



GILL GROUP

Physical Needs Assessment

**Project Number:
TCN4832P3251**

**Churchill Apartments
1117 June Lane
Florence, SC 29506**

**Prepared For:
The Paces Foundation
2730 Cumberland Boulevard SE
Smyrna, GA 30080**

**GILL GROUP, INC.
2100 GILL PLAZA DRIVE, SUITE B
DEXTER, MISSOURI 63841**

October 2, 2024

Mr. Bauhan
The Paces Foundation
2730 Cumberland Boulevard Southeast
Smyrna, Georgia 30080



GILL GROUP

**Re: Physical Needs Assessment of the
Churchill Apartments located at
1117 June Lane, Florence, SC 29506
Gill Group, Inc. Project No. TCN4832P3251**

Dear Mr. Bauhan:

Gill Group, Inc. has completed a Physical Needs Assessment (PNA) of the above referenced property. This PNA was performed in general accordance with guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process / Designation E 2018-15* (ASTM Standard Practice E 2018-15) South Carolina State Housing Finance and Development Authority's requirements for Physical Needs Assessments as described in the 2024 Qualified Allocation Plan. The effective date of this report is the date of site reconnaissance, July 30, 2024.

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

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

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

Sincerely,
Gill Group, Inc.

Julia VanderHart,
Senior Project Manager

Patrick Crawford, BPI-BA
Director of CNA Services

EXECUTIVE SUMMARY

Gill Group, Inc. has completed a Physical Needs Assessment (PNA) of the Churchill Apartments located at 1117 June Lane, Florence, Florence County, South Carolina. This PNA was performed in general accordance with guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process / Designation E 2018-15* (ASTM Standard Practice E 2018-15) South Carolina State Housing Finance and Development Authority's requirements for Physical Needs Assessments as described in the 2024 Qualified Allocation Plan. The effective date of this report is the date of site reconnaissance, July 30, 2024.

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PACES FOUNDATION AND SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY, WHO MAY RELY ON THE REPORT'S CONTENTS.

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

The scope of this PNA included a reconnaissance of the subject property that included a walk-through of the buildings and interviews with personnel listed in this report. For this PNA, representative samples of the major independent building components were observed, and their physical condition evaluated in accordance with ASTM E2018-15. These components include the property and building exteriors, representative interior areas, and a random sampling of the tenant units. In addition, preparation of this PNA included a review of reasonably ascertainable local tax assessment records, local fire department records, and local building department records. Additionally, interviews with knowledgeable property contacts were conducted. No inspections or functional tests of mechanical, electrical, and plumbing (MEP) systems or material testing of building or property materials was undertaken as part of this PNA.

General Property Description

The subject property consists of two parcels that contain approximately 29.81 acres of developed land located along June Lane in the City of Florence, SC. The subject property contains 43 two-story apartment buildings and two single-story community buildings that were constructed for first occupancy in 1973. The subject buildings contain 166 dwelling units, totaling 156,460 square feet of net rentable space, which are comprised of 36 one-bedroom units, 68 two-bedroom units, 50 three-bedroom units, and 12 four-bedroom units.

The subject property is accessed via 28 concrete-paved drive aisles, connecting to June Lane, E Prout Drive, and S Church Street. The property's parking lots contain approximately 120 parking spaces, none of which are designated as handicap accessible. The parking lots and drive aisles are bordered by cast-in-place concrete curbs. The subject property also has concrete-paved pedestrian walkways that provide access from the parking lots to the subject building entrances.

General Property Condition and Management Policies

The results of this PNA identified that the subject property is in fair condition and that continuation of the maintenance programs should result in the property being maintained in a similar condition throughout the Evaluation Period. Gill Group has identified modified capital reserve costs that should be enacted during the evaluation period. Based on the conditions observed, the age of the building improvements should have an operational life period greater than 35 years if maintained in the current condition. These needs are identified in the various sections of this report and are summarized in Tables 1 and 2.

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

Adequacy of Systems

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

Opinions of Probable Costs

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

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

Summary of Critical, Short-Term, and Long-Term Repairs					
	Term	Total Un-Inflated Cost	Total Inflated Cost	Un-Inflated Reserve Per Unit Per Year	Inflated Reserve Per Unit Per Year
Critical Repairs ¹	Immediate	\$0	-	\$0	-
Short-Term Needs ²	1 Year	\$11,020,180	-	\$66,387	-
Long-Term Needs	20 Years	\$1,107,811	\$1,520,098	\$334	\$458

Notes:

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

Outstanding Information

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

Recommendations for Additional Investigation or Action

There are no recommendations for additional investigation or action identified by this PNA. The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated in this report.

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

REPORT PREPARED BY:

Gill Group, Inc.



Julia VanderHart,
Senior Project Manager



Patrick Crawford, BPI-BA
Director of PNA Services

TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
1.1: Purpose.....	1
1.2: Scope of Services:.....	1
1.3: Opinions of Probable Costs	2
1.3.1: Methodology.....	2
1.3.2: Critical Repairs	2
1.3.3: Non-Critical Repairs.....	2
1.3.4: Modified Capital Reserves.....	3
1.3.5: Initial and Annual Deposit Calculation	3
1.3.6: Property's Remaining Useful Life Estimate.....	3
1.4: Significant Assumptions	4
1.5: Limitations and Exceptions	4
1.6: Special Terms and Conditions	5
1.7: User Reliance	5
2.0 USER AND/OR CLIENT PROVIDED INFORMATION.....	5
2.1: Specialized Knowledge of the User and/or Property Representative	6
2.2: Personnel Interviewed.....	6
2.3: Documentation Reviewed.....	6
2.4: Prior and Planned Capital Improvements	6
3.0 SITE RECONNAISSANCE	7
3.1: Exterior and Common Areas Observed	7
3.2: Tenant Units Observed	7
3.3: Observational Limitations.....	12
4.0 CODE INFORMATION.....	12
4.1: Building and Fire Department Information	12
4.2: Current Zoning Classification.....	12
4.3: Flood Zone Classification.....	12
4.4: Seismic Zone Classification.....	12
5.0 EXISTING BUILDING EVALUATION.....	13
5.1: Subject Property Location	13
5.2: Subject Property Characteristics	13
5.3: Vicinity Characteristics.....	13
5.4: Tenant Unit Types	14
5.5: Utilities and Service Providers	14
6.0 PROPERTY IMPROVEMENTS.....	15
6.1: Topography, Drainage Systems, and Erosion Control	15
6.2: Parking, Paving, and Curbing.....	15
6.3: Flatwork	15
6.4: Landscaping and Appurtenances	16
6.4.1: Landscaping.....	16
6.4.2: Exterior Appurtenances	16
6.4.3: Amenities and Ancillary Structures/Areas	17

7.0	BUILDING FRAME & ENVELOPE SYSTEMS.....	17
	7.1: Foundations.....	17
	7.2: Superstructure	18
	7.3: Roofing	18
	7.4: Exterior Facades	19
	7.5: Stairs	19
	7.6: Openings	19
	7.6.1: Windows	19
	7.6.2: Doors.....	20
	7.7: Porches, Terraces, Balconies, and Decks	20
8.0	BUILDING MECHANICAL AND ELECTRICAL SYSTEMS	20
	8.1: Building Heating, Ventilation, and Air Conditioning (HVAC).....	20
	8.1.1: Heating & Cooling Equipment	20
	8.1.2: Ventilation Equipment.....	22
	8.1.3: Distribution Systems.....	22
	8.1.4: Climate Control Systems	22
	8.2: Building Plumbing Systems.....	22
	8.2.1: Potable & Waste Water Distribution Systems.....	22
	8.2.2: Domestic Hot Water (DHW) Generation Systems.....	23
	8.2.3: Plumbing Fixtures.....	23
	8.3: Building Gas Distribution.....	24
	8.4: Building Electrical Systems.....	24
	8.4.1: Electrical Distribution Systems	24
	8.4.2: Electrical Outlets and Receptacles.....	25
	8.4.3: Fixtures and Controls.....	25
	8.5: Elevators and Conveyance Systems	26
	8.6: Fire Protection Systems	26
	8.6.1: Sprinklers & Standpipes	26
	8.6.2: Alarm Systems.....	26
	8.6.3: Other Systems	26
	8.7 Communication Systems	27
9.0	INTERIOR FINISHES	27
	9.1: Common Area, Entrance, and Corridor Finishes.....	27
	9.2: Dwelling Unit Interior Finishes	28
	9.3: Cabinetry and Millwork.....	28
	9.4: Appliances	29
	9.5: Specialties and Owner-Supplied Furnishings.....	29
10.0	ADDITIONAL CONSIDERATIONS	30
	10.1: Accessibility Compliance	30
11.0	QUALIFICATIONS	33
12.0	SIGNATURE(S) OF PROFESSIONAL(S).....	33

FIGURES

- Figure 1: Site Location Map
Figure 2: Generalized Diagram of the Subject Property and Surrounding Area

TABLES

- Table 1: Critical and Non-Critical Repair Cost
Table 2: Modified Capital Reserve Schedule
Table 3: Initial & Annual Deposit Calculation

APPENDICES

- Appendix A: User Questionnaire
Appendix B: Photo Documentation from Site Reconnaissance
Appendix C: Supplemental Information and Correspondence
Appendix D: Professional Resumes
Appendix E: List of Acronyms and Terminology Used in This Report

1.0 INTRODUCTION

Gill Group, Inc. has completed a Physical Needs Assessment (PNA) of the Churchill Apartments located at 1117 June Lane, Florence, Florence County, South Carolina (hereafter referred to as the “subject property”). This PNA was performed in general accordance with guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process / Designation E 2018-15* (ASTM Standard Practice E 2018-15) South Carolina State Housing Finance and Development Authority’s requirements for Physical Needs Assessments as described in the 2024 Qualified Allocation Plan. The effective date of this report is the date of site reconnaissance, July 30, 2024.

Field Observer: Eric Sargus, PNA Staff Assessor

Report Author: Zach Batchelor, PNA Staff Assessor

Report Reviewer: Patrick Crawford, BPI-BA, Director of PNA Services

1.1: Purpose

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

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

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

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

1.2: Scope of Services:

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

- Structure and foundation;
- Electrical system;

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

1.3: Opinions of Probable Costs

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

1.3.1: Methodology

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

1.3.2: Critical Repairs

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

1.3.3: Non-Critical Repairs

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

1.3.4: Modified Capital Reserves

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

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

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

1.3.5: Initial and Annual Deposit Calculation

An initial deposit of **\$58,100** and an annual deposit of **\$66,400** has been calculated for the subject property. Please refer to Table 3: Initial & Annual Deposit Calculation for the full calculation.

1.3.6: Property's Remaining Useful Life Estimate

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

The Remaining Useful Life for the property is further based on the assumption that: (a) the immediate, short term, and future repairs for which replacement reserves are recommended are completed in a timely and workmanlike manner; and (b) a comprehensive program of preventive and remedial property maintenance is continuously implemented using an acceptable standard of care. The estimate is made only with regard to the expected physical or structural integrity of the

improvements on the property, and no opinion regarding economic or market conditions, the present or future appraised value of the property, or its present or future economic utility is expressed by Gill Group.

1.4: Significant Assumptions

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

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

1.5: Limitations and Exceptions

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

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

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

Gill Group makes no representations concerning the legal importance of its findings including, but not limited to, ownership of any property, or the application of any law to the facts included herein. With respect to regulatory compliance issues, regulatory statutes are subject to

interpretation and may change over time. Therefore, any party making use of this report should review these issues with appropriate legal counsel.

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

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

1.6: Special Terms and Conditions

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

1.7: User Reliance

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PACES FOUNDATION AND SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY, WHO MAY RELY ON THE REPORT'S CONTENTS.

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

2.0 USER AND/OR CLIENT PROVIDED INFORMATION

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

2.1: Specialized Knowledge of the User and/or Property Representative

Information obtained from the property has been used in preparation of this report. The documentation used is included in Appendix B.

2.2: Personnel Interviewed

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

Personnel Interviewed		
Name and Title	Organization	Length of Time Affiliated with the Subject Property
Ms. Angela Smith, Community Manager	The Paces Foundation	13 Years
Mr. Bernard McCall, Maintenance Supervisor	The Paces Foundation	17 Years

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

2.3: Documentation Reviewed

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

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

2.4: Prior and Planned Capital Improvements

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

According to the Client, the subject property is scheduled to undergo moderate rehabilitation. Please refer to Appendix C for a summary of these rehabilitation repairs and their associated cost estimates.

3.0 SITE RECONNAISSANCE

Gill Group was given access to the subject property on July 30, 2024. The following sections provide a summary of the areas accessed during site reconnaissance and commentary related to their overall condition. Please refer to the subsequent sections of this report for additional information regarding observations of specific building components.

