



**CAPITAL NEEDS ASSESSMENT
NORTHGATE MANOR
220 BIBLEBROOK DRIVE
GREER, SOUTH CAROLINA 29651**

**D3G PROJECT NUMBER:
2024-1708**

**REPORT ISSUE DATE:
SEPTEMBER 27, 2024**

**INSPECTION DATE:
JULY 15 - 17, 2024**

**PREPARED FOR:
GREENVILLE HOUSING FUND
1615-A WADE HAMPTON BOULEVARD
GREENVILLE, SOUTH CAROLINA 29609**

David Alldredge
Property Needs Assessor

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Signature

Billy Jordan, BPI-MFBA
Review Manager

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Signature

Mike Ferguson, P.E., PMP
President

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Signature

EXECUTIVE PROPERTY DESCRIPTION

Property: Northgate Manor
220 Biblebrook Drive
Greer, South Carolina 29651

Site Description: Northgate Manor, located at 220 Biblebrook Drive, in Greer, South Carolina consists of six (6) one to two-story apartment buildings and one (1) single-story maintenance building. The property features a total of forty-six (46) multifamily dwelling units. According to property management and D3G estimates, the buildings were constructed between 1969 and 1981 and feature a total gross area of 42,986 square feet. According to property tax records, the sites contains a total of 5.560 acres. The property is in fair physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Property Name: Northgate Manor
Address: 220 Biblebrook Drive, Greer, South Carolina 29651
Property Type: Multifamily Apartments
Dates of Construction: 1969 and 1981
Land Size: 5.560 Acres
Apartment Buildings: Six (6) - 1- to 2-Story Apartment Buildings
Accessory Buildings: One (1) - 1-Story Accessory Building
Gross Building Area: 42,986 Square Feet
Total Number of Units: Forty-Six (46) Dwelling Units

A breakdown of property buildings and units can be found in Appendix I - Site Specific Information.

Inspection Details

Inspector: David Alldredge
Inspection Dates: July 15 - 17, 2024
Weather: 90°F, Sunny
Units Inspected: Forty-Six (46) Units (100% of the total number of units)
Access Limitations: None

In accordance with HUD and 2024 South Carolina State Housing Finance and Development Authority (SCSHFDA) protocols, a sufficient number of the dwelling units were accessed and inspected to give clarity on the overall condition of the property. A detailed list of the units inspected can be found in the Units Inspected table located in Appendix I - Site Specific Information. In addition, all exterior and common areas were inspected. Representative areas of the property were made available for inspection. Photographs of the subject property were taken during the site inspection and relevant photographs have been included in Appendix C (Site Photographs).

General Physical Condition

This Capital Needs Assessment (CNA) indicated that the site structures are in fair physical condition and currently structurally sound. Based on Marshall & Swift/Boeckh, LLC depreciation and life expectancy guidelines the effective remaining useful life of property is approximately fifty (50) years, assuming the near and long term specified repairs are performed. The physical condition of the property is acceptable for a refinance transaction.



2.0 PURPOSE AND SCOPE

D3G was retained by the Client to conduct a Capital Needs Assessment (CNA). This CNA is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site condition, the condition of the long-lived building systems, and future capital requirements, for the purpose of underwriting or securing mortgage loans. The conclusions within this report are based upon a visual walk-through survey of the buildings and grounds, research of readily available documents, and conversations with people who have knowledge of the property.

This CNA has been performed in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 Qualified Allocation Plan (QAP). The scope of the work included:

- The performance of a field inspection of Northgate Manor conducted by individuals trained in building engineering and construction practices. The inspection included visual observations of the site grounds and amenities, building exteriors, common areas, and a sufficient number of dwelling units.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with contractors that have detailed knowledge of specific building systems for the subject property, when available.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs for repairs, if any, and the computation of the required capital reserves to replace major components of the property.

Terms and Conditions:

The following definitions and reference standards are routinely utilized within this report:

Excellent - Component or system is in "as new" condition requiring no rehabilitation and should perform in accordance with expected performance.

Good - Component or system is sound and in working condition and does not require any significant immediate or short-term repairs.

Fair - A component or system in working condition but may require immediate or short-term repairs substantially above an agreed upon threshold.

Poor - Component or system not in working condition or requires immediate or short term repairs substantially above an agreed threshold.



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

Overall, the subject property was observed to be in fair physical condition; however, individual building components may vary in condition as noted within this report and identified in the CNA Assessment Tool.

The property was constructed between 1969 and 1981 with many of the building components varying in age. Building components have been replaced on an as needed basis; however, there have not been any significant rehabilitation events at the property since it was constructed. Notable recent updates include the replacement of the HVAC equipment and water heaters within the past five (5) years. The remaining major building components are included within the Replacement Reserve Analysis Schedule. Where applicable, components meeting the SCSHFDA 2024 QAP requirements will be used to replace the existing traditional components. The property features a full-time maintenance staff that addresses the daily maintenance needs of the property.

The property does not feature any unusual site conditions, building conditions, or problematic building materials, with exception of the erosion issues noted in Section 3.2 of this report (Critical Repair).

The subject property was constructed in 1969 and 1981 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

The property receives project based federal financial assistance and are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% of the dwelling units are required to comply with the Uniform Federal Accessibility Standards (UFAS). Additionally, the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 Qualified Allocation Plan (QAP) requires 5% of the units shall be Type A design. A review of the property indicated that the property is not in compliance with UFAS. Currently, less than 5% of the dwelling units are handicapped designated dwelling units. In addition, the existing handicapped designated units are not compliant with UFAS. Upon the completion of the modifications noted in the Critical Repairs, 5% of the dwelling units will be in substantial compliance with UFAS and SCSHFDA requirements. The Critical Repairs table can be found in Appendix A. Please see Section 7.1 below and the Accessibility Report located in Appendix D for more details regarding accessibility compliance.

3.2 Site

Topography / Storm Water Drainage

The topography of the property varies slightly across the site. The site has been graded to provide positive drainage away from the structures. However, the slope along the creek on the west perimeter of the site was observed with heavy erosion and retaining wall failure (Critical Repair). Storm-water drainage consists of surface percolation and storm sewer drains/catch basins.

Access and Egress / Parking / Flatwork

The subject property features one (1) point of vehicular ingress and egress, consisting of an asphalt driveway that leads to the asphalt parking areas. The property provides sufficient parking spaces for residents and guests with parking space configuration designed for continuous traffic flow and convenient access to dwelling units.



The drive lane and parking area surfaces were observed to be in fair physical condition; however, they are nearing the end of their EUL and their refurbishment has been recommended (Non-Critical Repairs). Additionally, the re-striping of the asphalt pavement has also been recommended within the Non-Critical Repairs. In addition, the property features concrete sidewalks and steps at select locations throughout the site. The sidewalk and steps concrete surfaces were observed in fair physical condition; however, they are beyond their EUL and their refurbishment has been recommended (Non-Critical Repairs).

Landscaping / Appurtenances / Additional Site Features

A wooden sign identifying the property as Northgate Manor is situated adjacent to the main driveway entrance to the site. The sign was observed to be in fair physical condition; however, it is nearing the end of its EUL and its replacement has been recommended (Non-Critical Repair).

The property features chain link fencing along the perimeter of the site and at the maintenance yard. The fencing was observed to be in fair to good physical condition, with the exception of the damaged sections caused by the erosion at the drainage creek. Additionally, the fencing is beyond its EUL and replacement has been recommended (Non-Critical Repairs).

The property features two (2) dumpsters situated on concrete pads and surrounded by chain link fence enclosures. The dumpster areas were observed to be in fair physical condition; however, the concrete pads and fencing are beyond the end of their EUL and their replacement has been recommended (Non-Critical Repairs).

The property landscaping consists of trees, shrubs, and grasses situated throughout the site. The existing landscaping was observed to be in fair physical condition, with the exception of areas of bare ground and erosion noted (Non-Critical Repairs). The site does not feature an irrigation system.

The property features a children's playground surrounded by chain link fencing that was reported and observed to be in poor physical condition and was closed for resident use due to safety concerns from the erosion issue along the west side of the site (Critical Repair). In addition, the site features a wooden gazebo and an additional children's playground that were reportedly installed in 2020 and were observed to be in good physical condition. However, the replacement of the playground equipment has been recommended (Non-Critical Repair).

Additionally, the site features a metal framed smoking area shelter and wooden school bus shelter. Both structures were observed to be in fair physical condition; however, their replacement has been recommended (Non-Critical Repairs). Additionally, per SCSHFDA 2024 QAP requirements, the installation of a structure covering the mailbox kiosks is also required (Non-Critical Repair).

The property features a concrete basketball court. The basketball court and equipment were reportedly installed in 2020 and observed to be in good physical condition.

Exterior lighting is provided at the properties via building mounted incandescent fixtures and pole mounted mercury vapor fixtures. It could not be determined if lighting was sufficient, as the inspection was performed during the day; however, based upon the number of fixtures at the property and tenant and management interviews, lighting is presumed to be adequate.



Utilities

Property Utilities		
Utility Service	Utility Provider	Dwelling Unit Utility Bills
Electricity	Commission of Public Works	Tenant Paid
Natural Gas	Commission of Public Works	Tenant Paid
Water	Commission of Public Works	Owner Paid
Sanitary Sewer	Commission of Public Works	Owner Paid

*Common Area Utilities Are Paid by Owner

3.3 Structural Frame and Building Envelope

Building Foundation and Frame

The foundation construction of the apartment buildings consists of shallow spread concrete footings. Ground floors are constructed of reinforced concrete slab on grade assemblies which are presumed to be situated over vapor barriers and gravel fill. The superstructures are constructed of conventional wood framing assemblies. The structures were observed to be in good physical condition. No structural issues were observed/reported.

Roofing and Roof Drainage

Roof assemblies are constructed of conventional wood framing surfaced with structural wood sheathing, felt paper, and asphalt shingles. The roof assemblies and asphalt shingles were observed to be in fair physical condition. Roof drainage is provided via aluminum gutters and downspout assemblies that were also observed to be in fair physical condition. The asphalt shingles and gutter assemblies are nearing the end of their EUL and their replacement has been recommended (Non-Critical Repairs).

Attic Spaces and Insulation

Select attics within the apartment buildings were inspected and no evidence of moisture was observed. Penetrations and attic air bypasses are properly sealed. Attics feature approximately 6-inches of loose-fill blown cellulose insulation. Based on depth and type of insulation, it is estimated that there is approximately R-18 of insulation within the attics; however, per SCSHFDA 2024 QAP requirements, the installation of additional insulation to achieve a minimum R-value of 30 is required (Non-Critical Repair).

Exterior Stairs / Balconies

The buildings do not feature any exterior stairs, breezeways, or balconies.

Building Entrance Doors

Exterior doors at the property consist of residential solid wood assemblies at the primary and secondary dwelling unit entrances. In addition, the property features a aluminum/glass storefront door assembly at the common area entrance. The exterior doors were observed to be in fair physical condition; however, they are all either beyond or nearing the end of their EUL and their replacement has been recommended (Non-Critical Repairs).



Windows

The windows at the buildings consist of aluminum framed double hung units with single-pane glass. The windows were reportedly installed in 1981 and were observed to be in fair physical condition. However, they are all beyond their EUL and their replacement with new ENERGY STAR rated models has been recommended (Non-Critical Repairs).

Sidewall Systems (Exterior Walls, Fascia/Soffits, and Parapets)

The buildings' exterior walls are surfaced with a combination of painted brick veneer and vinyl lap siding that were observed to be in fair physical condition. The exterior trim consists of aluminum wrapped wood fascia and aluminum soffit panels that were also observed to be in fair physical condition. The lap siding, soffits and fascia are all nearing the end of their EUL and their replacement has been recommended within the Non-Critical Repairs. Additionally, the re-painting of the brick veneer has also been recommended (Non-Critical Repair).

3.4 Mechanical and Electrical Systems

Supply and Water Piping

The main water supply to the site originates at water meter vaults located near the front of each unit. The visually observed domestic water piping is constructed of copper and PEX piping, fittings, couplings and joints. Where visible, domestic water piping is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible plumbing piping was observed to be in fair to good physical condition with no leaks reported. In addition, there were no reports of low water pressure or poor water quality.

Sewer connections at the property are reported to consist of cast iron mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections are in fair physical condition. Due to the age and condition of the systems at the property and per SCSHFDA 2024 QAP requirements, the remote scoping of the subsurface sewer lines with direct push camera technology is recommended (Critical Repair). Any recommendations made based on the findings of the sewer scoping should also be included within the Non-Critical Repairs.

Domestic Hot Water

Potable hot water to each of the dwelling units is supplied by individual electric residential water heaters located within mechanical closets. The water heaters were reportedly replaced in 2020 and were generally observed in good physical condition; however, they are nearing the end of their EUL and their replacement has been recommended (Non-Critical Repairs).

Heating and Cooling

The dwelling units and common areas currently feature ENERGY STAR rated electric heat pump systems that consist of exterior pad mounted units that work in conjunction with closet mounted electric equipment. The equipment was reportedly replaced in 2020 and was observed to be in good physical condition. Upon the further replacement of the existing HVAC equipment, the installation of new ENERGY STAR rated equipment is recommended.

The dwelling units feature ductwork that connects the furnace/air handler unit to air registers and returns in rooms throughout the dwelling units. Visually accessible ductwork is constructed of sheet metal and flexible duct piping. Where visible, ductwork was observed to be in good physical condition.



Electrical System

The property receives electrical power from pad-mounted transformers. The electrical supply components (transformers and service lines) are maintained by the local utility provider and appeared to be in good operable condition with no issues observed or reported. Electrical power consumption is measured utilizing a direct (individual) metered system. The metering equipment was observed to be in good physical condition and the systems appeared to be functioning properly. The electrical meters are owned and maintained by the local utility provider and are periodically replaced as needed.

The apartment building distribution systems are made up of residential style equipment (e.g., metal cabinets and meter bank assemblies, disconnect switches, etc.) located along the exterior walls of each building. Electrical service to each dwelling unit consists of 120/240v, 3-wire service with 125-Amps provided. The dwelling units were observed with Square D electrical panels located in the hallways. The electrical equipment was reportedly replaced in 2020 and was observed to be in good physical condition. Based on interviews with property staff, the equipment does not have a history of problems or failures and there were no current service issues reported.

Based on interviews with site staff and select visual access during the inspection, the electrical branch wiring at the properties is copper. Aluminum branch wiring was not observed. The wiring and connections appeared to be in fair to good condition with no issues observed or reported by property residents or staff.

Ground Fault Circuit Interrupt (GFCI) protection was observed at appropriate electrical outlets within the dwelling unit kitchens and bathrooms.

Interior lighting throughout the common areas and dwelling units is provided via wall-mounted and ceiling-mounted fixtures observed with a mixture of incandescent, fluorescent, and LED lighting. It could not be determined if lighting was sufficient as the survey was performed during the day; however, based upon the number of interior lighting fixtures, the lighting is presumed to be sufficient to meet the needs of the dwelling units. Upon replacement, the installation of high efficiency lighting is recommended.

3.5 Elevators and Stairways

The property does not feature any elevators.

The common areas do not feature interior stairs; however, the multi-story townhome dwelling units have interior stairs. The stair assemblies within the townhome units are constructed of wood framing, treads and handrails. Overall, the interior stairs were observed in fair physical condition; however, they are beyond the end of their EUL and their replacement has been recommended (Non-Critical Repair).

3.6 Life and Fire Safety Systems

Fire Suppression Systems

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The property does not feature a fire sprinkler system; however, wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the buildings.



Alarm and Notification Systems

The dwelling units contain tamper-proof 10-year battery operated smoke detectors located on the 1st level of the townhome dwelling units, as well as within the bedrooms. However, the upstairs hallways do not feature any smoke detectors (Critical Repair). Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life (i.e. lithium battery); the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery powered smoke detectors are allowable.

The property receives project based federal financial assistance and are therefore required to provide audio/visual smoke alarms in 2% of the dwelling units. The property does not currently feature any dwelling units with audio/visual alarms. Therefore, the installation of audio/visual alarms in 2% of the dwelling units (other than the fully accessible units) is required (Critical Repair).

The dwelling units do not feature an emergency call system. The property consists of multi-family housing and does not feature age-restricted dwelling units. Therefore, compliance with the HUD Minimum Property Standards (MPS) - Section 100-2 (Housing for the Elderly) is not applicable and an emergency call system is not required.

3.7 Interior Elements

3.7.1 Interior Elements - Common Spaces

The property features a maintenance building for the storage of maintenance equipment and supplies accessible from the interior and exterior. In addition, it should be noted that the former property management office area, community room space and common area restrooms located within Building E are currently used for the storage of maintenance equipment and supplies. The rooms feature VCT flooring and painted GWB walls and ceilings that were observed to be in fair condition. However, the flooring is beyond its EUL and its replacement has been recommended within the Non-Critical Repairs.

3.7.2 Interior Elements - Tenant Spaces

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and textured ceilings that were observed to be in fair physical condition. The dwelling unit flooring consists of luxury vinyl planks (LVP) with ceramic tile in the bathrooms. The finishes were observed to be in fair to good physical condition; however, the flooring is all either nearing or beyond the end of its EUL and its replacement has been recommended (Non-Critical Repairs).

The dwelling unit kitchen appliances include electric range/oven units and refrigerators. The appliances were observed to be in fair to good physical condition; however, they are beyond their EUL and their replacement has been recommended (Non-Critical Repairs). In addition, the installation of over-the-range microwaves are required per SCSHFDA 2024 QAP requirements (Non-Critical Repair).



The dwelling unit kitchens feature recirculating range hoods. In addition, the dwelling unit bathrooms feature exhaust fans that are vented to the exterior. The kitchen and bathroom ventilation components were generally observed to be in fair to good operating condition; however, they are beyond their EUL and their replacement has been recommended (Non-Critical Repair).

The dwelling unit standard bathrooms feature cabinet-mounted vanity sinks, floor-mounted toilets, and enamel coated steel tubs with ceramic tile surrounds. The plumbing fixtures were observed to be in good operating condition. The vanity cabinets are beyond their EUL and their replacement has been recommended (Non-Critical Repairs).

The dwelling unit kitchen cabinetry consists of wood-framed base cabinets surfaced with plastic laminate countertops and suspended wall cabinets. Visually inspected cabinets, hardware and countertops appeared in fair to good physical condition; however, they are beyond their EUL and their replacement has been recommended (Non-Critical Repair).



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

The following municipal departments were contacted. Obtained municipal letters are located in Appendix J:

- Building:** According to Joe Holbrooks CCEA Code Enforcement Supervisor with the local municipality, the subject property is free of any applicable open building code violations. Please see Appendix J for a copy of the compliance letter.
- Fire:** According to Carl Howell, with the fire department at the local municipality, the subject property is free of any applicable open fire code violations. Please see Appendix J for a copy of the compliance letter.
- Zoning:** At the time of issuance of this report, D3G was still waiting for a response from the local municipality.

The current building code for the State of South Carolina is the 2021 International Building Code (IBC) with State amendments. The building code at the time of construction is unknown.

The property was screened with the following codes, standards, and regulations:

- Multifamily Related:** Life Safety Code, National Fire Protection Association (NFPA)
Americans with Disability Act (ADA Code of 1990 / ADA 2010 Standards)
Uniform Federal Accessibility Standards (UFAS)
Minimum Property Standards (MPS), HUD Handbook 4910.1
International Building Code (IBC)



5.0 DOCUMENT REVIEW AND INTERVIEWS

Document Review

As part of the investigation of the property, the following documentation was obtained and reviewed:

- Property Tax Records
- Seismic Design Map Summary Report
- Completed Construction / Engineering Questionnaire Form
- Rent Roll
- Aerial Maps

Site Interviews and Questionnaires

D3G provided a property questionnaire to be completed by a representative familiar with the subject property. A copy of the completed questionnaire is included in Appendix I. The following is a record of communication with stakeholders of this project:

Person	Title	Date(s)	Discussion
Janice Fowler	Executive Director	July 15-17, 2024	Discussed property operations and maintenance
Melissa Hawkins	Property Manager	July 15-17, 2024	Completed questionnaire, provided tour, discussed operations and maintenance

Please be advised, D3G makes an effort to discuss housing concerns and comfort levels with building tenants; however, as a respect to privacy, resident and occupant names are not recorded. Interviews during the inspection process with representative tenants which identify any adverse conditions or occupant comfort concerns are addressed within the recommended repairs and rehabilitations.



6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

Opinions of probable cost to remedy identified physical deficiencies identified at the property can be found in the detailed list of Critical and Non-Critical Repairs. The Critical Repair and Non-Critical Repair tables can be found in Appendix A. In addition, the complete Reserve for Replacement Analysis and Funding Schedule can be found in Appendix B (Capital Reserves Schedules - Reserves Analysis).

