

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 mortar at the masonry walls right and rear walls, The walls do not appear 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		

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

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