3.1: Exterior and Common Areas Observed

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

3.2: Tenant Units Observed

A total of 166 dwelling units, or 100% of the total, were observed in order to establish a representative sample and to gain a clear understanding of the subject property's overall condition. Below is a summary of the dwelling units entered for observation:

Dwelling Units Observed			
Unit #	Unit Size	Occupancy	Comments
108B	4 Beds / 2 Baths	Occupied	Fair Condition.
108A	4 Beds / 2 Baths	Vacant	Fair Condition.
406A	2 Beds / 1 Bath	Occupied	Fair Condition.
406B	2 Beds / 1 Bath	Vacant	Fair Condition.
404A	2 Beds / 1 Bath	Occupied	Fair Condition.
404B	2 Beds / 1 Bath	Occupied	Fair Condition.
904A	1 Beds / 1 Bath	Occupied	Fair Condition.
904C	1 Beds / 1 Bath	Vacant	Fair Condition.
904D	1 Beds / 1 Bath	Vacant	Fair Condition.
906A	1 Beds / 1 Bath	Vacant	Fair Condition.
906C	1 Beds / 1 Bath	Vacant	Fair Condition.
908B	3 Beds / 1.5 Baths	Vacant	Fair Condition.
914A	3 Beds / 1.5 Baths	Vacant	Fair Condition.
920B	1 Beds / 1 Bath	Vacant	Fair Condition.
920D	1 Beds / 1 Bath	Vacant	Fair Condition.

*Capital Needs Assessment of the Churchill Apartments
Located at 1117 June Lane, Florence, SC 29506
Gill Group Project No. TCN4832P3251; October 2, 2024*

Dwelling Units Observed			
Unit #	Unit Size	Occupancy	Comments
924A	2 Beds / 1 Bath	Vacant	Fair Condition.
926B	3 Beds / 1.5 Baths	Vacant	Fair Condition.
928B	4 Beds / 2 Baths	Vacant	Fair Condition.
930A	3 Beds / 1.5 Baths	Vacant	Fair Condition.
1004A	4 Beds/ 2 Baths	Vacant	Fair Condition.
1006D	1 Beds / 1 Bath	Vacant	Poor Condition.
1014A	3 Beds / 1.5 Baths	Vacant	Poor Condition.
1016A	3 Beds / 1.5 Baths	Vacant	Poor Condition.
1018A	1 Beds / 1 Bath	Vacant	Poor Condition.
1018B	1 Beds / 1 Bath	Vacant	Fair Condition.
1018C	1 Beds / 1 Bath	Vacant	Fair Condition.
1020A	2 Beds / 1 Bath	Vacant	Fair Condition.
1024A	2 Beds / 1 Bath	Vacant	Fair Condition.
1028C	1 Beds / 1 Bath	Vacant	Fair Condition.
1036B	1 Beds / 1 Bath	Vacant	Fair Condition.
1030D	1 Beds / 1 Bath	Vacant	Fair Condition.
1034A	2 Beds / 1 Bath	Vacant	Fair Condition.
1034B	1 Beds / 1 Bath	Vacant	Fair Condition.
1104B	2 Beds / 1 Bath	Vacant	Fair Condition.
1106A	2 Beds / 1 Bath	Vacant	Poor Condition.
1106B	2 Beds / 1 Bath	Vacant	Poor Condition.
1108D	1 Beds / 1 Bath	Vacant	Fair Condition.
1108C	1 Beds / 1 Bath	Vacant	Fair Condition.
1112B	2 Beds / 1 Bath	Vacant	Fair Condition.
1112A	2 Beds / 1 Bath	Vacant	Fair Condition.
1114A	4 Beds/ 2 Baths	Vacant	Fair Condition.
1114B	4 Beds/ 2 Baths	Vacant	Fair Condition.
1116A	4 Beds/ 2 Baths	Vacant	Fair Condition.
1118B	3 Beds / 1.5 Baths	Vacant	Fair Condition.
1120A	3 Beds / 1.5 Baths	Vacant	Poor Condition.
1122A	2 Beds / 1 Bath	Vacant	Fair Condition.
1122B	2 Beds / 1 Bath	Vacant	Fair Condition.
1124B	2 Beds / 1 Bath	Vacant	Fair Condition.
1126A	2 Beds / 1 Bath	Vacant	Fair Condition.
1129B	3 Beds / 1.5 Baths	Vacant	Fair Condition.

*Capital Needs Assessment of the Churchill Apartments
Located at 1117 June Lane, Florence, SC 29506
Gill Group Project No. TCN4832P3251; October 2, 2024*

Dwelling Units Observed			
Unit #	Unit Size	Occupancy	Comments
1129A	3 Beds / 1.5 Baths	Vacant	Fair Condition.
1133B	4 Beds/ 2 Baths	Vacant	Fair Condition.
1133A	4 Beds/ 2 Baths	Vacant	Fair Condition.
1130B	2 Beds / 1 Bath	Vacant	Fair Condition.
1134B	3 Beds / 1.5 Baths	Vacant	Fair Condition.
1200A	2 Beds / 1 Bath	Vacant	Fair Condition.
1206B	2 Beds / 1 Bath	Vacant	Fair Condition.
1208B	2 Beds / 1 Bath	Vacant	Fair Condition.
1222B	3 Beds / 1.5 Baths	Vacant	Fair Condition.
1232B	2 Beds / 1 Bath	Vacant	Fair Condition.
1234A	2 Beds / 1 Bath	Vacant	Fair Condition.
1230A	3 Beds / 1.5 Baths	Vacant	Fair Condition.
1236A	4 Beds/ 2 Baths	Vacant	Fair Condition.
1236B	4 Beds/ 2 Baths	Vacant	Fair Condition.
904B	2 Beds / 1 Bath	Vacant	Fair Condition.
906D	1 Beds / 1 Bath	Occupied	Fair Condition.
908A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
910A	4 Beds/ 2 Baths	Occupied	Fair Condition.
910B	4 Beds/ 2 Baths	Occupied	Fair Condition.
912A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
912B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
914B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
916A	2 Beds / 1 Bath	Occupied	Fair Condition.
916B	2 Beds / 1 Bath	Occupied	Fair Condition.
918A	2 Beds / 1 Bath	Occupied	Fair Condition.
918B	2 Beds / 1 Bath	Occupied	Poor Condition.
920A	1 Beds / 1 Bath	Occupied	Fair Condition.
920C	1 Beds / 1 Bath	Occupied	Fair Condition.
922A	4 Beds/ 2 Baths	Occupied	Fair Condition.
922B	4 Beds/ 2 Baths	Occupied	Fair Condition.
924B	2 Beds / 1 Bath	Occupied	Fair Condition.
926A	2 Beds / 1 Bath	Occupied	Fair Condition.
928A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
930B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1000A	2 Beds / 1 Bath	Occupied	Fair Condition.
1000B	2 Beds / 1 Bath	Occupied	Fair Condition.

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Dwelling Units Observed			
Unit #	Unit Size	Occupancy	Comments
1002A	2 Beds / 1 Bath	Occupied	Fair Condition.
1002B	2 Beds / 1 Bath	Occupied	Fair Condition.
1004B	4 Beds / 2 Bath	Occupied	Fair Condition.
1006A	1 Beds / 1 Bath	Occupied	Fair Condition.
1006B	1 Beds / 1 Bath	Occupied	Fair Condition.
1006C	1 Beds / 1 Bath	Occupied	Fair Condition.
1008A	1 Beds / 1 Bath	Occupied	Fair Condition.
1008B	1 Beds / 1 Bath	Occupied	Fair Condition.
1008C	1 Beds / 1 Bath	Occupied	Fair Condition.
1010A	2 Beds / 1 Bath	Occupied	Fair Condition.
1010B	2 Beds / 1 Bath	Occupied	Fair Condition.
1012A	2 Beds / 1 Bath	Occupied	Fair Condition.
1012B	2 Beds / 1 Bath	Occupied	Poor Condition.
1014B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1016B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1018D	1 Beds / 1 Bath	Occupied	Fair Condition.
1020B	2 Beds / 1 Bath	Occupied	Fair Condition.
1022A	2 Beds / 1 Bath	Occupied	Fair Condition.
1022B	2 Beds / 1 Bath	Occupied	Fair Condition.
1024B	2 Beds / 1 Bath	Occupied	Fair Condition.
1026A	2 Beds / 1 Bath	Occupied	Fair Condition.
1026B	2 Beds / 1 Bath	Occupied	Fair Condition.
1028A	1 Beds / 1 Bath	Occupied	Fair Condition.
1028B	1 Beds / 1 Bath	Occupied	Fair Condition.
1028D	1 Beds / 1 Bath	Occupied	Fair Condition.
1030A	1 Beds / 1 Bath	Occupied	Fair Condition.
1030C	1 Beds / 1 Bath	Occupied	Fair Condition.
1032A	2 Beds / 1 Bath	Occupied	Fair Condition.
1032B	2 Beds / 1 Bath	Occupied	Fair Condition.
1100A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1100B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1102A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1102B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1104A	1 Beds / 1 Bath	Occupied	Fair Condition.
1108A	1 Beds / 1 Bath	Occupied	Fair Condition.
1108B	1 Beds / 1 Bath	Occupied	Fair Condition.

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Dwelling Units Observed			
Unit #	Unit Size	Occupancy	Comments
1110A	2 Beds / 1 Bath	Occupied	Fair Condition.
1110B	2 Beds / 1 Bath	Occupied	Fair Condition.
1116B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1118A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1120B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1124A	2 Beds / 1 Bath	Occupied	Fair Condition.
1126B	2 Beds / 1 Bath	Occupied	Fair Condition.
1128A	4 Beds/ 2 Baths	Occupied	Fair Condition.
1128B	2 Beds / 1 Bath	Occupied	Fair Condition.
1130A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1132B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1134A	2 Beds / 1 Bath	Occupied	Fair Condition.
1200B	2 Beds / 1 Bath	Occupied	Fair Condition.
1202A	2 Beds / 1 Bath	Occupied	Fair Condition.
1202B	2 Beds / 1 Bath	Occupied	Fair Condition.
1204A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1204B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1206A	2 Beds / 1 Bath	Occupied	Fair Condition.
1028A	2 Beds / 1 Bath	Occupied	Fair Condition.
1201B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1201A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1203B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1203A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1205B	2 Beds / 1 Bath	Occupied	Fair Condition.
1205A	2 Beds / 1 Bath	Occupied	Fair Condition.
1207B	2 Beds / 1 Bath	Occupied	Fair Condition.
1027A	2 Beds / 1 Bath	Occupied	Fair Condition.
1238A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1238B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1234B	2 Beds / 1 Bath	Occupied	Fair Condition.
1232A	2 Beds / 1 Bath	Occupied	Fair Condition.
1230B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1228B	3 Beds / 1.5 Baths	Occupied	Poor Condition.
1220A	3 Beds / 1.5 Baths	Occupied	Poor Condition.
1220B	2 Beds / 1 Bath	Occupied	Fair Condition.
1226A	2 Beds / 1 Bath	Occupied	Fair Condition.

Dwelling Units Observed			
Unit #	Unit Size	Occupancy	Comments
1224B	2 Beds / 1 Bath	Occupied	Fair Condition.
1222A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1220B	3 Beds / 1.5 Baths	Occupied	Fair Condition.
1111A	3 Beds / 1.5 Baths	Occupied	Fair Condition.
904B	1 Beds / 1 Bath	Occupied	Fair Condition. HC unit.
906B	1 Beds / 1 Bath	Occupied	Fair Condition.
906D	1 Beds / 1 Bath	Occupied	Fair Condition.

3.3: Observational Limitations

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

4.0 CODE INFORMATION

4.1: Building and Fire Department Information

During the property reconnaissance, site representatives reported that they were not aware of outstanding work orders or violations of building code, building ordinances, or municipal health and fire safety. Gill Group submitted Freedom of Information Act (FOIA) requests to the City of Florence Building and Fire Departments to review records for the subject property. However, a response was not received from either department prior to issuance of this report. Should Gill Group receive a response which alters the findings of this report, the client will be notified.

4.2: Current Zoning Classification

According to the City of Florence's City Information Viewer, the subject property is currently zoned, "NC-6.3: Neighborhood Conservation" and appears to be a conforming land use within the current zoning code.

4.3: Flood Zone Classification

According to review of FEMA Flood Insurance Rate Map no. 45041C0142E dated December 16, 2014, the subject property is located in "Zone X (Unshaded)", defined as areas of minimal risk outside the 100-year (1% annual chance) and 500-year (0.2% annual chance) floodplains.

4.4: Seismic Zone Classification

According to the United States Geological Survey's (USGS) Seismic Design Maps the subject property is located in a region with short-period spectral response parameter (S_{xs}, BSE-1E) of 0.1 g and a spectral response acceleration parameter (S_{x1}, BSE-1E) of 0.056 g and does not require additional seismic hazard analysis. Please refer to the USGS Design Maps report located in Appendix C.