7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

The property receives project based federal financial assistance. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% of the total number of dwelling units and all common areas must be handicapped accessible (for mobility impaired persons) and in compliance with the Uniform Federal Accessibility Standards (UFAS). In addition, a minimum of 2% of the dwelling units (other than the fully accessible units) are required to feature audio/visual smoke alarms.

Currently, the property does not feature the minimum required number of dwelling units with audio/visual alarms. Therefore, the installation of audio/visual alarms in 2% of the dwelling units (other than the fully accessible units) is required (Critical Repair).

Currently, the property features 4.3% or two (2) designated handicapped accessible units. These mobility accessible units were observed with select accessible features as well as select UFAS deficiencies. In addition, UFAS deficiencies were observed in select common areas. As such, modifications to 5% of the dwelling units and the noted common areas will be required (Critical Repairs). Upon completion of the Critical Repairs, the property will be in substantial compliance with UFAS. The detailed list of Critical Repairs can be found in Appendix A. In addition, please see the Accessibility Report located in Appendix D for further details regarding accessibility at the property.

Fair Housing Act (FHA)

The subject property was constructed in 1969 and 1981 and are not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

Americans with Disabilities Act (ADA)

The public areas are subject to the Americans with Disabilities Act of 1990, Title III, Public Accommodations and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. The final rules implementing Title III were published on July 26, 1991, and required compliance by January 26, 1992. For details regarding accessibility compliance at the property, please see the Accessibility Report located in Appendix D.



7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a CNA inspection of the subject property on July 15 - 17, 2024. Intrusive examinations and additional test were not conducted as part of the CNA inspection. The inspection did not indicate an immediate need for additional intrusive testing or further investigations, with the exception of the following:

- Per SCSHFDA 2024 QAP requirements the hiring of a licensed mold inspector is recommended to investigate the property for the potential presence of mold and to remediate as necessary (Critical Repair).
- Per SCSHFDA 2024 QAP requirements the hiring of lead paint and asbestos inspectors is recommended to investigate the for the potential presence of lead paint and asbestos and to remediate as necessary (Critical Repair).

Seismic Evaluation

According to the HUD MAP Guide, project applications for rehabilitation and refinance must comply with the American Society of Civil Engineers (ASCE) Standard 41-13 (Seismic Evaluation and Retrofit of Existing Buildings), unless the buildings are considered exempt. Based on the Design Earthquake Spectral Response Acceleration Parameters and building characteristics, a seismic evaluation of the properties is not required.

Energy Audit

D3G was not contracted to perform an ASHRAE Level II Energy Audit on the subject property.

7.3 Owner Proposed Improvements

No owner proposed improvements have been specified at the time of issuance of this report.



8.0 ASSESSOR QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 by Robert E. Hazelton and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 140 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-Multifamily, HUD-RAD, HUD-LEAN, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G has worked with every HUD office in the country and is a premier provider of Capital Needs Assessments. D3G's senior staff are trained, accredited and licensed in the following fields of building science investigations:

- Engineering (Professional Engineer)
- Architectural (ICC Plans Examiner)
- Sustainability (LEED-AP, RESNET, BPI-BA, BPI-MFBA, NGBS Green Verifier)
- Environmental (CSP, EP, CHMM, CEI)

A resume of the Needs Assessor performing this evaluation has been provided in Appendix K.



9.0 LIMITING CONDITIONS

This report can be relied upon by the Client and the HUD. This report was prepared in accordance with generally accepted industry standards of practice, including the ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, as well as the HUD Multifamily Accelerated Processing (MAP) Guide, Chapter 5 & Appendix 5, revised March 19, 2021 and the South Carolina State housing Finance and Development Authority (SCSHFDA) 2024 Qualified Allocation Plan (QAP). No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G.

The statements in this report are professional opinions about the present condition of the subject property, limited to the observations and physical condition during the date of inspection. They are based upon visual evidence available during the inspection of reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried tanks, structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the buildings or the underlying foundation soil. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

The professional services rendered by D3G are valid for a period of 180 days from the inspection date and were performed for client's sole benefit and use. Governing law related to the services performed may be subject to reasonable interpretation. This report does not constitute a representation that D3G's opinions and interpretations of governing laws, codes, standards, or regulations are exclusive of all others and D3G shall not be liable as a result of contrary opinions or interpretations of client or governmental or regulatory agencies.



10.0

CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on July 15 - 17, 2024. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and HUD protocols, including the use of the MAP Guidebook, and the South Carolina State housing Finance and Development Authority (SCSHFDA) 2024 Qualified Allocation Plan (QAP).

D3G understands that this report will be used by Greenville Housing Fund to document to the U.S. Department of Housing and Urban Development that the MAP Lender's application for FHA multifamily mortgage insurance was prepared and reviewed in accordance with HUD requirements. This report has been made, presented, and delivered for the purposes of influencing an official action of the FHA, and of the Commissioner, and may be relied upon by the Commissioner as a true Statement of the facts contained therein. D3G certifies that the review was in accordance with the HUD requirements applicable on the date of the Review and that D3G has no financial interest or family relationship with the officers, directors, shareholders, members, or partners of the Lender or affiliated entities, Borrower or affiliated entities, the General Contractor, any subcontractors, the buyer or seller of the proposed property and that D3G has not engaged in any business that might present a conflict of interest.

D3G is employed under contract for this specific assignment and that D3G has no other side deals, agreements, or financial considerations with the MAP Lender or others in connection with this transaction and will not enter into such arrangement in connection with this transaction.

Needs Assessor



David Alldredge - Property Needs Assessor

Reviewer



Billy Jordan, BPI-MFBA - Review Manager

President



Mike Ferguson, P.E., PMP - President

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



Appendix A:

Critical Repairs and Non-Critical Repairs

Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Northgate Manor - Accessibility							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Level 1 Alterations	Based upon the one hundred (100) parking spaces available at the site, four (4) handicapped accessible parking spaces, inclusive of one (1) van accessible parking space, are required by the Americans with Disabilities Act (ADA). Currently, the property features one (1) designated handicapped parking spaces. The parking space features vertical signage; however, is missing an access aisle, pavement markings and curb access. In order to comply with the ADA, the modification of the existing one (1) handicapped parking space and the installation of three (3) additional handicapped accessible spaces is required. At least one (1) of the parking spaces must be van accessible. Standard handicapped spaces require a 60-inch wide access aisle, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle.	4	Each	\$350.00	\$1,400.00
2	3.2.5	Level 2 Alterations	The property does not feature an accessible route that connects all designated handicapped dwelling units and the site amenities (community room, gazebo, playgrounds, basketball court, mail kiosks and dumpsters). An accessible route is defined as a continuous, unobstructed path through sites and buildings that connects all accessible features, elements, and spaces. It should be noted that, where required, the slope of any ramp shall not exceed 1:12. The installation of accessible routes throughout the apartment complex is required to comply with the Uniform Federal Accessibility Standards (UFAS). D3G recommends that an architect be consulted for this repair. The cost associated with this line item is to engage the architect. The cost for any associated Non-Critical Repairs will be added upon receipt of a contractor bid or estimate from the engineer.	1	Each	\$5,000.00	\$5,000.00
3	3.4.1	Repairs	The kitchen sinks in all of the designated handicapped dwelling units were observed with knob type hardware. In order to comply with UFAS, replacement of the existing sink hardware with accessible (levered type) hardware is required.	2	Each	\$125.00	\$250.00
4	3.4.1	Repairs	The common area men's and women's restroom sinks were observed with knob type hardware. In order to comply with UFAS, replacement of the existing hardware with levered hardware is required.	2	Each	\$125.00	\$250.00
5	3.4.3	Repairs	The community room was observed with a thermostat mounted higher than 48-inches above the finished floor (approximately 60-inches observed). In order comply with UFAS, lowering the thermostats to a height no greater than 48-inches above the finished floor is required.	1	Each	\$75.00	\$75.00
6	3.4.3	Repairs	The designated handicapped dwelling units were observed with thermostats mounted higher than 48-inches above the finished floor (approximately 63-inches observed). In order comply with UFAS, lowering the thermostats to a height no greater than 48-inches above the finished floor is required.	2	Each	\$75.00	\$150.00

Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
7	3.6.2	Repairs	The dwelling units were observed and reported to be missing audio/visual alarm notification for hearing and vision impaired. According to HUD Notice PIH 2003-31 (HA), existing buildings that feature federal funding and are subject to 24 CFR 8.23 (b) - Other Alterations, are required to provide accessible features (alarm notification) for people with hearing and vision impairment in 2% or in this case, one (1) of the dwelling units. Installation of audio/visual alarm notification in one (1) of the dwelling units is required to comply with HUD regulations.	1	Each	\$200.00	\$200.00
8	3.7.1	Repairs	The community room entry door was observed with knob type hardware. In order to comply with UFAS, replacement of the existing door hardware with accessible (levered type) hardware is required.	1	Each	\$125.00	\$125.00
9	3.7.1	Repairs	The community kitchen was observed without lowered shelving at the upper cabinets. In order to comply with UFAS, lowering the upper cabinetry so that the lowest shelving is no higher than 48-inches above the finished floor is required.	1	Each	\$500.00	\$500.00
10	3.7.1	Level 1 Alterations	The common area kitchen sink does not feature 30-inch wide roll under access for a forward approach, as well as, knob type hardware. In order to comply with UFAS, modifying/removing the base cabinetry to allow for a forward roll under approach and installing levered sink hardware is required. In addition, the installation of scald and abrasion protection at the sink pipes is required.	1	Each	\$750.00	\$750.00
11	3.7.1	Repairs	The sinks in the men's and women's common area restroom were observed with missing or partial scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of compliant scald and abrasion protection is required.	2	Each	\$35.00	\$70.00
12	3.7.1	Repairs	The toilets in the men's and women's common area restroom were observed with non-compliant rear grab bars (shorter than the required minimum of 36-inches). In order to comply with UFAS, the installation of properly sized and located rear grab bars at the toilets is required.	2	Each	\$125.00	\$250.00
13	3.7.2	Level 2 Alterations	The property was originally constructed in 1981 and features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or three (3) of the dwelling units must be handicapped accessible and compliant with the Uniform Federal Accessibility Standards (UFAS). The property currently only features two (2) existing handicapped designated dwelling unit that are partially compliant with UFAS. Modifications to the existing handicapped designated units to provide full UFAS compliance, as noted in the Accessibility Report, is required. In addition, the reconfiguration of one (1) additional dwelling unit to be compliant with UFAS is required. It is recommended to engage a licensed architect to determine which unit is the most feasible to convert and to develop a scope of work for required repairs. The cost associated with this line item is to engage the architect. The cost for any associated Non-Critical Repairs will be added upon receipt of a contractor bid or estimate from the engineer.	1	Each	\$5,000.00	\$5,000.00
14	3.7.2	Repairs	The primary front entry, rear entry and exterior storage room doors at the designated handicapped dwelling units are not equipped with levered hardware. In order to comply with UFAS, replacement of the existing door hardware with accessible (levered type) hardware is required.	6	Each	\$125.00	\$750.00

Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
15	3.7.2	Level 1 Alterations	The kitchens in the designated handicapped dwelling units were observed without a 30-inch wide, 34-inch high roll-under work surface. In order to comply with UFAS, the installation of a work space in each handicapped unit kitchen is required.	2	Each	\$500.00	\$1,000.00
16	3.7.2	Repairs	The kitchens in the designated handicapped dwelling units were observed without lowered shelving at the upper cabinets. In order to comply with UFAS, lowering at least one shelf of all cabinets and storage shelves mounted above work counters to a maximum height of 48-inches above the finished floor is required.	2	Each	\$500.00	\$1,000.00
17	3.7.2	Level 2 Alterations	The U-shaped kitchens in the designated handicapped dwelling units were observed with less than 60-inches of clearance between the opposing legs of the U (approximately 56-inches observed). In addition, the distance between the refrigerator and the opposing counter was observed at 52-inches. In order to comply with UFAS, the reconfiguration of the kitchens to provide at least 60-inches of clearance between all counters and the opposing counters and appliances is required.	2	Each	\$2,000.00	\$4,000.00
18	3.7.2	Repairs	The roll-under kitchen sinks within the designated handicapped dwelling units were observed missing scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of compliant scald and abrasion protection is required.	2	Each	\$35.00	\$70.00
19	3.7.2	Repairs	The roll-under bathroom sinks within the designated handicapped dwelling units were observed with partial scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of compliant scald and abrasion protection is required.	2	Each	\$35.00	\$70.00
20	3.7.2	Repairs	The toilets in the designated handicapped dwelling unit bathrooms were observed with non-compliant rear grab bars (shorter than the required minimum of 36-inches). In order to comply with UFAS, the installation of properly sized and located rear grab bars at the toilets is required.	2	Each	\$125.00	\$250.00

Northgate Manor - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.7	Level 2 Alterations	The playground areas were observed within designated and edged contained areas; however, they do not feature sufficient impact absorbent material as a ground substrate. In order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP, the installation of impact absorbent material, meeting the American Society for Testing and Materials (ASTM) Section F1292 standards, is required.	2	Each	\$800.00	\$1,600.00

Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
2	3.3.3	Repairs	The west perimeter of the site was observed with heavy erosion along the adjacent creek floodway, which is impacting the concrete headwall and the wood timber retaining wall located along the slope. Additionally, the adjacent playground has been closed due to safety concerns. Therefore, in order to prevent further erosion and potential retaining wall failure it is recommended to have a licensed civil engineer perform an evaluation, prepare a report of findings, and propose recommended repairs to address the affected areas. The cost for this repair is for the engineer's professional fee. Any recommended repairs will be included in the Non-Critical Repairs. The cost for any associated Non-Critical Repairs will be adjusted upon receipt of a contractor bid or estimate from the engineer.	1	Each	\$5,000.00	\$5,000.00
3	3.3.3	Repairs	Per the SCSHFDA 2024 Development Design Criteria, the hiring of a licensed structural engineer to perform an evaluation of the building's structural integrity, prepare a report of findings, and propose recommended repairs is required. Any recommended repairs will be included in a separate Non-Critical Repairs. The cost for any associated Non-Critical Repairs will be adjusted upon receipt of a contractor bid or estimate from the engineer.	1	Each	\$5,000.00	\$5,000.00
4	3.4.1	Repairs	Sewer connections at the property are reportedly original to the date of construction (1969) and based on interviews with site staff, there are no regularly scheduled preventative measures (e.g. cleaning, jetting, scoping) in place as part of the site's preventative maintenance program. Due to the age and condition of the systems at the property, as well as, per SCSHFDA 2024 Development Design Criteria, remote scoping of the subsurface sewer lines with direct push camera technology is recommended. Any recommendations made based on the findings of the sewer scoping should be included in the Non-Critical Repairs.	1	Each	\$2,500.00	\$2,500.00
5	3.4.4	Repairs	The vanity light fixture located in bathroom of dwelling unit #5 was observed missing a light cover. Therefore, the installation of a light cover at this fixture is required in order to comply with the National Electric Code (NEC).	1	Each	\$35.00	\$35.00
6	3.6.2	Repairs	At the time of the inspection, dwelling unit #19 was observed with the smoke detector in the immediate vicinity of the bedrooms missing from the mount. Therefore, the re-installation of a compliant battery operator smoke detector is required.	1	Each	\$35.00	\$35.00



Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
7	3.6.2	Repairs	The two and three bedroom townhome dwelling units were observed with hardwired smoke detectors on the 1st level of the unit and tamper-proof battery operated smoke detectors within the bedrooms. However, the units are missing smoke detectors in 2nd floor hallway (in the immediate vicinity of the bedrooms). Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements; therefore, the installation of compliant smoke detectors in the 2nd floor hallways is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features according to the HUD MAP Guidelines: the cell 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 silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.	34	Each	\$35.00	\$1,190.00
8	4.1.3	Repairs	Per the SCSHFDA 2024 Development Design Criteria, the hiring a licensed mold inspector to investigate for the potential presence of mold at the site is required. Any remediation recommendations made based on the findings of the inspection should be included in a separate Critical Repair.	1	Each	\$1,500.00	\$1,500.00
9	4.2.4	Repairs	Per the SCSHFDA 2024 Development Design Criteria, for properties built before 1978 the hiring a licensed inspector to investigate for the potential presence of asbestos and lead paint and the preparation of a hazardous material report is required. Any remediation recommendations made based on the findings of the inspection should be included in a separate Critical Repair.	1	Each	\$2,000.00	\$2,000.00

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

TOTAL:	\$40,020.00
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Non-Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Northgate Manor							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.2	Repairs	Bare soil was observed in numerous locations at the site. Therefore, the re-seeding of the needed areas to re-establish grass (or similar vegetation) is recommended in order to prevent erosion.	1	Each	\$1,000.00	\$1,000.00
2	3.2.4	Level 1 Alterations	The asphalt pavement was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the refurbishment of the asphalt pavement is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	37400	SF	\$0.78	\$29,172.00
3	3.2.4	Level 1 Alterations	The concrete pavement was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the refurbishment of the concrete pavement is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	3200	SF	\$1.18	\$3,776.00
4	3.2.4	Level 1 Alterations	Upon the completion of the separately noted refurbishment of the Northgate Manor asphalt pavement, the re-striping of the parking area will also be required.	100	Each	\$7.06	\$706.00
5	3.2.5	Level 1 Alterations	The concrete dumpster pads were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the refurbishment of the concrete dumpster pads is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	3	Each	\$946.80	\$2,840.40
6	3.2.5	Level 1 Alterations	The concrete walks were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the concrete sidewalks is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	9700	SF	\$1.97	\$19,109.00
7	3.2.6	Level 1 Alterations	The chain link dumpster enclosures were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the chain link enclosures is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	3	Each	\$1,183.50	\$3,550.50
8	3.2.6	Level 1 Alterations	The 6-foot chain link fencing was observed to be in fair physical condition; however, it is beyond the end of its estimated useful life (EUL). Therefore, the replacement of the chain link fencing is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	1500	LF	\$9.44	\$14,160.00
9	3.2.6	Level 1 Alterations	The 3-foot chain link fencing was observed to be in fair physical condition; however, it is beyond the end of its estimated useful life (EUL). Therefore, the replacement of the chain link fencing is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of a project that complies with the SCSHFDA 2024 Development Design Criteria is required.	1000	LF	\$6.22	\$6,220.00

Non-Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
10	3.2.6	Level 1 Alterations	The project sign was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the project sign is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of a project sign that complies with the SCSHFDA 2024 Development Design Criteria is required.	1	Each	\$946.80	\$946.80
11	3.2.7	Level 1 Alterations	The playground equipment was all observed to be in fair physical condition; however, it is either nearing the end of or beyond its estimated useful life (EUL). Therefore, the replacement of the playground equipment is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	4	Each	\$3,945.00	\$15,780.00
12	3.2.7	Level 2 Alterations	The exterior mailbox kiosk was observed in the open and not protected from the elements. According to the SCSHFDA 2024 Development Design Criteria, on-site postal facilities (not located within a building) must feature a roof covering and have adequate lighting that functions from dusk to dawn. Therefore, the installation of a compliant mailbox structure in accordance with the SCSHFDA 2024 Development Design Criteria is required.	1	Each	\$3,945.00	\$3,945.00
13	3.2.7	Level 1 Alterations	The metal bus shelter was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the shelter is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	1	Each	\$3,945.00	\$3,945.00
14	3.3.2	Repairs	The existing brick masonry paint coating was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the repainting of the brick veneer is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	17800	SF	\$0.59	\$10,502.00
15	3.3.2	Level 2 Alterations	According to the SCSHFDA 2024 Development Design Criteria, all building attics are required to feature a minimum of R30 insulation. The building attics were observed with approximately 6-inches of loose-fill cellulose insulation with an R-value of 18. Therefore, the installation of additional insulation in the building attics is recommended in order to comply with the SCSHFDA 2024 Development Design Criteria requirements.	34400	SF	\$0.85	\$29,240.00
16	3.3.2	Level 1 Alterations	The concrete steps were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the concrete steps is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	400	LF	\$38.66	\$15,464.00
17	3.3.2	Level 1 Alterations	The step and patio railing were observed to be in fair physical condition; however, they are beyond end of their estimated useful life (EUL). Therefore, the replacement of the railings is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	400	LF	\$88.36	\$35,344.00
18	3.3.2	Level 1 Alterations	The metal smoking shelter was observed to be in fair physical condition; however, it is beyond the end of its estimated useful life (EUL). Therefore, the replacement of the metal canopy is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	1	Each	\$2,761.50	\$2,761.50

