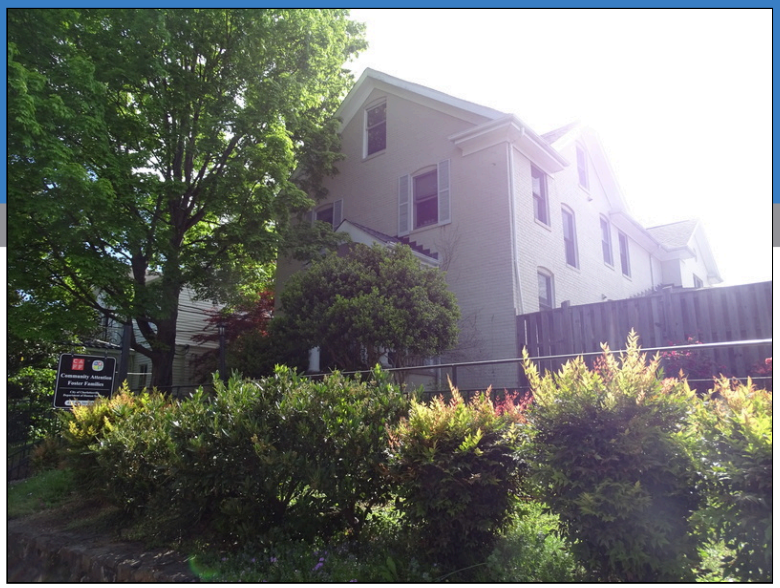

ATTENTION HOME
414 4TH STREET NE
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

JUNE 2, 2021

June 2, 2021

Mr. Josh Bontrager
City of Charlottesville - Facilities Development
305 4th Street NW
Charlottesville, Virginia, 22903

ECS Project No. 46:6713

Reference: Facility Condition Assessment Report for Attention Home, 414 4TH Street NE, Charlottesville, Virginia

Dear Mr. Bontrager:

ECS Mid-Atlantic, LLC is pleased to provide the results of our Facility Condition Assessment (FCA) for the referenced property. The scope of the FCA was performed in general accordance with ASTM and industry guidelines and items contained within the ECS Proposal No. 46:7239-FP, dated June 12, 2020. We understand that our work is being performed under the City of Charlottesville Purchase Order Number 4500313133.

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

William R. Pratt, P.E.
Principal Engineer
wpratt@ecslimited.com
703-471-8400

Michael G. Doyle, AIA
Principal Architect
mdoyle@ecslimited.com
703-471-8400

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X	X		Repair		$3,000
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
3.2.5 Flatwork	X			None		
3.2.6 Landscaping and Appurtenances	X	X		Repair	$5,000	$10,000
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Paint Exterior Brick As Needed	$1,000	$22,500
3.3.4 Exterior Doors	X	X		Replace		$3,000
3.3.5 Exterior Windows	X	X		Replace		$25,000
3.3.6 Roofing Systems	X	X		Replace		$17,500
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X	X		Replace		$9,000
3.4.2.1 Equipment	X	X		Replace		$69,600
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			Replace		$15,000
3.4.3.2 Distribution	X	X		Replace		$5,000
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Tenant Spaces	X			None		
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD	X			None		
Totals					$6,000	$179,600

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$6,000	$0.81

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$179,600.00	$24.35	$1.22
Replacement Reserves, w/20, 2.5% escalation	$215,027.37	$29.15	$1.46

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

ECS Mid-Aatlantic, LLC (ECS) performed a Facility Condition Assessment (FCA) in general conformance with ASTM guidelines and general scope items contained within the ECS Proposal 46:7239-FP dated June 12, 2020 for the Attention Home property in Charlottesville, Virginia - hereinafter known as the Property.

The FCA was conducted by ECS in response to the authorization of our Proposal by Ms. Susan Dyer on November 23, 2020. The report was completed and reviewed by the following team members:

William R. Pratt, P.E.	Principal Engineer
	Phone: 703-471-8400
	E-mail: wpratt@ecslimited.com
Michael G. Doyle, AIA	Principal Architect
	Phone: 703-471-8400
	E-mail: mdoyle@ecslimited.com
Donald M. Goglio	Project Manager
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Reliance

This report is provided for the exclusive use of City of Charlottesville - Facilities Development. 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 METHODOLOGY

ECS observations and historical property data provided by the owner were utilized to determine the effective age of the property components. Various factors including exposure to weather elements, system manufacturer quality, level of maintenance, and usage determine the effective age of property components. Depending on the impact of these various factors, the effective age of property components can reduce the Remaining Useful Life (RUL) of a property component. The general requirements of the owner to address facility needs were requested to be prioritized based on the RUL and type of property component. The following Priorities were established by the Owner as follows:

Priority 1: Immediately Critical Items (Year 0)

Items in this Priority category include 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 or Title II American with Disabilities Act (ADA) items.

Priority 2: Critical Items (Year 0-1)

Items in this Priority category include physical deficiencies that require immediate action as a result of (i) poor or deteriorated condition of critical element or system, or (ii) 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.

Priority 3: Near Term Items (Years 2-5)

Items in this category include physical deficiencies that require near term action as a result of (i) poor or deteriorated condition of critical element or system, or (ii) 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 two to five years.

Priority 4: Reserve Items (Years 5-20)

Items in this Priority category include Capital Reserves 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.

Reserve items 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.

1.3 PROPERTY DESCRIPTION

The Attention Home property, located at 414 4TH Street NE, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 7,377 square feet. Parking is provided with At-grade parking with asphalt pavement. The Government building was reportedly constructed in 1930.

SURVEY INFORMATION	
Date of Assessment	May 11, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Partly Cloudy | 70F
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.26 acres
Major Cross Streets	East High Street
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	Six
Number of Accessible Spaces	One
Number of Van Accessible Spaces	One
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Government
Number of Buildings	One
Building Height	Two-story
Square Footage	7,377
Year Constructed	1930
Year Remodeled	1989

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Wood framing with brick marony bearing exterior walls
Roof	Asphalt shingle, none, and none
Exterior Finishes	Painted brick, none, and none
Windows	Wood-framed single-pane, none, and none
Entrance	Wood door

BUILDING SYSTEMS	
HVAC System	Split system
Domestic Hot Water	Gas water heaters
Water Distribution	Copper
Sanitary Waste Line	Cast iron/PVC
Electrical Service	120/240-volt single-phase 3-wire service
Branch Wiring	Copper
Elevators	N/A
Fire Suppression System	Wet sprinkler system and fire extinguishers with fire alarm with bell and strobe

UTILITY SERVICE PROVIDERS	
Water	Charlottesville Water
Sewer	Charlottesville Public Utilities - Wastewater
Electric	Dominion Virginia Power
Natural Gas	City of Charlottesville

1.4 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 $1,000 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.

