# PROPERTY CONDITION ASSESSMENT

108 RUSH STREET
MOUNT HOLLY, NORTH CAROLINA

ECS PROJECT NO. 48:3582

FOR

108 RUSH STREET, LLC

OCTOBER 23, 2023

October 23, 2023

Mr. Patrick Traynor
108 Rush Street, LLC
333 North Atlantic Avenue
Suite 110
Cocoa Beach, Florida 32931

ECS Project No. 48:3582

Reference: Property Condition Assessment for 108 Rush Street, 108 Rush Street, Mount Holly, North Carolina

Dear Mr. Traynor:

ECS Southeast, LLP is pleased to provide the results of our Property Condition Assessment (PCA) for the referenced property. The scope of the PCA was performed in general accordance with ASTM guidelines and items contained within the ECS Proposal No. 48:4501P, dated September 28, 2023. We understand that the Property is being sold and you are the buyer.

It has been our pleasure to be of service to you on this project. Should you have any questions or comments with regard to the findings and recommendations, please feel free to contact us at your convenience.

Respectfully,

ECS Southeast, LLP

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## Project Summary

| Construction System | Good | Fair | Poor | Action | Immediate | Over Term Years 1-10 |
|---|---|---|---|---|---|---|
| 3.2.1 Topography | X | | | None | | |
| 3.2.2 Storm Water Drainage | X | | | None | | |
| 3.2.3 Access and Egress | X | | | None | | |
| 3.2.4 Paving, Curbing, and Parking | X | X | | Replace | | $194,575 |
| 3.2.5 Flatwork | X | | | None | | |
| 3.2.6 Landscaping and Appurtenances | X | X | | Maintenance | | |
| 3.2.7 Special Utility Systems | | NA | | None | | |
| 3.3.1 Foundation | X | X | | Further Assessment | $10,000 | |
| 3.3.2 Building Frame | X | X | | Repair | $8,000 | |
| 3.3.3 Building Exteriors | X | X | | Repair | $55,000 | $70,000 |
| 3.3.4 Exterior Doors | X | X | | Replace | | $3,000 |
| 3.3.5 Exterior Windows | X | X | | Maintenance | | |
| 3.3.6 Roofing Systems | X | X | | Replace | | $87,250 |
| 3.4.1.1 Water Supply and Waste Piping | X | | | None | | |
| 3.4.1.2 Domestic Hot Water Production | | | X | Maintenance | | |
| 3.4.2.1 Mechanical Equipment | X | X | | Maintenance | | |
| 3.4.2.2 Mechanical Distribution System | X | | | None | | |
| 3.4.2.3 Mechanical Control Systems | X | X | | Maintenance | | |
| 3.4.3.1 Electrical Service and Metering | X | | | None | | |
| 3.4.3.2 Electrical Distribution | X | X | | See Comments in Report | | |
| 3.5.1 Elevators | X | X | | Inspections | | $75,000 |
| 3.5.2 Other Vertical Transportation Systems | X | | | None | | |
| 3.6.1 Sprinklers and Suppression Systems | X | X | | Further assessment | $2,500 | |
| 3.6.2 Alarm Systems | X | | | None | | |
| 3.6.3 Security and Other Systems | X | | | None | | |
| 3.7.1 Interior Finishes | | X | | None | | |
| 3.8.1 Americans with Disabilities Act (ADA) | | | X | Further Assessment | | |
| Totals | | | | | $75,500 | $429,825 |

| Summary | Today's Dollars | $/Square Foot |
|---|---|---|
| Immediate Repairs | $75,500 | $1.08 |

| | Today's Dollars | $/Square Foot | $/Square Foot/Year |
|---|---|---|---|
| Replacement Reserves, today's dollars | $429,825.00 | $6.17 | $0.62 |
| Replacement Reserves, w/10, 3.0% escalation | $429,825.00 | $6.17 | $0.62 |

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# 1.0 EXECUTIVE SUMMARY

## 1.1 BACKGROUND

ECS Southeast, LLP (ECS) performed a Property Condition Assessment (PCA) in general conformance with ASTM guidelines and additional scope items contained within the ECS Proposal 48:4501P dated September 28, 2023 for the property in Mount Holly, North Carolina - hereinafter known as the Property.

The PCA was conducted by ECS in response to the authorization of the Proposal by Mr. Patrick Traynor of 108 Rush Street, LLC, on October 2, 2023. The report was completed and reviewed by the following team members:

| | |
|---|---|
| Lee F. Cox | Senior Project Manager |
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| | E-mail: lcox@ecslimited.com |
| Justin D. Bowman, PE | Principal Engineer |
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### Reliance

This report is provided for the exclusive use of 108 Rush Street, LLC. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk, and ECS disclaims liability for any such third party use or reliance.

## 1.2 PROPERTY DESCRIPTION

The Property, located at 108 Rush Street, in Mount Holly, North Carolina, consists of a two-story industrial building. The building totals approximately 69,719 square feet and was reportedly constructed in 1892 with expansions in 1897, 1902, 1905, 1944, 1947, 1953, 1963, and 2003. Parking is provided with asphalt and concrete pavements.

| SURVEY INFORMATION | |
|---|---|
| Date of Assessment | October 3, 2023 |
| Assessor | Lee F. Cox |
| Weather Conditions | Sunny, 70° F. |
| Property Contact | Jay Barry, President for AirBorn Manufacturing |

| SITE INFORMATION | |
|---|---|
| Number of Parcels | two |
| APN/Parcel ID | 3597637890 and 3597646097 |
| Land Area | 26.08 acres |
| Major Cross Streets | Woodlawn Avenue |
| Pavement - Parking | asphalt and concrete pavements |
| Number of Parking Spaces | 25 |
| Number of Accessible Spaces | 0 |
| Number of Van Accessible Spaces | 0 |
| Pedestrian Sidewalks | concrete sidewalks |

| BUILDING INFORMATION | |
|---|---|
| Building Type | industrial |
| Number of Buildings | one |
| Building Height | two-story |
| Square Footage | 69,719 |
| Year Constructed | 1892 with expansions in 1897, 1902, 1905, 1944, 1947, 1953, 1963, and 2003 |

| BUILDING CONSTRUCTION | |
|---|---|
| Foundation | unknown |
| Structural System | masonry bearing walls and structural steel |
| Roof | single-ply sheet membrane, modified bitumen, and asphalt shingle |
| Exterior Finishes | brick veneer, concrete masonry units, and wood and vinyl siding |
| Windows | steel-sash operable |
| Entrance | glass storefront |

| BUILDING SYSTEMS | |
|---|---|
| HVAC System | package units, window AC units, and space heaters |
| Domestic Hot Water | electric water heater |
| Water Distribution | copper |
| Sanitary Waste Line | PVC and cast iron |
| Electrical Service | 600 volt/480Y/277 volt, 3-phase, 4-wire |
| Branch Wiring | copper |
| Elevators | one freight elevator - Park Manufacturing Co. hydraulic |
| Fire Suppression System | wet and dry sprinkler systems |
| Fire Alarm System | smoke detectors |

| UTILITY SERVICE PROVIDERS | |
|---|---|
| Water | City of Mount Holly |
| Sewer | City of Mount Holly |
| Electric | Duke Energy |
| Natural Gas | PSNC Energy |
| Propane/Fuel Oil | N/A |

### 1.3 INTERVIEW SUMMARY

ECS was escorted through the Property by Jay Barry, President of AirBorn Manufacturing who provided information about the Property.

### 1.4 DOCUMENT REVIEW

ECS requested relevant documentation to gain insight into the subject property's physical improvements, extent, and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. ECS' review of documents submitted does not include commenting on the accuracy of such documents or their preparation, methodology, or protocol.

ECS was provided with an Historic Integrity Assessment & National Register Studylist Application report.

### 1.5 OPINIONS OF COST

The opinions of cost are provided in the attached reserve replacement table, and a summary of immediate repairs included in this report. The reserve replacement table covers capital expenditure items only. Items less than $3,000 in cost have been excluded, except for immediate repairs, ADA or safety issues. Please refer to Section 5.0 of this report for a detailed explanation on how these costs are derived.

# 1.6 COST TABLES

## Immediate Repair Cost

| Item | Quantity | Unit | Unit Cost | Replacement Percent | Immediate Total |
|---|---|---|---|---|---|
| **3.3.1 Foundation** | | | | | |
| FURTHER ASSESSMENT | 1 | Allow | $10,000.00 | 100% | $10,000 |
| **3.3.2 Building Frame** | | | | | |
| REPLACE DETERIORATED ROOF DECKING | 1 | Allow | $5,000.00 | 100% | $5,000 |
| REPAIR CONCRETE BEAM | 1 | Allow | $3,000.00 | 100% | $3,000 |
| **3.3.3 Building Exteriors** | | | | | |
| ALLOWANCE FOR MASONRY REPAIRS & REPOINTING | 1 | Allow | $50,000.00 | 100% | $50,000 |
| REPAIRS TO WOOD TRIM & SIDING | 1 | Allow | $5,000.00 | 100% | $5,000 |
| **3.6.1 Sprinklers and Suppression Systems** | | | | | |
| ALOWNACE FOR FURTHER ASSESSMENT OF SPRINKLER HEADS | 1 | Allow | $2,500.00 | 100% | $2,500 |
| Total Repair Cost | | | | | $75,500.00 |

## Capital Reserve Schedule

| Item | EUL | EFF AGE | RUL | Quantity | Unit | Unit Cost | Cycle Replace | Replace Percent | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3.2.4 Paving, Curbing, and Parking | | | | | | | | | | | | | | | | | | | |
| ROOT REPAIR & REPLACE EXISTING ASPHALT | | | | 2,500 | SY | $50.01 | $125,025 | 100% | $125,025 | | | | | | | | | | $125,025 |
| MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT | | | | 2,650 | SY | $22.00 | $58,300 | 100% | $58,300 | | | | | | | | | | $58,300 |
| REMOVE AND REPLACE UNREINFORCED SLAB | | | | 250 | SY | $45.00 | $11,250 | 100% | $11,250 | | | | | | | | | | $11,250 |
| 3.3.3 Building Exteriors | | | | | | | | | | | | | | | | | | | |
| ALLOWANCE TO REPLACE EXTERIOR SEALANTS | 15 | 15 | 0 | 1 | Allow | $10,000.00 | $10,000 | 100% | $10,000 | | | | | | | | | | $10,000 |
| PAINT EXTERIOR WALLS AND COMPONENTS | 10 | 10 | 0 | 30,000 | SF | $2.00 | $60,000 | 100% | $60,000 | | | | | | | | | | $60,000 |
| 3.3.4 Exterior Doors | | | | | | | | | | | | | | | | | | | |
| REPLACE OVERHEAD DOOR | | | | 1 | EA | $3,000.00 | $3,000 | 100% | $3,000 | | | | | | | | | | $3,000 |
| 3.3.6 Roofing Systems | | | | | | | | | | | | | | | | | | | |
| REMOVE EXISTING ROOF & INSTALL SINGLE-PLY ROOFING AT WEST WING | 20 | 20 | 0 | 3,700 | SF | $20.00 | $74,000 | 100% | $74,000 | | | | | | | | | | $74,000 |
| REPLACE ASPHALT SHINGLED ROOFING SYSTEM | 20 | 20 | 0 | 1,050 | SF | $5.00 | $5,250 | 100% | $5,250 | | | | | | | | | | $5,250 |
| ALLOWANCE FOR MISCELLANEOUS ROOF REPAIRS | | | | 1 | Allow | $5,000.00 | $5,000 | 100% | $5,000 | | | | | | | | | | $5,000 |
| REPLACE METAL ROOFING | | | | 500 | SF | $6.00 | $3,000 | 100% | $3,000 | | | | | | | | | | $3,000 |
| 3.5.1 Elevators | | | | | | | | | | | | | | | | | | | |
| ALLOWANCE TO MODERNIZE FREIGHT ELEVATOR | | | | 1 | Allow | $75,000.00 | $75,000 | 100% | $75,000 | | | | | | | | | | $75,000 |
| | | | | | | | | | | | | | | | | | | | |
| Total (Uninflated) | | | | | | | | | $429,825.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $429,825.00 |
| Inflation Factor (3.0%) | | | | | | | | | 1.0 | 1.03 | 1.061 | 1.093 | 1.126 | 1.159 | 1.194 | 1.23 | 1.267 | 1.305 | |
| Total (inflated) | | | | | | | | | $429,825.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $429,825.00 |
| | | | | | | | | | | | | | | | | | | | |
| Evaluation Period: | | | | | | | | | 10 | | | | | | | | | | |

| Item | EUL | EFF AGE | RUL | Quantity | Unit | Unit Cost | Cycle Replace | Replace Percent | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| # of Square Feet: | | | | | | | | | 69,719 | | | | | | | | | | |
| Reserve per Square Foot per year (Uninflated) | | | | | | | | | $0.62 | | | | | | | | | | |
| Reserve per Square Foot per year (Inflated) | | | | | | | | | $0.62 | | | | | | | | | | |

## 2.0 PURPOSE AND SCOPE

### 2.1 SCOPE OF SERVICES

This Property Condition Assessment (PCA) was conducted in general accordance with ASTM E 2018-15, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". ECS understands that the Property is being sold and you are the buyer.

The primary purpose of a PCA is to note construction deficiencies and to identify components which appear to exhibit less than expected service life or which have been poorly maintained. The assessment is not intended to develop detailed remedial plans for identified problems. The services are qualitative in nature and do not include engineering calculations or design. Photographic documentation of our observations is attached.

The following building systems were observed in accordance with ASTM E 2018-15:

- Site Conditions
- Structural Frame and Building Envelope
- Plumbing, Mechanical, and Electrical Systems
- Vertical Transportation Systems
- Life Safety and Fire Protection
- Interior Elements
- ADA Considerations

**Out of Scope Items**

Environmental issues and concerns are considered to be outside of the ASTM scope of services for this assessment. Although properties may have possible environmental contamination, including, but not limited to radon, mold, lead-based paint, asbestos, lead piping, PCB's or volatile chemicals, these issues and concerns should be addressed by an Environmental Assessment, as defined by ASTM Guidelines. ECS recommends that properties be studied by a qualified environmental assessor who can appropriately access, identify, and quantify issues related to environmental safety concerns.

ECS is providing a Property Condition Assessment consistent with commercial and customary practices and the ASTM E-2018, current at the time the services are provided. The parties expressly acknowledge and agree that ECS is not providing a Reserve Study, which is subject to the National Reserve Study Standards and requires much more financial detail than a typical Property Condition Assessment.

