Property Condition Assessment Updated November 29, 2021									
Component	Estimate Useful Life	Effective Age	Approx Quantity S.F.	Unit	Cost	Immediate Need	Short Term Need	Total	
Right front corner stairwell structural,									
includes plaster and sheetrock repairs				1	\$2,000.00	\$2,000.00			
Framing and floor structural left									
middle retail space, includes plaster									
and sheetrock repairs				1	\$5,000.00	\$5,000.00			
Left front corner second floor sub-									
floor, includes new vinyl flooring				1	\$1,500.00	\$1,500.00			
The floor at the bathroom on the first									
floor at the rear should be replaced.				1	\$1,500.00	\$1,500.00			
Five floor joist beams over the first									
floor front and middle retail space,									
includes plaster removal				6	\$2,500.00	\$15,000.00			
First floor front bathroom walls,									
includes plaster and sheetrock repairs				1	\$3,000.00	\$3,000.00			
Numerous holes were noted in the						· ·			
mortat at the masonry walls right and									
rear walls, The walls do not apear									
waterproof, based on moisture									
penetration				1	\$20,000.00	\$20,000.00			
Repair, sand, seal and paint front and									
left side windows (353,224.50,14.61)				29	\$592.11	\$17,171.19			
Replace 4 windows (751.50)				4	\$751.50	\$3,006.00			

Sidewalk overhang framing repairs	1	\$18,000.00	\$18,000.00		
Replace four exterior wood doors	4	\$1,708.00	\$6,832.00		
Upper roof replacement (\$836.88 +					
107.14 lift access charge)	28	\$944.00	\$26,432.00		
Sidewalk overhang roof replacement					
(836.88)	12	\$836.88	\$10,042.56	\$0.00	
Balcony roof replacement (836.88)	4	\$836.88	\$3,347.52	\$0.00	
Metal parapet cap replacement	256	\$25.00	\$6,400.00	\$0.00	
Terra cotta tile roof replacement					
(1566.20+107.14 lift access fee)	7	\$1,673.34	\$11,713.38	\$0.00	
Replace copper gutter (20.49 + 11.71					
lift access fee)	128	\$32.21	\$4,122.88	\$0.00	
Replace acoustical ceiling tiles (769)	28	\$769.00	\$21,532.00		
Replace galvanized plumbing lines and					
partial upgrade sewer lines (\$4.50 per					
sq ft at 60% of 5600 sq ft); underslab					
breaks may cost more	3360	\$4.50	\$15,120.00	\$0.00	
Install 20 college convertex bastor					
Install 30-gallon gas water heater	2	62.007.00	¢2.007.00		
(2997) Re-wire 60% of the property (\$8.50	 2	\$2,997.00	\$2,997.00		
per sq ft at 60% of 5600 sq ft)	3360	\$8.50	\$28,560.00	\$0.00	
Replace two AC units and install one		<del>ç</del> e.ee	+==;=====	<i><i><i>q</i></i> 0.00</i>	
new one (6905)	3	\$6,905.00	\$20,715.00		
Termite contract	1	\$3,000.00	\$3,000.00		
	 L	\$3,000.00	\$3,000.00		
				\$0.00	
				40.00	
				\$0.00	
				\$0.00	

									\$0.00	
	Total Immediate Repairs \$246,991.53									
	Total Short Term								\$-	
Cumultive Total								\$ 246,991.53		

Based on local knowledge and the 25th 2018 Edition of Facilities Maintenance and Repair Costs with RSMeans data