PROPERTY CONDITION ASSESSMENT

LADREY HIGH-RISE APARTMENTS - PROPERTY CONDITION ASSESSMENT
300 WYTHE STREET
ALEXANDRIA, VIRGINIA

ECS PROJECT NO. 46:11503

FOR

WINN COMPANIES

SEPTEMBER 11, 2025

September 11, 2025

Mr. Alex Pereira
Project Financial Analyst
Winn Companies
999 North Capital Street NE Suite 220
Washington, District of Columbia 20002

IBF Development of Virginia LLC
1530 Wilson Blvd., Suite 650
Arlington, VA 22209
(571) 290-4292

Attn: Rob Richardson, Executive Manager

ECS Project No. 46:11503

Reference: Property Condition Assessment for Ladrey High-Rise Apartments - Property Condition Assessment, Virginia, 22314

Dear Mr. Pereire:

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. 46:17113-BP, dated August 19, 2025. We understand that the Property is being internal purposes and you are the owner's representative.

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

Farah Deeba Karimi
Facilities Associate III
FKarimi@ecslimited.com

Michael G. Doyle, AIA
Facilities Principal
mdoyle@ecslimited.com

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 Site Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking		X		Replace		$50,000
3.2.5 Flatwork and Walkways		X		Replace		$20,000
3.2.6 Landscaping and Appurtenances	X	X		Replace		$20,000
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Substructure	X			None		
3.3.2 Superstructure	X			None		
3.3.3 Building Exteriors	X	X		Repair		$130,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems		X		Replace		$298,000
3.4.1.1 Water Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X			None		
3.4.2.1 Mechanical Equipment		X		Replace		$200,000
3.4.2.2 Mechanical Distribution System		X		Replace		$1,500,000
3.4.2.3 Mechanical Control Systems	X			None		
3.4.3.1 Electrical Service and Metering		X		Replace		$100,000
3.4.3.2 Electrical Distribution		X		Replace		$250,000
3.5.1 Elevators	X	X		Modernized		$700,000
3.5.2 Other Vertical Transportation Systems		NA		None		
3.6.1 Sprinklers and Suppression Systems	X	X		Replace		$15,000
3.6.2 Fire Alarm and Life Safety Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes of Common Areas	X			None		
3.7.2 Tenant Spaces		X		Renovation		$572,000
4.1 ADA Accessibility Compliance	X	X		Install	$2,900	$17,600
Totals					$2,900	$3,872,600

Summary	Today's Dollars	$/Apartment
Immediate Repairs	$2,900	$16.48

	Today's Dollars	$/Apartment	$/Apartment/Year
Replacement Reserves, today's dollars	$3,872,600.00	$22,003.41	$2,200.34
Replacement Reserves, w/10, 3.0% escalation	$4,180,475.14	$23,752.70	$2,375.27

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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 46:17113-BP dated August 19, 2025 for the property in Alexandria, Virginia - hereinafter known as the Property.

The PCA was conducted by ECS in response to the authorization of the Proposal by Mr. Alex Pereira of Winn Companies, on August 21, 2025. The report was completed and reviewed by the following team members:

Farah Deeba Karimi	Facilities Associate III
	E-mail: FKarimi@ecslimited.com
Michael G. Doyle, AIA	Facilities Principal
	E-mail: mdoyle@ecslimited.com

Reliance

This report is provided for the exclusive use of Winn Companies. 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 300 Wythe Street, in Alexandria, Virginia, consists of a 11-story apartment building. The building totals approximately 130,900 square feet and was reportedly constructed in 1968. Parking is provided with asphalt pavement.

SURVEY INFORMATION	
Date of Assessment	August 28, 2025
Assessor	Farah Deeba Karimi
Weather Conditions	Sunny, 79 Degrees F
Property Contact	Edwin Zelaya, Project Manager for Alexandria Redevelopment and Housing Authority (ARHA)

SITE INFORMATION	
Number of Parcels	one

SITE INFORMATION	
Site Juristication	Alexandria City
APN/Parcel ID	065.01-01-02
Land Area	0.93 acres
Major Cross Streets	Wythe Street
Pavement - Parking	asphalt pavement
Number of Parking Spaces	35
Number of Accessible Spaces	four
Number of Van Accessible Spaces	none
Pedestrian Sidewalks	concrete sidewalks

BUILDING INFORMATION	
Building Type	apartment
Number of Buildings	one
Building Height	11-story
Square Footage	130,900
Year Constructed	1968
Year Remodeled	N/A

BUILDING CONSTRUCTION	
Foundation	concrete slab-on-grade
Structural System	concrete columns with concrete elevated slabs
Roof	Inverted Roof Membrane Assembly (IRMA), and Green roofing system
Exterior Finishes	brick veneer, and stucco plaster
Windows	aluminum frame double pane
Entrance	storefront entrance

BUILDING SYSTEMS	
HVAC System	split systems
Domestic Hot Water	gas water heater
Water Distribution	copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	3-phase, 4-wire, 1,200 amps
Branch Wiring	copper
Elevators	two passenger elevators - OTIS Cable
Fire Suppression System	wet sprinkler system and fire extinguishers
Fire Alarm System	automated fire alarm system with alarm bell, strobe, and pull down stations

UTILITY SERVICE PROVIDERS	
Water	City of Alexandria
Sewer	City of Alexandria
Electric	Dominion Virginia Power
Natural Gas	Washington Gas
Propane/Fuel Oil	N/A

Unit Breakdown

Unit Number	Floor Area SF	Occupied/Vacant
1101	-	Occupied
1108	-	Occupied
1007	-	Occupied
1010	-	Occupied
1013	-	Vacant
909	-	Occupied
805	-	Vacant
801	-	Occupied
701	-	Occupied

Unit Number	Floor Area SF	Occupied/Vacant
709	-	Occupied
505	-	Occupied
304	-	Occupied
311	-	Occupied
207	-	Occupied
202	-	Vacant
213	-	Occupied

Units Observed

Unit Number	Status	Comments
1101	Occupied	Fair
1108	Occupied	Fair
1007	Occupied	Fair
1010	Occupied	Fair
1013	Vacant	Fair
909	Occupied	Fair
805	Vacant	Fair
801	Occupied	Fair
701	Occupied	Fair
709	Occupied	Fair
505	Occupied	Fair
302	Vacant	Fair
304	Occupied	Fair
311	Occupied	Fair
207	Occupied	Fair
202	Vacant	Fair
213	Occupied	Fair

1.3 INTERVIEW SUMMARY

ECS was escorted through the Property by Edwin Zelaya, Project Manager of Alexandria Redevelopment and Housing Authority (ARHA) 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 not provided with documentation for review.

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 and combined items less than $10,000 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
4.1 ADA Accessibility Compliance					
INSTALL TRUNCATED DOMES AT CURB RAMPS	3	EA	$800.00	100%	$2,400
PROVIDE VAN ACCESSIBLE SPACES	1	EA	$500.00	100%	$500
Total Repair Cost					$2,900.00

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																			
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT				10,000	SF	$3.00	$30,000	100%	$30,000										$30,000
REPLACE CONCRETE PAVEMENT				1	Allow	$10,000.00	$10,000	100%	$10,000										$10,000
REPLACE CURB AND GUTTER				1	Allow	$10,000.00	$10,000	100%	$10,000										$10,000
3.2.5 Flatwork and Walkways																			
REPLACE CONCRETE SIDEWALK				1	Allow	$20,000.00	$20,000	100%	$20,000										$20,000
3.2.6 Landscaping and Appurtenances																			
REPOINT BRICKWORK AT EAST AND SOUTH WALLS				1	Allow	$20,000.00	$20,000	100%	$20,000										$20,000
3.3.3 Building Exteriors																			
CLEAN AND PAINT THE EXTERIOR WALLS AS NEEDED				1	Allow	$50,000.00	$50,000	100%	$50,000										$50,000
REPOINT BRICKWORK AS NEEDED				1	Allow	$50,000.00	$50,000	100%	$50,000										$50,000
REPLACE EXTERIOR SEALANTS				1	Allow	$30,000.00	$30,000	100%	$30,000										$30,000

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
3.3.6 Roofing Systems																			
REPLACE IRMA ROOFING SYSTEM	20	19	1	10,000	SF	$25.00	$250,000	100%	$250,000										$250,000
REPLACE GREEN ROOFING SYSTEM	20	19	1	1,200	SF	$40.00	$48,000	100%	$48,000										$48,000
3.4.2.1 Mechanical Equipment																			
REPLACE BOILERS				2	EA	$100,000.00	$200,000	100%	$200,000										$200,000
3.4.2.2 Mechanical Distribution System																			
PROVIDE ALLOWANCE TO REPLACE FAN COIL UNITS AND ASSOCIATED PIPING				200	EA	$7,500.00	$1,500,000	100%	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$1,500,000
3.4.3.1 Electrical Service and Metering																			
REPLACE MAIN SWITCHGEAR				1	LS	$100,000.00	$100,000	100%	$100,000										$100,000
3.4.3.2 Electrical Distribution																			
REPLACE CIRCUIT BREAKER PANELS				1	LS	$250,000.00	$250,000	100%	$125,000	$125,000									$250,000
3.5.1 Elevators																			
MODERNIZED THE ELEVATORS				2	EA	$350,000.00	$700,000	100%	$350,000	$350,000									$700,000
3.6.1 Sprinklers and Suppression Systems																			

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
REPLACE SPRINKLER PUMP				1	Allow	$15,000.00	$15,000	100%	$15,000										$15,000
3.7.2 Tenant Spaces																			
PAINT APARTMENTS AS NEEDED				176	EA	$500.00	$88,000	100%	$17,600		$17,600		$17,600		$17,600		$17,600		$88,000
REPLACE FLOORING IN APARTMENTS AS NEEDED				176	EA	$750.00	$132,000	100%	$26,400		$26,400		$26,400		$26,400		$26,400		$132,000
REPLACE CABINETS AND COUNTERS AS NEEDED				176	EA	$1,000.00	$176,000	100%	$35,200		$35,200		$35,200		$35,200		$35,200		$176,000
REPLACE APPLIANCES AS NEEDED				176	EA	$1,000.00	$176,000	100%	$35,200		$35,200		$35,200		$35,200		$35,200		$176,000
4.1 ADA Accessibility Compliance																			
INSULATE EXPOSED PIPES UNDER SINKS				176	EA	$100.00	$17,600	100%	$17,600										$17,600
Total (Uninflated)									$1,590,000.00	$625,000.00	$264,400.00	$150,000.00	$264,400.00	$150,000.00	$264,400.00	$150,000.00	$264,400.00	$150,000.00	$3,872,600.00
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)									$1,590,000.00	$643,750.00	$280,501.96	$163,909.05	$297,584.53	$173,891.11	$315,707.43	$184,481.08	$334,934.01	$195,715.98	$4,180,475.14

Evaluation Period:	10
# of Apartments:	176
Reserve per Apartment per year (Uninflated)	$2,200.34
Reserve per Apartment per year (Inflated)	$2,375.27

2.0 PURPOSE AND SCOPE

2.1 SCOPE OF SERVICES

This Property Condition Assessment (PCA) was conducted in general accordance with ASTM E 2018-24, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". ECS understands that the Property is being internal purposes and you are the owner's representative.

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 2018-24:

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

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.

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.

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-2018-24, 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 1968. 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 DEFINITIONS

2.2.1 Partial List of ASTM Definitions

physical condition, *n* - the physical state of a subject property, building system or building component.

- **Good**, adj - in working condition and does not require immediate or short term repairs above an agreed threshold as discussed in section 10.3.1 of the ASTM.
- **Fair**, adj - in working condition, but may require immediate or short term repairs above an agreed threshold.
- **Poor**, adj -not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

de minimis, n - any consideration, finding or condition that, in the sole opinion of the consultant, does not represent an imminent threat of physical harm to occupants, and (1) can be remedied through routine maintenance or (2) where the cost of corrective action is expected to be below the agreed reporting threshold.

deferred maintenance, n - physical deficiencies that could have been remedied with routine maintenance or similar action.

