Facility Condition Assessment

REPORT DATE: September 20, 2023

PROPERTY INFORMATION:
Central Office
3 Aggregate Road
Poland, Androscoggin County, Maine 04274

PROJECT INFORMATION:
AEI Project No. 482356
Site Assessment Date: September 13, 2023

PURPOSE:
Capital Planning only

PREPARED FOR:
RSU 16
3 Aggregate Road
Poland , Maine 04274

PREPARED BY:
AEI Consultants - Corporate Headquarters
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Walnut Creek, California 94597

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September 20, 2023

John Hawley
RSU 16
3 Aggregate Road
Poland , Maine 04274

Subject: Facility Condition Assessment
Central Office
3 Aggregate Road
Poland, Maine 04274
AEI Project No. 482356

Dear John Hawley:

AEI Consultants is pleased to provide the *Facility Condition Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services outlined in AEI's contract, the scope and limitations of ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and the requirements of the lender (if applicable).

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (201) 332-1844 or bmorgan@aeiconsultants.com.

Sincerely,
DRAFT
Brian Morgan
Business Development Manager
AEI Consultants

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-10
3.1.1 Topography, Storm Water Drainage, and Retaining Walls	X			None			
3.1.2 Site Access, Parking, Pavement		X		Refurbish		$16,000	$278,400
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps	X	X		Repair		$1,100	
3.1.4 Landscaping, Fencing, Signage, Site Lighting	X			None			
3.1.5 Site Amenities		NA		None			
3.1.6 Utilities	X			None			
3.1.7 Other Site Structures	X			None			
3.2.1 Foundations	X			None			
3.2.2 Framing	X			None			
3.2.3 Cladding	X	X		Repair/ Refurbish		$11,480	
3.2.4 Roof Systems	X	X		Replace			$47,488
3.2.5 Appurtenances		NA		None			
3.2.6 Doors and Windows	X			None			$5,208
3.2.7 Common Area Amenities		NA		None			
3.2.8 Common Area Finishes		NA		None			
3.3.1 Plumbing Systems and Domestic Hot Water	X			Replace			$1,350
3.3.2 Heating, Cooling, and Ventilation	X			None			
3.3.3 Electrical Systems	X			None			
3.3.4 Vertical Transportation		NA		None			
3.3.5 Security	X			None			
3.3.6 Fire Protection and Life Safety Systems	X			Replace			$5,000
3.4.1 Down Units		NA		None			
3.4.3 Tenant Unit Finishes	X	X		Replace			$37,508
3.4.4 Tenant Kitchens and Bathrooms	X			None			$3,500
4.1 Moisture and Microbial Growth	X			None			
5.1 Building Code		NA		Pending			
5.2 Fire Code		NA		Pending			
5.4 Retro-Commissioning and Energy Benchmarking Compliance		NA		None			
Totals					$0	$28,580	$378,454

Summary	Today's Dollars	$/SF
Immediate Repairs	$0	$0.00

Summary	Today's Dollars	$/SF
Short Term Repairs	$28,580	$6.19

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$378,454.00	$81.95	$8.20
Replacement Reserves, w/10, 3.0% escalation	$424,279.22	$91.88	$9.19

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EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI Consultants (AEI) was retained by RSU 16 ("Client") to conduct a Facility Condition Assessment (FCA) and prepare this Facility Condition Assessment Report for the property located at 3 Aggregate Road, Poland, Androscoggin County, Maine (the "Property").

The Property is presently utilized as an Educational Administration office.

A summary of the Property improvements is provided in the following table.

Item	Description
Property Type	Educational
Site Area	2.47 acres as per Assessor
Number of Buildings	1
Ancillary Buildings	Storage Structure
Year of Construction	2002 as per Assessor
Year of Substantial Renovation	Not applicable
Number of Floors	1
Total Gross Floor Area	4,618 sf as per Client provided
Total Net Rentable Area of Commercial Tenants	Not applicable
Foundation Type	Concrete slab-on-grade
Frame Construction	Wood framing
Facade	Wood Siding (Painted)
Roof Type	Gable Asphalt Shingles
Parking Surface	Asphalt
Number of Parking Stalls	52 (Approximately 30 Bus Parking Spaces)
Number of Handicapped-designated Parking Stalls	1
Heating Type	Individual Heat Pumps (Split Systems) with air-cooled condensers
Cooling Type	Individual Heat Pumps (Split Systems) with air-cooled condensers
Hot Water Source	Electric Tankless
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Copper pipe
Elevator Type	None
Fire Protection Type	Not applicable
Flood Zone	X (Non-shaded)
Seismic Zone	1
Wind Zone	II Hurricane Susceptible Region
Visibility From Street	Good

Photographs

Overall view of the Subject Property

Elevations - North facing elevation

Elevations - East facing elevation with service door access

Elevations - South facing elevation

Elevations - West facing elevation

Overall Condition of the Property and Recommendations

Based on AEI's observation of the Property and improvements, the Property appears to be in overall good condition.

AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of Costs for Immediate Repairs are provided in the Immediate Repair and Short Term Repair Cost table.

Short Term Repair Costs (0-1 Year) are recommended for 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 within the first year. Included are such deficiencies resulting from improper design, faulty installation and/or quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) and that may require replacement during this time frame are also included.

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The Capital reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for Capital Reserves are provided in a Capital Reserve Cost Schedule.

Summary of FCA Findings

	Terms (Yrs.)	Total Uninflated Costs	Total Inflated Costs	Uninflated $/SQFT/Year	Inflated $/SQFT/Year
Immediate Repair	0	$0	N/A	N/A	N/A
Short Term Repair Costs	1	$28,580	N/A	$6.19	N/A
Capital Reserve Costs	10	$378,454	$424,279	$8.20	$9.19

RECOMMENDATIONS

AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health & safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or-a significant escalation in repair costs if left uncorrected. Opinions of probable costs for Immediate Repairs are provided in the Immediate and Short Term Repair Costs Table.

Short Term Repair Costs are those costs which occur within the first or second year concerning serious deficiencies that do not give rise to requiring an immediate repair. Short Term Repair Costs are items which left unattended will create a code violation or present a significant failure which may serve to impair the overall functioning of the affected system or a related system. An ADA violation or replacing a component part of an assembly (otherwise in good condition) which causes the assembly not to function as designed (e.g.: a water booster pump), are categorized as short term expenses and are included in the Immediate and Short Term Repair Costs table as a Short Term Repair Cost and the Capital Reserves Schedule in year one.

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The Capital Reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and

cost. However, Capital Reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of probable costs for Capital Reserves are provided in the Capital Reserves Schedule.

1.0 INTRODUCTION

AEI Consultants (AEI) was retained by RSU 16 ("Client") to perform a Facility Condition Assessment (FCA) for the property located at 3 Aggregate Road, Poland, Androscoggin County, Maine (the "Property"). This FCA was performed in accordance with the Proposal between AEI Consultants and RSU 16, authorized on August 15, 2023.

1.1 PURPOSE

The purpose of this Facility Condition Assessment (FCA) report is to create a baseline standard of observable conditions which occur at the property at the instant time of inspection which may be subjected to time adjusted corrections rendering cost replacement information, that is inflation adjusted, allowing for informed decisions as to replacement, upgrade, or abandonment to be feasible. The FCA will assist the client in understanding and assessing the condition of the Property and to make recommendations for capital needs expenditures that may reasonably be generated during the reserve period covered by this report. Assessments and recommendations are based upon a review of readily available public and private documents pertaining to the property as well as a walk-through survey of the site and buildings. The survey is intended to identify and describe the building and site systems, to assess the overall condition of the systems compared to industry standards, to identify conspicuous deficiencies, and to project a reasonable estimate of life-cycle cost and remaining useful life for site and building systems.

This FCA follows the Client scope, industry standards, and purpose and process outlined in the ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Deviations or Limitations from the ASTM Guide are discussed in Section 6.2. Assessment methodology and limitations encountered at the property are further discussed in Section 7 of this report.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building systems. According to the ASTM guidelines, a PCA a.k.a. an FCA, is intended to reduce the risk regarding potential building systems and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful life of the building system. Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the property or components.

Factors that may affect our recommendations include the ready availability of historical records, the potential change in management and maintenance practices, and the availability of reliable disclosure of property conditions. The property assessment and related report are intended to assist our Client in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time.

AEI understands that the special purpose of this assessment is to assist the Client in gaining understanding of the overall condition of the subject Property for the purposes of Capital Planning. As such, the assessments and recommendations within this report may be offered from a conservative vantage point in order to address the increased risk in assessing a property with limited availability to historical records.

Please note that AEI provides optional services to enhance the level of due diligence beyond the ASTM Standard's baseline level given the client's Capital Planning position. RSU 16 chose to utilize the ASTM Standard's baseline and not engage additional subspecialty consultants for this assignment.

1.2 Scope of Work

The FCA was performed in general conformance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" as well as the proposal dated August 15, 2023 and is subject to the limitations and scope considerations contained within these Standards and the Proposal.

The scope of this assessment was performed as follows:

Site Reconnaissance:

- Site and Grounds –
    - Site Drainage type and condition of storm drains,
    - Pavement type(s) and condition,
    - Parking count,
    - Curb type(s) and condition,
    - Flatwork type(s) and condition,
    - Loading Dock type(s) and condition,
    - Site Lighting type and operational condition,
    - Building mounted lighting types and operational condition,
    - Building mounted signage

- Building Envelope –
    - Façade type(s) and condition,
    - Window type(s) and condition,
    - Exterior door type(s) and condition,
    - Roofing System type(s) and condition

- Mechanical, Electrical and Plumbing Systems –
    - HVAC type(s) and condition,
    - Manufacturer, Model, and Serial number,
    - Heating or cooling capacity, tonnage
    - Estimated age of equipment

- Electrical equipment type(s), condition
    - Transformer(s) including
    - Main switch manufacturer

- Main electric panels

- Hot water type(s) and condition
  - Determine capacity
  - Manufacturer, Model, and Serial Number,
  - Estimated age

- Vertical Transportation Systems –
  - Elevators and condition including finishes
  - Escalators and condition

- Fire detection, notification, and suppression systems
  - Type(s) and condition of suppression systems for building
  - Wet and/or dry
  - Last inspection date and frequency

- Fire alarm panel type(s) and condition
  - Manufacturer and model number,
  - Last inspection date

- Interior finishes and condition

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

- Good condition—in working condition and does not require immediate or short term repair costs above an agreed threshold.
- Fair condition—in working condition, but may require immediate or short term repair costs above an agreed threshold.
- Poor condition—not in working condition or requires immediate or short term repair costs substantially above an agreed threshold.

1.3 Deviations From The Guide

This FCA includes the following deviations from ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process":

- Opinions of Costs for Capital Reserves are provided in the Capital Reserve Cost Schedule. Capital Reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These Capital Reserves are

expressed on an annual basis over the evaluation period requested by the Client. Capital Reserves may include costs for items expected to reach the end of their useful life span before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation period.

- American's with Disability Act and Fair Housing Act Accessibility Surveys were not completed as part of this assessment.
- AEI provided a limited visual survey for the presence of microbial growth at the Property. Destructive sampling was not included in the scope of the work for this survey.

1.4 Site Visit Information

Site Visit Information Table	
Date of Site Visit	September 13, 2023
Time of Site Visit	3:00 PM
Weather Conditions	Raining and 74 degrees
Site Assessor	Christopher Gummo
Site Escorts	John Hawley

1.5 Interviews

During the course of our assessment, the following individuals provided information that was used by our field assessor and reviewer to inform the descriptions and recommendations contained in this report.