The American Society of Civil Engineers (ASCE) 41-13, *Seismic Evaluation and Retrofit of Existing Buildings* prescribes which existing buildings may require additional seismic hazard analysis performed by a licensed Civil Engineer. Buildings which are not exempt from this standard require a seismic hazard analysis prepared in accordance with ASCE 41-13 or a determination that the building is a “Benchmark Building”, an existing building originally built or later retrofitted to an identified design code that equals or exceeds the standards defined by ASCE 41-13. Common exemptions from this standard include:

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

5.0 EXISTING BUILDING EVALUATION

5.1: Subject Property Location

The subject property is located in Florence, South Carolina. Refer to Figure 1: Site Location Map and Figure 2: Generalized Diagram of the Subject Property and Surrounding Area.

5.2: Subject Property Characteristics

The subject property consists of two parcels that contain approximately 29.81 acres of developed land located along June Lane in the City of Florence, SC. The subject property contains 43 two-story apartment buildings and two single-story community buildings that were constructed for first occupancy in 1973. The subject buildings contain 166 dwelling units, totaling 156,460 square feet of net rentable space, which are comprised of 36 one-bedroom units, 68 two-bedroom units, 50 three-bedroom units, and 12 four-bedroom units.

The subject property is accessed via 28 concrete-paved drive aisles, connecting to June Lane, E Prout Drive, and S Church Street. The property’s parking lots contain approximately 120 parking spaces, none of which are designated as handicap accessible. The parking lots and drive aisles are bordered by cast-in-place concrete curbs. The subject property also has concrete-paved pedestrian walkways that provide access from the parking lots to the subject building entrances.

5.3: Vicinity Characteristics

The subject property is located in a primarily residential area with single and multi-family homes to the north, west, and south, while commercial properties are located to the east.

5.4: Tenant Unit Types

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

Summary of Dwelling Unit Types			
Type	Square Feet/Unit	Quantity	Total Square Feet
1 Bedroom / 1 Bath	570	36	20,520 SF
2 Bedrooms / 1 Bath	870	68	59,160 SF
3 Bedrooms / 1 Bath	1,130	30	33,900 SF
3 Bedrooms / 1.5 Baths	1,265	20	25,300 SF
4 Bedrooms / 2 Baths	1,465	12	17,580 SF
Total:		166	156,460 SF

According to the rent roll dated July 30, 2024, there are five vacant and 52 down units indicating an occupancy rate of 65.66%. A "down unit" is an ASTM term used to describe a non-rentable tenant unit due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies.

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

5.5: Utilities and Service Providers

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

Summary of Utility Services for the Subject Property		
Utility Service	Utility Supplier	Condition & Adequacy
Sanitary sewer	City of Florence	Good and Adequate
Domestic water	City of Florence	Good and Adequate
Electric service	Duke Energy	Good and Adequate
Natural Gas	NA	NA

Observations/Comments:

- According to the property contacts, the utilities are adequate for the subject property and no tenant complaints have been received regarding inadequate service.
- No emergency or auxiliary electrical power supply systems are provided at the property.

6.0 PROPERTY IMPROVEMENTS

6.1: Topography, Drainage Systems, and Erosion Control

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

Observations/Comments:

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

6.2: Parking, Paving, and Curbing

The subject property is accessed via 22 asphalt-paved drive aisles, connecting to 1117 June Lane. The property's parking lots contain approximately 120 parking spaces, zero of which are designated as handicap accessible. The parking lots and drive aisles are bordered by cast-in-place concrete curbs.

Observations/Comments:

- The concrete pavement was observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The concrete curbing was observed to be in overall fair condition and is anticipated to outlast the reserve term. Routine maintenance and as-needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The owner has elected to install concrete curb stops at all of the parking spots throughout the site during site rehabilitation. Routine maintenance and as-needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.3: Flatwork

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

Observations/Comments:

- The concrete walkways were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The concrete equipment pads were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.4: Landscaping and Appurtenances

6.4.1: Landscaping

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

Observations/Comments:

- The landscape materials were observed to be in overall fair condition, the owner has elected to replace landscaping during site rehabilitation. An owner elected cost is provided. This will require routine maintenance during the reserve term.

6.4.2: Exterior Appurtenances

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

Observations/Comments:

- The monument identification sign was observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The unit numbers were observed to be in overall fair condition. Replacement of these signs are below the cost threshold of this report. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The refuse dumpsters are owned and maintained by the refuse contractor, Republic Services. Routine maintenance and as needed repairs should be performed during the reserve term by the refuse contractor.
- The dumpster enclosures were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost

is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The pole-mounted light fixtures in the parking area were observed to be in overall fair condition. Based on their age and remaining useful lives, they will require replacement during the reserve term. An estimated cost is provided in Table 2.
- The building mounted light fixtures were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. An owner elected cost is provided. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. An estimated cost is provided in Table 2.
- The metal fencing was observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.4.3: Amenities and Ancillary Structures/Areas

The subject property has two storage shed located throughout the property. The subject property has multiple sets of children's playground equipment located throughout the subject property.

Observations/Comments:

- The storage shed was observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The children's playground equipment was observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.0 BUILDING FRAME & ENVELOPE SYSTEMS

7.1: Foundations

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

Observations/Comments:

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

7.2: Superstructure

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

Observations/Comments:

- The building superstructures are largely concealed however areas of limited observation indicate that the walls and floors appear to be plumb, level, and stable and no evidence of structural deflection or movement was noted.
- No evidence of active wood destroying insect infestation was observed during site reconnaissance.

7.3: Roofing

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

Observations/Comments:

- The asphalt shingles were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation with 50-year architectural shingles. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The soffits and fascia were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The gutters and downspouts were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The owner has elected to install R-38 insulation during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term.

An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.4: Exterior Facades

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

Observations/Comments:

- The brick masonry was observed to be in overall fair condition with no indications of significant cracking or efflorescence. The property will need to ensure that regular maintenance such as mortar tuck pointing is conducted at least every 5 years. An estimated cost for repairs is provided in Table 2.
- The vinyl siding was observed to be in overall fair condition. The owner has elected to replace these components with fiber cement siding during site rehabilitation. An owner elected cost is provided. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The caulking and sealants at the subject property were observed to be in overall fair but aging condition. The property will need to ensure that this regular maintenance is also conducted at least every 10 years during the reserve term. An estimated cost is provided in Table 2.

7.5: Stairs

The interior stairs are constructed of wood stringers and joists, wood pan treads, closed risers, finished with carpet and painted wall-mounted wooden handrails. There are no exterior stairs associated with the subject property.

Observations/Comments:

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

7.6: Openings

7.6.1: Windows

The windows typically consist of wood framed, sliding units that are equipped with exterior screens.

Observations/Comments:

- The metal-framed windows were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful

lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.6.2: Doors

The exterior dwelling unit entrance doors consist of solid wood doors or hollow metal doors set in wood frames with lever handle hardware and dead bolt locks. Interior doors typically consist of painted hollow wood doors set within metal frames with lever handle hardware. Exterior doors typically consist of metal insulated doors. The storage sheds have overhead roll up doors.

Observations/Comments:

- The exterior service doors were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The exterior dwelling unit entrance doors were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The interior passage and closet doors were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The overhead doors associated with the storage sheds were observed to be in overall fair condition with some doors rusting and damaged. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.7: Porches, Terraces, Balconies, and Decks

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

8.0 BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

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

8.1.1: Heating & Cooling Equipment

Each dwelling unit is equipped with traditional split-system HVAC equipment consisting of an electric furnace and remote AC condenser. The furnaces are located inside mechanical closets of each unit, while the AC condensers are located at the rear of each building mounted on concrete

pads. The AC condensers for the one-bedroom units are typically rated at 2.0 tons, the units for the two-bedroom units are typically rated at 2.0 tons, the units for the three-bedroom units are typically rated at 2.5 tons, and the units for the four-bedroom units are typically rated for 3.0 tons. The AC condensers vary in age, however approximately 75% have surpassed their estimated useful lives. The AC condensers were produced by a variety of manufacturers.

The furnaces for the one-bedroom units are typically rated at 3500 watts, the units for the two-bedroom units are typically rated at 4000watts, and the units for the three and four-bedroom units are typically rated at 4500 watts. The furnaces vary in age with approximately 75% having surpassed their estimated useful lives, while the remainder were reportedly installed over the last 10 years. The furnaces were produced by a variety of manufacturers, including Goodman and Trane.

The community building is equipped with three HVAC systems consisting of a natural gas fired furnace and remote AC condenser. The community building is equipped with a pad-mounted AC condenser that is rated for 2.0 tons. The AC condenser was manufactured by Goodman. The community building is also equipped with natural gas-fired furnaces manufactured by Carrier in the last 10 years. Their capacity is unknown, however, based on other units at the subject property, they are estimated to be rated 44,000 Btu/hr.

Observations/Comments:

- The dwelling unit AC condensers were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. An estimated cost is provided in Table 2. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The dwelling unit furnaces were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The common area AC condenser was observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. An estimated cost is provided in Table 2. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The common area furnace was observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.1.2: Ventilation Equipment

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

Observations/Comments:

- The bath exhaust fans throughout the units were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. An estimated cost is provided in Table 2.

8.1.3: Distribution Systems

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

Observations/Comments:

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

8.1.4: Climate Control Systems

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

Observations/Comments:

- The thermostats were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. An estimated cost is provided in Table 2.

8.2: Building Plumbing Systems

8.2.1: Potable & Waste Water Distribution Systems

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

Observations/Comments:

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

8.2.2: Domestic Hot Water (DHW) Generation Systems

Domestic hot water is supplied in each dwelling unit via electric water heaters. The hot water heaters typically have a capacity of 40 gallons and an input rating of 3500watts Btu/hr. in one- and two-bedroom units. The hot water heaters typically have a capacity of 50 gallons and an input rating of 3500watts Btu/hr. in three- and four-bedroom units. The hot water heaters were produced by a variety of manufacturers, including Whirlpool and others. The hot water heaters vary in age, however approximately 75% have surpassed their estimated useful lives.

The laundry room is supplied with domestic hot water via an electric water heater manufactured by Whirlpool in 2012 with a capacity of 50 gallons.

Observations/Comments:

- The dwelling unit DHW heaters were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. An estimated cost is provided in Table 2.
- The common area DHW heater was observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. An estimated cost is provided in Table 2.

8.2.3: Plumbing Fixtures

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

Observations/Comments:

- Dwelling unit bathtubs and shower surrounds were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The porcelain toilets were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is

provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The integrated enamel sinks at bathroom vanities were observed to be in overall fair condition. Please refer to Section 9.3 for additional observations and comments.
- The stainless-steel double-basin sinks in kitchens were observed to be in overall fair condition. Please refer to Section 9.3 for additional observations and comments.
- The wall-mounted porcelain sinks were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.3: Building Gas Distribution

Natural gas service is supplied from an underground gas main. The gas meters and regulators are located on the exterior of the building. The natural gas distribution piping within the building was observed to be malleable steel (black iron).

Observations/Comments:

- The gas meters and regulators appear to be in good condition and are maintained by the utility company. The distribution piping will require routine maintenance during the reserve term.
- Only limited observation of the gas distribution piping can be made due to hidden conditions. The gas piping is reportedly in good condition and, according to property contacts, there have been no reported gas leaks and the pressure and quantity of gas are adequate.

8.4: Building Electrical Systems

8.4.1: Electrical Distribution Systems

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

Observations/Comments:

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

- The electrical meter equipment, located in mechanical areas, is owned and maintained by the utility provider. The electrical meter equipment was observed to be in overall good condition. This equipment will require routine maintenance during the reserve term.
- The circuit distribution breaker panels appear to be in overall fair condition. Based on their age and remaining useful lives, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.4.2: Electrical Outlets and Receptacles

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

Observations/Comments:

- Ground fault circuit interrupter (GFCI) outlets were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The remainder of the electrical outlets were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.4.3: Fixtures and Controls

Throughout the common areas, there is a series of fluorescent light fixtures. The dwelling unit living rooms, kitchens, bedrooms, and hallways each have ceiling-mounted light fixtures lamped with two 60-watt incandescent bulbs. The dwelling unit bathrooms are equipped with wall-mounted vanity lights which are also lamped with two 60-watt incandescent bulbs. All of the light fixtures throughout the subject property are controlled via 15-amp single-pole toggle switches that are protected by plastic covers.

Observations/Comments:

- The common area light fixtures were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The dwelling unit light fixtures were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.5: Elevators and Conveyance Systems

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

8.6: Fire Protection Systems

8.6.1: Sprinklers & Standpipes

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

Observations/Comments:

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

8.6.2: Alarm Systems

The common areas are equipped with hard-wired smoke detectors and carbon monoxide detectors with battery backups, pull stations, audiovisual strobe fire alarms, illuminated exit signs, emergency lights, and portable fire extinguishers. The dwelling units are equipped with hard-wired smoke detectors with battery backups located in bedrooms and hallways.

Observations/Comments:

- The smoke detectors were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. An estimated cost is provided in Table 2.
- The carbon monoxide detectors were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. An estimated cost is provided in Table 2.
- The various fire protection systems within the circulation and common areas, i.e., pull stations, audible/visual strobe alarms, illuminated exit signs, and emergency lights, in general were observed to be in overall good condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.6.3: Other Systems

There are no additional life, safety, or fire protection systems at the subject property.