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.

effective age, n - an opinion representing the difference of the expected useful life and the remaining useful life.

expected useful life (EUL), n - the average amount of time in years that a building system or building component is estimated to function without material repair when installed new and appropriate maintenance is performed.

immediate cost, n - opinions of costs to correct physical deficiencies that require immediate action as a result of any of the following: (1) conditions that the consultant concludes represent an imminent life-safety issue, (2) conditions that if left uncorrected would be expected to result in or contribute to building system or building component failure or result in a significant escalation of its remedial cost, or (3) recorded or reported violations of building codes or fire codes.

observation, n - the act of observing building systems and building components that are readily accessible and easily visible.

observe, v - to collect information by visual, auditory, and olfactory means while performing the PCA within the context of easily visible and readily accessible.

obvious, adj - that which is plain, evident; a condition easily visible or fact could not be ignored or overlooked by a reasonable observer.

opinions of costs, n - preliminary, order of magnitude, budgetary projection to assist the user in developing a general understanding of the physical condition of the subject property.

physical deficiency, n - easily visible defect or deferred maintenance of material building systems or building components as identified during completion of the PCA.

point of contact (POC), n - owner, owner's representative, or other person or persons identified to the consultant as knowledgeable about the physical characteristics, maintenance, and repair of the subject property.

practically reviewable, adj - describes information that is readily available and provided in a manner and form that, upon review, yields information relevant to the subject property without the need for significant analysis, measurements, or calculations.

primary improvements, n - the site work, structures, building systems and building components that are of fundamental importance with respect to the subject property; excluding ancillary buildings that provide support uses such as maintenance sheds, security booths, utility garages, pool filter and equipment buildings, and similar elements.

readily accessible, adj - describes areas of the subject property that are 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, such as furniture, floor, wall, or ceiling coverings, equipment, or personal property.

readily available, adj - describes information to which the source allows access to anyone upon request.

reasonably ascertainable, adj - information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) is practically reviewable.

remaining useful life (RUL), n - a subjective opinion 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.

representative observations, n - the survey of a reasonable number of samples of repetitive systems, components, and areas, that is conducted by the field observer during the walk-through survey.

routine maintenance, n - an activity that can be conducted within the budget and skill set of typical maintenance staff and does not require specialized equipment, professional services, or contractors.

short term cost, n - opinions of costs to remedy physical deficiencies that may not warrant immediate attention but require repairs or replacements that should be undertaken on a priority basis.

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 findings, conclusions, suggested remedies, or recommendations.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property consists of one parcel with 0.93 acres, identified by Alexandria City as 065.01-01-02.

3.1.1 Property Location

The Property is located at 300 Wythe Street in Alexandria, Virginia.

Surrounding Properties	
North	Wythe Street and commercial properties
East	N Fairfax Street and residential properties
South	residential properties
West	N Royal Street 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 11-story apartment building totaling approximately 130,900 square feet. Parking is provided with asphalt pavement.

3.1.3 Construction History

ECS understands the building was constructed approximately 57 years ago in 1968.

3.2 SITE CONDITIONS

3.2.1 Topography

Topography		
Item	**Description**	**Condition**
Grading	Grading appears to slope away from the buildings.	Good
Erosion	Erosion was not observed.	Good

Comments

The Property is generally level and slopes to the south . 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 positively connected from roofs to the municipal underground storm water system.	Good
Storm Water Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	curb inlets	Good
Landscape Drainage	yard inlets	Good
Sump Pumps		N/A

Comments

The stormwater collection system includes a municipal system. Pavement drainage is provided by curb inlets. The drainage structures were observed to be in good condition. Landscape drainage is provided by yard inlets.

Photographs

Typical drop inlet.

Typical drop downspout.

Typical drop downspout.

Typical drop inlet.

3.2.3 Site Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Site Access and Egress		Good
Site to Municipal Walkways		Good
Secured Access		N/A
Easements		Unknown

Comments

Vehicular access to the Property is located on the north side of the site. The entrance aprons are constructed of concrete and were observed to be in generally good condition.

Photographs

Entrance apron on north side of site.

3.2.4 Paving, Curbing, and Parking

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	asphalt pavement	Fair
Drainage		Good
Repair History		Unknown
Curbs and Gutters		Fair
Dumpster Pad		Good
Fire Lane Painting		Fair

PARKING		
Item	**Description**	**Condition**
Striping		Fair
Quantity of Parking Spaces	Approximately 35 parking spaces are provided.	Good
Quantity of Loading Spaces	two	Good
Arrangement of Spaces		Good
Site Circulation		Good

PARKING		
Item	**Description**	**Condition**
Site Lighting		Good

Comments

Parking is provided for approximately 35 passenger vehicles. The parking spaces are aligned east-west to provide two-way drive lanes. Asphalt-paved drive lanes are located on the east side of the site. The site contact reported that the asphalt pavement was installed in 2012. During our observation, we observed areas of blocks and alligator cracks in the drive lanes and parking spaces. The expected useful life of asphalt pavement is 20 years. We recommend an allowance to repair the asphalt pavement as needed.

Concrete pavement is located on several locations of the site. The pavement was observed to be in generally good condition; however, minor areas of cracked concrete pavement were observed. We recommend that the damaged concrete pavement be replaced.

Concrete curbs and gutters are located around the site. The concrete curb and gutters were damaged, cracked, and settled at several locations. The expected useful life of concrete curbs and gutters is approximately 30 years. We recommend that the damaged concrete curb and gutters be replaced.

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

Photographs

Asphalt pavement in drive lanes and parking spaces - Note cracks.

Asphalt pavement in drive lanes and parking spaces - Note cracks.

Concrete pavement.

Concrete pavement.

Concrete pavement.

Concrete curb.

Concrete curb - Note settled.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	-	-	-	1	$30,000
REPLACE CONCRETE PAVEMENT	-	-	-	1	$10,000
REPLACE CURB AND GUTTER	-	-	-	1	$10,000
Total					$50,000

3.2.5 Flatwork and Walkways

FLATWORK AND WALKWAYS		
Item	**Description**	**Condition**
Walkways	concrete sidewalks	Fair
Plaza		Fair
Patios		N/A
Steps		N/A
Landings		N/A
Hand Rails		N/A

Comments

The north, south, and east sides of the building have concrete sidewalks. Regularly spaced control joints were observed. The concrete sidewalk observed crack and settled in several locations. We recommend that the settled and cracked sections of concrete sidewalks be replaced as needed.

Photographs

Concrete sidewalk - Note settled.

Concrete sidewalk - Note settled.

Concrete sidewalk - Note settled.

Concrete sidewalk - Note settled.

Concrete sidewalk - Note settled.

Concrete sidewalk - Note settled.

Concrete sidewalk - Note settled.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK	-	-	-	1	$20,000
Total					$20,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING AND APPURTENANCES		
Item	**Description**	**Condition**
Trees		Good
Planting Beds		Good
Lawn Areas		Good
Irrigation System		N/A
Monument Sign		N/A
Site Signage		N/A
Landscape Lighting		N/A
Retaining Walls		N/A
Walls		Fair
Fences and Gates		N/A
Dumpster Enclosure		N/A
Fountains		N/A
Flag Poles		N/A

Comments

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

We observed the walls on the east and south sides of the site. Deteriorated mortar joints and cracks were noted. We recommend providing an allowance for replacing the mortar joints.

Photographs

Typical landscaping at east side.

Typical landscaping at south side.

Typical landscaping at north side.

Typical landscaping at south side.

Typical landscaping at south side.

Typical landscaping at north side.

Typical wall - Note stains and mortar joint condition.

Typical wall - Note stains and mortar joint condition.

Typical wall - Note stains and mortar joint condition.

Typical wall - Note stains and mortar joint condition.

Typical wall - Note stains and mortar joint condition.

Typical wall - Note stains and mortar joint condition.

Typical wall - Note stains and mortar joint condition.

Typical wall - Note stains and mortar joint condition.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK AT EAST AND SOUTH WALLS	-	-	-	1	$20,000
Total					$20,000

3.2.7 Recreational Facilities

Comments

Recreational facilities are not provided at this property.

3.2.8 Special Utility Systems

SPECIAL UTILITY SYSTEMS		
Item	**Description**	**Condition**
On-Site Well		N/A
On-Site Septic System		N/A
Solar Power		N/A
Wind Power		N/A
Geothermal		N/A

SPECIAL UTILITY SYSTEMS		
Item	**Description**	**Condition**
Other Renewable Energy Sources		N/A
EV Charge Station		N/A

Comments

No special utility systems were observed or reported.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Substructure

SUBSTRUCTURE		
Item	**Description**	**Condition**
Grade at the Foundation	The grade at the foundations slopes away from the building.	Good
Foundation Structure		Good
Basements		N/A
Concrete Floor Slabs		N/A
Crawl Spaces		N/A
Crawl Space Insulation		N/A
Substructure Parking Garage		N/A
Moisture or Water Infiltration Observed?		N/A

Comments

The foundation of the building includes concrete slab-on-grade. The foundation system appeared to provide adequate structural support to the building. The foundation was generally in good condition.

3.3.2 Superstructure

SUPERSTRUCTURE		
Item	**Description**	**Condition**
Wall Framing System	The superstructure appears to be cast-in-place concrete, with steel columns and steel stud infill walls.	Good
Upper Floor Framing System	Upper floor framing consists of cast-in-place concrete floors and roof slab.	Good
Roof Framing System	Roof framing is a cast-in-place reinforced concrete slab.	Good
Insulation		N/A
Other Concerns Noted?		N/A
Interior Stair Framing	Interior stairs are steel framed, with concrete pan treads.	Good
Mechanical Equipment Framing		Good

Comments

The structure of the building was observed from unfinished space in the utility rooms, etc. The structure of the general building consists of concrete columns with concrete elevated slabs. The floor framing consists of concrete. The roof framing consists of concrete cast in place. The structural frames of the building were generally observed to be in good condition.

Photographs

Typical structure framing.

3.3.3 Building Exteriors

BUILDING EXTERIOR FINISHES		
Item	**Description**	**Condition**
Main Exterior Finish	Facades are finished with brick veneer.	Fair
Secondary Exterior Finish	Facades are finished with painted stucco plaster.	Fair
Third Exterior Finish		N/A
Insulation		Unknown
Accent/Trim		Good
Covered Soffits		Good
Paint		Fair
Sealants		Fair
Evidence of Vandalism or Graffiti		N/A

BUILDING EXTERIOR ELEMENTS		
Item	**Description**	**Condition**
Exterior Building Stairs or Steps		N/A
Balconies		Fair

BUILDING EXTERIOR ELEMENTS		
Item	**Description**	**Condition**
Decks		N/A
Awnings		Good

Comments

The primary exterior of the building consists of brick veneer, and stucco plaster. 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.

We observed brickwork at the exterior of the building with deteriorated mortar joints. We recommend providing an allowance to repair the mortar joints as needed.

We observed staining and water intrusion on the stucco plaster wall around the loading. We recommend providing an allowance for cleaning and repairing the affected areas as needed.

Peeling paint was observed on some parts of the building's exterior. We recommend providing an allowance for repainting as needed.

Exterior sealants are located around the window and door frames. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealant around the windows was observed to be hard. We recommend that the sealant be replaced.

Photographs

Exterior wall finishes at south side.

Exterior wall finishes at east side - Note mortar joint condition.

Exterior wall finishes at south side - Note mortar joint condition.

Exterior wall finishes at south side - Note stains.

Exterior wall finishes at north side - Note stains.

Exterior wall finishes at north side - Note stains.

Exterior wall finishes at north side - Note stains.

Exterior wall finishes at south side - Note stains.

Exterior wall finishes at south side - Note water intrusion.

Exterior wall finishes at south side - Note stains.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
CLEAN AND PAINT THE EXTERIOR WALLS AS NEEDED	-	-	-	1	$50,000
REPOINT BRICKWORK AS NEEDED	-	-	-	1	$50,000
REPLACE EXTERIOR SEALANTS	-	-	-	1	$30,000
Total					$130,000

3.3.4 Exterior Doors

EXTERIOR DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	storefront entrance	Good
Personnel Doors		Good
Door Hardware		Good
Overhead Doors		Good
Door Leaks		Good
Weatherstripping and Doorsweeps		Good

Comments

The main entrances are storefront entrance. The main entrance doors were generally in good condition.

The overhead door is located on the north side of the property. The operation of the overhead doors was not observed but reported to be working properly.

Photographs

Storefront entrance.

Storefront entrance.

Storefront entrance.

Overhead doors.

3.3.5 Exterior Windows

EXTERIOR WINDOWS		
Item	**Description**	**Condition**
Window Frame	Windows are aluminum and metal framed.	Good
Glass Pane	Windows are double-glazed.	Good
Operation		Good
Screen		N/A
Exterior Header		Good
Exterior Sill		Good
Gaskets or Glazing		Good

Comments

The window system for buildings primarily consists of aluminum frame double pane, window units at the ground floor and upper
level common areas with metal framed double hung at the apartments. The windows were observed to be generally in good condition.

Photographs

Exterior windows at south side.

Exterior windows at south side.

Exterior windows at south side.

Exterior windows at west side.

Exterior windows at west side.

Exterior windows at west side.

Exterior windows at west side.

Exterior windows at north side.

Exterior windows at north side.

Exterior windows at north side.

3.3.6 Roofing Systems

ROOFING SYSTEMS		
Item	**Description**	**Condition**
Main Roofing System	inverted roof membrane assembly (IRMA)	Fair
Secondary Roofing System	green roof	Fair
Third Roofing System		N/A
Parapet Walls		Good
Cap Flashing/Coping		Good
Insulation		Unknown
Substrate/Deck		Good
Slope/Pitch		Good
Drainage		Good
Plumbing Vents		Good
Exhaust Vents		Good
Equipment Curbs		Good
Pitch Pockets		N/A
Gravel Stops		N/A
Skylights		N/A
Flashing		Good

ROOFING SYSTEMS		
Item	**Description**	**Condition**
Expansion Joints		Good
Roof Access		Good
Roof Age	No roofing history was available.	Unknown
Warranty	No information regarding roof warranties was available.	Unknown
Past Repairs	No roofing history was available.	Unknown
Green Roof Technologies	Green Roof Technologies, roof gardens, "Cool Roof" systems, or SRI ratings were not observed and information was not available.	Fair
Maintenance Program	No information regarding roof maintenance was available.	Unknown

Comments

The main roofing system consists of a Inverted Roof Membrane Assembly (IRMA) roofing system with a Green Roofing System over the building.