John Hawley, the on-site escort, appeared to be very knowledgeable about the property's building systems, history of capital replacements and maintenance, and current conditions. Many of AEI's questions regarding the property's building systems, history of capital replacements and maintenance, and current conditions were answered.

Summary of Interviews			
Contact Name, Title	Entity	Contact Phone	Information Source Provided
John Hawley	Poland Maine Regional School District	(207)212-7237	Conducted tour
Sandra Urquhart	Poland Fire Rescue	(207) 998-4689	Received information related to fire department inspections
Administrative	Poland Building Department	(207) 998-4604	Received information related to building department inspections
Sarah Merrill	Poland Planning and Development	(207) 998-4604	Received Zoning Designation and information related to potential violations

List of Vendors		
Vendor	Vendor Company	Vendor Phone #
Fire Alarm	Cunningham Security Systems	(800) 462-9022
Fire Extinguishers	Firesafe Equipment Inc.	(800) 538-3473

1.6 Documents Reviewed

As per ASTM E2018-15 scope of work, AEI submitted a Pre-Survey Questionnaire (PSQ) to John Hawley. The PSQ is designed to provide AEI with historical capital replacements and maintenance information regarding the site, including any known specific damage and/or corrective action taken.

The PSQ as completed is included in the Appendices.

AEI was provided with relevant documents as listed in the following table. Documentation/ information, drawings; permits; prior reports; Certificate of Occupancy (COO); warranties; appraisals, safety inspection reports; past and planned capital improvements and major repairs; outstanding citations for building, fire, and zoning code violations; rent rolls and other site related documentation were requested as noted on the PSQ were not made available for our review. AEI shall have no obligation to retrieve or review any information or documentation that was not provided to AEI as requested, in a reasonable time to formulate an opinion and to complete this Report.

Pertinent information obtained from these materials has been reviewed and considered in the formation of opinions and recommendations discussed in the appropriate sections of this report.

Summary of Documents Reviewed		
Document	Author/ Created By	Date Issued/ Published
Flood Map	FEMA	07/08/2013
Floor Plan	RSU Central Office	N/A
Zoning Map	Town of Poland	N/A
Assessors Property Card	Town of Poland	N/A

1.7 Reliance

This assessment was conducted on behalf of and for the exclusive use of RSU 16 (Client) solely for use in determining general anticipated capital expenditures of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by RSU 16 on August 15, 2023. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the Client and all relying parties.

2.0 OPINIONS OF COST

2.1 METHODOLOGY

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

Opinions of costs included in this report should be construed as preliminary estimates. Actual costs most probably will vary from the consultant's opinions of probable costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of Immediate Repair, Short Term Repair Costs, and Capital Reserve Schedule costs that are recommended over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the Immediate Repair and Short Term Repair Costs table, and the Reserve Cost table. However, please note that this FCA does not constitute an in-depth budget analysis.

Immediate Repairs are repairs that require immediate action as a result of: material existing or potential unsafe conditions, material building or fire code violations, or conditions that, if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Short Term Repair Costs are repairs 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 maintenance.

Based on observations of readily apparent conditions, an Immediate Repair and Short Term Repair Costs list was developed addressing areas found to require replacement, repairs, or significant maintenance to help the Client evaluate the property.

Other items that are not immediate repair or short term repair costs, or are not driven by immediate repair needs are listed in the Capital Reserve Schedule. These items were observed by the assessor or based on comments by current tenant. Capital reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Capital reserves exclude 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. Systems

and components that are not deemed to have a material effect on the use are also excluded. Replacement costs were solicited from ownership / property management, AEI's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the owner's or property management's maintenance staff were also considered.

AEI's reserve methodology involves identification and quantification of those systems or components that may require capital reserves within the evaluation period. The evaluation period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a Capital Reserve 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 recommended in the Immediate Repair and Short Term Repair Cost Estimate.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from various industry sources, including, but not limited to, Life Expectancy Guidelines published by Marshall & Swift and United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is 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 it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

The observed or reported condition of the reviewed systems, any recommended actions and the associated opinions of probable cost of repair or replacements are presented in the following Sections of this report. A summary of opinions of costs is presented in the Executive Summary. The opinions of probable costs for Immediate Repairs, Short Term Repair Costs, and Capital Reserve Schedule are summarized in the following tables:

Central Office
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Poland, Maine 04274
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Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
3.1.2 Site Access, Parking, Pavement							
Asphalt Pavement, Seal coat, Restripe, and Crack seal	64,000	SF	$0.25	100%	$0	$16,000	Recommend seal coat, restripe, and crack seal based on observed condition.
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps							
Damaged Asphalt Sidewalks, Repair	50	LF	$22.00	100%	$0	$1,100	Recommend repairing damaged sections of the asphalt paved walkways.
3.2.3 Cladding							
Exterior Walls, Repaint	4,000	SF	$2.87	100%	$0	$11,480	Sectional replacement of wood elements, caulking, and painting of exterior.
Total Repair Cost					$0.00	$28,580.00	

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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
3.1.2 Site Access, Parking, Pavement																			
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	64,000	SF	$0.25	$16,000	200%					$16,000					$16,000	$32,000
Asphalt Pavement, Mill and Overlay	20	15	5	64,000	SF	$3.85	$246,400	100%					$246,400						$246,400
3.2.4 Roof Systems																			
Asphalt Composition Roof shingles, Replace	20	18	2	5,600	SF	$8.48	$47,488	100%		$47,488									$47,488
3.2.6 Doors and Windows																			
Storefront System Entry. Replace	25	21	4	24	SF	$217.00	$5,208	100%				$5,208							$5,208
3.3.1 Plumbing Systems and Domestic Hot Water																			
Tankless Water Heater, Replace	15	6	9	1	EA	$1,350.00	$1,350	100%									$1,350		$1,350
3.3.6 Fire Protection and Life Safety Systems																			
Central Fire Alarm Panel, Replace	20	18	2	1	EA	$5,000.00	$5,000	100%		$5,000									$5,000
3.4.3 Tenant Unit Finishes																			
Commercial Carpet, Replace	7	4	3	250	SY	$46.00	$11,500	200%			$11,500							$11,500	$23,000
Unit Vinyl Tile, Replace	20	17	3	900	SF	$16.12	$14,508	100%			$14,508								$14,508
3.4.4 Tenant Kitchens and Bathrooms																			
Appliances, Replace	15	12	3	1	Allow	$3,500.00	$3,500	100%			$1,750					$1,750			$3,500

Total (Uninflated)	$0.00	$52,488.00	$27,758.00	$5,208.00	$262,400.00	$0.00	$0.00	$1,750.00	$1,350.00	$27,500.00	$378,454.00
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)	$0.00	$54,062.64	$29,448.46	$5,690.92	$295,333.51	$0.00	$0.00	$2,152.28	$1,710.14	$35,881.26	$424,279.22

Evaluation Period:	10
# of SF:	4,618
Reserve per SF per year (Uninflated)	$8.20
Reserve per SF per year (Inflated)	$9.19

2.2 Recent, In Progress and Planned Capital Improvements

AEI provided a pre-survey questionnaire and conducted an interviews of persons listed in this report to help determine historic, current, and planned information about the property, especially concerning significant capital expenditures over $3,000. A summary of disclosed or easily observable recent, current, or planned capital expenditures are briefly outlined below.

The following completed renovations were reported:

- LED lighting upgrade (2019)
- Converted from existing oil furnace system to split systems
- Select office carpeting replacements (2016)

No renovations were in progress, and no planned capital improvements were reported.

2.3 Incurred Capital Replacement and Maintenance Costs

The scope of work of this FCA does not include a legal summary, interpretation or commentary on leases or Ownership Association legal documents associated with the Property. All information below was reported to AEI; verification would be prudent.

For purposes of this assessment, this FCAs Costs Tables include opinions of cost for repair or replacement of all systems expected to occur during the evaluation term, regardless of lease designations of responsibility.

3.0 SYSTEM DESCRIPTIONS AND OBSERVATIONS

3.1 SITE COMPONENTS

3.1.1 TOPOGRAPHY, STORM WATER DRAINAGE, AND RETAINING WALLS

Topography, Storm Water Drainage, and Retaining Walls			
Item	Description	Action	Condition
Topography	Gentle slopes throughout Property	R&M	Good
Retaining Walls	Not applicable		
Adjoining Properties	Adjoining properties are relatively the same elevation	R&M	Good
Storm Water Collection System	Sheet flow to adjacent properties and nearby body of water (north perimeter)	R&M	Good
Landscape Drainage System	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Hardscape directs storm water to adjacent municipal street	R&M	Good
Foundation Drainage System	Landscaping slopes away from the foundation.	R&M	Good

ASSESSMENT / RECOMMENDATION

AEI did not observe evidence of significant erosion or chronically-standing water. The storm water system appeared to provide adequate runoff capacity. Overall, property drainage appeared to be good and the drainage infrastructure components appeared to be in good condition. Also, there is no evidence of excessive storm water runoff from adjacent properties.

No notable deficiencies or indications of deferred maintenance of topography or drainage were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

Site - Sloped grade along south perimeter

3.1.2 Site Access, Parking, Pavement

Site Access, Parking, Pavement Descriptions			
Items	Description	Action	Condition
Asphalt Pavement Uses and Locations	Parking lot	R&M	Fair
Concrete Pavement Uses and Locations	Not applicable		
Other Pavement and Locations	Not applicable		
Asphalt Pavement Seal Coating	Applied within last 5 years or so with minor surface wear	ST/RR	Fair
Pavement Striping	Parking stalls are marked by painted striping	ST/RR	Good
Total Number of Parking Stalls	52 as per Client provided		
Number of Handicapped-designated Parking Stalls	1		
Site Access	Provided by 1 entrance and exit from Aggregate Road (west perimeter)		
Signalization at Site Access	Not applicable		
Easement or Alley Way	Not applicable		
Bollards	Not applicable		

Assessment / Recommendation

Onsite drives and parking areas consist of asphalt pavement, provided along the west and south perimeters. Of note, the west parking area is primarily used for school bus parking.

The asphalt pavement is in good structural condition, however, the surface seal coating shows considerable wear. Isolated longitudinal cracks along the south parking area. Crack sealing, seal coating, and re-striping of the asphalt paving are recommended in the short term as well as periodically during the evaluation period. An opinion of cost for this work is included in the Tables.

The asphalt pavement is reaching the end of its effective useful life. The asphalt pavement exhibits deteriorated surface conditions that suggest inadequate surface maintenance. The surface is jagged in appearance with exposed aggregate at the surface, suggesting advanced stages of surface wear. Prolonged exposure to ultraviolet light, weathering, and abrasion has caused the surface of the asphalt to deteriorate. Although the asphalt has limited structural cracking or alligatoring, the asphalt is a prime candidate for overlay resurfacing to extend its effective useful life. Asphalt maintenance is typically addressed by applying a 2" overlay surface to the asphalt as it approaches its effective useful life and before structural cracking occurs. An overlay application is not a repair solution but rather is a proactive maintenance recommendation to avoid system failure.