The Property was constructed in 1892 with expansions in 1897, 1902, 1905, 1944, 1947, 1953, 1963, and 2003. Buildings that are 20 years old and older may have systems or components that are original but in good working order, and/or additional systems and components that have been installed that do not communicate with the older systems (i.e. fire alarm or energy management systems). Upgrading systems for energy efficiency or to interact with newer systems are normally out of the scope of a PCA unless specifically requested/authorized by the Client at the time of the proposal. In cases where the older systems are not working properly or have reached their expected useful life, recommendation for replacement of these systems and components will be provided in the report.

Please be advised that the scope of the field survey work includes only visual observations of readily visible physical components of the property and a check of a representative sampling of accessible common areas. Therefore, these assessments do not identify discrepancies within concealed spaces. No materials testing (e.g. destructive testing, roof cuts, coring of pavement, etc.) or field testing (e.g. water testing, etc.) was performed.

## 2.2 ASSESSMENT PROCEDURES

The PCA included site reconnaissance, limited interviews with property management, and inquiries or attempted inquiries with the local building and fire departments. Operational testing of building systems or components was not conducted. During the PCA, ECS conducted observations of the following facility features: site development systems; building structure systems; building exterior systems; building interior systems; roof systems; mechanical systems; electrical systems; plumbing systems; and life and fire safety systems.

This report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the User.

## 2.3 DEFINITIONS

### 2.3.1 ECS Definitions

**Good**, adj - the property or component is functional and should continue to provide its intended service with continued routine maintenance through the duration of the term.

**Fair**, adj - the property or component is functional but will likely require maintenance, repair or replaced during the duration of the term.

**Poor**, adj - the property or component is not functional. Immediate or near term repairs are required to bring the component back into service or replacement is expected during the duration of the term.

### 2.3.2 Partial List of ASTM Definitions

**de minimis condition** - a physical deficiency that is not material to the conclusions of the report.

**deferred maintenance**, n - physical deficiencies that could have been remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

**easily visible**, adj - describes items, components, and systems that are conspicuous, patent, and which may be observed visually during the walk-though survey without: intrusion, relocation or removal of materials, exploratory probing, use of special protective clothing, or use of any equipment (hand tools, meters of any kind, telescope instruments, stools, ladders, lighting devices, etc.).

**effective age**, n - the estimated age of a building component that considers actual age as affected by maintenance history, location, weather conditions, and other factors. Effective age may be more or less than actual age.

**expected useful life (EUL)**, n - the average amount of time in years that an item, component or system is estimated to function without material repair when installed new and assuming routine maintenance is practiced.

**immediate cost**, n - opinions of costs that require immediate action as a result of any of the following: (1) material existing or potentially unsafe conditions, (2) material building or fire code violations, (3) physical deficiencies that if left uncorrected would be expected to result in or contribute to critical element or system failure within one year or will result most probably in significant escalation of its remedial cost.

**observation**, n - the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

**observe**, v - to conduct an observation pursuant to this guide within the context of easily visible and readily accessible.

**obvious**, adj - plain, evident, and readily accessible; a condition easily visible or fact not likely to be ignored or overlooked by a field observer when conducting a walk-through survey or that which is practically reviewable and would be understood easily by a person conducting the PCA.

**opinions of costs**, n - opinion of costs that may be encountered in correction of physical deficiencies.

**physical deficiency**, n - a conspicuous defect or deferred maintenance of a subject property's material systems, components, or equipment as observed during the completion of the PCA. - This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

**point of contact** (POC), n - owner, owner's agent, or user-identified person or persons knowledgeable about the physical characteristics, maintenance, and repair of the subject property.

**practically reviewable**, adj - describes information that is provided by the source in a manner and form that, upon review, yields information relevant to the subject property without the need for significant analysis, measurements, or calculations. Records or information that feasibly cannot be retrieved by reference to the location of the subject property are not generally considered practically reviewable.

**primary commercial real estate improvements**, n - the site and building improvements that are of fundamental importance with respect to the commercial real estate. This definition specifically excludes ancillary structures, that may have been constructed to provide support uses such as maintenance sheds, security booths, utility garages, pool filter and equipment buildings, etc.

**property**, n - the site improvements, which are inclusive of both site work and buildings.

**readily accessible**, adj - describes areas of the subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal or relocation of materials or personal property, such as furniture, floor, wall, or ceiling coverings; and that are safely accessible in the opinion of the field observer.

**readily available**, adj - describes information or records that are easily and promptly provided to the consultant upon making a request in compliance with an appropriate inquiry and without the need for the consultant to research archive files.

**reasonably ascertainable**, adj - describes information that is publicly available, as well as readily available, provided to the consultant's offices from either its source or an information research/ retrieval service within reasonable time, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.

**remaining useful life (RUL)**, n - a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventive maintenance exercised, climatic conditions, extent of use, etc.

**representative observations**, n - observations of a reasonable number of samples of repetitive systems, components, areas, etc., which are conducted by the field observer during the walk-through survey. The concept of representative observations extends to all conditions, areas, equipment, components, systems, buildings, etc., to the extent that they are similar and representative of one another.

**routine maintenance**, n - a repair that does not require specialized equipment, professional services, or contractors, but rather can be corrected within budget and skill set of typical property maintenance staff.

**short term cost**, n - opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance.

**technically exhaustive**, adj - describes the use of measurements, instruments, testing, calculations, exploratory probing or discovery, or other means to discover, or a combination thereof, or troubleshoot physical deficiencies or develop architectural or engineering findings, conclusions, and recommendations, or combination thereof.

## 3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

### 3.1 PROPERTY DESCRIPTION

The Property consists of two parcels with 26.08 acres, identified by Gaston County as 3597637890 and 3597646097.

#### 3.1.1 Property Location

The Property is located at 108 Rush Street in Mount Holly, North Carolina.

| Surrounding Properties | |
|---|---|
| North | residential properties |
| East | residential properties |
| South | Woodlawn Avenue and residential properties |
| West | commercial and residential properties |

A Site Location Map and Aerial Photograph are included in Appendix I.

#### 3.1.2 Current Property Improvements

The Property is improved with a two-story industrial building totaling approximately 69,719 square feet. Parking is provided with asphalt and concrete pavements.

#### 3.1.3 Construction History

ECS understands the building was originally constructed approximately 131 years ago in 1892 with expansions in 1897, 1902, 1905, 1944, 1947, 1953, 1963, and 2003.

### 3.2 SITE CONDITIONS

#### 3.2.1 Topography

| Item | Description | Condition |
|---|---|---|
| Grading | Grading appears to slope away from the building | Good |
| Erosion | Erosion was not observed. | Good |

#### Comments

The Property is located on a promontory in the bend of a stream. The ground is generally level and slopes away from the building to the west, north and east. The adjoining properties are located down gradient from the Property.

### 3.2.2 Storm Water Drainage

| STORM WATER DRAINAGE | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Storm Water Collection System | Property storm water is directed from roofs to the paved and landscaped areas. Storm water is then diverted to the municipal underground storm water system or into the nearby stream. | Good |
| Storm Water Pond | | N/A |
| Storm Water Filtration Structure | | N/A |
| Pavement Drainage | drop inlets and sheet flow off-site | Good |
| Landscape Drainage | natural percolation | Good |
| Sump Pumps | | N/A |

**Comments**

Property storm water is directed from roofs to the paved and landscaped areas. Storm water is then diverted to the municipal underground storm water system or into the nearby stream.

Pavement drainage is provided by drop inlets and by sheet flow off-site. Landscape drainage is provided by natural percolation. No problems were reported or observed with either the pavement or landscape drainage.

### 3.2.3 Access and Egress

| SITE ACCESS AND EGRESS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Site Access and Egress | Vehicles access the site from a driveway from Rush Street. | Good |
| Walkable Neighborhood | | N/A |
| Site to Municipal Walkways | | N/A |

| SITE ACCESS AND EGRESS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Secured Access | Vehicle access is secured by a keypad-activated gate. | Good |
| Easements | | N/A |

**Comments**

Vehicular access to the Property is located on the south side of the site. The entrance apron are constructed of asphalt and was observed to be in generally good condition. Fire truck access is available on the southwest, south, and east sides of the building.

### 3.2.4 Paving, Curbing, and Parking

| PARKING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Striping | | Poor |
| Quantity of Parking Spaces | Approximately 25 parking spaces are provided. | Good |
| Quantity of Loading Spaces | | Good |
| Arrangement of Spaces | Parking spaces are perpendicular to the drive lanes. | Good |
| Site Circulation | | Good |
| Site Lighting | pole and building-mounted light fixtures | Good |

| SURFACE PAVEMENT | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Pavement Surface | asphalt and concrete pavements | Fair/poor |
| Drainage | | Good |
| Repair History | | Poor |
| Curbs and Gutters | | N/A |
| Dumpster Pad | | N/A |

| SURFACE PAVEMENT | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Fire Lane Painting | | N/A |

**Comments**

Parking is provided for approximately 25 passenger vehicles. The parking spaces are aligned perpendicular to two-way drive lanes. The striping was observed to be in generally poor condition.

Asphalt-paved drive lanes are located on the southwest, south, east, and north sides of the site. The asphalt pavement was observed to be in generally fair/poor condition. We observed areas of block and alligator cracks in the drive lanes and parking spaces. The expected useful life of asphalt pavement is 20 years. We recommend repairing these areas of asphalt pavement and providing an allowance to overlay the remainder of the asphalt pavement.

Concrete pavement is located on the southwest, south, and north sides of the site. The pavement was observed to be in generally good/fair condition: areas of cracked and spalled concrete pavement were observed. ECS recommends an allowance for replacement of these areas of concrete pavement.

Lighting is provided by pole- and building-mounted fixtures. The light fixtures were observed to be in generally good condition.

**Photographs**

Deteriorated asphalt paving at east side

Deteriorated asphalt paving at east side

Deteriorated asphalt & concrete paving at north end

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| ROOT REPAIR & REPLACE EXISTING ASPHALT | - | - | - | 1 | $125,025 |
| MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT | - | - | - | 1 | $58,300 |
| REMOVE AND REPLACE UNREINFORCED SLAB | - | - | - | 1 | $11,250 |
| Total | | | | | $194,575 |

### 3.2.5 Flatwork

| SIDEWALKS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Walkways | concrete sidewalks | Good |
| Plaza | | N/A |
| Patios | | N/A |
| Steps | Cast-in-place concrete landscape stairs are provided at changes of grade on site. Rails are painted tubular metal. | Good |
| Landings | | Good |
| Hand Rails | | Good |

**Comments**

The southwest side of the building has concrete sidewalks. Regularly spaced control joints were observed. The concrete sidewalks were observed to be generally in good condition.

Exterior steps are located adjacent to the walkway noted above. The steps were observed to be in generally good condition. The handrail adjacent to the steps was observed to be in generally good condition.

### 3.2.6 Landscaping and Appurtenances

| LANDSCAPING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Trees | mature; one tree at east side inside masonry pier | Good/fair |
| Planting Beds | Ivy observed on walls at west side | Poor |
| Lawn Areas | | Good |
| Irrigation System | | N/A |
| Monument Sign | | N/A |
| Site Signage | Property signage is located on the front of the building structure. | Good |
| Landscape Lighting | | N/A |
| Retaining Walls | | N/A |
| Walls | | N/A |
| Fences and Gates | Site fencing is constructed of chain link mesh. | Good |
| Dumpster Enclosure | | N/A |
| Fountains | | N/A |
| Flag Poles | aluminum pole at main entrance | Good |

**Comments**

The landscaping consists generally of mature trees and grassed areas around the site. The landscaping was observed to be in generally good condition. However, ivy was observed growing on the walls at the west side of the building., and a tree was observed to be growing inside a masonry pier on the east side of the building. ECS recommends the ivy and tree be removed as part of routine maintenance. (The masonry repairs to the pier are discussed in section 3.3.3.)

A flag pole is located near the main entrance to the building. The flag pole was observed to be in generally good condition.

**Photographs**

West elevation (note ivy on walls)

West elevation (note ivy on walls)

Damaged masonry pier at east side (note tree in pier)

### 3.2.7 Special Utility Systems

**Comments**

No special utility systems were observed or reported.

## 3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

### 3.3.1 Foundation

| SUBSTRUCTURE | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Grade at the Foundation | The grade at the foundations slopes away from the building. | Good |
| Foundation Structure | unknown | Good/fair |
| Basements | | N/A |
| Concrete Floor Slabs | At north wing of building | Good |
| Crawl Spaces | Crawl spaces appear dry | Good |
| Crawl Space Insulation | Insulation was not observed at the crawl spaces | |
| Moisture or Water Infiltration Observed? | Moisture or water infiltration of the substructure was not observed. | Good |

**Comments**

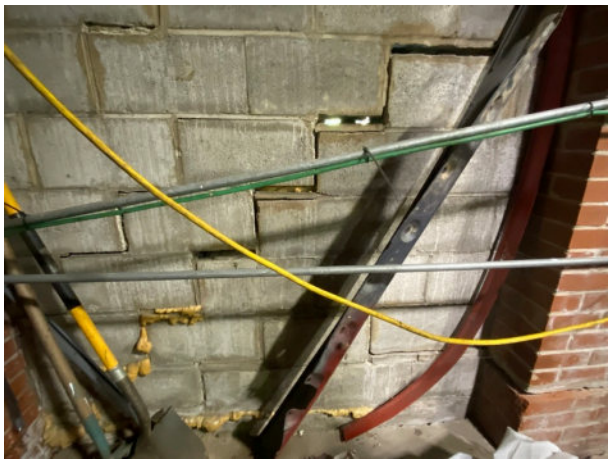
The foundation type was unknown. The foundation system appeared to provide adequate structural support to the building, with the exception of an area on the west side of the north wing, where a grade beam appears to be sagging and has apparently caused severe cracking in the masonry walls. ECS recommends further assessment and repairs as required.

## Photographs

Sagging grade beam & cracked masonry at west side

Cracked masonry at west side (interior view)

Cracked masonry at west side (interior view)



Cracked masonry at west side (interior view)

## Recommendations

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| FURTHER ASSESSMENT | - | - | - | Immediate | $10,000 |
| Total | | | | | $10,000 |

### 3.3.2 Building Frame

| SUPERSTRUCTURE | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Wall Framing System | masonry bearing walls and structural steel | Good |
| Upper Floor Framing System | heavy timber and structural steel with wood planking | Good |
| Roof Framing System | structural steel w/wood plank decking | Good/fair |
| Other Concerns Noted? | | N/A |
| Interior Stair Framing | Interior stairs are steel framed, with concrete pan treads. | Good |
| Mechanical Equipment Framing | structural steel dunnage at rooftop equipment | Good |

**Comments**

The structure of the building was observed from unfinished space in the plant areas, mechanical rooms, utility rooms, etc. The structure of the general building consists of masonry bearing walls and structural steel. The floor framing for the southern two-thirds of the building consists of heavy timber and structural steel with wood planking; the northern wing has a concrete floor slab supported by concrete beams. The roof framing consists of structural steel with wood plank decking. The structural frame of the building was generally in good/fair condition.