Inverted Roof Membrane Assembly (IRMA) Roofing System
The roofing system is a low-sloped Inverted Roof Membrane Assembly (IRMA), consisting of a modified bitumen membrane located beneath insulation and concrete pavers, which serve to protect the membrane from direct exposure. The roof exhibits signs of deterioration, including vegetation growth. Based on the observed conditions, the roofing system appears to be at or near the end of its expected useful life. We recommend providing an allowance for full replacement of the IRMA roofing system.

Green Roofing System
The roofing system over the building consists of a green roofing system. The green roofing system is original to the building. The expected useful life of a metal system is approximately 25 years with proper maintenance.

The parapet walls were observed to be in generally good condition. We recommend that the parapets be monitored on an annual basis as a maintenance item.

Drainage for the roofing system is provided by internal drains and through scuppers. The drainage was observed to be in generally good condition. Roofing penetrations included plumbing vents, equipment curbs, and exhaust vents throughout the roofing system.

Photographs

IRMA Roofing System – Cracks and vegetation were observed.

IRMA Roofing System – Note cracks and vegetation were observed.

IRMA Roofing System – Note cracks and vegetation were observed.

IRMA Roofing System – Note cracks and vegetation were observed.

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IRMA Roofing System – Note cracks and vegetation were observed.

IRMA Roofing System – Note cracks and vegetation were observed.

Typical parapet wall.

IRMA Roofing System – Note cracks were observed.

IRMA Roofing System.

Green Roofing System.

Green Roofing System.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE IRMA ROOFING SYSTEM	20	19	1	1	$250,000
REPLACE GREEN ROOFING SYSTEM	20	19	1	1	$48,000
Total					$298,000

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		Good
Pipe Insulation		N/A
Low-Flow Devices		N/A
Water Softening Equipment		N/A
Water Flow and Pressure		N/A
Booster Pumps		N/A

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Pump Controller		N/A

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Waste and Vent Pipe	Waste and vent pipe was observed to be PVC and cast iron.	Good
Lift Stations		N/A
Waste Treatment	Waste is treated by the municipal system.	Good
Clean-outs		N/A

NATURAL GAS SYSTEM		
Item	**Description**	**Condition**
Natural Gas Pipe		Good
Meter		Good
Supports		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.

Natural Gas
Natural gas is provided for the water heaters and package units. The meters are located inside the building. The gas lines in the building were painted. The lines on the roof serving the rooftop mechanical equipment were properly supported.

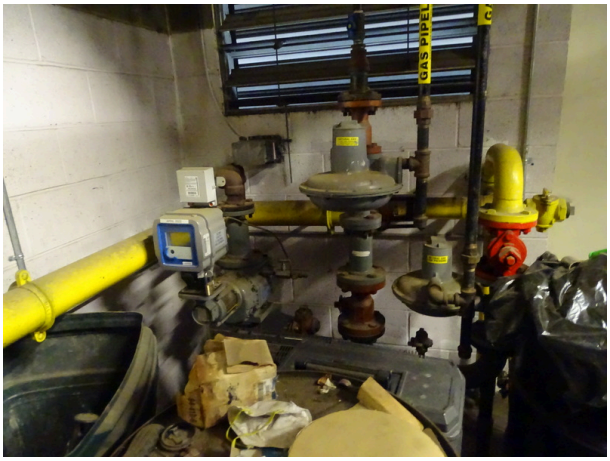
Photographs

Typical water piping.

Typical waste piping.

Typical waste piping.

Typical waste piping.



Natural gas entrance.

3.4.1.2 Domestic Hot Water Production

DOMESTIC HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Domestic Water Heaters	installed in 2017	Good
Domestic Water Boilers		N/A
Water Storage		N/A
Circulation Pumps		N/A

Comments

Domestic hot water for the building is provided by a gas water heater located in the utility room. The gas water heater were manufactured by the State and installed in 2017. The expected useful life of an gas water heater is approximately 12 to 15 years with proper maintenance. The water heaters were observed to be generally in good condition.

Photographs

Typical gas water heater.

3.4.2 HVAC Systems

3.4.2.1 Mechanical Equipment

MECHANICAL EQUIPMENT		
Item	**Description**	**Condition**
Boilers	two boilers	Fair
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		Good
Package Units		N/A
Package Terminal Air Conditioning (PTAC) Units		N/A

MECHANICAL EQUIPMENT		
Item	**Description**	**Condition**
Space Heaters (wall or ceiling mounted)		N/A
Air Conditioners (Window)		N/A
Energy Star Labels		N/A
Maintenance Program		Unknown

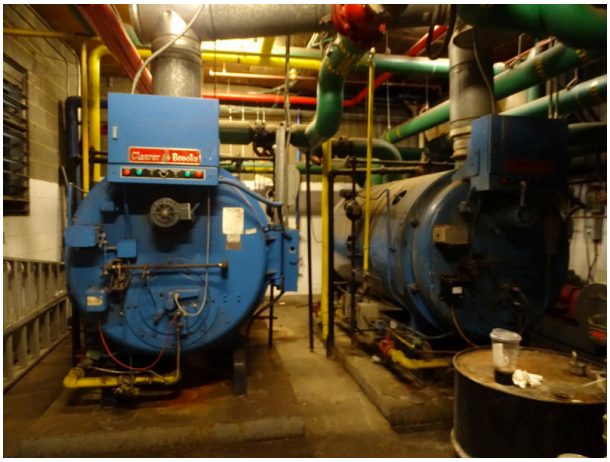
Comments

The building is served by a split systems and includes boiler system.

Boilers
The natural gas boilers are located in the utility room. The boilers were manufactured by Cleaver Brooks in 1977. The boilers were observed to be in fair condition. The expected useful life of a boiler is 30 years with proper maintenance. We recommend that the boilers be replaced.

Split-system Heat Pumps
The heat pump for the split system is located on the ceiling. The heat pumps were manufactured by different manufacturers with various manufacturing dates. The expected useful life of a heat pump is 15 years with proper maintenance. The offices and maintenance shop are served by three split-system air-conditioning units, which provide cooling, and electric heating for the offices and maintenance shop. The split systems were observed to be generally in good condition.

Photographs



Boiler manufactured by Cleaver Brooks.

Typical air handler.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILERS	-	-	-	1	$200,000
Total					$200,000

3.4.2.2 Mechanical Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Constant Volume Terminal Unit		N/A
Variable Air Volume (VAV) boxes		N/A
Constant Volume Terminal Unit with Reheat		N/A
Fan Powered Chilled Water Terminal Units		N/A
Fan Coil Units		Fair
Radiators		N/A
Baseboard Units		N/A
Radiant Floor Heating		N/A
Plumbing Pipe System	two-pipe	Fair
Ducts		Good
Return Air		Good

Comments

Terminal units include fan coil units serving the apartment units and common areas. These units were typically manufactured by different manufacturers and were observed to be in fair condition. We recommend providing an allowance to replace the fan coil units over the term.

The distribution system also includes ducted supply to the office and maintenance rooms. The ductwork was observed to be in generally good condition.

Photographs

Typical fan coil unit in apartment.

Fan coil unit in walkways and stairwell.

Typical duct work.

Air vent supply in ceiling.

Air vent supply in ceiling.

Air vent supply in wall.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PROVIDE ALLOWANCE TO REPLACE FAN COIL UNITS AND ASSOCIATED PIPING	-	-	-	1 2 3 4 5 6 7 8 9 10	$150,000 $150,000 $150,000 $150,000 $150,000 $150,000 $150,000 $150,000 $150,000 $150,000
Total					$1,500,000

3.4.2.3 Mechanical Control Systems

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

Comments

The thermostats are digital in the office spaces. The thermostats were observed to be in generally good condition. The heating and cooling systems in the apartment units are controlled by local thermostats.

Photographs

Fan coil unit control system.

Local thermostat.

Digital thermostat.

3.4.3 Electrical Systems

3.4.3.1 Electrical Service and Metering

ELECTRICAL SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	3-phase, 4-wire, 1,200 amps	Good
Meter		Good
Emergency Power		Good
Transfer Switch		Good
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 Dominion Virginia Power through a transformer located on the west side of the site. The main electrical entrance is located in the mechanical room and provides 3-phase, 4-wire, 1,200 amps service.

The switchgear was manufactured by Federal Pacific. Federal Pacific was sold in 1988 and since the end of manufacturing of circuit breakers under the Federal Pacific Electric (FPE) brand, compatible Stab-Lok® type breakers have appeared under names such as "American", "Federal Pioneer", "Challenger", "Federal Pacific Reliance Electric", and "Federal Pioneer Limited" (Canada). Some of the Stab-Lok® type breakers have been known to short out and cause fires. Replacement breakers for Federal Pacific panels are typically expensive and not readily available. Due to age of the equipment and the difficulty of getting replacement parts, we recommend that the Federal Pacific panels be replaced.

Photographs

Transformer located at west of the site.

Electrical entrance.

Main service disconnect.

Transformer switch.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE MAIN SWITCHGEAR	-	-	-	1	$100,000
Total					$100,000

3.4.3.2 Electrical Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels		Fair
Arc-Flash Hazard Warning on distribution panels?		Good
Branch Wiring	copper	Good
Bus Ducts		N/A
Building Transformers		Fair
Sub-Meters		N/A
Minimum clearance provided around equipment (3 feet or more)?		Good
GFCI Devices		N/A
COPALUM Connectors		N/A

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the building. The circuit breaker panels were also observed to be manufactured by Federal Pacific. Replacement breakers for Federal Pacific panels are typically expensive and not readily available. Due to age of the equipment and the difficulty of getting replacement parts, we recommend that the Federal Pacific panels be replaced.

Photographs

Electrical panels.

Electrical panels.

Building transformer.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CIRCUIT BREAKER PANELS	-	-	-	1 2	$125,000 $125,000
Total					$250,000

3.5 VERTICAL TRANSPORTATION SYSTEMS

3.5.1 Elevators

ELEVATORS		
Item	**Description**	**Condition**
Quantity of Passenger Elevators	two	Fair
Capacity of Passenger Elevators	2,500 LBS each	Good
Quantity of Service Elevators		N/A
Capacity of Service Elevators		N/A
Number of Freight Elevators		N/A
Capacity of Freight Elevators		N/A
Manufacturer and Type	OTIS Cable	Good
Maintenance Contractor		Unknown
Date of Last Maintenance Inspection		Unknown
Cab Finishes	Cabs have vinyl-tiled floors, plastic-laminated wood-panelled walls, and metal ceilings.	Good
Elevator Certificates/ Permits		Unknown
Door Sensors		Fair
Speed		Fair
Floor Leveling		Good
Control System		Good
Fire Recall System		Good
Lighting		Good
Emergency Communication		Good
Equipment Room		Good

ELEVATORS		
Item	**Description**	**Condition**
Modernization	No information regarding modernization was available.	No

Comments

The building is served by two passenger elevators. The elevators were manufactured by Otis. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. We recommend providing an allowance to modernize the elevators.

The site contact stated that the elevator certificates are current; however, they were not provided to ECS. He further mentioned that copies of the elevator certificates are kept in the management office.

The elevator cab finishes include vinyl-tiled floors, plastic-laminated wood-panelled walls, and metal ceilings. The typical expected useful life of elevator cab finishes is 15 to 20 years. The cab finishes are original.

Photographs

Elevator lobby.

Elevator cab finishes.

Elevator cab finishes.

Elevator cab finishes.

Elevator machine room.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MODERNIZED THE ELEVATORS	-	-	-	1 2	$350,000 $350,000
Total					$700,000

3.5.2 Other Vertical Transportation Systems

Comments

The building does not contain other vertical transportation systems.

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)		N/A
Sprinkler System (chemical)		N/A
Date of Last Inspection (sprinkler system)		Unknown
Sprinkler Pipe Material		Good
Sprinkler Heads		Good
Fire Pump		Fair
Fire Pump Controller		Fair
Jockey Pump		N/A
Fire Standpipes		Good
Fire Department Connections		Good
Hose Cabinets		Good
Fire Hydrants		Good
Fire Extinguishers	Fire extinguisher inspection tags are current.	Good
Date of Last Inspection (Fire Extinguishers)		Good

Comments

The fire suppression system was observed but not tested. These devices are required to be inspected annually. The fire suppression system is a wet sprinkler system and fire extinguishers. The sprinklers are connected to the fire alarm and security system. The sprinkler risers are located in the utility room. The sprinkler system inspection tag was not observed onsite; however, the site contact stated that a recent inspection tag is available in the management office. The sprinkler heads were observed in the apartments.