If an overlay is applied, it should be applied before significant stress cracking occurs. Ideally, the wear (top) course of asphalt should be milled 2" or the perimeter of the pavement should be milled to avoid changing surface drainage patterns and to allow the new asphalt surface

to integrate into the surrounding surfaces such as curbs and sidewalks. Areas of alligatoring should be cut out and replaced prior to installing the overlay. An opinion of cost for this work is included in the Tables.

Photographs

Site - South parking area and pavement condition

Site - Isolated longitudinal cracking along south parking area

Site - Accessible parking space at main entrance

Site - Bus parking area along west perimeter

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	Short Term 5 10	$16,000 $16,000 $16,000
Asphalt Pavement, Mill and Overlay	20	15	5	5	$246,400
Total					$294,400

3.1.3 Sidewalks, Curbing, Site Steps, and Ramps

Sidewalks, Curbing, Site Steps, and Ramps Descriptions			
Item	Description	Action	Condition
Sidewalk Materials	Asphalt	ST	Good/Fair

Sidewalks, Curbing, Site Steps, and Ramps Descriptions			
Item	Description	Action	Condition
Locations of On-Site Sidewalks	Provided along the south, east, and north perimeters	R&M	Good
Sidewalks along adjacent public roadways	Not applicable		
Curbs and Gutter	Not applicable		
Wheel Stops	Not applicable		
Exterior Ramp(s)	Not applicable		
Exterior Step(s)	Not applicable		
Handrails	Not applicable		

Assessment / Recommendation

Asphalt paved sidewalks are located along the building perimeters. The sidewalks were observed to be in good to fair condition with areas warranting attention. More specifically, deterioration along the edges was observed along the east perimeter. AEI recommends repairing all affected sections where warranted. An opinion of cost is included in the Tables.

It should be noted, sealing of the asphalt flatwork, will ensure the longevity of the walkways. Costs for this work are incorporated in the pavement section discussed in Section 3.1.2 of this Report.

No other notable deficiencies or indications of deferred maintenance of sidewalks were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

Site - Deterioration along asphalt paved walkway

Site - Deterioration along asphalt paved walkway

Site - Asphalt paved pedestrian walkway at north perimeter

Site - Asphalt paved pedestrian walkway at south perimeter

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Damaged Asphalt Sidewalks, Repair	1	0	1	Short Term	$1,100
Total					$1,100

3.1.4 Landscaping, Fencing, Signage, Site Lighting

Landscaping, Fencing, Signage, Site Lighting Descriptions			
Item	Description	Action	Condition
Landscaping	Limited landscaping around structures and walkways	R&M	Good
Irrigation	Not applicable		
Perimeter Fencing	Not applicable		
Entry Gates	Not applicable		
Patio Fencing	Not applicable		
Refuse Area Fencing	Not applicable		
Building and Site Lighting	HID (high intensity discharge) lights mounted on building	R&M	Good
Parking Area Lighting	Pole-mounted fixtures	R&M	Good
Exterior Lighting Controller	Photocell	R&M	Good
Signage	Not applicable		
Water Feature	Not applicable		

Assessment / Recommendation

Landscaping is provided along most perimeters consisting of seasonal plantings, ground cover, and shrubbery. Grassed areas are located along the north and east perimeters.

Lighting was observed to be in overall good condition. No problems or concerns were observed or reported. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property.

No notable deficiencies or indications of deferred maintenance of the landscaping or lighting was observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

Site - Pole mounted light fixtures at parking area perimeter

Site - Perimeter plantings

3.1.5 Site Amenities

Assessment / Recommendation

The Property does not include notable exterior amenities.

3.1.6 Utilities

According to the ASTM guidelines, visual inspection and comments on municipal, underground services lines are outside of the scope of our property assessment.

The below ground water supply piping and waste water discharge piping were not visible to AEI. AEI observed the site and inquired with management as to the overall condition and maintenance history of the water supply and waste water discharge lines.

Utility Provider Summary	
Utility Provider	Provider
Natural Gas	Not applicable
Electricity	Maine Power & Light LLC
Potable Water	Town of Poland
Sanitary Sewerage	Town of Poland
Storm Sewer	Town of Poland

Utilities Descriptions			
Item	Description	Action	Condition
Domestic Water Supply Lines	Not observed by AEI due to underground location. Material and age not reported; assumed to be original to construction.	R&M	Good

Utilities Descriptions			
Item	Description	Action	Condition
Waste Service Lines	Not observed by AEI due to underground location. Material and age not reported; assumed to be original to construction.	R&M	Good
On-site Lift Station	Not applicable		
On-site Waste Water Treatment System	Not applicable		
On-site Domestic Water Well	Not applicable		
On-site Irrigation Well	Not applicable		
Electrical Transformer	Overhead lines and pole-mounted electrical transformer	R&M	Good
Alternative Energy System	Not applicable		
Emergency Generator	Not applicable		

Assessment / Recommendation

The Property is responsible for all underground piping on the Property. No recent or chronic leaks were reported and no signs of recent or chronic leaks were observed.

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

MEP - Pole mounted electrical transformer

3.1.7 Other Site Structures

Specific Ancillary Buildings			
Item	Description	Action	Condition
Storage Structure	Wood framed storage shed located along the east perimeter	R&M	Good

ASSESSMENT / RECOMMENDATION

A small wood framed storage structure is provided along the east perimeter. Finishes generally consist of painted wood siding, with a pitched roof covered with asphalt shingles. No notable deficiencies or indications of deferred maintenance of ancillary structures were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

Site - Storage structure along the east perimeter

3.2 ARCHITECTURAL COMPONENTS

3.2.1 FOUNDATIONS

Although requested, plans showing the foundation were not provided. The foundation and footing construction could not be verified while on-site due to hidden conditions.

Therefore, based on our limited site observations, the building appears to be constructed as noted in table below.

Of note, movement in foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted below.

Foundation Descriptions			
Item	Description	Action	Condition
Foundation Type	Concrete slab-on-grade	R&M	Good
Foundation Walls	Concrete stem walls	R&M	Good
Building Floor	Concrete slab-on-grade	R&M	Good
Moisture Control	Landscaping slopes away from the foundation.	R&M	Good

ASSESSMENT / RECOMMENDATION

Observations of exterior walls revealed no apparent signs of movement that would indicate excessive settlement or an improperly installed foundation system.

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported. The RULs of these features are expected to exceed the evaluation period.

3.2.2 Framing

Although requested, building plans showing the structural systems was not provided for our review.

Visual access to the structural elements of the building was limited due to hidden conditions. Therefore, based on our limited site observations, the building appears to be constructed as noted in table below.

Framing Descriptions			
Item	Description	Action	Condition
Roof Design	Pitched with attic space	R&M	Good
Roof Framing and Deck	Engineered wood truss joists covered by plywood decking	R&M	Good
Fire Retardant Treated (FRT) Plywood	Not applicable		
Frame Construction	Wood framing	R&M	Good
Upper Floor Construction	Not applicable		
Secondary Framing Members	Not applicable		
Interior Stair Structures and Locations	Not applicable		

Assessment / Recommendation

Walls and floors appeared to be plumb, level, and stable. There were no signs of significant deflection or movement. Based on our observations and interviews, the superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building, and was judged to be in overall good condition.

No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RULs of these features are expected to exceed the evaluation period.

3.2.3 Cladding

Cladding Descriptions			
Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Painted Wood (horizontal lap siding)	R&M	Good
Secondary / Accent Exterior Wall Finishes	Not applicable		
Trim Finishes	Painted wood	ST	Good/Fair
Soffits/Eaves	Concealed	R&M	Good
Sealants	Sealants are not used on the exterior walls	ST	Not applicable
Painting	Last painting event approximately 7 years ago	ST/RR	Good/Fair

The primary façade finishes consist of painted wood siding. Painted wood trim is located along the window openings and at the roofline.

Overall, the wood siding was observed to be in good condition, free of any notable deferred maintenance. Isolated areas of the wood trim along the fascia board and soffits were noted to have worn paint and sectional deterioration. Based on the observed condition of exterior the paint and wood elements, repainting is recommended in the short-term. This work should include sectional replacement of damaged siding and/or trim, as well as caulking at building penetrations, and and intersections of building materials. An opinion of cost for this work is included in the Tables.

Photographs

Elevations - North facing elevation

Elevations - West facing elevation

Exterior - Sectional deterioration at fascia board

Exterior - Worn paint finish at fascia board

Exterior - Worn paint finish at fascia board

Exterior - Worn paint finish at fascia board

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Exterior Walls, Repaint	10	9	1	Short Term	$11,480
Total					$11,480

3.2.4 Roof Systems

The report contents are based on our limited site observations and research. This report does not constitute a full and comprehensive roof survey, and it is not to be interpreted to mean that roof leaks or defective roofing materials are not currently present. AEI recommends retaining a roofing consultant if a comprehensive report on the condition of the system is desired.

Roof Construction						
Roof ID	Construction Type	Approx. Area (SF)	Est. Age (Yrs)	RUL (Yrs)	Action	Condition
Main Roof	Pitched with asphalt shingles	5,600 SF	21	<2	RR	Fair

Roof Drainage, Parapets and Flashings					
Roof ID	Drainage	Flashing	Coping (parapet)	Action	Condition
Main Roof	Lack of drainage components	Aluminum	Not applicable	R&M	Good

Roof Warranties						
Roof ID	Copy in Appendix	Copy Not Provided	Date Issued	# Years	Issuer	Type
		✔				

Typical Roof Penetrations and Appurtenances			
Item	Description	Action	Condition
Skylights	Not applicable		

Typical Roof Penetrations and Appurtenances			
Item	Description	Action	Condition
Parapets	Not applicable		
Roof Insulation (assumed, unless verified)	Fiberglass batts	R&M	Good
Roof / Attic Ventilation	Gable end vents & Soffit vents	R&M	Good

Assessment / Recommendation

The roof ages were approximated by the age of the property and are assumed to be original. No active or past roof leaks were reported or evidence of leaks was observed. The Subject is provided with a pitched roof design with composition asphalt shingles. Roofs of this type typically have a useful life of 15 to 20 years depending on quality of materials and installation, weathering, and maintenance practices. Overall, the roof was observed to be in fair condition, and has been utilized beyond the typical life expectancy. Based on the expected useful life of this type of system, AEI anticipates replacement early during the term. An opinion of cost is included in the Tables.

Should the Property ownership be transferred, any existing roof warranty should be re-assigned to the new building owner. Warranties should not be relied upon without close examination of the language of the document, research into the issuing company, and historic information concerning installation and maintenance.

Photographs

Roof - Pitched roof with composition asphalt shingles

Roof - Pitched roof with composition asphalt shingles

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Composition Roof shingles, Replace	20	18	2	2	$47,488
Total					$47,488

3.2.5 APPURTENANCES

ASSESSMENT / RECOMMENDATION

No notable architectural appurtenances are provided at the property.

3.2.6 DOORS AND WINDOWS

Doors and Windows			
Item	Description	Action	Condition
Storefront Windows	Not applicable		
Other Window Types	Operable vinyl framed awning type windows	R&M	Good
Window Frames	Vinyl	R&M	Good
Window Panes	Single pane	R&M	Good
Entrance Doors	Single aluminum framed storefront door with glazed sidelights	R&M	Good
Service Doors	Steel clad insulated door	R&M	Good
Overhead Doors	Not applicable		

ASSESSMENT / RECOMMENDATION

The windows were observed to be in generally good condition. The windows appear to be original to construction, but regularly maintained. No evidence of window leaks or condensation was observed. No notable deficiencies or indications of deferred maintenance of the window systems were observed or reported. Windows of this type typically have a useful life of 30+ years with proactive maintenance. Based on the estimated age, and AEI's observations, the RULs of these features are expected to exceed the evaluation period.