Some areas of deteriorated wood roof decking were observed. Subsequent roof replacement work has covered these areas with plywood sheathing, but without replacement of the wood planks the plywood may be inadequately supported in some locations. ECS recommends the deteriorated planks be replaced.

An area of spalled concrete and exposed reinforcing steel was observed on a beam supporting the north wing floor. ECS recommends the concrete beam be repaired.

**Photographs**

Deteriorated wood roof decking

Poorly-supported plywood at gap in roof deck

Damaged concrete beam in crawlspace

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPLACE DETERIORATED ROOF DECKING | - | - | - | Immediate | $5,000 |
| REPAIR CONCRETE BEAM | - | - | - | Immediate | $3,000 |
| Total | | | | | $8,000 |

### 3.3.3 Building Exteriors

| EXTERIOR FINISHES | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Main Exterior Finish | painted masonry (brick veneer and CMU) | Good/fair |
| Secondary Exterior Finish | painted wood siding (gables at roof) | Fair |
| Third Exterior Finish | vinyl siding at west side | Good |
| Accent/Trim | painted wood trim | Good/fair |
| Covered Soffits | | N/A |
| Paint | | Fair/poor |
| Sealants | | Poor |
| Evidence of Vandalism or Graffiti | Evidence of vandalism and graffiti was not observed. | N/A |

| EXTERIOR BUILDING ELEMENTS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Exterior Building Stairs or Steps | concrete; metal | Good/fair |
| Balconies | | N/A |
| Decks | | N/A |
| Awnings | metal canopies at west side entrances | Good |

**Comments**

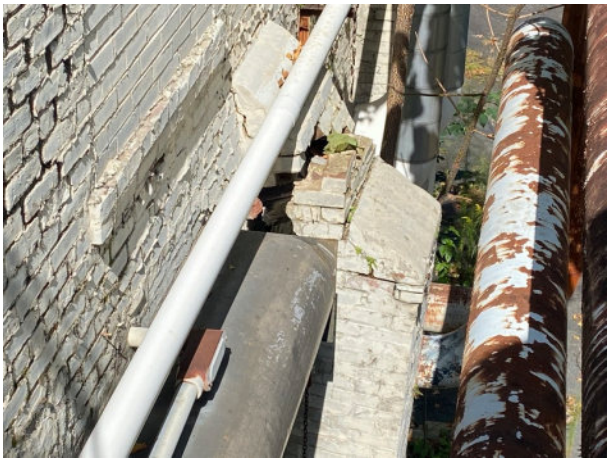
The primary exterior of the building consists of brick veneer;  concrete masonry units are located at the north and west sides of the building. Wood siding was observed at the penthouse gables, and a small area of vinyl siding was present on the west side of the building. The building exteriors were generally in fair condition. Please note that no destructive testing was performed to confirm the type of building materials utilized. Some materials can only be confirmed through destructive testing such as EIFS and stucco.

The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Damage and deterioration of mortar joints and masonry was observed in several locations, most notably at a pier on the east side of the building, and at a loading area door on the west side. ECS recommends an allowance for re-pointing of the deteriorated mortar joints and repairs to the damaged masonry.

The masonry, wood trim, and exterior metalwork are painted. The paint was peeling. Rust was observed on the exterior steel items. Painting of exterior components is typically recommended every 5 to 7 years. ECS recommends an allowance for the building to be cleaned and painted.

Exterior sealants are located around the window and door frames, horizontal joints, and vertical joints in the brick veneer. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in poor condition. The sealants were observed to be hard and separated from the substrate. We recommend that the exterior sealants be replaced.

**Photographs**



Damaged masonry pier at east side

Damaged masonry pier at east side (note tree in pier)

Failed paint on masonry

Cracked masonry at west side

Damaged masonry at door head

Corrosion at loading dock canopy framing

Failed paint on penthouse

Damaged wood fascia at east side

Damaged wood fascia at east side

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| ALLOWANCE FOR MASONRY REPAIRS & REPOINTING | - | - | - | Immediate | $50,000 |
| ALLOWANCE TO REPLACE EXTERIOR SEALANTS | 15 | 15 | 0 | 1 | $10,000 |
| PAINT EXTERIOR WALLS AND COMPONENTS | 10 | 10 | 0 | 1 | $60,000 |
| REPAIRS TO WOOD TRIM & SIDING | - | - | - | Immediate | $5,000 |

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| Total | | | | | $125,000 |

### 3.3.4 Exterior Doors

| DOORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Main Entrance Doors | glass storefront | Good |
| Personnel Doors | hollow metal | Good |
| Door Hardware | | Good |
| Overhead Doors | Roll-up overhead doors were observed at the loading area. | Good/fair |
| Door Leaks | none reported or observed | Good |
| Weatherstripping and Doorsweeps | observed in one location | Good |

**Comments**

The main entrance is glass storefront. The main entrance door was generally in good condition.

Steel personnel doors are located at various locations. The personnel doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Overhead doors are located throughout the building. The operation of the overhead doors was observed to be working well. The overhead doors were generally in good/fair condition. One of the overhead doors was observed to be damaged. ECS recommends the damaged overhead door be replaced.

**Photographs**

Damaged overhead door

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPLACE OVERHEAD DOOR | - | - | - | 1 | $3,000 |
| Total | | | | | $3,000 |

**3.3.5 Exterior Windows**

| WINDOWS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Window Frame | Windows are steel framed. | Good |
| Glass Pane | Windows are single-glazed. | Good/fair |
| Operation | | Fair |
| Screen | | N/A |
| Exterior Header | | Good |
| Exterior Sill | | Good |
| Gaskets or Glazing | | Good |

**Comments**

Fenestration for the building consists of single-glazed steel-sash operable window units. The windows appeared to be in generally good/fair condition. Some minor corrosion was noted on the window framing, and some broken glass was observed. We recommend the framing be cleaned and repainted and the broken glass replaced. this can be doen as part of general maintenance.

**Photographs**

Typical steel window (exterior view)

### 3.3.6 Roofing Systems

| ROOFING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Main Roofing System | single-ply sheet membrane (TPO) | Good |
| Secondary Roofing System | asphalt shingles | Fair/poor |
| Third Roofing System | modified bitumen | Fair/poor |
| Parapet Walls | flashed with single-ply membrane | Good |
| Cap Flashing/ Coping | Parapets have clay tile cap flashing. | Good |
| Substrate/Deck | wood planks in most areas | Good/fair |

| ROOFING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Slope/Pitch | some portions are low-slope, others flat; | Good |
| Drainage | gutters & downspouts or internal drains | Good |
| Plumbing Vents | | Good |
| Exhaust Vents | | Good |
| Equipment Curbs | | N/A |
| Pitch Pockets | at rooftop framing penetrations | Good |
| Gravel Stops | | N/A |
| Skylights | | N/A |
| Flashing | | N/A |
| Expansion Joints | | N/A |
| Roof Access | Access to the roof was provided by ladder. | Good |
| Roof Age | TPO roofing installed in 2022; mod-bit roofing unknown | Good/fair |
| Warranty | Reported 25-year warranty on TPO membrane | Good |
| Past Repairs | | Good/fair |
| Green Roof Technologies | The roofs are very light in color, and are expected to have high reflectance. | Good |
| Maintenance Program | | Unknown |

**Comments**

The main roofing system consists of a single-ply sheet membrane TPO roofing system over the majority of the building, with a modified bitumen roofing system over the west wing area and an asphalt shingle roofing system over a portion of the east wing. A small area of metal roofing was noted at the east and south sides of the building.

The single-ply roofing system was installed in 2022 and is currently under a roofing system warranty that expires in 2047. The single-ply membrane flashing is utilized on the parapet and adjacent walls. The expected useful life of a single-ply roofing system is approximately 20 years with proper maintenance. The single-ply roofing system appeared to be generally in good condition, with the exception of an area of ponding near the abandoned elevator penthouse, and a deteriorated patch observed at a transition. ECS recommends these two areas be repaired.

The west wing of the building appears to have a modified-bitumen roofing system, portions of which have been coated with a fluid-applied sealer. This roof appeared to be in generally fair/poor condition. ECS recommends the modified bitumen roofing be replaced with a single-ply TPO system.

Asphalt shingles are present at a portion of the east wing of the building. The expected useful life of an asphalt shingle roofing system is approximately 20 years with proper maintenance The asphalt shingles appeared to be in generally fair/poor condition. We recommend the asphalt shingles be replaced.

Small areas of corrugated metal roofing were observed at the east and south sides of the building. The metal roofing appeared to be in generally fair/poor condition, with moderate-to-severe corrosion observed. ECS recommends the metal roofing be replaced.

Some of the parapet walls were capped with clay tile coping. The parapet walls were observed to be in generally good condition.

Drainage for the roofing system is provided primarily by gutters and downspouts. The downspouts were observed to be damaged at at the west side, where a drain line was seen to be detached from its downspout. Also, a section of gutter was observed to be detached at the shingled roof area. The gutters and downspouts appeared to be in good/fair condition. We recommend that the downspouts be repaired.

Drainage for the modified-bitumen roofing system at the west wing is provided by internal drains. The drains appeared to be generally in good condition.

**Photographs**

Ponding near elevator penthouse

Modified bitumen roof at west wing

Parapet at west wing

Deteriorated patch at main roof

Damaged gutter at east side

Detached drain line at downspout (west side)

Corroded metal roofing at loading area

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REMOVE EXISTING ROOF & INSTALL SINGLE-PLY ROOFING AT WEST WING | 20 | 20 | 0 | 1 | $74,000 |
| REPLACE ASPHALT SHINGLED ROOFING SYSTEM | 20 | 20 | 0 | 1 | $5,250 |
| ALLOWANCE FOR MISCELLANEOUS ROOF REPAIRS | - | - | - | 1 | $5,000 |
| REPLACE METAL ROOFING | - | - | - | 1 | $3,000 |
| Total | | | | | $87,250 |

## 3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

### 3.4.1 Plumbing Systems

#### 3.4.1.1 Water Supply and Waste Piping

| PLUMBING - WATER SUPPLY SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Domestic Water Piping | Domestic pipe was observed at the water heater to be copper. | Good |
| Pipe Insulation | Pipe insulation was not observed. | N/A |

| PLUMBING - WATER SUPPLY SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Low-Flow Devices | | N/A |
| Water Flow and Pressure | | Good |
| Booster Pumps | | N/A |

| PLUMBING - WASTE SUPPLY SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Waste and Vent Pipe | Waste and vent pipe was observed to be cast iron and PVC | Good |
| Lift Stations | | N/A |
| On-site Waste Treatment | | N/A |

| NATURAL GAS SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Natural Gas Pipe | Natural gas pipe was observed to be painted black steel pipe. | Good |
| Meter | on west side of building | Good |
| Supports | | N/A |

**Comments**

Water Lines
The main water supply lines inside the building are copper. No problems were reported or observed with the water supply pipes.

Waste Lines
The waste lines in the building are PVC and cast iron. No problems were reported or observed with the waste lines.

Natural Gas
Natural gas is provided to the building. The meter is located on the west side of the building. The gas lines in the building were painted black steel.

### 3.4.1.2 Domestic Hot Water Production

| HOT WATER PRODUCTION | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Domestic Water Heaters | Water heater is an electric, 40-gallon unit | Poor |
| Domestic Water Boilers | | N/A |
| Water Storage | | N/A |
| Circulation Pumps | | N/A |

**Comments**

Domestic hot water to the building is provided by electric water heater located _____. The electric water heater was manufactured by Rheem in 1995. The expected useful life of an electric water heater is approximately 15 years with proper maintenance. ECS recommends the electric water heater be replaced as part of general maintenance.

**Photographs**

Water heater

### 3.4.2 HVAC Systems

### 3.4.2.1 Mechanical Equipment

| EQUIPMENT | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Boilers | | N/A |
| Central Plant Pumps | | N/A |
| Chillers | | N/A |
| Cooling Towers | | N/A |
| Heat Exchangers | | N/A |
| Interior Package Air Conditioner | | N/A |
| Central Plant Air Handlers | | N/A |
| Split Systems | | N/A |
| Ceiling Fans | | N/A |
| Exhaust Fans | | Fair |
| Package Units | | Good |
| Package Terminal Air Conditioning (PTAC) Units | | N/A |
| Space Heaters (wall or ceiling mounted) | | Good |
| Air Conditioners (Window) | | Good/fair |
| Energy Star Labels | | N/A |
| Maintenance Program | | Unknown |

**Comments**

The building is served by package units, window AC units, and space heaters.

The package units are located on the east and west sides of the building. The package units were manufactured by International Comfort Products, with manufacture dates ranging from 2015-2018. The package units were observed to be in generally good condition. The expected useful life of a package unit is 20 to 25 years with proper maintenance.

The window air conditioners are located in plant area offices. The air conditioners were manufactured by Electrolux and Frigidaire. The expected useful life of an air conditioner is 15 years with proper maintenance. The air conditioners were observed to be in good/fair condition. We recommend that the older air conditioner be replaced as part of general maintenance.

The electric and natural gas space heaters are located in the plant areas. The space heaters were manufactured by Sunstar Heating Products and Marley. The expected useful life of a space heater is 25 years with proper maintenance. The space heaters were observed to be in good condition.

The following is a limited list of major HVAC equipment readily accessible and observable during ECS's visit.

**Photographs**

Typical window air conditioner

### 3.4.2.2 Mechanical Distribution System

| HVAC DISTRIBUTION | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Radiant Floor Heating | | N/A |
| Plumbing Pipe System | | N/A |
| Ducts | | Good |
| Return Air | ducted | Good |

**Comments**

The distribution system includes ducted supply and return. No problems were reported or observed with the ductwork.

### 3.4.2.3 Mechanical Control Systems

| HVAC CONTROL SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Controls | HVAC units are controlled by thermostats. | Good/fair |
| Compressor (Pneumatic System) | | N/A |
| Variable Frequency Drives | | N/A |

**Comments**

The thermostats are analog. The thermostats were observed to be in generally good/fair condition. ECS recommends the thermostats be replaced with digital units as part of general maintenance.