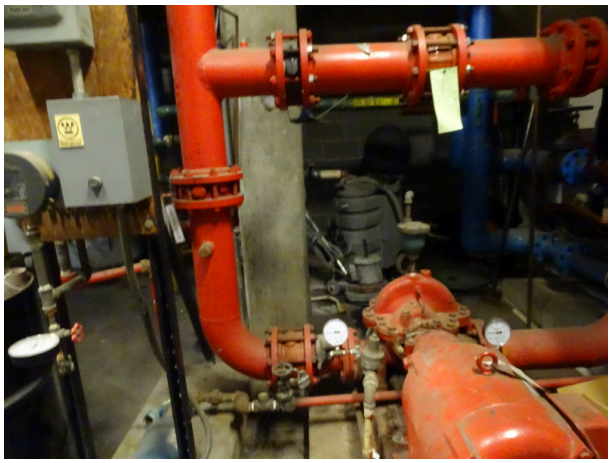
The sprinkler pump is located in the utility room. The sprinkler pump was manufactured by SyncroFlo IronHeart Pump Control Panel. The expected useful life of a sprinkler pump is 20 years with proper maintenance. We recommend that the sprinkler pump be replaced.

Fire extinguishers were observed throughout the interior spaces. The fire extinguishers were observed to have recent inspection tags issued by Johnson Control Fire Safety Inspections company. These devices are required to be inspected annually. 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.

Photographs

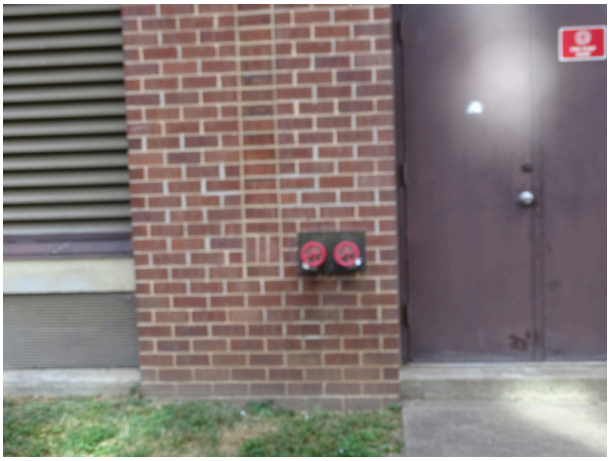
Fire suppression system is located in the utility room.



Fire suppression system is located in the utility room.

Typical sprinkler head.

Booster pump control.



Fire department connection.

Fire department connection.

Fire hose cabinet.

Fire hydrant.

Fire extinguishers.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SPRINKLER PUMP	-	-	-	1	$15,000
Total					$15,000

3.6.2 Fire Alarm and Life Safety Systems

FIRE ALARM AND LIFE SAFETY SYSTEMS		
Item	**Description**	**Condition**
Central Fire Alarm Control Panel		Good
Annunciator Panel		Good
Public Address System		N/A
Automatic Notification		N/A
Bells		Good
Strobes		Good
Pull Stations		Good
Smoke Detectors		Good
Carbon Monoxide Detectors		N/A

FIRE ALARM AND LIFE SAFETY SYSTEMS		
Item	**Description**	**Condition**
Exit Signs		Good
Exit Lights		Good

Comments

The fire alarm system was observed but not tested.

A fire alarm control panel, manufactured by Honeywell Notifier Fire Alarms, Inc, is located at the office. The fire alarm control panel connects directly to the fire department/security company. The expected useful life of a fire control panel is 30 years with proper maintenance.

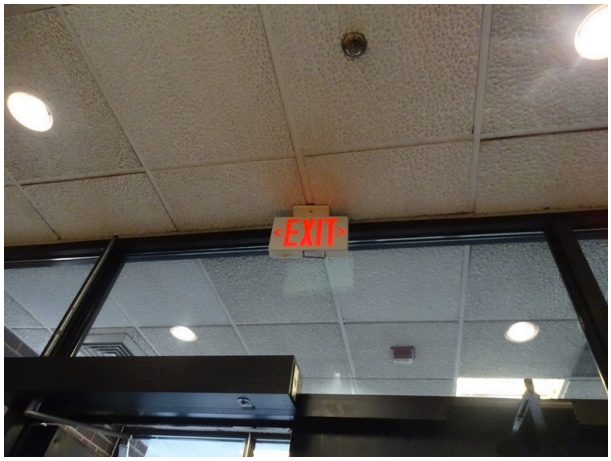
Emergency exit signs and lighting, pull stations, smoke detectors, and alarm bells and strobes are located throughout the building.

Photographs

Fire alarm control panel is located in the office.

Fire alarm control panel is located in the office.

Fire alarm annunciator.



Typical exit sign

Typical exit sign

Typical smoke detector and strobe.

Typical smoke detector and strobe.

Typical smoke detector.

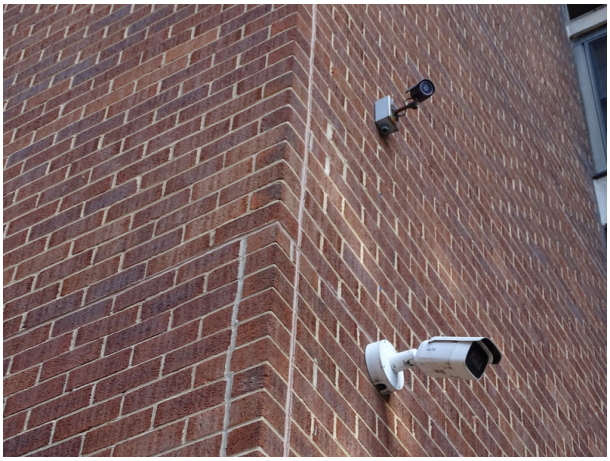
3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras		Good
Alarm System		Good
Access Control		N/A
Security Fencing		N/A
Lightning Protection		N/A
Roof Anchors		N/A
Fire Escape Stairs		Good

Comments

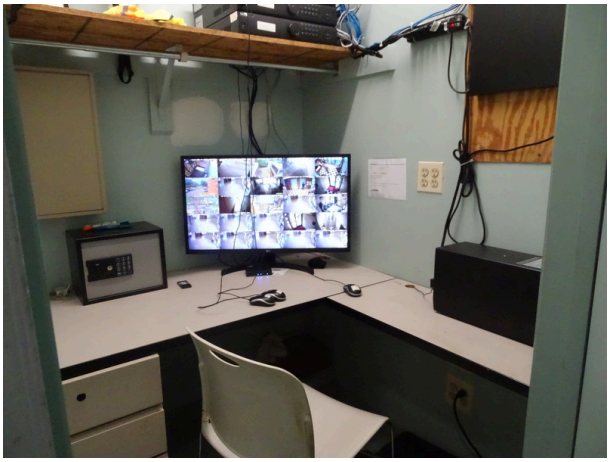
The building is monitored 24-hours a day by a computerized security system with cameras. Security cameras were observed around the building's interior and exterior. The security system was generally in good condition.

Photographs



Typical exterior camera.

Typical interior camera.



Security monitoring system.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Common Areas

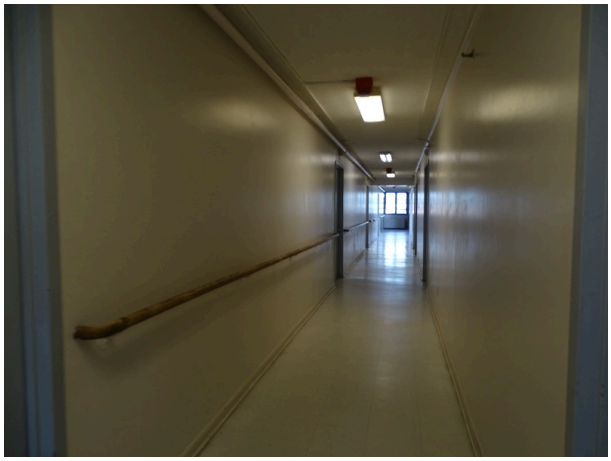
Comments

The interior areas generally include a reception/entrance area, offices, restrooms, and corridors.

The floor finishes include vinyl tile, ceramic tile, carpet, terrazzo, and unfinished concrete. The wall finishes include painted gypsum board, painted plaster, and ceramic tile. The ceiling finishes include suspended acoustical tile, painted gypsum board, painted plaster, unfinished, and painted concrete. The finishes were observed to be in generally good condition.

Photographs

Interior finishes - Reception.



Interior finishes - Corridor.

Interior finishes - Corridor.

Interior finishes - Laundry room.

Interior finishes - Restroom.

Interior finishes - Restroom.

3.7.2 Tenant Spaces

Comments

The tenants' apartment interior areas generally include a bedroom, living room, bathroom and kitchen.

The interior of apartments generally includes a vinyl flooring area in the entrance, kitchen, bathrooms, and carpet or vinyl flooring in the bathrooms. The kitchens and bathrooms have typical wood cabinets and laminate counters. The appliances manufacturer and age varied by apartment. The finishes were observed to be in generally fair condition. We recommend that the apartment finishes be replaced as needed.

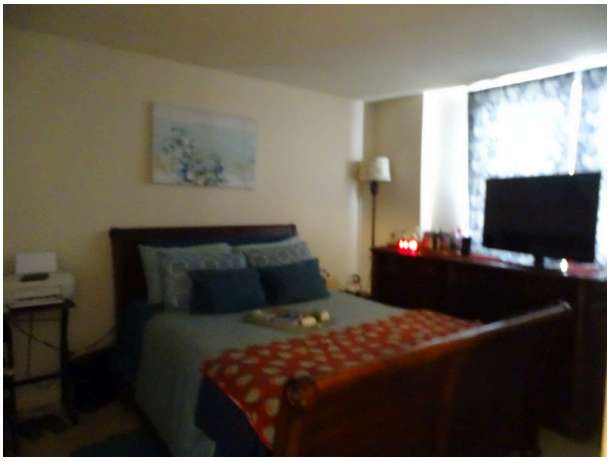
Photographs

Interior Finishes – Unit 1108, Bedroom

Interior Finishes – Unit 1108, Living room.

Interior Finishes – Unit 1108,Kitchen.

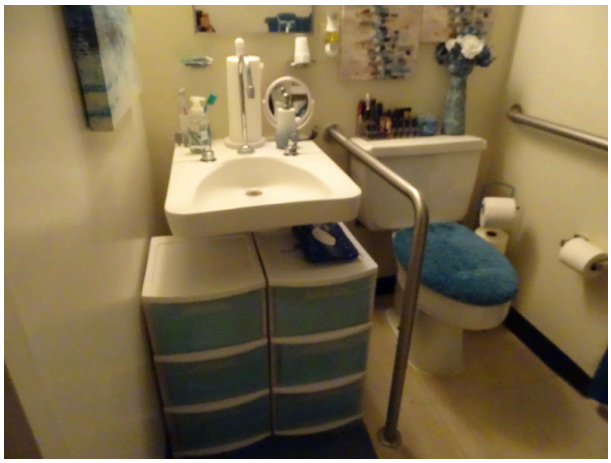
Interior Finishes – Unit 1108, Bathroom.



Interior Finishes – Unit 201, Bedroom.

Interior Finishes – Unit 201, Living room.

Interior Finishes – Unit 201, Kitchen.



Interior Finishes – Unit 201, bathroom.

Interior Finishes – Unit 201, bathroom.

Interior Finishes – Unit 201, bathroom.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PAINT APARTMENTS AS NEEDED	-	-	-	1	$17,600
				3	$17,600
				5	$17,600
				7	$17,600
				9	$17,600
REPLACE FLOORING IN APARTMENTS AS NEEDED	-	-	-	1	$26,400
				3	$26,400
				5	$26,400
				7	$26,400
				9	$26,400
REPLACE CABINETS AND COUNTERS AS NEEDED	-	-	-	1	$35,200
				3	$35,200
				5	$35,200
				7	$35,200
				9	$35,200
REPLACE APPLIANCES AS NEEDED	-	-	-	1	$35,200
				3	$35,200
				5	$35,200
				7	$35,200
				9	$35,200
Total					$572,000

4.0 ADDITIONAL CONSIDERATIONS

4.1 ADA Accessibility Compliance

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?	Unknown	
2.	Have any ADA improvements been made to the property since original construction?	Unknown	
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?	Yes	four out of the 35 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	No	
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?	Yes	
5.	Does each accessible space have an adjacent access aisle?	Yes	
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	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	Yes	
3.	Is signage provided indicating the location of alternate accessible entrances?	Yes	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section D)			
	Item	**Yes/No**	**Comments**
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?	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?	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?	Yes	
8.	Do public transaction areas have an accessible, lowered counter section?	Yes	
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?		

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.	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?	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	

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?	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	
4.	Is the plumbing piping under lavatories configured to protect against contact?	No	
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?	Yes	
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?	Yes	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	

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.

ACCESS TO THE BUILDING

Parking Areas:
The parking area serving the property has a total of approximately 35parking spaces. Of the 35 parking spaces, four are accessible with none being van-accessible spaces. Accessibility requires that two accessible parking spaces be provided in parking areas with a total of 26 to 50 parking spaces. One in six of the accessible parking spaces is required to be van accessible. We recommend converting one

accessible parking space to a Van-accessible parking space. The number of parking spaces provided meets accessibility requirements.

