PROPERTY CONDITION ASSESSMENT

MAINE SCHOOL OF SCIENCE & MATHEMATICS DORMITORY
77 HIGH STREET
LIMESTONE, MAINE

ECS PROJECT NO. 50:1008

FOR

MAINE SCHOOL OF SCIENCE & MATHEMATICS

JANUARY 20, 2019

January 20, 2019

Mr. David Pearson
Maine School of Science & Mathematics
93 High Street

Limestone, Maine 04750

ECS Project No. 50:1008

Reference: Property Condition Assessment Report for Maine School of Science & Mathematics Dormitory, 77 High Street, Limestone, Maine

Dear Mr. Pearson:

ECS Mid-Atlantic, LLC 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. 50:0014, dated December 10, 2018. 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 Mid-Atlantic, LLC

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Senior Project Manager
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210-528-1740

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Principal Engineer
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703-471-8400

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		None		$24,550
3.2.5 Flatwork	X			None		
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities	X			None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Refurbish		$94,500
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X	X		None		$64,000
3.3.6 Roofing Systems	X	X		Replace		$228,000
3.4.1.1 Water Supply and Waste Piping	X			Repair		
3.4.1.2 Domestic Hot Water Production	X			None		
3.4.2.1 Mechanical Equipment	X	X		None		$42,000
3.4.2.2 Mechanical Distribution System	X			None		
3.4.2.3 Mechanical Control Systems	X			None		
3.4.3.1 Electrical Service and Metering	X			None		
3.4.3.2 Electrical Distribution	X			None		
3.5.1 Elevators	X			None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X	X		None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes of Common Areas	X			None		
3.8.1 Americans with Disabilities Act (ADA)	X			None		
5.1 MOISTURE AND MOLD	X			None		
5.2 BUILDING CODE VIOLATION ISSUES	X			None		
Totals					$0	$453,050

Summary	Today's Dollars	$/Square Foot
Immediate Repairs	$0	$0.00

	Today's Dollars	$/Square Foot	$/Square Foot/Year
Replacement Reserves, today's dollars	$453,050.00	$9.85	$0.98
Replacement Reserves, w/10, 2.5% escalation	$509,531.57	$11.08	$1.11

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

ECS Mid-Atlantic, LLC (ECS) performed a Property Condition Assessment (PCA) in general conformance with ASTM guidelines and additional scope items contained within the ECS Proposal 50:0014 dated December 10, 2018 for the property in Limestone, Maine - hereinafter known as the Property.

The PCA was conducted by ECS in response to the authorization of the Proposal by Mr. David Pearson of Maine School of Science & Mathematics, on January 03, 2019. The report was completed and reviewed by the following team members:

Joseph T. Botte, RRO, CWI	Senior Project Manager
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Reliance

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1.2 PROPERTY DESCRIPTION

The Property, located at 77 High Street, in Limestone, Maine, consists of a two-story Dormitory building. The building totals approximately 46000 square feet and was reportedly constructed in1952. Parking is provided with asphalt pavement.

SURVEY INFORMATION	
Date of Assessment	January 10, 2019
Assessor	Joseph T. Botte, RRO, CWI
Weather Conditions	Snow
Property Contact	Larry Adams, Maintenance Supervisor for MSSM

SITE INFORMATION	
Number of Parcels	1
APN/Parcel ID	20180905FC
Land Area	5.73 acres
Major Cross Streets	School Street
Pavement - Parking	asphalt pavement
Number of Parking Spaces	20
Number of Accessible Spaces	3
Number of Van Accessible Spaces	1
Pedestrian Sidewalks	asphalt sidewalks

BUILDING INFORMATION	
Building Type	Dormitory
Number of Buildings	1
Building Height	two-story
Square Footage	46000
Year Constructed	1952
Year Remodeled	1995

BUILDING CONSTRUCTION	
Foundation	assumed shallow spread footings
Structural System	wood framing
Roof	single-ply sheet membrane
Exterior Finishes	wood siding, vinyl siding, and brick veneer
Windows	vinyl frame double pane - operable
Entrance	Steel and glass doors

BUILDING SYSTEMS	
HVAC System	central plant HVAC system with supplemental heating/cooling equipment

BUILDING SYSTEMS	
Domestic Hot Water	boiler system domestic hot water supply
Water Distribution	copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	3-phase, 4-wire, 1,200 amps
Branch Wiring	copper
Elevators	one passenger elevator - Lawrence Hydrolic
Fire Suppression System	fully sprinkled wet system with fire extinguishers with automated fire alarm system with alarm bell and pull down stations

UTILITY SERVICE PROVIDERS	
Water	Town of Limestone
Sewer	Town of Limestone
Electric	Emera Maine
Natural Gas	None
Propane/Fuel Oil	Dead River

Unit Breakdown

Unit Number	Number of beds	Occupied/Vacant
5	One	Occupied
28	Two	Occupied
1	Three	Occupied
17	Four	Occupied

Units Observed

Unit Number	Beds	Comments
A112	2	Good
A108	2	Good
A107	4	Good
C102	1	Good

Unit Number	Beds	Comments
C103	2	Good
C106	4	Good
A225	4	Good
A218	2	Good
A215	1	Good
A212	2	Good
B225	4	Good
B223	1	Good
B221	4	Good
B216	2	Good
B206	2	Good
C207	2	Good

1.3 INTERVIEW SUMMARY

ECS was escorted through the Property by Larry Adams, Maintenance Supervisor of MSSM 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 access to drawings, certificate of occupancy, safety inspection records, and warranty information stored on site.

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 6.0 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
Total Repair Cost					$0.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Total Cost
3.2.4 Paving, Curbing, and Parking																			
SEAL COAT ASPHALT PAVEMENT	7	1	6	23,000	SY	$0.85	$19,550	100%								$19,550			$19,550
PROVIDE PARTIAL DEPTH REPAIRS	20	13	7	200	SF	$25.00	$5,000	100%		$2,500			$2,500						$5,000
3.3.3 Building Exteriors																			
REPOINT BRICKWORK	20	20	0	1,500	SF	$3.00	$4,500	100%	$4,500										$4,500
REPLACE WOOD SIDING WITH VINYL	25	23	2	100,000	EA	$0.90	$90,000	100%		$18,000	$18,000	$18,000	$18,000	$18,000					$90,000
3.3.5 Exterior Windows																			
REPLACE WINDOW	25	22	3	160	EA	$400.00	$64,000	100%	$6,400	$6,400	$6,400	$6,400	$6,400	$6,400	$6,400	$6,400	$6,400	$6,400	$64,000
3.3.6 Roofing Systems																			
REPLACE SINGLE-PLY ROOFING SYSTEM	15	15	0	380	Square	$600.00	$228,000	100%					$114,000			$114,000			$228,000
3.4.2.1 Mechanical Equipment																			
REPLACE PACKAGE UNIT	25	22	3	21	TON	$2,000.00	$42,000	100%		$14,000			$14,000			$14,000			$42,000
Total (Uninflated)									$10,900.00	$40,900.00	$24,400.00	$24,400.00	$154,900.00	$24,400.00	$6,400.00	$153,950.00	$6,400.00	$6,400.00	$453,050.00
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	
Total (inflated)									$10,900.00	$41,922.50	$25,635.25	$26,276.13	$170,980.62	$27,606.36	$7,422.04	$182,998.17	$7,797.78	$7,992.72	$509,531.57

Evaluation Period:	10
# of Square Feet:	46,000
Reserve per Square Foot per year (Uninflated)	$0.98
Reserve per Square Foot per year (Inflated)	$1.11

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
- Building Code Violations

Out of Scope Items

Environmental issues and concerns are considered to be outside of the ASTM scope of services for a Property Condition 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 detail than a typical Property Condition Assessment.

The Property was constructed in 1952. 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 have been installed that do not communicate with the older systems (i.e. fire alarm or energy management systems). Upgrading of systems for energy efficiency or to interact with newer systems are normally out of the scope of a PCA unless specifically requested by the client. 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.

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 or repairs 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 on 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 a two-story Dormitory building. The building is located on a 5.73 acre site with 1 parcels of land.

3.1.1 Property Location

The Property is located at 77 High Street in Limestone, Maine.