The main door, provided along the south elevation, consists of an aluminum framed storefront system. Painted steel clad service doors are provided as secondary entrances/exits along all other elevations. The door ages appear to be original. The main entry door was observed to have uneven gaps between the door and the frame, and spray-foam installation below the threshold. Systems of this type have a useful life of 25 to 30+ years, with routine maintenance and component replacements. Based on the age of the systems, level of usage, and observations, replacement of the main entry door is anticipated during the term. An opinion of cost for this work is included in the Tables.

The service door is is not utilized as often, and as such is anticipated to last through the term of this report with maintenance and component replacements. Of note, AEI anticipates that the service doors can be repainted as part of the exterior painting event.

Photographs

Exterior - Main entrance along south elevation

Exterior - Painted steel service door

Exterior - Awning window type with vinyl framing

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Storefront System Entry. Replace	25	21	4	4	$5,208
Total					$5,208

3.2.7 Common Area Amenities

Assessment / Recommendation

The Property does not have common area amenities.

3.2.8 Common Area Finishes

Assessment / Recommendation

The Property does not have interior common areas.

3.3 Mechanical, Electrical, and Plumbing Systems

The report contents are based on our limited site observations, interviews, and document review. No testing of the mechanical equipment or systems was conducted.

3.3.1 Plumbing Systems and Domestic Hot Water

Plumbing Systems and Domestic Hot Water Systems			
Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper pipe & PEX	R&M	Good
Water Meter	One meter for the property (not accessible)	R&M	Good
Back-flow Prevention Device	Not applicable		
Polybutylene Water Piping	No polybutylene piping was observed or reported.		
Galvanized Water Piping	No galvanized piping was observed or reported.		
Sanitary Waste and Vent	Polyvinyl chloride (PVC) piping	R&M	Good
Hydronic Heating System Piping	Not applicable		
Domestic Water Heater/ Boiler	Electric Tankless	RR	Good

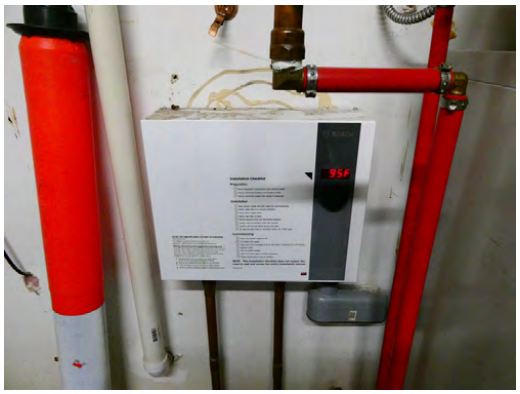
Equipment List -- Plumbing					
Equip ID / Area Served	Type	Manufacturer	Capacity (gal and/ or BTU/hr)	Manufacture Date (YR)	Action
Building	Electric, tankless DWH	Bosch	28,850 W	2017	Replace

Assessment / Recommendation

The domestic water plumbing systems and sewer systems appeared to be good and well maintained, and, according to site contact, are in good condition. According to site contact, the water pressure is adequate. No items of deferred maintenance were observed or reported. The RULs of the piping systems should exceed the evaluation period.

Condition of the water heater observed by AEI was good with no significant deficiencies. The temperature and pressure relief valves on units observed appeared properly piped. Based on the effective ages and EULs of water heaters, replacement during the evaluation period is anticipated; an opinion of cost is included in the Tables.

Photographs



MEP - Electric tankless water heater

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Tankless Water Heater, Replace	15	6	9	9	$1,350
Total					$1,350

3.3.2 HEATING, COOLING, AND VENTILATION

Heating and Cooling Description - Overall			
Item	Description	Action	Condition
Primary Ambient Air Cooling System	Individual Heat Pumps (Split Systems) with air-cooled condensers	R&M	Good
Primary Heating System	Individual Heat Pumps (Split Systems) with air-cooled condensers	R&M	Good
Distribution System	Direct interior AHUs in each office ceiling space	R&M	Good
Terminal Units	Not applicable		
Refrigerant(s)	R-410a (Puron)	R&M	Good
Controls	Local Wall-mounted Digital Thermostat	R&M	Good
Energy Management System (EMS)	Not applicable		
Supplemental Systems	Not applicable		

Equipment List HVAC							
Equipment ID / Area Served	Type	Capacity (Ton)	Manufacturer	Model No.	Serial #	Manufacture YR	Action
Central Office	VRV	6 tons	Daikin	REKQ72TATJU	1903037443	2019	R&M
Central Office	VRV	6 tons	Daikin	REKQ72TATJA	1903037443	2021	R&M

Heating and cooling for the Subject is provided via two electrically sourced air-cooled heat recovery systems, manufactured by Daikin. HVAC equipment consists of (2) exterior pad-mounted heat pumps with conditioned air circulated to the interiors via ceiling mounted interior distribution units. The systems were installed in 2019 and 2021. The condensers have a useful life of 15 to 20 years, and the air handling units 25 to 30 years depending on quality of manufacture and installation, usage, weathering, and maintenance practices.

No notable deficiencies or indications of deferred maintenance of HVAC systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

MEP - VRV exterior units

MEP - Ceiling mounted VRV indoor unit

3.3.3 ELECTRICAL SYSTEMS

Electrical Systems			
Item	Description	Action	Condition
Service Type	Overhead lines and pole-mounted electrical transformer	R&M	Good
Number and Sizes of Building Services	One 225-Amp, 4-wire / 120/240-Volt, single-phase	R&M	Good
Main Panel Manufacturer	Square D	R&M	Good
Service Redundancy	Not applicable		
Electrical Meter	One meter for the property located along the west elevation	R&M	Good
Typical Tenant Service Amperage	225 Ampere breaker panel	R&M	Good
Sub Panel Manufacturers	Square D	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring observed (reported)	R&M	Good
Branch Wiring	Copper wiring observed (reported)	R&M	Good

Electrical Systems			
Item	Description	Action	Condition
Ground Fault Circuit Interrupter (GFCI)	Observed in kitchen, bathrooms, and wet areas	R&M	Good
Most Recent Thermography Infrared (IR) Test	Not applicable		

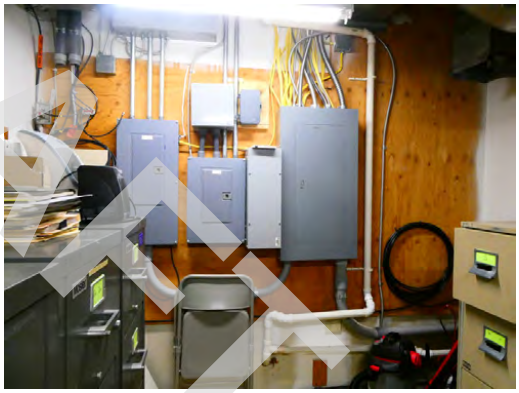
Assessment / Recommendation

In general, the electrical systems for the Property, including switchboards, panel boards, lighting and wiring systems appeared in good condition and adequately sized for the intended use of the facilities.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs

MEP - Main service panel along west elevation



MEP - Main electrical room

MEP - Main electrical panel

MEP - GFCI outlet in toilet room

3.3.4 Vertical Transportation

Assessment / Recommendation

This property does not have elevators or other forms of vertical transportation.

3.3.5 Security

Evaluation and recommendations of the security system are beyond the scope of work of this FCA as per ASTM.

As a courtesy, AEI's comments below are based on cursory observations of existing readily visible equipment for obvious material deficiencies. AEI did not operate the systems or assess any security system in its entirety. This FCA does not include evaluation the effectiveness of any security system.

Security Features			
Item	Description	Action	Condition
Buzzer or Intercom	Buzzer with intercom at main entrance door		
Security Alarm System	Security alarm system		
Camera System	Security cameras located at main entrance		
Main Entry Door Hardware	Deadbolts		
Tenant Space Hardware	Not applicable		
Gate at Entry	Refer to Section 3.1.4.		
Fencing	Refer to Section 3.1.4.		

Assessment / Recommendation

No visible deficiencies or indications of deferred maintenance of the readily observable security system equipment were noted or reported.

3.3.6 Fire Protection and Life Safety Systems

Fire Safety Equipment			
Item	Description	Action	Condition
Fire Suppression Systems	Not applicable		
Fire Extinguishers	Located in common corridors	R&M	Good
Fire Extinguisher Inspection Date	Firesafe Equipment Inc. (June 2023)	R&M	Good
Smoke/ Fume Detectors	Hard-wired smoke detectors with battery back-up	R&M	Good
Carbon Monoxide (CO) Detectors	Not applicable		
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures	R&M	Good
Special Systems	Not applicable		

Fire Safety Equipment			
Item	Description	Action	Condition
Fire Hydrants, Number and on-site Locations	Located along adjacent public streets	R&M	Good
Smoke control system/ smoke evacuation method	Not applicable		

Fire Alarm System			
Item	Description	Action	Condition
Main Fire Alarm Panel	Firelite Alarm (Honeywell)	ST	Good
Auxiliary Fire Alarm Panel	Not applicable		
Systems Monitored and Controlled by Fire Alarm System	Pull Stations and Smoke Detectors		
Fire Alarm Inspection Date	Information not provided	IM	Fair

Assessment / Recommendation

There is no fire sprinkler system or standpipe system on the Property. Fire suppression systems are limited to fire extinguishers. The fire extinguishers were observed to carry current inspection tags (Last inspected June 2023).

The Subject is provided with a central fire alarm system, manufactured by Honeywell. The system is monitored via a third-party company (Cunningham). Reportedly the pull stations and smoke detectors are tied to the central fire alarm panel.

Reportedly, the fire panel is original to construction. Fire panels of this type have a useful life of 15 to 20 years which can be extended with software updates, and component replacements. Based on the EUL of fire alarm panels, budgetign for replacement during the term is recommended. An opinion of cost is included in the Tables.

Photographs

FLS - Wall mounted fire extinguishers

FLS - Emergency strobe lighting

FLS - Hardwired smoke detectors

FLS - Lighted emergency exit signage

FLS - Main fire alarm control panel

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Central Fire Alarm Panel, Replace	20	18	2	2	$5,000
Total					$5,000

3.4 Tenant Units

3.4.1 Down Units

A "down" commercial unit is one that is unrentable due to an existing or reoccurring physical deficiency, such as fire or water damage, infestation. It is not a commercial unit that is only "vacant" or has not had a tenant fit-out.

No down unit was reported at the time of the assessment.