1.5 COST TABLES

Immediate Repair Cost

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total
3.2.6 Landscaping and Appurtenances					
REPAIR-REPLACE WOOD DECK AND RAILINGS FOR SAFETY	1	LS	$5,000.00	100%	$5,000
3.3.3 Building Exteriors					
PATCH VOID IN EXTERIOR BRICK	1	Allow	$1,000.00	100%	$1,000
Total Repair Cost					$6,000.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.2 Storm Water Drainage																													
REPAIR STORM WATER DRAINAGE AS NEEDED				1	LS	$3,000.00	$3,000	100%	$3,000																				$3,000
3.2.6 Landscaping and Appurtenances																													
REPAIR DETERIORATION OF MORTAR IN RETAINING WALL AS NEEDED	25	24	1	1	LS	$5,000.00	$5,000	100%	$5,000																				$5,000
REPLACE WOOD SITE FENCING AS NEEDED	20	10	10	1	LS	$5,000.00	$5,000	100%										$5,000											$5,000
3.3.3 Building Exteriors																													
PAINT EXTERIOR AND REPAIR DETERIORATED WOOD TRIM AS NEEDED	7	6	1	3	EA	$7,500.00	$22,500	100%	$7,500							$7,500							$7,500						$22,500
3.3.4 Exterior Doors																													
REPLACE ENTRANCE DOORS	30	20	10	2	EA	$1,500.00	$3,000	100%										$3,000											$3,000
3.3.5 Exterior Windows																													
REPLACE WINDOWS AS NEEDED	30	20	10	25	EA	$1,000.00	$25,000	100%										$25,000											$25,000
3.3.6 Roofing Systems																													
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	15	5	3,500	SF	$5.00	$17,500	100%					$17,500																$17,500
3.4.1.2 Domestic Hot Water Production																													

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
June 2, 2021

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
REPLACE WATER HEATERS AS NEEDED	12	11	1	3	EA	$1,500.00	$4,500	200%	$4,500												$4,500								$9,000
3.4.2.1 Equipment																													
REPLACE CONDENSER UNITS	15	14	1	3	EA	$6,000.00	$18,000	200%	$18,000															$18,000					$36,000
REPLACE FURNACE UNITS	15	14	1	3	EA	$5,600.00	$16,800	200%	$16,800															$16,800					$33,600
3.4.3.1 Service and Metering																													
REPLACE EMERGENCY POWER GENERATOR AND TRANSFER SWITCH	25	10	15	1	LS	$15,000.00	$15,000	100%										$15,000											$15,000
3.4.3.2 Distribution																													
REPLACE OLDER CIRCUIT BREAKER PANELS	50	49	1	1	LS	$5,000.00	$5,000	100%	$5,000																				$5,000
Total (Uninflated)									$59,800.00	$0.00	$0.00	$0.00	$17,500.00	$0.00	$0.00	$7,500.00	$0.00	$48,000.00	$0.00	$0.00	$4,500.00	$0.00	$7,500.00	$34,800.00	$0.00	$0.00	$0.00	$0.00	$179,600.00
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	1.28	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.56	1.599	
Total (inflated)									$59,800.00	$0.00	$0.00	$0.00	$19,316.73	$0.00	$0.00	$8,915.14	$0.00	$59,945.42	$0.00	$0.00	$6,052.00	$0.00	$10,597.30	$50,400.78	$0.00	$0.00	$0.00	$0.00	$215,027.37

Evaluation Period:	20
# of Square Feet:	7,377
Reserve per Square Feet per year (Uninflated)	$1.22
Reserve per Square Feet per year (Inflated)	$1.46

2.0 PURPOSE AND SCOPE

2.1 SCOPE OF SERVICES

This Facility Condition Assessment (FCA) was conducted in general accordance with items and terminology requested by the Owner herein and ASTM E 2018-15, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

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

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

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

Out of Scope Items

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

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

2.2 Deviations from Guide (ASTM E2018-15)

ASTM E2018-15 requires that any deviations from the Guide be noted within the report. ECS reduced the cost threshold from $3,000 to $1,000 to allow for smaller items needing repair, replacement or refurbishment. Therefore items with costs less than $1,000 are typically not included in this report unless related to life, safety or accessibility items.

ECS interviewed personnel associated with the Attention Home facility and other government agencies based upon availability. These individuals are identified in Section 4.2. Information obtained from the interviews are included in the applicable sections of this report.

2.3 ASSESSMENT PROCEDURES

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

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

2.4 DEFINITIONS

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

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

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

2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a Two-story Government building.

3.1.1 Property Location

The Property is located at 414 4TH Street NE in Charlottesville, Virginia.

Surrounding Properties	
North	Residential properties
East	Commercial properties
South	Parking garage for courts
West	Residential properties

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

3.1.2 Construction History

We understand that the building was constructed approximately 91 years ago in 1930.

3.1.3 Current Property Improvements

The Government building, located at 414 4TH Street NE, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 7,377 square feet. Parking is provided with At-grade parking with asphalt pavement.

3.2 SITE CONDITIONS

3.2.1 Topography

TOPOGRAPHY		
Item	**Description**	**Condition**
Slope of the property	Moderately sloping to the west	Good
Adjoining Properties	Generally level with or down slope from the property	Good

Comments

The property is generally level on the east side and moderately slopes to the west. The adjoining properties are generally level with or located down gradient from the property.

Photographs

Attention Home - FCA 2021

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal system	Good/Fair
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Sheet flow	Good
Landscape Drainage	Yard inlet	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system. The storm drainage connection from downspouts at some locations were damaged and vegetation was observed growing in the yard inlet. We recommend repairing damaged areas and removing vegetation as a maintenance item as needed.

Photographs

Typical yard drop inlet

Storm drainage from gutter - note repair needed as maintenance item

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR STORM WATER DRAINAGE AS NEEDED	-	-	-	1	$3,000
Total					$3,000

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Asphalt	Good
Fire Truck Access	East and west sides of the building	Good
Easements	Partial	Good

Comments

Vehicular access to the site is located on the east side of the building. The entrance aprons are constructed of asphalt and were observed to be in generally good condition. Fire truck access is available on the east and west sides of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Good
Quantity of Parking Spaces	Six	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Perpendicular to drive	Good
Site Circulation	Rear driveway	Fair
Lighting	Pole mounted light	Good
Accessible Spaces	One	Good
Accessible Aisles	Blocked by trash cans	Fair

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement with cracking and deterioration observed	Good
Drainage	Curb inlet	Good
Repair History	Repairs noted	Good
Concrete Curbs and Gutters		Good

Comments

Asphalt-paved drive lanes and paring areas are located on the east side of the site. The asphalt pavement was observed to be in generally good condition. We observed areas of repair based on a review of 2016 photographic documentation in the drive lanes and parking spaces. The expected useful life of asphalt pavement is 20 years.

Photographs

Asphalt pavement at east side of the site - note recent repairs

Asphalt pavement at east side of the site - note recent repairs

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Good
Patios	South side of the building	Good
Steps	West side of the building	Good
Landings	West side of the building	Good
Handrails	West side of the building	Good

Comments

At the west and east sides of the building, Concrete sidewalks sidewalks of undetermined thickness are provided. Regularly spaced control joints were observed. The Concrete sidewalks were generally in good condition. The steps and ramps were observed to be in generally good condition. The handrails adjacent to the steps and ramps were observed to be in generally good condition. There is a concrete patio on the south side of the building. The patio was generally in good condition.