Surrounding Properties	
North	residential properties
East	residential properties
South	Limestone Community School and residential properties
West	residential properties

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

3.1.2 Construction History

ECS understands the building was constructed approximately 66 years ago in 1952. A major renovation was completed in 1995.

3.1.3 Current Property Improvements

The Property is improved with a two-story Dormitory totaling approximately 46000 square feet. Parking is provided with asphalt pavement. Other improvements include flatwork and landscaped areas and a small wooden storage shed.

3.2 SITE CONDITIONS

3.2.1 Topography

Item	Description	Condition
Grading	Grading appears to slope away from the buildings.	Good
Erosion	Erosion was not observed.	Unknown
Evidence of subsidence/ creep	Ground covered with snow, none reported.	Unknown

Comments

The Property is generally level and slopes to the east. The adjoining properties are located down gradient from the Property with the exception of the Limestone community school to the south, which is up gradient. No issues with drainage were reported.

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 via storm drains to the municipal underground storm water system.	Good
Storm Water Pond	none	
Storm Water Filtration Structure	none	
Pavement Drainage	sheet flow to street and grass areas	Good
Landscape Drainage	yard inlets	

Comments

Landscape drainage is provided by yard inlets. The drainage structures were not observed due to snow but were reported to be in good condition. Pavement drainage is provided by drop inlets. The drainage structures were not observed do to snow cover, but were reported to be in good condition.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Site Access and Egress	Vehicles access the site from multiple driveways, from High Street.	Good
Site to Municipal Walkways	Site sidewalks were observed to connect to municipal walkways.	Good
Secured Access	There is no secured access to the site, beyond access to individual buildings.	Good
Easements	None reported	

Comments

Vehicular access to the Property is located on the east side of the site. The entrance aprons are constructed of asphalt covered with snow during our visit. The access were reported to be made of asphalt and in good condition. Fire truck access is available on the north and east sides of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Not view-able due to snow cover	Unknown
Quantity of Parking Spaces	Approximately 20 parking spaces are provided.	Good
Arrangement of Spaces	Parking spaces are angled 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 pavement	Good
Drainage	Sheet flow to landscape and street inlets	Good
Repair History	Milled and replaced in 1995	Good
Curbs and Gutters	Curbs and gutters are constructed of asphalt.	Good
Dumpster Pad	None	
Fire Lane Painting	None	

Comments

Due to the weather conditions during our site visit, most of the site was covered with snow and was not visible. ECS utilized historical google earth imagery, site interviews and expected useful life estimates to evaluate conditions.

Asphalt pavement is located throughout the Property the A-wing sides of the buildings. The asphalt pavement was observed to be in generally fair condition with areas of cracked pavement and patched areas observed. The expected useful life of asphalt pavement is 20 years. We recommend repairing these areas of asphalt pavement and providing an allowance to seal and stripe the asphalt pavement.

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

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
SEAL COAT ASPHALT PAVEMENT	7	1	6	8	$19,550
PROVIDE PARTIAL DEPTH REPAIRS	20	13	7	2 5	$2,500 $2,500
Total					$24,550

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	asphalt sidewalks	Good
Steps	concrete	Good
Landings	concrete	Good
Handrails	steel	Good
Ramps	concrete	Good
Curb Ramps	at entrance	Good

Comments

Exterior steps and ramps are located at the north and south entrances. The site was covered with newly fallen snow, no issues were reported. The steps and ramps were observed to be in generally good condition. The handrails adjacent to the steps and ramps were observed to be in generally good condition.

The building has asphalt sidewalks of undetermined thickness. No issues were reported.

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	mature trees	Good
Planting Beds	not observable	Good

LANDSCAPING		
Item	**Description**	**Condition**
Lawn Areas	snow covered	Good
Irrigation System	Irrigation is not provided at this Property.	
Monument Sign	wood sign on main street to the east of property	Good
Site Signage	Property signage is located on the front of the building structure.	Good
Retaining Walls	Wood timber "railroad tie" retaining walls were observed at wing C west end	Good
Flag Poles	front entrance	

Comments

The landscaping consists generally of mature trees, and small shrubs and grassed areas around the site. The landscaping was observed to be in generally good condition.

3.2.7 Recreational Facilities

Comments

Fitness Center
A fitness center is located on the ground floor of the building. The fitness center and equipment were installed in 2018. No unusual problems or concerns were observed or reported with the fitness center.

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	Construction documents were not available, but based on experience and location, the foundations consist of a concrete slab-on-grade, with continuous perimeter reinforced concrete spread footings and interior isolated spread footings and column pads.	Good
Concrete Floor Slabs	Concrete floor slabs appeared level, with an acceptable level of minor shrinkage cracking.	Good

SUBSTRUCTURE		
Item	**Description**	**Condition**
Moisture or Water Infiltration Observed?	Moisture or water infiltration of the substructure was not observed.	
Sumps	Sumps were not observed at the Property.	

Comments

The foundation of the building includes assumed shallow spread footings. The foundation system appeared to provide adequate structural support to the building. The foundation was generally in good condition.

3.3.2 Building Frame

SUPERSTRUCTURE		
Item	**Description**	**Condition**
Wall Framing System	The superstructure appears to be conventional steel stud framing.	Fair
Upper Floor Framing System	Upper floor framing consists of cast-in-place concrete floors and roof slab.	Good
Roof Framing System	Steel bar joist with plywood deck	Good
Insulation	No information regarding wall insulation was available from the Site Contact.	Good
Interior Stair Framing	Interior stairs are steel framed, with steel risers and treads.	Good
Mechanical Equipment Framing	not observable	

Comments

The structure of the building was observed from unfinished space in the mechanical rooms, utility rooms, etc. The structure of the general building consists of cast in place concrete foundation walls. Wall framing was observed to consist of wood framing light gauge metal framing and some brick. The gymnasium framing was observed to be pre-engineered metal framing with a wood roof deck. The second floor was observed to supported on steel bar joists.

The additions installed during the 1995 addition are supported by wood framing with plywood roof decks. The structural frame of the building was generally in good condition.

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	Brick Veneer	Fair
Wood Siding	Painted T-111	Fair
Vinyl Sidings	Newly installed	Good
Accent/Trim	Painted	Good
Paint		Good
Sealants	Sealant can be replaced as part of a program of routine maintenance activities.	
Evidence of Vandalism or Graffiti	Evidence of vandalism and graffiti was not observed.	

Comments

The primary exterior of the building consists of wood siding. The wood siding is showing signs of failure and is presently planned to be replaced. vinyl siding was observed at the gymnasium and was newly installed. Brick veneer was observed on A-wing. The brick veneer showed some sign of distress. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints was observed. ECS recommends re-pointing of the deteriorated mortar joints.

The wood trim and exterior framing are painted. The paint was peeling. Rust was observed on the exterior steel framing. Painting of exterior components is typically recommended every 5 to 7 years. ECS recommends the wood trim be painted. ECS recommends the steel framing be cleaned and painted.

Exterior sealants are located around the window and door frames, horizontal joints, and vertical joints in the wood siding. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in good condition.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	20	0	1	$4,500

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WOOD SIDING WITH VINYL	25	23	2	2 3 4 5 6	$18,000 $18,000 $18,000 $18,000 $18,000
Total					$94,500

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Steel and glass doors	Good
Personnel Doors	steel	Good
Door Hardware	commercial	Good
Weatherstripping and Doorsweeps	Weatherstripping was observed at doors and windows.	Good
Accessibility Controls	not automated	

Comments

The entrances are Steel and glass doors. The main entrance doors were generally in good condition. Steel personnel doors are located at the mechanical rooms. The personnel doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years and are replaced as needed during regular maintenance.

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Windows are casement units.	Fair
Glass Pane	Windows are double glazed.	
Operation	manually operated	
Exterior Header	steel	

WINDOWS		
Item	**Description**	**Condition**
Exterior Sill	steel	
Gaskets or Glazing	no fogging observed	

Comments

The windows are of vinyl-framed construction with insulated glass. The vinyl windows were manufactured in 1983. The expected useful life of vinyl windows is approximately 25 years with proper maintenance. The windows were noted to be hard to open. We recommend that the windows be adjusted to be easier to slide open. Some of the windows were casement window units. The site is in progress of replacing all casement windows.