3.4.2 Tenant Mix

Commercial or Mixed Use Tenant Mix		
Tenant Type	Quantity	Total Area Per Unit Type (square feet)
Education Administration	1	4,618 SF

Commercial Units Observed			
Unit ID	Tenant Name	Status	Comments
3 Aggregate Rd.	RSU	Occupied	Good condition

3.4.3 Tenant Unit Finishes

Office / Retail Area Finishes			
Item	Description	Action	Condition
Carpet	Commercial Use	RR	Good/Fair
Resilient Flooring	Corridors	RR	Good/Fair
Other Flooring	Ceramic tile	R&M	Good
Walls	Gypsum board with painted finish	R&M	Good
Ceilings	Lay-in acoustical ceiling	R&M	Good

Assessment / Recommendation

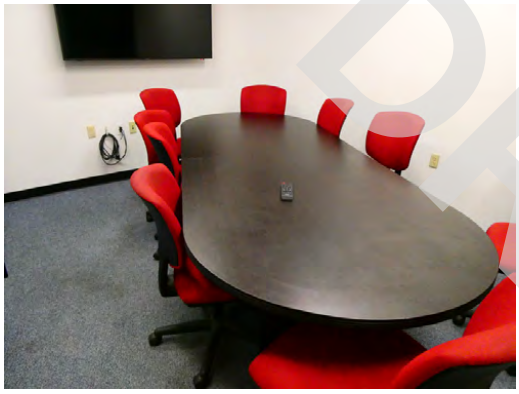
No material deficiencies or indications of material deficiencies deferred maintenance of tenant unit finishes or features were observed or reported. Management reported that some of the office spaces received carpeting replacements within the last 7 years. All other finishes appeared to be original.

The vinyl flooring was observed to vary in condition from good to fair. Areas were noted to have localized wear, typical of normal pedestrian traffic and high usage areas.

Carpeting on average has a 7 year useful life and vinyl flooring 15 to 25 years, depending on quality of materials and manufacture, installation practices, usage, and maintenance. Based on the EULs of carpeting and vinyl flooring, replacement during the evaluation period is anticipated. Opinions of cost are included in the Tables.

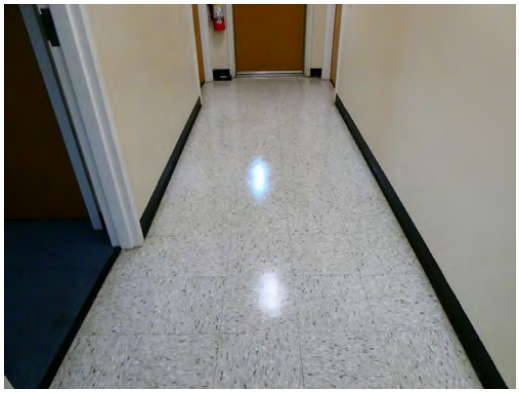
Interiors - Office with original carpeting type

Interiors - Office with new carpeting type



Interiors - Board room finishes and fixtures

Interiors - Ceiling panel finish type



Interiors - VCT flooring type in corridors

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Commercial Carpet, Replace	7	4	3	3 10	$11,500 $11,500
Unit Vinyl Tile, Replace	20	17	3	3	$14,508
Total					$37,508

3.4.4 Tenant Kitchens and Bathrooms

Tenant Kitchens			
Item	Description	Action	Condition
Kitchen Sink & Countertop	Laminated particleboard and underhung stainless steel sink	R&M	Good
Kitchen Cabinetry	Wood frame with particle board doors, covered with vinyl	R&M	Good

Tenant Restrooms			
Item	Description	Action	Condition
Number of Tenant Restrooms	Two single-user restrooms	R&M	Good
Restroom Countertop and Sink	Wall-mounted porcelain sink (No vanity)	R&M	Good
Restroom Cabinetry	Not applicable		
Toilet	Toilets are standard tank, standard flush units.	R&M	Good
Accessories	Wall mounted mirror Grab bars	R&M	Good

Assessment / Recommendation

No material deficiencies or indications of material deficiencies deferred maintenance of tenant unit finishes or features were observed or reported; only typical tenant wear and tear expected in a property of its age was observed. The RULs of these features are expected to exceed the evaluation period with maintenance and component replacements.

Based on the useful life of appliances, budgeting for replacement during the term is recommended. An allowance for this work is included in the Tables.

Photographs

Interiors - Breakroom finishes and appliances

Interiors - Breakroom finishes and appliances

Interiors - Single use toilet room with accessible features

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Appliances, Replace	15	12	3	3	$1,750
				8	$1,750
Total					$3,500

4.0 MOISTURE AND MICROBIAL GROWTH

4.1 Moisture and Microbial Growth

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line FCA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Assessment / Recommendation

John Hawley reported no knowledge of suspected mold or microbial growth at the Property and that tenant occupants have not relayed complaints concerning suspected mold or microbial growth. John Hawley indicated that no formal indoor air quality management plan currently exists at the Property.

AEI identified no documents regarding indoor air quality or microbial concerns.

John Hawley was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No floor drain or ground water problems were reported.

AEI observed no notable indications of excessive moisture or microbial growth at the property.

AEI has observed an industry wide trend with issues of microbial growth in buildings that were closed for business or mothballed during the Covid pandemic. This has been particularly noticeable among closed buildings without any air circulation / cooling, particularly in areas of high humidity and mid to high temperatures. Early on-set issues with microbial growth are not always noticeable to the observer (either visually or via olfactory senses), and can grow substantially in a very short period of time, if provided a food source, moisture and heat. Therefore, AEI strongly recommends that any buildings that have been closed for extended periods be consistently monitored for any indications of microbial growth. Likewise, AEI cannot be held liable for not being able to readily identify microbial growth / microbial issues in this circumstance.

5.0 REGULATORY INQUIRY

5.1 Building Code

AEI requested a record of open violations on file for the Property from the Poland Building Department via telephone.

Assessment / Recommendation

At the time of the issuance of this report, a reply to our request has not been provided.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

5.2 Fire Code

AEI requested a record of open violations on file for the Property from the Poland Fire Rescue viatelephone.

Assessment / Recommendation

At the time of the issuance of this report, a reply to our request has not been provided.

5.3 Zoning

The property is located in Zoning District Limited Commercial.

This information is provided for reference purposes only. A zoning review of the property may provide additional information.

5.4 Retro-Commissioning and Energy Benchmarking Compliance

Energy disclosure laws, Benchmarking, are aimed at encouraging energy use awareness and making the energy performance of buildings public, especially during building sale transactions. Commercial buildings, typically over 50,000 SF (multi-family excluded) are required to review their utility records over one to three years and create an energy cost and use report based on building square footage and building type. AEI collects utility use records for one to three years and charts the energy use per square foot. High performing buildings may be designated as Energy Star. This Benchmarking is intended to encourage property owners to maximize operations, make improvements, and minimize carbon foot print.

Standards for Benchmarking vary by jurisdiction on the types and sizes of buildings included in the Law or Policy. Further investigation of compliance laws may be necessary to substantiate the Benchmarking requirements.

Assessment/Recommendation

An Energy Benchmarking Assessment may provide additional information.

6.0 REPORTING PROCEDURES AND LIMITATIONS

6.1 ASSESSMENT METHODOLOGY

The FCA meets the specifications of the Client and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The FCA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access to and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. Summaries of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the Property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents Opinion of Costs recommendations in two tables: Immediate Repair and Short Term Repair Cost Table and a Capital Reserves Schedule. Photographs of property conditions and related documents are included in the body and the appendices of this report.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the FCA to reflect material physical deficiencies and the corresponding opinion of costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant. Opinion of costs that are either individually or in the aggregate less than a threshold amount set by industry standards are not included in the tables.

Opinions of costs included in this report should be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate, short, and capital reserve costs that are required over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the tables; however, please note that this FCA does not constitute an in-depth budget analysis.

6.2 LIMITATIONS

Facility Condition Assessments performed by AEI are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual screening of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the Property was developed and the subject building was constructed. The Property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

The following are excluded from this Assessment for the Property as per the ASTM scope of work:

- Subterranean conditions such as soil types and conditions, underground utilities, separate sewage disposal systems, wells, manholes, utility pits; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.
- Opinions on matters regarding security of the Property and protection of its occupants or users from unauthorized access.

- Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
- Evaluating systems or components that require specialized knowledge or equipment, including but not limited to: flue connections, interiors of chimneys, flues or boiler stacks; electromagnetic fields, electrical testing and operating of any electrical devices; examination of elevator and escalator cables, sheaves, controllers, motors, inspection tags; or tenant-owned or maintained equipment.
- Evaluation of process-related equipment or condition of tenant owned/maintained equipment.
- Furniture, Fixtures, and Equipment evaluation and data collection
- Medical Equipment and/or Speciality Systems
- Mechanical systems above ceilings or located on pitched roofs (approximation of equipment present, and capacity will be generated)
- Opening equipment panels or access hatches to gain access
- Building code evaluation
- Accessibility standards
- Pitched or low-slope roof systems without OSHA approved access system
- Opining on chemical composition of building materials and insulation systems

AEI has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEIs findings and conclusions were based primarily on the visual assessment of the Property at the time of the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the Property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's Property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a FCA is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful life of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

If any part of the Property was under construction or renovation at the time of our site visit, it should be noted that this FCA is not a construction progress report or a construction loan monitoring report. A review of the construction budget, plans and schedule was not

performed, and no comparison of our observations to these documents was made. A code review was not performed. AEI assumes that the construction will continue until completed and that a Certificate of Occupancy will be obtained.

Specific Limitations to AEI's Access to the subject Property were due to the following circumstances:

- Due to the COVID-19 pandemic, limitations were encountered as AEI practiced safe distancing per the CDC Guidelines. In spite of this limitation, AEI is able to adequately assess the property in accordance with the ASTM guidelines.
- AEI did not climb onto the sloped roofs as per the ASTM scope of work.

Specific Limitations to AEI's standard site assessment protocol were encountered during the preparation of this report:

- The PSQ was not filled in and returned to AEI.
- Despite attempts to receive requested site related documentation/ information noted in Section 1.6 and on the PSQ, some documents were not made available for our review. AEI shall have no obligation to retrieve or review any information or documentation that was not provided to AEI as requested in a reasonable time to formulate an opinion and to complete this Report.

7.0 MEMBERS OF THE CONSULTANT TEAM

A resume of the property evaluator and the senior reviewer are included in the appendix of this report.

DRAFT
Christopher Gummo, Field Observer

DRAFT
Matthew Wasson, VP. Capital Planning Services

APPENDIX A

Photo Documentation

1. Overall view of the Subject Property

2. Site - Sloped grade along south perimeter

3. Site - South parking area and pavement condition

4. Site - Bus parking area along west perimeter

5. Site - Isolated longitudinal cracking along south parking area

6. Site - Accessible parking space at main entrance

7. Site - Deterioration along asphalt paved walkway

8. Site - Deterioration along asphalt paved walkway

9. Site - Asphalt paved pedestrian walkway at north perimeter

10. Site - Asphalt paved pedestrian walkway at south perimeter

11. Site - Pole mounted light fixtures at parking area perimeter

12. Site - Storage structure along the east perimeter

13. Elevations - North facing elevation

14. Elevations - East facing elevation with service door access

15. Elevations - South facing elevation

16. Elevations - West facing elevation

17. Roof - Pitched roof with composition asphalt shingles

18. Roof - Pitched roof with composition asphalt shingles

19. Exterior - Sectional deterioration at fascia board

20. Exterior - Worn paint finish at fascia board

21. Exterior - Worn paint finish at fascia board

22. Exterior - Worn paint finish at fascia board

23. Exterior - Awning window type with vinyl framing

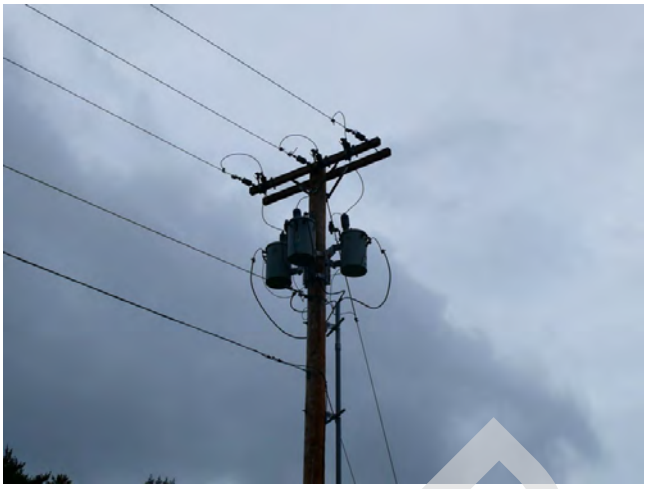
24. Exterior - Main entrance along south elevation