Photographs

Typical concrete sidewalk

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Located at west side of the property	Good
Planting Beds	Located at west side of the property	Good
Lawn Areas	Located at west side of the property	Good
Retaining Walls	Stone and mortar retaining wall at west end of the property	Good/Fair
Fences and Gates	Metal fence at west end and wood fence at south end of the property	Good/Fair
Trash Containers	Located at east side of the property	Good

Comments

The landscaping consists generally of mature trees, and small shrubs and grassed areas around the site. The landscaping was observed to be in generally good condition. Trash containers are located at the east side of the site, but should be removed from the accessible aisle. The area consists of a asphalt and was generally in good condition. There is a stone and mortar retaining wall at the west end of the site. The retaining wall was generally in fair condition with deterioration of the mortar observed. We recommend an allowance during the report period to repair the retaining wall deterioration. A metal fence is located on the west side of the site and a wood fence is locate on the south side of the site. The fences were generally in good condition.

Photographs

Typical landscaping

Retaining wall - note mortar deterioration

Site wood fencing - note deterioration

Site wood fencing - note deterioration

Wood deck on south side of building - note deterioration and railing loose

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR DETERIORATION OF MORTAR IN RETAINING WALL AS NEEDED	25	24	1	1	$5,000
REPLACE WOOD SITE FENCING AS NEEDED	20	10	10	10	$5,000
REPAIR-REPLACE WOOD DECK AND RAILINGS FOR SAFETY	-	-	0	Immediate	$5,000
Total					$15,000

3.2.7 Recreational Facilities

Comments

The previously noted exercise room was removed from the building since our 2016 assessment. The building does not contain recreational facilities.

3.2.8 Special Utility Systems

Item	Description	Condition
Water Well		N/A
Lift Station		N/A

Item	Description	Condition
Septic Field		N/A
Solar Power		N/A
Wind Power		N/A

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

FOUNDATION		
Item	**Description**	**Condition**
Load Bearing Support	Assumed shallow spread footings	Good
Basement	Partial at west side of the building	Good
Crawl Space		N/A

Comments

The foundation of the building includes Assumed shallow spread footings. Large cracks were not observed in the exterior walls. The foundation system appeared to provide adequate structural support to the building. The foundation was generally in good condition.

Photographs

Typical structural framing

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Wood	Good
Roof Framing	Wood	Good
Load Bearing Walls and Columns	Brick masonry	Good

Comments

The structure of the building consists of Wood framing with brick marony bearing exterior walls with brick masonry columns. The structural frame of the building was generally in good condition with reported repairs to basement stairs during our 2016 visit.

Photographs

Typical structural framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Brick	Painted	Good
Wood Trim and Covered Wood Soffits	Deterioration observed	Fair
Paint		Fair

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Sealants	Various	Fair

Comments

The exterior of the building consists of Painted brick. The building exteriors were generally in good to fair condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. A void from a previous penetration was noted in the brick on the north side. This should be patched immediately.

The wood trim and wood covered soffits are painted. The paint was generally in good to fair condition with some peeling and wood trim deterioration observed. Painting of exterior components is typically recommended every 5 to 7 years. We recommend the brick and wood trim be painted during the report period.

Photographs

Building exteriors west side of the building

Building exteriors north side of the building - note penetration in exterior needing repair

Building exteriors west side of the building - note deterioration of wood trim

Building exteriors north side of the building - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PAINT EXTERIOR AND REPAIR DETERIORATED WOOD TRIM AS NEEDED	7	6	1	1 8 15	$7,500 $7,500 $7,500
PATCH VOID IN EXTERIOR BRICK	-	-	-	Immediate	$1,000
Total					$23,500

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Wood doors	Good/Fair

Comments

The main entrance is a Wood doors. The main entrance door was generally in good to fair condition. Exterior doors typically have an expected useful life of 20 to 30 years. We recommend replacing the entrance doors during the report period.

Photographs

Main entrance door

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ENTRANCE DOORS	30	20	10	10	$3,000
Total					$3,000

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Wood	Good/Fair
Glass Pane	Single pane	Good/Fair
Operation	Operation of windows were difficult	Fair
Screen	Full frame	Good/Fair
Exterior Header	Brick, steel lintel	Good/Fair
Exterior Sill	Brick	Good/Fair
Gaskets or Glazing	Glazing	Good/Fair

Comments

The window system for the building primarily consists of Wood-framed single-pane window units with some inoperable window units located at grade level. The expected useful life of windows is typically 30 years. The window units were in good to fair condition. We recommend the windows be replaced during the report period.

Photographs

Exterior window

Exterior window - note operation of window difficult

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOWS AS NEEDED	30	20	10	10	$25,000
Total					$25,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Asphalt Shingle	Replaced within last 15 to 20 years	Good/Fair
Insulation	Batts/blown fiber	Good/Fair
Substrate/Deck	Wood	Good/Fair
Slope/Pitch		Good

ROOFING		
Item	**Description**	**Condition**
Drainage	Gutters and downspouts	Good
Plumbing Vents	Neoprene gasketed	Good
Exhaust Vents	Counter flashed	Fair
Flashing	Metal	Fair

Comments

The main roofing system consists of an Asphalt shingle roofing system over the building. The roofing system appears to be replaced within the last 15 to 20 years. The expected useful life of an asphalt shingle roofing system is typically 20 years. We recommend replacing the roofing system when needed during the report period. Drainage for the roofing system is provided by gutters and downspouts. We recommend that the gutters and downspouts be replaced during the scheduled roof replacement. Roofing penetrations included plumbing vents and exhaust vents throughout the roofing system.

Photographs

Roofing system

Roofing system

Roofing system - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	15	5	5	$17,500
Total					$17,500

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	Copper	Good
Pipe Insulation	Closed cell foam	Good
Water Shut-offs	Copper	Good
Water Flow and Pressure		Good

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	Cast iron/PVC	Good

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Vertical Vent Stacks	PVC/cast iron	Good
Clean-outs		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 Cast iron/PVC. The expected useful life of Cast iron/PVC waste line is approximately 50 years. The waste lines were generally in good condition.

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Gas water heaters located in the basement	Good
Water Storage	In heaters	Good

Comments

Domestic hot water to the building is provided by 3 Gas water heaters located in the basement. The Gas water heaters, of varied age, were manufactured by State Industries. The expected useful life of Gas water heaters are approximately 12 to 15 years. We recommend the Gas water heaters be replaced during the report period.

Photographs

Domestic water heaters

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATERS AS NEEDED	12	11	1	1 13	$4,500 $4,500
Total					$9,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Condenser Units	Located exterior ground level	Fair
Gas Furnace Units	Located in basement, first floor, and attic	Good/Fair
Air Handlers		N/A
Exhaust Fans	Located at kitchen	Good/Fair

Comments

The building is served by multiple Split systems and includes three condenser units, three direct vent gas furnace units, and two exhaust fans.

Condenser Units

The condenser units are located at the ground level on the north side of the building. The condensing units were manufactured ranging from 2005 to 2009. The expected useful life of a condensing unit is 15 to 20 years with proper maintenance. The condensing units were observed to be in fair condition. We recommend that the condensing units be replaced.