The gaskets in the windows were generally in good condition. The expected useful life of gaskets is typically 20 years.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOW	25	22	3	1	$6,400
				2	$6,400
				3	$6,400
				4	$6,400
				5	$6,400
				6	$6,400
				7	$6,400
				8	$6,400
				9	$6,400
				10	$6,400
Total					$64,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	EPDM	Fair
Parapet Walls	framed and flashed	Good

ROOFING		
Item	**Description**	**Condition**
Cap Flashing/Coping	metal	Good
Insulation	unknown	
Substrate/Deck	unknown	
Slope/Pitch	low slope	
Drainage	internal drains,	Good

Comments

The roofing system for the building consists of a low-sloped, adhered, single-ply roofing system. The single-ply membrane flashing is utilized on the parapet and adjacent walls. The single-ply roofing system was installed in 1983 and is not currently under a roofing system warranty. The expected useful life of a single-ply roofing system is approximately 20 years with proper maintenance. We recommend that the single-ply roofing system be replaced.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM	15	15	0	5 8	$114,000 $114,000
Total					$228,000

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 not able to be observed, but was reported to be copper.	Good
Pipe Insulation	Pipe insulation was observed at the boiler room and gynmasium.	Fair
Water Flow and Pressure	no issues reported	Good

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Waste and Vent Pipe	Waste and vent pipe was not able to be observed, but is reported to be PVC.	Good
ABS Pipe	ABS pipe was not reported or observed on site.	Good
Clean-outs	PVC	Good

Comments

Water Lines
The main water supply lines inside the building are copper. The expected useful life of copper piping is approximately 40 years. The water supply pipes were generally in good condition.

Waste Lines
The waste lines in the building are PVC and cast iron. The expected useful life of PVC and cast iron waste line is approximately 50 years. The waste lines were generally in good condition.

Propane Gas
Propane gas is provided to the water heaters and package units. The above grade storage tank is located near A-wing.

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Domestic Water Boilers	One oil fired and one propane fired boiler are located in the boiler room both installed in 1984	Good
Water Softening Equipment	Water softening equipment was not observed.	Good
Water Storage	575 gallons	Good
Circulation Pumps	Replaced 2019	Good

Comments

Domestic hot water to the building is provided by two H.B. Smith boilers. One oil and one propane located in the boiler room. The boilers were manufactured in 1984 and overhauled in 2014 .The expected useful life is is approximately 30 years for boilers with proper maintenance. Mr. Adams reported that the systems are maintained by Honeywell.

3.4.2 HVAC Systems

3.4.2.1 Mechanical Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers	Two in boiler room see section 3.4.1.2	Good
Condensing Units (split system)	Roof top units	Good
Heat Pumps (split system)	in air handlers	Good
Space Heaters (wall or ceiling mounted)	in gymnasium (not in use)	Good
Maintenance Program	Honeywell	

Comments

Boiler(s)
The boilers are located in the boiler room. The boilers were manufactured by Smith in 1984. The boilers were observed to be in good condition. The expected useful life of a boiler is 30 years with proper maintenance. The boilers were serviced in 2014. We recommend that the boilers be maintained.

Roof top Package units
The package units are located on the roof. The package units were manufactured by Trane in 1995. The expected useful life of a package unit is 25 years with proper maintenance. The package units were observed to be in good condition. Due to effective useful life we recommend that the package units be replaced.

Radiators
The radiators are located in the stairways and some common areas. The expected useful life of a radiator is 25 years or more with proper maintenance. The radiators were observed to be in good condition and are maintained as regular maintenance.

Space heaters
The hot water space heaters are located in the gymnasium. The expected useful life of a space heater is 25 years with proper maintenance. The space heaters were observed to be in good condition and were reported to be not in use.

Larry Adams reported there is a service contract in effect to perform scheduled maintenance on the mechanical equipment.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE PACKAGE UNIT	25	22	3	2 5 8	$14,000 $14,000 $14,000
Total					$42,000

3.4.2.2 Mechanical Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Radiators	Hot water fed	Good
Plumbing Pipe System		Good
Ducts	Rigid, installed in 1995.	Good
Return Air	return ducting	Good

Comments

The distribution system includes ducted supply and a plenum return. Mr. Adams reported that the ducts have not been recently cleaned. The ductwork was observed to be in generally good condition, but should be cleaned as part of regular maintenance.

3.4.2.3 Mechanical Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Controls	HVAC units are controlled by thermostats.	

Comments

The thermostats are not digital. The thermostats were observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Electrical Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	3-phase, 4-wire, 1,200 amps	Good
Meter	single meter	
Date of Last IR Survey	none	
Arc-Flash Hazard Warning posted on service entrance?	no	
Minimum clearance provided around equipment (3 feet or more)?	yes	

Comments

Electricity is provided to the building by Emera through a transformer located on the west side of A-wing. The main electrical entrance is located in A-wing and provides 1200 amp, 3-phase, 4-wire service. The switchgear was manufactured in 1995 by Cutler-Hammer. The expected useful life of switchgear is 50 years with proper maintenance.

3.4.3.2 Electrical Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Cultler-Hammer	Good
Arc-Flash Hazard Warning on distribution panels?		No
Branch Wiring	copper	Good
Building Transformers	Ground mounted	Good
Minimum clearance provided around equipment (3 feet or more)?	yes	Good

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
GFCI Devices	GFCI outlets were noted at appropriate locations	Good

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the tenant spaces. The circuit breaker panels were replaced in 1995 and observed to be in generally good condition.

3.5 VERTICAL TRANSPORTATION SYSTEMS

3.5.1 Elevators

ELEVATORS		
Item	**Description**	**Condition**
Quantity of Passenger Elevators	1	Good
Capacity of Passenger Elevators	2100	Good
Manufacturer and Type	Lawrence Hydrolic	Good
Maintenance Contractor	Thyssenkrupp	Good
Date of Last Maintenance Inspection	01/18/2019	Good
Cab Finishes	Cabs have vinyl floors, vinyl-panelled walls, and vinyl ceilings.	Good
Elevator Certificates/ Permits	The elevator permit was posted in the elevator.	Good
Door Sensors	yes	Good
Speed	100	Good
Floor Leveling	yes	Good
Control System	Controls do not appear to have been modernized, and are not lacking in braille signage.	Good
Lighting	florescent	Good
Emergency Communication	Emergency communication can be operated in a hands-free mode. Testing of emergency communication is beyond the scope of work.	Good

ELEVATORS		
Item	**Description**	**Condition**
Modernization	The elevator has not yet required modernization.	Good

Comments

The building is served by one passenger elevator. The elevators were manufactured by Lawrence Elevator in 1995. Thyssenkrupp currently has the maintenance contract for the elevators. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. Routine maintenance is considered adequate to keep the elevator system in good condition during the projection period of this report.

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
Date of Last Inspection (sprinkler system)	01/4/2019	Good
Sprinkler Pipe Material	cast iron	Good
Sprinkler Heads	Rasco	Good
Fire Department Connections	at east wall of wing A	Good
Fire Hydrants	on high street	Good
Fire Extinguishers	Fire extinguisher inspection tags are current.	Good
Date of Last Inspection (Fire Extinguishers)	July 2018	Good

Comments

The fire suppression system was observed but not tested.

The fire suppression system is a fully sprinkled wet system with fire extinguishers. The sprinklers are connected to the fire alarm and security system. The sprinkler risers are located in the equipment room . The sprinkler system was inspected by Sprinkler System Inspection Company in Jan 2019.

Fire extinguishers were observed in the lobby. The fire extinguishers were observed to have recent inspection tags issued by Maine Fire Protection in July 2018. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

Fire hydrants are located on High Street. The fire hydrants were observed to be in good condition.

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Central Fire Alarm Control Panel	Notifier System 500	Fair
Annunciator Panel	at entrance to lobby	Good
Automatic Notification	Sea Coast Security (24 hour)	Good
Bells	yes	Good
Strobes	yes	Good
Pull Stations	yes	Good
Smoke Detectors	Smoke detectors were observed in appropriate locations.	Good
Carbon Monoxide Detectors	no attached to fire alarm, local installation	Fair
Exit Signs	yes	Good
Exit Lights	yes	Good

Comments

The fire alarm system was observed but not tested.

A fire alarm control panel, manufactured by Notifier, is located electrical room. The fire alarm control panel connects directly to the security company. The expected useful life of a fire control panel is 30 years with proper maintenance.

