

***Physical Inspection Report
of***

***Knollwood Apartments
822 Archie Street
Fort Mill, South Carolina 29715***

April 28-29, 2026

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1. EXECUTIVE SUMMARY

1.1. General Description

JPS & Associates, Inc., Architects, was engaged by **Delta Property Management, Inc.** to conduct a site review and physical inspection of **Knollwood Apartments**, located at **822 Archie Street, Fort Mill, South Carolina**, and to review past information on the property. This report was prepared by **JPS & Associates, Inc.** for the use of **Delta Property Management, Inc.** at **PO Box 12980, Jackson, Mississippi**, and its successors and/or assigns. The report is expressly and exclusively for the sole use and benefit of the **Delta Property Management, Inc.** and **The US Department of Housing & Urban Development (HUD)** and is not for the use or benefit of, nor may be relied upon by, any other person or entity without the advanced written consent of **JPS & Associates, Inc.**

Zach Smith of **JPS & Associates, Inc.** inspected the property on **April 28-29, 2026**. The inspection covered the site and grounds, parking areas, building exteriors, interior common areas, and **100** percent, or **51** of the **51** apartment interiors. There were no vacant apartments at the time of the inspection.

Knollwood Apartments is a 14-building multi-family property that contains six, studio apartments, 10, one-bedroom apartments, 31, two-bedroom apartments and four, three-bedroom apartments. The 55-year-old± buildings were constructed as wood frame structures, are one-story in height, and a total of 39,264 gross square feet. There is a 864 square foot office attached to Building 10. The site is irregular in shape and approximately 285,754± square feet or 6.56± acres in size.

1.2. General Physical Condition

This complex, overall, has been adequately maintained and is in average to fair condition with repairs and replacements noted throughout the site as part of the Scope of Work.

Exterior walls on the buildings are generally in average to fair condition. The windows are vinyl and are in average to fair condition. The roofs on the buildings are in average to fair condition. Apartment interiors are generally average to fair condition.

Based on the Repairs and Replacements recommended by JPS & Associates, Inc. during the term of the mortgage, the property will be in a better than "Satisfactory" condition when the project's note and mortgage is paid off, assuming the property uses the projections provided by JPS, and no deferred maintenance occurs. In addition, JPS & Associates, Inc. projects the remaining economic life of the property is 55 years assuming all the projected Repairs and Replacements over the term will be completed.

1.3. Opinions of Probable Costs

Critical Repair Items	\$	0
Critical Repair Items - Accessibility Deficiencies	\$	0
Non-Critical Repair Items	\$	0
Scope of Work	\$	6,830,900
20 Year Capital Needs Reserve Replacements	\$	510,515
Grand Total - Repair and Replacement Needs	\$	7,341,415

The opinion of the costs presented is for the repair/replacement of readily visible materials and building system defects that might significantly affect the value of the property during the evaluation period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items which may require repair or replacement, are included. Information furnished by site personnel or the property management, if presented, is assumed to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this report.

Estimated cost opinions presented in this report are based on data from a combination of sources. The primary sources are from RS Means Repair and Remodeling Cost Data and RS Means Facilities Maintenance and Repair Cost Data; information supplied by the property; the experience of JPS & Associates, Inc. with costs for similar projects; and city cost indexes.

Actual costs may vary depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be used for general descriptive purposes only. Detailed design and contractor bidding is needed to determine actual cost. All costs are stated in present value unless otherwise noted.

Costs are calculated for the repair items based upon the location of the property thus using a location factor. Some items have a service fee added to the per item cost to account for job setup labor involved to have the small repair completed. Those costs are calculated in this manner. $((((\text{Cost per item} \times \text{quantity to be repaired}) + \text{service fee}) \times \text{location factor}) \times \text{unit sample factor})$ Unit sample factor is for apartment interiors only and does not apply to other items.

1.4. Deviations from the Standard Guide – ASTM E 2018 - 08

Handicap Accessibility - See Sections 7.1. and 10.4.

Intrusive Testing - See Section 7.2.

Owner Proposed Improvements and Upgrades - See Section 7.3.

1.5. Recommendations

None

2. PURPOSE AND SCOPE

The assessment included a site visit; interviews with property management personnel; inquiries to the local building department, zoning department and fire department; a review of readily available construction drawings and specifications provided by the property owner; and visual observations of the following systems components: site development, building exterior and interior, building structure, mechanical, electrical and plumbing systems; conveyance systems, life safety/fire protection, and general compliance with The Americans with Disabilities Act of 1990 (ADA), The Uniform Federal Accessibility Standards (UFAS), and The Fair Housing Act of 1988.

This report was prepared in accordance with ASTM E 2118-08 and is intended to provide a general overview of the building systems and their overall condition. It has been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The activities of this survey included observations of visible and readily accessible areas. The observations were performed without removing or damaging components of the existing building systems. Consequently, certain assumptions have been made regarding conditions and operating performance. Comprehensive studies to identify, document, and evaluate every existing defect or deficiency were not conducted. In addition, system checks or testing of the equipment in the operating mode is beyond the scope of this assessment.

The observations, findings, and conclusions within this report are based on professional judgment and information obtained during the course of this assessment. The opinions and recommendations presented herein are based on observations, evaluation of the information provided, and interviews with personnel familiar with the property and should not be considered design solutions. No calculations have been performed to determine the adequacy of the facility's original design. It is possible that defects and/or deficiencies exist that were not readily accessible or visible. Problems may develop with time, which were not evident at the time of this assessment. The opinions and recommendations in this report should not be construed in any way to constitute a warranty or guarantee regarding the current or future performance of any system identified.

Evaluation DEFINITIONS

Good: New or nearly new, to above-average condition for the building system or material assessed, with consideration of its age, design and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Average: Average condition for the building system evaluated. Some work may be required or recommended, primarily due to the normal aging and wear of the building system.

Fair: Systems and items that are currently functioning properly but are at or near the end of their predicted useful life and significant repairs or replacement are predicted in the near future.

Poor: Below average condition for the building system evaluated. Repairs or replacement is anticipated to return the building system or material to an acceptable condition. Immediate repairs are required.

Unless stated otherwise in this report, the systems reviewed are considered to be in Average condition and their performance appears to be satisfactory.

3. SYSTEM DESCRIPTION AND OBSERVATIONS

3.1. Overall General Description

Property: Knollwood Apartments

Number of Buildings: 14 Apartments Buildings

Number of Apartments: 51

Description of Apartments:

Number	Description	Type	Net Sq. Ft.	Gross Sq. Ft.
3	Studio/1-Bathroom	Regular	491	528
3	Studio/1-Bathroom	Handicap	491	528
4	1-Bedroom/1-Bathroom	Regular	583	624
6	1-Bedroom/1-Bathroom	Regular	729	784
31	2-Bedroom/1-Bathroom	Regular	807	864
4	3-Bedroom/1-Bathroom	Regular	867	936

Manager: Yolanda Edwards

Maintenance Supervisor: James Bennett

Year of Development: 1971

Age of Buildings: 55 Years

Scope of Work: Included in the Scope of Work is the overlay and striping of the asphalt, landscaping improvements, replacement of the roofs, exterior repairs, and replacement of the windows. In addition, the apartments are to be updated, with new appliances, replacement of flooring, bathroom fixture replacements, mechanical equipment, and water heaters. The preliminary list of improvements as provided by the Owner is in Section 7.3. of this report.

3.2. Site

This complex is located on the south side of Fort Mill with multi-family properties to the south and west, single-family properties to the north, and single and commercial properties to the east. Many common amenities are conveniently located near the property. The apartment buildings are located along the parking lots with an office attached to Building 10. The site is irregular in shape and encompasses 285,754± square feet or 6.56± acres.

3.2.1. Topography

The site slopes downward from the north to south and from the west to east with the point on the northwest side of the property.

3.2.2. Storm Water Drainage

Surface drainage is away from the buildings to the parking lots and drives which are tied to the city storm water system. No problems with site drainage were noted at the time of the inspection.

3.2.3. Access and Egress

The property is accessed from the south off of Archie Street.

3.2.4. Paving, Curbing, and Parking

Paving on the property consists of 40,140 square feet of asphalt paving and 1,700 square feet of concrete paving that is in average to fair condition.

Curbing on the property consists of sidewalks that serve as curbing along the parking lots. The curbing is in fair condition.

There is parking located in the parking lots on the site, the paving provides in total 96 surface parking spaces including four handicap accessible parking spaces.

3.2.5. Flatwork

3.2.5.1. Sidewalks

The sidewalks are 4' wide and run parallel to the buildings and lead to the building entrances. The sidewalks are in average to fair condition.

3.2.5.2. Apartment Patio

All of the apartments except for the studio apartments have a 8' x 8' rear concrete patio. The concrete patios are in average to fair condition.

3.2.5.3. Community Patio

None

3.2.5.4. Site Steps

There is one set of concrete site steps with two risers located at the office at Building 10. The concrete site steps are in average condition.

3.2.6. Landscaping and Appurtenances

3.2.6.1. Landscaping and Irrigation System

The landscaping is made up of shrubs, trees, flowerbeds and bushes. The landscaping is well maintained and is in average condition. There is not an irrigation system for the property.

3.2.6.2. Signage

There is a wood sign with painted lettering mounted between two wood posts located on the southeast corner of the site. The sign is in average condition.

3.2.6.3. Trash Disposal

There are two trash dumpsters located on the site. The dumpsters sit on a concrete pad and are not enclosed. One dumpster is located north of Building 1 and the other is located south of Building 9. The dumpsters and concrete pads are in average to fair condition.

There is no trash compactor on the site.

3.2.6.4. Mail Facilities

There are a total of 52 front loading, free-standing gang style mailboxes located on the southeast corner of the site. The mailboxes are owned by the property and are in fair condition.

3.2.6.5. Fencing

There is 90 linear feet of 4' high vinyl post and rail fencing on the south side of Building 10. The fencing is in average to fair condition.

3.2.6.6. Retaining Walls

There is 115 linear feet of 3'6" to 4'6" high railroad tie retaining wall located south of Building 10. There is 50 linear feet of 2'6" high railroad tie retaining wall located north of Building 10. There is 90 linear feet of 2'6" high railroad tie retaining wall and 90 linear feet of 5' high railroad tie retaining wall located between Buildings 12 and 13. All retaining walls are in average to fair condition.