Gas Furnace Units

The furnace units are located in the basement, first floor, and attic. The furnace units were manufactured by Carrier in 2009. The expected useful life furnace units is 15 years with proper maintenance. The furnace units were observed to be in good to fair condition. We recommend that the air handlers be replaced during the report period.

Photographs

Typical condenser unit

Typical furnace unit and air handler

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONDENSER UNITS	15	14	1	1 16	$18,000 $18,000
REPLACE FURNACE UNITS	15	14	1	1 16	$16,800 $16,800
Total					$69,600

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Ducts	Insulated metal	Good
Return Air	Sheet metal	Good

Comments

The distribution system includes ducted supply and return. The ductwork was observed to be in generally good condition.

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Digital	Good

Comments

The thermostats are digital. The thermostats were observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	Located on the north side of the building	Good
Master (House) Meter	Located on the north side of the building	Good
Emergency Power	Located on the south side of the building	Fair
Transfer Switch	Located in the basement	Fair

Comments

Electricity is provided to the building by Dominion Virginia Power through a pole mounted transformer. The main electrical entrance is located on the north side of the building and provides 120/240-volt, single-phase, 3-wire service.
An emergency generator manufactured by Generac, is located on the south side of the building. The emergency generator services the building. The emergency generator was reportedly manufactured

in 2006. The expected useful life of an emergency generator is 25 years with proper maintenance. The emergency generator was observed to be in fair condition. The emergency transfer switch is located in the basement. The expected useful life of an emergency transfer switch is 25 years with proper maintenance. The emergency transfer switch was observed to be in generally fair condition.

Photographs

Electrical service disconnect

Electrical utility meter

Emergency power generator

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE EMERGENCY POWER GENERATOR AND TRANSFER SWITCH	25	10	15	10	$15,000
Total					$15,000

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Older circuit breaker panels observed	Fair
Branch Wiring	Copper	Good
GFCI Devices		Good

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the building. Older circuit breaker panels were observed to be in generally fair condition. We recommend replacing the older circuit breaker panels.

Photographs

Typical older circuit breaker panel

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE OLDER CIRCUIT BREAKER PANELS	50	49	1	1	$5,000
Total					$5,000

3.5 VERTICAL TRANSPORTATION SYSTEMS

Comments

The building does not contain vertical transportation systems.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

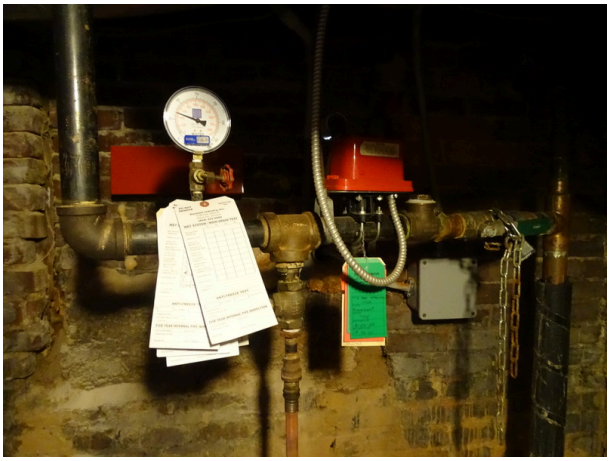
SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)	Automatic	Good
Sprinkler Heads	Various pendant and side wall	Good
Date of Last Inspection (sprinkler system)	April 8, 2021	Good
Sprinkler Pipe Material	Black steel	Good
Fire Extinguishers	Located throughout the building	Good
Date of Last Inspection (Fire Extinguishers)	June 7, 2021	Good
Chemical Systems	Located at kitchen exhaust hood	Good
Fire Hydrants		N/A

Comments

The fire suppression system consists of Wet sprinkler system and fire extinguishers. There is also a chemical fire suppression system at the kitchen exhaust hood. The fire suppression system was observed but not tested.

Fire extinguishers were observed throughout the building. The fire extinguishers were observed to have recent inspection tags issued by Lynchburg Fire Equipment in June 7, 2021. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

Photographs



Fire sprinkler system

Fire sprinkler piping and head

Fire extinguisher

Interior finishes of kitchen area

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Located near main entrance	Good
Central Fire Alarm Control Panel	Located near main entrance	Good
Bells	Located throughout the building	Good
Strobes	Located throughout the building	Good

ALARM SYSTEMS		
Item	**Description**	**Condition**
Exit Signs	Located throughout the building	Good
Exit Lights	Located throughout the building	Good
Pull Stations	Located throughout the building	Good
Smoke Detectors	Located throughout the building	Good

Comments

The fire alarm system was observed but not tested. Fire extinguishers and smoke detectors are located throughout the building.

Photographs

Fire alarm control panel

Fire alarm pull station

Fire alarm bell and strobe

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Alarm System	Located in administrative offices	Good
Access Control		Good

Comments

The building is monitored 24-hours a day by a security system. Security electronic keypad system was observed at at the building interior. The security system was generally in good condition.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

ENTRANCE AREAS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Various fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Various fixtures	Good
Doors	Wood	Good
Door Hardware		Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted gypsum board and ceramic tile	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Includes toilet, wall hung lavatory, shower	Good
Accessories	Includes towel bar, mirror, grab bars	Good
Ventilation	Exhaust fan	Good
Lighting	Incandescent fixtures	Good
Doors	Wood	Good
Door Hardware		Good

KITCHEN		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Counters	Solid surface material	Good
Sink	Stainless	Good
Cabinets	Wood	Good
Appliances	Includes commercial range, dishwasher, refrigerator, freezer	Good
Stove/Range	Commercial unit	Good

KITCHEN		
Item	**Description**	**Condition**
Exhaust Vent/Hood	Commercial style hood	Good
Refrigerator	Sub Zero	Good
Dish Washer	Commercial grade	Good
Microwave Oven	Countertop	Good

MEETING AREA		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Various fixtures	Good

Comments

The interior common building areas include a reception/entrance area, offices, restrooms, and kitchens. We understand that the common area interiors were reportedly recently renovated to adapt the use to an office use including the former recreation area.

The floor finishes in the dining area include hardwood floors. A limited portion of the hardwood floors were pitted and loose and generally in a de minimis condition. We recommend the pitted and loose areas of hardwood floors be repaired as a maintenance item.

The finishes in the entrance areas include vinyl tile floors, and painted gypsum board walls and painted gypsum board ceilings. The finishes in the entrance areas were observed to be in generally good condition.

The office finishes include vinyl tile floors, painted gypsum board walls, and painted gypsum board ceilings. The finishes in the offices were observed to be in generally good.

One restroom each for men and women is located on each floor. The finishes in the restrooms include ceramic tile floors, ceramic tile and painted gypsum board walls, and painted gypsum board ceilings. The restrooms were observed to be in generally good condition.

The finishes in the kitchens include vinyl tile floors, and painted gypsum board walls and painted gypsum board ceilings. The finishes in the kitchens were observed to be in generally good condition.