A fire annunciation panel is located in the lobby. The fire annunciation panel was observed to be in good condition.

Emergency exit signs and lighting, pull stations, smoke detectors, and alarm bells and strobes 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 not 100% site coverage	Good
Alarm System		Good
Access Control	After hours access control is provided by card reader system	Good

Comments

The building is monitored 24-hours a day by a computerized security system with cameras. Security cameras were observed around the building interior and exterior. The security system was generally in good condition.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Common Areas

LOBBY		
Item	**Description**	**Condition**
Floor Finishes	vinyl tile	Good
Wall Finishes	painted gypsum board	Good
Ceiling Finishes	suspended acoustical tile	Good
Lighting	fluorescent fixtures	Good

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	vinyl tile	Good
Wall Finishes	painted gypsum board	Good
Ceiling Finishes	acustical tile	Good
Lighting	fluorescent fixtures	Good
Doors	wood doors in metal frames	Good
Door Hardware	commercial grade	Good

CORRIDORS		
Item	**Description**	**Condition**
Drinking Fountains	recessed	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	vinyl tile	Good
Wall Finishes	ceramic tile	Good
Ceiling Finishes	acoustical tile	Good
Fixtures	sink, toilet, shower	Good
Ventilation	Electric fan	Good
Lighting	fluorescent fixtures	Good
Doors	wood	Good
Door Hardware	commercial	Good

STAIRS		
Item	**Description**	**Condition**
Location	at wings	Good
Enclosure	framed and drywall	Good
Treads	steel	Good
Risers	steel	Good
Nosing	steel	Good
Handrails	steel	Good
Lighting	florescent	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	carpet	Good
Wall Finishes	painted gypsum board	Good
Ceiling Finishes	acustical tile	Good
Lighting	fluorescent fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Doors	wood	Good
Door Hardware	commercial grade	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	vinyl tile	Good
Wall Finishes	painted gypsum board	Good
Ceiling Finishes	suspended acoustical tile	Good
Counters	stone	Good
Sink	steel	Good
Cabinets	wood	Good
Stove/Range	Electric (GE)	Good
Exhaust Vent/Hood	part of microwave	Good
Refrigerator	Kenmore	Good
Dish Washer	Whirlpool	Good
Microwave Oven	yes	Good

UTILITY ROOMS		
Item	**Description**	**Condition**
Floor Finishes	coated concrete	Good
Wall Finishes	painted gypsum board	Good
Ceiling Finishes	unfinished	Good
Lighting	fluorescent fixtures	Good

Comments

The interior building areas include a lobby, dorm rooms, restrooms, corridors, kitchens, stairwells, and utility rooms. ECS understands that the common area interiors were renovated in 1995.

Finishes:
The floors, walls and ceilings were in generally good condition. Finishes include vinyl tile floors, and painted walls and acoustic pane suspended ceilings. Vinyl tile was typically located at the entrance doors. All dorm rooms were painted April 2017. Regular maintenance is expected to maintain the

interior finishes.

Furnishings in each room include a bed, dresser, desk, chair and wardrobe for each student. All furniture has been replaced in the last three years. Spot replacement is expected during the term.

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			
1.	Has an ADA Survey been completed for this property?	No	
2.	Have any ADA improvements been made to the property since original construction?	Yes	1995 remodel
3.	Has building ownership/management reported any ADA complaints or litigation?	No	

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?	Yes	3 out of the 20 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	1 out of the 3 accessible spaces are van accessible
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	Yes	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	No	
5.	Does each accessible space have an adjacent access aisle?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section B)			
	Item	**Yes/ No**	**Comments**
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	

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?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	Yes	
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	Yes	
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	Yes	
7.	Do ramps on an accessible route appear to have compliant handrails?	Yes	

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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section D)			
	Item	**Yes/ No**	**Comments**
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 complaint opening width?	Yes	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	Yes	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	

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?	Yes	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	Yes	
4.	Do ramps on accessible routes appear to have compliant length and width?	Yes	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section E)			
	Item	**Yes/ No**	**Comments**
6.	Do ramps on accessible routes appear to have compliant handrails?	Yes	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	
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?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	
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?	Yes	

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?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section G)			
	Item	**Yes/ No**	**Comments**
2.	Is accessible floor identification signage present on the hoistway sidewalls?	Yes	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	Yes	
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?	Yes	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	Yes	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	Yes	
8.	Are audible and visual floor position indicators provided in the elevator car?	Yes	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	Yes	

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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section H)			
	Item	**Yes/ No**	**Comments**
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	N/A	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	Yes	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	N/A	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	

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.

ACCESS TO THE BUILDING

Parking Areas:
The parking area serving the property has a total of approximately 20 parking spaces. Of the 20 parking spaces, 3 are accessible with 1 being van accessible. Accessibility requires that 1 accessible parking spaces be provided in parking areas with a total of 1 to 25 spaces. One in six of the accessible parking spaces is required to be van accessible. The number of parking spaces provided meets accessibility requirements.

A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided.

Pedestrian Walkways:
The walkways were observed to be generally compliant with accessibility requirements. A ramp is located for thesouth entrance. The slope of the ramps was less than 1:12 and handrails were provided on both sides. Curb ramps with truncated domes were provided.

ACCESS THROUGH THE BUILDING

The interior of the building was observed to be generally accessible.

RESTROOMS

The restrooms generally did meet ADA requirements after 1995 renovation. Some grab bars have been removed in restrooms dedicated to staff, but can be reinstalled.

Three water fountains on the second floor did not meet ADA requirements for height. ECS recommends replacing the fountains.

We recommend that the restrooms in the building be renovated to meet accessibility requirements.

4.0 EXTERNAL PROVIDED INFORMATION

4.1 PRE-SURVEY QUESTIONNAIRE

The presurvey 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 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 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

If present, evidence of mold and moisture issues are noted in the interior section of the report.

5.2 BUILDING CODE VIOLATION ISSUES

Comments

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 outstanding building code violations. Upon receiving information regarding the status of the inquiries submitted, this report can be updated if necessary.

6.0 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, and 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. ECS has not included contingency funds in our opinions. 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.

7.0 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.

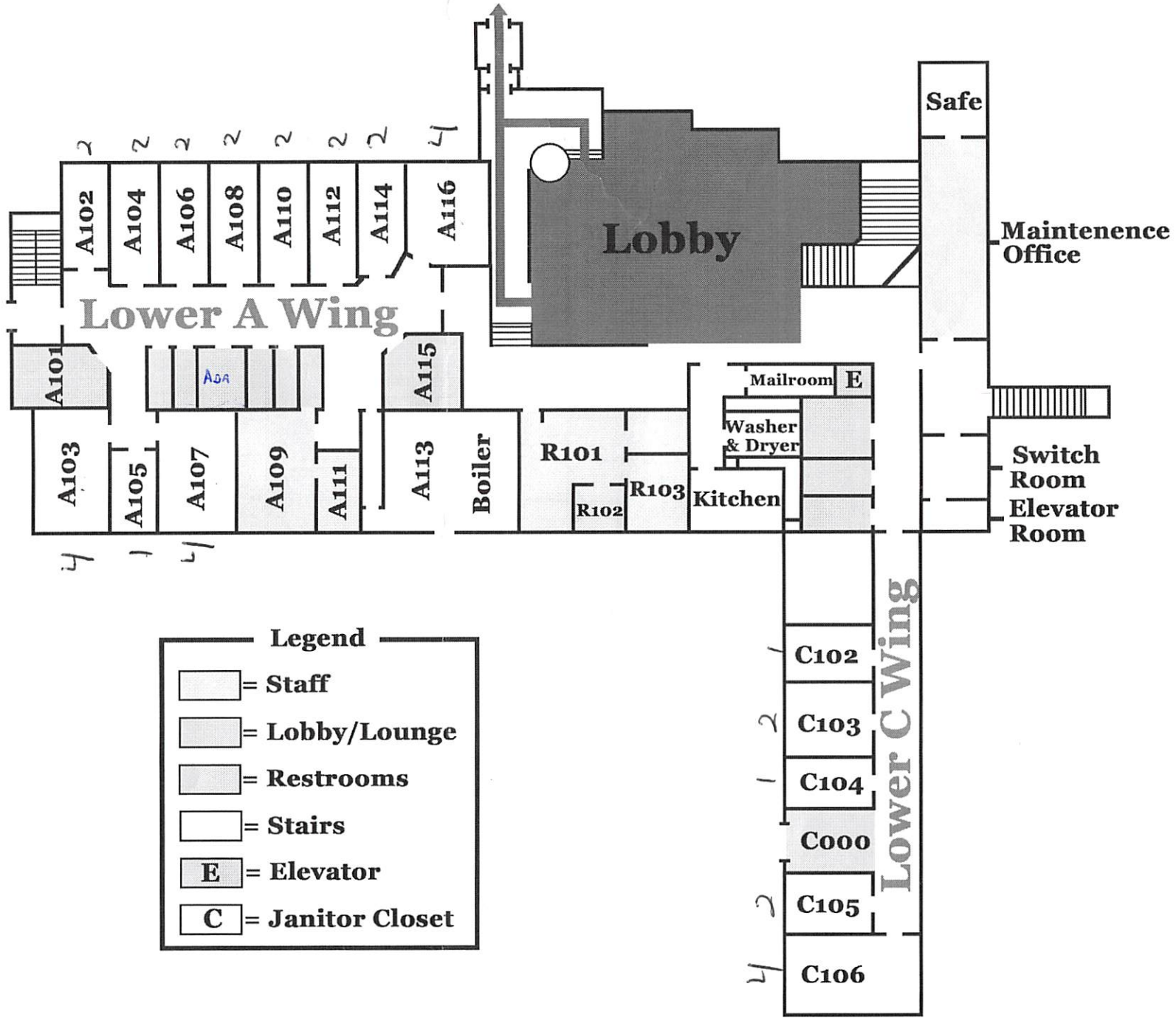
The opinions ECS expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by a prudent professional in the same community under similar circumstances. ECS assumes no responsibility or liability for the accuracy of information contained in this report which has 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.