Observations/Comments:

- The owner has elected to install pull cords and horns/strobes at accessible audio-visual units during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.7 Communication Systems

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

Observations/Comments:

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

9.0 INTERIOR FINISHES

9.1: Common Area, Entrance, and Corridor Finishes

The subject property's common areas include the common corridors, stairwells, an entrance lobby, leasing offices, a community room, a common kitchen, and public restrooms. The following table identifies the interior common areas and generally describes the finishes in each common area.

Summary of Common Area Finishes			
Common Area	Floors	Walls	Ceilings
Entrance Lobby	Vinyl	Painted Drywall	Painted Drywall
Leasing Office	Carpet	Painted Drywall	Acoustic Ceiling Tile
Common Corridors	Vinyl	Painted Drywall	Acoustic Ceiling Tile
Restroom	Vinyl	Painted Drywall	Acoustic Ceiling Tile
Community Room	Vinyl	Painted Drywall	Acoustic Ceiling Tile
Common Kitchen	Vinyl	Painted Drywall	Acoustic Ceiling Tile
Mechanical Areas	Concrete	Painted Drywall	Acoustic Ceiling Tile
Police Social	Vinyl	Painted Drywall	Acoustic Ceiling Tile

Observations/Comments:

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

- The common area vinyl flooring finishes were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided.
- The common area carpet flooring finishes were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation with LVP. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided.
- The common kitchen appliances were observed to be in overall fair condition. Refer to Section 9.4 for comments regarding replacement.
- The restroom fixtures were observed to be in overall fair condition. Refer to Section 8.2.3 and 9.3 for comments regarding replacement.

9.2: Dwelling Unit Interior Finishes

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

Dwelling Unit Interior Finishes			
Room	Floor	Walls	Ceiling
Bedroom	Vinyl Tile	Painted Drywall	Painted Drywall
Bathroom	Vinyl Tile	Painted Drywall	Painted Drywall
Living Room	Vinyl Tile	Painted Drywall	Painted Drywall
Kitchen	Vinyl Tile	Painted Drywall	Painted Drywall

Observations/Comments:

- In general, the interior finishes were observed to be in overall fair condition. Painting of dwelling units should be performed during the reserve term as part of the property's general maintenance program.
- The vinyl flooring finishes throughout dwelling units were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation with LVP. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided.

9.3: Cabinetry and Millwork

Kitchen cabinetry is constructed of solid wood with pressed-wood countertops covered with plastic laminate finishes. The kitchens also have stainless steel double-basin sinks with lever handled hardware. Bathrooms contain vanities with integrated enamel sinks equipped with lever handle faucets. Handicap accessible dwelling units are equipped with roll under cabinetry and vanities at sinks. The common kitchen has cabinetry and countertops similar to those found in dwelling units.

Observations/Comments:

- The kitchen cabinetry was observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided.
- The countertops and sinks were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided.
- The bathroom vanities were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner elected cost is provided.

9.4: Appliances

Each dwelling unit has the following appliances: a refrigerator, range, and range hood. The common kitchen has appliances similar to those found in dwelling units.

Observations/Comments:

- The refrigerators were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. A cost is provided in Table 2.
- The ranges were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. A cost is provided in Table 2.
- The range hoods were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to require replacement during the reserve term. A cost is provided in Table 2.

9.5: Specialties and Owner-Supplied Furnishings

Mail kiosks for tenant mail are located at a standalone structure on the subject property. The bathroom accessories in dwelling unit bathrooms consist of towel bars and toilet paper holders.

Observations/Comments:

- The mail kiosks were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. An owner cost is provided.
- The bathroom accessories were observed to be in overall fair condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful

lives after installation, they are anticipated to outlast the reserve term. An owner cost is provided.

10.0 ADDITIONAL CONSIDERATIONS

10.1: Accessibility Compliance

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

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

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

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

- The subject property was constructed for first occupancy in 1973. Thus, the comments below provide a list of deficiencies observed which should be repaired to the maximum extent feasible given the property's structural limitations and Owner's financial ability.
- In order to comply with Section 504 requirements, the subject property is required to contain a minimum of 5% of dwelling units that meet mobility impairment requirements. Based on a total of 166 units, the subject property is required to provide at least nine handicap accessible units which meet mobility impairment requirements. The variety of units accessible to or adaptable for physically handicapped persons shall be comparable to the variety of units available in the project as a whole (Section 15b.41 (b) (i)). According to the site contacts, the

subject property does not have units designated for mobility impairment. Thus, the property will be required to retrofit nine dwelling unit for handicap accessibility in order to meet this requirement. An estimated cost is provided. The subject property currently does not have any accessible units. The owner has elected to retrofit nine units to meet UFAS standards.

- The subject property does not currently provide dwelling units accessible for persons with hearing and/or vision impairments. USDA Section 504 regulations recommend, but do not require, additional units be constructed in an accessible manner for occupants with hearing and/or vision impairments. However, if a property receives Section 8 funds from the Department of Housing and Urban Development (HUD), 2% of property's dwelling units, or at least one unit, shall be accessible for persons with hearing and/or visual impairments. Thus, Gill Group recommends the subject property purchase four hearing/vision impairment kits to be stored at the property in the event that a new or existing tenant request these reasonable accommodations. An estimated cost is provided in Table 1.
- During site reconnaissance, Gill Group observed zero parking spaces designated as handicap accessible. According to UFAS, the subject property is required to provide one handicap accessible parking space for each handicap accessible dwelling unit, as well as one additional handicap van accessible parking space for the leasing office. Thus, the subject property is required to provide nine handicap accessible spaces and three handicap van accessible space. An estimated cost to restripe the handicap accessible spaces and install property signage is provided in Table 1.
- A clear path of travel was observed from the walkways throughout the subject property. No action is required.
- During site reconnaissance, the office, common kitchen, and restrooms were observed for compliance with regards to UFAS and ADAAG and were found to not be in compliance with regards to both accessibility standards.
- The common kitchen was observed to be in overall compliance with UFAS and ADAAG, with regards to the following exceptions:
 - The countertop's work surface was mounted above 34". (UFAS 4.34.6.4)
 - The wall cabinet storage above the work surface was mounted greater than 48". (UFAS 4.34.6.10)
 - The wall cabinet hardware was not accessible. (UFAS 4.34.6.10)
 - The sink space was less than 30" wide. (UFAS 4.34.6.5)
 - The sink space was located greater than 34" above the floor. (UFAS 4.34.6.5)
 - Clear knee space at the sink space was not provided. (UFAS 4.34.6.5)
 - The sink was not equipped with lever or push type controls. (UFAS 4.34.6.5(4))
 - The sink piping was not equipped with scald proof insulation. (UFAS 4.34.6.5(8))
 - Range controls were not front mounted. (UFAS 4.34.6.6)
 - Accessible switches for the range hood's exhaust fan and light within the reach zone were not provided. (UFAS 4.34.6.3, 4.27, 4.1.2(12))
 - The refrigerator did not provide a minimum of 50% of the freezer space within the accessible reach range. (UFAS 4.34.6.8)
 - An estimated cost to retrofit the deficiencies noted above is provided.

- The public restrooms were observed to be in overall compliance with UFAS and ADAAG, with regards to the following exceptions.
 - The clear space at door was less than 30” by 48”. (UFAS 4.34.5.1)
 - The lavatory was mounted greater than 34”. (UFAS 4.34.5, 4.19.2)
 - Clear knee space was not provided. (UFAS 4.34.5, 4.19.2)
 - The sink piping was not equipped with scald proof insulation. (UFAS 4.34.5.3, 4.19.4)
 - The mirror, soap dispenser, and paper towel dispenser were mounted greater than 40” above the floor. (UFAS 4.22.6)
 - The clear space at toilet was less than 30” by 48”. (UFAS 4.34.5.1)
 - An estimated cost for repairs is provided.

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

- The subject property was occupied in 1973, prior to March 13, 1991. Thus, the property is exempt from these requirements.

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

- The project was first occupied prior to January 26, 1993, and is held to a lesser standard; however, the subject property is required to comply with ADAAG to the extent allowed by structural feasibility and available financial resources.
- The subject property contains a total of approximately 120 parking spaces, zero of which are designated as handicap accessible. According to ADAAG, properties that contain 101-150 parking spaces, nine accessible parking spaces are required, one of which must be van accessible. The subject property parking lot currently meets this requirement. No action is recommended.

The scope of this report is limited to a general overview of the subject property’s improvements considered to be areas of “Public Accommodations” based upon the requirements of Title III of the Americans with Disability Act (ADA) and dwelling units during the time of site reconnaissance. Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are “readily

achievable” and are not an “undue burden.” Most states and local municipalities have adopted accessibility requirements that, in some cases, may be more stringent than the ADA. The review of the Property for compliance with state and local accessibility requirements is beyond the scope of this report.

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

11.0 QUALIFICATIONS

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

12.0 SIGNATURE(S) OF PROFESSIONAL(S)

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

REPORT PREPARED BY:

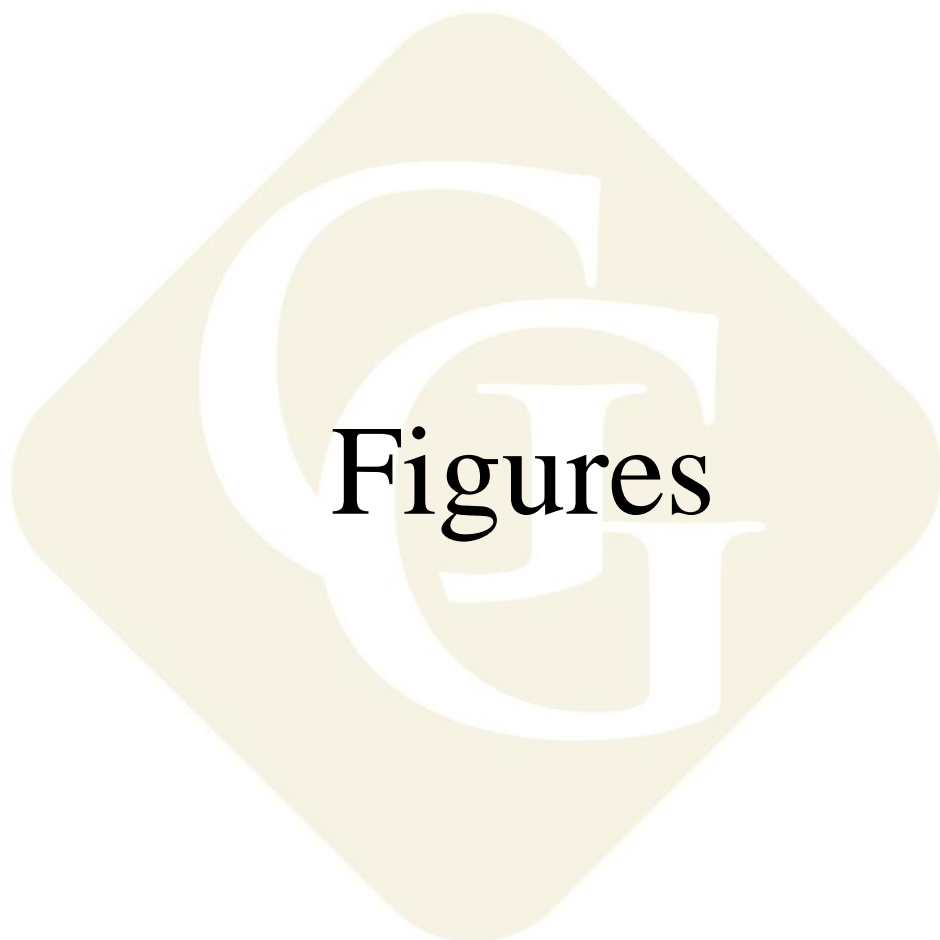
Gill Group, Inc.