**Photographs**

Typical thermostat

### 3.4.3 Electrical Systems

### 3.4.3.1 Electrical Service and Metering

| SERVICE AND METERING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Service Entrance | 600 volt/480Y/277 volt, 3-phase, 4-wire | Good |
| Meter | located inside the substation | Good |
| Emergency Power | | N/A |
| Transfer Switch | | N/A |
| Date of Last IR Survey | | Unknown |
| Arc-Flash Hazard Warning posted on service entrance? | | Good |
| Minimum clearance provided around equipment (3 feet or more)? | | Good |

**Comments**

Electricity is provided to the building by Duke Energy through a substation located at the southeast corner of the building. The main electrical entrance is located on the east side, and provides 600 volt/ 480Y/277 volt, 3-phase, 4-wire service.

### 3.4.3.2 Electrical Distribution

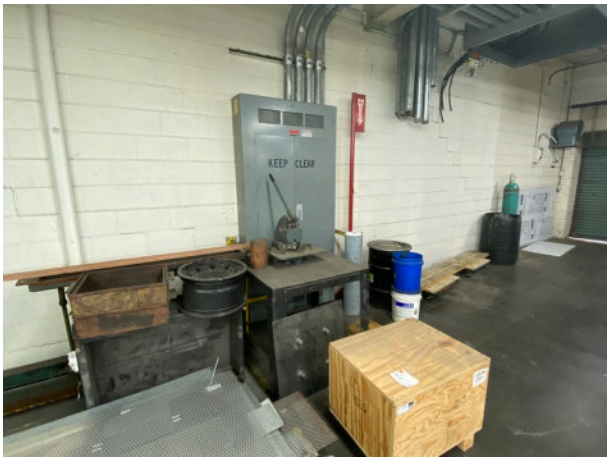
| ELECTRICAL DISTRIBUTION SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Electrical Sub-panels | | Good |

| ELECTRICAL DISTRIBUTION SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Arc-Flash Hazard Warning on distribution panels? | | Good |
| Branch Wiring | copper | Good |
| Bus Ducts | Yes | Good |
| Building Transformers | | Good |
| Sub-Meters | | N/A |
| Minimum clearance provided around equipment (3 feet or more)? | one panel observed to be obstructed | Good/fair |
| GFCI Devices | GFCI outlets were observed. | Good |
| COPALUM Connectors | | N/A |

**Comments**

Power is distributed by copper wire from circuit breaker panels located throughout the tenant spaces. The circuit breaker panels were observed to be in generally good condition. One panel was observed to be obstructed by tenant items. ECS understands that the current owner is vacating the premises and will be removing the offending materials from in front of the panel.

**Photographs**




Blocked electrical panel

## 3.5 VERTICAL TRANSPORTATION SYSTEMS

### 3.5.1 Elevators

| ELEVATORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Quantity of Passenger Elevators | none | N/A |
| Quantity of Service Elevators | none | N/A |
| Number of Freight Elevators | one in service; one abandoned | Good |
| Capacity of Freight Elevators | 4,000 lbs. | Good |
| Manufacturer and Type | Park Manufacturing Co. hydraulic | Good |
| Maintenance Contractor | Otis Elevator Co. | Good |

| ELEVATORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Date of Last Maintenance Inspection | December 2021 | Poor |
| Cab Finishes | painted metal walls & ceiling; diamond plate floor | Good |
| Elevator Certificates/ Permits | The elevator permit was posted in the elevator. | Good |
| Door Sensors | | Good |
| Speed | | Good |
| Floor Leveling | | Good |
| Control System | Controls do not appear to have been modernized, and are lacking in braille signage. | Fair |
| Fire Recall System | | Unknown |
| Lighting | | Good |
| Emergency Communication | Emergency communication is present, but has not been modernized, and requires twisting or gripping to operate. Testing of emergency communication is beyond the scope of work. | Poor |
| Equipment Room | | Good |
| Modernization | not yet modernized | Fair |

**Comments**

The building is served by one freight elevator. (A traction freight elevator is present in the building, but has been abandoned and is no longer operational.) The elevators were manufactured by Park Manufacturing Company. Otis Elevator Company currently has the maintenance contract for the elevators. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. The elevator was installed in 1994 and has yet to be modernized. ECS recommends modernization of the freight elevator.

**Photographs**

Freight elevator cab

Freight elevator controls

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| ALLOWANCE TO MODERNIZE FREIGHT ELEVATOR | - | - | - | 1 | $75,000 |
| Total | | | | | $75,000 |

### 3.5.2 Other Vertical Transportation Systems

| OTHER VERTICAL TRANSPORTATION SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Escalators | a conveyor belt from the lower to the upper floor is present at the south end of the plant area | Good |
| Dumb-waiters | | N/A |
| Man Lifts | | N/A |
| Wheelchair Lifts | | N/A |
| Loading Dock Lifts | | N/A |

**Comments**

The building is equipped with an electrically-powered conveyor belt between the two levels, located at the south end of the plant area. Th ne conveyor belt appeared to be in generally good condition.

## 3.6 LIFE SAFETY AND FIRE PROTECTION

### 3.6.1 Sprinklers and Suppression Systems

| SPRINKLER AND SUPPRESSION SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Sprinkler System (wet) | | Good |
| Sprinkler System (dry) | in crawl spaces and at north end | Good |
| Sprinkler System (chemical) | | N/A |
| Date of Last Inspection (sprinkler system) | December 2022 | Good |
| Sprinkler Pipe Material | black steel | Good |
| Sprinkler Heads | | Unknown |
| Fire Pump | | N/A |
| Hose Cabinets | | N/A |
| Fire Hydrants | in various locations around site | Good |
| Fire Extinguishers | dry chemical ABC and CO2 | Good |
| Date of Last Inspection (Fire Extinguishers) | December 2022 | Good |

**Comments**

The fire suppression system was observed but not tested. These devices are required to be inspected annually.

The fire suppression system consists of wet and dry sprinkler systems. The sprinklers are connected to the fire alarm and security system. The sprinkler risers are located throughout the building. Dry valves serve the crawl spaces & north storage area, while wet valves serve the building areas. The sprinkler system was inspected by Gaston Sprinkler, Inc. in December 2022.

It is not known if recalled sprinkler heads are present in the sprinkler systems. ECS recommends an allowance for further assessment.

Fire extinguishers were observed in various locations. The fire extinguishers were observed to have inspection tags issued by Unifour Fire & Safety in December 2022. Replacement of the fire extinguishers is considered routine maintenance.

Fire hydrants are located around the site. The fire hydrants were observed to be in good condition.

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| ALOWNACE FOR FURTHER ASSESSMENT OF SPRINKLER HEADS | - | - | - | Immediate | $2,500 |
| Total | | | | | $2,500 |

### 3.6.2 Alarm Systems

| ALARM SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Central Fire Alarm Control Panel | | N/A |
| Annunciator Panel | | N/A |
| Public Address System | | N/A |
| Automatic Notification | | N/A |
| Bells | flow alarms at sprinkler risers | Good |
| Strobes | | N/A |
| Pull Stations | | N/A |

| ALARM SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Smoke Detectors | Smoke detectors were observed. | Good |
| Carbon Monoxide Detectors | | N/A |
| Exit Signs | | Good |
| Exit Lights | | Good |

**Comments**

The building is not served by a central fire alarm system.

Emergency exit signs and lighting, smoke detectors, and alarm bells are located throughout the building.

### 3.6.3 Security and Other Systems

| SECURITY AND OTHER SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Security Cameras | security cameras are provided | Good |
| Alarm System | The building is provided with security alarm system manufactured by Honeywell | Good |
| Access Control | | N/A |
| Security Fencing | Security fencing is located around the site | Good |
| Lightning Protection | | N/A |
| Roof Anchors | | N/A |
| Fire Escape Stairs | at east side of building | Good |

**Comments**

The building is monitored by a computerized security system with cameras. Security cameras were observed around the plant area. The security system appeared to be generally in good condition.

## 3.7 INTERIOR BUILDING COMPONENTS

### 3.7.1 Interior Finishes

| RECEPTION AREA | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | unfinished concrete | Good |
| Wall Finishes | painted gypsum board | Fair |
| Ceiling Finishes | suspended acoustical tile | Poor |
| Lighting | fluorescent fixtures | Good |
| Occupancy Sensors | | N/A |

| OFFICES & MEETING ROOMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | vinyl tile | Good |
| Wall Finishes | painted gypsum board | Good |
| Ceiling Finishes | suspended acoustical tile | Good |
| Lighting | fluorescent fixtures | Good |
| Occupancy Sensors | | N/A |
| Doors | | Good |
| Door Hardware | | Good |

| RESTROOMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | ceramic tile | Good |
| Wall Finishes | ceramic tile | Good |
| Ceiling Finishes | suspended acoustical tile | Good |
| Fixtures | white porcelain | Good |
| Accessories | | Good |
| Ventilation | | Good |
| Lighting | fluorescent fixtures | Good |

| RESTROOMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Occupancy Sensors | | N/A |
| Doors | | Good |
| Door Hardware | | Good |

| BREAK ROOM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | vinyl tile | Good |
| Wall Finishes | painted gypsum board | Good |
| Ceiling Finishes | suspended acoustical tile | Good |
| Counters | plastic laminate | Good |
| Sink | stainless steel | Good |
| Cabinets | wood | Good |
| Stove/Range | | N/A |
| Exhaust Vent/ Hood | | N/A |
| Refrigerator | | Good |
| Dish Washer | | N/A |
| Microwave Oven | | N/A |
| Garbage Disposal | | N/A |
| Other | | N/A |
| Lighting | fluorescent fixtures | Good |
| Occupancy Sensors | | N/A |
| Doors | | Good |
| Door Hardware | | Good |

| PLANT AREAS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | unfinished concrete and wood | Good/fair |
| Wall Finishes | painted masonry | Good/fair |
| Ceiling Finishes | unfinished (exposed structure) | Good |
| Lighting | fluorescent fixtures | Good |
| Occupancy Sensors | | N/A |
| Doors | | Good |
| Door Hardware | | Good |

| UTILITY ROOMS & STORAGE AREAS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | unfinished concrete, wood, or ceramic tile | Good |
| Wall Finishes | painted masonry | Good/fair |
| Ceiling Finishes | unfinished | Good |
| Janitor Sink Area | | N/A |
| Lighting | fluorescent fixtures | Good |

| STAIRS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | vinyl tile | Good |
| Wall Finishes | painted masonry and painted gypsum board | Good/fair |
| Ceiling Finishes | unfinished | Good |
| Lighting | fluorescent fixtures | Good |
| Doors | | N/A |
| Door Hardware | | N/A |

**Comments**

The interior spaces include a reception area, offices & meeting rooms, restrooms, a break room, plant areas, utility rooms & storage areas, and a stairwell. ECS understands that the Buyer intends to renovate the building.

Reception Area
The finishes in the reception area include unfinished concrete floors, painted gypsum board walls, and suspended acoustical tile ceilings. The finishes in the reception area were observed to be in generally good/fair condition.

Offices & Meeting Rooms
The finishes in the offices & meeting rooms include vinyl tile floors, painted gypsum board walls, and suspended acoustical tile ceilings. The finishes in the offices & meeting rooms were observed to be in generally good/fair condition.

Restrooms
The finishes in the restrooms include ceramic tile floors, ceramic tile walls, and suspended acoustical tile ceilings. The restrooms were observed to be in generally good condition.

Break Room
The finishes in the break room include vinyl tile floor, painted gypsum board walls, and suspended acoustical tile ceiling. The finishes in the break room were observed to be in generally good condition.

Plant Areas
The finishes in the plant areas include wood and unfinished concrete floors, painted masonry walls, and unfinished ceilings. The finishes in the plant areas were observed to be in generally good/fair condition.

Utility Rooms & Storage Areas
The finishes in the utility rooms & storage areas include unfinished concrete, wood, or ceramic tile floors, painted masonry walls, and unfinished ceilings. The finishes in the utility rooms & storage areas were observed to be in generally good/fair condition.

Stairs
The finishes in the stairs include vinyl tile floors, painted masonry and painted gypsum board walls, and unfinished ceilings. The finishes in the stairs were observed to be in generally good/fair condition.

