Leadership
Financial Analysis
Communication
Project Management
Attention to Detail
Legal & Regulatory Knowledge
Decision Making

Certifications & Qualifications

- BPI Building Analyst
- Radon Measurement Specialist
- Licensed Asbestos Inspector (MI, IN)
- ASTM PCA Training
- HUD REAC Inspector Training
- Capital Needs Assessment Experience, 11+ Years

Professional Summary

Mr. Crawford has performed CNAs, Energy Audits, and Construction Loan Monitoring Services for HUD, Fannie Mae, Freddie Mac, USDA RD, and for State Housing Agencies in 39 states, from Alaska to New York and the U.S. Virgin Islands.

Mr. Crawford has more than 11 years of experience performing Capital Needs assessments of all types, project management, and TIF/Brownfield Grant Application Writing. He has completed over 2,500 CNAs used to identifying building improvements. His portfolio of CNA experience includes analyzing and reporting on projects/properties including Single Family Residential, Family, Senior, & Assisted Living Multifamily, Student Housing, Office, Commercial, Mixed-Use, Warehouse, Industrial, and High-Rise Buildings. Mr. Crawford has extensive experience working with government, municipal, and private organizations as part of these studies. He has performed countless Needs Assessment Inspections that required assessments of structural, MEP, and civil services. Mr. Crawford has experience conducting energy audits, including inspections of attic and crawl spaces, structural framing and foundations, roofs and gutters, and HVAC mechanical systems, testing for carbon monoxide, drafting, and gas leaks. Mr. Crawford also has experience in Asbestos and Radon Testing.

Areas of Expertise

- Expertise in Property Condition Assessments (PCAs) according to ASTM E2018-15 Standards. with experience within several structure types including industrial, manufacturing, single family, multifamily, commercial, high rise, and registered national historic landmarks
- Expertise in Capital Needs Assessments (CNAs), HUD Rental Assistance Program (RAD) CNAs, and Low-Income Housing Tax Credit (LIHTC) CNA Requirements.
- Expertise in USDA Rural Development (RD) CNA standards
- Completion of Construction Loan Monitoring (CLM) reporting including Architectural Document and Cost Review reports and subsequent monthly construction draw inspection reports for nearly $100M in direct construction, substantial rehabilitation and adaptive reuse projects.
- Research for implementation of sustainable systems and energy efficiency upgrades for existing buildings; provision of green alternatives for standard appliances, fixtures, and finishes
- Data collection and analysis of energy data for Energy Star Portfolio Manager.
- Expertise in Phase I & II Environmental Site Assessment data collection and research
- GIS-based research for wind turbine site acquisitions, energy potential out comes, and visual impact studies

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Attention to Detail
Legal & Regulatory Knowledge
Decision Making

RELEVANT PROJECT EXPERIENCE

City of Gary Housing Authority Portfolio – Gary, Indiana

This portfolio included four high-rise buildings and eight traditional low-income apartment complexes of various styles, totaling 1,439 dwelling units. A summary is listed below:

- **Al Thomas Apartments**, Eight-story building constructed in 1974 comprised of 170 dwelling units and various tenant amenities.
- **Carolyn Mosby Senior Apartments**, Eight-story building constructed in 1970 comprised of 142 dwelling units and various tenant amenities.
- **Genesis Tower**, 10-story building constructed in 1926 comprised of 142 dwelling units and various tenant amenities.
- **Glen Park Apartments**, Nine-story building constructed in 1975 comprised of 128 dwelling units and various tenant amenities.
- **Broadway Manor**, Six buildings that contain 24 dwelling units.
- **Concord Village I**, 17 duplexes & SF homes that contain 25 dwelling units.
- **Concord Village II**, 61 duplexes & SF homes that contain 97 dwelling units.
- **Concord Village IV**, 21 SF homes available for low-income tenants.
- **Delaney East**, 137 apartment buildings that contain 297 dwelling units.
- **Dorie Miller – Homes**, 51 apt buildings containing 268 dwelling units.
- **Dorie Miller – East Point**, 35 duplexes that contain 70 dwelling units.
- **Dorie Miller – Miller Heights**, 55 SF homes available for low-income tenants.