3.2.6.7. Outbuildings/Detached Garages

There is a 10' x 12' wood framed shed with vinyl siding and a metal roof located to the northeast of Building 12. The shed is in average condition.

3.2.7. Recreational Facilities

3.2.7.1. Basketball Goal

There is a basketball goal located in the parking lot south of the office. The basketball goal is in average condition.

3.2.1. Utilities

Utilities are provided to the property via underground installations. There were no problems reported by property management and/or maintenance with the site utilities at the time of the inspection.

3.2.1.1. Water

Fort Mill Utilities provides domestic water service to the property.

3.2.1.2. Electricity

Electrical service is provided to the property by Fort Mill Utilities.

3.2.1.3. Natural Gas

Natural gas service is provided to the property by Fort Mill Utilities.

3.2.1.4. Sanitary Sewer

Fort Mill Utilities provides sanitary sewer service.

3.2.1.5. Storm Sewer

The property is tied to the City's storm sewer system.

3.2.1.6. Special Utility Systems

No special utility systems are on this site.

3.2.1.6.1. Site Lighting

The site is lite with building mounted lights that are in average condition.

3.2.1.6.2. Site Security Systems

None

3.2.1.6.3. Other

None

3.3. Structural Frame and Building Envelope

3.3.1. Foundation

The foundation systems are a reinforced concrete floor slab on grade, with reinforced concrete spread footings under concrete block foundation walls.

3.3.2. Building Frame

The buildings are constructed as wood frame structures and have 2" x 6" at 16" on center exterior walls, load bearing partitions and interior partitions.

3.3.2.1. Floor Frame System

One-story buildings with no upper floor framing.

3.3.2.2. Crawl Spaces and Penetrations

There are no crawl spaces in the buildings.

3.3.2.3. Roof Frame & Sheathing System, Including Truss Connectors

The roofs are constructed with prefabricated wood trusses at 24" on center and 1/2" exterior grade plywood roof decking.

3.3.2.4. Flashing & Moisture Protection

None

3.3.2.5. Attic Spaces, Draft Stops, Roof Vents & Penetrations

There are attic spaces in the buildings that were not observed at the time of the inspection.

3.3.2.6. Insulation

Insulation could not be observed.

3.3.2.7. Exterior Stairs, Railings, and Balconies, Including Connection to Structure

None

3.3.2.8. Exterior Doors and Entry Systems

There are two, 3' 0" x 6' 8" metal doors and one, 3' 0" x 6' 8" full lite, metal door at the office. The common exterior doors are in average to fair condition.

The apartments have an exterior entry door that is a 3' 0" x 6' 8", metal clad door with lockset, dead bolt and door viewer. The apartment entry doors also have an aluminum storm door. Each one, two and three-bedroom apartment also has 6' 0" x 7' 0" sliding glass door that allows access to the patios. The exterior entry and sliding glass doors are in average to fair condition.

3.3.3. Facades or Curtain Wall

The exterior walls for the buildings are 23,365 square feet of vinyl siding and 5,110 square feet of brick veneer. The exteriors walls are in average to fair condition.

3.3.3.1. Fenestration (Window) System

The common areas have four, single-hung vinyl windows with screens. The apartments have 199 single-hung vinyl windows of various sizes with screens. The windows are in average to fair condition.

3.3.3.2. Parapets

None

3.3.4. Roofing and Roof Drainage

The roofs for the buildings is 44,620 square feet of asphalt shingles in fair condition. There is 2,375 square feet of 6" wide vinyl soffit and 3,125 linear feet of 6" wide vinyl fascia on the buildings. There is 2,400 linear feet of gutters and 890 linear feet of downspouts. The soffit, fascia, gutters and downspouts are in average to fair condition.

3.4. Mechanical and Electrical System

3.4.1. Plumbing

No problems were reported by management with the plumbing systems noted below at the time of the inspection.

3.4.1.1. Supply and Waste Piping

The supply plumbing on the property consists of PVC and copper piping. The waste plumbing on the property consists of PVC and cast iron piping.

3.4.1.2. Domestic Hot Water Production

Domestic hot water is supplied to the office common areas by a 40-gallon electric water heater located in the maintenance closet. Domestic hot water is supplied to the laundry facilities of the office by a 50-gallon gas-fired water heater located behind the walls of the office. The common area water heater is in average to fair condition.

Domestic hot water is supplied to the apartments by a 40-gallon, water heaters located in the mechanical closets. The apartment water heaters are in average to fair condition.

3.4.1.3. Fixtures

The plumbing fixtures are standard flow fixtures and are generally in average to fair condition.

3.4.2. Heating

Heat is supplied to the office by an electric air handler located in the maintenance closet. The air handler is in average to fair condition.

Heat is supplied to the studio apartments by a PTAC unit. Heat is supplied to the remaining apartments by an electric fan coil unit located in the mechanical closets. The PTAC and fan coil units are in average to fair condition.

3.4.3. Air Conditioning and Ventilation

Cooling is supplied to the office by a 1.5-ton exterior pad mounted condensing unit. condensing unit is in average to fair condition.

Cooling is supplied to the studio apartments by a PTAC unit. Cooling is supplied to the remaining apartments by an exterior pad mounted condensing unit. The condensing units are in average to fair condition.

3.4.4. Electrical

3.4.4.1. Service, Metering, Distribution Panels

The pad-mounted electrical service transformers on the property are owned by the utility company and showed no visible signs of leaking. The electrical meters are located on the exteriors of the building. The apartment electrical service panels are GE, 125-amp, 16 space electrical service panels located in each apartment. The electrical service panels are in average to fair condition.

3.4.4.2. Distribution

Distribution wiring in the building consists of copper wiring.

3.4.4.3. Lighting-Building Common Area

The common area lighting consists of surface mounted and recessed, fluorescent and incandescent type fixtures. The light fixtures are in average to fair condition.

3.4.4.4. Lighting-Units

Lighting in the apartments consists of compact fluorescents with surface mount medium base fixtures. They are in average to fair condition.

3.4.4.5. Inspection/Recommendations for Aluminum Wiring

Not applicable as the property does not have aluminum wiring.

3.4.4.6. Other Systems

None

3.5. Vertical Transit-Elevators

None

3.6. Life Safety/Fire Protection

3.6.1. Sprinklers and Standpipes

None

3.6.1.1. In Common Areas

The office has smoke detectors in common areas.

3.6.1.2. In Tenant Spaces

The HUD MAP Guide requires one smoke detector in each sleeping area of each apartment, as well as outside of the sleeping areas, and on all levels of the apartments as necessary. Detect

ors should either be hard-wired for electrical current or the smoke detectors must be powered by power cells having the following characteristics:

The cells must be tamper resistant.

The cells cannot be used in any other toy or appliance. The cells must have a ten-year life.

The smoke detector may have a manual, but not automatic, silencing device to clear unwanted alarms such as cooking smoke.

Currently the apartments have smoke detectors located in the living areas and bedrooms.

3.6.1.3. Other Systems

None

3.7. Interior Elements

3.7.1. Common Areas

See Common Area Room Finish Schedule below.

3.7.1.1. Offices

See Common Area Room Finish Schedule below.

3.7.1.2. Access Ways, Corridors, Vestibules, Meeting Places

See Common Area Room Finish Schedule below.

3.7.1.3. Laundry Facilities and Equipment

See Common Area Room Finish Schedule below.

3.7.1.4. Indoor Recreation and Equipment

See Common Area Room Finish Schedule below.

3.7.1.5. Maintenance and Storage

See Common Area Room Finish Schedule below.

3.7.2. Tenant Spaces

3.7.2.1. Finishes, Walls, Floors

Walls have a painted smooth finish over gypsum board. Ceilings have a painted texture finish over gypsum board. The walls and ceilings are in average to fair condition.

Flooring in the living area, hallway and bedrooms is vinyl or carpet. Flooring in the kitchens and bathrooms is vinyl. The floor base is wood. The flooring is in average to fair condition.

3.7.2.2. Appliances

Each kitchen has an electric range, range hood, and refrigerator. There are washer and dryer connections in the apartments however the washers and dryers are not provided by the property. All appliances are in average to fair condition.

3.7.2.3. Bath Fixtures and Specialties

Each bathroom has a vanity with a drop-in porcelain sink that has knob or lever fixtures, a water closet, and a fiberglass tub with fiberglass surround. The bathroom fixtures are in average to fair condition.

3.7.2.4. Kitchen Fixtures and Specialties

Each kitchen has a double-bowl stainless steel sink. All are in average to fair condition.

3.7.2.5. Millwork, Casework, Cabinets and Countertops

Kitchen cabinet rails and stiles, drawer fronts, and doors are plywood with a vinyl/paper finish. The countertops are plastic laminate with a roll top edge. The cabinets and countertops are in average to fair condition.

3.7.2.6. Closet Systems

The closet systems are typical for apartments of similar sizes. The closet doors bi-fold wood doors that are in average to fair condition.

3.7.2.7. Window Treatments

The blinds are typical for apartments of similar size. They are in average to fair condition.

Common Area Room Finish Schedule

Space or Room	Room Size	Floor Type & Condition	Walls Type & Condition	Ceiling Type & Condition	General Remarks
Office					
Office/ Lobby	12' x 15'	Vinyl Plank Average	Smooth Gypsum Board/Paint Average	Texture Gypsum Board/Paint Average	
Office Back Room	10' x 11'	Vinyl Plank Average	Smooth Gypsum Board/Paint Average	Texture Gypsum Board/Paint Average	2' x 6' closet
Maintenance Office	10'4" x 10'9" + 2' x 5' + 2' x 6'	Concrete Average	Smooth Gypsum Board/Paint Average	Texture Gypsum Board/Paint Average	
Restroom	7'4" x 8'4"	Vinyl Plank Average	Smooth Gypsum Board/Paint Average	Texture Gypsum Board/Paint Average	Water closet Porcelain hung sink Utility sink
Hallway	3' x 13'	Vinyl Plank Average	Smooth Gypsum Board/Paint Average	Texture Gypsum Board/Paint Average	
Mechanical Closet	2'3" x 7'	Vinyl Plank Average	Smooth Gypsum Board/Paint Average	Texture Gypsum Board/Paint Average	Fan coil 40-gal Water heater
Laundry	9'6" x 19'	Vinyl Plank Average	Smooth Gypsum Board/Paint Average	Texture Gypsum Board/Paint Average	Washer Dryer Equipment is leased 50-gal Water heater

4. ADDITIONAL CONSIDERATIONS

Flood Zone

According to the FEMA Flood Insurance Rate Maps, FIRM Panel #45091C0327F, dated 5/16/2017, the property is located in Zone X (Unshaded). The Federal Emergency Management Agency (FEMA) defines Zone X as minimal risk areas outside the 1-percent and .2 percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones. Flood insurance is not required in this zone.