## 3.8 ACCESSIBILITY COMPLIANCE

### 3.8.1 Americans with Disabilities Act (ADA)

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section A) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **A. History** | | | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section A) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| 1. | Has an ADA Survey been completed for this property? | No | |
| 2. | Have any ADA improvements been made to the property since original construction? | No | |
| 3. | Has building ownership/management reported any ADA complaints or litigation? | Unknown | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section B) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **B. Parking** | | | |
| 1. | Does the required number of standard ADA-designated spaces appear to be provided? | No | 0 out of the 25 are accessible. |
| 2. | Does the required number of van-accessible designated spaces appear to be provided? | No | 0 out of the 0 accessible spaces are van accessible |
| 3. | Are accessible spaces part of the shortest accessible route to an accessible building entrance? | N/A | |
| 4. | Is a sign with the International Symbol of Accessibility at the head of each space? | N/A | |
| 5. | Does each accessible space have an adjacent access aisle? | N/A | |
| 6. | Do parking spaces and access aisles appear to be relatively level and without obstruction? | N/A | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section C) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **C. Exterior Accessible Route** | | | |
| 1. | Is an accessible route present from public transportation stops and municipal sidewalks in the property? | N/A | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section C) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| 2. | Are curb cut ramps present at transitions through curbs on an accessible route? | N/A | |
| 3. | Do curb cut ramps appear to have the proper slope for all components? | N/A | |
| 4. | Do ramps on an accessible route appear to have a compliant slope? | N/A | |
| 5. | Do ramps on an accessible route appear to have a compliant length and width? | N/A | |
| 6. | Do ramps on an accessible route appear to have a compliant end and intermediate landings? | N/A | |
| 7. | Do ramps on an accessible route appear to have compliant handrails? | N/A | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section D) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **D. Building Entrances** | | | |
| 1. | Do a sufficient number of accessible entrances appear to be provided? | Yes | |
| 2. | If the main entrance is not accessible, is an alternate accessible entrance provided? | N/A | |
| 3. | Is signage provided indicating the location of alternate accessible entrances? | N/A | |
| 4. | Do doors at accessible entrances appear to have compliant clear floor area on each side? | Yes | |
| 5. | Do doors at accessible entrances appear to have compliant hardware? | Yes | |
| 6. | Do doors at accessible entrances appear to have compliant opening width? | Yes | |
| 7. | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them? | N/A | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section D) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| 8. | Do thresholds at accessible entrances appear to have compliant height? | No | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section E) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **E. Interior Accessible Routes and Amenities** | | | |
| 1. | Does an accessible route appear to connect with all public areas inside the building? | No | |
| 2. | Do accessible routes appear free of obstructions and/or protruding objects? | No | |
| 3. | Do ramps on accessible routes appear to have compliant slope? | N/A | |
| 4. | Do ramps on accessible routes appear to have compliant length and width? | N/A | |
| 5. | Do ramps on accessible routes appear to have compliant end and intermediate landings? | N/A | |
| 6. | Do ramps on accessible routes appear to have compliant handrails? | N/A | |
| 7. | Are adjoining public areas and areas of egress identified with accessible signage? | No | |
| 8. | Do public transaction areas have an accessible, lowered counter section? | N/A | |
| 9. | Do public telephones appear mounted with an accessible height and location? | N/A | |
| 10. | Are publicly-accessible swimming pools equipped with an entrance lift? | N/A | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section F) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **F. Interior Doors** | | | |
| 1. | Do doors at interior accessible routes appear to have compliant clear floor area on each side? | No | |
| 2. | Do doors at interior accessible routes appear to have compliant hardware? | No | |
| 3. | Do doors at interior accessible routes appear to have compliant opening force? | Yes | |
| 4. | Do doors at interior accessible routes appear to have a compliant clear opening width? | No | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section G) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **G. Elevators** | | | |
| 1. | Are hallway call buttons configured with the "UP" button above the "DOWN" button? | No | 2-stop freight elevator |
| 2. | Is accessible floor identification signage present on the hoistway sidewalls? | No | |
| 3. | Do the elevators have audible and visual arrival indicators at the entrances? | No | |
| 4. | Do the elevator hoistway and car interior appear to have a minimum compliant floor area? | Yes | |
| 5. | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? | No | freight elevator |
| 6. | Do elevator car control buttons appear to be mounted at a compliant height? | No | |
| 7. | Are tactile and Braille characters mounted to the left of each elevator car control button? | No | |
| 8. | Are audible and visual floor position indicators provided in the elevator car? | No | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section G) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| 9. | Is the emergency call system at the base of the control panel and not require voice communication? | No | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section H) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **H. Toilet Rooms** | | | |
| 1. | Do publicly-accessible toilet rooms appear to have a minimum compliant floor area? | Yes | |
| 2. | Does the lavatory appear to be mounted at a compliant height and with compliant knee area? | Yes | |
| 3. | Does the lavatory faucet have compliant handles? | Yes | |
| 4. | Is the plumbing piping under lavatories configured to protect against contact? | Yes | |
| 5. | Are grab bars provided at compliant locations around the toilet? | No | |
| 6. | Do toilet stall doors appear to provide the minimum compliant clear width? | No | |
| 7. | Do toilet stalls appear to provide the minimum compliant clear floor area? | No | |
| 8. | Do urinals appear to be mounted at a compliant height and with compliant approach width? | No | |
| 9. | Do accessories and mirrors appear to be mounted at a compliant height? | No | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section I) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| **I. Hospitality Guestrooms** | | | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section I) | | | |
|---|---|---|---|
| | **Item** | **Yes/No** | **Comments** |
| 1. | Does property management report the minimum required accessible guestrooms? | N/A | |
| 2. | Does property management report the minimum required accessible guestrooms with roll-in showers? | N/A | |

**Comments**

The Americans with Disabilities Act (ADA) is a comprehensive civil rights legislation designed to prohibit discrimination on the basis of disability. The rules and regulations of the ADA require that new construction, renovations, and existing public accommodations provide accessibility for the disabled. Public Law 101-336- July 26, 1990, Section 302, Prohibition of Discrimination by Public Accommodations, states, "Discrimination includes a failure to remove architectural barriers and communication barriers that are structural in nature, in existing facilities…where such removal is readily achievable." The ADA requirements were revised in 2010. The 2010 requirements went into full effect on March 15, 2012.

Title III of the ADA includes barrier-free design standards and "prohibits discrimination on the basis of disability by private entities in places of public accommodations," and requires that "all places of public accommodation and commercial facilities be designed, constructed, and altered in compliance with the accessibility standards."

The Americans with Disabilities Act went into effect on January 26, 1993. The following requirements apply to buildings constructed prior to the act becoming effective.

- Items that are readily achievable must be made accessible.
- Areas of the building being renovated must be accessible and up to 20 percent of the construction budget must be used to update the Property in the following manner:
    - Access to the building
    - Access through the building
    - Restrooms
    - Others measures to provide accommodations.
- When a renovation or multiple renovations equal 50 percent or greater of the space in the building, the building is required to be fully compliant with ADA requirements.

The Property was constructed prior to the enactment of the ADA. In general the Property is not considered to be accessible. If the building will include places of public accommodation for planned use, we recommend further assessment by an architect to determine the extent and feasibility of accessibility improvements.

## 4.0 EXTERNAL PROVIDED INFORMATION

### 4.1 PRE-SURVEY QUESTIONNAIRE

The pre-survey questionnaire was returned to ECS and is attached in Appendix II. The information provided in the questionnaire is provided throughout this report.

### 4.2 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

ECS researched FOIA data using online property data and/or contacted the local building code compliance offices for the local jurisdiction. The initial research did not indicate the outstanding building, life safety, or zoning violations. Upon receiving information regarding the status of the inquiries submitted, this report can be updated if necessary.

## 5.0 RECOMMENDATIONS AND OPINIONS OF COST

The opinion of cost are based upon approximate quantities, costs, and published information, and they include labor, material, design fees, appropriate overhead, general conditions, and profit. A detailed analysis of quantities for cost estimating purposes is not included. The opinion of cost to repair, replace, or upgrade the improvements are considered typical for the marketplace. No contractors have provided pricing. The actual cost of repairs may vary from our opinions and does not consider future challenges with material supplies due to supply chain issues and global crises (e.g. -COVID-19 pandemic). ECS has not included contingency funds in our opinions. The amounts indicated represent today's dollars. ECS offers the following comments relative to Immediate and Capital Reserves criteria:

**Immediate Issues**

Physical deficiencies that require immediate action as a result of (i) existing or potentially unsafe conditions, (ii) significant negative conditions impacting tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of critical element or system, or (v) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year.

ECS has also included physical deficiencies inclusive of 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 preventative 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 systems or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within a zero to one-year time frame are also included.

**Capital Reserves**

Capital Reserves are for recurring probable expenditures, which are not classified as operational or maintenance expenses, which should be annually budgeted for in advance. 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. A component method has also been included within this report as well.

Capital Reserves excludes systems or components that are estimated to expire after the reserve term and that are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that were not deemed to have a material affect on the use were also excluded. Costs that are caused by acts of God, accidents or other occurrences that are typically covered by insurance, rather than reserved funds, are also excluded.

Replacement costs were solicited from ownership/property management, ECS' discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by ownership's or property management's maintenance staff were also considered.

ECS'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 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 Immediate Needs Cost Estimates.

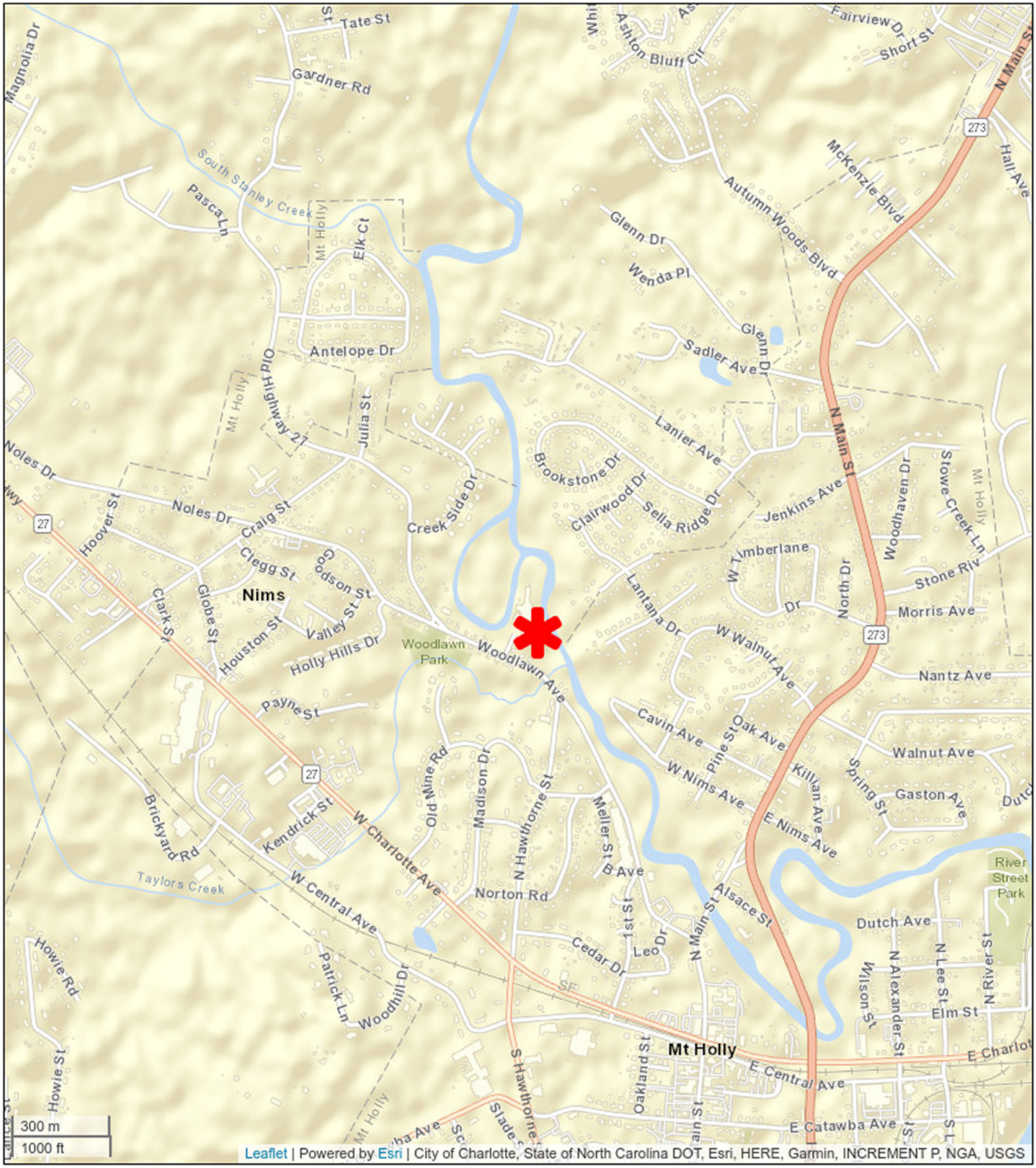
## 6.0 LIMITATIONS AND QUALIFICATIONS

ECS's PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a property's building systems. Preparation of a PCA in accordance with ASTM E 2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and cannot reduce the potential that such component or system may not be initially observed.

This PCA was prepared recognizing the inherent subjective nature of ECS's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that ECS's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. ECS’s opinions are generally formed without detailed knowledge from individuals familiar with the component’s or system’s performance.

The opinions ECS expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by a prudent professional in the same community under similar circumstances. ECS assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent ECS' professional judgment based on information obtained during the course of this assignment. ECS's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

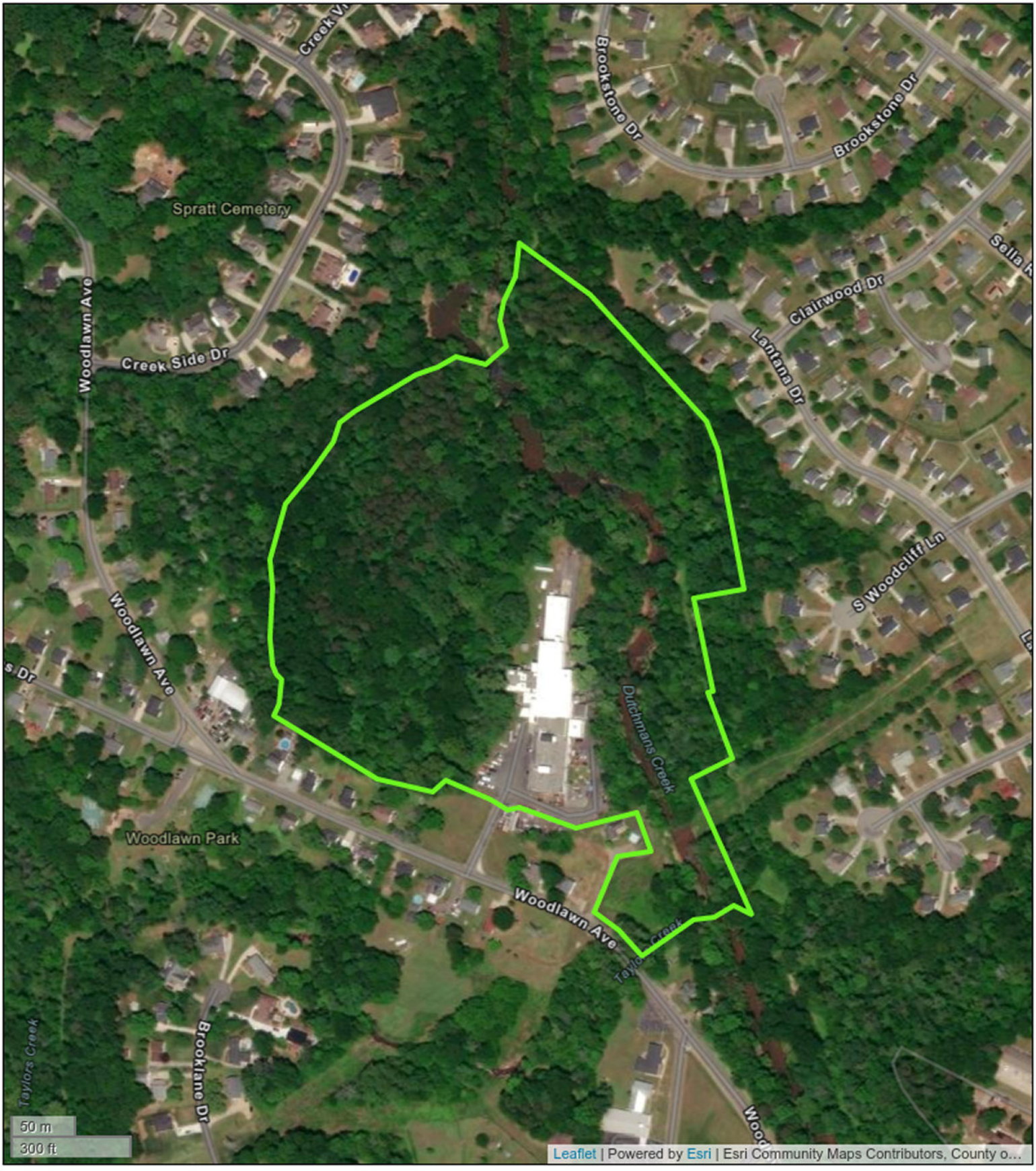
# Appendix I: SITE LOCATION MAP AND AERIAL PHOTOGRAPH




**Site Location Map**

108 Rush Street

Mount Holly, North Carolina 28120




**Aerial Photograph**

108 Rush Street

Mount Holly, North Carolina 28120

# Appendix II: PRE-SURVEY QUESTIONNAIRE

# PROPERTY CONDITION ASSESSMENT
# PRE-SURVEY QUESTIONNAIRE

As part of the property evaluation, we ask that you please complete this questionnaire before ECS's site visit. For those questions that are not applicable, respond with an "NA". ECS will need to assess tenant spaces. Please make the appropriate arrangements to do so prior to the site visit. Your assistance in these matters is appreciated.