A minimum of a 60-inch wide access aisle (96-inch wide aisle for 96-inch wide van-accessible spaces) 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; however, the curb ramp was not provided with truncated domes. We recommend installing truncated domes at the curb ramp.

ACCESS THROUGH THE BUILDING

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

RESTROOMS

The restrooms generally meet ADA requirements.

OTHER MEANS OF ACCESS

The Property does not contain guestrooms.

Photographs

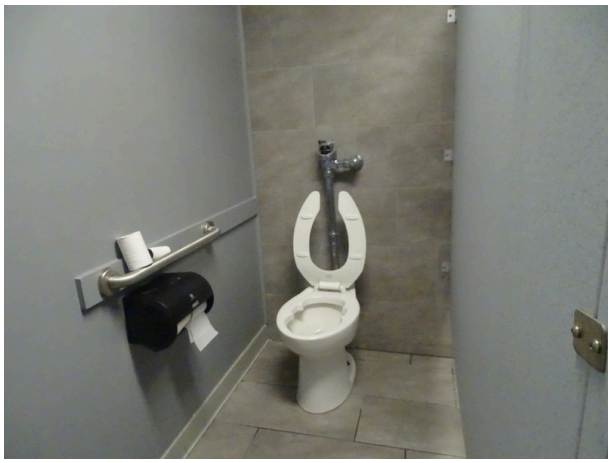
Accessible parking.

Accessible curb ramp - Note the truncated dome is missing.

Accessible ramp.

Accessible stall - Note exposed pipe.

Accessible stall.



Accessible stall.

Water fountain.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL TRUNCATED DOMES AT CURB RAMPS	-	-	-	Immediate	$2,400
INSULATE EXPOSED PIPES UNDER SINKS	-	-	-	1	$17,600
PROVIDE VAN ACCESSIBLE SPACES	-	-	-	Immediate	$500
Total					$20,500

5.0 EXTERNALLY PROVIDED INFORMATION

5.1 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.

5.2 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

ECS researched FOIA data using online property data. The initial research did not indicate outstanding building, life safety, or zoning violations.

6.0 RECOMMENDATIONS AND OPINIONS OF COST

The opinion of cost are based upon approximate quantities, costs, and published information, and they include labor and materials. A detailed analysis of quantities for cost estimating purposes is not included; along with design fees, overhead, construction management fees, general conditions, and indirect cost are not included per the ASTM. 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.

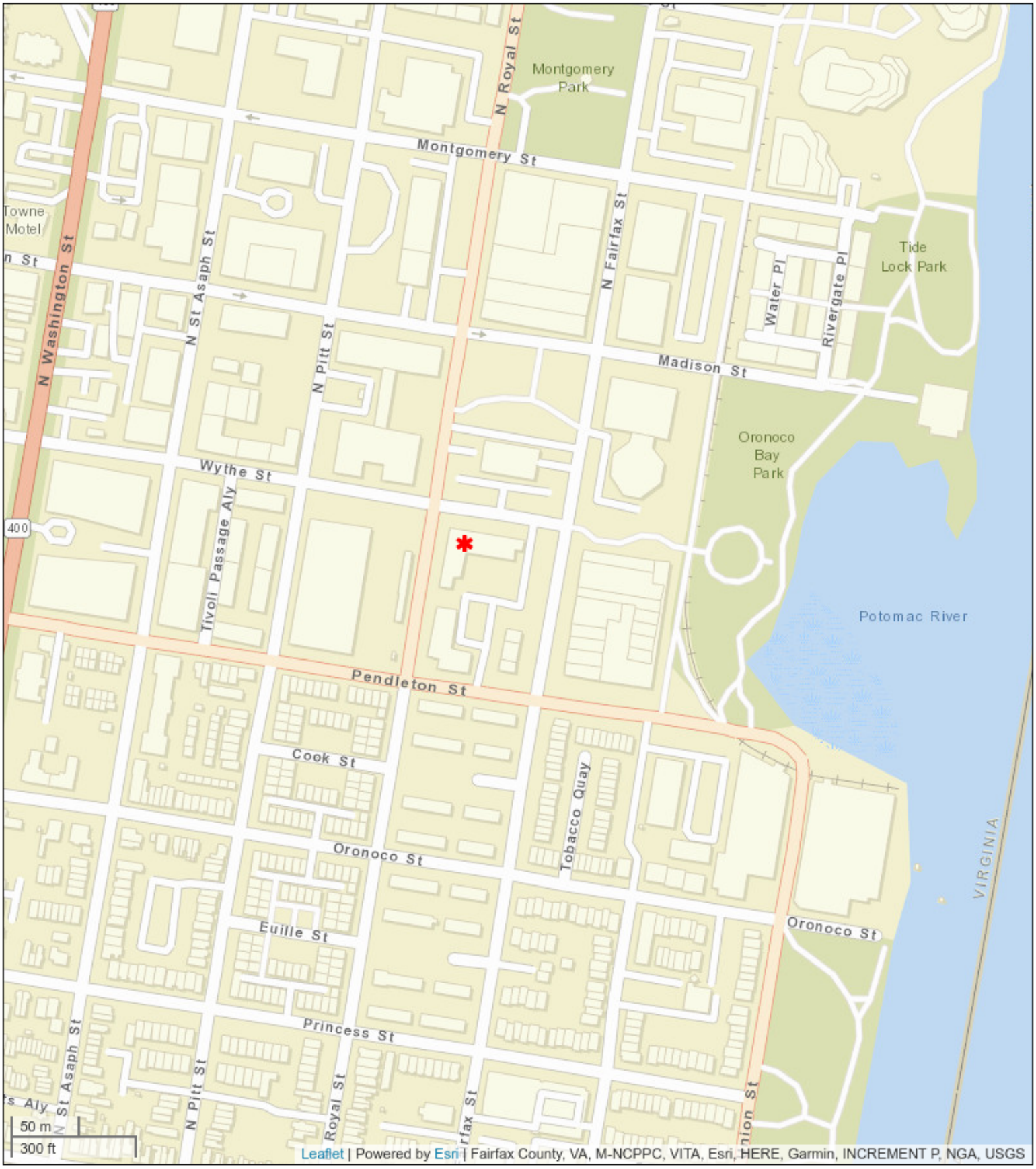
7.0 LIMITATIONS AND QUALIFICATIONS

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 2018-24 “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



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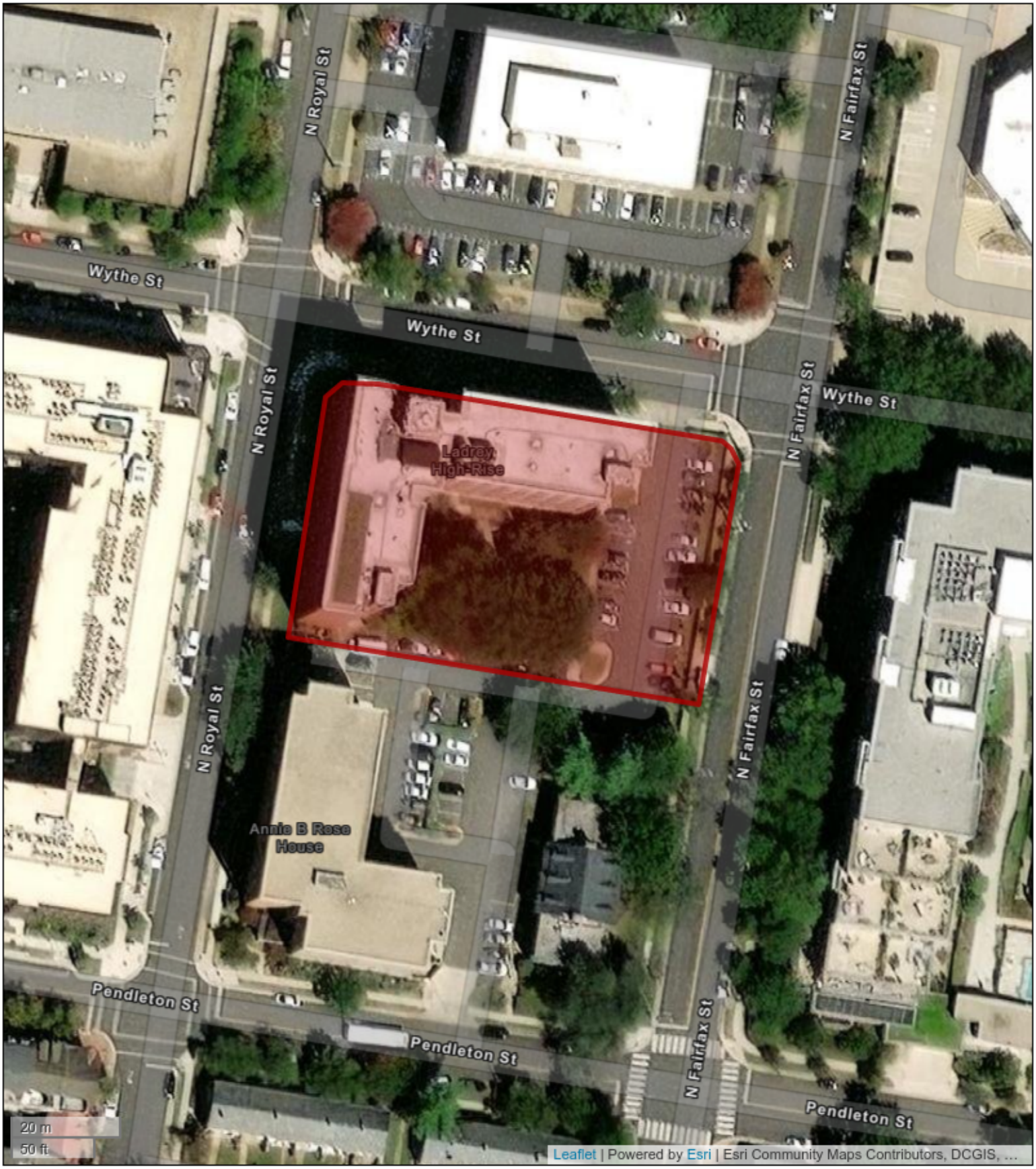
SITE LOCATION MAP

ECS



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AERIAL PHOTOGRAPH

ECS

Appendix II: 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: Ladrey High-Rise			
Property Address: 300 Wythe St			
City: Alexandria	State: VA	Zip: 22314	County:
Property Owner/Owner's Representative, Title: Alexandria Redevelopment & Housing Authority / Sarra Mohamed			
Telephone: 703-549-7115	Email Address: amohamed@arha.us		Fax:
Property Manager/Site Contact: Edwin Zelaya			
Telephone: 703-898-1358	Email Address: ezelaya@arha.us	Experience in Multifamily (Years/Months):	Experience at subject property (Years/Months):
Maintenance Manager, Title: Marvin Molina			
Telephone: 703-929-6543	Email Address: mmolina@arha.us	Experience in Multifamily (Years/Months): 3 Years	Experience at subject property (Years/Months):
Total Land Area (square footage/acreage): 38,752 sq.ft.		Date(s) of Construction Completion/Major Renovation Dates: 1968	
Total Number of Apartment Buildings on Property: 1			

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: 0	Clubhouse (sq. ft.):	Leasing Office Building (sq. ft.):
Recreation (sq. ft.):	Maintenance Structure (sq. ft.):	Common Area Laundry Facility (sq. ft.)

Other (description & sq. ft.):			
Number of On-Site Parking Spaces: 35	Number of Covered Parking Spaces and/or Garage Spaces: 0	Total Number of Rental Units: 170	
Total Model Units and Unit Type:			
# of Studio Units: 60	Avg. Sq. Footage: 437	Current Units Occupied: 57	Current Vacant and/or Down Units: 3
# of 1-Bedroom Units: 110	Avg. Sq. Footage: 540	Current Units Occupied: 109	Current Vacant and/or Down Units: 1
# 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 (%): 96.47 (attach rent roll)	Current Physical Occupancy (%): 2.3%	Average Economic Occupancy (%) for the Last Calendar Year: 96.47	Average Physical Occupancy (%) for the Last Calendar Year: 96.47
List Commercial / Retail Tenants. Attach commercial lease abstracts for each commercial / retail tenant. Antenna			
# of Commercial / Retail Units:	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. NGBS Silver or Enterprise GC

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

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: Dominion	Natural Gas: Washington Gas
Oil – Type #6, #4 or #2:	Other Fuel Types (i.e., propane):
Water: City of Alexandria	Sewer: City of Alexandria
Refuse Disposal: City of Alexandria	Telephone:
Cable TV/Internet:	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?

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)?

Has not been required, but will likely benchmark post rehab

SITE IMPROVEMENTS

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

Minimal landscaping. Mature trees and bushes, no irrigation system.