Seismic

Appendix 5C of the HUD Map Guides states “To improve seismic safety in older buildings and to preserve existing housing, project applications for substantial rehabilitation and refinance must comply with the relevant standards published by the American Society of Civil Engineers (ASCE) and its affiliate the Structural Engineering Institute (ASCE/SEI). The relevant standard is ASCE 41-13 Seismic Evaluation and Retrofit of Existing Buildings”.

Buildings are exempt from the seismic hazard and building performance analysis required by ASCE 41-13 if they meet any of the following criteria:

1. Any single story, wood or steel frame building with total building area equal to or less than 3,000 square feet;
2. Any single story accessory building (i.e., no dwellings in structure)
3. Any detached or semi-detached structure where the Design Earthquake Spectral Response Acceleration Parameter SXS,BSE-1E is less than .400 g
4. Any building with both Design Earthquake Spectral Response Acceleration Parameters:
 - a. SXS, BSE-1E less than .330 g and b. SX1, BSE-1E less than .133 g

According to <https://ascehazardtool.org/>, a seismic analysis is not required for **Knollwood Apartments** the SXS and SX1 values are less than the prescribed parameters with a SXS, BSE-1E value of 0.101g and a SX1, BSE-1E value of 0.06g. A copy of the report is included in Section 10.7. of this report.

Asbestos Containing Materials

There are residential structures on the property built prior to 1978 so asbestos is a concern.

Lead – Based Paint

There are residential structures on the property built prior to 1978 so lead based paint is a concern.

5. DOCUMENT REVIEW AND INTERVIEWS

Construction Documents

Construction plans and drawings for the property were not available to JPS & Associates, Inc. for review for the preparation of this report. Construction methods and materials not readily observable for a visual inspection are assumed to be of customary type.

Code Compliance

Letters were sent to the Building and Fire Inspectors for Fort Mill via email requesting information on any outstanding fire and/or building code violations. A response from the Building and Fire Department had not been received as of the date of this report. This information will be forwarded upon receipt.

6. OPINIONS OF PROBABLE COSTS TO REMEDY PHYSICAL DEFICIENCIES

Critical Repair Items – (Excluding Accessibility)

A Critical Repairs Chart was prepared in accordance with HUD MAP Guidelines. It can be found in Section 10.1. (Description and Estimated Cost of Critical Repairs) of this report and includes any building code and/or health and safety deficiencies that were observed that require immediate remediation. The dollar figure indicated here **(\$0)** is the total of the repairs noted.

Critical Repair Items – Accessibility Deficiencies

A Critical Repairs Chart for ADA, 504/UFAS or Fair Housing Accessibility Deficiencies, if any, was prepared in accordance with HUD MAP Guidelines. It can be found in Section 10.4. (Corrective Action Plan for Accessibility Deficiencies) of this report and includes an action plan and estimate to correct any accessibility deficiencies which were observed at the time of the inspection. The items to be corrected or estimates of cost to correct those conditions are not to be considered to be based upon a detailed study nor relied upon as design solutions. A qualified professional should be retained to make a final determination of regulatory compliance and to determine design solutions and costs for any needed modifications to the property. The dollar figure indicated here **(\$0)** is the total of the repairs noted.

Non-Critical Repair Items

A Non-Critical Repairs Chart was prepared in accordance with HUD MAP Guidelines. It can be found in Section 10.2. (Description and Estimated Cost of Non-Critical Repairs) of this report and includes an estimate of any repairs, replacements, significant deferred, and other maintenance items that should be addressed within 12-months of closing. The dollar figure indicated here **(\$0)** is the total of the repairs noted.

Scope of Work

A list of proposed improvements as provided by the Owner is located in Section 7.3. of this report. The dollar figure indicated here **(\$6,830,900)** is the total of the improvements and upgrades noted as part of the Scope of Work.

20 Year Capital Needs Reserve Replacements

A Replacement Reserves Chart was prepared and can be found in Section 10.3. (20 Year Table of Quantities and Annual Estimated Costs) of this report and includes all major components that will need to be repaired or replaced or any that will require significant maintenance during the evaluation period. There is **\$510,515** in inflated **Total Capital Needs for the Term** replacements expected, with a **Beginning Reserve Balance of \$0**, an **Initial Deposit to Reserves of \$0** needed and **Annual Deposits to Reserves of \$25,500 or \$500 Per Unit per Year**.

7. OUT OF SCOPE CONSIDERATIONS

7.1. Accessibility for Persons with Disabilities

The following representations regarding the status of Section 504 of the Rehabilitation Act of 1973, The Fair Housing Act and The Americans with Disabilities Act of 1990 (ADA) compliance were determined based on visual observation and without detailed physical measuring. Thus, they are intended to be a good faith effort to provide assistance by noting non-conforming appearing conditions and along with estimates of cost to correct those conditions, and are not to be considered to be based upon a detailed study nor relied upon as design solutions. A qualified professional should be retained to make a final determination of regulatory compliance and to determine design solutions and costs for any needed modifications to the property.

7.1.1. Deficiencies per UFAS in Federally Assisted Housing

The US Department of Housing & Urban Development (HUD) adopted The Uniform Federal Accessibility Standards (UFAS) in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Section 504 applies to any property constructed with or receiving federal funding. If constructed prior to July 11, 1988, the property is required to make 5% of the apartments handicap accessible as a gradual process of change to the maximum extent practicable unless structurally and/or financially infeasible. If constructed after July 11, 1988, 5% of the apartments must be handicap accessible.

Knollwood Apartments was constructed with and/or does receive federal funding and is required to meet UFAS Standards. Therefore, the property is required to make 5% or three apartments handicap accessible as a gradual process of change to the maximum extent practicable unless structurally and/or financially infeasible. In addition, 2% or two apartments are required to provide an audio/visual smoke alarm.

Currently three apartments are designated as handicap accessible on the property which does not meet the required 5% needed under Section 504. Currently there are no apartments that are equipped with an audio/visual smoke alarm system. Based on our observations of the apartments inspected the following modifications are needed:

- Provide open space under kitchen sink and install pipe insulation in the three accessible apartments.

Scope of Work

- Install a 30" workspace in the kitchen of three accessible apartments.

Scope of Work

- Install an audio/visual alarm system in two apartments.

Scope of Work

7.1.2. Deficiencies per the Fair Housing Act Design and Construction Requirements

The Fair Housing Act applies to all multi-family buildings with first occupancy after March 13, 1991. **Knollwood Apartments** was constructed in 1971 and are not required to be in compliance with the seven Fair Housing design requirements.

7.1.3. Deficiencies in Public Facilities per Americans with Disabilities Act (ADA)

Title III of the ADA applies to any multi-family property public spaces intended for, used by, or open to the general public.

Site and Grounds – The site, drives, parking areas, and sidewalks have areas of minimal slope and minimal grade change. According to the Americans with Disabilities Act Accessibility Guidelines (ADAAG), of the 96 total parking spaces for the apartments, four are required to be handicap accessible. In addition, one of every six accessible spaces is required to be a van accessible space. Currently there are four designated handicap accessible parking spaces with at least one designated van accessible space. The accessible spaces have pavement markings, vertical signs, 5' or 8' wide access aisles, and striped access to the building entrances.

Common Areas – The main entry door to the office is accessible with no modifications required. The entry door provides at least 32" clear width, lever hardware, 18" latch-side clearance, and 5' x 5' clear space, inside and out, necessary for turning radius. There is a rent drop box located between 15 to 48 inches located at the office door.

The common areas are accessible with no modifications needed. The doors provide at least 32" clear width, lever style hardware, 18" latch side clearance, and 5' x 5' clear space inside and outside the door necessary for turning radius. There is a front-loading washer and dryer provided by a leasing company located in the office.

The public restroom in the office is accessible with no modifications needed. The restroom door provides at least 32" clear width, lever hardware, 18" latch-side clearance, and 5' x 5' clear space necessary for turning radius. The lavatory is mounted at the proper height and features lever style faucet with insulated piping. The water closet has grab bars parallel to the water closet and on the wall behind the water closet. The toilet seat is between 17" to 19" and the restroom accessories are mounted at no higher than 48" from the floor.

7.2. Recommended Intrusive Examinations of Particular Components/ Systems

None

7.3. Owner Proposed Improvements and Upgrades

A Scope of Work list can be found in Supporting Documents Section 10.8. of this report

8. QUALIFICATIONS

Resume of Field Observer - Zach Smith

Zachary B. Smith - Facilities Analyst Director & Vice President

Zach has more than 17 years of experience in underwriting and restructuring loans for federally assisted residential properties. Through experience and training with JPS & Associates, Inc. in multi-family housing evaluations and inspections, Zach recognizes the role each party plays throughout the process. His extensive experience in reviewing and analyzing property condition assessments makes him a valuable tool for JPS clients.

Zach has performed property evaluations assessments throughout the United States, working for both government and private entities. His experience includes work with a variety of building types including multi-family and healthcare facilities and he has worked with federally-assisted affordable housing properties, as well as market rate properties. Because of his experience in all sectors of the multi-family housing and healthcare markets, Zach is uniquely trained to understand how the client utilizes their Property Condition Assessment reports. This means that each report is fine-tuned for every client; giving them the exact tools they need to carry out a successful project.

Summary of Relevant Experience

- 17 years of experience as an Underwriter
- 17 years of Property Evaluation Experience
- 17 years of Site Evaluation Experience
- HUD Map Certified as an Architectural Analyst and Cost Estimator
- HUD Lean Certified as an Architectural Analyst and Cost Estimator
- ATSM Certification

Facility Analysis Experience

- Inspected more than 100 facilities for HUD approved Mortgage Lenders to determine the critical, non-critical and long-term needs of a property
- Managed the completion of Physical Condition Assessment Reports for over 200 healthcare facilities for the Evangelical Lutheran Good Samaritan Society
- PCNA or PCA quality control working with lender, client or HUD on any report revisions
- Assessed and developed cost-effective analysis on corporate properties, individual real estate properties and government subsidized properties
- Coordinated site visits with property management and ownership*
- Restructured and underwritten more than 75 properties in the HUD M2M Program *
- Coordinated site visits for all 3rd Party Contractors including appraisers, physical inspectors, environmental and engineering companies with property management and ownership *
- Team Leader for a Feasibility Analysis on GSA-owned building for future development*
- Reviewed over 30 Appraisals and PNAs for the 2006 and 2005 HUD Multi-family and Healthcare Loan Sale *

Education

- Bachelor of Science, Business Administration, William Jewell College 2000
- * Indicates work done while employee at Signet Partners.