25. Exterior - Painted steel service door

26. MEP - Electric tankless water heater

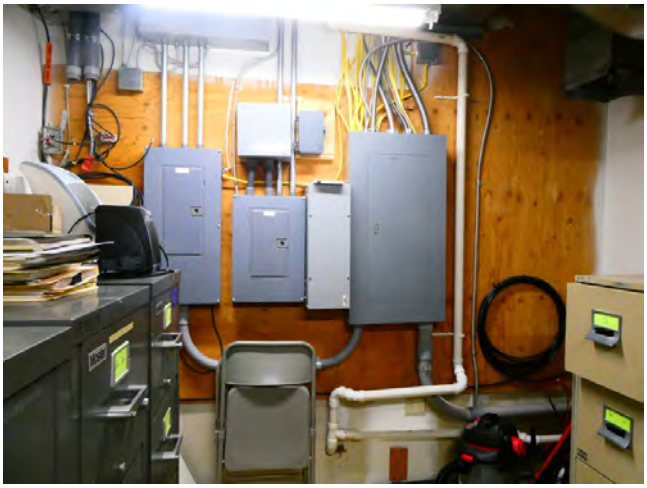
27. MEP - VRV exterior units

28. MEP - Ceiling mounted VRV indoor unit



29. MEP - Pole mounted electrical transformer

30. MEP - Main service panel along west elevation



31. MEP - Main electrical room

32. MEP - Main electrical panel

33. MEP - GFCI outlet in toilet room

34. FLS - Wall mounted fire extinguishers

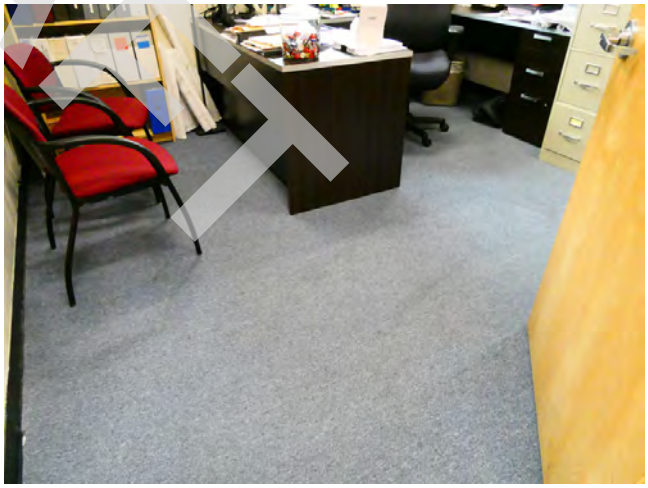
35. FLS - Main fire alarm control panel

36. FLS - Emergency strobe lighting

37. FLS - Fire pull stations in common corridors

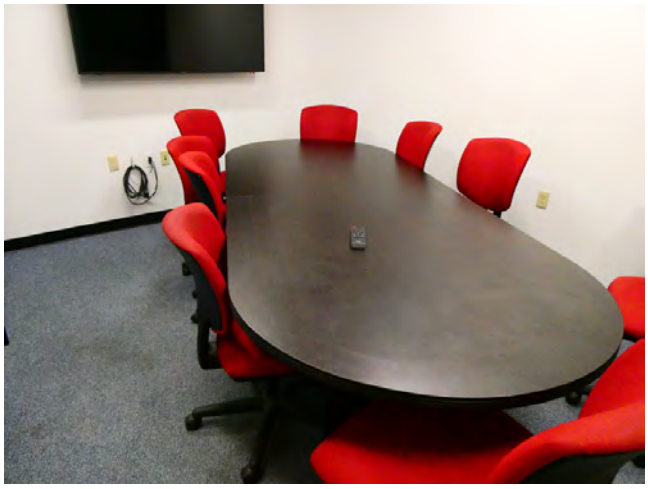
38. FLS - Hardwired smoke detectors

39. FLS - Lighted emergency exit signage



40. Interiors - Office with original carpeting type

41. Interiors - Office with new carpeting type



42. Interiors - Board room finishes and fixtures

43. Interiors - Breakroom finishes and appliances

44. Interiors - Breakroom finishes and appliances

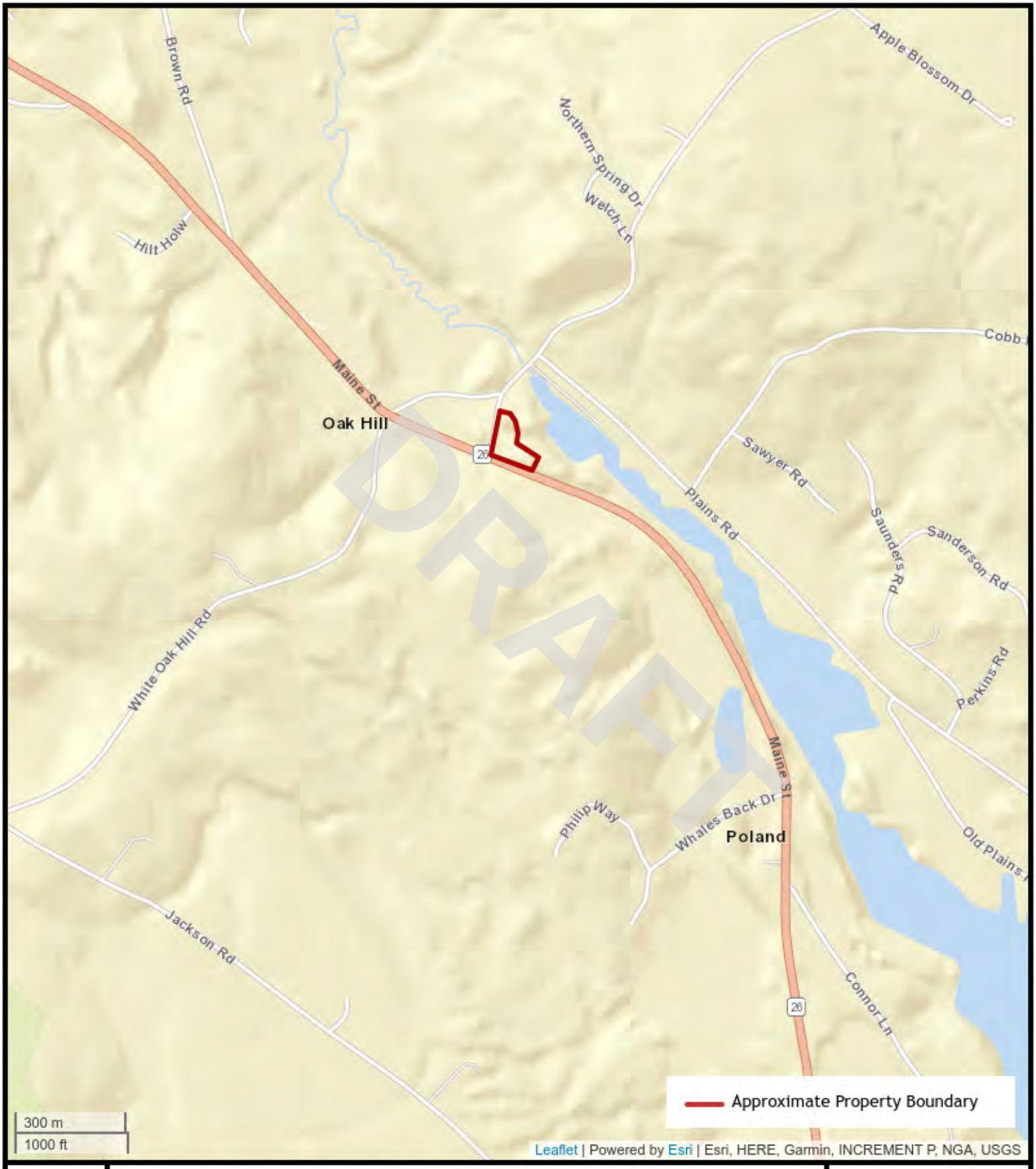
45. Interiors - Ceiling panel finish type

46. Interiors - Single use toilet room with accessible features

47. Interiors - VCT flooring type in corridors

APPENDIX B

Street Map and Aerial Photo



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STREET MAP

3 Aggregate Road, Poland, Maine 04274

AEI Project Number: 482356

AEI

N

AERIAL PHOTO

3 Aggregate Road, Poland, Maine 04274

AEI Project Number: 482356

AEI

APPENDIX C

Pre-Site Visit Questionnaire

PCA Pre-Survey Questionnaire (ROI)

GENERAL PROPERTY INFORMATION								
PROPERTY NAME:	Central Office							
SITE ADDRESS:	3 Aggregate Road			*CITY*	Poland		*STATE*	ME
Number of Buildings:	1	*Date of Construction:*	2002			*Current Occupancy:*	100%	
Number of Stories:	1	*Renovation Date(s):*	N/A			*Area of Current Vacant Space:*	None	
Site Area in Acres:	2.47 acres	*Gross Building Area:*	4,618			*Rentable Building Area:*	N/A	
Total Number of Parking Spaces:	52	*Number of HC Parking Spaces:*	1			*Number of Van HC Spaces:*	1	

GENERAL PROPERTY INFORMATION

Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 15 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:

Replaced oil-fired hot air system with heat pumps, replaced all lighting with LED fixtures

Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:

None at this time.

Please describe any future building maintenance, renovation, seismic, and upgrade work:

None at this time.