Julia VanderHart,
Senior Project Manager



Patrick Crawford, BPI-BA
Director of PNA Services



Figures

Figure 1: Site Location Map

Property Address: 1117 June Lane, Florence, SC 29506
Project Number: TCN4832P3251

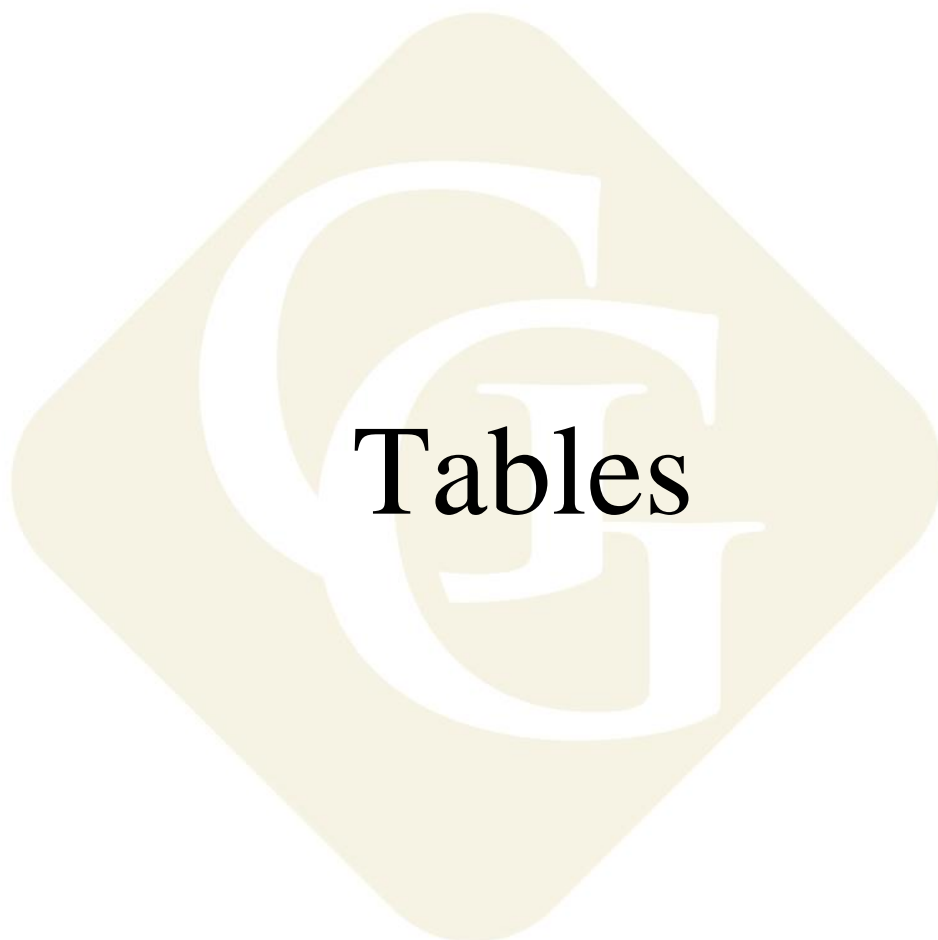


Figure 2: Generalized Diagram of the Subject Property and Surrounding Area

Property Address: 1117 June Lane, Florence, SC 29506

Project Number: TCN4832P3251





Tables



Property Name: Churchill Apartments
 Location: Florence, SC
 Date: 10/7/2024
 Project No: TCN4832P3251
 CPI: 2.50%

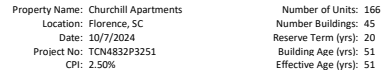
Number of Units: 166
 Number Buildings: 45
 Reserve Term (yrs): 20
 Building Age (yrs): 51
 Effective Age (yrs): 51

Table 1: Critical and Non-Critical Repairs Cost Estimate

	Critical	Non-Critical
Total Repair Cost	\$ -	\$ 11,020,180
Cost per Unit	\$ -	\$ 66,387

Section	Component	Comments	Qty	Unit	Unit Cost	TOTAL COST	
						Critical	Non-Critical
6.2	Concrete Wheel Stops. Replace.	RS: 321713191100	120	EA	\$ 138.00		\$ 16,560
6.2	Concrete Pavement. Replace.	RS: 321313250020, 024113175700	7000	SF	\$ 10.85		\$ 75,950
6.3	Concrete Walkways. Replace.	RS: 320610100310, 024113175700	30000	SF	\$ 9.30		\$ 279,000
6.42	Building-Mounted Light Fixtures. Replace.	RS: 265623100200	510	EA	\$ 211.94		\$ 108,089
6.42	Dumpster Enclosures. Repair.		9	EA	\$ 3,200.00		\$ 28,800
6.42	Fencing - 4' Iron. Replace.	RS: 323113200301	1200	LF	\$ 13.60		\$ 16,320
6.42	Landscaping. Repair.	RS: 329219130800	1	AL	\$ 200,000.00		\$ 200,000
6.42	Signage, Entrance/Monument. Replace.	RS: 101426100050	4	EA	\$ 7,495.00		\$ 29,980
6.43	Storage Sheds. Repair/Replace As Needed.		2	EA	\$ 10,500.00		\$ 21,000
6.43	Tot Lot (Playground Equipment). Replace.	RS: 116813100010	2	EA	\$ 45,000.00		\$ 90,000
7.3	Asphalt Shingle. Replace.	RS: 073113100200	2400	SQ	\$ 333.86		\$ 801,264
7.3	Fascia, Vinyl. Replace.	RS: 066510100250	19460	LF	\$ 10.92		\$ 212,503
7.3	Gutters/Downspouts, Aluminum. Replace.	RS: 077123100100	19300	LF	\$ 10.69		\$ 206,317
7.3	Insulation. Loose fill, Fiberglass, Cellulose, Mineral Wool. Replace.	RS: 072123000000	43	EA	\$ 4,255.00		\$ 182,965
7.3	Soffits, Vinyl. Replace.	RS: 066510100650	19460	SF	\$ 10.92		\$ 212,503
7.4	Caulking and Sealing. Maintain.	RS: 079213200010	166	EA	\$ 500.00		\$ 83,000
7.4	Mortar Tuck-Pointing. Perform.		166	EA	\$ 500.00		\$ 83,000
7.4	Cement Board Siding. Replace.	RS: 074646100010	78500	SF	\$ 9.53		\$ 748,105
7.61	Hung Vinyl Frame Window. Avg Cost. Replace.	RS: 085313300140	946	EA	\$ 580.17		\$ 548,841
7.62	Dwelling Unit Entry Door, Exterior, Solid Wood/Metal Clad. Replace.	RS: 081313130060	166	EA	\$ 977.80		\$ 162,315
7.62	Dwelling Unit Interior, Hollow Core Doors. Replace.	RS: 081416090025	435	EA	\$ 182.28		\$ 79,292
7.62	Interior Walls & Ceilings. Patch, Repair, & Repaint.	RS: 099123350140	166	EA	\$ 4,957.00		\$ 822,862
8.11	AC Condenser. 1.5 Tons. Replace.	RS: 238143101000	36	EA	\$ 3,265.00		\$ 117,540
8.11	AC Condenser. 2.0 Tons. Replace.	RS: 238143101000	68	EA	\$ 4,224.00		\$ 287,232
8.11	AC Condenser. 2.5 Tons. Replace.	RS: 238143101000	62	EA	\$ 4,796.00		\$ 297,352
8.11	Electric Furnace. Replace.	RS: 2354131	166	EA	\$ 1,025.00		\$ 170,150
8.14	Common Area Thermostats. Replace.	RS: 230953105030	3	EA	\$ 169.00		\$ 507
8.14	Dwelling Unit Thermostats. Replace.	RS: 230953105030	166	EA	\$ 169.00		\$ 28,054
8.22	40 Gal DHW Heater. Avg Cost. Replace.	RS: 223430132000	104	EA	\$ 1,355.00		\$ 140,920
8.22	50 Gal DHW Heater. Replace.	RS: 223430132000	62	EA	\$ 1,395.00		\$ 86,490

8.23	Bathroom Toilets. Replace.	RS: 224113131100	230 EA	\$ 689.49	\$ 158,583
8.23	Bathtubs & Showers, Fiberglass. Replace.	RS: 224119104610	186 EA	\$ 2,603.00	\$ 484,158
8.23	Vanity sinks. Replace.	RS: 224119104610	228 EA	\$ 639.38	\$ 145,779
8.23	Restroom Toilets/Bidets/Urinals. Replace.	RS: 224113131100	2 EA	\$ 689.49	\$ 1,379
8.42	GFCI Outlets. Replace.	RS: 260590104320	230 EA	\$ 124.50	\$ 28,635
8.42	Outlets. Replace.	RS: 262726202460	2400 EA	\$ 22.19	\$ 53,256
8.43	Common Area Light Fixtures. Replace.	RS: 265113501300	4 EA	\$ 2,200.00	\$ 8,800
8.43	Dwelling Unit Light Fixtures. Replace.	RS: 265113504450	166 AL	\$ 1,228.00	\$ 203,848
8.62	Residential Smoke Detectors. Replace.	RS: 284611275200	230 EA	\$ 155.00	\$ 35,650
9.1	Common Area Resilient Tile or Sheet Floor (Vinyl, Linoleum). Replace.	RS: 096519237500	4500 SF	\$ 4.76	\$ 21,420
9.2	Dwelling Unit Resilient tile or sheet floor (vinyl, linoleum). Avg Cost. Replace.	RS: 096519237500	130736 SF	\$ 4.76	\$ 622,303
9.3	Bathroom Vanity. Replace.	RS: 123223308000	228 EA	\$ 643.00	\$ 146,604
9.3	Common Area Cabinets & Vanities. Replace.	RS: 12322330	1 EA	\$ 5,680.00	\$ 5,680
9.3	Common Area Countertops (plastic laminates, wood) and sinks. Replace.	RS: 224116162200	1 EA	\$ 2,040.00	\$ 2,040
9.3	Kitchen Cabinets. Avg Cost. Replace.	RS: 123223100010	166 EA	\$ 3,860.00	\$ 640,760
9.3	Kitchen Countertop. Replace.	RS: 123623130020	166 LF	\$ 1,260.00	\$ 209,160
9.3	Restroom Vanity Sink, Porcelain. Replace.	RS: 123223308000	2 EA	\$ 639.38	\$ 1,279
9.3	Restroom Vanity Base. Replace.	RS: 123223308000	2 EA	\$ 643.00	\$ 1,286
9.4	Refrigerator. Replace.	RS: 113013165500	166 EA	\$ 1,071.00	\$ 177,786
9.4	Range, cook top, wall oven. Electric. Replace.	RS: 113013150020	166 EA	\$ 876.00	\$ 145,416
9.4	Common Area Range Hood. Replace.	RS: 113013194150	166 EA	\$ 358.00	\$ 59,428
9.5	Common Area Bath Accessories (towel bars, grab bars, toilet stalls, etc.). Replace.	RS: 102813130010	2 EA	\$ 250.00	\$ 500
9.5	Dwelling Unit Mirror and Medicine Cabinets. Avg Cost. Replace.	RS: 102816200020	228 EA	\$ 331.00	\$ 75,468
9.5	Exterior Mail Kiosk. Replace.		166 EA	\$ 98.50	\$ 16,351
10.1	Accessible Parking. Concrete. Restripe.		9 EA	\$ 300.00	\$ 2,700
10.1	Dwelling Unit. Retrofit.		9 EA	\$ 15,000.00	\$ 135,000
10.2	Asbestos encapsulation (abatement)		1 AL	\$ 750,000.00	\$ 750,000
10.2	LBP encapsulation (abatement)		1 AI	\$ 750,000.00	\$ 750,000



Reserve / Unit / Year	\$ 334
Inflated Reserve / Unit / Year	\$ 458

Section	Component	EUL	EFF AGE	RUL	Qty	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043	Reserve Over Term
6.2	Striping and Marking. Restripe.	15	0	15	120	EA	\$ 29.50	\$ 3,540	100%														\$ 3,540							\$ 3,540
6.42	Building-Mounted Light Fixtures. Replace.	10	0	10	510	EA	\$ 121.00	\$61,710	100%											\$ 61,710										\$ 61,710
7.4	Caulking and Sealing. Maintain.	10	0	10	166	EA	\$ 75.00	\$12,450	100%											\$ 12,450										\$ 12,450
7.62	Overhead Doors. Replace. (8x8)	30	25	5	2	EA	\$ 2,215.73	\$ 4,431	100%					\$ 4,431																\$ 4,431
8.11	AC Condenser. 2.5 Tons. Replace.	15	0	15	62	EA	\$ 4,796.00	\$297,352	100%																					\$ 297,352
8.11	AC Condenser. 2.0 Tons. Replace.	15	0	15	68	EA	\$ 4,224.00	\$287,232	100%													\$ 59,470	\$ 59,470	\$ 59,470	\$ 59,470	\$ 59,470				\$ 287,232
8.11	AC Condenser. 1.5 Tons. Replace.	15	0	15	36	EA	\$ 3,265.00	\$117,540	100%													\$ 57,446	\$ 57,446	\$ 57,446	\$ 57,446	\$ 57,446				\$ 117,540
8.22	50 Gal DHW Heater. Avg Cost. Replace.	12	0	12	104	EA	\$ 879.00	\$91,416	100%													\$ 23,508	\$ 23,508	\$ 23,508	\$ 23,508	\$ 23,508				\$ 91,416
8.22	50 Gal DHW Heater. Replace.	12	0	12	62	EA	\$ 980.00	\$60,760	100%													\$ 45,708	\$ 45,708							\$ 60,760
8.62	Residential Smoke Detectors. Replace.	10	0	10	230	EA	\$ 55.00	\$12,650	200%										\$ 12,650										\$ 12,650	\$ 25,300
9.4	Refrigerator. Replace.	12	0	12	166	EA	\$ 880.00	\$146,080	100%												\$ 73,040	\$ 73,040								\$ 146,080
Annual Reserve (Uninflated)														\$ 4,431					\$ 12,650	\$ 223,288	\$ 149,128	\$ 140,425	\$ 140,425	\$ 143,965	\$ 140,425	\$ 140,425			\$ 12,650	\$ 1,107,811
Inflation Rate Factor										1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	1.280	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.560	1.599	
Annual Reserve (Inflated)										\$ 4,891				\$ 4,891					\$ 15,798	\$ 285,828	\$ 195,669	\$ 188,856	\$ 193,577	\$ 203,418	\$ 203,377	\$ 208,461			\$ 20,223	\$ 1,520,098