Resume of Field Observer/PCR Reviewer – Jeffery S. Smith
Jeffery S. Smith, AIA NCARB - Architect & Vice President

Jeffery has more than 25 years of experience in practicing architecture. His project experience is well-rounded and includes; multifamily housing, senior independent housing, assisted living, skilled care, memory care, hotels, restaurants, financial institutions, religious structures, convention and civic centers, full and limited service hotels, educational buildings, industrial and manufacturing facilities. He is the current AIA Springfield President, a member of the Developmental Issues Impact Group for the Chamber of Commerce, member of Southeast Rotary Club of Springfield and serves on the Professional Advisory Councils for Hammons School of Architecture at Drury University and the College of Architecture at Kansas State University.

Jeffery also has over 15 years of experience in evaluation services and property inspections, working directly with Mortgage Companies, Tax Credit Investment Companies, Bond Houses, State Housing, Finance Agencies, Non-Profit Housing Corporations and The Department of Housing and Urban Development (HUD).

Summary of Relevant Experience

- 25 years of Architectural Design Experience
- 17 years of Contract Administration Experience
- 17 years of Property Evaluation and Site Evaluation Experience
- 158 years of experience in Plan and Cost Reviews for Mortgage Financing
- 15 years of project experience with both HUD MAP and HUD LEAN processes
- 10 years of experience in preparation of Permits & Approvals Reports
- HUD Map Certified as an Architectural Analyst and Cost Estimator
- HUD Lean Certified as an Architectural Analyst and Cost Estimator
- ASTM Training on Property Condition Assessments

Architectural Project Experience

- Walling Properties Tax Credit Apartment Sub-Rehabs – Multiple Sites Arizona
- Canoe Brook Assisted Living and Memory Care Facility – Tulsa, OK
- Paradise Park Senior Living Facility - Lemont, IL
- Springfield Underground, Inc. (all facilities) – Springfield, Mo

Education

- Bachelor of Architecture, College of Architecture, Kansas State University, 1995
- Tau Sigma Delta Architectural Honor Society and Alpha Rho Chi Medal Recipient

Professional Registrations

- Registered Architect in Missouri.
- S.A.V.E. Certified Missouri State Emergency Management Agency – Structural Inspector I

Professional Honors and Affiliations

- American Institute of Architects - Springfield President 2005 & 2012, AIA MO Board Member
- “40 Under Forty” Honoree 2006 Springfield Business Journal
- Leadership Springfield Class of XXII Graduate
- Rotary International – Springfield SE Rotary Club – Paul Harris Fellow

9. LIMITING CONDITIONS

Assessment and Report

The assessment included a site visit; interviews with property management personnel; inquiries to the local department, zoning department and fire department; a review of readily available construction drawings and specifications provided by the property owner; and visual observations of the following systems components: site development, exterior and interior, structure, mechanical, electrical and plumbing systems; conveyance systems, life safety/fire protection, and general compliance with The Americans with Disabilities Act of 1990 (ADA), The Uniform Federal Accessibility Standards (UFAS), and The Fair Housing Act of 1988.

This report was prepared in accordance with the ASTM E 2018-08 standards and is intended to provide a general overview of the systems and their overall condition. It has been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The activities of this survey included observations of visible and readily accessible areas. The observations were performed without removing or damaging components of the existing systems. Consequently, certain assumptions have been made regarding conditions and operating performance. Comprehensive studies to identify, document, and evaluate every existing defect or deficiency were not conducted. In addition, system checks or testing of the equipment in the operating mode is beyond the scope of this assessment.

The observations, findings, and conclusions within this report are based on professional judgment and information obtained during the course of this assessment. The opinions and recommendations presented herein are based on observations, evaluation of the information provided, and interviews with personnel familiar with the property and should not be considered design solutions. No calculations have been performed to determine the adequacy of the facility's original design. It is possible that defects and/or deficiencies exist that were not readily accessible or visible. Problems may develop with time, which were not evident at the time of this assessment. The opinions and recommendations in this report should not be construed in any way to constitute a warranty or guarantee regarding the current or future performance of any system identified.

ADA, UFAS and Fair Housing

The representations regarding the status of ADA Title III, UFAS, and Fair Housing Act compliance were determined based on visual observation and without detailed physical measuring and thus are intended to be a good faith effort to assist the Client by noting nonconforming conditions along with estimates of costs to correct and are not to be considered to be based on a detailed study.

Environmental Conditions

JPS included visual observations for potential environmental concerns in its inspection of the subject property. Environmental testing and research was not done, and this report does not confirm the presence or absence of asbestos, PCB's, lead-based paints, toxic soils, or other environmental conditions on this property.

Identity of Interest

No identity of interest, as defined in the contract, exists between our firm and the sponsor, property owner, principals of the sponsor's, owner's, mortgagor's firms, the property management entity, or any contractors or subcontractors involved in the rehabilitation of this project.

JPS & Associates, Inc.



Jeffery S. Smith, AIA NCARB
Vice President & Architect

April 29, 2026

Date

10. EXHIBITS

10.1. Description and Estimated Cost of Critical Repairs (Excluding Accessibility)

There following building code violations and/or health and safety deficiencies observed that require immediate remediation.

None

10.2. Description and Estimated Cost of Non-Critical Repairs

The following is an estimate of the repairs, replacements, significant deferred, and other maintenance items that should be addressed within 12-months of closing.

None

10.3. 20 Year Table of Quantities and Annual Estimated Costs

Site and Grounds - Materials and Conditions

Knollwood Apartments

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Parking: Concrete	50	0	50	Average	Maintain	0	1700	sf	0	\$ -	The concrete paving is to be repaired as part of the Scope of Work after which they should last the term with proper maintenance.
Parking: Asphalt Overlay	25	0	25	Average	Maintain	0	40140	sf	0	\$ -	The asphalt paving is to be overlaid as part of the Scope of Work after which they should last the term with proper maintenance.
Parking: Asphalt Seal Coat and Stripe Parking Spaces	5	0	5	Fair	Repair	1	40140	ea	0.25	\$ 10,035	The asphalt paving is to be seal coated and striped as part of the Scope of Work after which it should be seal coated and striped every five years.
Pedestrian Paving: Concrete	40	0	40	Average	Maintain	0	1	ea	0	\$ -	The sidewalks should last the term with proper maintenance.
Mailboxes	30	0	30	Average	Maintain	0	52	ea	0	\$ -	The mailboxes are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Fencing: Vinyl	30	0	30	Average	Maintain	1	90	lf	16	\$ 1,440	The vinyl and post fencing is to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Retaining Walls: Railroad Tie	20	0	20	Fair	Replace	1	345	lf	22	\$ 7,590	The railroad tie retaining walls are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.

Building Exteriors - Materials and Conditions

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Unit Concrete Patios	50	0	50	Average	Maintain	0	2880	sf	0	\$ -	The unit concrete patios should last the term with proper maintenance.
Exterior Walls: Vinyl Siding	30	0	30	Average	Maintain	0	23365	sf	0	\$ -	The vinyl siding is to be replaced as part of the Scope of Work after which it should last the term with proper maintenance.
Exterior Walls: Brick Veneer	60	0	60	Average	Maintain	0	5110	sf	0	\$ -	The brick veneer is to be repaired as part of the Scope of Work after which it should last the term with proper maintenance.
Roof Covering: Asphalt Shingles	30	0	30	Fair	Maintain	0	44620	sf	0	\$ -	The asphalt shingles are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Soffits	20	0	20	Fair	Replace	2	2375	sf	5.34	\$ 12,683	The soffits on the buildings are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Roof drainage Exterior (Fascia)	20	0	20	Fair	Replace	2	3125	lf	7	\$ 21,875	The fascia on the buildings are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Roof Drainage Exterior (gutter and downspout)	20	0	20	Fair	Replace	2	3290	lf	7	\$ 23,030	The gutters and downspouts on the buildings are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Windows (Frames and Glazing)	30	0	30	Average	Maintain	0	203	ea	0	\$ -	The windows are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.

10.3. 20 Year Table of Quantities and Annual Estimated Costs

Exterior Common Metal/Full Lite Entry Doors	25	0	25	Average	Maintain	0	3	ea	0	\$	-	The exterior common area doors are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Exterior Unit Entry Doors	25	0	25	Average	Maintain	0	51	ea	0	\$	-	The exterior unit entry doors are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Exterior Unit Storm Doors	10	0	10	Fair	Replace	1	51	ea	150	\$	7,650	The unit storm doors are to be replaced as part of the Scope of Work after which they should be replaced at the end of their expected useful life.
Exterior Townhome Sliding Glass Doors	30	0	30	Average	Maintain	0	45	ea	0	\$	-	The exterior 1, 2 and 3-bedroom unit sliding glass doors are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.

Common Areas - Materials and Conditions

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Common Area Floors: Vinyl Flooring	20	0	20	Average	Replace	1	598	sf	2.31	\$ 1,381	The common area vinyl flooring should be replaced as part of the Scope of Work after which it should be replaced at the end of its expected useful life.
Common Area Refrigerator	15	0	15	Fair	Replace	1	1	ea	550	\$ 550	The common area refrigerator is to be replaced as part of the Scope of Work after which it should be replaced at the end of its expected useful life.
Common Area Restroom Fixtures	20	0	20	Fair	Replace	1	1	ea	1000	\$ 1,000	The common area restroom fixtures are to be replaced as part of the Scope of Work after which it should be replaced at the end of its expected useful life.
Common Area Walls and Ceilings (Paint)	7	0	7	Average	Maintain	0	0	sf	0	\$ -	The common area walls and ceilings should be painted every seven years as a maintenance or operations expense.