For this project Mr. Crawford provided multiple reports, including HUD Capital Needs Assessments (CNAs), RAD PCA Reports, Energy Audits, and Section 18: Demolition & Disposition Reports for GHA's full portfolio of units described above. These properties were severely distressed, thus the GHA solicited Mr. Crawford to identify deferred maintenance and other critical repairs necessary to bring the properties into code compliance and healthy living standards. With a combined total of $61,581,558 in repair needs at the tower structures alone, the report process culminated in the creation Section 18: Demolition and Disposition applications relied upon by GHA.

Kuhio Park Terrace – Honolulu, Hawaii

The Kuhio Park Terrace is two 17-story buildings constructed for first occupancy in 1961 that are located in Honolulu, Hawaii. The subject buildings contain 459,300 gross square feet of net rentable space which house 555 low-income dwelling units. The subject property also contains a single-family home, and two large office buildings that contain the housing authority's central offices and various tenant amenities.

For this project, Mr. Crawford provided a HUD Capital Needs Assessment (CNA), RAD PCA Report, Energy Audit, and Utility Energy Consumption Baseline Report. These reports were used to project future critical and non-critical repairs over the next 20 years of the property's lifecycle. Green repair and replacement alternatives which provide net-positive savings over their lifecycle were also identified on behalf of the Building Owner and Property Manager. These reports were used to secure HUD-backed loans for rehabilitation and green retrofitting as part of HUDs Rental Assistance Demonstration program.

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Dempsey Hotel – Macon, Georgia

The Dempsey Hotel is an 11-story historic high-rise building located in the heart of Macon, Georgia which was originally constructed in 1913. The subject building contains 191,735 gross square feet which houses a mixture of commercial and office spaces as well as a 194-unit hotel.

For this project, Mr. Crawford completed a HUD Capital Needs Assessment (CNA) which projected the property's future repair needs for the next 20 years. We then worked with the Building Owner to create a Scope of Work which was used by the project's General Contractor and Architect as the basis for the property's adaptive reuse into low-income dwelling units.

Charlotte Harbortown - Rochester, New York

This property consists of two high-rise buildings, 14-stories and 16-stories respectively, which were constructed for first occupancy in 1972. The subject buildings contain 288,086 SF of net rentable space.

For this project Mr. Crawford provided a baseline Property Condition Assessment (PCA) which was used to project the property's future needs and repair costs for the next 12 years of the buildings' lifecycles. We then worked closely with a private entity responsible for the maintenance and upkeep of the property to prioritize future repairs based on existing physical needs.

Columbian Tower – Hoboken, New Jersey

The Columbian Tower is a 16-story high rise building that was constructed for first occupancy in 1984 located just three blocks from the Hudson River and adjacent to the NJ Transit Terminal. The subject building contains 75,814 square feet of mixed-use space.

For this project, Mr. Crawford provided a Baseline Property Condition Assessment (PCA) to identify the property's repair needs for the next 12 years. The Building Owner used this report to prioritize the use of limited maintenance funds at the property.

Park Tower Apartments – Loves Park, Illinois

The Park Tower Apartments is an 11-story high-rise building located in Loves Park, IL which was constructed for first occupancy in 1980. The subject building contains 112,773 gross square feet which houses 152 apartment units.

For this project, Mr. Crawford provided a HUD Capital Needs Assessment (CNA) which was used by the building's owner to identify critical short-term repairs and non-critical reserve term repairs over the next 20 years of the property's lifecycle.

Tivoli Center – Chattanooga, Tennessee

The Tivoli Center is a historic four-story building that was originally constructed in 1889, located in the heart of Chattanooga's downtown business district. The subject property contains 65,800 gross square feet of mixed-use office and commercial spaces. This building's first floor, mezzanine, and basement are leased by the Chattanooga Symphony and Opera which are connected to the adjacent history Tivoli Theater.

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Decision Making

For this project, Mr. Crawford completed a baseline Property Condition Assessment (PCA) for the Building Owner to project critical and non-critical repair needs over the next 12 years of the building's lifecycle. This report was used to guide future restoration and rehabilitation work throughout the entire building to better serve their tenant's specific needs.