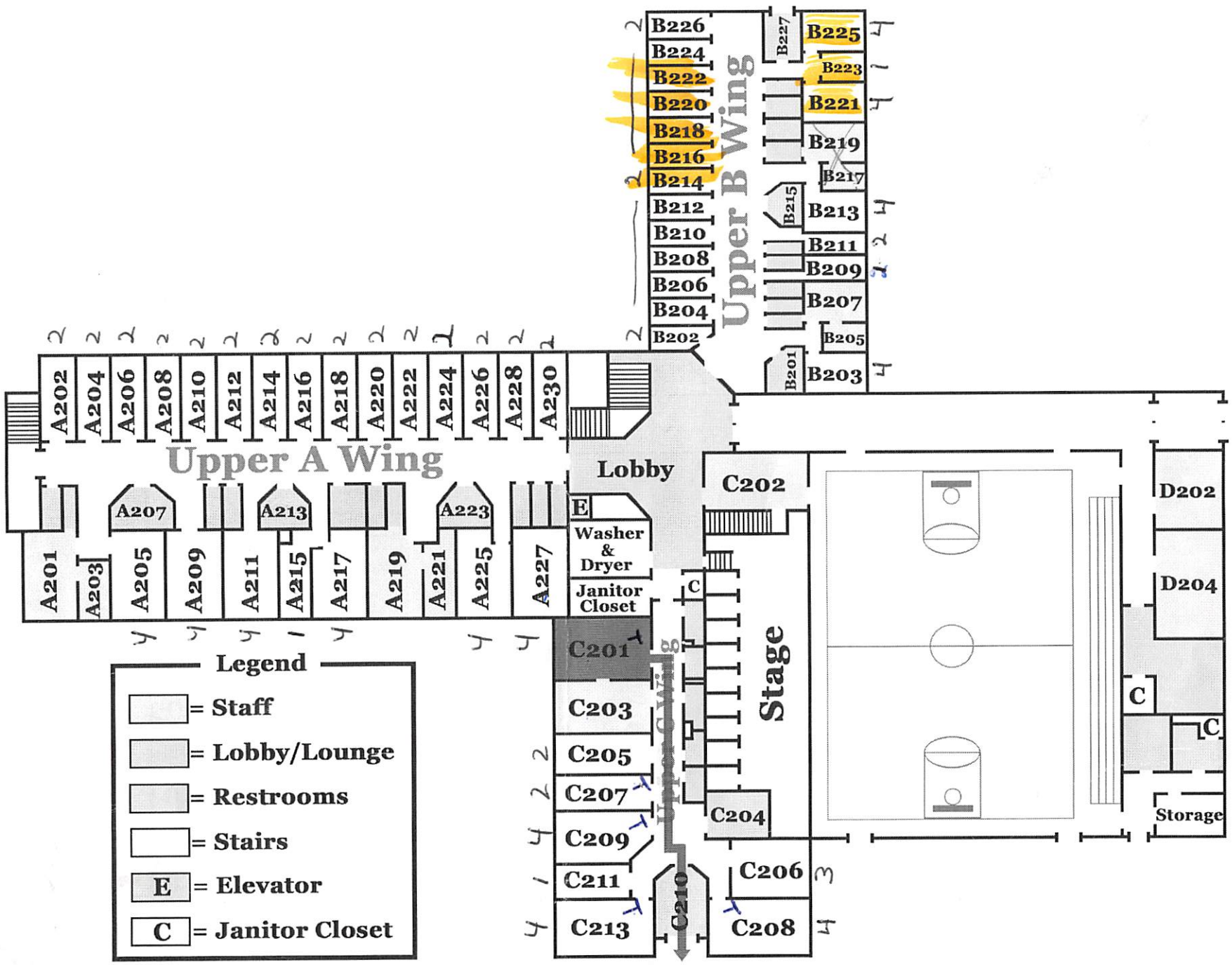
Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

Site Location

Property Condition Assessment
Maine School of Science & Mathematics
77 High Street
Limestone, Maine

Source: Google Earth
ECS Project No.: 50:1008
Date: January 23, 2019
Figure No.: 1


Lobby
Safe
Maintenence Office
Lower A Wing
A101
A102
A103
A104
A105
A106
A107
A108
A109
A110
A111
A112
A113
A114
A115
A116
ADA
Boiler
R101
R102
R103
Kitchen
Mailroom
E
Washer & Dryer
Switch Room
Elevator Room
Lower C Wing
C102
C103
C104
C000
C105
C106
Legend
= Staff
= Lobby/Lounge
= Restrooms
= Stairs
E = Elevator
C = Janitor Closet


Upper B Wing
B226
B224
B222
B220
B218
B216
B214
B212
B210
B208
B206
B204
B202
B227
B225
B223
B221
B219
B217
B215
B213
B211
B209
B207
B205
B201
B203
Upper A Wing
A202
A204
A206
A208
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A228
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A211
A213
A215
A217
A219
A221
A223
A225
A227
Lobby
E
Washer & Dryer
Janitor Closet
C
C201
C203
C205
C207
C209
C211
C213
C210
C202
C204
C206
C208
Stage
D202
D204
C
C
Storage
Legend
= Staff
= Lobby/Lounge
= Restrooms
= Stairs
E = Elevator
C = Janitor Closet

Appendix II: FOIA REQUESTS

ECS MID-ATLANTIC, LLC
"Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

January 16, 2019

Town of Limestone Code Enforcement Records
93 Main Street
Limestone, ME 04750

RE: FOIA Information Request
Maine School of Science & Mathematics Dormatory
77 High Street
Limestone, ME 04750

ECS Mid-Atlantic, LLC. (ECS) is currently conducting a Property Condition Assessment of the above-referenced property as part of a proposed real estate transaction.

As part of our assessment, we are interested in obtaining information on known, suspected, or recorded Building Code violations where Department personnel were present. We would therefore request a review of your regulatory files pertaining to the above referenced property.

We appreciate the Department's assistance in completing the assessment of this property. If the search entails a fee, please contact ECS and we will have a check forwarded to the Department. If you should have any questions concerning the requested information or need further clarification on the location of the site, please do not hesitate to contact our office at (210) 528-1740. If convenient, you can email your response to me via e-mail: jbotte@ecslimited.com.