Mechanical and Electrical - Materials and Conditions

	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Common Area Furnaces	20	0	20	Fair	Replace	1	1	ea	1050	\$ 1,050	The common area furnace is to be replaced as part of the Scope of Work after which it should be replaced at the end of its expected useful life.
Common Area Condensing Units	15	0	15	Fair	Replace	1	1	ea	1350	\$ 1,350	The common area condensing unit is to be replaced as part of the Scope of Work after which it should be replaced at the end of its expected useful life.
Common Area Hot Water Heater	20	0	20	Fair	Replace	1	2	ea	550	\$ 1,100	The common area water heaters are to be replaced as part of the Scope of Work after which it should be replaced at the end of its expected useful life.

10.3. 20 Year Table of Quantities and Annual Estimated Costs

Apartment Interiors - Materials and Conditions

Item	EUL	AGE	RUL	Cond	Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments
Living Area Floors: Carpet	6	0	6	Fair	Replace	3	12811	sf	2	\$ 25,622	The carpet in the units is to be replaced as part of the Scope of Work after which it should be replaced every six years.
Living Area Floors: Vinyl	15	0	15	Fair	Replace	5	20782	sf	2.31	\$ 48,006	The vinyl flooring is to be replaced as part of the Scope of Work after which it should be replaced every 15-years.
Kitchen Cabinets	25	0	25	Average	Maintain	0	51	ea	0	\$ -	The unit kitchen cabinets including countertops and sinks are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Range	15	0	15	Fair	Replace	2	51	ea	450	\$ 22,950	The ranges are to be replaced as part of the Scope of Work after which they should be replaced at the end of their expected useful life.
Rangehood	10	0	10	Fair	Maintain	0	51	ea	0	\$ -	The range hoods are considered a maintenance or operations expense.
Refrigerator	12	0	12	Fair	Replace	3	51	ea	550	\$ 28,050	The refrigerators are to be replaced as part of the Scope of Work after which they should be replaced at the end of their expected useful life.
Bathroom Vanities	25	0	25	Average	Maintain	0	51	ea	0	\$ -	The unit bathroom vanities including countertops and sinks are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Unit Fiberglass Tubs/Showers and Surrounds	40	0	40	Average	Maintain	0	51	ea	0	\$ -	The unit fiberglass tubs/showers are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Water Closets	40	0	40	Average	Maintain	0	51	ea	0	\$ -	The unit water closets are to be replaced as part of the Scope of Work after which they should last the term with proper maintenance.
Unit Hot Water Heaters	12	0	12	Fair	Replace	3	51	ea	575	\$ 29,325	The unit water heaters are to be replaced as part of the Scope of Work after which they should be replaced at the end of their expected useful life.
Unit Fan Coil Units	20	0	20	Fair	Replace	5	51	ea	1050	\$ 53,550	The unit fan coils are to be replaced as part of the Scope of Work after which they should be replaced at the end of their expected useful life.
Unit Condensing Units	15	0	15	Fair	Replace	5	51	ea	1350	\$ 68,850	The unit condensing units are to be replaced as part of the Scope of Work after which they should be replaced at the end of their expected useful life.

10.3. 20 Year Table of Quantities and Annual Estimated Costs

Site and Grounds - Capital Needs Over the Term
Knollwood Apartments

Item	Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Totals Over the Term
Parking: Concrete		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking: Asphalt Overlay		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking: Asphalt Seal Coat and Stripe Parking Spaces		0	0	0	0	0	10035	0	0	0	0	10035	0	0	0	0	10035	0	0	0	0	10035	40140
Pedestrian Paving: Concrete		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mailboxes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fencing: Vinyl		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retaining Walls: Railroad Tie		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7590	7590
Uninflated Totals		0	0	0	0	0	10035	0	0	0	0	10035	0	0	0	0	10035	0	0	0	0	17625	47730
Inflation Factor		1.0000	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	
Inflated Totals		0	0	0	0	0	10862	0	0	0	0	11993	0	0	0	0	13241	0	0	0	0	25676	61772

Building Exteriors - Capital Needs over the Term

Item	Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Totals Over the Term
Unit Concrete Patios		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Walls: Vinyl Siding		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Walls: Brick Veneer		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof Covering: Asphalt Shingles		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soffits		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6341	6341
Roof drainage Exterior (Fascia)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10938	10938
Roof Drainage Exterior (gutter and downspout)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11515	11515
Windows (Frames and Glazing)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

10.3. 20 Year Table of Quantities and Annual Estimated Costs

Exterior Common Metal/Full Lite Entry Doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Unit Entry Doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Unit Storm Doors	0	0	0	0	0	0	0	0	0	0	7650	0	0	0	0	0	0	0	0	0	0	7650	15300
Exterior Townhome Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uninflated Totals	0	0	0	0	0	0	0	0	0	0	7650	0	0	0	0	0	0	0	0	0	0	36444	44094
Inflation Factor	1.0000	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568		
Inflated Totals	0	0	0	0	0	0	0	0	0	0	9142	0	0	0	0	0	0	0	0	0	0	53092	62234

Common Areas - Capital Needs over the Term

Item	Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Totals Over the Term
Common Area Floors: Vinyl Flooring		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1381	1381
Common Area Refrigerator		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	550	0	0	0	0	0	550
Common Area Restroom Fixtures		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1000	1000
Common Area Walls and Ceilings (Paint)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uninflated Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	550	0	0	0	0	2381	2931
Inflation Factor		1.0000	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	
Inflated Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	726	0	0	0	0	3469	4195

Mechanical and Electrical - Capital Needs over the Term

Item	Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total Over the Term
Common Area Furnaces		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1050	1050
Common Area Condensing Units		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1350	0	0	0	0	0	1350
Common Area Hot Water Heater		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1100	1100
Uninflated Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1350	0	0	0	0	2150	3500
Inflation Factor		1.0000	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	
Inflated Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1781	0	0	0	0	3132	4913

10.3. 20 Year Table of Quantities and Annual Estimated Costs

Apartment Interiors - Capital Needs over the Term

Item	Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total Over the Term
Living Area Floors: Carpet		0	0	0	0	0	0	8541	8541	8541	0	0	0	8541	8541	8541	0	0	0	8541	8541	8541	76866
Living Area Floors: Vinyl		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9601	9601	9601	9601	9601	0	48006
Kitchen Cabinets		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Range		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11475	11475	0	0	0	0	22950
Rangehood		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Refrigerator		0	0	0	0	0	0	0	0	0	0	0	0	9350	9350	9350	0	0	0	0	0	0	28050
Bathroom Vanities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit Fiberglass Tubs/Showers and Surrounds		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Closets		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit Hot Water Heaters		0	0	0	0	0	0	0	0	0	0	0	0	9775	9775	9775	0	0	0	0	0	0	29325
Unit Fan Coil Units		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10710	10710
Unit Condensing Units		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13770	13770	13770	13770	13770	0	68850
Uninflated Totals		0	0	0	0	0	0	8541	8541	8541	0	0	0	27666	27666	27666	34846	34846	23371	31912	31912	19251	284757
Inflation Factor		1.0000	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2934	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	
Inflated Totals		0	0	0	0	0	0	9430	9618	9811	0	0	0	34399	35087	35788	45979	46899	32084	44684	45578	28045	377401

10.3.1. PHYSICAL INSPECTION REPORT RESERVE FUND COMPUTATION - NEAR TERM

Age of Property: 55
No. of Units: 51

Inflation Factor Applied to Repairs 2.00%

Projected Annual Deposit to Reserves \$25,500 \$500
Beginning Reserve Balance \$0
Projected Initial Deposit to Reserves \$0
Annual increase in deposit to Reserves 0.00%

YEAR OF OPERATION

	1	2	3	4	5	6	7	8	9	10
Beginning Balance	\$0	\$25,628	\$51,383	\$77,268	\$103,281	\$118,509	\$135,252	\$151,890	\$168,417	\$194,887
Reserve Deposit per Unit	500	500	500	500	500	500	500	500	500	500
Total Annual Deposit to Reserve	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500
Additional Deposit to Reserves	\$0									
Total Funds Available	\$25,500	\$51,128	\$76,883	\$102,768	\$128,781	\$144,009	\$160,752	\$177,390	\$193,917	\$220,387
Less Predicted Repairs	\$0	\$0	\$0	\$0	(\$10,862)	(\$9,430)	(\$9,618)	(\$9,811)	\$0	(\$21,135)
Balance	\$25,500	\$51,128	\$76,883	\$102,768	\$117,919	\$134,579	\$151,134	\$167,579	\$193,917	\$199,251
Plus Interest @ 0.5%	\$128	\$256	\$384	\$514	\$590	\$673	\$756	\$838	\$970	\$996
Year End Balance	\$25,628	\$51,383	\$77,268	\$103,281	\$118,509	\$135,252	\$151,890	\$168,417	\$194,887	\$200,248

Discussion of Reserve Funds:

Utilizing a Beginning Reserve Balance of \$0, an Initial Deposit to Reserves of \$0, a Projected Annual Deposit to Reserves of \$25,500 or \$500 per unit per year will cover the Predicted Repairs with a balance at the end of 10 years of more than the Projected Annual Deposit to Reserves.

**10.3.1. PHYSICAL INSPECTION REPORT
RESERVE FUND COMPUTATION - LONG TERM**

Age of Property: 55
No. of Units: 51

Inflation Factor Applied to Repairs 2.00%

	YEAR OF OPERATION									
	11	12	13	14	15	16	17	18	19	20
Beginning Balance	\$200,248	\$226,876	\$219,067	\$210,528	\$201,241	\$165,839	\$145,163	\$139,272	\$120,688	\$101,113
Reserve Deposit per Unit	500	500	500	500	500	500	500	500	500	500
Total Annual Deposit to Reserve	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500
Additional Deposit to Reserves										
Total Funds Available	\$225,748	\$252,376	\$244,567	\$236,028	\$226,741	\$191,339	\$170,663	\$164,772	\$146,188	\$126,613
Less Predicted Repairs	\$0	(\$34,399)	(\$35,087)	(\$35,788)	(\$61,727)	(\$46,899)	(\$32,084)	(\$44,684)	(\$45,578)	(\$113,414)
Balance	\$225,748	\$217,978	\$209,481	\$200,240	\$165,014	\$144,440	\$138,579	\$120,087	\$100,610	\$13,199
Plus Interest @ 0.5%	\$1,129	\$1,090	\$1,047	\$1,001	\$825	\$722	\$693	\$600	\$503	\$66
Year End Balance	\$226,876	\$219,067	\$210,528	\$201,241	\$165,839	\$145,163	\$139,272	\$120,688	\$101,113	\$13,265
<u>Discussion of Reserve Funds:</u>										