Please indicate which of the following items is a Tenant or Landlord responsibility for REPLACEMENT:

	Tenant	Landlord			Tenant	Landlord
Paving		X		HVAC Condensing units		X
Pavement Seal-coating		X		Window AC Units or Other		X
Pavement Striping		X		Domestic Water Heaters		X
Sidewalks		X		Fire Sprinkler in Tenant Space		X
Exterior Paint		X		Fire Alarm in Tenant Space		X
Brick Pointing		X		Elevators/ Escalators		X
Roofing		X		Tenant Space Finishes		X
HVAC Rooftop Units		X		Toilet Room Fixtures & Finishes		X
HVAC Air handling/Fan coil units		X		ADA compliance		X

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

	Vendor Name	Phone No.			Vendor Name	Phone No.
Roofing	G & E Roofing	207.622.9503		Painting	N/A	
Elevator				HVAC	Integrity Services	207.212.7754
Fire Protection	Cunningham Security	207.846.3350		Plumbing	Bissonnette	207.754.8869
Electrician	Various			Trash Disposal	Cassella	207.883.9777
Landscaping	N/A			Security System	ADT	855.238.2666

Please list all utility providers for the Property:

Domestic Water	Mechanic Falls Water Dept.		Gas/ Oil/ Other	
Sanitary Sewer	N/A		Electricity	Central Maine Power
Storm Drainage	N/A		Steam	N/A

QUESTIONNAIRE *Note to Field Observer: Answers should be verified during site interview and field observations. A yes answer should be followed up thoroughly and documented if issues are present.*	YES	NO	UNKNOWN
Are you aware of any violations the property has been cited for? (If Yes, attach citation)		X	
Is a tenant monthly fee charged for common area maintenance (CAM)?		X	
Does the Property experience any site drainage, ground water or flooding problems?		X	
Is the amount of on-site parking provided inadequate?	X		
Is there damaged or nonoperational site lighting?		X	
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?		X	
Does the Property have any structural issues such as settlement, cracking or deflection?	X		
Has the Property experienced any fire-related or seismic damage?		X	
Does the Property exhibit any water/ moisture infiltration?		X	
Does the Property have any leakage or failures at the roof, walls or cellar?	X		
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?		X	
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)?			
Any problems regarding synthetic stucco or EIFS?			
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?		X	
Are the HVAC systems inadequate and/or non-functioning?		X	
Are there any plumbing leaks or prevalent past leaks?		X	
Are there any water pressure issues at any time?		X	
Is galvanized or polybutylene "gray" piping present anywhere in the Property?		X	
Has any active or historical leaks related to galvanized or polybutylene piping occurred?		X	
Has retrofitting or replacement of galvanized or polybutylene piping taken place?		X	
Are there any electrical problems or inadequate electrical service?		X	
Electrical amperage to each unit is less than 60-amps??		X	
Is aluminum branch wiring present anywhere in the Property?		X	
If aluminum branch wiring is present, has retrofitting been performed?		X	
Are there any screw-in fuses present in the Property?		X	
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's?		X	
Are there any elevator or escalator shutdowns or deemed out of service?		X	
Are there elevators present not regularly serviced under a full-service maintenance contract?		X	
Are there fire sprinkler systems present and not regularly serviced and tested?		X	
Are there fire alarm and detection devices not regularly serviced and tested?		X	
Is common area interior painting performed as part of routine maintenance?	X		
Was an "ADA Survey" ever conducted on the property? (If Yes, please attach a copy)			X
Has any ADA improvements been made to the Property or does a Barrier Removal Plan exist for the Property?		X	
Is there any unresolved ADA related complaints or pending litigation?		X	
Is there any mold or microbial growth at the Property?		X	
Have any tenants or occupants complained about mold or microbial growth at the Property?		X	
Is there a current formal indoor air quality management plan at the Property?		X	

Please indicate when the following systems have been last inspected:					
Fire Sprinkler	N/A		Elevators/ Escalators	N/A	
Fire Alarm	2023		Facades	N/A	

REPLACEMENT/ REPAIR HISTORY

Please list the approximate age (in years) of the following, as applicable:
(Indicate "NA" if tenant-owned or not applicable; indicate "ORIG", if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. - please attach additional pages for comments/ clarifications.

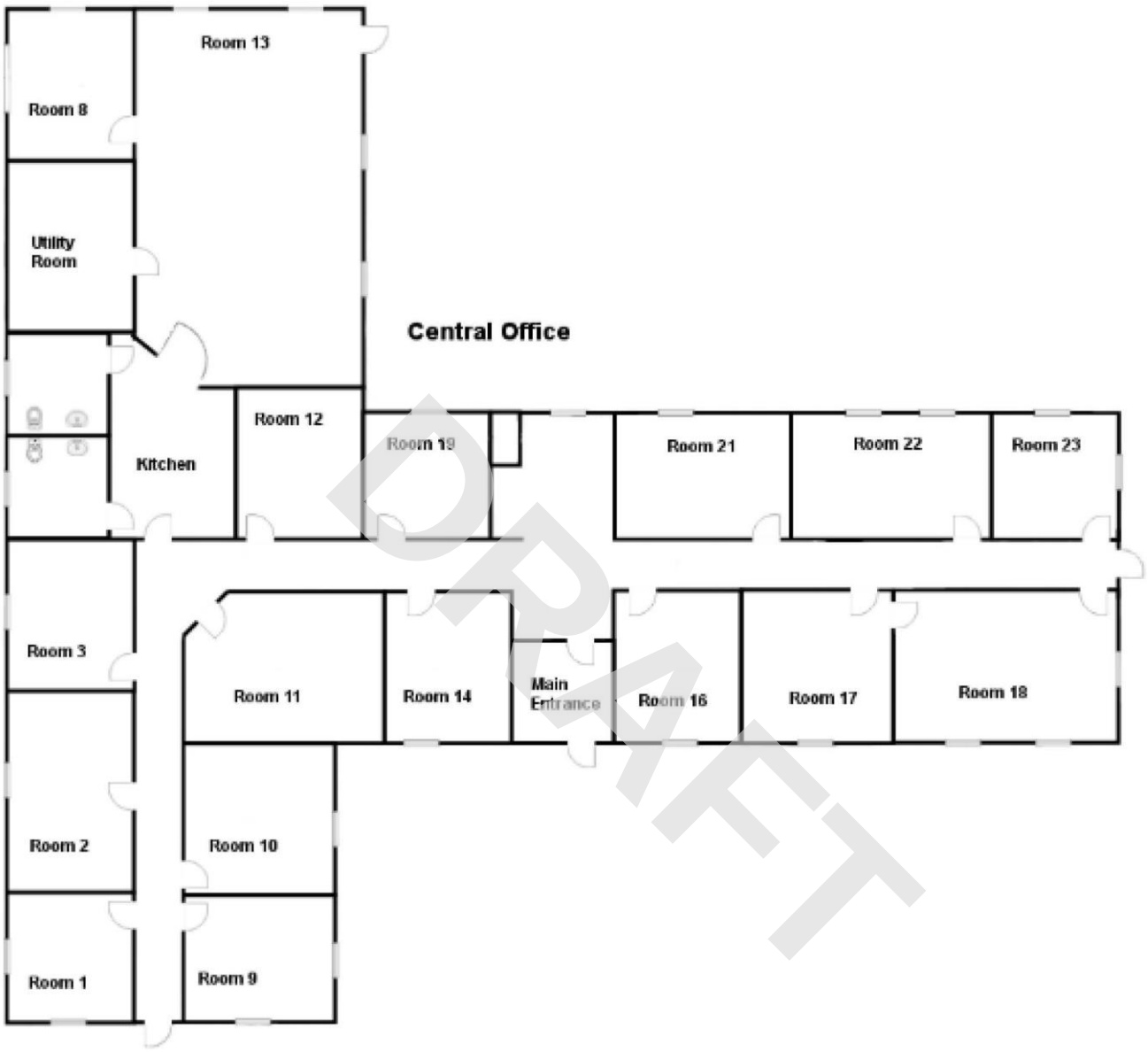
Paving:	ORIG	Sealant/Striping:	10 Yrs.	Exterior Lighting:	ORIG
Landscaping:	1 Yr.	Irrigation System:	N/A	Building Signage:	ORIG
Masonry Pointing:	N/A	Exterior Paint:	7 Yrs	EIFS:	N/A
Windows:	ORIG	Doors:	ORIG	Building Sealants:	UKN
Roofing:	ORIG	Other Roofing:		Skylights:	N/A
HVAC (_____):	3 Yrs.	HVAC(_____):	_____Yrs.	HVAC(_____):	_____Yrs.
Electric Service:	ORIG	Emergency Generator:	N/A	Water Line:	ORIG
Water Pumps:	N/A	Water Heaters:	ORIG	Sewer Lines	ORIG
Elevator Finishes:	N/A	Elevator Controller:	N/A	Elevator Machinery:	N/A
Escalators:	N/A	Fire Pump:	N/A	Central Fire Alarm Panel:	ORIG
Lobby:	ORIG	Common Flooring:	50% ORIG 50% 7 Yrs.	Common Restrooms:	ORIG

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

	Available On-site	Available Attached	Not Available
Site Plan and ALTA Survey	X		
Certificate of Occupancy	X		
Copy of Open Building Permits or Code Violations	X		
Copy of Zoning Variances or Easements	X		
Rent Roll (with unit number, tenant name, unit area and occupancy %)			X
Reduced Floor Plans	X		
Original construction documents (core and shell)	X		
List of Mechanical Equipment	X		
List of Capital expenditures for last 5 years	X		
List of Planned Capital expenditures	X		
Local Law #11 Façade Inspection Reports (NYC)			X
Roof survey and warranty			X
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)			X
ADA Survey or Barrier Removal Plan			X
Previously prepared Property Condition Report or engineering studies			X

Interviewee / Title:	John Hawley, Director of Operations	*Date:*	9/19/23


Room 13
Room 8
Utility Room
Central Office
Kitchen
Room 12
Room 19
Room 21
Room 22
Room 23
Room 3
Room 11
Room 14
Main Entrance
Room 16
Room 17
Room 18
Room 2
Room 10
Room 1
Room 9

APPENDIX D

Record of all Documents Reviewed, Interviews, and Supporting Information

Property Card: **3 AGGREGATE RD.**

Poland, ME

Parcel ID: 0010-0054A
Trio Account #: 3051

Owner: REGIONAL SCHOOL UNIT #16
Co-Owner:
Mailing Address: 3 AGGREGATE RD.
POLAND, ME 04274

Valuation

Card Number: 1
Acreage: 2.47
Land Value: $21,580
Building Value: $312,000
Total Value: $312,000
Taxes: $0

Building Sketch

NO SKETCH AVAILABLE

Building Information

Year Built: **Remodled:**

Living Area (sqft):
Basement:
Finished Basement:
Number of Rooms:
Number of Bedrooms:
Number of Full Baths:
Number of Half Baths:

Stories:
Exterior Walls:
Roofing Materials:
Foundation:
Insulation:
Fireplace:
Heating:
A/C:
Attic:

APPENDIX E

Advisory Notes

AEI Consultants – Advisory Notes

The following advisory notes are provided to discuss potential issues associated with budgeting practices, presence of potential hazardous materials, constructions products that may be defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose. The list of items addressed is not intended to list all such products, but includes some that could be present at this type of development.

Tenant-Responsible Expenses

It should be recognized that, even if a tenant is responsible for maintenance and replacement of certain equipment, such as their HVAC equipment according to their lease, situations can occur where the Owner may still be required to bear the cost of the replacement.

AEI Consultants has not included these potential costs in this Report.

Hazardous Materials

This Report does not confirm or deny the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

Water Intrusion

Presence of excessive moisture and visible evidence of suspect mold development - Limited interior areas of the buildings to which access was provided, and where building elements were readily observable, were visually observed for the presence of excessive moisture and visible evidence of suspect mold development, if included as part of the authorized scope of work. No observations were conducted within concealed locations (behind wall and ceiling finishes, and other building components considered to be hidden conditions). No sampling or testing was performed in this assessment. In addition to our visual observation efforts, our questionnaire requested information from property personnel regarding their disclosure of any known excessive moisture or mold issues. The scope of this work should not be construed as a mold assessment.

Existing Roof Warranties

It is recommended that the Client investigate the transferability of the any in-place roof warranties to the new Ownership prior to any property transaction.