Non-Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
19	3.3.2	Level 1 Alterations	The exterior dwelling unit storage room entry doors were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the exterior unit storage room doors is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of models that comply with the SCSHFDA 2024 Development Design Criteria is required.	4	Each	\$267.47	\$1,069.88
20	3.3.2	Level 1 Alterations	The exterior dwelling unit entry doors were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the exterior unit entry doors is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of models that comply with the SCSHFDA 2024 Development Design Criteria is required.	92	Each	\$267.47	\$24,607.24
21	3.3.2	Level 1 Alterations	The exterior common area hollow metal entry doors were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the exterior hollow metal doors is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of models that comply with the SCSHFDA 2024 Development Design Criteria is required.	3	Each	\$267.47	\$802.41
22	3.3.2	Level 1 Alterations	The exterior single storefront entry door was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the exterior storefront entry door is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	1	Each	\$688.00	\$688.00
23	3.3.2	Level 1 Alterations	The garage door was observed to be in fair physical condition; however, it is beyond the end of its estimated useful life (EUL). Therefore, the replacement of the garage door is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	1	Each	\$551.51	\$551.51
24	3.3.3	Level 1 Alterations	The vinyl siding was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the vinyl siding is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of a material that complies with the SCSHFDA 2024 Development Design Criteria is required.	8600	SF	\$2.76	\$23,736.00
25	3.3.3	Repairs	Per the SCSHFDA 2024 Development Design Criteria, the hiring of a licensed structural engineer to perform an evaluation of the building's structural integrity, prepare a report of findings, and propose recommended repairs is required. The completion of any recommendations made based on the findings of the evaluation is required by CSHFDA 2024 Development Design Criteria. The cost for this repair is currently pending the results of the evaluation.	1	Each	\$0.00	\$0.00

Non-Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
26	3.3.3	Level 1 Alterations	The aluminum double hung windows were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the aluminum double hung windows is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of ENERGY STAR rated models that comply with the SCSHFDA 2024 Development Design Criteria is required.	316	Each	\$252.48	\$79,783.68
27	3.3.4	Level 1 Alterations	The asphalt shingle roofing was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the asphalt shingle roofing is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of a material that complies with the SCSHFDA 2024 Development Design Criteria is required.	34400	SF	\$1.65	\$56,760.00
28	3.3.4	Level 1 Alterations	The aluminum gutters and downspouts were observed to be in fair physical condition; however, they are nearing the end of their estimated useful life (EUL). Therefore, the replacement of the gutters and downspouts is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of a material that complies with the SCSHFDA 2024 Development Design Criteria is required.	2660	LF	\$4.78	\$12,714.80
29	3.3.4	Level 1 Alterations	The aluminum soffits were observed to be in fair physical condition; however, they are nearing the end of their estimated useful life (EUL). Therefore, the replacement of the soffits is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of a material that complies with the SCSHFDA 2024 Development Design Criteria is required.	2660	LF	\$3.94	\$10,480.40
30	3.3.4	Level 1 Alterations	The aluminum fascia was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the fascia is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of a material that complies with the SCSHFDA 2024 Development Design Criteria is required.	2660	LF	\$3.94	\$10,480.40
31	3.4.1	Repairs	Sewer connections at the site are reportedly original to the date of construction. Due to the age and condition of the systems at the property, as well as, per SCSHFDA 2024 Development Design Criteria, remote scoping of the subsurface sewer lines with direct push camera technology has been recommended as a Critical Repair. The completion of any recommendations made based on the findings of the sewer scoping is recommended and required by SCSHFDA 2024 Development Design Criteria. The cost for this repair is currently pending the results of the sewer scoping.	1	Each	\$0.00	\$0.00
32	3.4.1	Repairs	This line item represents the remediation/repair of the erosion and life safety related issues along the west perimeter of the site (noted as a separate Critical Repair). The completion of any repairs made based on the report findings is recommended. The cost for this repair is currently pending the results of the investigation.	1	Each	\$0.00	\$0.00

Non-Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
33	3.4.3	Level 1 Alterations	At the time of the inspection, the Northgate Manor mechanical room servicing thru-wall A/C unit was observed to be in fair physical condition; however, it is beyond its EUL. Therefore, the replacement of the A/C unit with a new ENERGY STAR rated model is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	1	Each	\$812.67	\$812.67
34	3.4.3	Level 1 Alterations	The common area servicing packaged HVAC unit was observed to be in fair physical and operational condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the packaged HVAC units is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of a new high efficiency model that complies with the SCSHFDA 2024 Development Design Criteria is required.	1	Each	\$1,617.45	\$1,617.45
35	3.4.4	Level 1 Alterations	The maintenance building electrical service equipment was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the electrical service equipment is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	1	Each	\$1,767.36	\$1,767.36
36	3.6.2	Level 1 Alterations	The fire alarm system control panel was observed to be in fair physical and operational condition; however, it is beyond the end of its estimated useful life (EUL). Therefore, the replacement of the control panel is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	1	Each	\$867.90	\$867.90
37	3.7.1	Level 1 Alterations	The Northgate Manor common area ceramic tile flooring was observed to be in fair physical condition; however, it is beyond the end of its estimated useful life (EUL). Therefore, the replacement of the ceramic tile flooring is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of material that complies with the SCSHFDA 2024 Development Design Criteria is required.	100	SF	\$4.61	\$461.00
38	3.7.1	Level 1 Alterations	The Northgate Manor common area VCT flooring was observed to be in fair physical condition; however, it is beyond the end of its estimated useful life (EUL). Therefore, the replacement of the VCT flooring is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of material that complies with the SCSHFDA 2024 Development Design Criteria is required.	1000	SF	\$1.58	\$1,580.00
39	3.7.1	Level 1 Alterations	The Northgate Manor common area kitchen cabinets were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the kitchen cabinets is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of material that complies with the SCSHFDA 2024 Development Design Criteria is required.	1	Each	\$1,578.00	\$1,578.00

Non-Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
40	3.7.1	Level 1 Alterations	The Northgate Manor common area utility cabinets were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the cabinets is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of materials that complies with the SCSHFDA 2024 Development Design Criteria is required.	1	Each	\$591.75	\$591.75
41	3.7.1	Level 1 Alterations	The Northgate Manor employee restroom vanity cabinet was observed to be in fair physical condition; however, it is beyond its estimated useful life (EUL). Therefore, the replacement of the vanity is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	1	Each	\$315.60	\$315.60
42	3.7.1	Level 1 Alterations	The Northgate Manor common area refrigerator was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the refrigerator is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of a new ENERGY STAR rated model that complies with the SCSHFDA 2024 Development Design Criteria is required.	1	Each	\$629.00	\$629.00
43	3.7.2	Level 1 Alterations	The Northgate Manor dwelling unit bathroom ceramic tile flooring was observed to be in fair physical condition; however, it is beyond its estimated useful life (EUL). Therefore, the replacement of the ceramic tile flooring is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of material that complies with the SCSHFDA 2024 Development Design Criteria is required.	58	Each	\$394.50	\$22,881.00
44	3.7.2	Level 1 Alterations	The Northgate Manor three bedroom dwelling unit luxury vinyl plank (LVP) flooring was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the LVP flooring is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of material that complies with the SCSHFDA 2024 Development Design Criteria is required.	14	Each	\$1,065.15	\$14,912.10
45	3.7.2	Level 1 Alterations	The Northgate Manor two bedroom dwelling unit luxury vinyl plank (LVP) flooring was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the LVP flooring is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of material that complies with the SCSHFDA 2024 Development Design Criteria is required.	20	Each	\$986.25	\$19,725.00

Non-Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
46	3.7.2	Level 1 Alterations	The Northgate Manor one bedroom dwelling unit luxury vinyl plank (LVP) flooring was observed to be in fair physical condition; however, it is nearing the end of its estimated useful life (EUL). Therefore, the replacement of the LVP flooring is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of material that complies with the SCSHFDA 2024 Development Design Criteria is required.	12	Each	\$867.90	\$10,414.80
47	3.7.2	Level 1 Alterations	The Northgate Manor dwelling unit bathroom vanity cabinets were observed to be in fair physical condition; however, they are beyond their estimated useful life (EUL). Therefore, the replacement of the bathroom cabinets is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of material that complies with the SCSHFDA 2024 Development Design Criteria is required.	58	Each	\$236.70	\$13,728.60
48	3.7.2	Level 1 Alterations	The Northgate Manor dwelling unit kitchen cabinets observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the kitchen cabinets is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of material that complies with the SCSHFDA 2024 Development Design Criteria is required.	46	Each	\$1,183.50	\$54,441.00
49	3.7.2	Level 1 Alterations	The Northgate Manor dwelling unit refrigerator were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the refrigerators is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of new ENERGY STAR rated models that comply with the SCSHFDA 2024 Development Design Criteria is required.	46	Each	\$629.00	\$28,934.00
50	3.7.2	Level 1 Alterations	The Northgate Manor dwelling unit front control electric ranges were observed to be in fair physical condition; however, they are beyond their estimated useful life (EUL). Therefore, the replacement of the front control ranges is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	2	Each	\$600.00	\$1,200.00
51	3.7.2	Level 1 Alterations	The Northgate Manor dwelling unit electric ranges were observed to be in fair physical condition; however, they are beyond the end of their estimated useful life (EUL). Therefore, the replacement of the ranges is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	44	Each	\$346.00	\$15,224.00
52	3.7.2	Level 1 Alterations	The dwelling unit recirculating range hoods were observed to be in fair physical and operational condition; however, they are nearing the end of their estimated useful life (EUL). Therefore, the replacement of the recirculating range hoods is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	46	Each	\$69.39	\$3,191.94



Non-Critical Repair Report

Project:	Northgate Manor
Property Type:	Multifamily
Inspection Date:	07/17/2024

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
53	3.7.2	Level 2 Alterations	According to the SCSHFDA 2024 Development Design Criteria, all dwelling units are required to feature a microwave in the kitchens. The Northgate Manor kitchens were observed missing a microwave. Therefore, the installation of microwaves in the dwelling unit kitchens is recommended in order to comply with the SCSHFDA 2024 Development Design Criteria requirements.	46	Each	\$125.00	\$5,750.00
54	3.7.2	Level 1 Alterations	The Northgate Manor townhome unit stairs were observed to be in fair physical condition; however, they are beyond their estimated useful life (EUL). Therefore, the replacement of the stairs is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP.	34	Each	\$1,183.50	\$40,239.00
55	3.7.2	Level 1 Alterations	The dwelling unit bathroom exhaust fans were observed to be in fair physical and operational condition; however, they are nearing the end of their estimated useful life (EUL). Therefore, the replacement of the exhaust fans is recommended in order to comply with the South Carolina State Housing Finance and Development Authority (SCSHFDA) 2024 QAP. Upon replacement, the installation of new high efficiency models that comply with the SCSHFDA 2024 Development Design Criteria is required.	58	Each	\$56.01	\$3,248.58
56	3.7.2	Level 2 Alterations	According to the SCSHFDA 2024 Development Design Criteria, all dwelling units are required to feature ceiling fans with light kits in the living rooms and bedrooms. The dwelling unit living rooms and bedrooms were observed missing ceiling fans. Therefore, the installation of ceiling fans with light switches in the dwelling unit living rooms and bedrooms is recommended in order to comply with the SCSHFDA 2024 Development Design Criteria requirements. The installation of a model that complies with the SCSHFDA 2024 Development Design Criteria is required.	140	Each	\$114.40	\$16,016.00
TOTAL:							\$680,263.27

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

Appendix B:

Capital Reserves Schedule (RR Analysis)



Replacement Reserve Analysis Funding Schedule

Project Northgate Manor
Address 220 Biblebrook Drive,
City, State Greer, SC

Gross Square Footage 42,986
Year Built 1969 to 1981
Number Of Units 46

Initial Deposit RR \$100,300 \$2,180 Per Unit
Annual Deposit RR \$23,000 \$500 Per Unit
Annual Deposit Increase 2.26%
Interest Applied to Account Balance .04%
Minimum Yr 1 Balance \$23,539 \$512 Per Unit
Inflation of Capital Needs 6.81%

This Funding Schedule has been completed in accordance with the 2020 MAP Guide, Appendix 5, Section A.5.7.

Reserve balance is based upon a 20 year estimate period, such that the minimum balance is 5% of the uninflated replacement reserve total, adjusted annually for inflation. For HUD insured loans, any balance observed in years 11 – 20, that is less than the calculated minimum balance, cannot exceed 50% of the cumulative amortization of the mortgage.

*Adjustments to financial factors in HUD's e-Tool are the responsibility of the lender and/or PHA for HUD Programs/Events that require the lender and/or PHA to act as the 'Initiator' of the e-Tool.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Inflated Annual Replacement Reserve Needs:	-	-	-	-	\$3,846	-	-	-	\$13,246	\$26,238	\$43,330
Beginning Annual Balance (Equals IDRR in Year 1):	\$100,300	\$123,340	\$146,909	\$172,709	\$199,359	\$223,036	\$251,410	\$280,702	\$310,937	\$328,893	
Interest (Average Outstanding Balance):	\$40	\$49	\$1,748	\$2,055	\$2,372	\$2,654	\$2,992	\$3,340	\$3,700	\$3,914	
Annual Deposit:	\$23,000	\$23,520	\$24,051	\$24,595	\$25,151	\$25,719	\$26,300	\$26,895	\$27,503	\$28,124	
Beginning Balance Plus Annual Deposit:	\$123,300	\$146,860	\$170,961	\$197,304	\$224,510	\$248,756	\$277,710	\$307,597	\$338,440	\$357,018	
Remaining RR Balance/Year:	\$123,340	\$146,909	\$172,709	\$199,359	\$223,036	\$251,410	\$280,702	\$310,937	\$328,893	\$334,693	
Min Balance Required	\$23,539	\$25,142	\$25,713	\$26,296	\$26,893	\$27,504	\$28,128	\$28,767	\$29,420	\$30,088	
Required Minimum Balance Maintained:	N/A	N/A	YES	YES	YES	YES	YES	YES	YES	YES	

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11-20-Year Total	20-Year Total
Inflated Annual Replacement Reserve Needs:	\$63,944	\$35,506	\$34,590	\$28,094	\$52,194	\$56,691	\$22,027	\$22,527	\$99,284	\$235,560	\$650,416	\$693,746
Beginning Annual Balance (Equals IDRR in Year 1):	\$334,693	\$303,492	\$301,007	\$300,073	\$306,304	\$289,205	\$268,115	\$282,166	\$296,627	\$235,263		
Interest (Average Outstanding Balance):	\$3,983	\$3,612	\$3,582	\$3,571	\$3,645	\$3,442	\$3,191	\$3,358	\$3,530	\$2,800		
Annual Deposit:	\$28,760	\$29,410	\$30,074	\$30,754	\$31,449	\$32,160	\$32,887	\$33,630	\$34,390	\$35,167		
Beginning Balance Plus Annual Deposit:	\$363,453	\$332,901	\$331,082	\$330,827	\$337,754	\$321,365	\$301,002	\$315,796	\$331,017	\$270,430		
Remaining RR Balance/Year:	\$303,492	\$301,007	\$300,073	\$306,304	\$289,205	\$268,115	\$282,166	\$296,627	\$235,263	\$37,670		
Min Balance Required	\$30,770	\$31,469	\$32,183	\$32,914	\$33,661	\$34,425	\$35,207	\$36,006	\$36,823	\$37,659		
Required Minimum Balance Maintained:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES		
Allowance for RfR Deficit Offset (50% Cumulative Amortization):	-	-	-	-	-	-	-	-	-	-		
Total to Offset:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Negative Balance Mitigated:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		



Reserves Analysis Report - Multifamily

Project:

Address:

City, State:

Inspection Date:

Northgate Manor

220 Biblebrook Drive

Greer, SC

07/17/24

Gross Square Footage:

Year Built:

Number Of Units:

42,986

1969 to 1981

46

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Parking, Re-Surface or Replace Asphalt Paving	25	25	0	Now	37400	SF	\$0.78	\$29,172											
Parking, Asphalt Sealing	5	0	5	End of Cycle	37400	SF	\$0.09	\$3,366					\$3,366					\$3,366	\$6,732
Parking Area Concrete, Surface Treatment	50	50	0	Now	3200	SF	\$1.18	\$3,776											
Parking Stripes (Per Car)	15	15	0	Now	100	Each	\$7.06	\$706											
Concrete Dumpster Pads	50	50	0	Now	3	Each	\$946.80	\$2,840											
Pedestrian Paving - Concrete Sidewalks / Common Area Patios	50	50	0	Now	9700	SF	\$1.97	\$19,109											
Dumpster/Trash Enclosure - Chain Link	40	40	0	Now	3	Each	\$1183.50	\$3,551											
Chain-Link Fencing 6' High	40	40	0	Now	1500	LF	\$9.44	\$14,160											
Chain-Link Fencing 3' High	40	40	0	Now	1000	LF	\$6.22	\$6,220											
Project Sign	25	25	0	Now	1	Each	\$946.80	\$947											
Play Structure - Average	10	10	0	Now	4	Each	\$3945.00	\$15,780									\$5,260	\$5,260	\$10,520
Gazebo/Picnic Structure (Wood)	20	4	16	End of Cycle	1	Each	\$3945.00	\$3,945											
Mailbox Structure (Wood)	20	20	0	Now	1	Each	\$3945.00	\$3,945											
Bus Structure (Wood)	20	20	0	Now	1	Each	\$3945.00	\$3,945											
Concrete Steps	50	50	0	Now	400	LF	\$38.66	\$15,464											
Concrete Basketball Court	40	4	36	End of Cycle	3000	Each	\$1.19	\$3,570											
Step and Patio Handrails	50	50	0	Now	400	LF	\$88.36	\$35,344											
Smoking Shelter - Metal	40	40	0	Now	1	Each	\$2761.50	\$2,762											
Unit Storage Door, Exterior, Wood/Metal (Single)	25	25	0	Now	4	Each	\$267.47	\$1,070											
Unit Entry Door, Exterior, Residential Steel (Single)	25	25	0	Now	92	Each	\$267.47	\$24,607											
Common Exterior Door, Hollow Metal (Single) (Non-Thermal Boundary)	25	25	0	Now	3	Each	\$267.47	\$802											
Storefront System with Single Door	50	50	0	Now	1	Each	\$688.00	\$688											
Residential Garage Door (One Car)	30	30	0	Now	1	Each	\$551.51	\$552											
Vinyl Lap Siding - Replace	25	25	0	Now	8600	SF	\$2.76	\$23,736											
Brick or Concrete Block - Technical Pointing	60	43	17	End of Cycle	17800	SF	\$1.18	\$21,004											
Double Hung Window - Aluminum (1 - 5 Stories) (ENERGYSTAR)	35	35	0	Now	316	Each	\$252.48	\$79,784											
Asphalt Shingles - Architectural	20	20	0	Now	34400	SF	\$1.65	\$56,760											
Gutters and Downspouts - Aluminum	20	20	0	Now	2660	LF	\$4.78	\$12,715											
Soffits - Replace/Refurbish	20	20	0	Now	2660	LF	\$3.94	\$10,480											
Fascia - Replace/Refurbish	20	20	0	Now	2660	LF	\$3.94	\$10,480											
Electric Water Heater (55 Gallon) Limited Area (Common Area)	12	1	11	End of Cycle	1	Each	\$315.60	\$316											
Electric Water Heater (40 gallon) Limited Area (Units)	12	1	11	End of Cycle	46	Each	\$276.15	\$12,703											



Reserves Analysis Report

- Multifamily

Project:

Address:

City, State:

Inspection Date:

Northgate Manor

220 Biblebrook Drive

Greer, SC

07/17/24

Gross Square Footage:

Year Built:

Number Of Units:

42,986

1969 to 1981

46

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
A/C Unit (High Efficiency) (3-Ton)	15	3	12	End of Cycle	1	Each	\$1259.24	\$1,259											
A/C Unit (High Efficiency) (2-Ton)	15	3	12	End of Cycle	46	Each	\$1020.96	\$46,964											
Electric Air Handler	20	3	17	End of Cycle	47	Each	\$493.12	\$23,177											
ENERGYSTAR Thru-Wall A/C Unit 1.5-Ton	10	10	0	Now	1	Each	\$812.67	\$813										\$813	\$813
Roof-top Packaged Unit AC Only (2-Ton) (High Efficiency) - NM	15	15	0	Now	1	Each	\$1617.45	\$1,617											
Main Electrical Service - Distribution Equipment - 1 to 3-Story Walk-up (small)	50	4	46	End of Cycle	6	Each	\$4023.90	\$24,143											
Main Electrical Service - Distribution Equipment - Small Bldg (1 or 2 Units)	50	50	0	Now	1	Each	\$1767.36	\$1,767											
Existing Electrical Panels	50	4	46	End of Cycle	47	Each	\$710.10	\$33,375											
Fire Alarm Control Panel	15	15	0	Now	1	Each	\$867.90	\$868											
Ceramic Tile (Common Area)	40	40	0	Now	100	SF	\$4.61	\$461											
VCT 12x12 Tile (Common Area)	15	15	0	Now	1000	SF	\$1.58	\$1,580											
Kitchen Cabinets and Countertops (Wood/Laminate) (Commons)	20	20	0	Now	1	Each	\$1578.00	\$1,578											
Utility Cabinets and Countertops (Common Area)	20	20	0	Now	1	Each	\$591.75	\$592											
Bath Vanity Cabinets (Common Area)	20	20	0	Now	1	Each	\$315.60	\$316											
ENERGYSTAR Refrigerator (Common Area)	15	15	0	Now	1	Each	\$629.00	\$629											
Ceramic Tile (Bathroom) (Unit)	40	40	0	Now	58	Each	\$394.50	\$22,881											
Durable/Luxury Vinyl Flooring (Entire 3-Bedroom Unit)	15	15	0	Now	14	Each	\$1065.15	\$14,912											
Durable/Luxury Vinyl Flooring (Entire 2-Bedroom Unit)	15	15	0	Now	20	Each	\$986.25	\$19,725											
Durable/Luxury Vinyl Flooring (Entire 1-Bedroom Unit)	15	15	0	Now	12	Each	\$867.90	\$10,415											
Standard Bath Vanity Cabinets (Unit)	20	20	0	Now	58	Each	\$236.70	\$13,729											
Standard Kitchen Cabinets and Countertops (Unit)	20	20	0	Now	46	Each	\$1183.50	\$54,441											
ENERGYSTAR Refrigerator (Unit)	12	12	0	Now	46	Each	\$629.00	\$28,934											
Front Controlled Range/Oven (Unit)	15	15	0	Now	2	Each	\$600.00	\$1,200											
Electric Range (Unit)	15	15	0	Now	44	Each	\$346.00	\$15,224											
Recirculating Range Hood (Unit)	15	15	0	Now	46	Each	\$69.39	\$3,192											
Microwave (Unit)	10	10	0	Now	46	Each	\$125.00	\$5,750										\$5,750	\$5,750
Interior Stairs - Per Flight (Apartment)	50	50	0	Now	34	Each	\$1183.50	\$40,239											
ENERGYSTAR Bathroom Exhaust Fan (Unit)	15	15	0	Now	58	Each	\$56.01	\$3,249											
Ceiling Fan - ENERGYSTAR (Apartment)	10	10	0	Now	140	Each	\$114.40	\$16,016									\$5,339	\$5,339	\$10,677
					Summary Type				Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Year 8 Total	Year 9 Total	Year 10 Total	10-Year Total
					Total Reserve Replacement								\$3,366				\$10,599	\$20,527	\$34,492
					Total RR Per Unit								\$73				\$230	\$446	\$75



<u>Gross Square Footage:</u>	42,986
<u>Year Built:</u>	1969 to 1981
<u>Number Of Units:</u>	46

Note 1: Effective Age is age based on current physical condition, and may differ from actual age. Note 2: Select replacement costs are spread over multiple years to help alleviate RR requirements.
*Owner Provided Costs, which D3G finds reasonable
**This is an operating cost; therefore, it is not considered a capital item.