Renaissance & Goldman Lofts – Rock Island, Illinois

The Renaissance and Goldman Lofts are two historic properties located in Rock Island's downtown commercial district. The first property contains two three- and four-story historic buildings that were constructed in 1870. The second property is a five-story historic building constructed in 1880. Both properties are mixed-use developments that contain commercial tenants on the ground floor with a mixture of low-income dwelling units on the upper levels. The subject properties were most recently renovated in 2001 and will require rehabilitative work in the near future.

For this project, Mr. Crawford provided HUD Capital Needs Assessments (CNAs) for each building in order to project their future needs over the next 20 years of their lifecycles. The Building Owner used these reports to identify critical short-term repairs and secure private capital for substantial future repairs.

Dylan Warren

CAPITAL NEEDS ASSESSOR

CONTACT

(817)-733-7875

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Fort Worth, TX, USA

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EDUCATION

Communication & Real Estate Studies
University of North Texas

SKILLS

Analytical Thinking
Risk Assessment
Strategic Planning
Financial Analysis
Communication
Project Management
Attention to Detail
Legal & Regulatory Knowledge
Decision Making

VOLUNTEER EXPERIENCE

Rise Adaptive Sports
Volunteer Parasail Instructor
Grapevine, TX, 2016

Professional Summary

Experienced Environmental and Property Condition Consultant with over 3 years of nationwide experience delivering high-quality due diligence services for a diverse client base, including government agencies, financial institutions, and private property owners. Proven expertise in conducting Property Condition Needs Assessments (PCNAs), and construction monitoring across a wide range of property types, including multifamily, commercial, industrial, and hospitality.

Property Condition Assessments (PCAs)

- Performed hundreds of PCAs in line with ASTM E2018-24 and agency-specific standards (HUD, USDA-RD, Tax Credit).
- 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.

Certifications & Qualifications

- Certified Multifamily Accelerated Processing (MAP) – HUD
- Environmental Site Assessment (ESA) On-the-Job Training
- Property Condition Assessment (PCA) On-the-Job Training
- ESA Experience – 3+ years in multifamily properties
- PCA Experience – 3+ years in multifamily properties

Appendix F

List of Acronyms and Terminology Used in This Report

List of Acronyms and Definitions

Actual Knowledge	Information or observations known first hand by GG.
ADA	The Americans with Disabilities Act
Ancillary Structures	Structures that are not the primary improvements of the Property but which may have been constructed to provide support uses.
Appropriate Inquiry	A requests for information from an appropriate entity conducted by a Freedom of Information Letter (FOIL), verbal request, or by written request made either by fax, electronic mail, or mail. A good-faith one time effort conducted to obtain the information in light of the time constraints to deliver the PCEreport.
ASTM	American Society for Testing and Materials
Base Building	That portion of the building (common area) and its systems that are not typically subject to improvements to suit tenant requirements.
Baseline	A minimum scope level of observation, inquiry, research, documentation review, and cost estimating for conducting a Property Condition Evaluation service .
BOMA	Building Owners & Managers Association
Building	Referring to the primary building or buildings on the Property, which are within the scope of the PCE as defined under Section.
Building Codes	A compilation of rules adopted by the municipal, county and/or state governments having jurisdiction over the Property that govern the property's design &/or construction of buildings. Building codes reviewed may or may not include local ammendments.
Building Department Records	Information concerning the Property's compliance with applicable Building, Fire and Zoning Codes that is readily available for use by GG within the time frame required for production of the Property Condition Evaluation.
Building Systems	Interacting or interdependent components that comprise a building such as structural, roofing, side wall, plumbing, HVAC, water, sanitary sewer and electrical systems.
Building Systems Analysis (BSA Expanded Services)	Those services, within A & E Equity Services, that address site and/or system specific issues beyond the scope of the PCS or PCEbaseline service.
BUR	Built Up Roof
Change Order (technical)	Within the technical operations vernacular, this term applies to the process by which changes are made to the initial scope of work, for services, and to the Contract Documents, for construction projects. In the case of a construction document change order may precipitate a service change order.
Commercial Real Estate	Real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes, and property used for residential purposes that has more than four (4) residential guestrooms.
Commercial Real Estate Transaction	The transfer of a mortgage, lease, or deed; the re-financing of a commercial property by an existing mortgagee; or the transferring of an equity interest in commercial property.
Component	A piece of equipment or element in its entirety that is part of a system.
Dangerous or Adverse Conditions	Situations which may pose a threat or possible injury to the Project Manager, or those situations which may require the use of special protective clothing, safety equipment, access equipment, or any precautionary measures.
Deferred Maintenance	Deficiencies that result from postponed maintenance, or repairs that have been put off until a later time and that require repair or replacement to an acceptable condition relative to the age of the system or property.