## PROPERTY DESCRIPTION

Name and address of property:

| | | | |
|---|---|---|---|
| Year(s) constructed: | 1892 | Number of land acres: | 11 |
| Year of last renovation: | unknown | Building square footage: | 65000 |
| Number of buildings: | 1 | Percentage of occupied sq. ft.: | 0 |
| Number of stories: | 2 | Turnover rate: | 0 |
| Number of tenant spaces/apartments: | 8 | Number of vacant spaces: | all |

## RECORDS AVAILABLE ON SITE

As part of the property inspection, ECS will need to review available documents and information at the site. Please indicate below those documents which are available at the site.

| | | | |
|---|---|---|---|
| Site Plan | ☒ Yes | ☐ No | ☐ N/A |
| Construction Drawings | ☒ Yes | ☐ No | ☐ N/A |
| Certificate of Occupancy | ☒ Yes | ☐ No | ☐ N/A |
| Rent Roll (tenant name and square footage) | ☐ Yes | ☐ No | ☐ N/A |
| Recent Property Evaluation | ☐ Yes | ☐ No | ☐ N/A |
| Elevator Inspection Certificates | ☒ Yes | ☐ No | ☐ N/A |
| Boiler Inspection Certificates | ☒ Yes | ☐ No | ☐ N/A |
| Schedule of Routine Maintenance | ☒ Yes | ☐ No | ☐ N/A |
| Outstanding Building/Fire Code Violations | ☒ Yes | ☐ No | ☐ N/A |
| Tenant Complaint Log | ☒ Yes | ☐ No | ☐ N/A |
| Safety Inspection Records | ☒ Yes | ☐ No | ☐ N/A |
| Warranty Information | ☒ Yes | ☐ No | ☐ N/A |
| Records of System and Material Ages (roof, MEP, paving, finishes, etc.) | ☒ Yes | ☐ No | ☐ N/A |
| Leasing Literature or Brochure | ☒ Yes | ☐ No | ☐ N/A |
| Current/Pending Litigation (pertaining to property condition) | ☒ Yes | ☐ No | ☐ N/A |
| Green Building Certification | ☒ Yes | ☐ No | |
| List of Contractors: | | | |

We would appreciate copies of the current certificate of occupancy, elevator inspection certificates, boiler inspection certificates, 8½ x 11 floor plans, roof warranty and mechanical equipment information, rent roll, list of contractors and Green Building Certification.

## GENERAL IMPROVEMENTS & PROPERTY HISTORY

What major physical improvements for the past five years have been completed?

Unknown

Are any major physical improvements planned in near future?

new Build out Storage in warehouse

List your ten most common work orders?

N/A

Have you been notified or are you aware of recalled product(s) (i.e. sprinkler heads, smoke detectors, appliance, etc.) within the property? If so, what were the products and have they been replaced?

Have you experienced any of the following historical major events – damage cause by:

☐ Flooding ☐ Fires ☐ High winds
☐ Earthquake ☐ Hail ☐ Other *(describe)*

Please list the utility providers for water, sewage, electrical service, and natural gas, including on-site facilities (well, septic system, solar cells, etc.), if any. Do the utilities provide adequate service?

## *SITE DRAINAGE*

Is there a lift station on site? ☐ Yes ☐ No *If yes, describe.*

2

Are you experiencing any site erosion problems? ☒ Yes ☐ No *If yes, describe.*

Old facility erosion

Are you experiencing any site ponding problems? ☐ Yes ☒ No *If yes, describe.*

## PAVEMENT & PARKING

Type of material: ☒ Asphalt ☐ Concrete | Quantity: ☒ SF ☐ SY 65000

Year of installation:

Last overlay: | Last sealcoat: N/A

Number of parking spaces: | Number of ADA compliance spaces

## STRUCTURAL

Are there known areas of settlement, foundation failure, or other structural problems? ☐ Yes ☐ No *if yes, describe.*

Are you aware of any cracking in foundations, slabs, or exterior walls? ☐ Yes ☐ No *if yes, describe.*

Are you aware of water infiltration in basement or crawl spaces? ☐ Yes ☐ No *if yes, describe.*

## BUILDING ENVELOPE

Building exteriors were last painted:

Do you have any water-infiltration problems or areas of poor insulation (doors, windows, walls, etc.)? ☐ Yes ☐ No *if yes, describe.*

Have you ever replaced any exterior caulking/sealants at the exterior of the building envelope? ☒ Yes ☐ No *if yes, describe.*

## ROOF

Type of roof(s): membrane

Age of current roof(s): 2022

Quantity in square feet: 30000

Are there previous leaks that have been repaired? ☐ Yes ☒ No *if yes, describe.*

Do you currently have active roof leaks? ☒ Yes ☐ No *if yes, describe.*

Can we have a copy of the warranty? ☒ Yes ☐ No

Please provide the name and phone number of the roofing contractor that provides roof maintenance. How often does the roofing contractor visit the property?

Unknown

## HEATING/AIR CONDITIONING SYSTEMS

### Cooling

Type of cooling equipment: Chiller | Compressor size(s) (tons):

Age of most condenser units: | Number of condensers replaced in last 3 years:

Condenser repairs done by site-personnel with appropriate Freon reclaiming equipment: ☐ Yes ☐ No

Type of refrigerant used: unknown

Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*

Type/number of chillers: | Size of chillers (tons):

Compressor sizes: | # of condensers replaced in last 3 years:

Age of chiller units:

When were the chillers last overhauled? *(describe)*

Type of refrigerant used:

What are your plans to retrofit chillers to "environmentally friendly" refrigerants?

Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*

Type/number of cooling towers: | Size of cooling towers: tons

Age of units: | Last major overhaul:

Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*

### Heating

Type of heating equipment: Unknown | Boiler/furnace capacities:

Number of units:

Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*

### AIR HANDLING

Type and age of air-handling equipment: unknown

Motor sizes: | Number of units:

Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*

Please provide the name and phone number of the mechanical contractor that maintains the HVAC equipment. How often does the contractor visit the property?

## ELECTRICAL SYSTEMS

Capacity of building service in amps:

Size of typical tenant unit service panel in amps:

Service panels are: ☒ Breakers ☐ Fuse Box

Abnormal problems in recent years: ☐ Yes ☒ No *If yes, describe.*

Is there an inspection program established for building wiring systems? : ☐ Yes ☐ No *If yes, describe.*

## EMERGENCY POWER & LIGHTING

Type and age of generator:

Is emergency power tested regularly? ☒ Yes ☐ No *(describe).*

Type and ages of emergency lighting:

Is emergency lighting tested regularly? ☒ Yes ☐ No *(describe).*

Abnormal problems in recent years: ☐ Yes ☒ No *If yes, describe.*

## TRANSFORMERS

Number and type of electrical transformers:

Is all equipment accessible with no items stacked in front: ☐ Yes ☐ No

Abnormal problems in recent years: ☐ Yes ☒ No *If yes, describe.*

## INTERIOR LIGHTING

Type and age of fixtures: (describe whether incandescent, fluorescent, or high intensity; and whether surface mounted, recessed, pendant, or track mounted)

Are fixtures energy efficient: ☒ Yes ☐ No *describe*

Abnormal problems in recent years: ☐ Yes ☐ No If yes, *describe*

Unknown

Are there any vacant or unusable tenant spaces at the property?: ☐ Yes ☐ No If yes, *describe*

Unknown

## PLUMBING SYSTEMS

Type of water supply piping (within the walls):
☑ Copper ☑ Galvanized steel ☐ (PB) Polybutylene ☒ (PVC) Polyvinyl Chloride
☐ Other (describe)

Type of drain piping:
☐ Copper ☐ Cast iron ☐ ABS ☐ (PVC) Polyvinyl Chloride ☐ Other (describe)

Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe.*

## ELEVATORS & ESCALATORS

| Age: | Quantity: 2 | Capacity: |
|---|---|---|
| Manufacturer: | Hydraulic or traction?: | |

Date systems last inspected: annually

Is there a maintenance contract in place? ☐ Yes ☐ No

Please provide the name and phone number of the maintenance contractor(s):

Is equipment outfitted with handicap provisions? ☐ Yes ☐ No

Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*

## FIRE ALARM & FIRE SUPPRESSION SYSTEM

Type/age of fire alarm and suppression system:

Do you have a central alarm station: ☐ Yes ☐ No
If yes, is it remotely monitored? ☐ Yes ☐ No

| | |
|---|---|
| Smoke detectors: ☐ Yes ☐ No | Last inspected (month/year): |
| Fire extinguishers: ☐ Yes ☐ No | Last inspected (month/year): |
| Sprinkler system: ☐ Yes ☐ No | Last inspected (month/year): |

Please provide the name and phone number of the fire alarm/suppression contractor(s):

## SECURITY SYSTEM

Type: ☐ Access ☐ Systematic Patrol ☐ Intruder Detection ☒ Surveillance (describe)

| Age: | Is there a maintenance contract in place? ☐ Yes ☐ No |
|---|---|

Please provide the name and phone number of the security system contractor(s):

## INTERNET SERVICE

Internet provider and speed:

Wi-Fi available in public spaces: ☐ Yes ☐ No

## SITE CAPITAL IMPROVEMENT/REPAIR HISTORY

Please complete the following schedule as to the status of replacement of any recurring, components, items or systems. List any additional systems that have been replaced, added, or improved at this site.

| Item or System | Total Quantity | Quantity Replaced Thus Far | Date Replaced by Year(s) | Average Cost for Replacement | Comments |
|---|---|---|---|---|---|
| Asphalt Pavement | | | | $ | |
| Seal Coat | | | | $ | |
| Re-stripe | | | | $ | |
| Overlay | | | | $ | |
| Fencing | | | | $ | |
| Exterior surface (paint) | | | | $ | |
| Balcony repair | | | | $ | |
| Roof coverings | | | | $ | |
| Steep-pitch shingles | | | | $ | |
| Low-slope (flat) | | | | $ | |
| Domestic water boilers | | | | $ | |
| Central boiler | | | | $ | |
| Boiler peripherals | | | | $ | |
| Water heaters | | | | $ | |
| Furnaces (electric) | | | | $ | |
| Furnaces (gas) | | | | $ | |
| Electric baseboard | | | | $ | |
| Heat pumps | | | | $ | |
| AC condenser units | | | | $ | |
| Cooling towers | | | | $ | |
| Chillers | | | | $ | |
| Air-handlers | | | | $ | |
| Elevator (overhaul) | | | | $ | |
| Window AC units | | | | $ | |
| Replace windows | | | | $ | |
| Replace ext. doors | | | | $ | |
| Carpeting | | | | $ | |
| Vinyl floor covering | | | | $ | |
| Other: | | | | $ | |
| Other: | | | | $ | |

## ACCESSIBILITY (ADA) IMPROVEMENTS/HISTORY

Was a previous ADA study performed for the property? ☐ Yes ☐ No
*If yes, please provide date and details of report:*

Unknown

Do you have an ADA compliance plan? ☐ Yes ☐ No *If yes, describe.*

Unknown

Were previous ADA improvements performed for the property? ☐ Yes ☐ No
*If yes, please provide description of improvements:*

Unknown

Were previous complaints regarding ADA filed for the property? ☐ Yes ☐ No
*If yes, please provide details and date of complaints:*

Unknown

## PERSON COMPLETING QUESTIONNAIRE

| | |
|---|---|
| Signature: | Title: Managing Director |
| Name *(print)*: Patrick Tanner | Date: 10/2/23 |
| | Years at property: 1 |
| Telephone: 518-253-2408 | Fax: |

# Appendix III: SITE PHOTOGRAPHS


1 - South elevation

2 - East elevation

3 - East elevation

4 - East elevation

5 - East elevation

6 - East elevation

7 - East elevation

8 - North elevation

9 - West elevation

10 - West elevation (note ivy on walls)

11 - West elevation

12 - West elevation (note ivy on walls)

13 - West elevation

14 - West elevation

15 - Typical drop inlet

16 - View of entrance gate at Rush Street

17 - Driveway at south end of building


18 - Driveway at south end of building

19 - Parking area at west side of building

20 - Parking area at west side of building

21 - Parking area at west side of building

22 - Deteriorated asphalt paving at east side

23 - Deteriorated asphalt paving at east side

24 - Deteriorated asphalt & concrete paving at north end

25 - Typical pole-mounted light fixture

26 - Typical building-mounted light fixture

27 - Walkway at west side

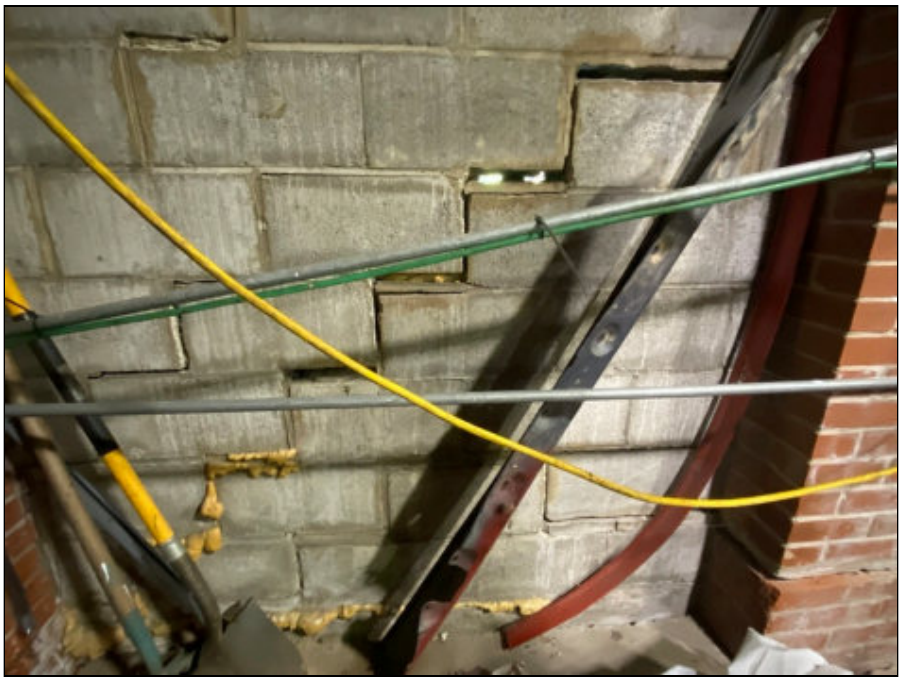
28 - Security fencing

29 - Flagpole

30 - Sagging grade beam & cracked masonry at west side

31 - Cracked masonry at west side (interior view)