Reserves Analysis Report - Multifamily

Project:

Address:

City, State:

Inspection Date:

Northgate Manor

220 Biblebrook Drive

Greer, SC

07/17/24

Gross Square Footage:

Year Built:

Number Of Units:

42,986

1969 to 1981

46

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Parking, Re-Surface or Replace Asphalt Paving	37400	SF	\$0.78	\$29,172													
Parking, Asphalt Sealing	37400	SF	\$0.09	\$3,366	\$6,732					\$3,366					\$3,366	\$6,732	\$13,464
Parking Area Concrete, Surface Treatment	3200	SF	\$1.18	\$3,776													
Parking Stripes (Per Car)	100	Each	\$7.06	\$706						\$706						\$706	\$706
Concrete Dumpster Pads	3	Each	\$946.80	\$2,840													
Pedestrian Paving - Concrete Sidewalks / Common Area Patios	9700	SF	\$1.97	\$19,109													
Dumpster/Trash Enclosure - Chain Link	3	Each	\$1183.50	\$3,551													
Chain-Link Fencing 6' High	1500	LF	\$9.44	\$14,160													
Chain-Link Fencing 3' High	1000	LF	\$6.22	\$6,220													
Project Sign	1	Each	\$946.80	\$947													
Play Structure - Average	4	Each	\$3945.00	\$15,780	\$10,520	\$5,260								\$5,260	\$10,520	\$21,040	\$31,560
Gazebo/Picnic Structure (Wood)	1	Each	\$3945.00	\$3,945							\$3,945					\$3,945	\$3,945
Mailbox Structure (Wood)	1	Each	\$3945.00	\$3,945											\$3,945	\$3,945	\$3,945
Bus Structure (Wood)	1	Each	\$3945.00	\$3,945											\$3,945	\$3,945	\$3,945
Concrete Steps	400	LF	\$38.66	\$15,464													
Concrete Basketball Court	3000	Each	\$1.19	\$3,570													
Step and Patio Handrails	400	LF	\$88.36	\$35,344													
Smoking Shelter - Metal	1	Each	\$2761.50	\$2,762													
Unit Storage Door, Exterior, Wood/Metal (Single)	4	Each	\$267.47	\$1,070													
Unit Entry Door, Exterior, Residential Steel (Single)	92	Each	\$267.47	\$24,607													
Common Exterior Door, Hollow Metal (Single) (Non-Thermal Boundary)	3	Each	\$267.47	\$802													
Storefront System with Single Door	1	Each	\$688.00	\$688													
Residential Garage Door (One Car)	1	Each	\$551.51	\$552													
Vinyl Lap Siding - Replace	8600	SF	\$2.76	\$23,736													
Brick or Concrete Block - Technical Pointing	17800	SF	\$1.18	\$21,004							\$7,001	\$7,001	\$7,001			\$21,004	\$21,004
Double Hung Window - Aluminum (1 - 5 Stories) (ENERGYSTAR)	316	Each	\$252.48	\$79,784													
Asphalt Shingles - Architectural	34400	SF	\$1.65	\$56,760										\$18,920	\$37,840	\$56,760	\$56,760
Gutters and Downspouts - Aluminum	2660	LF	\$4.78	\$12,715										\$4,238	\$8,477	\$12,715	\$12,715
Soffits - Replace/Refurbish	2660	LF	\$3.94	\$10,480										\$3,493	\$6,987	\$10,480	\$10,480
Fascia - Replace/Refurbish	2660	LF	\$3.94	\$10,480										\$3,493	\$6,987	\$10,480	\$10,480
Electric Water Heater (55 Gallon) Limited Area (Common Area)	1	Each	\$315.60	\$316		\$316										\$316	\$316
Electric Water Heater (40 gallon) Limited Area (Units)	46	Each	\$276.15	\$12,703		\$12,703										\$12,703	\$12,703



Reserves Analysis Report

- Multifamily

Project:

Address:

City, State:

Inspection Date:

Northgate Manor

220 Biblebrook Drive

Greer, SC

07/17/24

Gross Square Footage:

Year Built:

Number Of Units:

42,986

1969 to 1981

46

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
A/C Unit (High Efficiency) (3-Ton)	1	Each	\$1259.24	\$1,259			\$1,259									\$1,259	\$1,259
A/C Unit (High Efficiency) (2-Ton)	46	Each	\$1020.96	\$46,964		\$15,655	\$15,655	\$15,655								\$46,964	\$46,964
Electric Air Handler	47	Each	\$493.12	\$23,177							\$7,726	\$7,726	\$7,726			\$23,177	\$23,177
ENERGYSTAR Thru-Wall A/C Unit 1.5-Ton	1	Each	\$812.67	\$813	\$813										\$813	\$813	\$1,625
Roof-top Packaged Unit AC Only (2-Ton) (High Efficiency) - NM	1	Each	\$1617.45	\$1,617						\$1,617						\$1,617	\$1,617
Main Electrical Service - Distribution Equipment - 1 to 3-Story Walk-up (small)	6	Each	\$4023.90	\$24,143													
Main Electrical Service - Distribution Equipment - Small Bldg (1 or 2 Units)	1	Each	\$1767.36	\$1,767													
Existing Electrical Panels	47	Each	\$710.10	\$33,375													
Fire Alarm Control Panel	1	Each	\$867.90	\$868						\$868						\$868	\$868
Ceramic Tile (Common Area)	100	SF	\$4.61	\$461													
VCT 12x12 Tile (Common Area)	1000	SF	\$1.58	\$1,580						\$1,580						\$1,580	\$1,580
Kitchen Cabinets and Countertops (Wood/Laminate) (Commons)	1	Each	\$1578.00	\$1,578											\$1,578	\$1,578	\$1,578
Utility Cabinets and Countertops (Common Area)	1	Each	\$591.75	\$592											\$592	\$592	\$592
Bath Vanity Cabinets (Common Area)	1	Each	\$315.60	\$316											\$316	\$316	\$316
ENERGYSTAR Refrigerator (Common Area)	1	Each	\$629.00	\$629						\$629						\$629	\$629
Ceramic Tile (Bathroom) (Unit)	58	Each	\$394.50	\$22,881													
Durable/Luxury Vinyl Flooring (Entire 3-Bedroom Unit)	14	Each	\$1065.15	\$14,912					\$4,971	\$4,971	\$4,971					\$14,912	\$14,912
Durable/Luxury Vinyl Flooring (Entire 2-Bedroom Unit)	20	Each	\$986.25	\$19,725					\$6,575	\$6,575	\$6,575					\$19,725	\$19,725
Durable/Luxury Vinyl Flooring (Entire 1-Bedroom Unit)	12	Each	\$867.90	\$10,415					\$3,472	\$3,472	\$3,472					\$10,415	\$10,415
Standard Bath Vanity Cabinets (Unit)	58	Each	\$236.70	\$13,729										\$4,576	\$9,152	\$13,729	\$13,729
Standard Kitchen Cabinets and Countertops (Unit)	46	Each	\$1183.50	\$54,441										\$18,147	\$36,294	\$54,441	\$54,441
ENERGYSTAR Refrigerator (Unit)	46	Each	\$629.00	\$28,934		\$9,645	\$9,645	\$9,645								\$28,934	\$28,934
Front Controlled Range/Oven (Unit)	2	Each	\$600.00	\$1,200						\$1,200						\$1,200	\$1,200
Electric Range (Unit)	44	Each	\$346.00	\$15,224					\$5,075	\$5,075	\$5,075					\$15,224	\$15,224
Recirculating Range Hood (Unit)	46	Each	\$69.39	\$3,192						\$3,192						\$3,192	\$3,192
Microwave (Unit)	46	Each	\$125.00	\$5,750	\$5,750										\$5,750	\$5,750	\$11,500
Interior Stairs - Per Flight (Apartment)	34	Each	\$1183.50	\$40,239													
ENERGYSTAR Bathroom Exhaust Fan (Unit)	58	Each	\$56.01	\$3,249						\$3,249						\$3,249	\$3,249
Ceiling Fan - ENERGYSTAR (Apartment)	140	Each	\$114.40	\$16,016	\$10,677	\$5,339								\$5,339	\$10,677	\$21,355	\$32,032
		Summary Type			Year 10 Overall	Year 11 Total	Year 12 Total	Year 13 Total	Year 14 Total	Year 15 Total	Year 16 Total	Year 17 Total	Year 18 Total	Year 19 Total	Year 20 Total	Year 11 - 20 Total	Year 1- 20 Total
		Total Reserve Replacement			\$34,492	\$48,917	\$26,559	\$25,299	\$20,092	\$36,499	\$38,764	\$14,727	\$14,727	\$63,467	\$147,238	\$436,288	\$470,780
		Total RR Per Unit			\$75	\$1,063	\$577	\$550	\$437	\$793	\$843	\$320	\$320	\$1,380	\$3,201	\$948	\$512



Totals with Inflation Factor	\$43,330	\$63,944	\$35,506	\$34,590	\$28,094	\$52,194	\$56,691	\$22,027	\$22,527	\$99,284	\$235,560	\$650,416	\$693,746
Total RR Per Unit Inflated	\$94	\$1,390	\$772	\$752	\$611	\$1,135	\$1,232	\$479	\$490	\$2,158	\$5,121	\$1,414	\$754

****This is an operating cost; therefore, it is not considered a capital item.**

Appendix C1:

Photolog: Site, Structural Frame, Building Envelope



1: Property Identification Sign



2: Main Entry Drive





3: Parking Area



4: Concrete Sidewalks and Steps





5: Dumpster Area

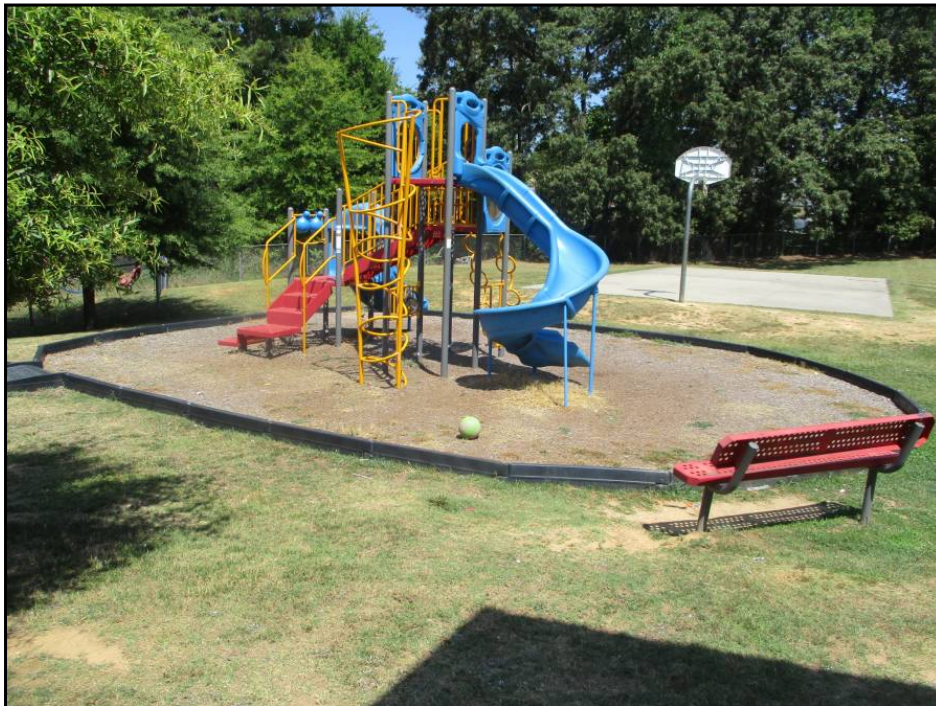


6: Mailbox Kiosk





7: Wooden School Bus Stop Shelter



8: Playground with Bench





9: Basketball Court



10: Wooden Gazebo





11: Site Topography and Landscaping



12: Chain Link Fencing





13: Storm Drainage Yard Inlet



14: Maintenance Building- Front/Side Elevations





15: Maintenance Building- Rear Elevation



16: Maintenance Yard





17: Apartment Building- Front/Side Elevations



18: Apartment Building- Side Elevation- Northgate Manor





19: Apartment Building- Rear Elevation



20: Apartment Building- Front Elevation





21: Apartment Building- Rear/Side Elevations



22: Apartment Building- Vinyl Siding, Soffits/Fascia and Gutters & Downspouts





23: Asphalt Shingle Roofing



24: Aluminum Single Hung Window



Appendix C2:

Photolog: M.E.P., Vert. Transportation, Life & Fire Safety



1: Water Service Vault



2: Common Area Electric Water Heater





3: Dwelling Unit Electric Water Heater



4: Common Area Packaged HVAC Unit



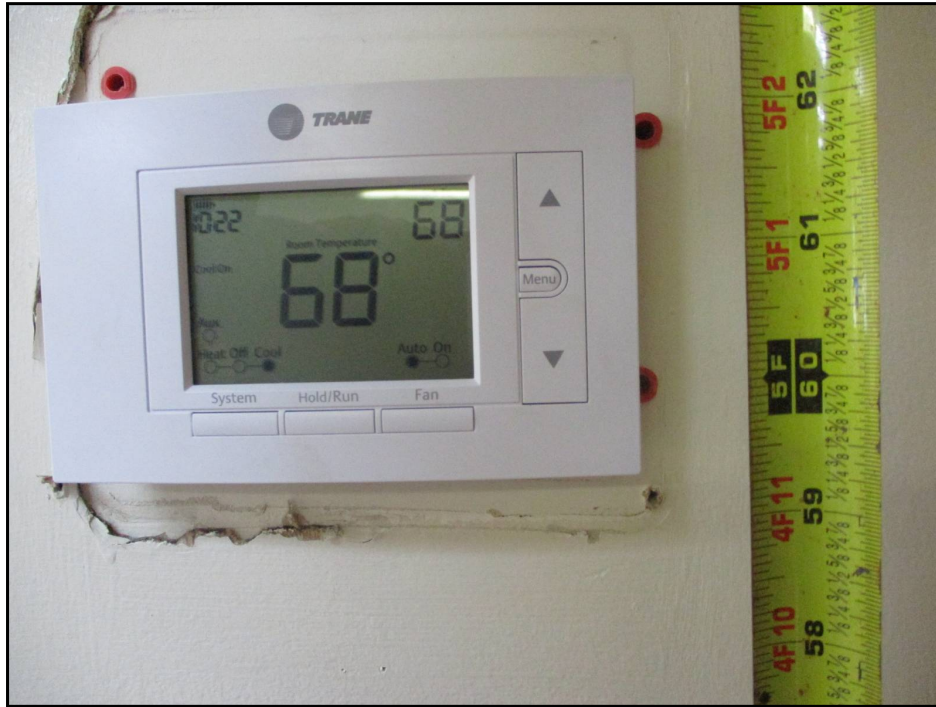


5: Common Area Air Handler



6: Common Area Exterior Pad Mounted Condensing Unit





7: Common Area Thermostat



8: Common Area Restroom Exhaust Fan





9: Common Area PTAC Unit



10: Dwelling Unit Exterior Pad Mounted Condensing Unit





11: Dwelling Unit Air Handler



12: Dwelling Unit Thermostat





13: Dwelling Unit Exterior Venting Kitchen Range Hood



14: Dwelling Unit Bathroom Exhaust Fan





15: Pad Mounted Electrical Transformer



16: Apartment Building Electrical Service and Meter Bank





17: 125-Amp Electrical Service to Dwelling Units

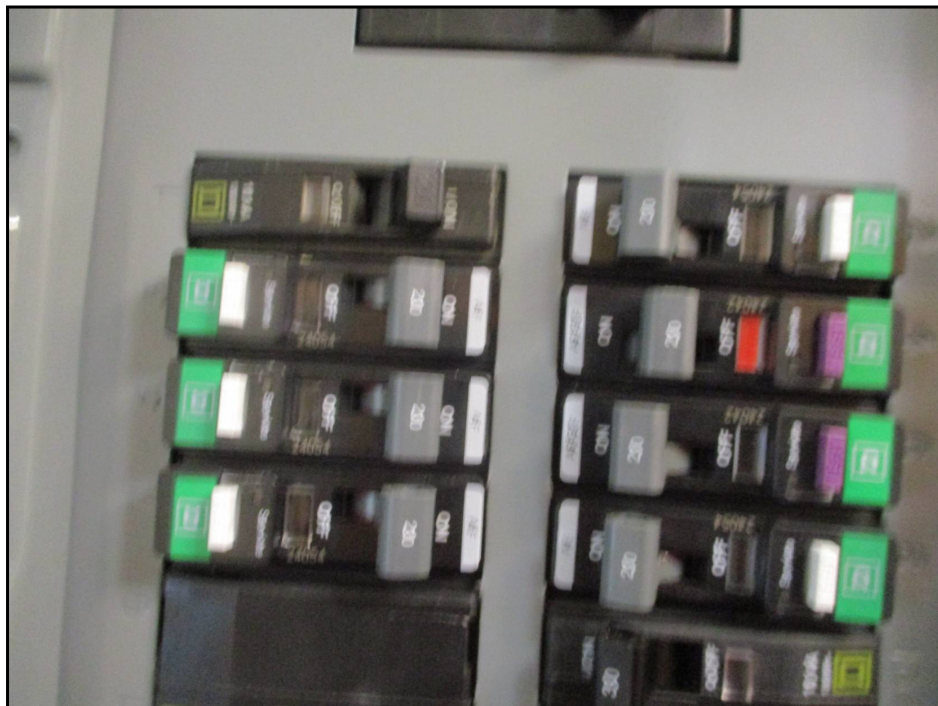


18: Common Area Electrical Breaker Panel





19: Dwelling Unit Electrical Breaker Panel

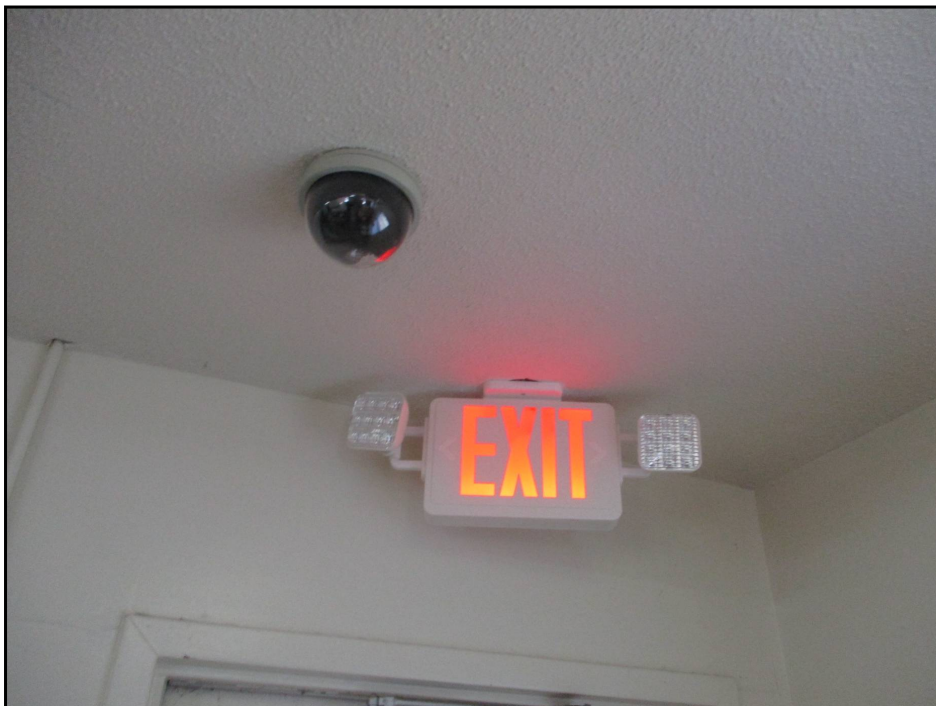


20: Dwelling Unit Electrical Breaker Panel Breakers with GFCI Protection





21: Dwelling Unit Bathroom Outlet with GFCI Protection

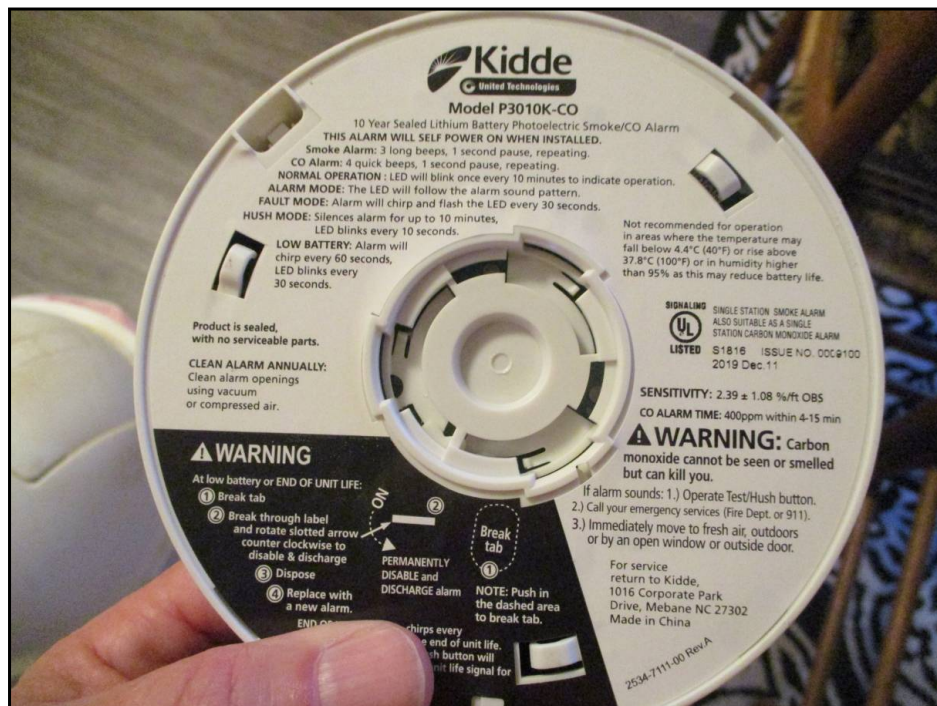


22: Common Area Exit Signage





23: Common Area Hard-Wired Smoke Detector



24: Tamper Proof Battery-Dwelling Unit Taper Proof Battery-Powered Smoke Detector





25: Tamper Proof Battery-Powered Smoke Detectors Outside of Dwelling Unit Sleeping Areas



26: Tamper Proof Battery-Powered Smoke Detectors in Dwelling Unit Sleeping Areas





27: Common Area Fire Alarm System Control Panel



28: Common Area Fire Alarm System Pull Station





29: Common Area Fire Alarm System Audio Alarm Device



30: Common Area Fire Extinguisher



Appendix C3:

Photolog: Interior Common Areas and Dwelling Units



1: Common Area Lobby



2: Common Area Community Room





3: Common Area Kitchen



4: Common Area Restroom





5: Maintenance Office



6: Maintenance Storage





7: Maintenance Shop



8: Building Attic





9: Unit 38: 1-Bedroom / 1-Bath Apartment Identification



10: Unit 38: 1-Bedroom / 1-Bath Apartment Living Room





11: Unit 38: 1-Bedroom / 1-Bath Apartment Dining Area

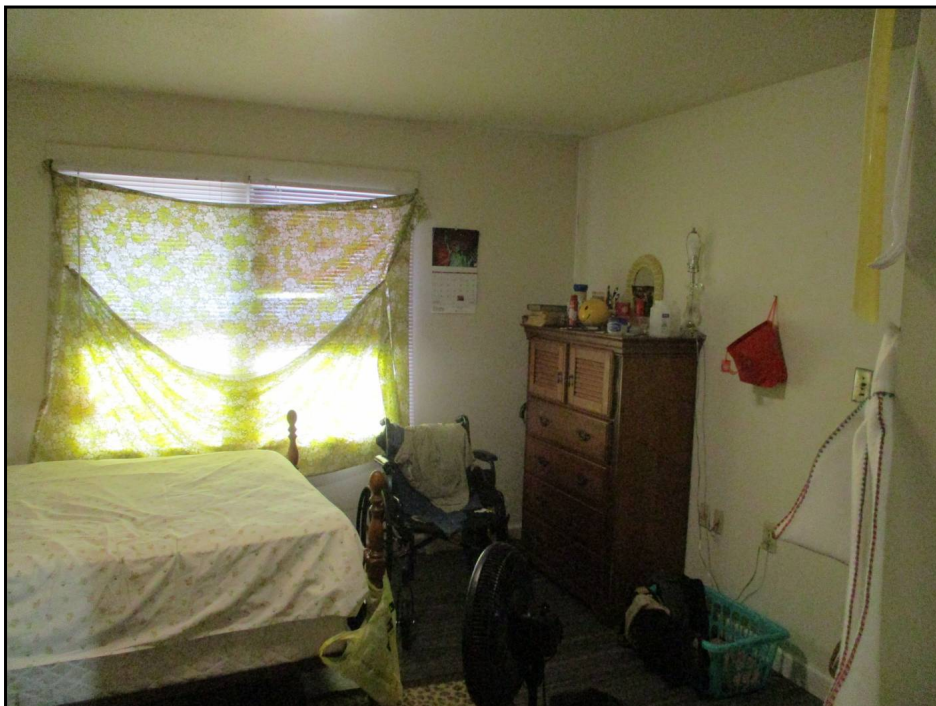


12: Unit 38: 1-Bedroom / 1-Bath Apartment Kitchen





13: Unit 38: 1-Bedroom / 1-Bath Apartment Storage Room



14: Unit 38: 1-Bedroom / 1-Bath Apartment Bedroom





15: Unit 38: 1-Bedroom / 1-Bath Apartment Bathroom



16: Unit 42: 2-Bedroom / 1-Bath Townhome Identification





17: Unit 42: 2-Bedroom / 1-Bath Townhome Living Room

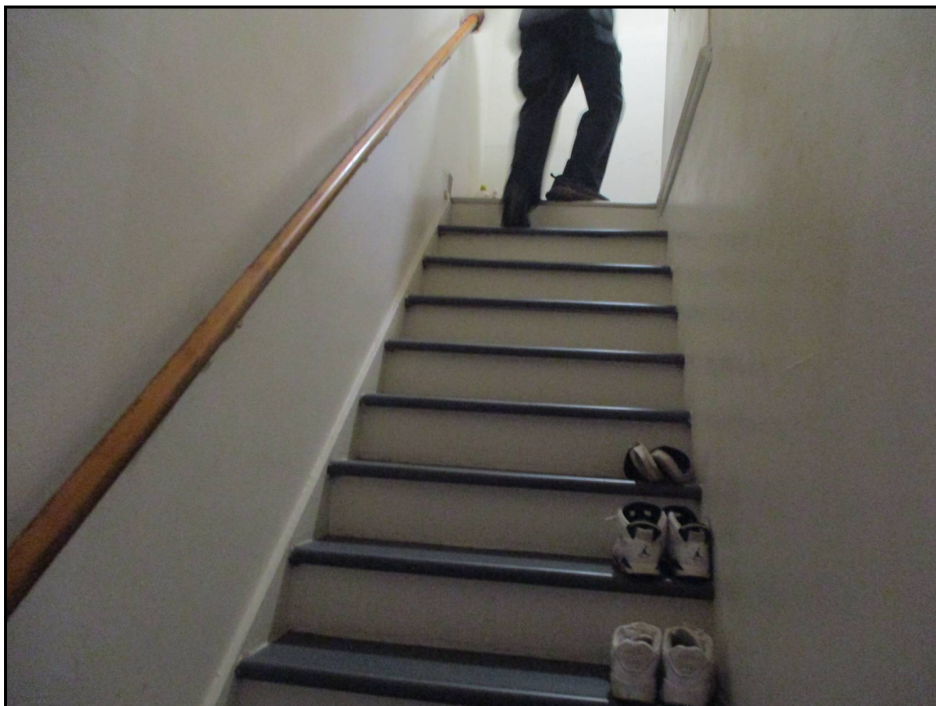


18: Unit 42: 2-Bedroom / 1-Bath Townhome Ding Area





19: Unit 42: 2-Bedroom / 1-Bath Townhome Kitchen



20: Unit 42: 2-Bedroom / 1-Bath Townhome Stairs





21: Unit 42: 2-Bedroom / 1-Bath Townhome Upstairs Hallway

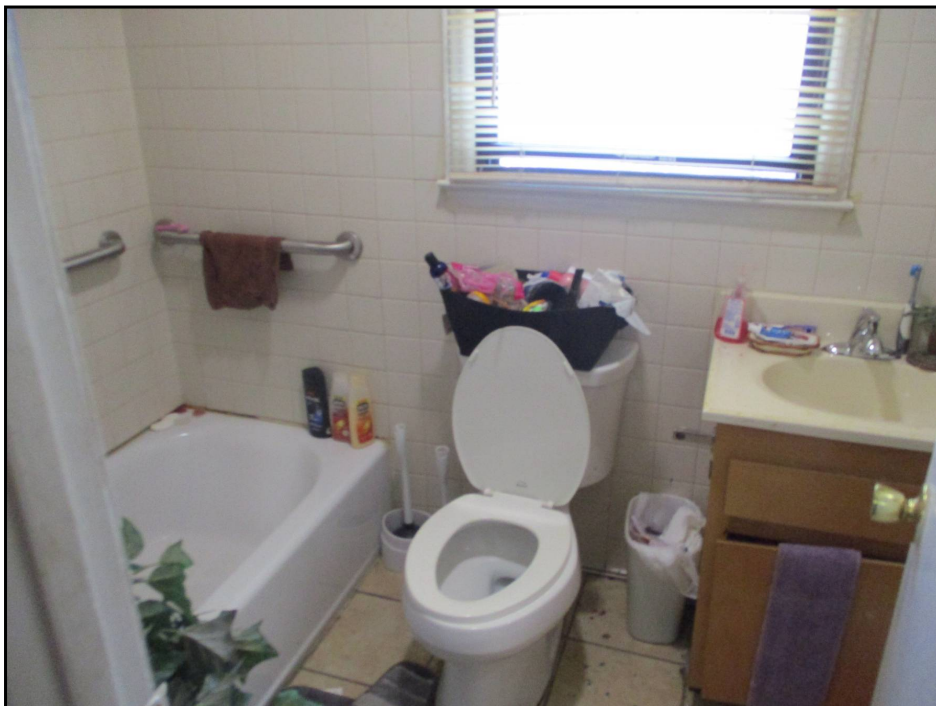


22: Unit 42: 2-Bedroom / 1-Bath Townhome Bedroom





23: Unit 42: 2-Bedroom / 1-Bath Townhome Bedroom

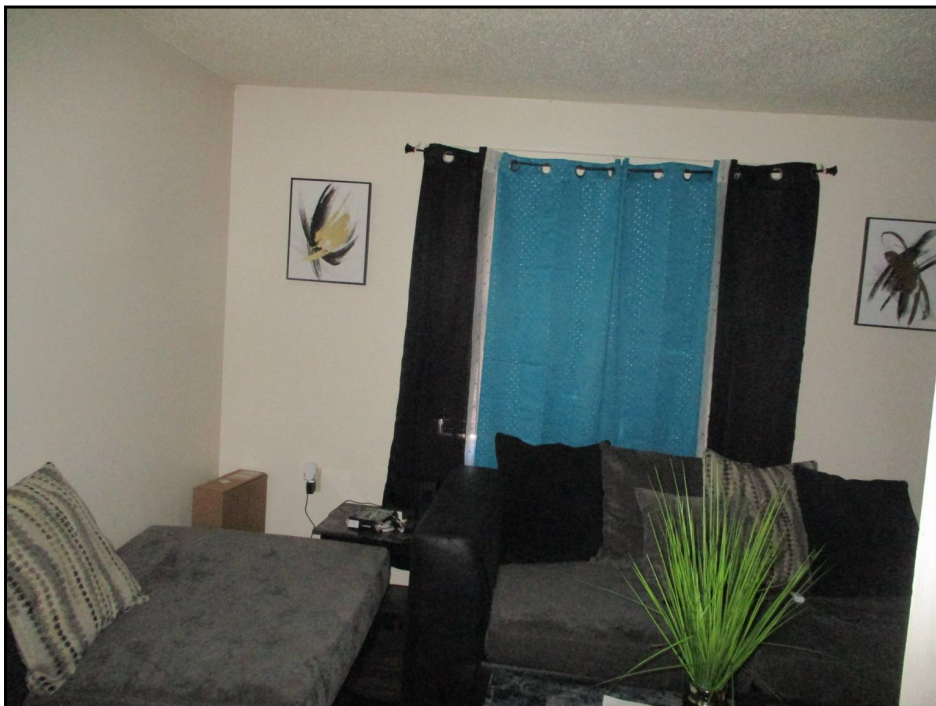


24: Unit 42: 2-Bedroom / 1-Bath Townhome Bathroom





25: Unit 6: 3-Bedroom / 1.5-Bath Townhome Identification



26: Unit 6: 3-Bedroom / 1.5-Bath Townhome Living Room





27: Unit 6: 3-Bedroom / 1.5-Bath Townhome Dining Area

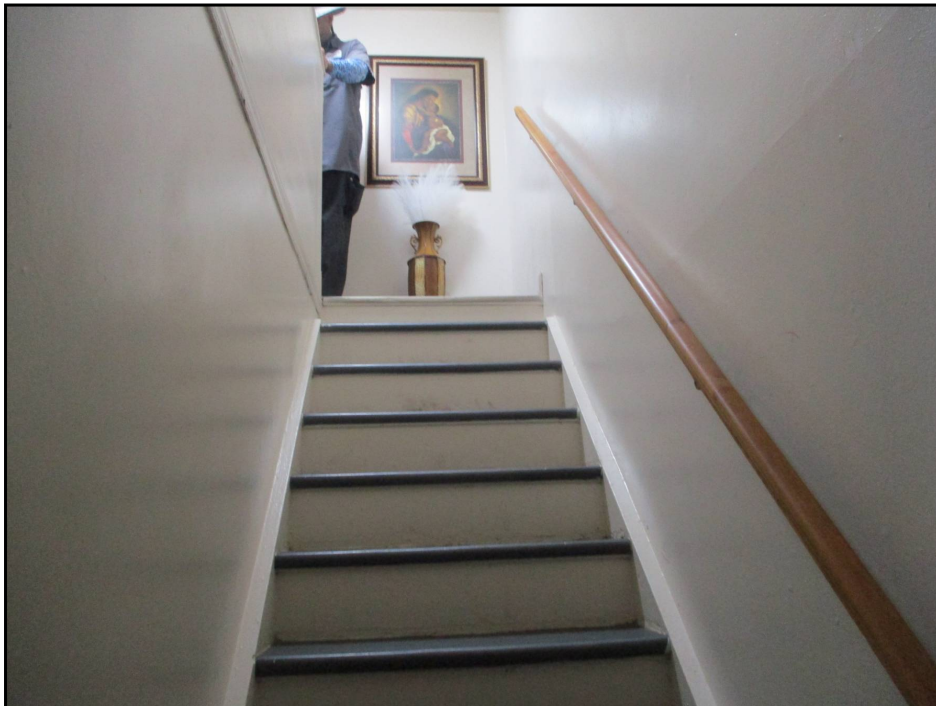


28: Unit 6: 3-Bedroom / 1.5-Bath Townhome Kitchen



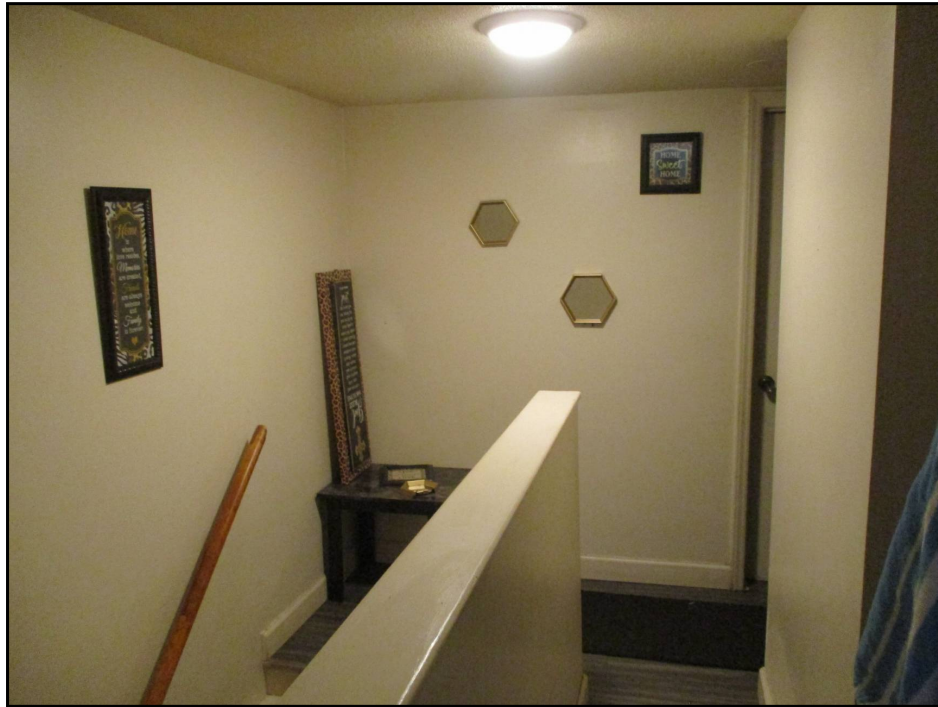


29: Unit 6: 3-Bedroom / 1.5-Bath Townhome Half Bath



30: Unit 6: 3-Bedroom / 1.5-Bath Townhome Stairs





31: Unit 6: 3-Bedroom / 1.5-Bath Townhome Upstairs Hallway



32: Unit 6: 3-Bedroom / 1.5-Bath Townhome Bedroom





33: Unit 6: 3-Bedroom / 1.5-Bath Townhome Bedroom



34: Unit 6: 3-Bedroom / 1.5-Bath Townhome Bedroom





35: Unit 6: 3-Bedroom / 1.5-Bath Townhome Bathroom



Appendix C4:

Photolog: Handicapped Accessibility



1: Compliant Common Area Entry Door on Accessible Route



2: Compliant Exterior Accessible Route Clear Width





3: Compliant Exterior Ramp Handrail Height



4: Compliant Common Area Entry Door with Egress Hardware





5: Compliant Common Area Entry Door Clear Opening Width



6: Compliant Community Room Entry Door Clear Opening Width





7: Compliant Community Room Sink Counter Height



8: Compliant Common Area Restroom Doors with Levered Hardware





9: Compliant Common Area Restroom Doors Clear Opening Width



10: Compliant Common Area Restroom Clear Floor Space





13: Compliant Common Area Restroom Toilet Centerline Spacing to Adjacent Wall



14: Compliant Common Area Restroom Toilet Clear Floor Space





15: Compliant Common Area Restroom Toilet Side Grab Bar Length

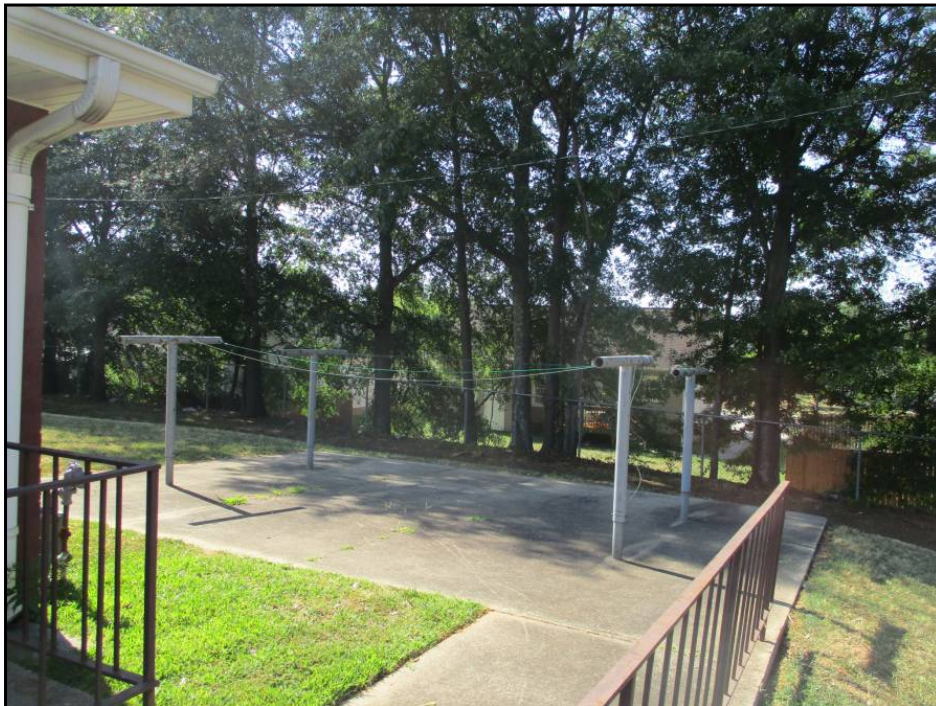


16: Compliant Handicapped Dwelling Unit Entry Door on Accessible Route





17: Compliant Handicapped Dwelling Unit Entry Door Clear Opening Width



18: Compliant Handicapped Dwelling Unit Site Amenity on Accessible Route





19: Compliant Handicapped Dwelling Unit Exterior Storage Room Door on Accessible Route



20: Compliant Handicapped Dwelling Unit Exterior Storage Room Door Clear Opening Width





21: Compliant Handicapped Dwelling Unit Kitchen Sink with Roll-Under Access



22: Compliant Handicapped Dwelling Unit Kitchen Roll-Under Sink Counter Height





23: Compliant Handicapped Dwelling Unit Kitchen Roll-Under Sink Clear Width



24: Compliant Handicapped Dwelling Unit Kitchen Front-Control Range





25: Compliant Handicapped Dwelling Unit Interior Door Clear Opening Width



26: Compliant Handicapped Dwelling Unit Interior Door 18-Inches at Pull Side





29: Compliant Handicapped Dwelling Unit Bathroom Toilet Centerline Spacing to Adjacent Wall



30: Compliant Handicapped Dwelling Unit Bathroom Tilet Clear Floor Space





31: Compliant Handicapped Dwelling Unit Bathroom Toilet Grab Bar Height



32: Compliant Handicapped Dwelling Unit Bathroom Side Toilet Grab Bar Length





33: Compliant Handicapped Dwelling Unit Bathroom Tub/Shower Grab Bar, Levered Control Hardware, 60-Inch Showerhead Hose

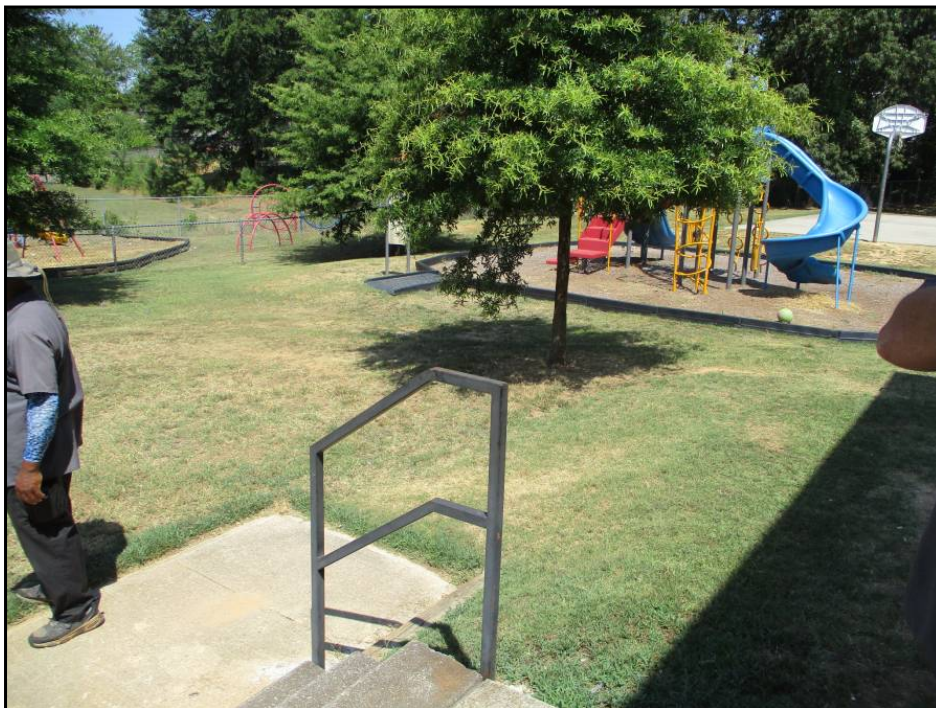


34: Non-Compliant Handicapped Parking Missing Access Aisle, Pavement Markings and Curb Access (Critical Repair)





35: Non-Compliant Site Amenity (Dumpster) Missing Accessible Route (Critical Repair)



36: Non-Compliant Site Amenity (Playground, Gazebo) Missing Accessible Route (Critical Repair)





37: Non-Compliant Community Room Door Missing Levered Hardware (Critical Repair)



38: Non-Compliant Common Area Kitchen Sink Missing Roll-Under Access (Critical Repair)





39: Non-Compliant Common Area Kitchen Wall Cabinet Height (Critical Repair)

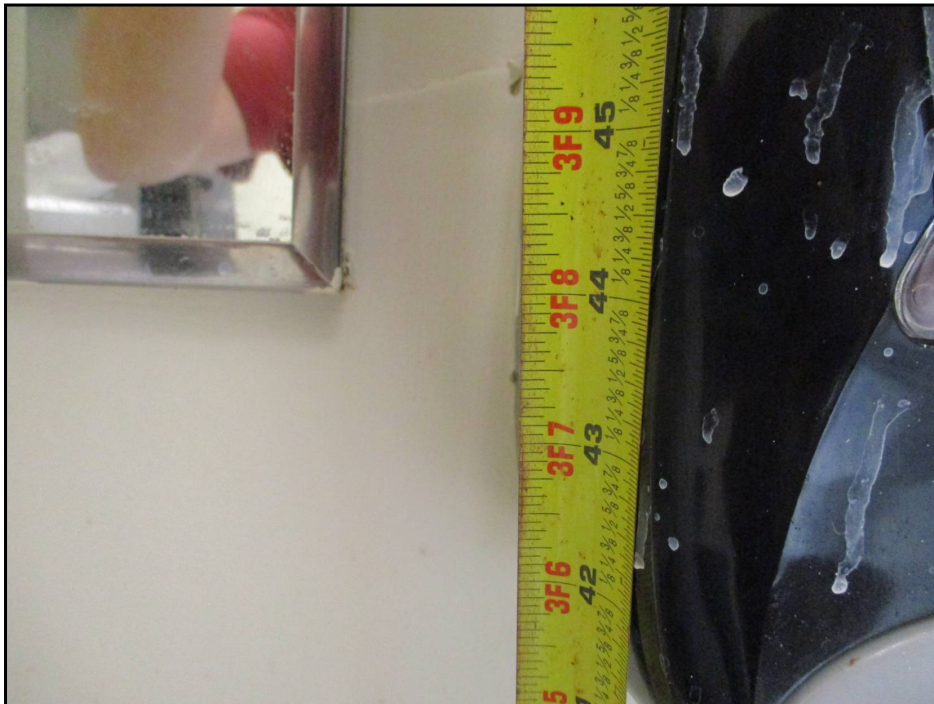


40: Non-Compliant Common Area Restroom Roll-Under Sink Missing Scald/Abrasion Protection (Critical Repair)





41: Non-Compliant Common Area Restroom Rear Toilet Grab Bar Length (Critical Repair)

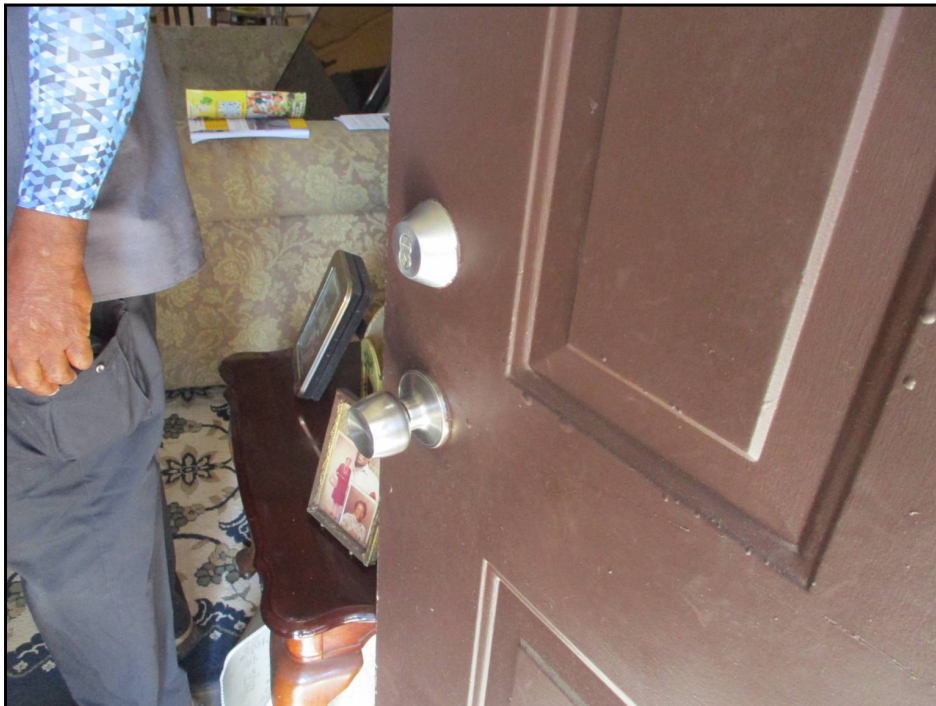


42: Non-Compliant Common Area Restroom Mirror Height (Critical Repair)





43: Non-Compliant Handicapped Dwelling Unit Exterior Storage Room Door Missing Levered Hardware (Critical Repair)



44: Non-Compliant Handicapped Dwelling Unit Entry Door Missing Levered Hardware (Critical Repair)





45: Non-Compliant Handicapped Dwelling Unit U-Shaped Kitchen Clear Floor Space (Critical Repair)

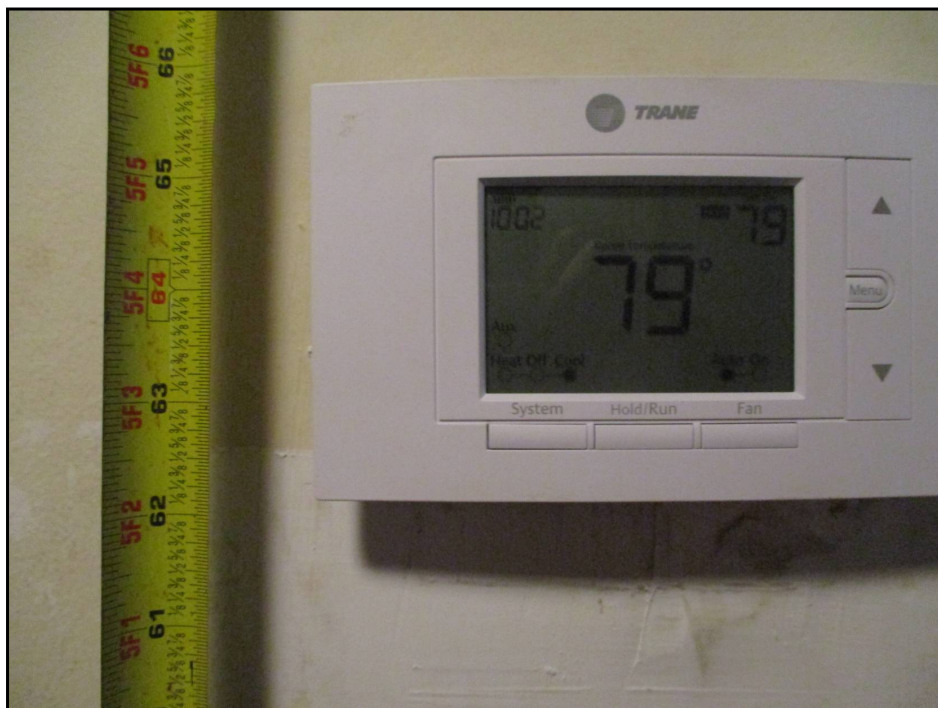


46: Non-Compliant Handicapped Dwelling Unit Kitchen Roll-Under Sink Missing Scald/Abrasion Protection and Levered Hardware (Critical Repair)





47: Non-Compliant Handicapped Dwelling Unit Kitchen Wall Cabinet Height (Critical Repair)



48: Non-Compliant Handicapped Dwelling Unit Thermostat Height (Critical Repair)





49: Non-Compliant Handicapped Dwelling Unit Bathroom Rear Toilet Grab Bar Length (Critical Repair)



50: Non-Compliant Handicapped Dwelling Unit Bathroom Mirror Height (Critical Repair)



Appendix C5:

Photolog: Life Safety Critical Repairs & Non-Critical Repairs



1: Correct Erosion Issues and Repair Retaining Walls and Fencing (Critical Repair)



2: Install Impact Absorbent Ground Cover at Playground- (Critical Repair)





3: Install Smoke Detectors in Townhome Dwelling Unit Upstairs Hallway- (Critical Repair)



4: Install Overhead Cover at Exterior Mailbox Kiosks- (Non-Critical Repair)





5: Install Code Compliant Attic Insulation- (Non-Critical Repair)



6: Overseed / Landscape Bare Landscaping Areas- (Non-Critical Repair)



Appendix D:

Accessibility Reports



**ACCESSIBILITY REPORT
NORTHGATE MANOR
220 BIBLEBROOK DRIVE
GREER, SOUTH CAROLINA 29651**

**REPORT DATE:
SEPTEMBER 27, 2024**

**INSPECTION DATE:
JULY 17, 2024**

**INSPECTOR:
DAVID ALLDREDGE**

**PREPARED FOR:
GREENVILLE HOUSING FUND
1615-A WADE HAMPTON BOULEVARD
GREENVILLE, SOUTH CAROLINA 29609**

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 - 1.3 American with Disabilities Act (ADA).....4
 - 1.3.1 Parking..... 5
 - 1.3.2 Curb Ramps..... 5
 - 1.3.3 Building Entrances / Exits.....5
 - 1.3.4 Restrooms..... 5



1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 1969 and 1981 and features project-based federal financial assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or three (3) of the dwelling units must be handicapped accessible and that 2% or one (1) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common and public areas are also required to be fully handicapped accessible.

Currently, the property does not feature any dwelling units with audio/visual alarms; therefore, the installation of audio/visual alarms in 2% or one (1) of the dwelling units (other than the fully accessible units) is required (Critical Repair).

Currently, the property features 4.3% or two (2) designated handicapped accessible units (Units: 37 and 38). These units were observed with select accessible features as well as with select UFAS deficiencies. In addition, UFAS deficiencies were noted in select common areas at both of the properties; however, it should be noted that the office area, community room and common area restrooms within Building E are no longer in use and are currently used for the storage of maintenance equipment and supplies. As such, modifications to the two (2) designated handicapped dwelling units and the common areas, as well as the alteration of one (1) additional unit into a designated handicapped accessible unit will be required to achieve UFAS compliance to the maximum extent feasible. Upon the completion of the Critical Repairs noted in the associated Capital Needs Assessment, the properties will be in substantial compliance with UFAS. The designated handicapped dwelling units and common areas were generally observed with the following UFAS compliant and non-compliant items:

Accessible Dwelling Unit UFAS Compliant Features:

- Unit entry doors feature sufficient door openings of at least 32-inches.
- Unit entry doors feature at least 18-inches clear floor space at the latch side/pull side.
- Exterior primary entry doors feature thresholds that do not exceed -inch in height.
- Exterior secondary doors feature sufficient door openings of at least 32-inches.
- Unit interior doors feature at least 18-inches clear floor space at the latch side/pull side of the doors.
- Accessible routes are present throughout the dwelling units and the interior doors feature sufficient clear openings of at least 32-inches.
- Receptacles, and switches are located within compliant reach ranges.
- Front controlled range/ovens with 30x48-inch clear floor space are present in the kitchens.
- Roll-under forward approach to the kitchen sink is provided. In addition, the kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.
- An accessible bathroom with clear floor spaces at the plumbing fixtures.
- Roll-under forward approach bathroom sink with scald and abrasion protection and levered handle hardware is provided.
- Compliant rear grab bars are located at the toilet.
- Compliant grab bars are located at the bathtub/shower surround.
- Accessible tubs/showers feature 60-inch shower head hose and levered handle shower control hardware.

Accessible Dwelling Unit UFAS Deficiencies:

- Unit primary entry doors do not feature levered handle hardware (Critical Repair).
- Unit secondary entry doors do not feature levered handle hardware (Critical Repair).
- Thermostats are located higher than 48-inches above the finished floor (Critical Repair).
- Accessible units do not feature compliant clear floor spaces within the U-shaped kitchen (Critical Repair).



- The roll-under forward kitchen sink does not feature scald and abrasion protection and levered handle hardware (Critical Repair).
- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is not provided (Critical Repair).
- The upper wall hung kitchen cabinetry is mounted above the maximum height of 48-inches to the lowest most usable shelf (Critical Repair).
- Compliant rear grab bars are not present at the toilet (Critical Repair).
- Accessible bathroom mirror mounted higher than the maximum 40-inches (measured from the bottom of the mirror to the finished floor) (Critical Repair).

Common Area UFAS Compliant Features:

- The site features at least one (1) accessible route connecting select accessible buildings, facilities, elements, and spaces.
- Ramps along accessible routes appear to meet the slope requirements of 1:12 or less.
- Accessible routes are free from obstruction and appear at least 36-inches wide.
- Select common area doors feature levered handle hardware.
- Common area doors feature 18-inches at the pull side of the doors.
- Accessible routes are present throughout the common areas.
- Common area doors feature sufficient clear openings of at least 32-inches.
- The common areas feature thermostats, receptacles, and switches located within compliant reach ranges.
- The common area kitchen features compliant clear floor spaces at the kitchen fixtures and appliances.
- The common area kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.
- The common area restrooms feature clear floor spaces at the plumbing fixtures and clear floor space within the restrooms outside of the swing of the door.
- The common area restrooms were observed with roll-under forward approach sinks.
- The common area restrooms were observed with compliant side grab bars present at the toilet.

Common Area UFAS Deficiencies:

- The site does not feature at least one (1) accessible route connecting accessible buildings with the dumpster areas, playgrounds, gazebo, smoking shelter and school bus shelter (Critical Repair).
- The community room door does not feature levered handle hardware (Critical Repair).
- Roll-under forward approach to the common area kitchen sink with scald and abrasion protection and levered handle hardware is not provided (Critical Repair).
- The common area kitchen features non-compliant cabinet storage mounted higher than maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters (Critical Repair).
- The common area restrooms roll-under sinks do not feature scald/abrasion protection and levered handle hardware (Critical Repair).
- The common area restrooms are missing compliant rear grab bars at the toilet (Critical Repair).
- The common area/public restroom mirrors are mounted higher than the 40-inch maximum height (Critical Repair).