Respectfully submitted,

ECS Mid-Atlantic, LLC

JTBott

Joseph T. Botte
Senior Project Manager

January 16, 2019

Town of Limestone Fire Department Records
93 Main Street
Limestone, ME 04750

RE: FOIA Information Request
Maine School of Science and Mathematics Dormatory
77 High Street
Limestone, ME 04750

ECS Mid-Atlantic, LLC. (ECS) is currently conducting a Property Condition Assessment of the above-referenced property as part of a proposed real estate transaction.

As part of our assessment, we are interested in obtaining information on known, suspected, or recorded Fire code violations where Department personnel were present. We would therefore request a review of your regulatory files pertaining to the above referenced property.

We appreciate the Department's assistance in completing the assessment of this property. If the search entails a fee, please contact ECS and we will have a check forwarded to the Department. If you should have any questions concerning the requested information or need further clarification on the location of the site, please do not hesitate to contact our office at (210) 528-1740. If convenient, you can email your response to me via e-mail: jbotte@ecslimited.com.

Respectfully submitted,

ECS Mid-Atlantic, LLC

JBott

Appendix III: ELEVATOR CERTIFICATES

Maine Hydraulic Elevator Inspection.jpg

SCFRASER

EL-4360

Work Order ID: 573414
BOF ID:

STATE OF MAINE
OFFICE OF LICENSING AND REGISTRATION
BOARD OF ELEVATOR & TRAMWAY SAFETY
35 STATE HOUSE STATION
AUGUSTA, ME 04333
TEL #(207)624-8672 FAX #(207)624-8636
HEARING IMPAIRED: #(207)624-8563
www.MaineProfessionalReg.org

Date Received

HYDRAULIC ELEVATOR PERIODIC INSPECTION REPORT

Inspection to be conducted per Maine Law, Board Rules, A17.1, A17.3 and A17.2

[✓] Passenger [ ] Freight [ ] Dumbwaiter

Month Due: April
Registration # EL-4360

Inspection Date: 2/12/18 Time: 9:00 a.m. [✓] p.m.
Inspected to ASME Code: A17.1 Edition: 1990

OWNER INFORMATION

Name of Owner: Maine School of Math and Science

Mailing Address: 95 High St (Street) Limestone (City) ME (State) 04750-1141 (Zip Code)

UNIT INFORMATION

Building Name: 77 High Street

Location: 77 High St (Street) Limestone (City) 04750-1141 (Zip Code)

Location of Unit in Building (i.e., lobby, gym, wing, etc.): Lobby

Capacity: 2100	Speed: 100	# of F/R Stops: 2

Space between doors at each floor:	1st	5.50	2nd	5.50	3rd			
	4th		5th		6th			
Space between sight guard or space shield:	1st	3.50	2nd	3.50	3rd			
	4th		5th		6th			

LIST VIOLATION(S) AND INCLUDE CODE/RULE NUMBER (attach separate sheet of paper if necessary)

No Violations This Date

Other Recommendations

I hereby certify this is a true report of my inspection.

Inspector: Fraser, Scott (Printed Name) ME Lic # INS26 QEI Lic #: C-5069

Certifying Organization: NAESA

Inspector Signature: [signature] Date: 2/12/2018

OFFICE USE ONLY

☐ Denied
☐ Approved

State Elevator Inspector Date:

Revised: 5/09

Appendix IV: PRE-SURVEY QUESTIONNAIRE

PRE-SITE VISIT QUESTIONNAIRE
MULTIFAMILY PROPERTY CONDITION ASSESSMENT

Property Owner / Owner's Representative: Please complete this questionnaire before this site visit by the PCA Consultant. For questions that are not applicable to the Property or unknown, please indicate "N/A" or "Unknown". This document must be signed on the last page by the Property Owner. If additional pages for any response are necessary, please attach them to this form.

GENERAL PROPERTY INFORMATION

Property Name: MSSM DORMITORY			
Property Address: 77 HIGH ST			
City: LIMESTONE	State: ME	Zip: 04750	County: AROOSTOOK
Property Owner/Owner's Representative, Title: DAVID PEARSON, CEO			
Telephone: 207-551-9914	Email Address: pearsond@mssm.org		Fax:
Property Manager/Site Contact: LARRY P ADAMS			
Telephone: 207-554-9915	Email Address: adamsl@mssm.org	Experience in Multifamily (Years/Months): ∅	Experience at subject property (Years/Months): 7 yrs / 5 months
Maintenance Manager, Title: MAINT. SUPERVISOR LARRY ADAMS			
Telephone:	Email Address:	Experience in Multifamily (Years/Months):	Experience at subject property (Years/Months):
Total Land Area (square footage/acreage):		Date(s) of Construction Completion/Major Renovation Dates: 1995	
Total Number of Apartment Buildings on Property: ∅			

Is the Property or any portion of the Property in an area having a 10% or greater probability of the Peak Ground Acceleration (PGA) being exceeded by 0.15% or more in a 50 year period (as sown by the most recent United States Geological Service date for the area Peak Ground Acceleration)?

☐ Yes ☒ No ☐ Unknown

Has the Property had any Seismic reports completed in the past two years that yielded a SEL of 18% or greater?

☐ Yes ☒ No ☐ Unknown

Has the Property been damaged by a catastrophic event or natural disaster in the past?

☐ Yes ☒ No ☐ Unknown

If yes, please attach a detail including, but not limited to, type of event, extent of damage and date of event.

Has the Property been subject to or recommended for an Environmental Phase II investigation or are there any current environmental concerns at the Property? ☐ Yes ☒ No ☐ Unknown

If yes, attach detail (including pervious Phase I and Phase II report, if applicable)

Number of Non-Residential Buildings on-site: 1	Clubhouse (sq. ft.):	Leasing Office Building (sq. ft.):
Recreation (sq. ft.):	Maintenance Structure (sq. ft.): 448	Common Area Laundry Facility (sq. ft.)

Other (description & sq. ft.):			
Number of On-Site Parking Spaces: 20	Number of Covered Parking Spaces and/or Garage Spaces: 0	Total Number of Rental Units: 0	
Total Model Units and Unit Type: 1 - DORMITORY			
# of Studio Units:	Avg. Sq. Footage:	Current Units Occupied:	Current Vacant and/or Down Units:
# of 1-Bedroom Units:	Avg. Sq. Footage:	Current Units Occupied:	Current Vacant and/or Down Units:
# of 2-Bedroom Units:	Avg. Sq. Footage:	Current Units Occupied:	Current Vacant and/or Down Units:
# of 3-Bedroom Units:	Avg. Sq. Footage:	Current Units Occupied:	Current Vacant and/or Down Units:
# of 4-Bedroom Units:	Avg. Sq. Footage:	Current Units Occupied:	Current Vacant and/or Down Units:
# of Other Units:	Avg. Sq. Footage:	Current Units Occupied:	Current Vacant and/or Down Units:
Current Economic Occupancy (%): (attach rent roll)	Current Physical Occupancy (%):	Average Economic Occupancy (%) for the Last Calendar Year:	Average Physical Occupancy (%) for the Last Calendar Year:
List Commercial / Retail Tenants. Attach commercial lease abstracts for each commercial / retail tenant. 0			
# of Commercial / Retail Units: 0	Total Sq. Footage of Commercial / Retail Tenants:	Current Economic Occupancy for Retail (%):	Current Physical Occupancy for Retail (%):
Include brief narrative on commercial uses:			
Property or the residential tenants receive a government-provided utility subsidy payment? ☐ Yes ☒ No ☐ Unknown		Property is rent-controlled / rent stabilized? ☐ Yes ☒ No ☐ Unknown	
Property complies with Jurisdictional regulations? If not in compliance, attach explanation (if not known, indicate such). Building Code ☒ Yes ☐ No ☐ Unknown Fire Code ☒ Yes ☐ No ☐ Unknown Zoning ☒ Yes ☐ No ☐ Unknown			
As-built Property Construction Plans available for review during the site visit? ☒ Yes ☐ No			

Property has or is pursuing a green building certification? ☐ Yes ☒ No
If green building certification is in place, identify certifying body and year of certification.
If Property is the pursing a green building certification, attach additional detail.