32 - Cracked masonry at west side (interior view)



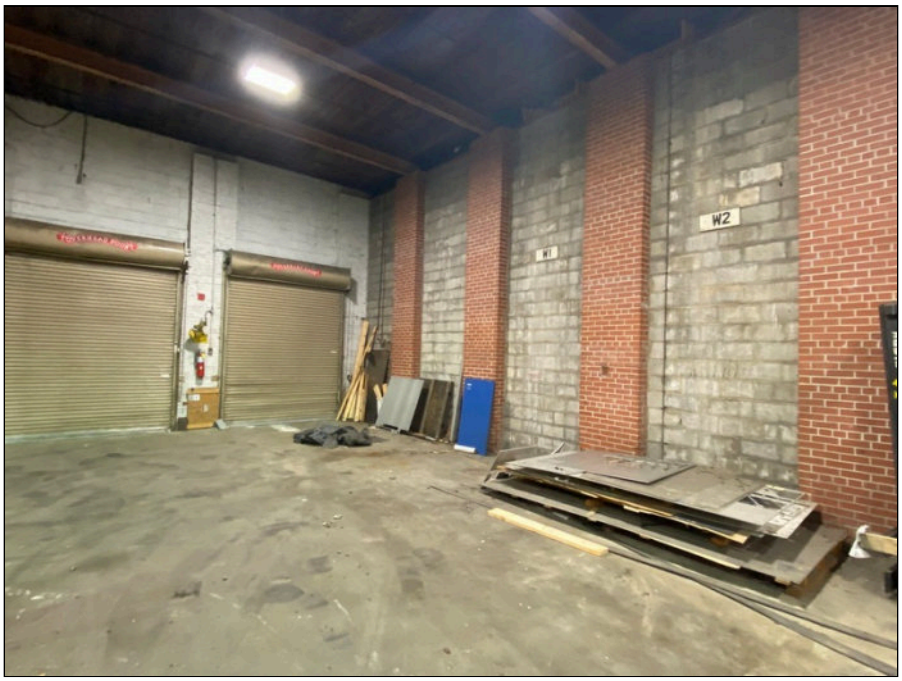
33 - Cracked masonry at west side (interior view)

34 - View of typical interior steel beams

35 - View of typical interior wood beams

36 - Deteriorated wood roof decking

37 - Poorly-supported plywood at gap in roof deck

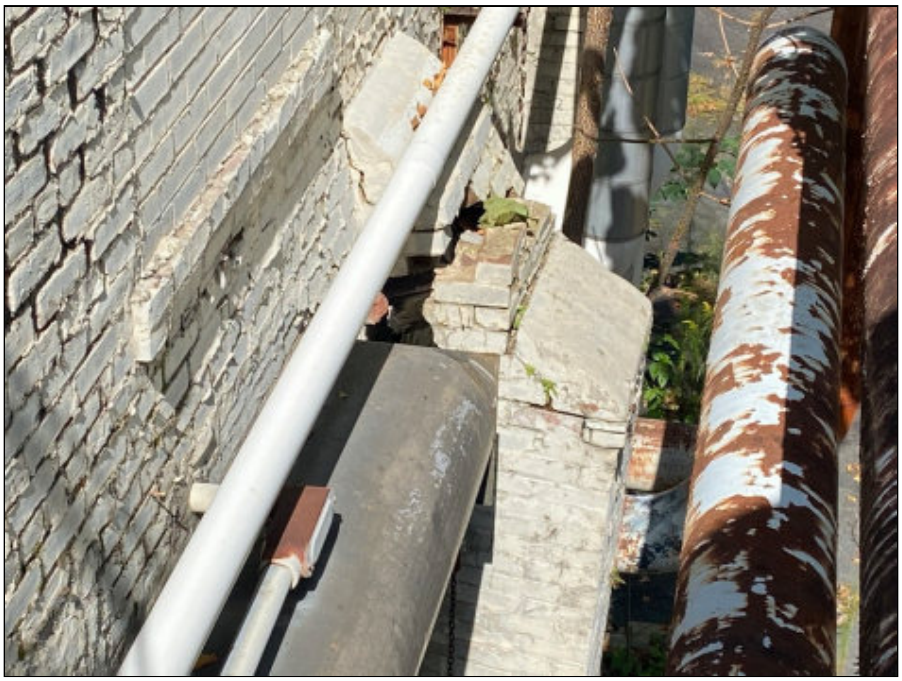



38 - View of typical interior structure (north end)

39 - Crawlspace below floor

40 - Damaged concrete beam in crawlspace

41 - Cracked masonry in crawlspace



42 - Damaged masonry pier at east side

43 - Damaged masonry pier at east side (note tree in pier)

44 - Failed paint on masonry

45 - Cracked masonry at west side

46 - Typical concrete steps at doorway

47 - Metal steps at doorway

48 - Damaged masonry at door head

49 - Corrosion at loading dock canopy framing

50 - Failed paint on penthouse

51 - Damaged wood fascia at east side

52 - Damaged wood fascia at east side


53 - Main entrance door

54 - Typical personnel door

55 - Typical overhead doors

56 - Damaged overhead door

57 - Typical steel window (exterior view)

58 - Typical steel window (interior view)

59 - View of roof

60 - View of roof

61 - View of roof

62 - View of roof at north end

63 - Abandoned elevator penthouse

64 - View of roof

65 - View of roof

66 - View of roof

67 - Typical vent pipe

68 - Terra cotta coping at parapet

69 - Ponding near elevator penthouse

70 - Modified bitumen roof at west wing

71 - Typical roof drain at west wing

72 - Exhaust vent at west wing

73 - Parapet at west wing

74 - Deteriorated patch at main roof

75 - Asphalt shingles at east side

76 - Metal roofing at east side

77 - Damaged gutter at east side

78 - Detached drain line at downspout (west side)

79 - Corroded metal roofing at loading area

80 - View of lower roof ladder

81 - View of upper roof ladder

82 - Gas meter

83 - Water heater

84 - Typical package unit

85 - Typical window air conditioner

86 - Gas-fired unit heater

87 - Typical electric unit heater

88 - Typical ductwork


89 - Typical thermostat

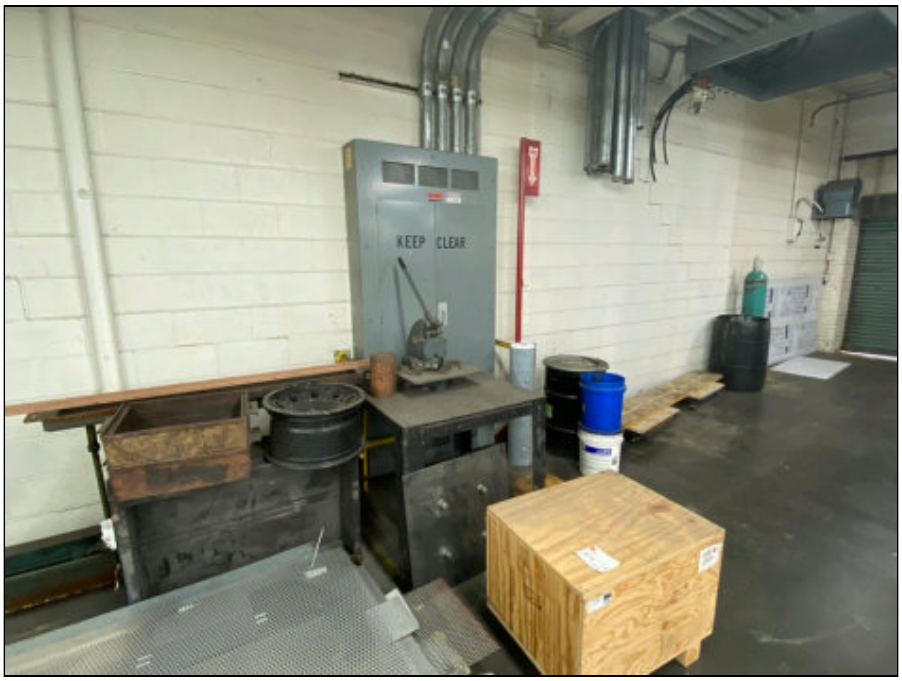
90 - View of electrical substation at east side

91 - Electrical entrance

92 - Electrical bus duct (at center)


93 - Typical step-down transformer

94 - Typical electrical panel

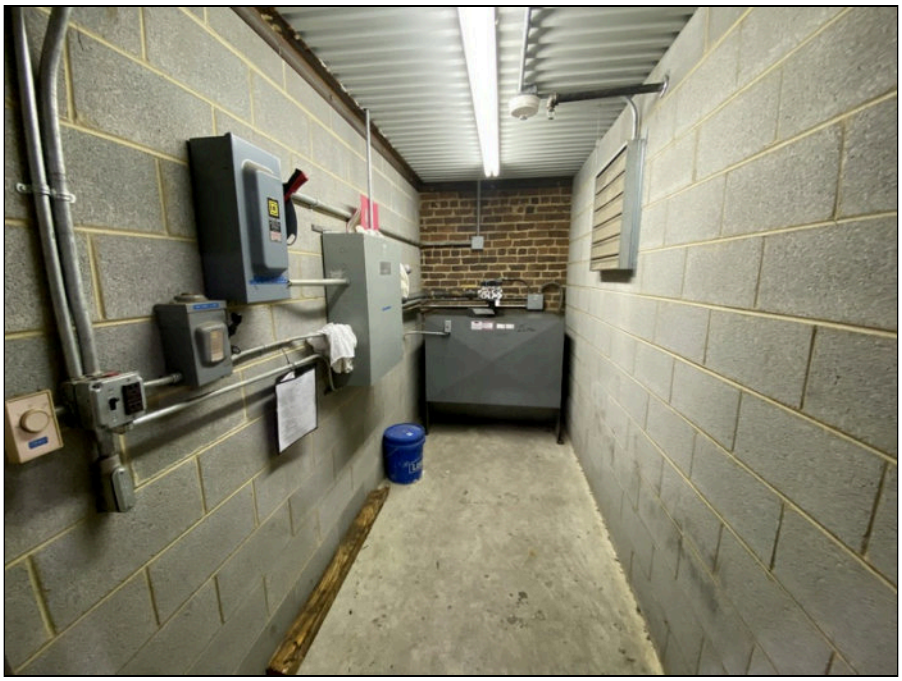



95 - Blocked electrical panel

96 - Freight elevator cab


97 - Freight elevator controls


98 - Freight elevator inspection certificate



99 - Elevator machine room

100 - Abandoned freight elevator

101 - Abandoned freight elevator penthouse

102 - Conveyor belt in plant area


103 - Typical wet sprinkler riser


104 - Typical wet sprinkler inspection tag


105 - Typical dry sprinkler riser


106 - Compressor for dry sprinkler system


107 - Typical dry sprinkler inspection tag

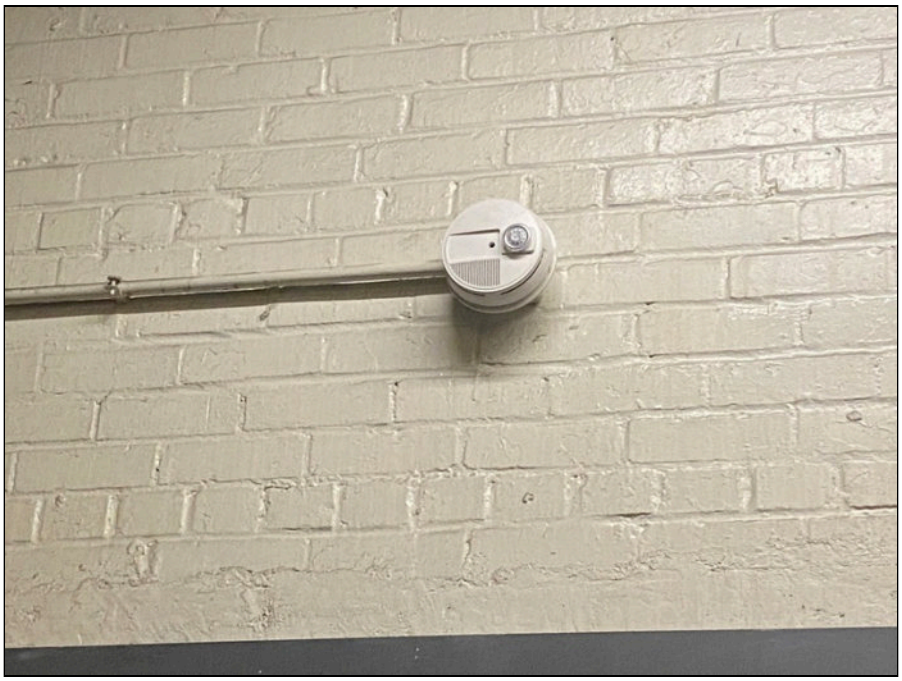
108 - Typical hydrant & PIVs


109 - Fire department connection (FDC)