Landscaping Contact? ☒ Yes ☐ No ☐ N/A	Landscaping Firm: J&J Landscaping	Landscaping Capital Budget: N/A	Landscaping Annual Maintenance Budget: $3,400

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

Asphalt/Concrete Parking Pavement is Present? ☒ Yes ☐ No ☐ N/A	Last Re-seal & Re-stripe Date: No Re-Seal or Re-Stripe in the last 10 years	Last Overlay Date:

Type of Sidewalk (Concrete or Pervious) Concrete	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: N/A			
Improvements in Last 3 Years			
Laundry Equipment Common Laundry rooms on floors 2-11	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:		
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? N/A			
Other Site Improvements / Amenities: Community room, dining room with kitchen, external courtyard, common balconies on every floor			

BUILDING MATERIALS / FINISHED

Construction Framework Type: Concrete frame	Foundation Type: Concrete slab on grade
Exterior Walls & Finished Type: Brick Veneer	Type of Exterior Wall Insulation and Rating, if known:
Improvements in the Last 3 Years: Installed A/C & Heating converter that run off the boilers	
Exterior Doors Type: Store Front Glass Doors	Exterior Doors utilize weather stripping and door sweeps? ☒ Yes ☐ No
Improvements in the Last 3 Years: None	Maintenance Schedule: Quaterly Inspections
Balconies - Improvements in the Last 3 Years: N/A	
Window Type: Metal frame double hung	Windows Utilize Weather stripping ☐ Yes ☒ No
Improvements in the Last 3 Years: None	Maintenance Schedule: Quaterly Inspections
Exterior Lighting – Improvements in the Last 3 Years: Converted to LED	

Exterior Lighting Utilize: ☐ Photocell technology ☒ Programmable/Timer

☐ Other (please provide type):_____

Elevators / Escalators – Last Inspection Date (attach inspection certificate, if applicable) April 2025

ROOFING SYSTEMS

Type of Roof(s): Flat - concrete tiles	Age of Roof/Original Roof: Orinigal Flat TPO Roof
Roof Warranty(ies) ☐ Yes ☐ No ☒ Term of Roof Warranty _____	
Known Leaks: ☐ Yes ☒ No None	Age of Roof Insulation: Unknown
Type of Roof Insulation and Rating, if known: Rigid board	
Description of energy efficient technologies such as roof top gardens or white roofs with a SRI rating, etc.: Green roof	

ELECTRICAL

Load (Volts/Phase/Wires): 277/480 Volt, three-phase	Total Amps: 1200
Electrical Metering ☐ Individually Metered Units ☒ Master Metered	
Wiring (Copper / Aluminum): Copper	

BUILDING MATERIALS / FINISHES

Emergency Generator ☒ Yes ☐ No

MECHANICAL

HVAC Units Description Central hot water boilers, PTACs on each unit	
☐ Electric ☒ Natural Gas ☐ Other (include description)	Total Number & Capacity (Tons) 2, 2,511,00 BTU/HR
Average Age HVAC Units or range of Ages (i.e. if there are multiple): 1977	
Are HVAC Units ENERGY STAR Rated? ☐ Yes ☒ No	

PLUMBING

Water / Sanitary Sewer Material Type: ☒ Copper ☐ PVC ☐ Galvanized Metal ☐ Cast Iron

☐ Polybutylene ☐ Other

Water Heaters	☐ Individual Count _____ # Capacity _____ gallons	☒ Central Count 2 # Capacity 65x2 gallons
	☐ Electric ☒ Natural Gas ☐ Other	ENERGY STAR-rated? ☐ Yes ☒ No
	Avg. Age of Water Heaters: 1977	Are hot water lines insulated? ☒ Yes ☐ No

Boiler Permit No.	Septic System (prior or current) ☐ Yes ☒ No
Domestic Water (Pressure / Drainage) Problems: None	

Sanitary Sewer Problems:

None

GAS SERVICE

Gas Distribution Piping Material Malleable steel (black iron)

FIRE SUPPRESSION / LIFE SAFETY

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

Fire Extinguishers

Maintenance Routine: Quaterly Inspections

Last Inspection Date: June 2025

Smoke Detectors: ☒ Hard-Wired ☐ Battery Operated

Maintenance Routine:

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

BUILDING MATERIALS / FINISHES

INTERIOR / COMMON AREAS

Describe Common Area Interior Finishes

Improvements in the Last 3 Years:

Common Area Restrooms: 2

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

Apartment Unit Interior Finishes

Floor Covering Annual Expenditures $ 5,000.00	Cabinetry Annual Expenditures $ 12,500.00
Appliances Annual Expenditures $ 30,000.00	Appliances ENERGY STAR rated? ☐ Yes ☒ No

Describe Appliances Replacement Policy:

Appliances only when they can't be repaired.

Curtains/Drapes/Blinds Annual Expenditures $ 5,000.00	Other Apartment Unit Interior Expenditures $ 100,000.00 on P-TAC Units

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

Benchmark at Alexandria (3440 Berkeley St)
Oakwood North and South (5815 S Van Dorn St)
Gum Springs Glen (7837-7839 Richmon Hwy)

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:

Replaced all light fixtures and light bulbs on every floor and staircase. Also, replaced all VCT tiles on every floor. During the floor repairs, the common area walls were also painted. Lastly, Installed A/C & Heating converter that run off the boilers.

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?

Planned (est. 2027) - see attached SOW.

SIGNATURE OF OWNER OR AUTHORIZED OWNER REPRESENTATIVE

By: ARHA
Name: Edwin Zelaya
Title: Project Manager
Date: 8/25/2025

Appendix III: SITE PHOTOGRAPHS

1 - Typical drop inlet.

2 - Typical drop downspout.

3 - Typical drop downspout.

4 - Typical drop inlet.

5 - Entrance apron on north side of site.

6 - Asphalt pavement in drive lanes and parking spaces - Note cracks.

7 - Asphalt pavement in drive lanes and parking spaces - Note cracks.

8 - Concrete pavement.

9 - Concrete pavement.

10 - Concrete pavement.

11 - Concrete curb.

12 - Concrete curb - Note settled.

13 - Concrete sidewalk - Note settled.

14 - Concrete sidewalk - Note settled.

15 - Concrete sidewalk - Note settled.

16 - Concrete sidewalk - Note settled.

17 - Concrete sidewalk - Note settled.

18 - Concrete sidewalk - Note settled.

19 - Concrete sidewalk - Note settled.

20 - Typical landscaping at east side.

21 - Typical landscaping at south side.

22 - Typical landscaping at north side.

23 - Typical landscaping at south side.

24 - Typical landscaping at south side.

25 - Typical landscaping at north side.

26 - Typical wall - Note stains and mortar joint condition.

27 - Typical wall - Note stains and mortar joint condition.

28 - Typical wall - Note stains and mortar joint condition.

29 - Typical wall - Note stains and mortar joint condition.

30 - Typical wall - Note stains and mortar joint condition.

31 - Typical wall - Note stains and mortar joint condition.

32 - Typical wall - Note stains and mortar joint condition.

33 - Typical wall - Note stains and mortar joint condition.

34 - Typical structure framing.

35 - Exterior wall finishes at south side.

36 - Exterior wall finishes at east side - Note mortar joint condition.

37 - Exterior wall finishes at south side - Note mortar joint condition.

38 - Exterior wall finishes at south side - Note stains.

39 - Exterior wall finishes at north side - Note stains.

40 - Exterior wall finishes at north side - Note stains.

41 - Exterior wall finishes at north side - Note stains.

42 - Exterior wall finishes at south side - Note stains.

43 - Exterior wall finishes at south side - Note water intrusion.

44 - Exterior wall finishes at south side - Note stains.

45 - Storefront entrance.

46 - Storefront entrance.

47 - Storefront entrance.

48 - Overhead doors.

49 - Exterior windows at south side.

50 - Exterior windows at south side.

51 - Exterior windows at south side.

52 - Exterior windows at west side.

53 - Exterior windows at west side.

54 - Exterior windows at west side.

55 - Exterior windows at west side.

56 - Exterior windows at north side.

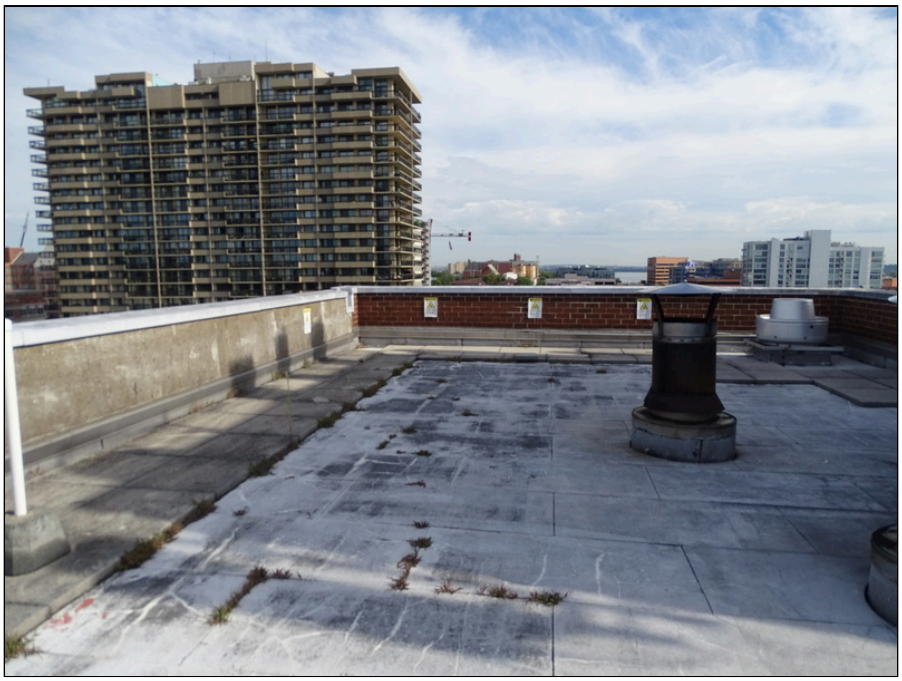
57 - Exterior windows at north side.

58 - Exterior windows at north side.

59 - IRMA Roofing System – Cracks and vegetation were observed.

60 - IRMA Roofing System – Note cracks and vegetation were observed.

61 - IRMA Roofing System – Note cracks and vegetation were observed.



62 - IRMA Roofing System – Note cracks and vegetation were observed.

63 - IRMA Roofing System – Note cracks and vegetation were observed.

64 - IRMA Roofing System – Note cracks and vegetation were observed.

65 - IRMA Roofing System – Note cracks and vegetation were observed.

66 - IRMA Roofing System – Note cracks and vegetation were observed.

67 - IRMA Roofing System – Note cracks and vegetation were observed.

68 - Typical parapet wall.

69 - IRMA Roofing System – Note cracks were observed.

70 - IRMA Roofing System.

71 - Green Roofing System.

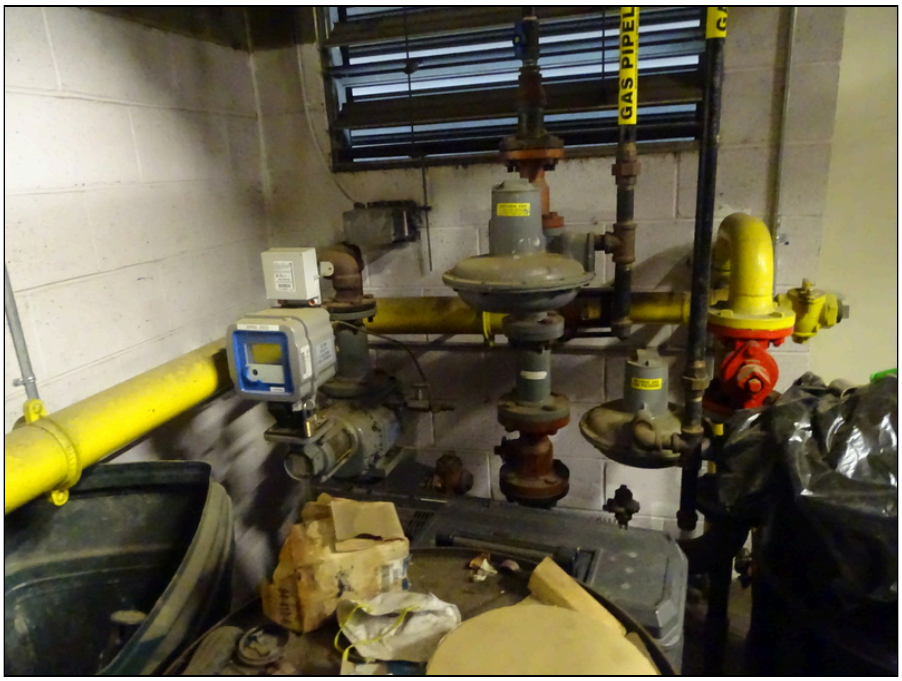
72 - Green Roofing System.

73 - Typical water piping.

74 - Typical waste piping.