Photographs

Interior finishes of entrance area

Interior finishes of meeting area

Interior finishes of kitchen area

Interior finishes of office area

Interior finishes of restroom area

3.8 Accessibility (ADA) Compliance

Comments

Facilities, including site features and buildings, completed and occupied after January 26, 1992 are required to comply fully with the Americans with Disabilities Act (ADA). Facilities constructed after this date must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Existing facilities constructed prior to this date are held to the lesser standard of complying with the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made. Title III, for the purposes of the ECS scope of work is to address public accommodations. ECS will note work that shall remove architectural barriers in existing facilities, including communication barriers, that are structural in nature, where such removal is readily achievable and able to be carried out without much difficulty or expense.

The Attention Home property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA.

The parking area serving the property has a total of approximately Six parking spaces. Of the parking spaces, One are accessible with One being van accessible. Accessibility requires that 1 accessible parking space be provided in parking areas with a total of 1 to 25 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided meets accessibility requirements.

Photographs

Accessible parking space

Accessible toilet

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	Yes	
2.	Have any ADA improvements been made to the property since original construction?	Yes	
3.	Has building ownership/management reported any ADA complaints or litigation?	N/A	
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	One out of the Six are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	The accessible parking space is van accessible.
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	Yes	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	Yes	
5.	Does each accessible space have an adjacent access aisle?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	Trash cans should not be stored in accessible aisle
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?	N/A	
3.	Do curb cut ramps appear to have the proper slope for all components?	N/A	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	
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	Rear entrance
3.	Is signage provided indicating the location of alternate accessible entrances?	No	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	N/A	
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?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**		
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	N/A	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	N/A	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	N/A	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	N/A	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	N/A	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	N/A	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	N/A	
8.	Are audible and visual floor position indicators provided in the elevator car?	N/A	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	N/A	
H.	**Toilet Rooms**		
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	Yes	
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	Yes	
3.	Does the lavatory faucet have compliant handles?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	N/A	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	N/A	
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	
I.	**Hospitality Guestrooms**		
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	

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

ECS was provided access to safety inspection records and previous reports.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager who provided information about the property.

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

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

6.0 RECOMMENDATIONS AND OPINIONS OF COST

The opinion of cost are based upon approximate quantities, costs, and published information, and they include labor, material, design fees, and appropriate overhead, general conditions, and profit. A detailed analysis of quantities for cost estimating purposes is not included. The opinion of cost to repair, replace, or upgrade the improvements are considered typical for the marketplace. No contractors have provided pricing. The actual cost of repairs may vary from our opinions. ECS has not included contingency funds in our opinions. Amounts indicated represent today's dollars. ECS offers the following comments relative to Immediate and Capital Reserves criteria:

Immediate Issues

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

ECS has also included physical deficiencies inclusive of deferred maintenance that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within a zero to one year time frame are also included.

Capital Reserves

Capital Reserves are for recurring probable expenditures, which are not classified as operational or maintenance expenses, which should be annually budgeted for in advance. Capital reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. A component method has also been included within this report as well.

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

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

ECS's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period. Additional information concerning systems or components respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Needs Cost Estimates.

7.0 CITY OF CHARLOTTESVILLE GIS PROPERTY INFORMATION

In lieu of ECS determining the Facility Condition Index (FCI) value for the Attention Home building, ECS was requested to provide GIS property information from available public records. Based on the available information, it is understood the total value of the property is $1,728,900.00. The GIS property information is included as an appendix to this report.

8.0 LIMITATIONS AND QUALIFICATIONS

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

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

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

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

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Untitled Map

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Untitled Map

ECS

Appendix II: FIRE SPRINKLER INSPECTION

INSPECTION AND TESTING FORM OF WATER BASED FIRE PROTECTION SYSTEMS

1. PROPERTY INFORMATION

Name of property: COC-Group Home (4433-22902-00042)
Address: 414 4th St NE Charlottsville VA
Description of property:
Name of property representative: City of Charlottesville (30548899), Jason Davis (434-964-6771) davisja@charlottesville.org
Address: 315 4th St NW, Charlottesville, VA 22903
Phone: 434-962-3643 Fax: 434-970-3026 E-mail: staplesk@charlottesville.org

2. TESTING INFORMATION

Testing Organization: SIEMENS Organization License No.:
Address: 5106 Glen Alden Drive, Richmond, VA 23231
Phone: 804-222-6680 Fax: None E-mail: None
Start Date/Time: 08 Apr 2021 Completion Date/Time: 08 Apr 2021
Contract Info: City of CVille Sprinkler (2600105673) Notification Number: 5102050610
Inspection Type: Quarterly

NOTES: 1) All questions are to be answered Yes, No, or Not Applicable (NA). Explain all No answers in Parts 6, 7, or 8 of this form.
2) Inspection, Testing, and Maintenance are to be performed with water supplies (including fire pumps) in service, unless the impairment procedures of NFPA 25 are followed.

3. GENERAL INFORMATION (TO BE COMPLETED BY OWNER)

Is the building fully sprinklered?	
Has the occupancy classification and hazard of contents remained the same since last inspection?	
Are all fire protection systems in service?	
Has the system remained in service without modification since last inspection?	
Have any fire systems, devices or alarms activated since the last inspection?	
If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced?	

4. INSPECTOR'S SECTION

4.1 Inspections

Control valves in the correct (open or closed) position and free from external leaks?	Yes
Control valves locked, sealed or supervised?	Yes
Hydraulic nameplate (calculated systems) securely attached and legible?	No
Alarm and/or dry pipe valves free from physical damage, trim valves in appropriate position and no leakage?	Yes
Water flow alarm devices free from physical damage?	Yes
Fire department connections visible, signage, accessible, free from damage, couplings free, and caps in place?	(NA)
Gauges in good condition showing normal pressure?	Yes
Adequate heat in areas with wet piping?	Yes
Post indicator valves are provided with a correct wrench and in the normal position?	(NA)
Backflow preventers relief port on RPZ device not discharging?	(NA)
For freezer systems, is the gauge near the compressor reading the same as the gauge near the dry-valve?	(NA)
Pressure Reducing valves are in the open position, not leaking, maintain downstream pressure accordance with the design criteria, good condition, and handwheels not broken?	(NA)
Valve encloser for pre-action, deluge and dry systems are above 40f?	(NA)

4.2 Testing

Post indicating valves opened until spring or torsion is felt in the rod, then backed off one-quarter turn?	(NA)
Valve supervisory switches indicate movement?	(NA)
Mechanical water flow alarm device passed tests by opening the inspector's test or bypass connection with alarms actuating and flow observed?	(NA)

Electrical Waterflow (Vane type, Paddle-type, and Pressure Switch-type) alarm devices passed tests by opening the inspector's test connection or bypass connection with alarm actuating, and flow is observed?	(NA)
Priming level of dry pipe valves correct?	(NA)
Quick opening devices of dry pipe systems passed?	(NA)
Air compressor or nitrogen system in good condition per manufacture maintenance procedure?	(NA)
Low air pressure signal of dry pipe system passed?	(NA)
Main Drain Test water pressure is within 10% reduction in full flow pressure compared to previous test?	(NA)