**10.3.2. PHYSICAL INSPECTION REPORT
SUMMARY OF CAPITAL NEEDS OVER THE TERM**

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Totals Over the Term
Item																						
Site	0	0	0	0	0	10035	0	0	0	0	10035	0	0	0	0	10035	0	0	0	0	17625	\$47,730
Building Exteriors	0	0	0	0	0	0	0	0	0	0	7650	0	0	0	0	0	0	0	0	0	36444	\$44,094
Common Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	550	0	0	0	0	2381	\$2,931
Mech & Electric	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1350	0	0	0	0	2150	\$3,500
Dwelling Units	0	0	0	0	0	0	8541	8541	8541	0	0	0	27666	27666	27666	34846	34846	23371	31912	31912	19251	\$284,757
Uninflated Totals	0	0	0	0	0	10,035	8,541	8,541	8,541	0	17,685	0	27,666	27,666	27,666	46,781	34,846	23,371	31,912	31,912	77,851	\$383,013
Inflation Factor	1.0000	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	
Inflated Totals	0	0	0	0	0	10,862	9,430	9,618	9,811	0	21,135	0	34,399	35,087	35,788	61,727	46,899	32,084	44,684	45,578	113,414	\$510,515

	Non-Inflated	Inflated @ 2.00%
Total Capital Needs for the Term	\$383,013	\$510,515
Needs per Unit Per Year	\$376	\$501

10.4. Corrective Action Plan for Accessibility Deficiencies

The following is an action plan and estimate to correct Accessibility Deficiencies which were observed at the time of the inspection. The items to be corrected or estimates of cost to correct those conditions are not to be considered to be based upon a detailed study nor relied upon as design solutions. A qualified professional should be retained to make a final determination of regulatory compliance and to determine design solutions and costs for any needed modifications to the property.

Apartment Interiors	Qty	Unit	Cost	Total Cost
Provide an open space under the kitchen sinks and install pipe insulation in the three accessible apartments.	3	ea	\$0	Scope of Work
Install a 30" workspace in the kitchen of the three accessible apartments.	3	ea	\$0	Scope of Work
Install an audio/visual alarm system in two apartments.	2	ea	\$0	Scope of Work
Total Critical Repair Items - Accessibility Deficiencies				\$0

10.5. Reports of Intrusive Examinations or Tests

None

10.6. PHOTO LOG

1. View of the property identification sign.



2. View of typical asphalt drive.



3. Another view of typical asphalt paving and parking.



4. Another view of typical asphalt paving and parking.



5. Another view of typical asphalt paving and parking.



6. Another view of typical asphalt paving and parking.



7. Another view of typical asphalt paving and parking.



8. View of typical surface accessible parking spaces. Note the pavement markings, vertical signage and access aisle.



9. View of a typical trash dumpster.



10. View of free-standing mailboxes.



11. View of the shed.



12. View of typical
building exteriors.
Note the fencing.



13. Another view of typical building exteriors.



14. Another view of typical building exteriors.



15. Another view of typical building exteriors.



16. Another view of typical building exteriors.



17. View of the office area.



18. View of the office back room.



19. View of the maintenance office.



20. View of the office restroom.



21. View of office hallway.



22. View of the office laundry area.



23. View of office fan coil unit in the mechanical closet.



24. View of the office water heater in the mechanical closet.



25. View of a typical studio unit living area. Building 4 Unit C is shown.



26. Another view of a typical studio unit living area. Building 4 Unit C is shown.



27. View of a typical studio unit kitchen. Building 4 Unit C is shown.



28. View of a typical studio unit laundry closet. Building 4 Unit C is shown.



29. View of a typical studio unit bathroom. Building 4 Unit C is shown.



30. View of a typical 1-bedroom unit living area. Building 1 Unit A is shown.



31. View of a typical 1-bedroom unit dining area. Building 1 Unit A is shown.



32. View of a typical 1-bedroom unit kitchen. Building 1 Unit A is shown.



33. Another view of a typical 1-bedroom kitchen. Building 1 Unit A is shown.



34. View of a typical 1-bedroom laundry closet. Building 1 Unit A is shown.



35. View of a typical 1-bedroom unit hallway. Building 1 Unit A is shown.



36. View of a typical 1-bedroom unit bathroom. Building 1 Unit A is shown.



37. Another view of a typical 1-bedroom bathroom. Building 1 Unit A is shown.



38. View of a typical 1-bedroom unit bedroom. Building 1 Unit A is shown.



39. View of a typical 2-bedroom unit living area. Building 7 Unit D is shown.



40. View of a typical 2-bedroom unit dining area. Building 7 Unit D is shown.



41. View of a typical 2-bedroom unit kitchen. Building 7 Unit D is shown.



42. View of a typical 2-bedroom unit hallway. Building 7 Unit D is shown.



43. View of a typical 2-bedroom unit laundry closet. Building 7 Unit D is shown.



44. View of a typical 2-bedroom unit bathroom. Building 7 Unit D is shown.



45. Another view of a typical 2-bedroom unit bathroom. Building 7 Unit D is shown.



46. View of a typical 2-bedroom unit first bedroom. Building 7 Unit D is shown.



47. View of a typical 2-bedroom unit second bedroom. Building 7 Unit D is shown.



48. View of a typical 3-bedroom unit living area. Building 5 Unit B is shown.



49. View of a typical 3-bedroom unit dining area. Building 5 Unit B is shown.



50. View of a typical 3-bedroom unit kitchen. Building 5 Unit B is shown.



51. View of a typical 3-bedroom unit hallway. Building 5 Unit B is shown.



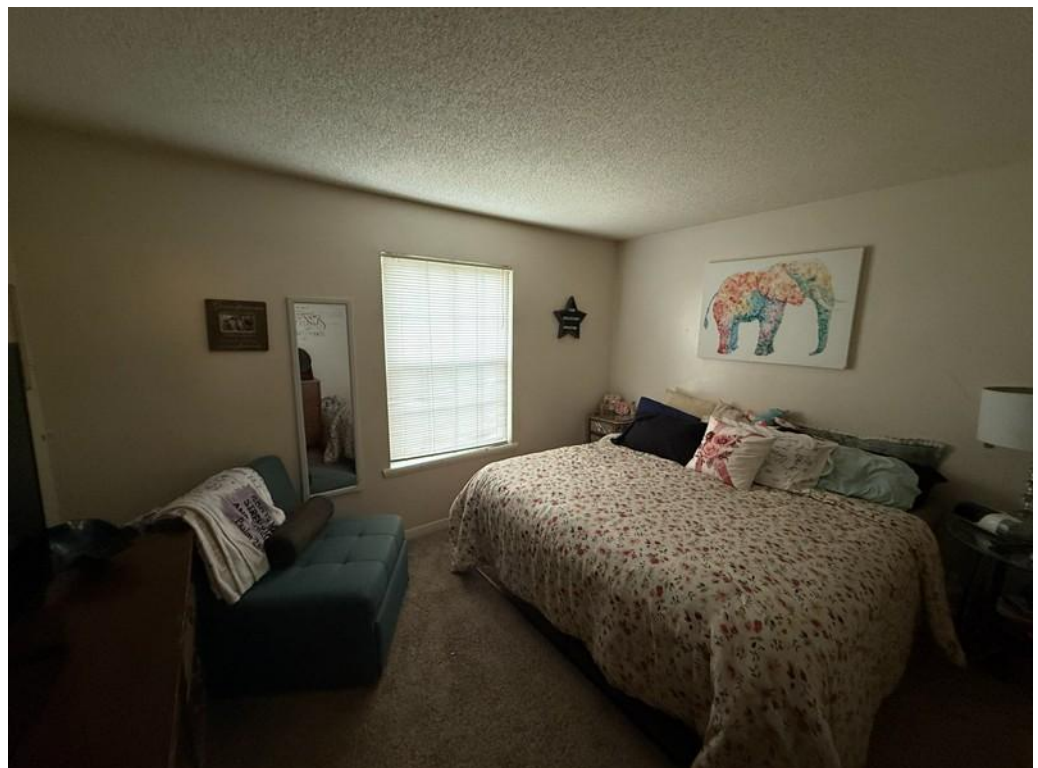
52. View of a typical 3-bedroom unit laundry closet. Building 5 Unit B is shown.



53. View of a typical 3-bedroom unit bathroom. Building 5 Unit B is shown.



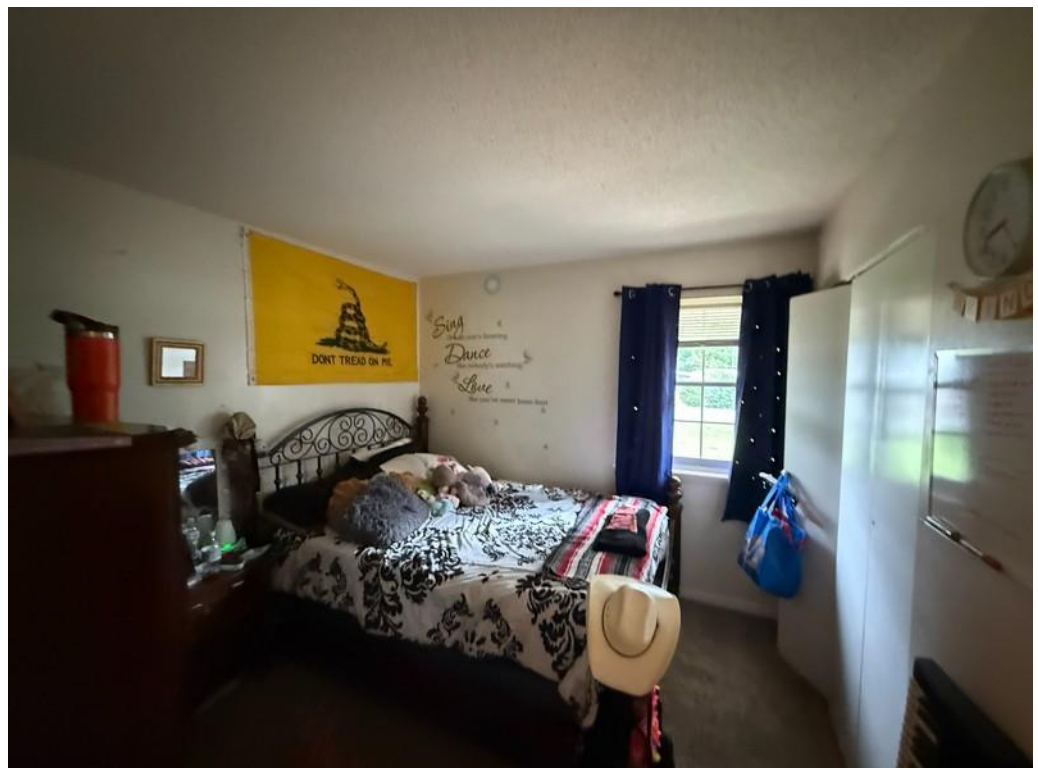
54. View of a typical 3-bedroom unit first bedroom. Building 5 Unit B is shown.