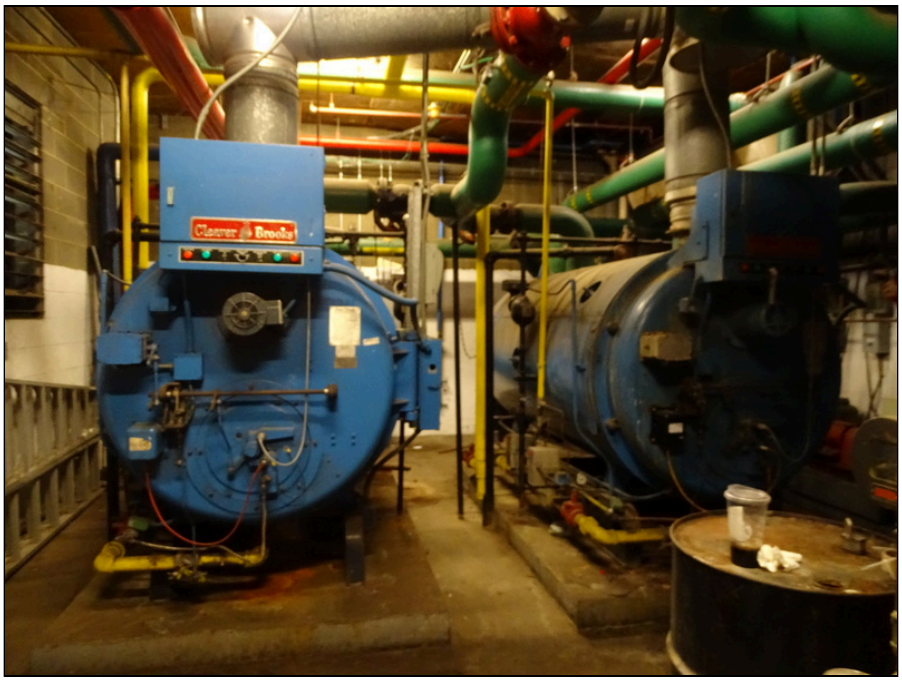
75 - Typical waste piping.

76 - Typical waste piping.



77 - Natural gas entrance.

78 - Typical gas water heater.



79 - Boiler manufactured by Cleaver Brooks.

80 - Typical air handler.

81 - Typical fan coil unit in apartment.

82 - Fan coil unit in walkways and stairwell.

83 - Typical duct work.

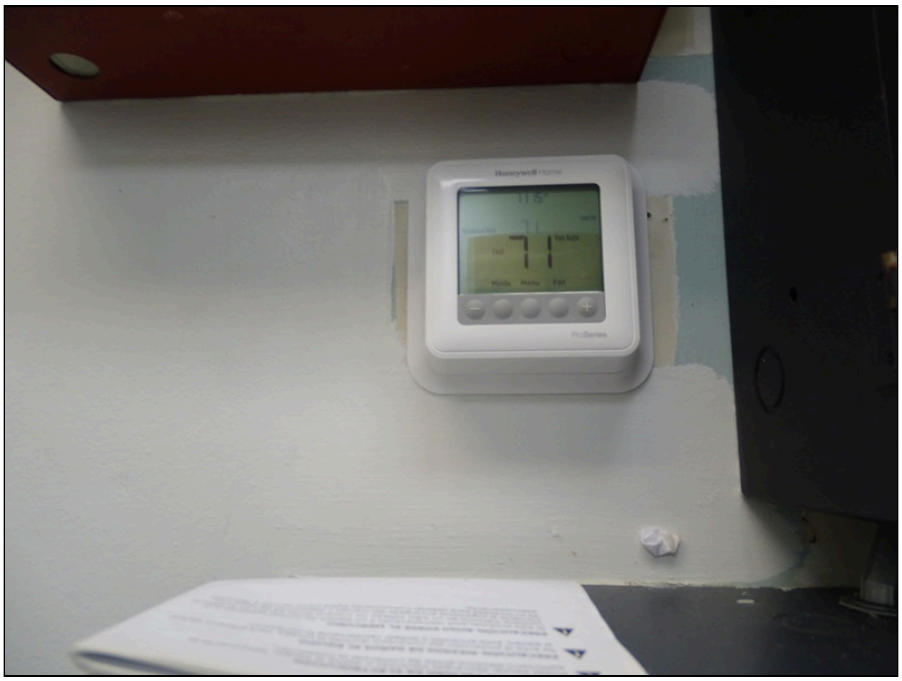
84 - Air vent supply in ceiling.

85 - Air vent supply in ceiling.

86 - Air vent supply in wall.

87 - Fan coil unit control system.

88 - Local thermostat.



89 - Digital thermostat.

90 - Transformer located at west of the site.

91 - Electrical entrance.

92 - Main service disconnect.

93 - Transformer switch.

94 - Electrical panels.

95 - Electrical panels.

96 - Building transformer.

97 - Elevator lobby.

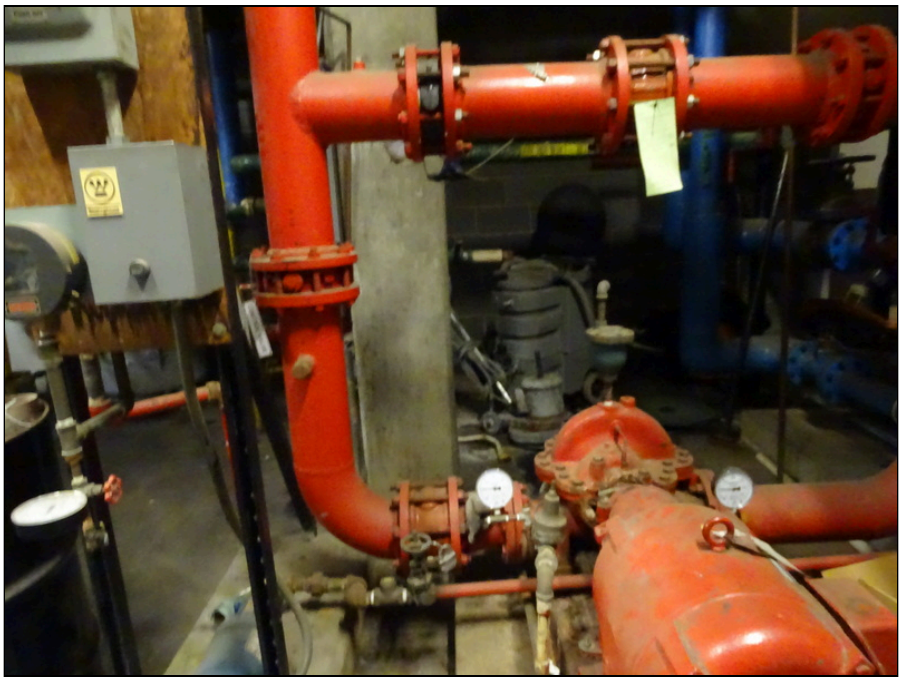
98 - Elevator cab finishes.

99 - Elevator cab finishes.

100 - Elevator cab finishes.

101 - Elevator machine room.

102 - Fire suppression system is located in the utility room.



103 - Fire suppression system is located in the utility room.

104 - Typical sprinkler head.

105 - Booster pump control.

106 - Fire department connection.

107 - Fire department connection.

108 - Fire hose cabinet.

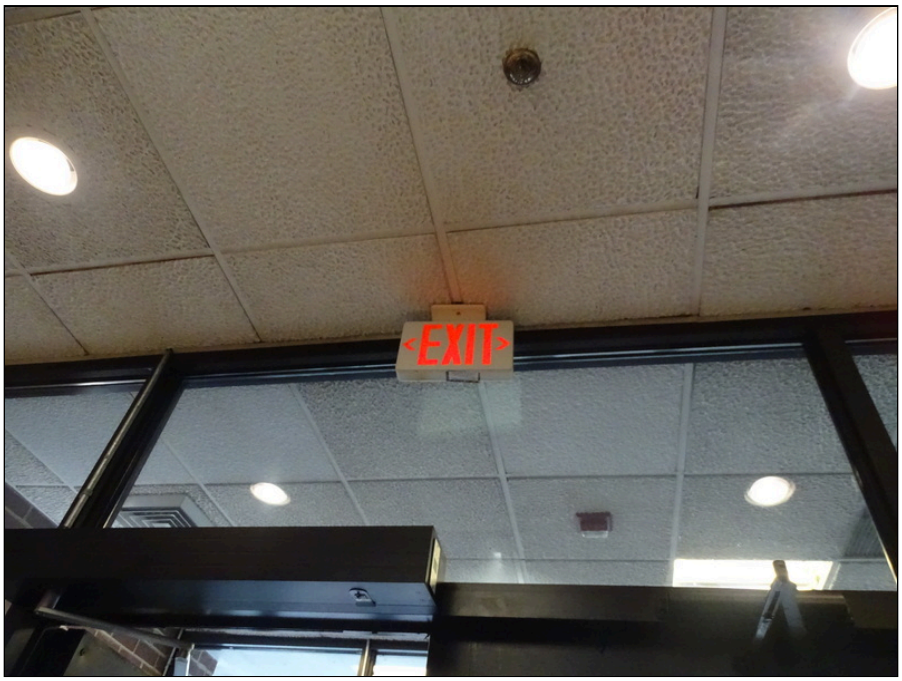
109 - Fire hydrant.

110 - Fire extinguishers.

111 - Fire alarm control panel is located in the office.

112 - Fire alarm control panel is located in the office.

113 - Fire alarm annunciator.



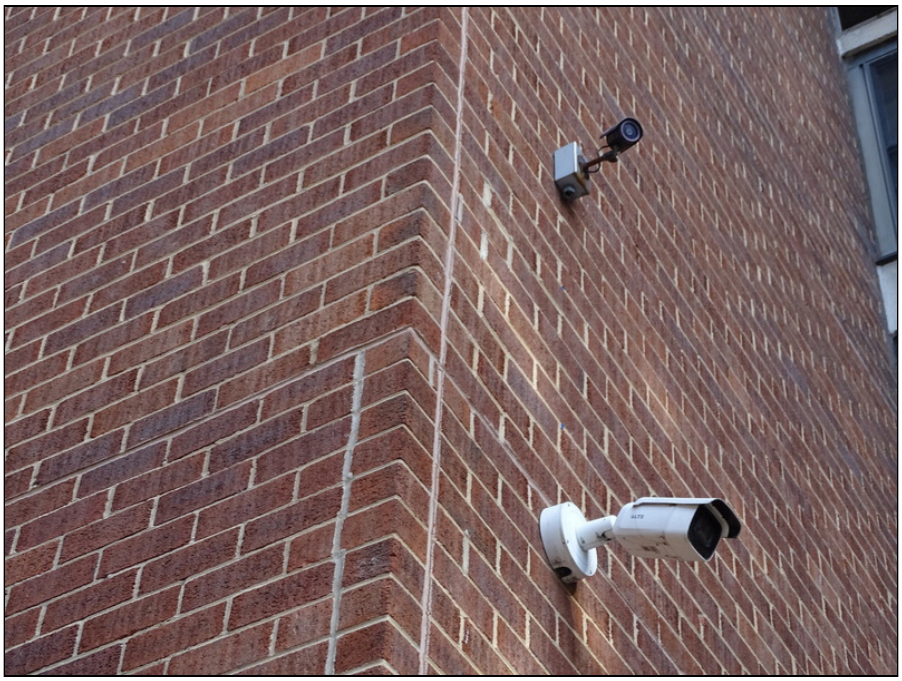
114 - Typical exit sign

115 - Typical exit sign

116 - Typical smoke detector and strobe.

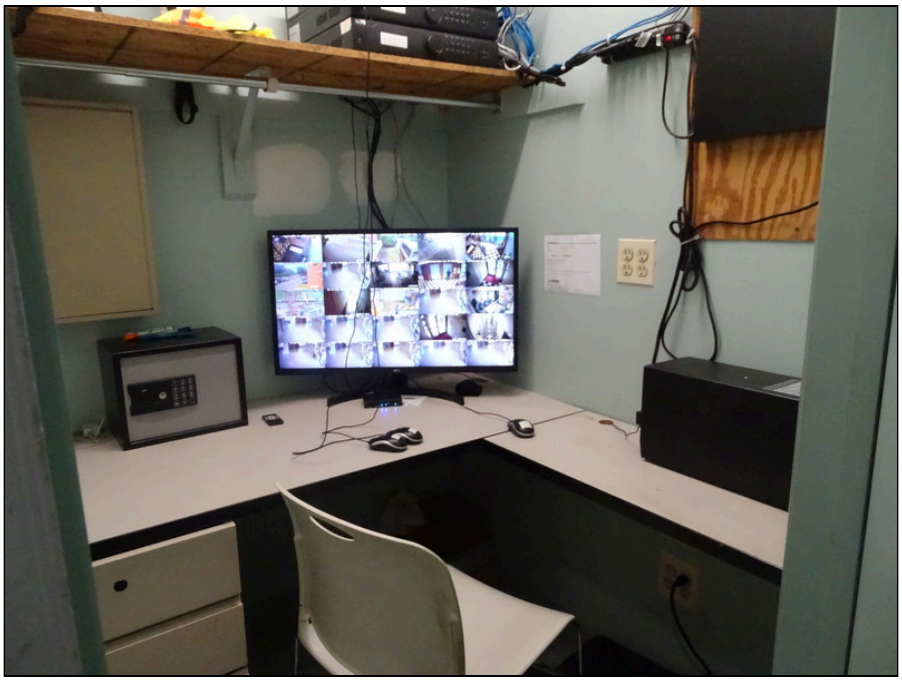
117 - Typical smoke detector and strobe.