5. MAIN DRAIN / TRIP TESTS RESULTS

5.1 Report Totals

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %
3	0	0%	3	100%	0	0%

5.2 Report Totals by Type

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %	Device or System Type
1	0	0%	1	100%	0	0%	Wet Sprinkler Systems
1	0	0%	1	100%	0	0%	Sprinkler Water Control Valves
1	0	0%	1	100%	0	0%	Sprinkler Waterflow Alarm Devices

5.3 Report Details by Type

Wet Sprinkler Systems

Row	Date	Address	Location	Model	Water Source	Source PSI	Test Pipe Size	Static PSI	Residual PSI	Restored Static PSI	Restore Time (sec)	5 Year Performed	Visual/ Functional	Pass/ Fail
1	04/08/21	01:Wet	Basement	2 inch Shotgun	City	70	1/2	75	NA	NA	2	NA	Visual	Pass

Sprinkler Water Control Valves

Row	Date	Address	Location	Model	Fitting Type	Control Valve Type	Supervision Type	Size	Visual/ Functional	Pass/ Fail
1	04/08/21	01:Wet:Wet1	Riser	Grinnel	Thrd/Thrd	BVALVE	Lock	1.5	Visual	Pass

Sprinkler Waterflow Alarm Devices

Row	Date	Address	Location	Model	Type	Size	Visual/ Functional	Pass/ Fail
1	04/08/21	01:Wet:WF	Riser	Notifier WFD	Vane	1.5	Visual	Pass

6. COMMENTS

Address	Location	NFPA Classification	Comment:
01:Wet	Basement	Wet Sprinkler	5 year completed on 8.26.20

7. DEFICIENCIES (ONLY RELATED TO NFPA 25)

A condition that will or has the potential to adversely impact the performance of a system or portion thereof but does not rise to the level of an impairment.

Address	Location	NFPA Classification	Deficiencies:
01:Wet	Basement	Wet Sprinkler	None to report.
01:Wet:Wet1	Riser	Sprinkler Water Control Valve	Lead-in to sprinkler system (before control valve) has a leak on joint.
01:Wet:WF	Riser	Sprinkler Waterflow Alarm Device	None to report.

8. IMPAIRMENTS

A condition where a fire protection system or unit or portion thereof is out of order, and the condition can result in the fire protection system or unit not functioning in a fire event.

Address	Location	NFPA Classification	Impairments:
01:Wet	Basement	Wet Sprinkler	None to report.
01:Wet:Wet1	Riser	Sprinkler Water Control Valve	None to report.
01:Wet:WF	Riser	Sprinkler Waterflow Alarm Device	None to report.

9. CERTIFICATION

This Testing Was Performed in Accordance with Applicable NFPA Standards.

I state that the information on this form is correct at the time and place of my inspection and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted in Parts 6, 7, and 8 above.

Name of Inspector: Craig Brown, James Pollard Inspector License #:

Signature: CRAIG BROWN Date: 4.8.21

10. ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE

Name of Owner or Representative: Jason Davis

Signature: _____ Date: _____

The owner and/or designated representative acknowledges the responsibility of the operating condition of the component parts at the time of this inspection. Pursuant to the National Fire Protection Association Form 25, Chapter 4, the owner is responsible for proper maintenance and care of the sprinkler system. It is agreed that the inspection service provided by the contractor as prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc., of the component parts is not included as part of the inspection work performed. It is understood that this inspection pertains to the condition of the sprinkler system on the day of inspection only. This inspection meets or exceeds NFPA 25 requirements and or local AHJ requirements. AHJ requirements supersede all other code requirements. The inspector shall not be liable for future defaults or defects in the sprinkler system which are beyond the inspector's control, including, but not limited to, failure from malicious tampering, accidents, lack of proper inspection, material failure or inadequate heating. The inspector can give no assurance, nor will be held liable, with regard to work that may have been previously performed or work performed at a future date by other companies. It is further understood that all information contained herein is provided to the best of the knowledge of the party providing such information.

Appendix III: City of Charlottesville GIS Property Information

September 03, 2021

City of Charlottesville, Virginia

414 4TH ST NE

Base Information

Parcel Number:	530026000	**Current Owner:**	CITY OF, CHARLOTTESVILLE VIRGINIA
State Code:	7.3 Exempt Local	**Attention:**	No Data
Tax Type:	Exempt	**Owner Address:**	P O BOX 911
Zone:	B-1H	**Owner City State:**	CHARLOTTESVILLE VA
Acreage:	0.2630	**Owner Zip Code:**	22902
Legal:	LOT		

Additional Data

Elementary School Zone:	530026000
Voting Precinct:	7.3 Exempt Local
Neighborhood:	Exempt

Stormwater Utility Information

Impervious Area:	15
Billing Units:	7,157 sq. ft.
Projected Stormwater Utility Annual Fee:	$216.00

Commercial Details

Commercial Details

Use Code:	Dormitory
Year Built:	1930
Gross Area:	4930
Story Height:	10.00
No. of Stories:	2.00

Type	Description:	Area:	Year Built:
Addition	First Floor	4930	No Data
Addition	First Floor	1034	No Data

Commercial Details

Use Code:	Dormitory
Year Built:	1930
Gross Area:	4930
Story Height:	10.00
No. of Stories:	2.00

Commercial Details

Use Code:	Dormitory
Year Built:	1930
Gross Area:	1034
Story Height:	10.00
No. of Stories:	1.00

Commercial Details

Use Code:	Dormitory
Year Built:	1930
Gross Area:	1034
Story Height:	10.00
No. of Stories:	1.00

Ownership History

Date of Sale	Sale Price	Owner Name	Book
8/31/1967	$46,000.00	CITY OF CHARLOTTESVILLE	291:297