110 - Typical CO2 fire extinguisher


111 - Typical dry chemical fire extinguisher


112 - Typical sprinkler alarm bell



113 - Typical smoke detector


114 - Typical exit sign

115 - Typical emergency lights


116 - Security system control panel


117 - Security system control panel

118 - Typical security system camera

119 - Fire stairs at east side


120 - Fire stairs at east side

121 - Reception area

122 - Typical office

123 - Typical office

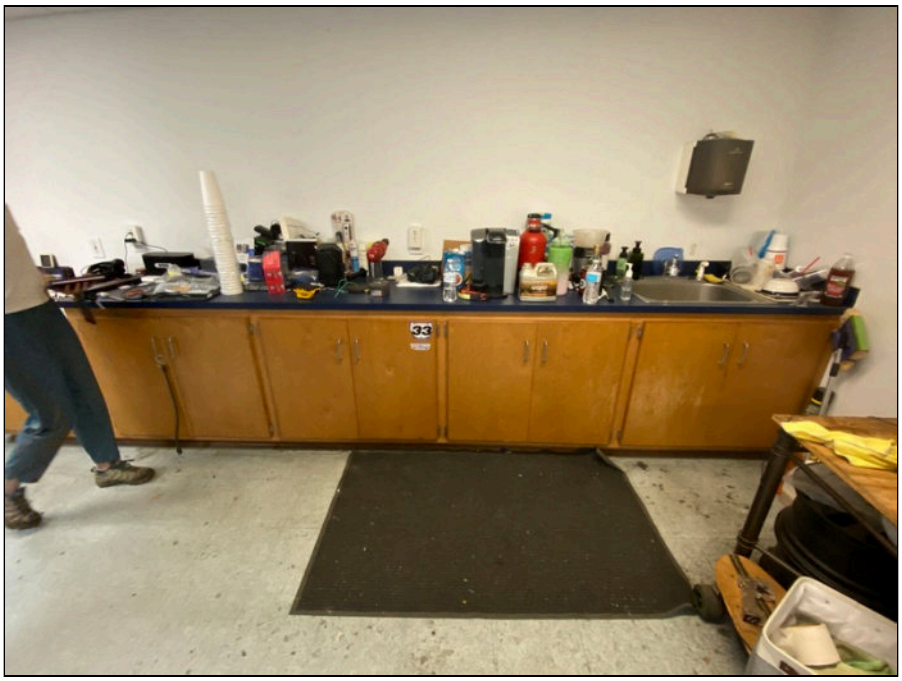
124 - Meeting room

125 - Typical restroom

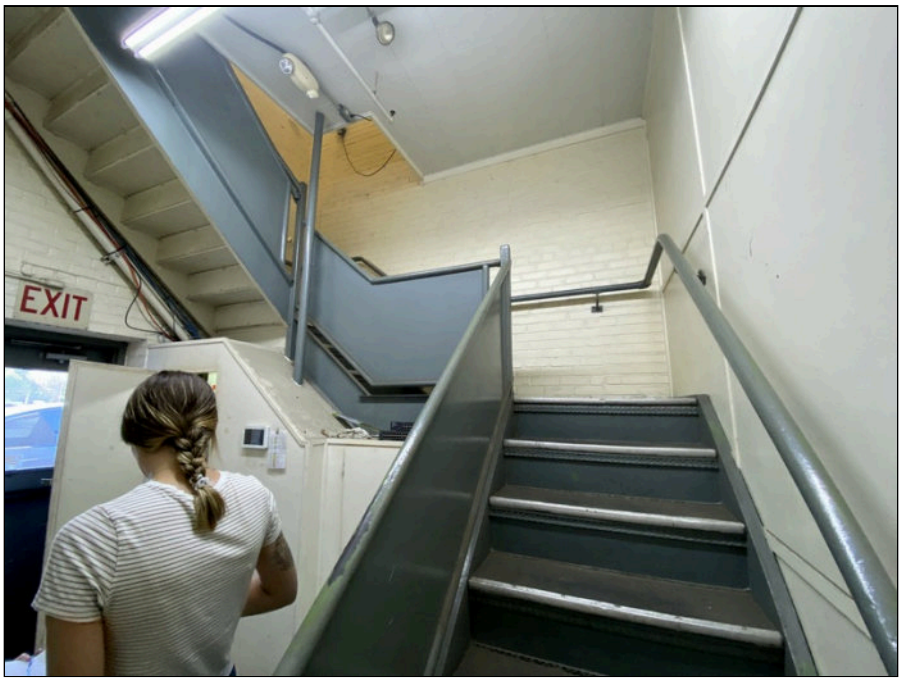
126 - Typical restroom

127 - Typical restroom

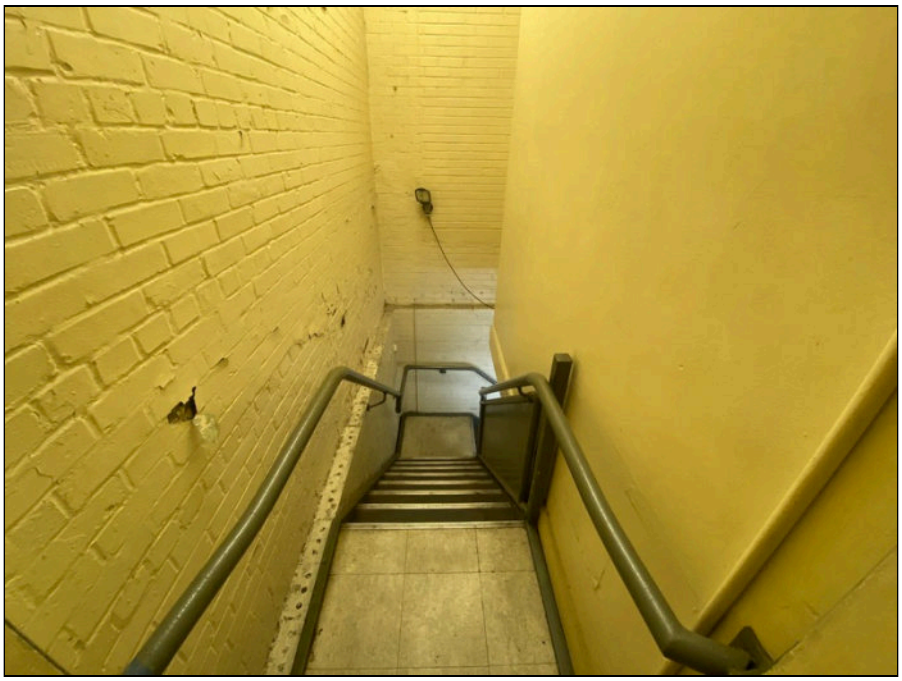
128 - Break room



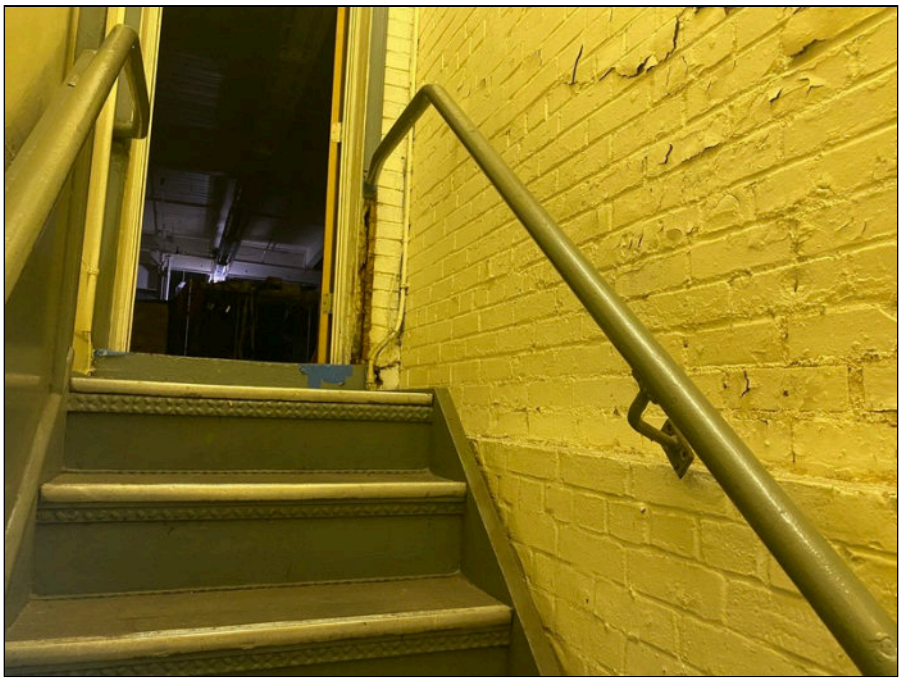
129 - Break room




130 - Stairs (at lower level)



131 - Stairs (at upper level)



132 - Loose handrail (at right) in stairwell

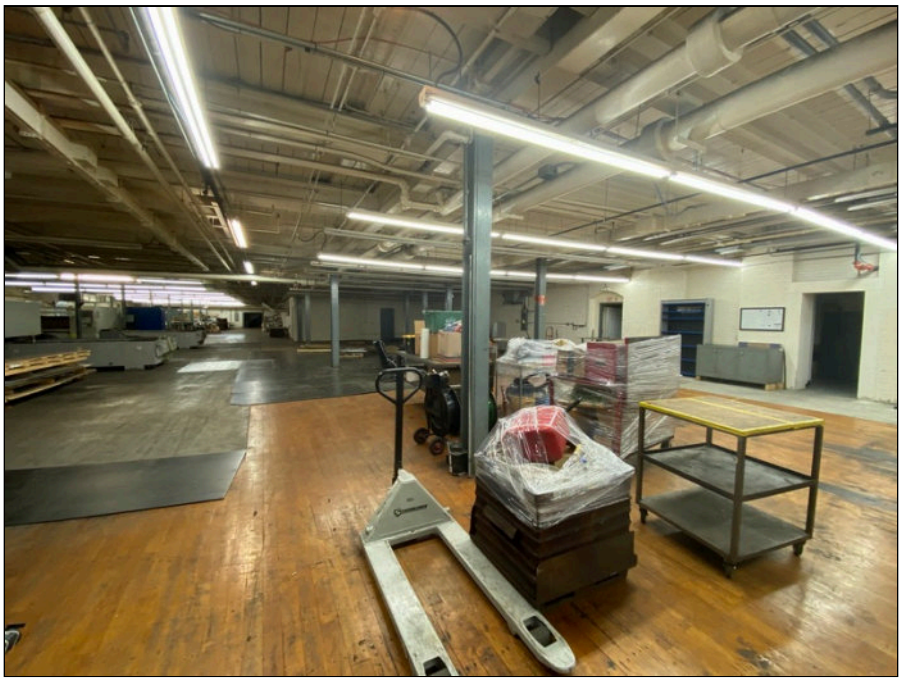
133 - Utility room

134 - Utility room

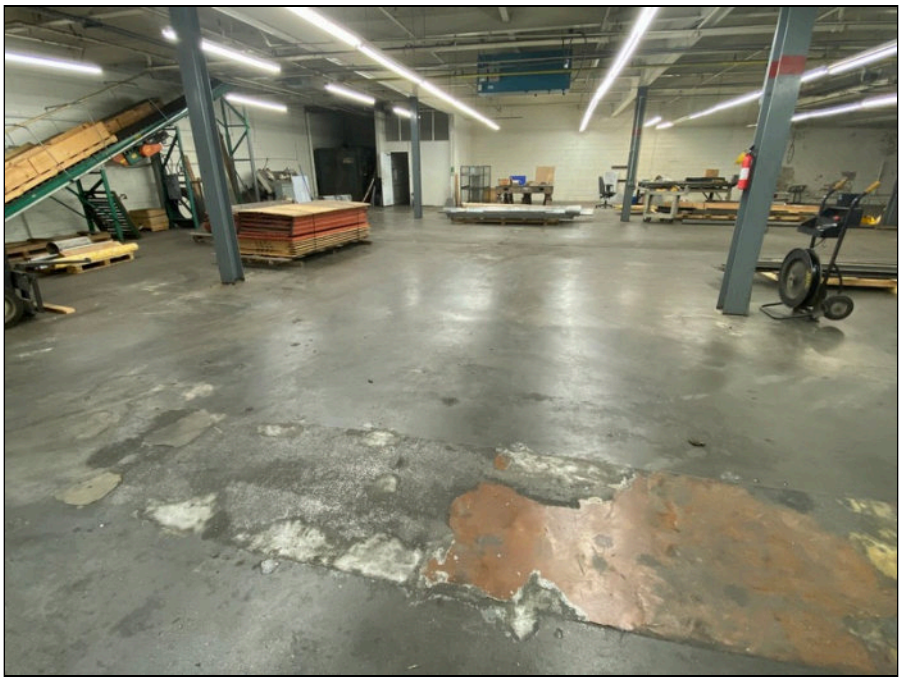
135 - Utility room

136 - Storage room

137 - Storage room



138 - Plant area

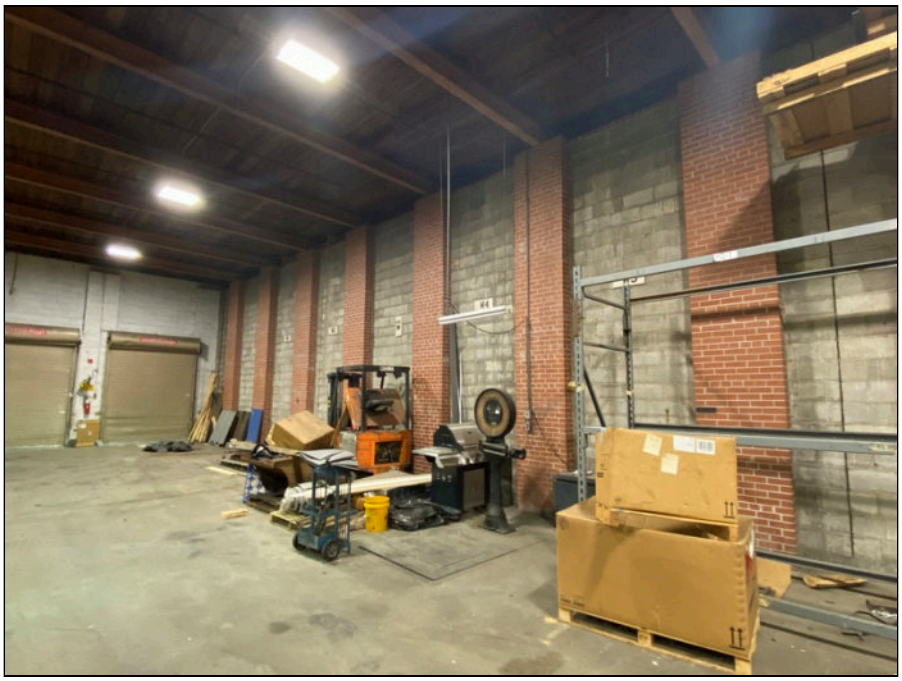


139 - Plant area

140 - Damaged flooring in plant area


141 - Sagging floor in plant area

142 - Plant area



143 - Plant area