118 - Typical smoke detector.



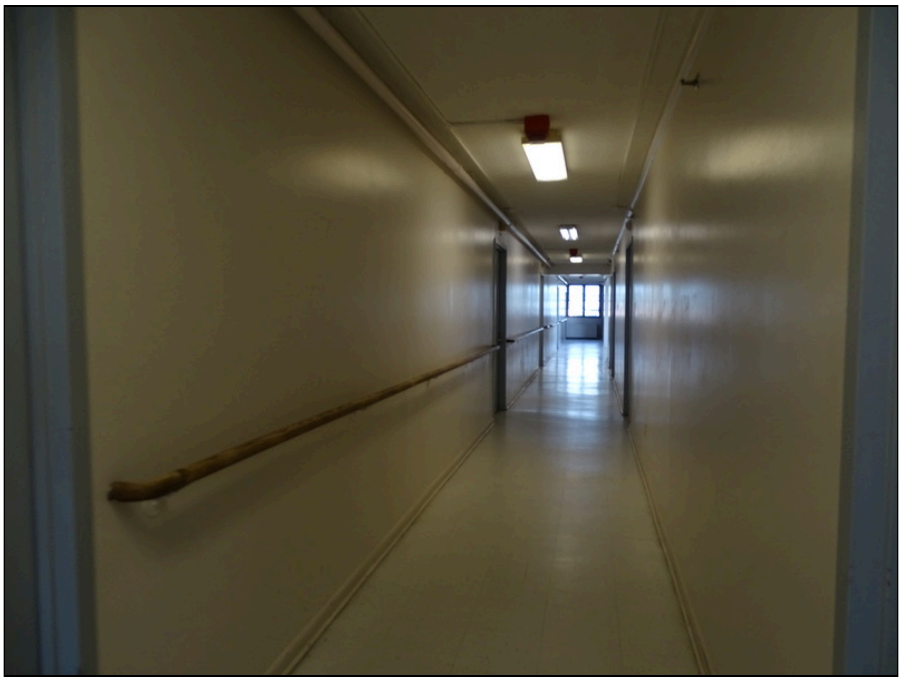
119 - Typical exterior camera.

120 - Typical interior camera.



121 - Security monitoring system.

122 - Interior finishes - Reception.



123 - Interior finishes - Corridor.

124 - Interior finishes - Corridor.

125 - Interior finishes - Laundry room.

126 - Interior finishes - Restroom.

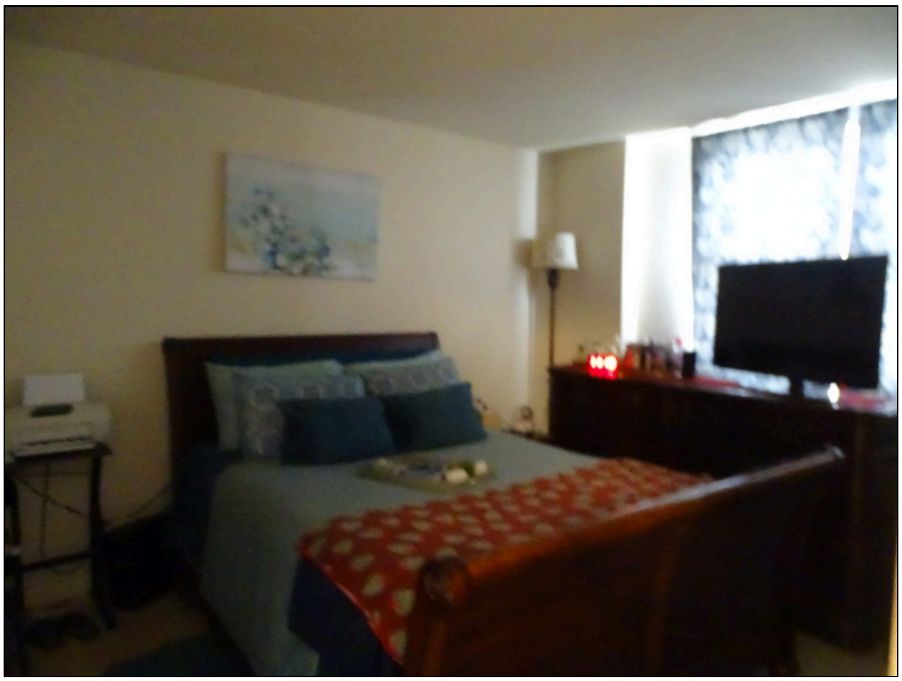
127 - Interior finishes - Restroom.

128 - Interior Finishes – Unit 1108, Bedroom

129 - Interior Finishes – Unit 1108, Living room.

130 - Interior Finishes – Unit 1108,Kitchen.

131 - Interior Finishes – Unit 1108, Bathroom.



132 - Interior Finishes – Unit 201, Bedroom.

133 - Interior Finishes – Unit 201, Living room.

134 - Interior Finishes – Unit 201, Kitchen.

135 - Interior Finishes – Unit 201, bathroom.

136 - Interior Finishes – Unit 201, bathroom.

137 - Interior Finishes – Unit 201, bathroom.

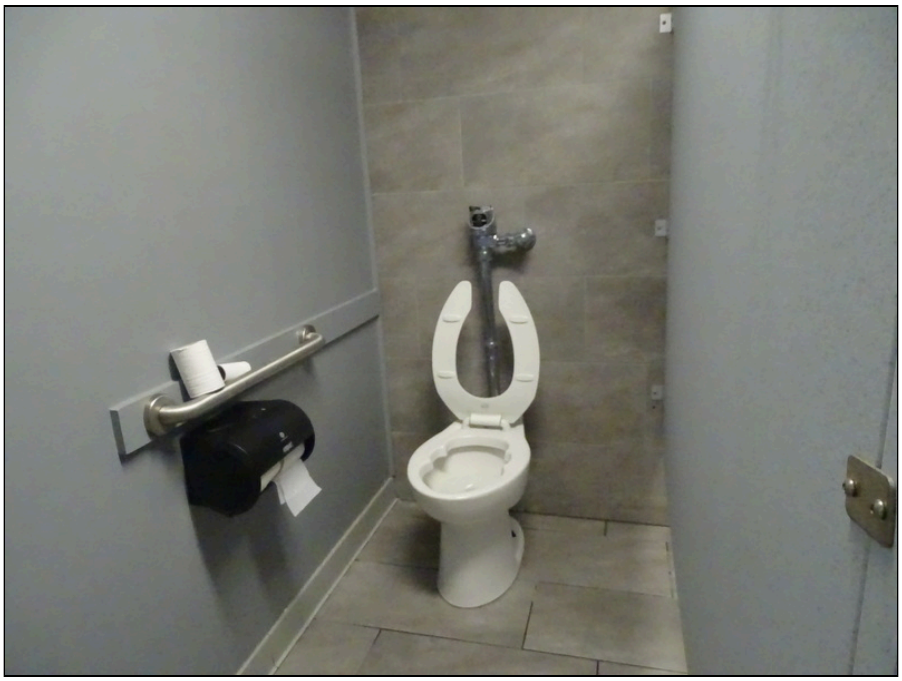
138 - Accessible parking.

139 - Accessible curb ramp - Note the truncated dome is missing.

140 - Accessible ramp.

141 - Accessible stall - Note exposed pipe.

142 - Accessible stall.



143 - Accessible stall.

144 - Water fountain.

Appendix IV: RESUMES

FARAH DEEBA KARIMI

FACILITIES ASSOCIATE II

CERTIFICATIONS

WACEL: Concrete I

WACEL: Soil I

MEMBERSHIPS

The American Institute of Architecture (AIA)

SKILLS

Architectural Design

Urban Planning

Cultural-Heritage Preservation

Military Master Planning

Project Management

Site Surveying

Project Management

International Architectural Codes and Standards (Neufert, IBC, NFPA)

Urban Codes and Standards

AutoCAD

EDUCATION

Master's Degree, 2010, Urban Quality and Design for All, Politecnico di Milano, Milan, Italy

Bachelor of Architecture, 2007, Department Kabul, Kabul University, Afghanistan

PROFESSIONAL PROFILE

Ms. Karimi serves as a Facilities Associate with the ECS Mid-Atlantic, LLC Facilities Group. She provides testing and consulting services for the built environment, property condition assessments, specialized testing, building envelope consulting, forensic investigation analysis and design of repairs to existing structures, among other facilities-related services. Ms. Karimi is an Architect with a strong background in architectural and urban planning and design. She holds additional expertise in sustainable environmental planning. She has worked on projects with the U.S. Army Corps of Engineers (USACE), USAID, UN Agencies and World Bank Partners over the course of her 10+ year career.

PROJECT EXPERIENCE

City of Charlottesville, Charlottesville, VA – Performed facility condition assessments as part of the 51-property portfolio 2021 including fire stations, police stations, courthouses, city hall buildings, schools, libraries, museums, parks and recreation, and other facilities. Specific individual contributions included site visits, report writing, schedule tracking.

Wardman Park, DC – Multi-story convention hotel building 1,552,000 SF with below-grade concrete parking garages of three to five level parking garages located at Woodley Road, Washington, DC

ADDITIONAL PROJECT EXPERIENCE

- 1105 Spring Street Office Condos Limited PCA, Silver Spring, MD
- 1319 South Capitol St – Preconstruction Survey, Washington, DC
- 1700 M Project – Preconstruction Survey, Washington, DC
- 2000/2001 Bell Project – Preconstruction Survey, Arlington, VA
- 2233 Hunter Place – Property Condition Assessment, Washington, DC
- 4206 Knox Road Project – Preconstruction Survey, College Park, MD
- 44 and 88 M Street – Preconstruction Survey, Washington, DC
- 4546 Annapolis Rd – Property Condition Assessment, Baltimore, MD
- 5630 Connecticut Ave – Property Condition Assessment, Washington, DC
- 6120 Harbourside Centre Loop Property – Property Condition Assessment, Midlothian, VA
- 8520 Corridor Road – Property Condition Assessment, Savage, MD
- Courthouse Square – Preconstruction – Survey, Arlington, VA
- GU – McCourt School – Preconstruction Survey, Washington, DC
- Sawyer Flats Properties, 648-Unit's Apt Community, Gaithersburg, MD
- UMD Knox Road Project – Preconstruction Survey, College Park, MD
- Union Box Building Property Condition Assessment, Baltimore, MD
- WCAS Facility – Property Condition Assessment, Washington, DC

MICHAEL DOYLE, AIA

PRINCIPAL ARCHITECT

REGISTRATION

Registered Architect: MD, DC, AZ, NC,

VA, IL, PA

The Leadership in Energy and

Environmental Design (LEED)

Accredited Professional

SKILLS

Preconstruction Surveys

Property Condition Assessments

Code Consulting Services

Accessibility Assessments

Pavement Assessment and Design

Roofing and Waterproofing

EDUCATION

Bachelor of Architecture, 1987, Architecture, Virginia Polytechnic Institute and State University, Blacksburg, VA

PROFESSIONAL PROFILE

Mr. Doyle serves as a Principal Architect for ECS Mid-Atlantic, LLC Facilities Group. He has extensive experience in the construction industry and his expertise includes the Pre and Post Construction Survey Services, Americans with Disabilities Act, Property Condition Surveys, Pavement Assessments, and Third-Party Plan Review. He has worked with numerous government agencies and has significant experience with local government and educational facilities; commercial high-rise buildings; multi-unit, residential and correctional facilities. Additionally, he has extensive experience performing Property Condition Assessments (PCA) from small commercial properties, large high-rise buildings, to governmentowned properties. Mr. Doyle's experience also includes performing PCAs in accordance with Freddie Mac, Fannie Mae, lender, and specific client requirements.

PROJECT EXPERIENCE

- Good Shepherd Church, Alexandria, VA
- Powers Lane Shopping Center, Baltimore, MD
- 1333 New Hampshire Ave, Washington, DC
- 1222 Wisconsin Ave, Washington, DC
- 1225 19th Street, Washington, DC
- 401-415 Domino Lane, Philadelphia, PA
- 2461 Wisconsin Avenue NW Property, Washington, DC
- 3333 Wisconsin Avenue Property, Washington, DC
- 400 N. Washington St PCA, Falls Church, VA
- Oak Run – PCA, Columbia, MD
- Fund 4 Capitalization, MA
- 700 H Street, Washington, D.C.
- Monroe Building, Manassas, VA
- Fullerton Square, Fairfax, VA
- Westminster Shopping Center, Westminster, MD
- McDonald Street Apartments, Rockville, MD
- 1646 S. 51st Street, Philadelphia, PA
- 1708 Gallery, Richmond, VA
- Herndon Park Office, Herndon, VA