The UFAS was published in the Federal Register on August 7, 1984 (49 FR 31528). HUD adopted the UFAS in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Effective as of July 11, 1988, the design, construction, or alteration of buildings in conformance with sections 3-8 of the UFAS shall be deemed to comply with the requirements of 24 C.F.R. Sections 8.21, 8.22, 8.23, and 8.25. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department.



The following excerpt can be found in the Code of Federal regulations, title 24 Housing and Urban development, Section 8.32 Accessibility Standards:

"Except as otherwise provided in this paragraph, the provisions of 8.21 (a) and (b), 8.22 (a) and (b), 8.23, 8.25(a) (1) and (2), and 8.29 shall apply to facilities that are designed, constructed or altered after July 11, 1988. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department. For purposes of this paragraph, the date a facility is constructed or altered shall be deemed to be the date bids for the construction or alteration of the facility are solicited. For purposes of the Urban Development Action Grant (UDAG) program, the provisions shall apply to the construction or alteration of facilities that are funded under applications submitted after July 11, 1988. If the UDAG application was submitted before July 11, 1988, the provisions shall apply, to the maximum extent practicable, as determined by the Department."

The following information has been taken from the HUD website (<http://portal.hud.gov...>):

Question: What is Section 504?

Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States... shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives federal assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.

Question: Who are recipients of federal financial assistance?

The Section 504 regulations define recipient as any State or its political subdivision, any instrumentality or a state or its political subdivision, any public or private agency, institution organization, or other entity or any person to which federal financial assistance is extended for any program or activity directly or through another recipient, including any successor, assignee, or transferee or a recipient, but excluding the ultimate beneficiary of the assistance. Thus, a HUD funded public housing authority, or a HUD funded non-profit developer or low-income housing is a recipient of federal financial assistance and is subject to Section 504's requirements. However, a private landlord who accepts Section 8 tenant-based vouchers in payment for rent from a low-income individual is not a recipient of federal financial assistance.

Question: What does Section 504 require when a recipient undertakes alterations of existing housing facilities that do not qualify as substantial alterations?

Answer: If the project involves fewer than 15 units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the development accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) - Other Alterations apply. Under this section, alterations to dwelling units shall, to the maximum extent feasible, be made readily accessible to and usable by individuals with disabilities. If alterations to single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire unit shall be made accessible. Alteration of an entire unit is considered to be when at least all of the following individual elements are replaced:

- renovation of whole kitchens, or at least replacement of kitchen cabinets; and
- renovation of the bathroom, if at least bathtub or shower is replaced or added, or a toilet and flooring is replaced and
- replacement of entrance door jambs.



When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5% of the units in the development are accessible. However, the Department strongly encourages a recipient to make 5% of the units in a development readily accessible to and usable by individuals with mobility impairments, since that will avoid the necessity of making every element altered accessible, which often may result in having partially accessible units which may be of little or no value for persons with mobility impairments. It is also more likely that the cost of making 5% of the units accessible up front will be less than making each and every element altered accessible. Alterations must meet the applicable sections of the UFAS which govern alterations."

1.2 Fair Housing Act Design and Construction Requirements

The subject property was constructed in 1969 and 1981 and is therefore not subject to the requirements of the Fair Housing Act (FHA), which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

1.3 American with Disabilities Act (ADA)

The public areas at the properties were screened for compliance with the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. The final rules implementing Title III were published on July 26, 1991, and required compliance by January 26, 1992.

According to <http://www.ada.gov/taman3.html>, "areas within multifamily residential facilities that qualify as places of public accommodation are covered by the ADA if use of the areas is not limited exclusively to owners, residents, and their guests."

"Illustration 1: For example: A private residential apartment complex includes a swimming pool for use by apartment tenants and their guests. The complex also sells pool memberships generally to the public. The pool qualifies as a place of public accommodation." If not, then the pool does not qualify as a place of public accommodation.

"Illustration 2: A residential condominium association maintains a longstanding policy of restricting use of its party room to owners, residents, and their guests. Consistent with that policy, it refuses to rent the room to local businesses and community organizations as a meeting place for educational seminars. The party room is not a place of public accommodation." This illustration would also apply to residential apartment complexes.

"Illustration 3: A private residential apartment complex contains a rental office. The rental office is a place of public accommodation."

The ADA requires that physical barriers in existing facilities be removed, if removal is readily achievable. Changes that are considered readily achievable include, but are not limited to, providing installation of grab bars and small ramps, addition of curb cuts, widening doorways, lowering desks, and rearrangement of furniture. If not readily achievable, alternative methods of providing service must be offered. Alternative methods include, but are not limited to providing goods and services at the door or sidewalk, providing home delivery, or relocating activities to accessible locations.

Auxiliary aids and services must be provided to people with vision or hearing impairments or other people with disabilities, unless an undue burden would result. It is the property owner's burden to prove that a modification is not readily achievable, or would pose an undue financial or administrative burden.



Any alteration to a public accommodation undertaken after January 26, 1992, shall be made so as to ensure, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, re-roofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

1.3.1 Parking

Based upon the one hundred (100) total parking spaces available at the property, four (4) handicapped accessible parking spaces, inclusive of one one (1) van accessible space, are required by the Americans with Disabilities Act (ADA). The property currently features one (1) partially compliant standard handicapped designated parking spaces. The existing accessible parking space features vertical signages; however, it does not feature access aisles, pavement markings or curb access. Therefore, in order to comply with the ADA, the installation of compliant access aisles, pavement markings and curb access; as well as the installation of three (3) additional handicapped accessible parking spaces is required. At least one (1) of the three (3) accessible spaces is required to be a van accessible space (Critical Repairs).

Standard handicapped spaces require a 60-inch wide access aisles, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

1.3.2 Curb Ramps

Curb access is provided at select locations throughout the property. However, the handicapped designated parking spaces were observed missing curb ramps. In order to comply with the Americans with Disabilities Act (ADA), the installation of compliant curb access is required (Critical Repair).

1.3.3 Building Entrances / Exits

The property does not feature a leasing office or any other public accommodation.

1.3.4 Restrooms

The property does not feature any public restrooms.



Appendix E:

Intrusive Reports and Other Examinations

D3G was not contracted to perform an Intrusive Inspection and no other 3rd party Intrusive Reports were provided.

Appendix F:
Seismic Maps / Seismic Evaluation



Northgate Manor & Victoria Arms Apartments

103 School St, Greer, SC 29651, USA

Latitude, Longitude: 34.9373884, -82.2276404



Date	7/13/2024, 6:00:01 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	E - Soft Clay Soil

Type	Description	Value
Hazard Level		BSE-2N
S_s	spectral response (0.2 s)	0.275
S_1	spectral response (1.0 s)	0.106
S_{XS}	site-modified spectral response (0.2 s)	0.666
S_{X1}	site-modified spectral response (1.0 s)	0.369
F_a	site amplification factor (0.2 s)	2.419
F_v	site amplification factor (1.0 s)	3.482
ssuh	max direction uniform hazard (0.2 s)	0.3
crs	coefficient of risk (0.2 s)	0.917
ssrt	risk-targeted hazard (0.2 s)	0.275
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.119
cr1	coefficient of risk (1.0 s)	0.894
s1rt	risk-targeted hazard (1.0 s)	0.106
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.444
S_{X1}	site-modified spectral response (1.0 s)	0.246

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.181
S_1	spectral response (1.0 s)	0.074
S_{XS}	site-modified spectral response (0.2 s)	0.452
S_{X1}	site-modified spectral response (1.0 s)	0.26
f_a	site amplification factor (0.2 s)	2.5
f_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.07
S_1	spectral response (1.0 s)	0.028
S_{XS}	site-modified spectral response (0.2 s)	0.176
S_{X1}	site-modified spectral response (1.0 s)	0.097
F_a	site amplification factor (0.2 s)	2.5
F_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	8

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Appendix G:

Energy Reports

D3G was not contracted to perform an Energy Audit and no other 3rd party Energy Audit Reports were provided

Appendix H:

Site Maps

NORTHGATE MANOR



Appendix I:

Site Specific Information

GENERAL PROPERTY INFORMATION FORM

Official Name of Property	Northgate Manor & Victoria Arms Apartments	
Exact Property Address	220 Biblebrook Drive & 103 School Street, City of Greer, SC 29651	
Firm Name – Current Owner	Greer Housing Authority	
Contact Name – Current Owner	Janice Fowler	
Phone Number – Current Owner	864-877-5471 (ext 4)	
Email Address – Current Owner	j.fowler@greerha.com	
Property Owner Address (Street Address, City, State, Zip)	103 School St Greer SC 29651	
Date(s) of Construction of all structures		
Acres / Land Size		
Name of Property Manager	T.J. Terrell	
Name of Maintenance Supervisor	Lloyd Wilkins	
Total # of Apartment Building(s)	120 units 8 Buildings	
Gross Area of Apartment Building(s)		
Gross Area of Ancillary Structures (garages, clubhouse, maintenance, storage, etc.)		
Gross Area of Commercial Space(s)		
Total # of ALL Units	120	
Total # of Handicap Accessible Units	3	
Total # of Vacant or Down Units	0	
Total # of Non-Income Units: i.e. model unit	0	

Unit Type (# of beds / # of baths) Example: 1 bed / 1 bath	Unit Area (square feet) Example: 656	Total Number of Units Example: 12
1 Bed / 1 Bath	672	12
1 Bed / 1 Bath	775	74
2 Bed / 1 Bath	810	20
3 Bed / 1 1/2 Bath	1040	14

Building Number or Building Address Example: Building 3, 5, & 7 (these buildings are the same)	Number of Unit Types per Building Example: (5) 1 bed / 1 bath, (7) 2 bed / 2 bath units per building
A	(6) 3 Bed / 1 1/2 bath (4) 2 Bed / 1 Bath
B	(2) 1 Bed / 1 Bath (2) 3 Bed / 1 1/2 bath (4) 2 Bed / 1 Bath
C	(2) 1 Bed / 1 Bath (2) 3 Bed / 1 1/2 bath (4) 2 Bed / 1 Bath
D	(2) 1 Bed / 1 Bath (2) 3 Bed / 1 1/2 bath (4) 2 Bed / 1 Bath
E	(4) 1 Bed / 1 Bath
F	(2) 1 Bed / 1 Bath (2) 3 Bed / 1 1/2 bath (4) 2 Bed / 1 Bath
1st Floor	(22) 1 Bed / 1 Bath
2nd Floor	(26) 1 Bed / 1 Bath
3rd Floor	(26) 1 Bed / 1 Bath

GENERAL PROPERTY INFORMATION FORM

Total Number of ALL Parking Spaces	92	
Number of Handicapped Spaces		
Number of Garage Spaces		
Number of Carport Spaces		
Number of Parking Deck Spaces		
		Responsible Party (Select one)
Electric Power Company	Northgate-T Victoria-O	Dwelling unit: <input checked="" type="radio"/> Tenant / <input type="radio"/> Owner
		Common area: Tenant / <input checked="" type="radio"/> Owner
Gas Supply Company		Dwelling unit: Tenant / <input type="radio"/> Owner
		Common area: Tenant / <input type="radio"/> Owner
Other Fuels (Heating Oil, Solar, etc.)		Dwelling unit: Tenant / <input type="radio"/> Owner
		Common area: Tenant / <input type="radio"/> Owner
Water / Sewer Provider		Dwelling unit: Tenant / <input checked="" type="radio"/> Owner
		Common area: Tenant / <input type="radio"/> Owner
Solid Waste Company	Republic Services	
Telephone Provider		
List of Service Contractors (if applicable)		
HVAC:		
Plumbing:		
Electrical:	CPW	
Elevator:	TK Elevator	
Pest:	Rocket Pest	
Other:		
Other:		

PROPERTY QUESTIONNAIRE

1. Are there any past or pending litigation or insurance related claims for the site (i.e. accessibility, environmental, building construction, site related issues, etc.)?	YES	<input checked="" type="radio"/> NO	
2. Is there full-time, on-site maintenance staff?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are you aware of any past or present.....			Notes and Comments
3. Underground Storage Tanks (USTs)?	YES	<input checked="" type="radio"/> NO	
4. Aboveground Storage Tanks (ASTs)?	YES	<input checked="" type="radio"/> NO	
5. Mold and/or mildew issues?	YES	<input checked="" type="radio"/> NO	
6. Past fires or explosions?	YES	<input checked="" type="radio"/> NO	
7. Poor soil conditions or slope failure?	YES	<input checked="" type="radio"/> NO	
8. Outstanding building or fire code violations?	YES	<input checked="" type="radio"/> NO	
9. Structural issues or repairs?	YES	<input checked="" type="radio"/> NO	
10. Water infiltration or drainage issues?	YES	<input checked="" type="radio"/> NO	
11. Inadequate utility (electric, H2O, sewer) service?	YES	<input checked="" type="radio"/> NO	
12. Private water (well) or sewer (septic) systems?	YES	<input checked="" type="radio"/> NO	
13. Other environmental conditions?	YES	<input checked="" type="radio"/> NO	
14. Unresolved other issues?	YES	<input checked="" type="radio"/> NO	
Does your property currently feature.....			Notes and Comments
15. Project Based (Section 8) Assistance?	YES	<input checked="" type="radio"/> NO	If so # of Units with assistance: 56
16. Other Federal Funding? Including, but not limited to: 221(d)(3) BMIR or 236 Mortgages, Section 202 or 811, Project Based Vouchers or Certificates, Rental Assistance Program (RAP), Rent Supplement, PAC and PRAC, Tax Credit Assistance Program (TCAP), HOME, HOPWA, CDBG grants, or any funding under the American Recovery and Reinvestment Act (ARRA).	YES	<input checked="" type="radio"/> NO	If so what type of assistance has been utilized:
17. Accessibility Transition Plan or Consent Order?	YES	<input checked="" type="radio"/> NO	
18. Aluminum Branch Electrical wiring?	YES	<input checked="" type="radio"/> NO	
19. Electrical panel's w/Fuses? If yes, S-Type?	YES	<input checked="" type="radio"/> NO	
20. Federal Pacific Stab-Lok electrical panels?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
21. Fire Retardant Treated (FRT) plywood sheathing?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
22. Plumbing or sewage leaks?	YES	<input checked="" type="radio"/> NO	
23. Polybutylene (PB) plumbing lines? If so, Leaks?	YES	<input checked="" type="radio"/> NO	
24. Exterior Insulating Finishing System (EIFS)?	YES	<input checked="" type="radio"/> NO	
25. Masonite or press-board siding?	YES	<input checked="" type="radio"/> NO	
26. Roof leaks?	YES	<input checked="" type="radio"/> NO	
27. Irrigation system issues (if present)?	YES	<input checked="" type="radio"/> NO	
28. Are there elevators? If so, load capacity?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
29. Emergency generator(s)? If so, kW size?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
30. Chinese Drywall?	YES	<input checked="" type="radio"/> NO	

PROPERTY QUESTIONNAIRE - CONTINUED

<i>With regards to specific systems.....</i>			<i>Notes and Comments</i>
31. Are the HVAC systems inspected and maintained by a licensed contractor? If yes, note frequency?	<input checked="" type="radio"/> YES	NO	on site maintenance
32. Are the elevators inspected and maintained by a licensed contractor? If yes, note frequency?	<input checked="" type="radio"/> YES	NO N/A	TK Elevator
33. When was the last date of NFPA Fire Alarm System inspection? Any known concerns?	YES	<input checked="" type="radio"/> NO	March 2024
34. Does the property feature an emergency call system? If yes, is system monitored 24/7? Yes	<input checked="" type="radio"/> YES	NO	
35. If present, does the pool(s) comply with the Virginia Graeme Baker Pool & Spa Safety Act	YES	NO <input checked="" type="radio"/> N/A	If yes, please provide documentation

* If "yes" to above questions, please provide written explanation and relative documentation

Survey Completed By:

Relationship to the Property:

Number of Years with the Property/Company:

Date:

Spartanburg County, SC

Summary

Parcel ID	9-03-15-035.00
Account #	162458
Millage Group	960L - 9L - DISTRICT 9 SCHOOL DISTRICT/CITY OF GREER
Land Size	5.56 AC
Utilities	,PUBLIC WATER
Fire District	
Site Conditions	PAVED
Location Address	220 BIBLEBROOK DR GREER 29651
Legal Description	LOT 1 & 2 W R HAWKINS SUB & ADJ LOT PB 64-378-385 50 APARTMENTS UNITS S OF U S 29 (HOUSING PROJECT) (Note: Not to be used on legal documents)
Neighborhood	Government Exempt Property
Property Usage	Exempt Government Improved (EXW)

Owners

HOUSING AUTHORITY CITY OF GR
PO BOX 413
GREER SC 29652

Valuations

	2023	2022	2021	2020
Market Land Value	\$0	\$0	\$0	\$0
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$0	\$0	\$0	\$0
Taxable Land Value	\$0	\$0	\$0	\$0
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$0	\$0	\$0	\$0
Assessed Land Value	\$0	\$0	\$0	\$0
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0	\$0

Fees

Assessment	Units	Amount
Land Fill Yes	46	\$3,404.00
City of Greer Total Fees	1	\$1,230.00

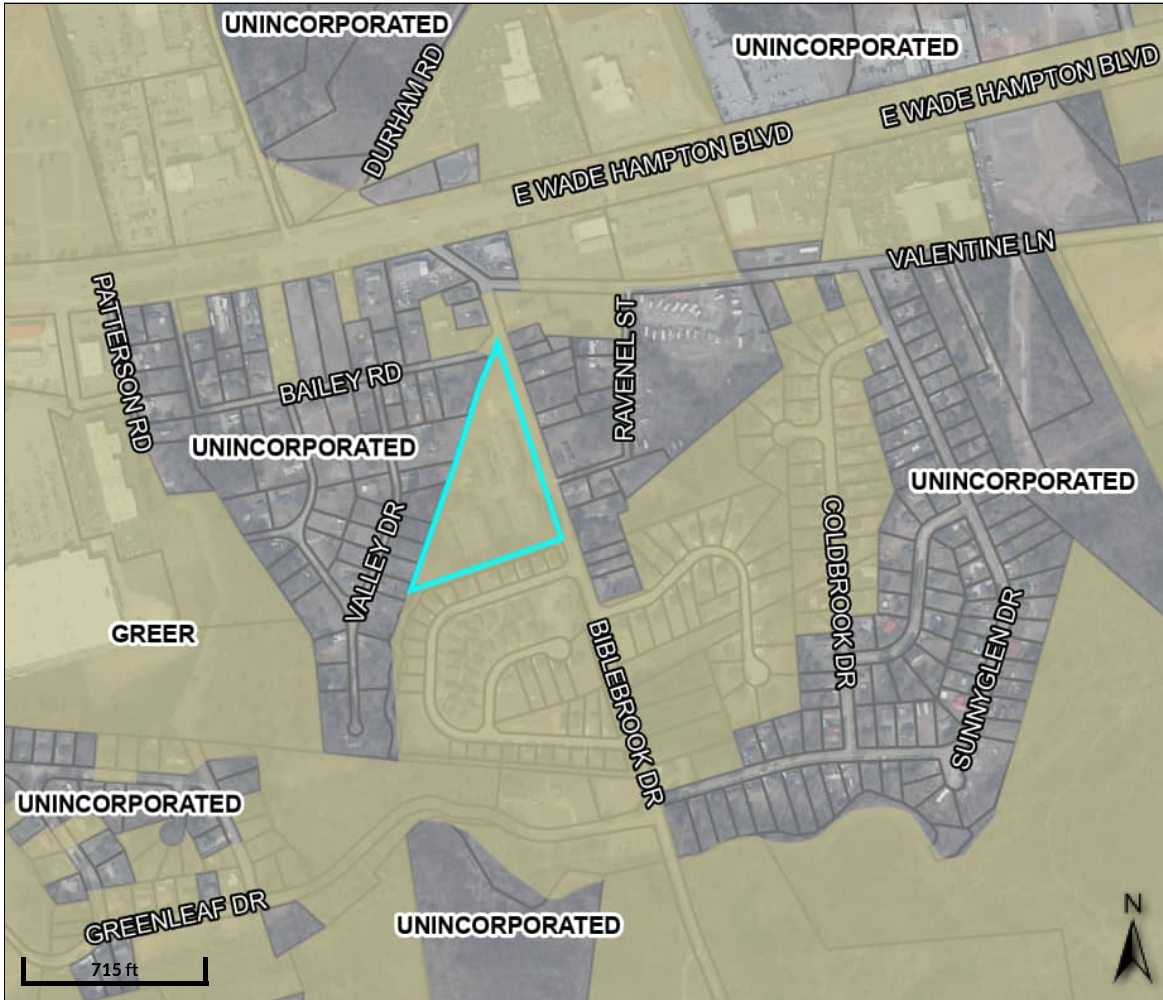
Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
0 EX GV IMP (EXW)	42.00	Front Feet	FR FT	0	0
0 EX GV IMP (EXW)	5.56	Acre	ACRE	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/1/1981	\$0		DEE-1981-5353	48J	689	Unqualified - OTHER	Improved	SEC OF HUD	
8/1/1980	\$0		DEE-1980-5667	47P	773	Unqualified - OTHER	Improved	NORTHGATE MANOR % RO	
5/1/1971	\$0		DEE-1971-3548	38C	453	Unqualified - OTHER	Improved		