Property Name: Churchill Apartments
 Location: Florence, SC
 Date: 10/7/2024
 Project No: TCN4832P3251
 CPI: 2.50%

Number of Units: 166
 Number Buildings: 45
 Reserve Term (yrs): 20
 Building Age (yrs): 51
 Effective Age (yrs): 51

Table 3: Initial Deposit Calculation

Interest Earnings Rate 1.00%
Annual Increase 3.00%

• **Replacement Reserve Near Term
Determination Calculation**

	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	Total
Beginning Balance		\$ 124,500	\$ 194,137	\$ 266,522	\$ 341,744	\$ 415,005	\$ 496,131	\$ 580,377	\$ 667,844	\$ 758,636	\$ -
Interest Earnings*	\$ -	\$ 1,245	\$ 1,941	\$ 2,665	\$ 3,417	\$ 4,150	\$ 4,961	\$ 5,804	\$ 6,678	\$ 7,586	\$ 38,449
Initial Deposit	\$ 58,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,100
Annual Deposit	\$ 66,400	\$ 68,392	\$ 70,444	\$ 72,557	\$ 74,734	\$ 76,976	\$ 79,285	\$ 81,664	\$ 84,114	\$ 86,637	\$ 761,202
Total Deposits	\$ 124,500	\$ 194,137	\$ 266,522	\$ 341,744	\$ 419,896	\$ 496,131	\$ 580,377	\$ 667,844	\$ 758,636	\$ 852,860	\$ 857,751
Estimated Needs	\$ -	\$ -	\$ -	\$ -	\$ 4,891	\$ -	\$ -	\$ -	\$ -	\$ 15,798	\$ 20,689
Total Est. Needs:	\$ -	\$ -	\$ -	\$ -	\$ 4,891	\$ -	\$ -	\$ -	\$ -	\$ 15,798	\$ 20,689
Net Available	\$ 124,500	\$ 194,137	\$ 266,522	\$ 341,744	\$ 415,005	\$ 496,131	\$ 580,377	\$ 667,844	\$ 758,636	\$ 837,061	\$ 837,061

• **Replacement Reserve Long Term
Determination Calculation**

	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043	Total
Beginning Balance	\$ 837,061	\$ 648,841	\$ 551,573	\$ 462,904	\$ 371,466	\$ 272,198	\$ 174,992	\$ 74,834	\$ 185,331	\$ 300,226	\$ 837,061
Interest Earnings*	\$ 8,371	\$ 6,488	\$ 5,516	\$ 4,629	\$ 3,715	\$ 2,722	\$ 1,750	\$ 748	\$ 1,853	\$ 3,002	\$ 38,794
Initial Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Deposit	\$ 89,236	\$ 91,913	\$ 94,671	\$ 97,511	\$ 100,436	\$ 103,449	\$ 106,553	\$ 109,749	\$ 113,042	\$ 116,433	\$ 1,022,991
Total Deposits	\$ 934,668	\$ 747,242	\$ 651,760	\$ 565,043	\$ 475,617	\$ 378,369	\$ 283,295	\$ 185,331	\$ 300,226	\$ 419,661	\$ 1,898,847
Estimated Needs	\$ 285,828	\$ 195,669	\$ 188,856	\$ 193,577	\$ 203,418	\$ 203,377	\$ 208,461	\$ -	\$ -	\$ 20,223	\$ 1,499,409
Total Est. Needs:	\$ 285,828	\$ 195,669	\$ 188,856	\$ 193,577	\$ 203,418	\$ 203,377	\$ 208,461	\$ -	\$ -	\$ 20,223	\$ 1,499,409
Net Available	\$ 648,841	\$ 551,573	\$ 462,904	\$ 371,466	\$ 272,198	\$ 174,992	\$ 74,834	\$ 185,331	\$ 300,226	\$ 399,438	\$ 399,438

Appendix A

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

Project Information			
Project Location:			
Project Number:		Project Manager:	Patrick Crawford
Phone:	573-624-6614	Email:	patrick.crawford@gillgroup.com
Property Overview			
<u>Dates of construction/additions</u>		<u>Summary of Apartment Unit Types</u>	
Date of Construction:		Bedrooms	Bathrooms
# of construction phases:			Unit Area (SF)
Date(s) of renovations:			Quantity
<u>Site Statistics</u>			
Site area in acres:			SF
Total # of parking spaces:			SF
# of HC accessible spaces:			SF
# of HC van spaces:			SF
# of carport spaces:			SF
# of garage spaces:			SF
Maintenance Bldg. (Y/N):			SF
<u>Building Statistics</u>		Rent roll provided?: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Total # of apt. buildings:		<u>Tenant/Landlord Replacement Responsibilities</u>	
# of stories:		Component	Tenant
Total square feet:			Landlord
Total net rentable area:		HVAC – PTAC units	
Total # of dwelling units:		HVAC – Window/wall AC units	
Total # of occupied units:		HVAC – Condensing Units	
Total # of vacant units:		HVAC – Fan Coil or Air Handling	
Total # of down units:		Plumbing - Domestic Water Heaters	
Total # of accessible units:		Unit Finishes	
Total # of managers units:		Unit Appliances	
Total # of model units:		Unit Cabinetry	
<u>Amenities</u>		Other:	
Clubhouse: <input type="checkbox"/> Common Laundry: <input type="checkbox"/> Pool: <input type="checkbox"/>		<u>Utility Service Summary</u>	
Playground: <input type="checkbox"/> Sport Court: <input type="checkbox"/> Theater: <input type="checkbox"/>		Utility	Utility Provider
Salon: <input type="checkbox"/> Library: <input type="checkbox"/> Game Room: <input type="checkbox"/>		Sewer:	
Dining Hall: <input type="checkbox"/> Car Wash: <input type="checkbox"/>		Water:	
Dwelling unit converted to Leasing Office: <input type="checkbox"/>		Electric:	
Other: <input type="checkbox"/>		Gas:	
Other: <input type="checkbox"/>		Overall adequacy of utility service:	
		Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	
		Is an irrigation system present?:	
		Yes <input type="checkbox"/> No <input type="checkbox"/>	

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

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

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

General Inquiry

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

Red Flag Issues

- | | |
|--|--|
| 21. Is Fire Retardant Plywood used at the property? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 22. Is polybutylene piping used at the property? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 23. Does any part of the electrical system use aluminum branch wiring? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 24. Are any Omega or Central brand fire sprinkler heads installed? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

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

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

Name:			
Title:			
Firm:			
Address:			
Phone Number:			
Email Address:			
Signature:		Date:	



Appendix B



No. 1

Exterior of Subject Property: Directional Photos



No. 2

Exterior of Subject Property: Directional Photos

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 3

Exterior of Subject Property: Directional Photos



No. 4

Exterior of Subject Property: Directional Photos

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 5

Exterior of Subject Property: Typical Unit Building



No. 6

Exterior of Subject Property: Typical Unit Building

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



GILL GROUP

Project Number: TCN4832P3251

Property Address: 1117 June Lane, Florence, SC 29506



No. 7

Exterior of Subject Property: Typical Unit Building



No. 8

Exterior of Subject Property: Typical Unit Building

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 9

Exterior of Subject Property: Parking Area



No. 10

Exterior of Subject Property: Typical Unit Building

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 11

Exterior of Subject Property: Typical Unit Building



No. 12

Exterior of Subject Property: Typical Walkways



No. 13

Exterior of Subject Property: Mail Kiosk



No. 14

Exterior of Subject Property: Drive Isle

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 15

Exterior of Subject Property: Drive Isle



No. 16

Exterior of Subject Property: Typical Dumpster



No. 17	Exterior of Subject Property: Maintenance Shed
--------	--



No. 18	Exterior of Subject Property: Playground
--------	--

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 19

Exterior of Subject Property: Community Building HVAC



No. 20

Community Building: Exterior

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 21

Community Building: Entrance



No. 22

Community Building: Entrance Lobby



No. 23

Community Building: Common Corridors



No. 24

Community Building: Community Room



No. 25

Community Building: Common Kitchen



No. 26

Community Building: Common Kitchen

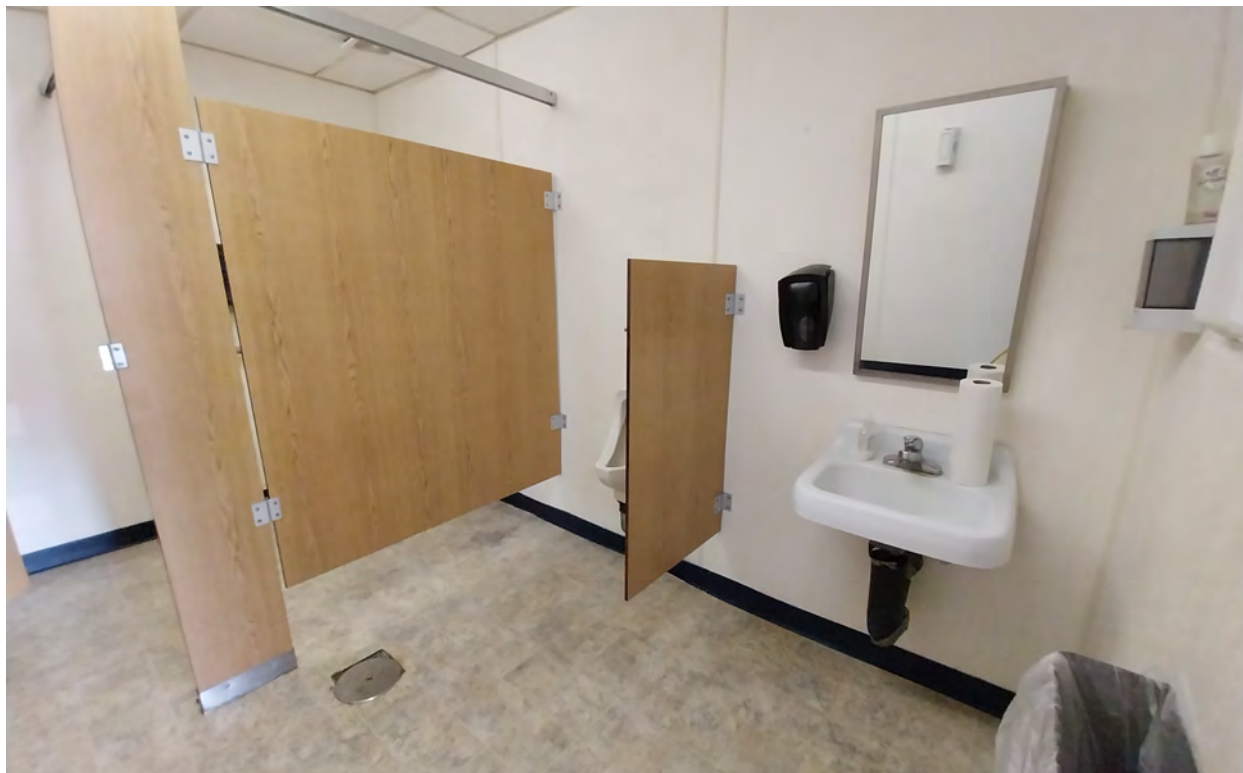
Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 27