Is O&M Plan in place for Lead Paint? If yes, attach copy. ☐ Yes ☒ No

Is O&M in place for Asbestos Containing Materials? If yes, attach copy. ☒ Yes ☐ No RSU #39

Does Property have a Mositure Management Plan (MMP)? If yes, attach copy. ☐ Yes ☒ No

Does Property have a Pest Management Program Plan? If yes, attach copy. ☒ Yes ☐ No

UTILITY SUPPLIER

Electricity: EMERA MAINE	Natural Gas:
Oil – Type #6, #4 or #2: DEAD RIVER	Other Fuel Types (i.e. propane): DEAD RIVER
Water: Limestone Water/Sewer District	Sewer: Limestone Water/Sewer District
Refuse Disposal: TURNER SANITATION	Telephone:
Cable TV/Internet: DISH NETWORK / SPECTRUM	Are Utilities Adequate for Property Use? ☒ Yes ☐ No

Does Property track energy and/or water consumption in ENERGYSTAR Portfolio Manager (www.energystar.gov)?

☐ Yes ☒ No If not ENERGY STAR, what benchmarking or tracking tool is used?
BUSINESS OFFICE TRACKING/ACCOUNTING SYSTEM

If Property is currently not benchmarking, please provide brief explanation why (i.e., lack of staff training, insufficient resources, unclear of the benefits to the property, not interested)?

SITE IMPROVEMENTS

Description of Landscaping (mature, new, minimal, native or not native plants):
MATURE (1995)

Landscaping Contact?	Landscaping Firm:	Landscaping Capital Budget:	Landscaping Annual Maintenance Budget:
☐ Yes ☒ No ☐ N/A			

Landscape Irrigation is present? ☐ Yes ☒ No ☐ N/A	If present, ☐ Manual ☐ Automated ☐ Seasonal ☐ Year-round

Asphalt/Concrete Parking Pavement is Present?	Last Re-seal & Re-stripe Date:	Last Overlay Date:
☒ Yes ☐ No ☐ N/A	2017	1995

Type of Sidewalk (Concrete or Pervious) ASPHALT	Sidewalks connect to neighborhood? ☒ Yes ☐ No

Pool/Sauna/Jacuzzi is Present? ☐ Yes ☒ No ☐ N/A	Date of most recent pump/filter replacement: Date of most recent re-surface:		
Athletic Court(s) are Present? ☐ Basketball ☐ Volleyball ☐ Racquetball ☐ Tennis ☐ Other: GYMNASIUM			
Improvements in Last 3 Years			
Laundry Equipment	Common Laundry Facility ☒ Yes ☐ No	In-unit Landry Hook-ups ☐ Yes ☒ No	In-unit Laundry Equipment provided ☐ Yes ☒ No
	Third-Party Maintenance Contact ☐ Yes ☐ No	ENERGY STAR Laundry appliances: Common Laundry: ☒ Yes ☒ No In-unit ☐ Yes ☐ No (assumes property supplied):	
Playground/Tot Lots are Present? ☐ Yes ☒ No			
Age of Equipment:	Description of Ground Cover:		
Other Site Improvements / Amenities:			

BUILDING MATERIALS / FINISHED

Construction Framework Type: STEEL / WOOD	Foundation Type: CONCRETE
Exterior Walls & Finished Type: STEEL / WOOD, SHIPLAP, TILL, VINYL	Type of Exterior Wall Insulation and Rating, if known: NOT KNOWN
Improvements in the Last 3 Years: Vinyl	
Exterior Doors Type: STEEL	Exterior Doors utilize weather stripping and door sweeps? ☒ Yes ☐ No
Improvements in the Last 3 Years: NONE	Maintenance Schedule: AS NEEDED
Balconies - Improvements in the Last 3 Years: NA NONE	
Window Type: AWNING DOUBLE HUNG, SINGLE HUNG, CASEMENT	Windows Utilize Weather stripping ☒ Yes ☐ No
Improvements in the Last 3 Years: REPLACING CASEMENTS	Maintenance Schedule: 20 / YR
Exterior Lighting – Improvements in the Last 3 Years: PHOTO CELL INSTALLED ON CRITICAL LIGHTS - SOUTH END	
Exterior Lighting Utilize: ☒ Photocell technology ☒ Programmable/Timer ☐ Other (please provide type):_____	

Elevators / Escalators – Last Inspection Date (attach inspection certificate, if applicable) 2/12/18	
ROOFING SYSTEMS	
Type of Roof(s): MEMBRANE	Age of Roof/Original Roof: 1983
Roof Warranty(ies) ☐ Yes ☒ No ☐ Term of Roof Warranty _____	
Known Leaks: ☐ Yes ☒ No	Age of Roof Insulation: 1983
Type of Roof Insulation and Rating, if known: UNKNOWN	
Description of energy efficient technologies such as roof top gardens or white roofs with a SRI rating, etc.: NONE	
ELECTRICAL	
Load (Volts/Phase/Wires): 120/208 3P-4W-	Total Amps: 1200
Electrical Metering ☐ Individually Metered Units ☒ Master Metered	
Wiring (Copper / Aluminum): COPPER / ALUMINUM	
BUILDING MATERIALS / FINISHES	
Emergency Generator ☐ Yes ☒ No	
MECHANICAL	
HVAC Units Description TRANE ROOFTOP	
☒ Electric ☐ Natural Gas ☒ Other (include description) PROPANE	Total Number & Capacity (Tons) 5T(2) 4T(2) 3(1)
Average Age HVAC Units or range of Ages (i.e. if there are multiple): 1995	
Are HVAC Units ENERGY STAR Rated? ☐ Yes ☒ No MAJOR OVERHAULS - 2016	
PLUMBING	
Water / Sanitary Sewer Material Type: ☒ Copper ☒ PVC ☐ Galvanized Metal ☐ Cast Iron ☐ Polybutylene ☐ Other	

Water Heaters	☐ Individual Count _____ # Capacity _____ gallons	☒ Central Count 1 # Capacity 575 gallons
	☐ Electric ☐ Natural Gas ☐ Other	ENERGY STAR-rated? ☐ Yes ☒ No
	Avg. Age of Water Heaters:	Are hot water lines insulated? ☒ Yes ☐ No

Boiler Permit No. HB10632 H010657	Septic System (prior or current) ☒ Yes ☐ No
Domestic Water (Pressure / Drainage) Problems: NONE	
Sanitary Sewer Problems: NONE	

GAS SERVICE

Gas Distribution Piping Material: STEEL

FIRE SUPPRESSION / LIFE SAFETY

Sprinkler System: ☒ Yes ☐ No | Type: ☒ Wet ☒ Dry

Fire Extinguishers

Maintenance Routine: INSPECTED MONTHLY

Last Inspection Date: DEC 2018

Smoke Detectors: ☒ Hard-Wired ☐ Battery Operated

Maintenance Routine: REPLACE BATTERY AS NEEDED

Are CO Monitors Required? ☐ Yes ☐ No ? | CO Monitors Installed? (if applicable) ☒ Yes ☐ No

BUILDING MATERIALS / FINISHES

INTERIOR / COMMON AREAS

Describe Common Area Interior Finishes SHEETROCK - PAINTED

Improvements in the Last 3 Years: PAINTING, CORNER PROTECTION

Common Area Restrooms: NO

Furniture, Fixtures and Equipment Maintenance and Replacement Schedules
Attach Inventory of Furniture, Fixtures and Equipment including Age of Equipment.

Apartment Unit Interior Finishes N/A

Floor Covering Annual Expenditures	Cabinetry Annual Expenditures
$ _____	$ _____
Appliances Annual Expenditures	Appliances ENERGY STAR rated?
$ _____	☐ Yes ☐ No

Describe Appliances Replacement Policy:

Curtains/Drapes/Blinds Annual Expenditures	Other Apartment Unit Interior Expenditures
$ _____	$ _____

Name top three properties in the market that compete with the subject property for tenants/residents (include distance from the subject).