55. View of a typical 3-bedroom unit second bedroom. Building 5 Unit B is shown.



56. View of a typical 3-bedroom third bedroom. Building 5 Unit B is shown.



57. View of a typical accessible unit kitchen. Building 12 Unit A is shown.



58. Another view of a typical accessible unit kitchen. Building 12 Unit A is shown.



59. View of a typical accessible unit bathroom. Building 12 Unit A is shown.



60. Another view of a typical accessible unit bathroom. Building 12 Unit A is shown.



61. View of a typical unit electrical panel.



62. View of typical unit water heater and fan coil unit.



10.7. SUMMARY OF INDIVIDUAL UNITS OBSERVED**Summary of Units Inspected**

Building	Unit	Beds	Baths	Style	Status
1	A	1	1	Garden	Occupied
1	B	1	1	Garden	Occupied
1	C	1	1	Garden	Occupied
1	D	1	1	Garden	Occupied
2	A	1	1	Garden	Occupied
2	B	1	1	Garden	Occupied
2	C	0	1	Garden	Occupied
2	D	0	1	Garden	Occupied
3	A	2	1	Garden	Occupied
3	B	2	1	Garden	Occupied
3	C	2	1	Garden	Occupied
3	D	2	1	Garden	Occupied
4	A	1	1	Garden	Occupied
4	B	0	1	Garden- Hdcp	Occupied
4	C	0	1	Garden	Occupied
4	D	1	1	Garden	Occupied
5	A	3	1	Garden	Occupied
5	B	3	1	Garden	Occupied
6	A	2	1	Garden	Occupied
6	B	2	1	Garden	Occupied
6	C	2	1	Garden	Occupied
6	D	2	1	Garden	Occupied
7	A	2	1	Garden	Occupied
7	B	2	1	Garden	Occupied
7	C	2	1	Garden	Occupied
7	D	2	1	Garden	Occupied
8	A	2	1	Garden	Occupied
8	B	3	1	Garden	Occupied
9	A	2	1	Garden	Occupied
9	B	2	1	Garden	Occupied
9	C	2	1	Garden	Occupied
9	D	2	1	Garden	Occupied
10	A	2	1	Garden	Occupied
10	B	2	1	Garden	Occupied
10	C	2	1	Garden	Occupied
11	A	2	1	Garden	Occupied
11	B	2	1	Garden	Occupied
11	C	2	1	Garden	Occupied
11	D	2	1	Garden	Occupied
12	A	0	1	Garden- Hdcp	Occupied
12	B	0	1	Garden	Occupied
12	C	1	1	Garden	Occupied

Building	Unit	Beds	Baths	Style	Status
12	D	1	1	Garden	Occupied
13	A	2	1	Garden	Occupied
13	B	2	1	Garden	Occupied
13	C	2	1	Garden	Occupied
13	D	2	1	Garden	Occupied
14	A	2	1	Garden	Occupied
14	B	2	1	Garden	Occupied
14	C	2	1	Garden	Occupied
14	D	2	1	Garden	Occupied

Individual Unit Inspection Report

Building 1

Unit A

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	A			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 1

Unit B

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	F				
Floor	F				
Window	F				
KITCHEN					
Floor	A				
Range	A				
Refrigerator	F				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	F			N/A	
Water Closet	F			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	F			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	F				
BEDROOM 1					
Doors	A				
Floor	F				
Window	F				
BEDROOM 2					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
Furnace	F				
Water Heater	F				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 1

Unit C

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	F			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	F			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 1

Unit D

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	F			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	F			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 2

Unit A

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	F				
Floor	A				
Window	F				
KITCHEN					
Floor	A				
Range	A				
Refrigerator	F				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	A			N/A	
Water Closet	A			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	A			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	A				
BEDROOM 1					
Doors	A				
Floor	A				
Window	F				
BEDROOM 2					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
Furnace	F				
Water Heater	F				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 2

Unit B

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	A			
Vanity (Cabinet)	F			
Lavatory (Sink)	A			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 2

Unit C

Bedrooms: 0

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	N/A				
Floor	A				
Window	F				
KITCHEN					
Floor	A				
Range	A				
Refrigerator	F				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	A			N/A	
Water Closet	A			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	F			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	A				
BEDROOM 1					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 2					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
PTAC	F				
Water Heater	F				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 2

Unit D

Bedrooms: 0

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	N/A				
Floor	F				
Window	F				
KITCHEN					
Floor	A				
Range	F				
Refrigerator	F				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	F			N/A	
Water Closet	F			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	F			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	F				
BEDROOM 1					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 2					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
PTAC	A				
Water Heater	F				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 3

Unit A

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	F				
Floor	F				
Window	F				
KITCHEN					
Floor	F				
Range	A				
Refrigerator	A				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	F			N/A	
Water Closet	F			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	F			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	F				
BEDROOM 1					
Doors	A				
Floor	F				
Window	F				
BEDROOM 2					
Doors	A				
Floor	F				
Window	F				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
Furnace	F				
Water Heater	F				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 3

Unit B

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	A			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 3

Unit C

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	A			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 3

Unit D

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	F			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	F			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 4

Unit A

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	N/A			
KITCHEN				
Floor	F			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	F			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	F			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 4

Unit B

Bedrooms: 0

Style: Garden- Hdcp

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	N/A			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	A			
Vanity (Cabinet)	N/A			
Lavatory (Sink)	A			
Tub	A			
Surround	A			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 4

Unit C

Bedrooms: 0

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	N/A				
Floor	A				
Window	F				
KITCHEN					
Floor	A				
Range	A				
Refrigerator	A				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	A			N/A	
Water Closet	A			N/A	
Vanity (Cabinet)	N/A			N/A	
Lavatory (Sink)	A			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	A				
BEDROOM 1					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 2					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
Furnace	A				
Water Heater	F				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 4

Unit D

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	A			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 5

Unit A

Bedrooms: 3

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	F			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	F			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	A			
Floor	F			
Window	F			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 5

Unit B

Bedrooms: 3

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	N/A			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	A			
Floor	F			
Window	F			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 6

Unit A

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	F			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	F			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 6

Unit B

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	F			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	F			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 6

Unit C

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	F				
Floor	A				
Window	F				
KITCHEN					
Floor	F				
Range	A				
Refrigerator	A				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	F			N/A	
Water Closet	F			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	F			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	F				
BEDROOM 1					
Doors	A				
Floor	A				
Window	F				
BEDROOM 2					
Doors	A				
Floor	A				
Window	F				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
Furnace	A				
Water Heater	A				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 6

Unit D

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 7

Unit A

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	A			
Countertop	A			
Sink	F			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 7

Unit B

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 7

Unit C

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 7

Unit D

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	A			
Vanity (Cabinet)	F			
Lavatory (Sink)	A			
Tub	A			
Surround	A			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	A			
Floor	F			
Window	A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 8

Unit A

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
			Full Bath	Half Bath
BATHROOM	Con	Act	Cost	Con Act Cost
Door	A			N/A
Floor	F			N/A
Water Closet	F			N/A
Vanity (Cabinet)	F			N/A
Lavatory (Sink)	F			N/A
Tub	F			N/A
Surround	F			N/A
GFI	A			N/A
HALL				
Stairs (Carpet)	N/A			
Floor	F			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	F			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 8

Unit B

Bedrooms: 3

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	F				
Floor	F				
Window	F				
KITCHEN					
Floor	F				
Range	F				
Refrigerator	F				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	F			N/A	
Water Closet	F			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	F			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	F				
BEDROOM 1					
Doors	A				
Floor	F				
Window	F				
BEDROOM 2					
Doors	A				
Floor	F				
Window	F				
BEDROOM 3					
Doors	A				
Floor	F				
Window	F				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
Furnace	F				
Water Heater	F				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 9

Unit A

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	F			
Water Closet	A			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	F			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 9

Unit B

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	A			
Countertop	A			
Sink	A			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 9

Unit C

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 9

Unit D

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	A			
Countertop	A			
Sink	A			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 10

Unit A

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath		Half Bath	
BATHROOM	Con	Act	Cost	
Door	A		N/A	
Floor	A		N/A	
Water Closet	F		N/A	
Vanity (Cabinet)	F		N/A	
Lavatory (Sink)	F		N/A	
Tub	F		N/A	
Surround	F		N/A	
GFI	A		N/A	
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 10

Unit B

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 10

Unit C

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	F				
Floor	A				
Window	F				
KITCHEN					
Floor	A				
Range	A				
Refrigerator	A				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	A			N/A	
Water Closet	A			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	F			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	A				
BEDROOM 1					
Doors	A				
Floor	A				
Window	F				
BEDROOM 2					
Doors	A				
Floor	A				
Window	F				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
Furnace	A				
Water Heater	A				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 11

Unit A

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 11

Unit B

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 11

Unit C

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	A			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 11

Unit D

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	F			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	A			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 12

Unit A

Bedrooms: 0

Style: Garden- Hdcp

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	N/A			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	A			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
PTAC	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 12

Unit B

Bedrooms: 0

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	N/A				
Floor	F				
Window	F				
KITCHEN					
Floor	F				
Range	F				
Refrigerator	F				
Dishwasher	N/A				
Cabinets	F				
Countertop	F				
Sink	F				
GFI	A				
Window	N/A				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	A			N/A	
Water Closet	F			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	F			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	A				
BEDROOM 1					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 2					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
PTAC	A				
Water Heater	F				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 12

Unit C

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	A			
Floor	A			
Window	A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 12

Unit D

Bedrooms: 1

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	N/A			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	A			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 13

Unit A

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	F			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
			Full Bath	
			Half Bath	
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 13

Unit B

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	A			
Countertop	A			
Sink	A			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 13

Unit C

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	A			
Countertop	A			
Sink	A			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 13