Community Building: Leasing Office



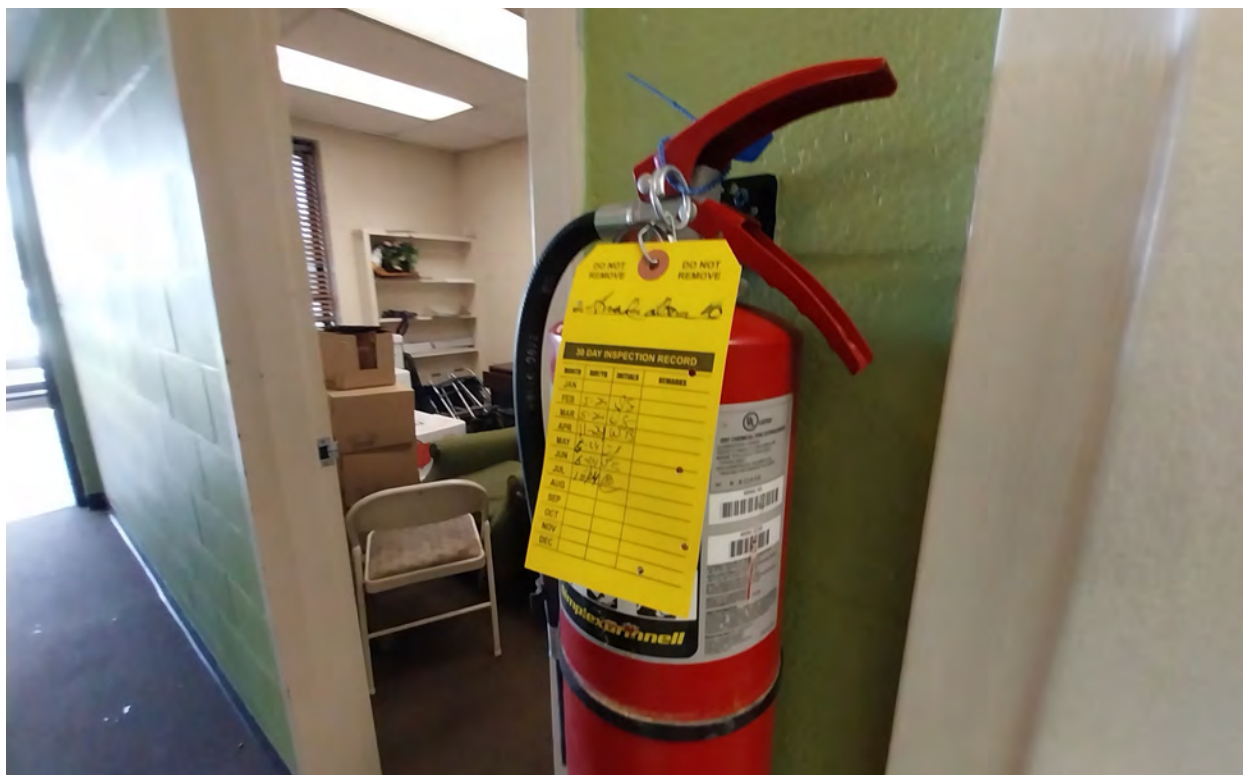
No. 28

Community Building: Public Restroom



No. 29

Community Building: Public Restroom



No. 30

Community Building: Fire Extinguisher

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 31

Community Building: DHW



No. 32

Community Building: Public Restroom

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 33

Dwelling Unit Buildings: Building Signage



No. 34

Dwelling Unit Buildings: Typical Entrance

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 35

Dwelling Unit Buildings: Vacant Living Room



No. 36

Dwelling Unit Buildings: Vacant Closet

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 37

Dwelling Unit Buildings: Vacant Kitchen



No. 38

Dwelling Unit Buildings: Vacant Stairwell

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 39

Dwelling Unit Buildings: Vacant Corridor



No. 40

Dwelling Unit Buildings: Vacant Bedroom

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 41

Dwelling Unit Buildings: Vacant Bathroom



No. 42

Dwelling Unit Buildings: Vacant Bathroom

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 43

Dwelling Unit Buildings: Vacant Bedroom



No. 44

Dwelling Unit Buildings: Typical Occupied Signage

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



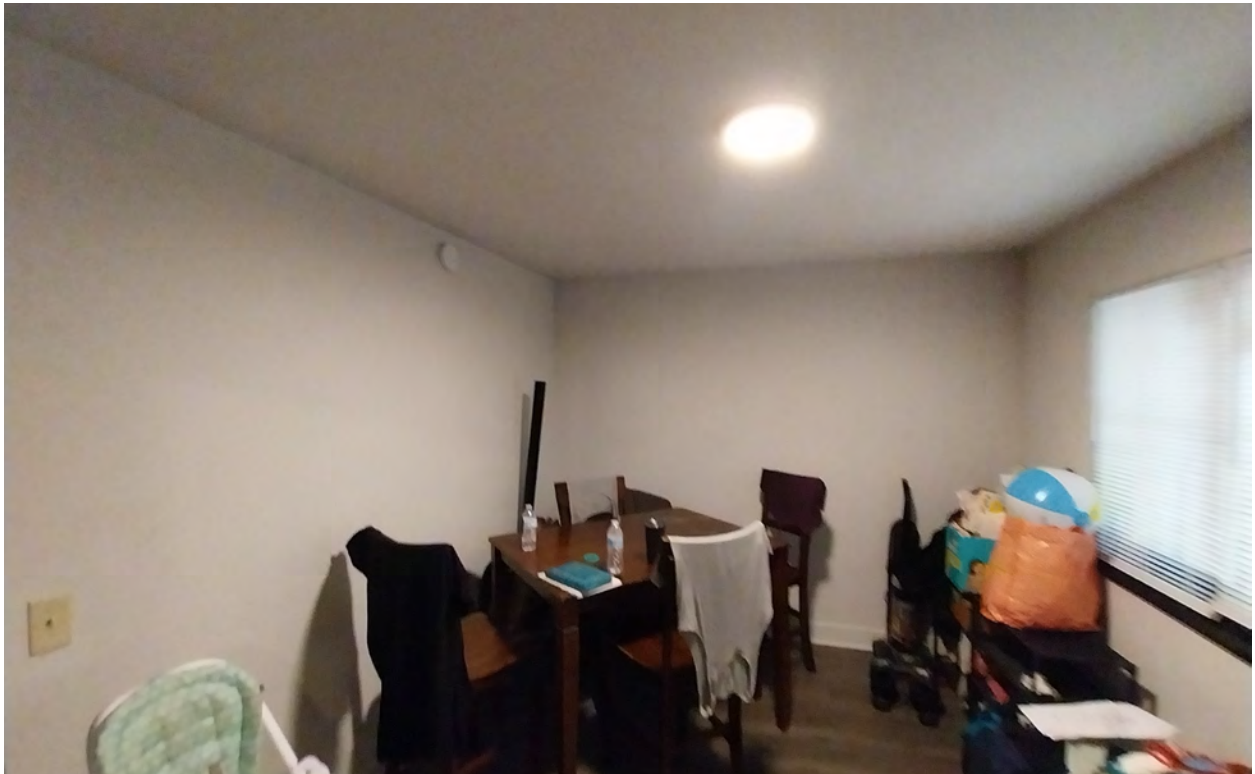
No. 45

Dwelling Unit Buildings: Typical Occupied Living Room



No. 46

Dwelling Unit Buildings: Typical Occupied Kitchen



No. 47

Dwelling Unit Buildings: Typical Occupied Bedroom



No. 48

Dwelling Unit Buildings: Typical Occupied Stairwell

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 49

Dwelling Unit Buildings: Typical Occupied Corridors



No. 50

Dwelling Unit Buildings: Typical Occupied Bathroom

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 51

Dwelling Unit Buildings: Unit Under Construction



No. 52

Dwelling Unit Buildings: Unit Under Construction

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 53

Dwelling Unit Buildings: Unit Under Construction



No. 54

Dwelling Unit Buildings: Unit Under Construction

Inspector: Erik Sargus

Date of Inspection: 7/30/2024



No. 55

Dwelling Unit Buildings: Unit Under Construction

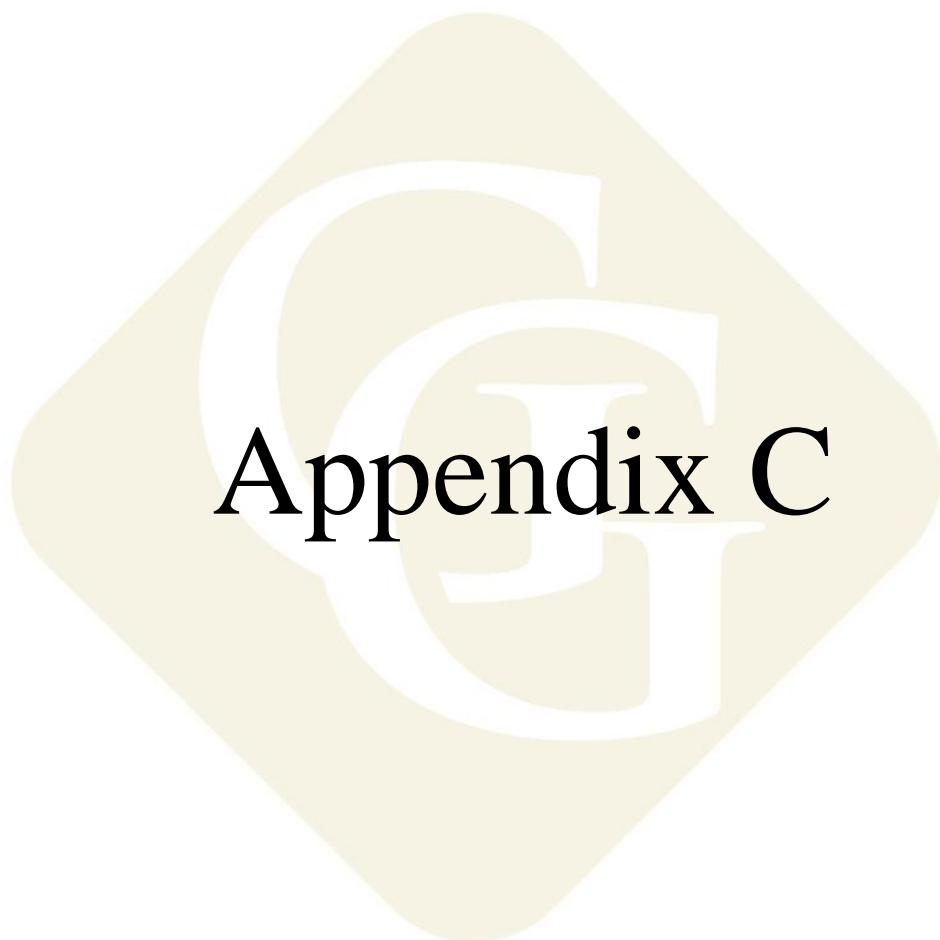


No. 56

Dwelling Unit Buildings: Unit Under Construction

Inspector: Erik Sargus

Date of Inspection: 7/30/2024

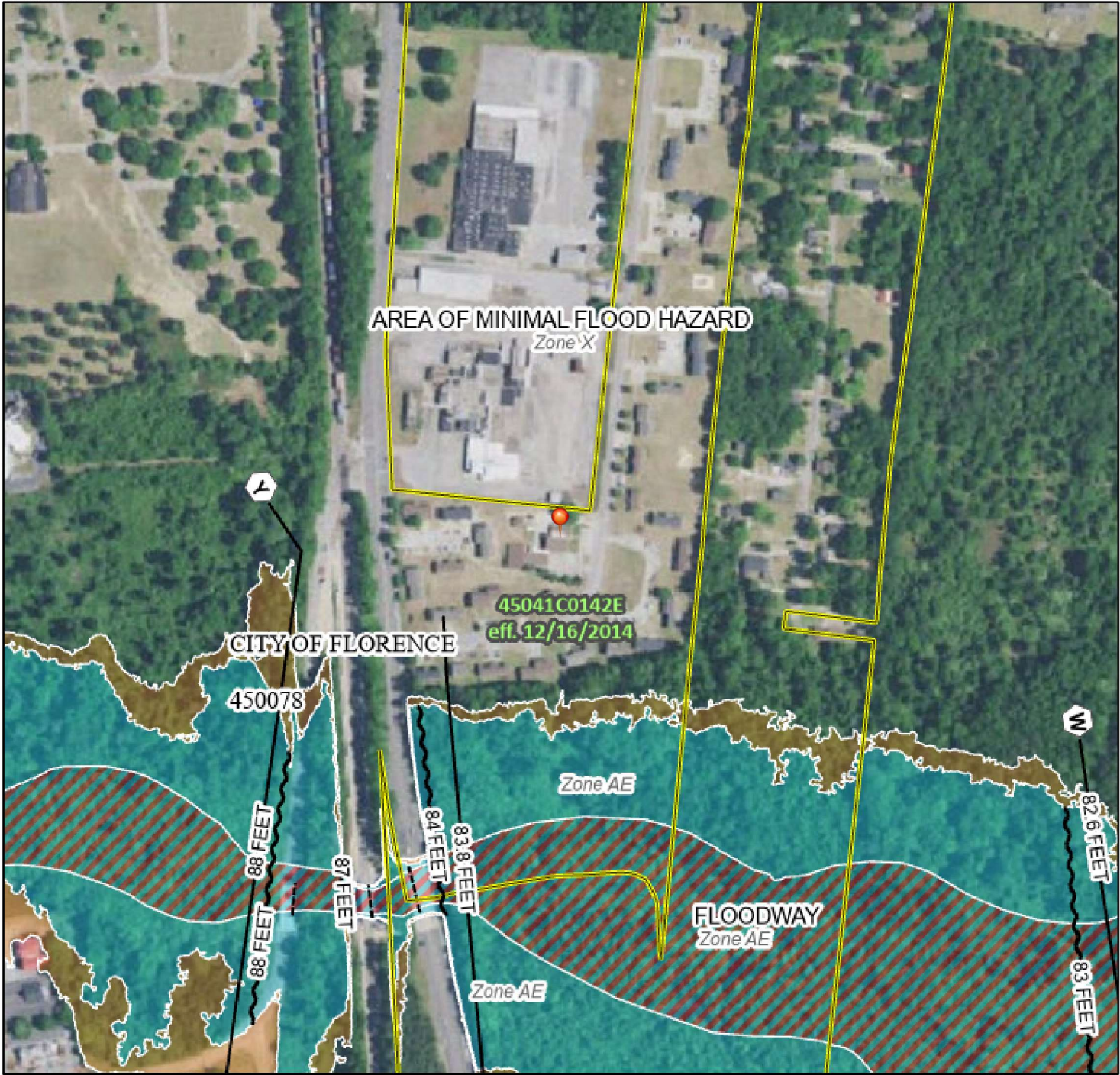


Appendix C

National Flood Hazard Layer FIRMMette



79°45'54"W 34°10'48"N



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

1:6,000

79°45'17"W 34°10'18"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
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		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 10/2/2024 at 11:53 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 unmoderated areas cannot be used for regulatory purposes.