Sketches



Overview



Legend

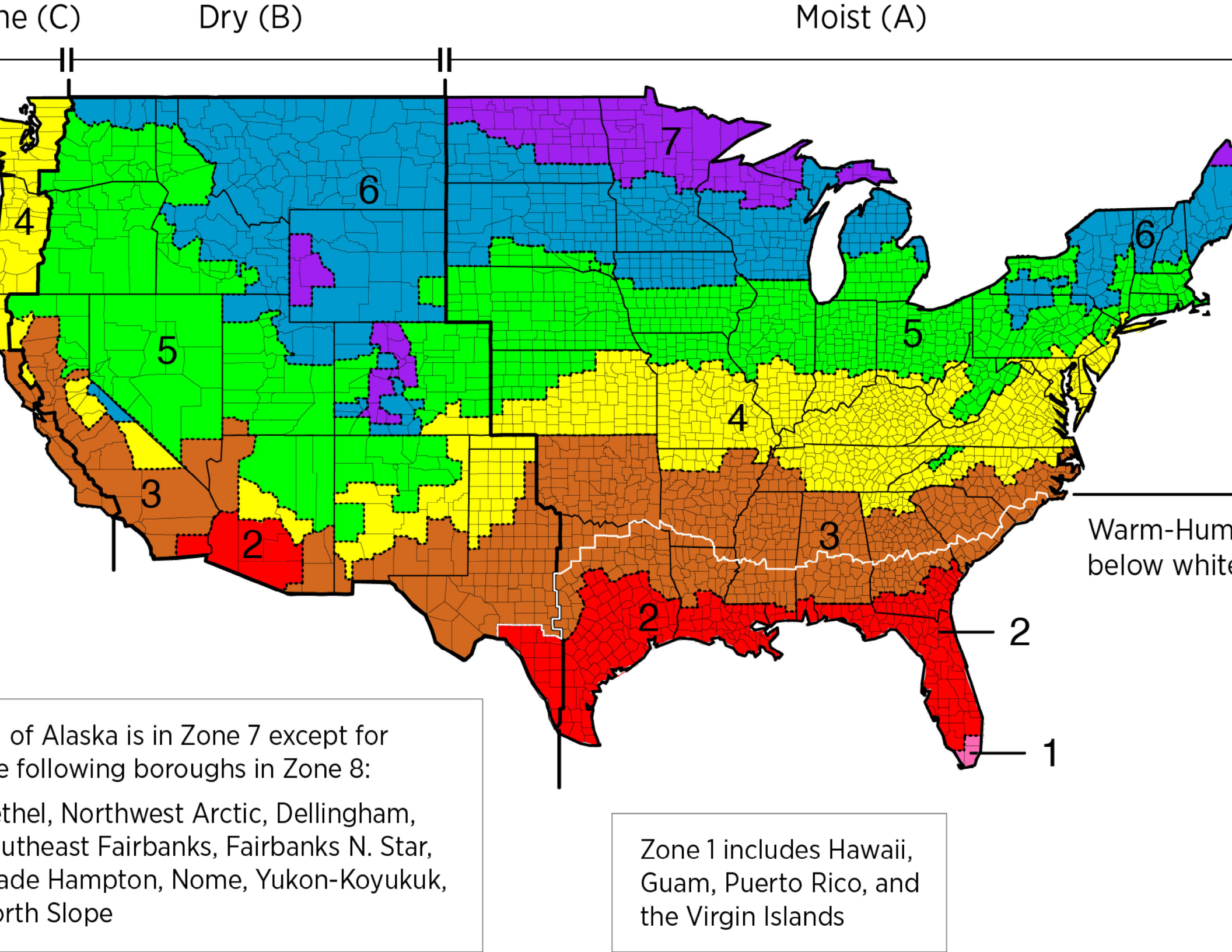
-  **Parcels**
- Address Numbers**
- Flood Zones**
 -  A,
 -  AE,
 -  AE, FLOODWAY
 -  AREA NOT INCLUDED,
 -  X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 -  X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL
 -  <all other values>

Parcel ID	9-03-15-035.00	Alternate ID	162458	Owner Address	HOUSING AUTHORITY CITY OF GR
Sec/Twp/Rng	n/a	Class	Exempt Government Improved		PO BOX 413
Property Address	220 BIBLEBROOK DR	Acreage	5.56		GREER, SC 29652
	GREER				
District	n/a				
Brief Tax Description	LOT 1 & 2 W R HAWKINS SUB & ADJ LOT PB 64-378-385 50 APARTMENTS UNITS S OF U S 29 (HOUSING PROJECT)				
	(Note: Not to be used on legal documents)				

Date created: 7/13/2024

Last Data Uploaded: 7/13/2024 2:15:13 AM

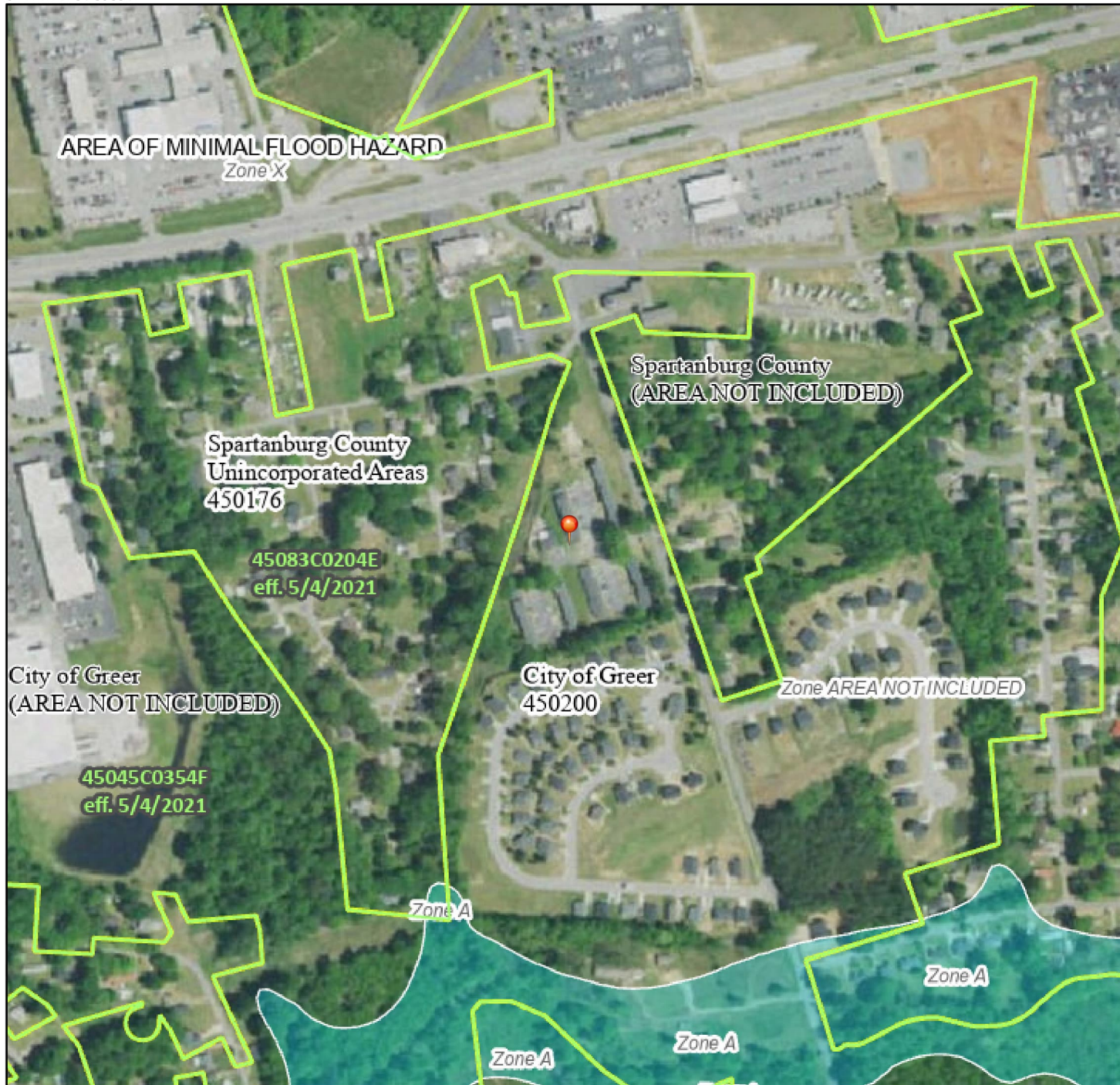
Developed by  **Schneider**
GEOSPATIAL



National Flood Hazard Layer FIRMette



82°12'22"W 34°56'58"N



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

1:6,000

82°11'44"W 34°56'29"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/15/2024 at 11:11 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Appendix J:

Municipal Compliance Letters

City of Greer Fire Department
217 Memorial Dr
Greer, SC 29650
(864) 848-2169



January 18 2024

Attn: Janice Fowler
Ngate Apartments
220 Biblebrook Dr
Greer, SC 29651

Property Information:
Northgate Apartments
220 BIBLEBROOK DR
Greer, SC 29651

Re: Initial Routine Inspection on January 18 2024

NOTICE OF INSPECTION

Congratulations, the Fire and Life Safety Inspection of the above-referenced property was completed, and no violations were noted during this time. The City of Greer Fire Department would like to thank you for making Fire and Life Safety a priority. If you have questions regarding this inspection, please contact the City of Greer Fire Marshal's Office via email at: FirePrevention@cityofgreer.org

Inspector:

A handwritten signature in black ink, appearing to be "CH", representing Carl Howell.

Carl Howell
chowell@cityofgreer.org
864-416-0122

Property Representative:

A handwritten signature in black ink, consisting of the letters "NA", representing the property representative.

Not Avail

City of Greer Fire Department
217 Memorial Dr
Greer, SC 29650
(864) 848-2169



Monday, 22 January, 2024

Attn: Janice Fowler
Victoria Arms
103 School St
Greer, SC 29651

Property Information:
Victoria Arms
103 SCHOOL ST
Greer, SC 29651

Re: Routine Inspection on January 22 2024

NOTICE OF INSPECTION

Congratulations, the Fire and Life Safety Inspection of the above-referenced property was completed, and no violations were noted during this time. The City of Greer Fire Department would like to thank you for making Fire and Life Safety a priority. If you have questions regarding this inspection, please contact the City of Greer Fire Marshal's Office via email at: FirePrevention@cityofgreer.org

Inspector:

A handwritten signature in black ink, appearing to be "RH", written over a horizontal line.

Randall Hipp

8649687036

Property Representative:

A handwritten signature in black ink, appearing to be "Melissa", written over a horizontal line.

Melissa

Freedom of Information Act Request :: G000178-070124

Greer Support <greersc@mycusthelp.com>

Wed 7/10/2024 7:42 AM

To:Christa Jones <c.jones@d3g.com>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Good morning,

There are currently no open code violation cases at this time.

Thank you,

Joe Holbrooks CCEA
Code Enforcement Supervisor

Type of Request: **Freedom of Information Act Request**

Request Summary: **Project Name: Northgate Manor & Victoria Arms Apartments Building Information Request I'm requesting the most recent building inspection report, any open building code violations, the most recent certificate of occupancy issued, and any permits for above/underground storage tanks. ** Please confirm if there are any records of open building code violations** **This information is urgently needed and required by HUD.****
Thank you for your time, Christa

To monitor the progress or update this request please log into the ["City of Greer Public Records Center"](#).



 Hide Parameters

GEO Inspections Report

City of Greer

APN: G020000600100

ADDRESS: 103 SCHOOL ST

RECORD NUMBER	COMPLETED DATE	SCHEDULED DATE	INSPECTION TYPE	RESULT	INSPECTOR
EC20-0008	3/24/2020	3/24/2020	UNDERGROUND ELECTRICAL	APPROVED	Joe Aughtry
EC20-0008	3/24/2020	3/24/2020	FINAL ELECTRICAL	APPROVED	Joe Aughtry
P18-029569	7/17/2018	7/17/2018	Final Mechanical	Fail	William Dobson



1 of 1

Appendix K:

Resumes



DAVID ALLDREDGE

Property Needs Assessor

d.alldredge@d3g.com / 804-897-6404

EDUCATION

Auburn University — Bachelor of Architecture

CERTIFICATIONS/REGISTRATIONS/TRAINING

- American Institute of Architects
- HUD Multi-Family Accelerated Processing (MAP) Training (D3G Internal Training)
- Fair Housing Act Accessibility Training (D3G Internal Training)
- Environmental Site Assessment (D3G Internal Training)
- Uniform Federal Accessibility Standards Training (D3G Internal Training)
- Americans with Disabilities Act Training (D3G Internal Training)

SUMMARY OF EXPERIENCE

David Alldredge is a Property Needs Assessor for Dominion Due Diligence Group. Mr. Alldredge is directly responsible for conducting and preparing Property Condition Reports and Capital Needs Assessments performed throughout the United States. Prior to joining Dominion Due Diligence Group, Mr. Alldredge was an Architect for 26 years. Working primarily on healthcare and senior housing projects, Mr. Alldredge was involved in completing existing facility and construction inspection work in hundreds of projects. Often working with General and Subcontractors, structural & MEP engineers and local municipalities, as well as coordinating work with Clients, financial institutions, and other building-industry entities, Mr. Alldredge was responsible for observing Contract-compliance and documenting issues on construction projects prior to Owner acceptance. Mr. Alldredge also assisted Owners with HUD financing by assisting with the AEC review of construction documents. Mr. Alldredge has an in-depth understanding of multiple phases of construction, from planning and design, to building systems, structural requirements, and cost estimation.

SAMPLE PROJECTS

HUD MAP 223(f)

- Staples-Pate Apartments
(Mobile, AL)
- Sea Oats Apartments
(Atlantic Beach, FL)
- The Annexe at the Reserve
(Wilmington, NC)
- Blanton Green I
(Fayetteville, NC)
- Burlington Housing Authority
(Burlington, NC)

HUD RAD

- Chattahoochee Courts, Forest Park, Western Hills (Eufaula, AL)
- Hudson Malone Towers
(Albany, GA)
- William Dennis Homes
(Albany, GA)
- Etowah Area Consolidated Housing Authority AMP1 & 2
(Cartersville, GA)
- Colonial II (Rome, NY)
- Estella Maxey Place Apartments
(Waco, TX)

HUD MAP 221 (d)(4) NC

- Tamasee Apartments
(Rome, GA)
- Dallas Manor Apartments
(Dallas, GA)

LIHTC

- Big Bethel Village
(GA DCA – Atlanta, GA)
- Capstone at Barton Chapel
(GA DCA – Augusta, GA)
- Chippington Towers Apartments Ph. I & II (THDA – Nashville, TN)
- Rolling Heights
(KHC – Owensboro, KY)
- Pickens Gardens
(SC SHFDA – Pickens, SC)



BILLY D. JORDAN, BPI-MFBA

Review Manager – Property Needs Assessments

b.jordan@d3g.com / 804-564-2671

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Building Performance Institute (BPI) Certified Multi-Family Building Analyst
- HUD Multi-Family Accelerated Processing (MAP) Training (D3G Internal Training)
- Fair Housing Act Accessibility Training (D3G Internal Training)
- Licensed Class “B” Contractor (Commonwealth of Virginia Board of Contractors)
- Advanced Carpentry Training (Penn Foster College)
- Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC

SUMMARY OF EXPERIENCE

Mr. Jordan has three years of experience as a Property Needs Assessor for Dominion Due Diligence Group where he was directly responsible for executing Property Condition Reports and Capital Needs Assessments performed throughout the United States. Upon his elevation to Review Manager, he is now responsible for overseeing the efficient review and completion of various types of engineering reports, as well as the day-to-day assistance and guidance of the existing Property Needs Assessors. Prior to joining Dominion Due Diligence Group, Billy previously owned and operated a successful residential contracting business in Virginia for 16 years. He has an in-depth understanding of multiple phases of construction, from planning and design to structural requirements and cost estimation.

SAMPLE PROJECTS

HUD MAP 223(f)

- Lakeview Towers
(Cleveland, OH)
- The Village
(Omaha, NE)

HUD RAD

- Independence Towers
(Brooklyn, NY)
- North Adams Housing Authority
(North Adams, MA)

HUD MAP 223(a)(7)

- Marian Plaza (Pittsburgh, PA)

HUD MAP 221d4 SR

- Shelton Gardens
(Cincinnati, OH)

HUD PRAC

- Silver Lakes Village (Orlando, FL)

ASTM

- Silverlake Properties I & II
(Coeur d'Alene, ID)

HUD MAP – 10 Year

- Kings Arms Apartments
(Tampa, FL)

LIHTC

- Bethel Midtown Village
(GA DCA – Athens, GA)
- Crockett Manor Apartments
(TDHA – Trenton, TN)



MIKE FERGUSON, PE, PMP

President

m.ferguson@d3g.com / 804-237-1879

EDUCATION

Averett University – Master of Business Administration (M.B.A.)

University of Toronto – M. Eng. in Civil Engineering

Ryerson University – B. Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING

- Licensed Professional Engineer, VA, MA, & IN
- PMI – Project Manager Professional (PMP)
- Building Performance Institute Certified Multifamily Building Analyst (BPI-MFBA)
- Multifamily Property Inspection Training – Mortgage Bankers Association (Campus MBA)
- Fair Housing Act Training – Design and Construction Requirements
- AHERA Asbestos Accreditation

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial construction and design issues. Prior to joining Dominion Due Diligence Group, Mike worked as a structural engineer with Tectonic Engineering Consultants, and as a commercial roof inspector for Davroc and Associates. Mike also has experience working with various independent contractors prior to joining Dominion Due Diligence Group. In his former employment he was responsible for managing construction projects, structural design and analysis, specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal, and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design to structural requirements and site development.

SAMPLE PROJECTS

HUD MAP 223(f)

- Commerce Apts.
(Roxbury, MA)
- Terrell Senior Terrace
(Terrell, TX)
- St. Augustine Apts.
(Miami, FL)
- Cooper Square Apts.
(New York, NY)
- Scheuer House of Coney Island
(Brooklyn, NY)
- Evelyn & Louis Green
Residence (Far Rockaway, NY)
- Julianna Apts.
(Buffalo, NY)
- Pendleton Place Apts.
(Indianapolis, IN)

HUD MAP 223(f) – Cost not Attributable (CNA-SNA)

- Head of the Harbor
(Norwalk, CT)
- Jack will Flats
(San Diego, CA)
- Santa Barbara Luxury Apts.
(Rialto, CA)
- 716-717 Indiana Court
(El Segundo, CA)
- Bayberry Apts.
(New Bedford, MA)

LIHTC

- Christian Towers
(KHC – Lexington, KY)



MIKE FERGUSON, PE, PMP

President

m.ferguson@d3g.com / 804-237-1879

SUMMARY OF EXPERIENCE (cont'd)

Mike is currently the President of Dominion Due Diligence Group and is responsible for day-to-day operations of all technical departments. Prior to his current role, Mike was the Director of Engineering Services for 14 years. As the Director of Engineering Services, Mike was responsible for managing Dominion's staff of Property Needs Assessors, scheduling projects, providing technical support as well as performing quality control measures, development of a training program, and training of staff. Mike was also responsible for communication with HUD staff and development of tools/software to complete necessary reporting, such as internal proprietary software used to populate HUD's CNA e Tool. Mike has been directly involved in the inspection, review, and reporting of over 10,000 Capital Needs Assessments – primarily for HUD. Mike is a subject matter expert for D3G and has extensive knowledge and expertise with handicapped design and construction issues.

SAMPLE PROJECTS

Accessibility Corrective Plans

- Martin House at Adamsville Place Apts. (Atlanta, GA)
- Smith's Landing (Blacksburg, VA)
- Brooklyn Place Apts. (Evansville, IN)
- The Vineyard at Castlewoods (Brandon, MS)

HUD LEAN 232/223(f)

- United Helpers Nursing Home (Ogdensburg, NY)
- Susquehanna Nursing Home (Johnson City, NY)
- Worcester Skilled Nursing Center (Worcester, MA)
- Beechwood Continuing Care (Getzville, NY)
- Livingston Convalescent Center (Livingston, TX)
- Zionsville Meadows (Zionsville, IN)