COMPLETED AND PLANNED CAPITAL IMPROVEMENTS
Please comment on completed and planned capital improvements in the last 3 years. Attach documentation if available.
Completed Capital Improvements, including: ***Items and count of capital items improved.*** ***Date of improvement:***
Planned Capital Improvements, including: ***Items and count of capital items to be improved.*** ***Is capital improvement currently scheduled (i.e., bid or contract in place) or planned?***

SIGNATURE OF OWNER OR AUTHORIZED OWNER REPRESENTATIVE

_____

By: _____

Name: _____

Title: _____

Date: _____

Appendix V: SITE PHOTOGRAPHS

1 - overview

2 - deteriorating siding

3 - entrance

4 - asphalt

5 - transformer

6 - dumpster

7 - propane tank

8 - floor framing

9 - south entrance stairs

10 - monument sign

11 - vault

12 - sprinkler head

13 - heat detector

14 - smoke detector

15 - interior ramp

16 - fire door holder

17 - tile flooring

18 - water fountain

19 - stairs

20 - main switch gear

21 - water tank

22 - propane boiler

23 - oil boiler

24 - oil pump

25 - water pump

26 - sprinkler valve

27 - air supply

28 - elevator control

29 - radiator

30 - pull station

31 - strobe/horn

32 - exit sign

33 - emergency light

34 - interior door

35 - sub panel

36 - room smoke detector

37 - room furnishing

38 - casement window

39 - shed

40 - thermostat

41 - toilet

42 - sink

43 - interior finishes

44 - shower

45 - non-ADA water fountain

46 - stairs

47 - kitchen

48 - clean out

49 - air return

50 - gym floor

51 - gym frame

52 - interior wall framing

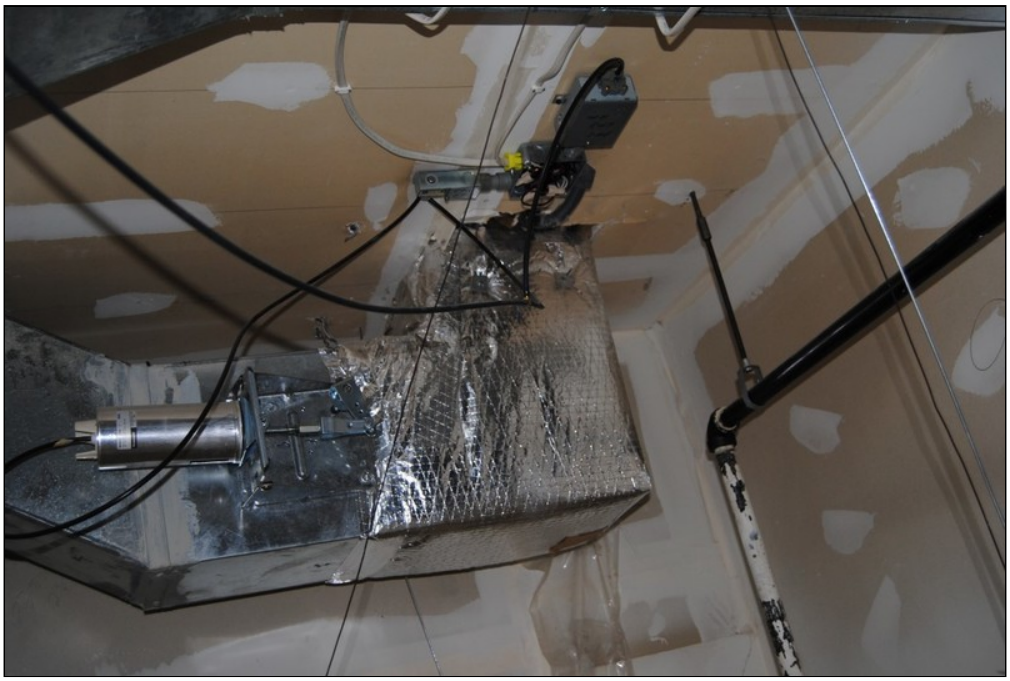
53 - exercise room

54 - damaged pipe insulation

55 - ceiling space heater

56 - CO detector

57 - lounge

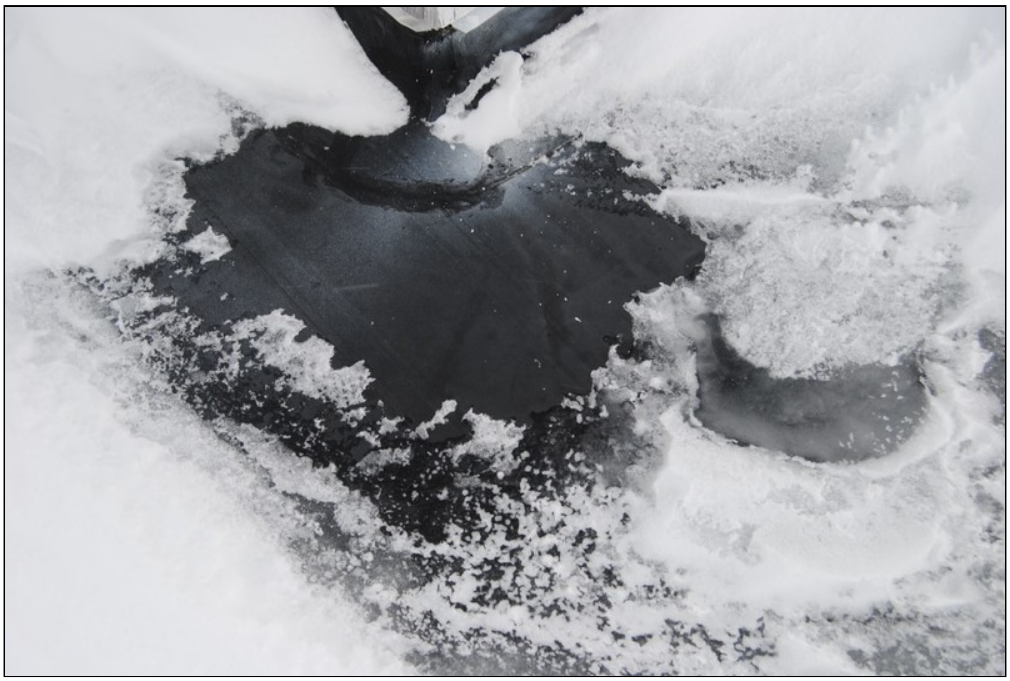


58 - air handler duct

59 - entrance

60 - roof top unit

61 - roof top vents



62 - membrane

63 - parapet

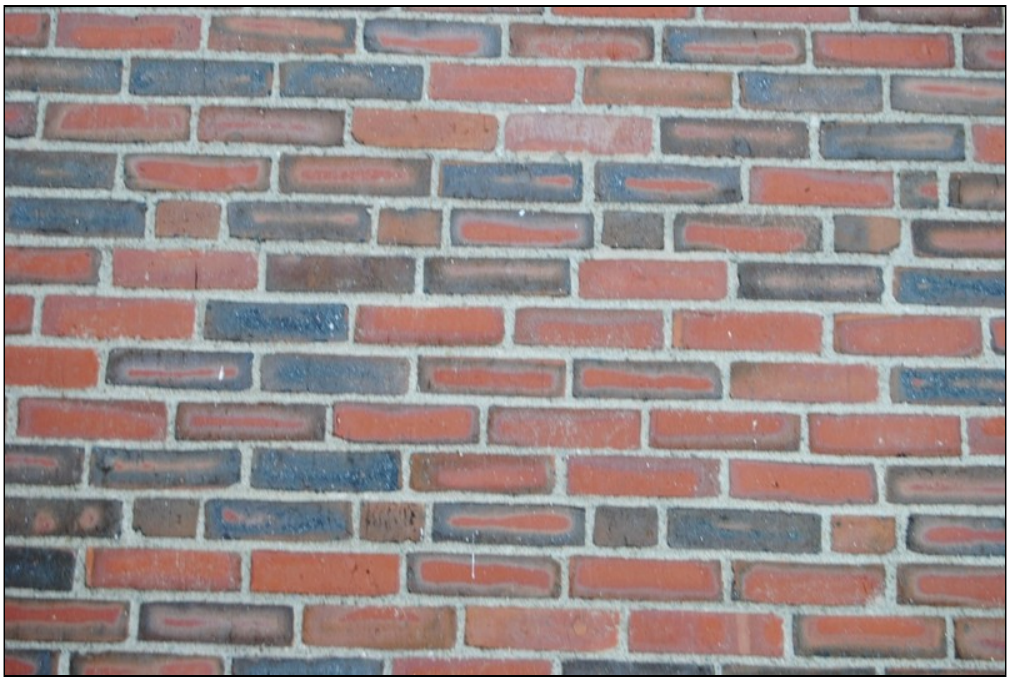
64 - gym roof

65 - entrance tower

66 - ADA parking

67 - steel support

68 - deteriorated brick on pilaster



69 - mortar joints

70 - foundation wall