Assessment History

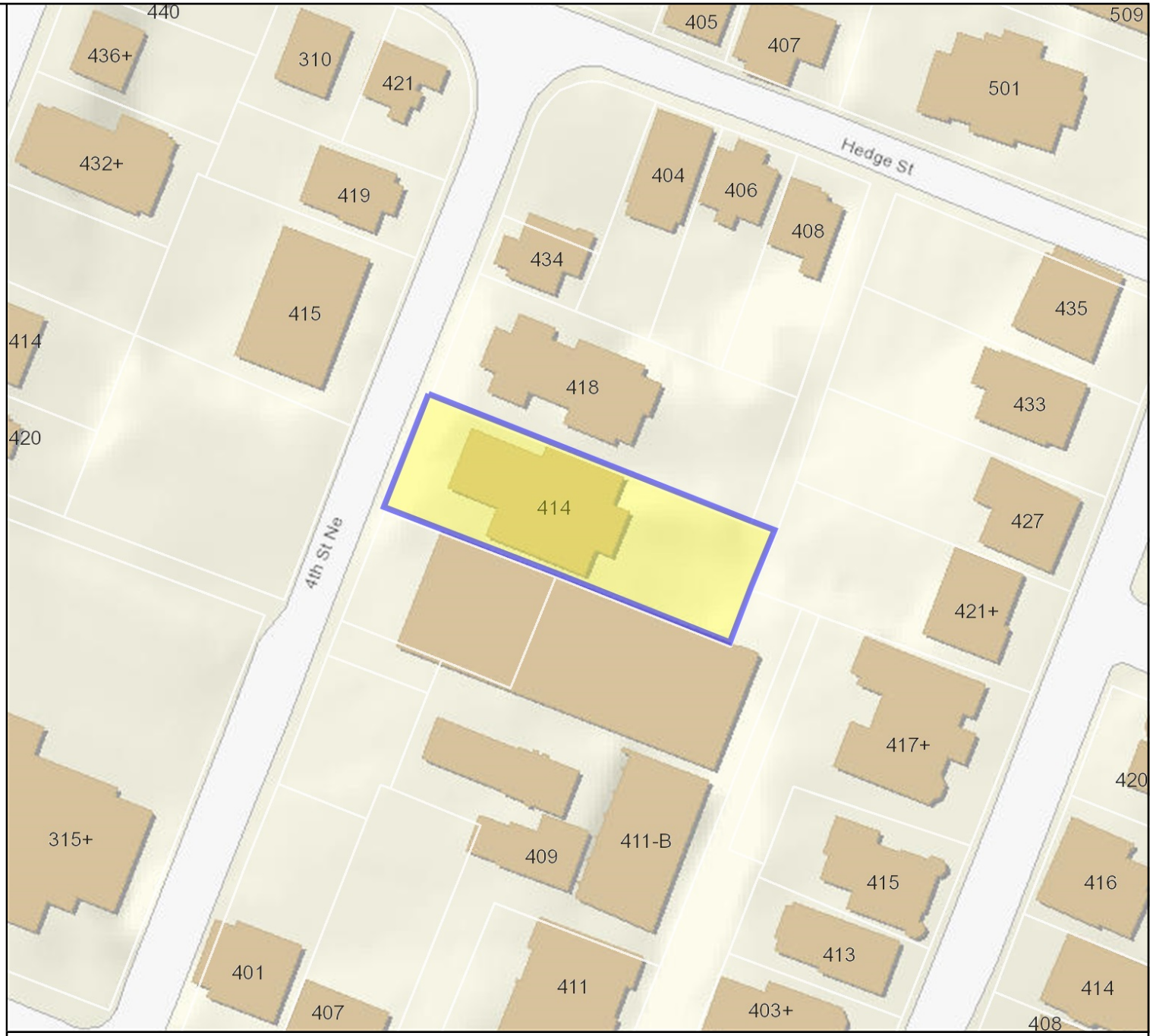
Year	Land Value	Improvement Value	Total Value
2021	$618,600.00	$1,110,300.00	$1,728,900.00
2020	$618,600.00	$1,099,600.00	$1,718,200.00
2019	$467,400.00	$1,079,200.00	$1,546,600.00
2018	$467,400.00	$957,500.00	$1,424,900.00

2017	$467,400.00	$981,700.00	$1,449,100.00
2016	$317,600.00	$720,800.00	$1,038,400.00
2015	$288,700.00	$655,300.00	$944,000.00
2014	$288,700.00	$655,300.00	$944,000.00
2013	$288,700.00	$655,300.00	$944,000.00
2012	$288,700.00	$655,300.00	$944,000.00
2011	$288,700.00	$655,300.00	$944,000.00
2010	$288,700.00	$655,300.00	$944,000.00
2009	$288,700.00	$655,300.00	$944,000.00
2008	$251,000.00	$569,800.00	$820,800.00
2007	$251,000.00	$569,800.00	$820,800.00
2006	$251,000.00	$569,800.00	$820,800.00
2005	$218,300.00	$518,000.00	$736,300.00
2004	$205,900.00	$488,700.00	$694,600.00
2003	$205,900.00	$488,700.00	$694,600.00
2002	$205,900.00	$488,700.00	$694,600.00
2001	$151,000.00	$333,600.00	$484,600.00
2000	$137,300.00	$303,300.00	$440,600.00
1999	$137,300.00	$303,300.00	$440,600.00
1998	$137,300.00	$303,300.00	$440,600.00
1997	$114,400.00	$353,300.00	$467,700.00

Charlottesville GIS Viewer

Legend

- Parcels
- Addresses
- City Limits



N
W E
S

Feet
0 20 40 60 80

Title: Parcels

Date: 9/3/2021

DISCLAIMER:The City makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of this data, and it should not be construed or used as a legal description. The information displayed is a compilation of records, information, and data obtained from various sources, and the City is not responsible for it's accuracy or how current it may be. Every reasonable effort is made to ensure the accuracy and completeness of the data. Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification or construction of improvements to real property or for flood plain determination.

Appendix IV: SITE PHOTOGRAPHS

1 - Attention Home - FCA 2021

2 - Typical yard drop inlet

3 - Storm drainage from gutter - note repair needed as maintenance item

4 - Asphalt pavement at east side of the site - note recent repairs

5 - Asphalt pavement at east side of the site - note recent repairs

6 - Typical concrete sidewalk

7 - Typical landscaping

8 - Retaining wall - note mortar deterioration

9 - Wood deck on south side of building - note deterioration and railing loose

10 - Site wood fencing - note deterioration

11 - Site wood fencing - note deterioration

12 - Typical structural framing

13 - Typical structural framing

14 - Building exteriors west side of the building

15 - Building exteriors south side of the building

16 - Building exteriors east side of the building

17 - Building exteriors north side of the building - note penetration in exterior needing repair

18 - Building exteriors west side of the building - note deterioration of wood trim

19 - Building exteriors north side of the building - note deterioration

20 - Main entrance door

21 - Exterior window

22 - Exterior window - note operation of window difficult

23 - Roofing system

24 - Roofing system

25 - Roofing system - note deterioration

26 - Natural gas utility supply and meter

27 - Domestic water heaters

28 - Typical condenser unit

29 - Typical furnace unit and air handler

30 - Typical mechanical duct

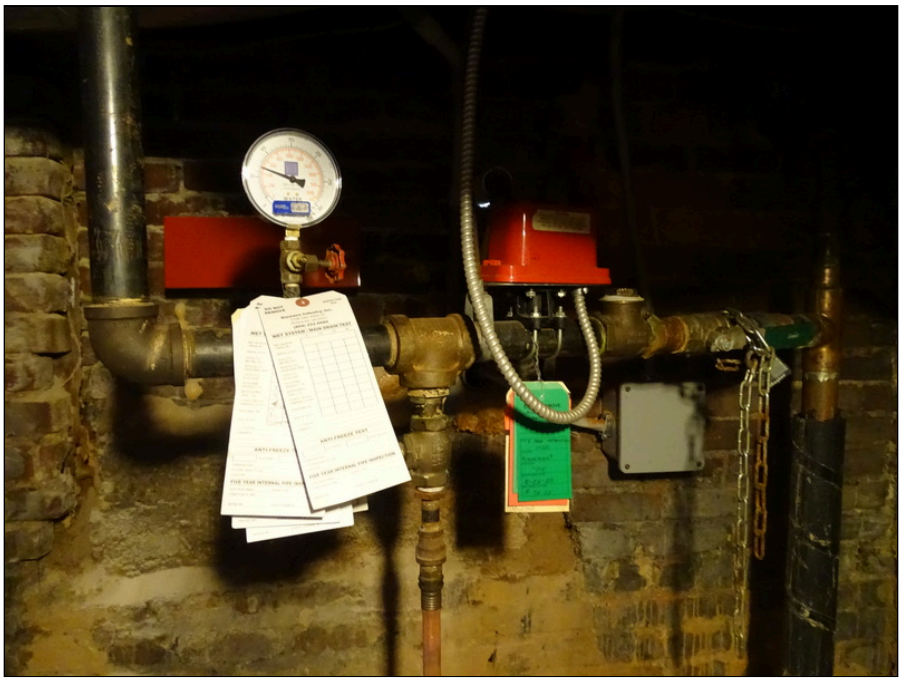
31 - Typical mechanical system thermostat control