Date: Oct 02, 2024

Florence County Taxes Inquiry

Time: 14:19

Map/Block/Parcel 00149 01 007

Property Card File

Year 2017 File

Close This Window

FLORENCE COUNTY TAX ASSESSOR

Property Card Record for MBP: 00149-01-007 TAX YEAR: 2023 9/16/23 8:31:34 PAGE: 15896

----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===

Number: 60000 Suffix:

HOUSING AUTHORITY OF

Street Name: 00000000

Street Suffix:

FLORENCE

City:

State:

Zip: 00000 0000

PO DRAWER 969

District: 110 Land Class: CI COMMERCIAL IMPROVED

FLORENCE SC

29503

Legal Desc: CHURCH HILL

Land Characteristic Selections

01 Topography

1

Level

02 Street

1

Paved

03 Utilities

1

All Public Utilities

04 Fronting Traffic

4

Med.

05 Ownership

2

Unknown

L A N D Gross Acres: Site Value

.00

--- Totals for MBP ---

Buildings: 0 Building Value: .00 Land Market Value: 350,000.00

Market Acres: .00 Use Acres: .00 Land Use Value: .00

Bld/Land Use Total: .00 Bld/Land Mar.Total: 350,000.00 6% Bld Value: 0 # of 6% Blds: 0

Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0

Date: Oct 02, 2024

Florence County Taxes Inquiry

Time: 14:19

Map/Block/Parcel 00149 01 006

Property Card File

Year 2017 File

Close This Window

FLORENCE COUNTY TAX ASSESSOR

Property Card Record for MBP: 00149-01-006 TAX YEAR: 2023 9/16/23 8:31:34 PAGE: 15895

----- PROPERTY LOCATION Address -----== PROPERTY BILLING NAME/ADDRESS ==

Number: 01117 Suffix:

HOUSING AUTHORITY OF

Street Name: JUNE

Street Suffix: LN

FLORENCE

City: FLORENCE

State: SC Zip: 00000 0000

PO DRAWER 969

District: 110 Land Class: CI COMMERCIAL IMPROVED

FLORENCE SC

29503

Legal Desc: OFF CHURCH ST

Land Characteristic Selections

01 Topography

1

Level

02 Street

1

Paved

03 Utilities

1

All Public Utilities

04 Fronting Traffic

4

Med.

05 Ownership

2

Unknown

L A N D Gross Acres: Site Value

.00

--- Totals for MBP ---

Buildings: 0 Building Value: .00 Land Market Value: 50,000.00

Market Acres: .00 Use Acres: .00 Land Use Value: .00

Bld/Land Use Total: .00 Bld/Land Mar.Total: 50,000.00 6% Bld Value: 0 # of 6% Blds: 0

Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0



Parcel, Zoning, Flood Map Rework

1117 June Ln, Florence, SC, 295 X



Show search results for 1117 June Ln...



MES JONES AV-FLORENCE
S CHURCH ST
S CHURCH ST-FLORENCE

00149-01-005

1220 JUNE LN, APT A

1222 JUNE LN, APT B

1224 JUNE LN APT A

1228 JUNE LN APT A

1228 JUNE LN APT B

1230 JUNE LN APT A

1230 JUNE LN APT B

00149-01-006

1234 JUNE LN APT A

1236 JUNE LN APT A

1236 JUNE LN APT B

1238 JUNE LN APT A

1238 JUNE LN APT B

1201 JUNE LN APT B

1201 A JUNE LN

1203 A JUNE LN

1207 A JUNE LN

1205 A JUNE LN

1133 A JUNE LN

1133 B JUNE LN

1129 A JUNE LN

1117 JUNE LN

1106 A

1106 B

1108 A

1108 B

1126 A JUNE LN

100ft



USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.



1117 June Ln, Florence, SC 29506, USA

Latitude, Longitude: 34.1758785, -79.7599034



Date	10/2/2024, 11:15:50 AM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.587
S ₁	spectral response (1.0 s)	0.203
S _{XS}	site-modified spectral response (0.2 s)	0.781
S _{X1}	site-modified spectral response (1.0 s)	0.406
F _a	site amplification factor (0.2 s)	1.33

Type	Description	Value
F _v	site amplification factor (1.0 s)	1.993
ssuh	max direction uniform hazard (0.2 s)	0.699
crs	coefficient of risk (0.2 s)	0.839
ssrt	risk-targeted hazard (0.2 s)	0.587
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.241
cr1	coefficient of risk (1.0 s)	0.845
s1rt	risk-targeted hazard (1.0 s)	0.203
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{XS}	site-modified spectral response (0.2 s)	0.521
S _{X1}	site-modified spectral response (1.0 s)	0.27

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.333
S_1	spectral response (1.0 s)	0.115
S_{XS}	site-modified spectral response (0.2 s)	0.511
S_{X1}	site-modified spectral response (1.0 s)	0.269
f_a	site amplification factor (0.2 s)	1.534
f_v	site amplification factor (1.0 s)	2.341

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.062
S_1	spectral response (1.0 s)	0.023
S_{XS}	site-modified spectral response (0.2 s)	0.1
S_{X1}	site-modified spectral response (1.0 s)	0.056
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

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

DISCLAIMER

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Appendix D



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Julia VanderHart

CNA Staff Assessor

EDUCATION:

Bachelor's Degree– History and International Studies

Presbyterian College, Clinton, SC (May 2013)

AREAS OF EXPERTISE:

- Completion of Property Condition Assessments (PCAs) according to ASTM E2018-15 with experience within several structure types including industrial, manufacturing, single family, multifamily, commercial, high rise, and registered national historic landmarks
- Experience in Capital Needs Assessments (CNAs)
- Experience in HUD Rental Assistance Program (RAD) CNAs
- Experience in USDA Rural Development (RD) CNA standards
- Completion of courses in Urban Planning.
- Experience in Geographic Information Systems (GIS) - Map creation and interpretation
- LEED Green Associate



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Patrick Crawford

Director of CNA Services

PROFESSIONAL EDUCATION:

B.S. Urban & Regional Planning, Michigan State University, Lansing, MI 2012

CERTIFICATIONS:

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

AREAS OF EXPERTISE:

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

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

- Expertise in Property Condition Assessments (PCAs) according to ASTM E2018-15 Standards. with experience within several structure types including industrial, manufacturing, single family, multifamily, commercial, high rise, and registered national historic landmarks
- Expertise in Capital Needs Assessments (CNAs), HUD Rental Assistance Program (RAD) CNAs, and Low Income Housing Tax Credit (LIHTC) CNA Requirements.
- Expertise in USDA Rural Development (RD) CNA standards
- Completion of Construction Loan Monitoring (CLM) reporting including Architectural Document and Cost Review reports and subsequent monthly construction draw inspection reports for nearly \$100M in direct construction, substantial rehabilitation and adaptive reuse projects.



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

AREAS OF EXPERTISE (Cont.):

- Research for implementation of sustainable systems and energy efficiency upgrades for existing buildings; provision of green alternatives for standard appliances, fixtures, and finishes
- Data collection and analysis of energy data for Energy Star Portfolio Manager.
- Expertise in Phase I & II Environmental Site Assessment data collection and research
- GIS-based research for wind turbine site acquisitions, energy potential outcomes, and visual impact studies

RELEVANT PROJECT EXPERIENCE:

[Complete Gary Housing Authority Portfolio – Gary, Indiana](#)

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

Al Thomas Apartments, Eight-story building constructed in 1974 comprised of 170 dwelling units and various tenant amenities.

Carolyn Mosby Senior Apartments, Eight-story building constructed in 1970 comprised of 142 dwelling units and various tenant amenities.

Genesis Tower, 10-story building constructed in 1926 comprised of 142 dwelling units and various tenant amenities.

Glen Park Apartments, Nine-story building constructed in 1975 comprised of 128 dwelling units and various tenant amenities.

Broadway Manor, Six buildings that contain 24 dwelling units.

Concord Village I, 17 duplexes & SF homes that contain 25 dwelling units.

Concord Village II, 61 duplexes & SF homes that contain 97 dwelling units.

Concord Village IV, 21 SF homes available for low-income tenants.

Delaney East, 137 apartment buildings that contain 297 dwelling units.

Dorie Miller – Homes, 51 apt buildings containing 268 dwelling units.

Dorie Miller – East Point, 35 duplexes that contain 70 dwelling units.

Dorie Miller – Miller Heights, 55 SF homes available for low-income tenants.

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



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

[Kuhio Park Terrace – Honolulu, Hawaii](#)

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

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

[Dempsey Hotel – Macon, Georgia](#)

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

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

[Charlotte Harbortown - Rochester, New York](#)

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

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

[Columbian Tower – Hoboken, New Jersey](#)

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



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

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

[Park Tower Apartments – Loves Park, Illinois](#)

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

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

[Tivoli Center – Chattanooga, Tennessee](#)

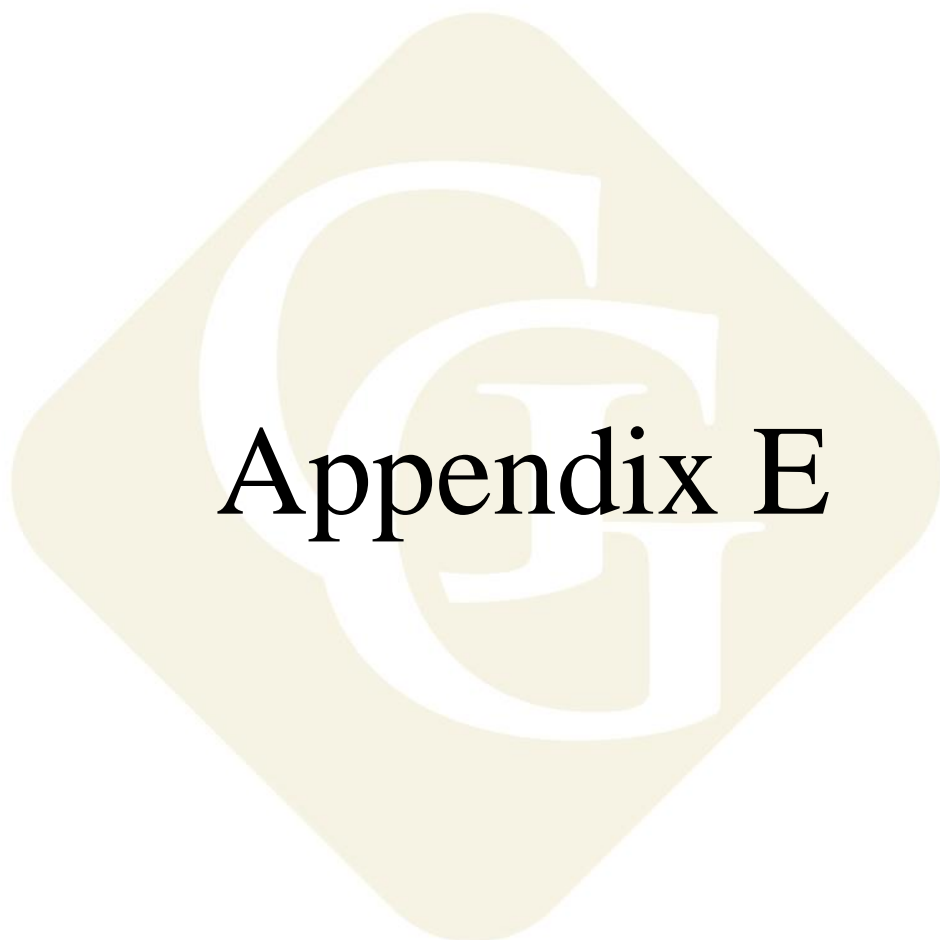
The Tivoli Center is a historic four-story building that was originally constructed in 1889, located in the heart of Chattanooga's downtown business district. The subject property contains 65,800 gross square feet of mixed-use office and commercial spaces. This building's first floor, mezzanine, and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

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

[Renaissance & Goldman Lofts – Rock Island, Illinois](#)

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

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



Appendix E

List of Acronyms and Definitions

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

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

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

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

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