Dismantle	To take apart; disassemble; tear down any component, device or piece of equipment that is bolted, screwed, secured, or fastened by other means.
Down Unit	Guestrooms or tenant space that are is not leasable due to conversion to other uses (only if included in total unit count); extensive damage due to fire, flood or other natural disaster; the removal of appliances, cabinetry or HVAC equipment for use in other units; or, extreme damage or lack of maintenance resulting in repairs and replacements beyond normal turnover requirements.
DWV	Drainage Waste Ventilation. That piping subsystem of a waste drainage system responsible for the prevention of a vacuum and resulting loss of trap seals.
EIFS	Exterior Insulation and Finish System. A composition of rigid insulation, fabric mesh and cementicious plaster, applied to masonry or frame construction to provide an exterior building veneer.
EMS	Energy Management System. A system of sensors and controls, with provisions for remote monitoring and adjustment, and set to realize maximum energy efficiency in one or more buildings.
Engineering	Analysis or design work requiring extensive formal education, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences as provided by a Professional Engineer licensed to practice engineering by any state of the 50 states.
Expected Useful Life (EUL)	The average amount of time in years that a system or component is estimated to function when installed new.
Facilities Management	The broad discipline of planning and proactively executing decisions, regarding space allocation, building systems and consumable resources for the benefit of the occupant and his productivity.
FEMA	Federal Emergency Management Agency. The government agency, responsible for response to emergencies and for emergency preparedness. Direct impact upon PME is generally limited to the provision of updated classification of properties with regard to flood exposure.
FFHA	Federal Fair Housing Act
Fire Department Records	Information generated or acquired by the Fire Department having jurisdiction over the Property, and that is readily available to PME within the time frame required for production of the PCEreport.
FIRM	Flood Insurance Rate Maps
FM	Factory Mutual
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) That legislation, which allows the general public access to categorical information. The vehicle through which GG may acquire public records like code violations, related to properties under study.
FRT	Fire Retardant Treated. That classification of plywood, generally applied in the early-to-mid-1980's for residential roof sheathing. In the context of PME's reports, the identification of FRT plywood, on the basis of its stamp, alerts the client to the potential deterioration of the material when exposed to high temperatures.
Guide	A series of options or instructions that do not recommend a specific course of action.
HVAC	Heating, Ventilating & Air Conditioning
Immediate Repairs	Physical deficiencies that require immediate action as a result of: (i) existing or potentially material unsafe conditions, (ii) significant negative conditions impacting tenancy/marketability, (iii) material building code violations, or (iv) poor or deteriorated condition of critical element or system, or (v) a condition that if left "as is", with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one (1) year.

Infrared Analysis	An imaging method of analysis that identifies areas or point of radiant temperature differential between the subject and its environment. Used to detect moisture entrapment in roofs and overheating or failed connections in electrical systems.
Interviews	Interrogatory with those knowledgeable about the Property.
Long-Term Repairs	Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, which may be protracted over the evaluation period, often the term of the loan plus two years. Included are such Physical Deficiencies resulting from deterioration of materials and systems projected to exceeded their Expected Useful Life (EUL), and that will require replacement to be implemented during the evaluation period.
Material	Having significant importance or great consequence to the asset's intended use or physical condition.
MEP	Mechanical, Electrical, and Plumbing
NFPA	National Fire Protection Association
Observe	The act of conducting a visual, unaided survey of items, systems or conditions that are readily accessible and easily visible on a given day as a result of the Project Manager's walk-through.
Obvious	That which is plain or evident; a condition that is readily accessible and can be easily seen by the Project Manager as a result of ahis Wwalk-through without the removal of materials, moving of chattel, or the aid of any instrument, device, or equipment.
Owner	The entity holding the deed to the Property that is the subject of the PCE.
Physical Deficiency	Patent, conspicuous defects or significant deferred maintenance of the Property's material systems, components, or equipment as observed during the Project Manager's Walk-through Survey. Material systems, components, or equipment that are approaching, have realized, or have exceeded their typical Expected Useful Life (EUL); or, that have exceeded their useful life result of abuse, excessive wear and tear, exposure to the elements, or lack of proper or adequate maintenance. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous repairs, normal operating maintenance, and conditions that do not present a material deficiency to the Property.
PML	Probable Maximum Loss
Practically Reviewable	Information that is practically reviewable means that the information is provided by the source in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.
Primary Improvements	The site and building improvements that are of fundamental importance with respect to the Property.
Property	The site inclusive of both site work and buildings.
Property Condition Consultant	Within the vernacular of the Property Condition Survey Assessment and Report, a consultant is the entity or individual that prepares the Property Condition Evaluation and that is responsible for the observance of, and reporting on the physical condition of Commercial Property.
Readily Accessible	Those areas of the Property that are promptly made available for observation by the Project Manager without the removal of materials or chattel, or the aid of any instrument, device, or equipment at the time of the Walk-through Survey.
Reasonably Ascertainable	Information that is publicly available, provided to GG's offices from either its source or an information research/retrieval concern, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.