32 - Electrical service disconnect

33 - Electrical utility meter

34 - Typical older circuit breaker panel

35 - Emergency power generator



36 - Fire sprinkler system

37 - DSC04999

38 - Fire sprinkler piping and head

39 - Fire extinguisher

40 - Fire alarm control panel

41 - Fire alarm pull station

42 - Fire alarm bell and strobe

43 - Exit sign

44 - Emergency lighting

45 - Smoke detector

46 - Interior finishes of entrance area

47 - Interior finishes of meeting area

48 - Interior finishes of kitchen area

49 - Interior finishes of kitchen area

50 - Interior finishes of office area

51 - Interior finishes of office area

52 - Interior finishes of restroom area

53 - Accessible parking space

54 - Accessible toilet

Appendix V: RESUMES

William R. Pratt, PE

Principal Engineer, ECS Mid-Atlantic, LLC
Professional-In-Charge

Education

Bachelor of Science, 1989, Mechanical Engineering, University of Massachusetts

Registrations

Professional Engineer: DC, VA, MD

ICC Commercial Building, Plumbing, and Mechanical Inspector

Mr. Pratt serves as Senior Project Engineer for ECS Mid-Atlantic, LLC. Mr. Pratt is responsible as the Professional-In-Charge of the code compliance group and provides supervision of code compliance inspection programs for the local jurisdictions. Additionally, he oversees execution of project management for construction materials testing, property condition assessments.

Property Condition Assessments - Bill has extensive experience in performing property condition assessments for a variety of properties and structures. These assessments include evaluation of site improvements, building components, roofing, pavements, electrical systems, mechanical systems, and HVAC systems. He performs assessment in general accordance with ASTM E 2018 – 08, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Bill also has experience in performing property condition assessments that meet with lender and specific client requirements. He works with teams of experts in providing detailed reports and simple reserve analysis for properties.

Select Project Experience – PCA

- City of Charlottesville, VA - 51 Property Portfolio including schools, libraries, museums, fire and police stations, and court buildings
- Home Properties 800+ Apartment Units, 4-Property Portfolio to Freddie Mac Standard, Hampton and Virginia Beach, VA
- Boulders Office Park 300,000+ SF, 3-Property Portfolio , Richmond, VA
- Darien Lake Theme Park, Darien Center, NY
- Madison Place Office Building, Alexandria, VA
- King of Glory Lutheran Church, Williamsburg, VA
- Comfort Inn, Charlottesville, VA
- The Wisconsin Building, Washington, DC

Select Project Experience – Code Compliance and Special Inspections

- City Center DC, Washington, DC
- DC Courts Judiciary Square, IDIQ Contract, Washington, DC
- Hilton Garden Inn, Washington, DC
- Waterfront Mall, Washington, DC
- 4th Street Reconstruction, Washington, DC
- Sibley Memorial Hospital Addition, Cancer Center, Washington, DC
- Washington Headquarters Services, Arlington, VA
- Walmart #5968-00, Washington, DC
- Progression Place, 7th Street, NW, Washington, DC
- National Gallery of Art, Washington, DC
- City Market @ O, Washington, DC

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

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

Registrations

Registered Architect: AZ, DC, MD, VA, NC, IL
The Leadership in Energy and Environmental Design (LEED) Accredited Professional: 2009

Mr. Doyle serves as a Principal Architect for the Facilities Engineering Group in ECS Chantilly. He has over 25 years of experience in the construction industry, and his expertise includes the Americans with Disabilities Act, Property Condition Surveys, Pre and Post Construction Survey Services, 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. Mr. Doyle also has had experience on several high-profile historic projects, including the Jefferson Memorial, the Tivoli Theater, the Tariff Building, The White House, the Court of Appeals in Washington, DC; the Valley Bank Building in Leesburg, Virginia; and the Shenandoah Courthouse at Woodstock, Virginia.

Property Condition Assessments - Mr. Doyle has extensive experience performing property condition assessments from small commercial properties, large high rise buildings, to government-owned properties. Mr. Doyle has performed assessment in general accordance with ASTM E 2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Mr. Doyle also has experience in performing property condition assessments in accordance with lender and specific client requirements. Mr. Doyle has worked with teams of experts in providing detailed reports and simple reserve analysis for properties.

Relevant Project Experience

Darien Lake, Darien Center, NY – Mr. Doyle was the Principal Architect for the property assessment of the Darien Lake amusement park. The property included over 200 buildings including buildings within the park, maintenance and administration buildings, hotel, campground buildings, and sewer treatment center.

Ballston Park Apartments, Arlington, VA (2014) - originally developed in 1938, this complex includes 50 two-story apartment buildings, one three-story apartment building, one single-family residence, and a single-story office/clubhouse. A PCA and a Phase I Environmental Site Assessment was conducted and documented.

Hyatt House Lodging, Sterling, VA (2014) - This six-story, 162-room, 98,793-square-foot hotel with surface parking was constructed in 2007 as a Sierra Suites and subsequently converted to a Hyatt House. Recreational facilities include a swimming pool, fitness center, a grill area, and a fire pit. Building systems observed per ASTM E 2018 included site conditions, the structural frame and building envelope; plumbing, mechanical and electrical systems, vertical transportation Systems, life safety and fire protection, and ADA Considerations. A Phase I Environmental Site Assessment was also conducted.

WHMO Facilities Assessment, Washington, DC (2015) - This is a privately owned, government-leased facility with a sensitive mission. The structure is believed to be a 1920s vintage building designed as a multi-story car dealership. The government has occupied this space continuously since 1963. Mr. Doyle conducted a survey of the complete facility, identified and documented areas of concerns. He also provide a recommendation for remediation for each area of concern, a Rough Order Magnitude (ROM) cost for remediation, and categorized each area of concern as critical, non-critical or aesthetic.

Additional Project Experience

- City of Charlottesville Portfolio, Charlottesville, VA
- Liberty Park, Herndon, VA
- Oakcrest School, McLean, VA
- Signature Flight Support, Arlington, VA
- The Gap, Washington, DC
- Lanham Crossing, Lanham, MD
- ZIM American Headquarters Building, Sulfolk, VA
- The Portrait Building, Washington, DC
- The Aventine of Alexandria, Alexandria, VA