Unit D

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost	
LIVING ROOM					
Front Entry Door	F				
Patio Door	F				
Floor	A				
Window	F				
KITCHEN					
Floor	A				
Range	A				
Refrigerator	A				
Dishwasher	N/A				
Cabinets	A				
Countertop	A				
Sink	A				
GFI	A				
Window	F				
	Full Bath		Half Bath		
BATHROOM	Con	Act	Cost	Con Act Cost	
Door	A			N/A	
Floor	A			N/A	
Water Closet	F			N/A	
Vanity (Cabinet)	F			N/A	
Lavatory (Sink)	F			N/A	
Tub	F			N/A	
Surround	F			N/A	
GFI	A			N/A	
HALL					
Stairs (Carpet)	N/A				
Floor	A				
BEDROOM 1					
Doors	A				
Floor	A				
Window	F				
BEDROOM 2					
Doors	A				
Floor	A				
Window	F				
BEDROOM 3					
Doors	N/A				
Floor	N/A				
Window	N/A				
BEDROOM 4					
Doors	N/A				
Floor	N/A				
Window	N/A				
MECHANICAL					
Furnace	A				
Water Heater	A				
Electric Panel	A				
UNIT TOTAL				\$0	
GENERAL COMMENTS ABOUT THIS UNIT					

Individual Unit Inspection Report

Building 14

Unit A

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 14

Unit B

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	F			
Window	F			
KITCHEN				
Floor	F			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	F			
Window	F			
BEDROOM 2				
Doors	A			
Floor	F			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 14

Unit C

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	A			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	N/A			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	A			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	F			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

Individual Unit Inspection Report

Building 14

Unit D

Bedrooms: 2

Style: Garden

Bathrooms: 1

CONDITION: G= Good, A= Average, F=Fair, P=Poor

Status: Occupied

ACTION: R=Repair, X=Replace

Item	Con	Act	Comments	Cost
LIVING ROOM				
Front Entry Door	F			
Patio Door	F			
Floor	A			
Window	F			
KITCHEN				
Floor	A			
Range	A			
Refrigerator	F			
Dishwasher	N/A			
Cabinets	F			
Countertop	F			
Sink	F			
GFI	A			
Window	F			
	Full Bath			
	Half Bath			
BATHROOM	Con	Act	Cost	
Door	A			
Floor	A			
Water Closet	F			
Vanity (Cabinet)	F			
Lavatory (Sink)	F			
Tub	F			
Surround	F			
GFI	A			
HALL				
Stairs (Carpet)	N/A			
Floor	A			
BEDROOM 1				
Doors	A			
Floor	A			
Window	F			
BEDROOM 2				
Doors	A			
Floor	A			
Window	F			
BEDROOM 3				
Doors	N/A			
Floor	N/A			
Window	N/A			
BEDROOM 4				
Doors	N/A			
Floor	N/A			
Window	N/A			
MECHANICAL				
Furnace	A			
Water Heater	A			
Electric Panel	A			
UNIT TOTAL				\$0
GENERAL COMMENTS ABOUT THIS UNIT				

10.8. SUPPORTING DOCUMENTS

- a. Seismic
- b. Scope of Work

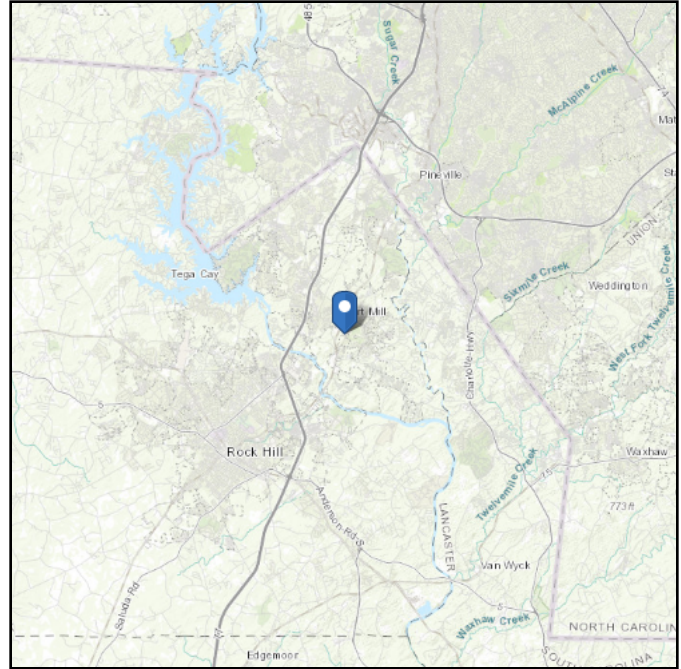
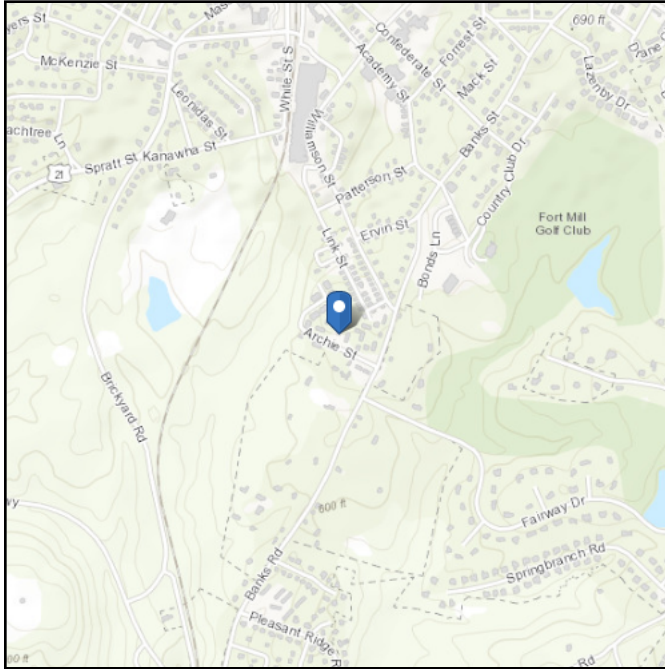


ASCE Hazards Report

Address:
822 Archie St
Fort Mill, South Carolina
29715

Standard: ASCE/SEI 41-17
Risk Category: NaN
Soil Class: D - Stiff Soil

Latitude: 34.996849
Longitude: -80.94352
Elevation: 643.5401001044373 ft
(NAVD 88)

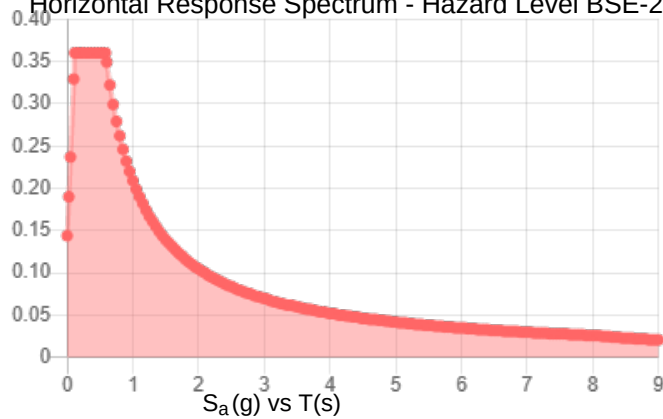


Site Soil Class: D - Stiff Soil

Hazard Level BSE-2N:

SsUH :	0.245	S1UH :	0.097
CR _S :	0.918	CR ₁ :	0.899
SsRT :	0.225	S1RT :	0.087
SsD :	1.5	S1D :	0.6
S _S :	0.225	S ₁ :	0.087
F _a :	1.6	F _v :	2.4
S _{XS} :	0.36	S _{X1} :	0.209

Horizontal Response Spectrum - Hazard Level BSE-2N



Hazard Level BSE-1N:

S _{XS} :	0.24	S _{X1} :	0.139
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Hazard Level BSE-2E:

S _S :	0.153	S ₁ :	0.062
F _a :	1.6	F _v :	2.4
S _{XS} :	0.245	S _{X1} :	0.148

Hazard Level BSE-1E:

S _S :	0.063	S ₁ :	0.025
F _a :	1.6	F _v :	2.4
S _{XS} :	0.101	S _{X1} :	0.06

TL Data:

T _L :	8
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Data Accessed: Thu May 07 2026

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Knollwood Apartments

		Total Costs
Acoustical		0.00
Air Conditioning	HVAC	356,155.80
Appliances	appliances	117,302.64
Blinds, Shades, and Artwork	interior	59,241.00
Cabinets	Cabinets	194,840.10
Carpentry - Finish Carpentry	interior	659,398.74
Carpentry - Rough Carpentry	interior	1,182,128.22
Carpets	Carpets	0.00
Concrete	Structure	115,233.30
Doors	Interior Doors	140,480.34
Drywall	Walls & Cielings	323,100.96
Earth Work		48,867.00
Electrical	Electrical Systems	277,826.64
Elevators		0.00
FF&E		55,000.00
Glass		0.00
Heat and Ventilation	HVAC	0.00
Insulation	structure	51,979.20
Lawns and Planting	Lawns and Planting	123,461.52
Masonry	Exterior	119,077.14
Metals	exterior	18,263.70
Off-Site Development		
Painting and Decorating	interior	255,446.10
Plumbing and Hot Water	plumbing systems & tubs/showers/sinks	308,692.02
	Bathroom Fixtures (Tubs, Toilets, Showers) - \$123500	
	Rough Plumbing - \$61700.02	
	Water Heaters - \$46300	
	Kitchen Plumbing - \$30900	
	Valves & Controls - \$15400	
	Labor / Demo / Misc - \$21600	
	Testing / Permits - \$9300	
	TOTAL - \$308692.02	
Resilient Flooring	Flooring Carpet Units	158,039.70
Roads and Walks	Parking Lot Concrete	230,335.56
Roofing	roofs	245,836.50
Sheet Metal	exterior	33,715.50
Site Improvements	Site Improvements	127,267.14
Site Utilities	Site Utilities	167,916.84
Special Construction		0.00
Special Equipment		0.00
Specialties	Interior	91,313.04
Tile Work		0.00
Unusual On-Site Conditions		0.00
Waterproofing	exterior	0.00
Windows	Window Systems	54,081.30
		0.00
Contingency 10%	Contingency	551,500
Total Hard Costs		6,066,500
General Requirements		327,600
General Overhead		109,200
Other Fees Paid by Contractor		
Total Costs		6,503,300
Builders Profit		327,600
Total Contract		6,830,900