Recreational Facilities	Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
Remaining Useful Life (RUL)	The consultant's professional opinion of the number of years before a system or component will require replacement or reconditioning. The estimate is based upon observation, available maintenance records, and accepted EUL's for similar items or systems. Inclement weather, exposure to the elements, demand on the system, quality of installation, extent of use, and the degree and quality of preventive maintenance exercised are all factors that could impact the RUL of a system or component. As a result, a system or component may have an effective age greater or less than its actual age. The RUL may be greater or less than its Expected Useful Life (EUL) less actual age.
Replacement Costs	Costs to replace the system or component "in kind" based on Invoices or Bid Documents provided by the current owner or the client, construction costs developed by construction resources such as *Means* and *Dodge*, GG's experience with past costs for similar properties, or the current owner's historical incurred costs.
Replacement Reserves	Major recurring probable expenditures, which are neither commonly classified as an operation or maintenance expense. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within the reserve term.
RTU	Rooftop Unit
Scope of Services	Definition of those services developed by Technical Operations personnel, in concert with the client and client services, and satisfying the requirements of that client
Short Term Repair Costs	Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work. within a zero to one year time frame. Included are such Physical Deficiencies resulting from improper design, faulty installation and/or substandard quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within zero to one-year time frame are also included.
Shut-Down	Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures.
Site Visit	The visit to the property by GG's Project Manager including walk-through visual observations of the Property, interviews of available project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Property Condition Evaluation property assessment.
Specialty Consultants	Practitioners in the fields of engineering, architecture; or, building system mechanics, specialized service personnel or other specialized individuals that have experience in the maintenance and repair of a particular building component, equipment, or system that have acquired detailed, specialized knowledge in the design, evaluation, operation, repair, or installation of the particular component, equipment, or system.
Structural Component	A component of the building which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Suggested Remedy	A preliminary opinion as to a course of action to remedy or repair a physical deficiency. There may be alternate methods that may be more commensurate with the Client's requirements. Further investigation might make other schemes more appropriate or the suggested remedy unworkable. The suggested remedy may be to conduct further research or testing, or to employee Specialty Consultants to gain a better understanding of the cause, extent of a deficiency (whether observed or highly probable), and the appropriate remedy.

Survey	Observations as the result of a walk-through scan or reconnaissance to obtain information by GG of the Property's readily accessible and easily visible components or systems.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.
Technically Exhaustive	The use of measurements, instruments, testing, calculations, exploratory probing or discover, and/or other means to discover and/or troubleshoot Physical Deficiencies, develop scientific or Engineering findings, conclusions, and recommendations.
Term	Reserve Term: The number of years that Replacement Reserves are projected. Normally Ten (10) years.
Timely Access	Entry provided to the Project Manager at the time of his site visit.
UST	Underground Storage Tank
Walk-through Survey	The Project Manager's site visit of the Property consisting of his visual reconnaissance and scan of readily accessible and easily visible components and systems. This definition connotes that such a survey should not be considered in depth, and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of special equipment such as ladders, scaffolding, binoculars, moisture meters, air flow meters, or metering/testing equipment or devices of any kind. It is literally the Project Manager's walk of the Property and observations.