Phenolic Foam Insulation

Our evaluation of the roof systems at this property was visual and did not include moisture surveys or roof cores to evaluate the condition of unexposed roof system components, including the underlying insulation materials. Phenolic foam insulation was manufactured from 1980 through 1992 and has been determined to possibly lead to corrosion of steel decks because of an acidic reaction that takes place when the phenolic foam insulation contacts moisture. A national class action lawsuit was filed and settled on behalf of building owners that had phenolic foam roof insulation installed on metal decking, and against the roof insulation manufacturers. AEI Consultants recommends that the entire roof system, including the insulation and the condition of metal decking, should be inspected yearly and particularly prior to specifying a roof replacement. If phenolic foam insulation is determined to be present, full replacement of the insulation and/or the metal roof deck, or some portion of the deck, could be required. Additional costs such as these are not included in our roof replacement estimates.

Ongoing repairs and maintenance should be anticipated as part of routine operating maintenance, the cost of which will likely increase as the roofing ages. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that is not a part of this report's scope of services. For purposes of this level of assessment, any replacement is assumed to be the same construction-type as that which is currently in place.

Energy Policy Act of August 2005 and Energy Independence Act of 2007

Federal legislation has mandated that direct expansion (DX) cooling equipment, sized 1- through 5.5- nominal tons, single- and three-phase electric service, manufactured after June 19, 2008 shall have a minimum Seasonal Energy Efficiency Ratio (SEER) of 13. Within the next five years, it is speculated that minimum SEER ratings may be raised to 18 or 20. Further, due to the required reduction in the manufacture of refrigerant HCFC-22 since 2004, manufacturers began to provide SEER 13 and higher rated units in 2007 based on using refrigerant HFC-410A, the replacement for HCFC-22. Manufacturing of refrigerant HCFC-22 in 2015 will be limited to 10- percent of pre-2003 levels until final phase-out in 2020.

Air conditioning systems that use HFC-410A operate at much higher pressures than with HCFC-22.

Direct conversion of in-place HCFC-22 equipment may not be practical. Consideration must be given to the age, efficiency, condition and pressure rating of the existing evaporator coils, condition of the air handlers or furnaces, length and diameter of refrigerant piping, and configuration of the mechanical ductwork and plenums. Prior to replacing an individual system, or implementing a broader replacement program, a registered professional engineer or licensed air conditioning contractor should be consulted.

AEI Consultants' cost estimates provided in this Report assume that replacement condensing units compatible with the existing systems will remain available through 2011 or longer, however, the date that the client may realize the cost impact of these regulations may be sooner or later than can be estimated. Unless stated differently elsewhere in this Report, AEI Consultants has based replacement and conversion costs on utilizing existing refrigerant piping and evaporator coils for use with refrigerant HFC-410A. Depending on equipment in place, replacement and conversion may also require evacuation of HCFC-22 refrigerant, flushing and cleaning the existing refrigerant piping of refrigerant and oils, installing a filter-dryer, replacing the thermal expansion device if required, and charging the system with R-410A. These costs are not included in our cost estimate. AEI Consultants recognizes that replacement or conversion strategies may differ at each property based on equipment ages, economics, availability of HCFC-22 refrigerant, and the extent of costs associated with consequential building alterations due to air conditioning equipment and system modifications. Actual costs of maintenance, replacement, conversion, or of collateral physical renovations to unspecified building components may vary over the next several years and be additional to the cost tables; hence AEI Consultants recommends that a client consider establishing a contingency fund within its operating budget beyond any costs already reserved in the evaluation term. Complete replacement of the split DX systems, if required, could range from
$3,000 to $5,000 per system.

Building Electrical Systems

Recognizing that a property's electrical distribution components are a mostly hidden condition, and that these systems must be maintained on a regular basis as part of an operating budget, property owners/managers should utilize a licensed electrician to routinely monitor electrical connections, grounding systems, and fault protection devices for signs of metallic corrosion, for overheating, such as softened, distorted, or charred insulation on a wire or of a component's casing, and for cracking of pre-1965 rubber- type wire insulation. Close visual inspection of breaker panels at the branch circuit level might detect a developing problem with a high frequency of occurrence over the long-term. Infrared scans are recommended on a regular basis for main distribution equipment.

When electrical equipment manufacturers go out of business, part shortages can occur for in- place equipment, which may lead to replacing entire assemblies rather than a single component. Reusing salvaged electrical components can require extensive prior examination and refurbishing since they may contain aluminum parts or other corroded or degraded materials that must be reconditioned, or be wholly rejected by a licensed electrician; testing agency- approved / listed new replacement parts are recommended. From time to time, property owners/managers should check recall announcements from the United States CPSC (Consumer Product Safety Commission) for in-place electrical equipment, including HVAC equipment.

Federal Pacific Electric (FPE) Stab-Lok and Zinsco (Sylvania) Circuit Breakers

110- 220- volt FPE and Zinsco circuit breaker panels, manufactured from the 1950s into the mid- 1980s, may have a higher potential for failing to trip under overload or short-circuit condition at a greater frequency than comparable equipment made by other producers. Failure of a circuit breaker to trip can result in fire, property damage, or personal injury. These manufacturers are no longer in business, and all FPE Stab-Lok and Zinsco (renamed Sylvania after it bought Zinsco) panels need to be reviewed promptly by a licensed electrician. Note that information about fire and shock hazards associated with specific FPE and Zinsco and Sylvania equipment should be fully researched and understood by the licensed electrician prior to performing any repair or replacement work. Pending the findings by the inspecting electrician, simply replacing a circuit breaker should not be considered a complete repair; the panel should be replaced, since the breaker itself may not be the sole problem within the panel. Full panel replacement would be advisable much sooner than an assumed normal service life, but immediately if there is an insurance-related problem at the property due to the presence of these panels. Unless otherwise noted in the Cost Tables, no funds are included for full panel replacement work or associated costs.

Corrosion in Potable / Non-potable Water Distribution and Drainage Systems

Various corrosive conditions, including destructive Microbial Induced Corrosion (MIC) activity, can be present in both potable and non-potable water distribution systems, such as in space heating/chilled water piping, as well as a building's sanitary plumbing system. Over time, this corrosion can result in chronic leaking of piping. Some piping installations may be more prone to accelerated degradation or blockage, such as low-sloped waste drainage piping, low-usage supply piping, exceedingly high-flow velocities in undersized pipe, or installations with numerous bends/irregular lay-out geometries. Poor initial installation practices may also promote corrosion. Particular defects, such as pinholes in copper, may exist without discovery until substantial damage has occurred. Such piping is considered a hidden condition, including insulated or wrapped or embedded piping, and will prevent

adequate visual observation and therefore need to be part of preventative maintenance programs that could consist of flushing or videoing of these systems at recommended intervals. If testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; and the use of more-resistant materials.

No costs were included in this Report for significant testing or piping replacement unless otherwise specifically noted in the Cost Tables. AEI Consultants did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, AEI Consultants recommends regular testing and proactive maintenance to address this potential condition as part of an operating budget cost.

PB (polybutylene) Piping

Domestic water distribution using polybutylene piping has been the subject of class action lawsuits due to leakage. If PB piping was identified at the subject site, refer to the recommendations within the Report, and also to public websites that describe the product's performance and potential claim procedures, which are not described in this Report or in its scope of work to evaluate. Time limits for making PB piping claims appear to have expired, but should be verified by a qualified legal authority. Not all manufacturers' information may have been released on websites pertaining to a specific product or to litigation's outcome.

PB is recognized as a defective product within the Real Estate industry, used during the 1980s and 1990s. This material is known to exhibit a need for repair or full replacement as a result of problems associated with the various materials used, attack by high chlorine content in the water, or with the method of installation. Water leaks at fittings and splits in the piping are common, especially as the materials age. Problems can develop immediately or after 12-to-15 years. You cannot fully evaluate the condition of polybutylene piping visually because some deterioration may be from a breakdown of the integrity of the material itself. When PB piping systems leak, the occurrence can be catastrophic to interior finishes with a constant flow of water until a plumber or maintenance person turns off the supply.

Many factors contribute to the performance of PB installations, including the type of connector, type of banding (crimping), improper supported pipe lengths, kinked pipe, UV degradation of piping prior to enclosure, pipe subject to locally hot temperature (too close to water heater), bad crimps, improperly installed connectors, loose plumbing fixtures, and pipe lay-outs wholly unapproved by the manufacturer. Certain plastic-type connectors and aluminum-type bands (crimps) are reportedly more prone to quicker failure than others. Higher chlorine levels in municipal water supplies can accelerate PB systems' failure at plastic-type connectors.

Lack of leaks or usage of later year products or different installation methods, such as longer piping lengths or manifold-type pipe configurations to eliminate mid-run connectors, and brass or copper fittings/connectors, may reduce leakage potential but do not guarantee a leak-free PB installation. We believe polybutylene water distribution piping will experience leakage, and that the problems associated with failed polybutylene will likely accelerate.

We understand the difficulty in replacing something that is currently functional. Owners and lenders deal with this issue in different ways. As part of an acquisition, the presence of PB may impede or irrevocably affect the transaction, since some or accelerated full replacement is required as part of the transaction; other parties may conditionally accept the piping. For an existing Owner that is retaining its property, the economic choice may be to systematically replace the piping to prevent extensive damage to finishes and potential mold formation. Other Owners might maintain the system until the leaks become frequent enough to cause disruptions to the operation whereby some economic determinant or judgment is reached that justifies full replacement in the eyes of the concerned parties.

An aggressive and regular preventative maintenance program, such as using instrument testing (nondestructive) to detect moisture along PB runs within all hidden locations, may be economically justifiable to an Owning party, but as a third party, we cannot make this choice, since we must identify this material as a defective product that is projected to be replaced. There is no good way to predict when leaks will occur or when the cost of maintenance will justify replacement. AEI Consultants is not aware of any technical studies that can forecast when chronic problems will likely commence on less problematic PB systems, or to what degree.

AEI Consultants recommends that polybutylene piping be replaced; however, the method, timing, and economic assessment are factors within the judgment and risk tolerance of the property's Owner or potential Ownership. Costs for PB replacement will vary depending upon the configuration of the apartment units and buildings; however, it is AEI Consultants opinion that additional costs may be needed for repairs to non-plumbing items that might be affected. Any dollar amount indicated by this Report should be understood as being budget-only, and that it does not account for disturbance to the operation of the unit or complex or for mold testing and remediation. The method of replacement and scheduling (entire buildings vs. one unit at a time) will have a major impact on cost. If chronic leakage commences, the costs will significantly increase.

Batt Insulation on Underside of Metal Roofing

Some types of insulation batts with integral vapor barriers, especially metal foil-type barriers, have been known to cause deterioration of roof decks and rusting of metal roof connectors when attached securely to the roof framing. This situation can create a dead air space above the insulation, potentially trapping moisture from condensation or roof leaks. As part of the ongoing maintenance of buildings that have this type of insulation, AEI Consultants recommends a random inspection of the roof framing to verify that no current damage exists and that the insulation be vented to prevent future condensation buildup and damage to the assembly. Where insulation batts lack this barrier, the underside of a metal roof deck or panel is still considered a hidden condition that should be randomly monitored on a routine basis.

Roofing Replacement Costs

Costs for replacement are based on using the same construction-type as the currently in place roofing, unless otherwise noted. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that are not part of this Report's scope. Where an overlay-type system is already in place, or when a property's owner/management considers using a recovery-type overlay system in lieu of a complete tear-off to expose the structural deck, the existing underlying substrate and

conditions cannot be evaluated visually or within the scope of this Report. For purposes of confirming underlying conditions to accommodate an overlay-type system or replacement of only the membrane portion of an existing overlay system, additional testing is necessary, as well as verification by a manufacturer that it will accept the underlying substrate and conditions in order to fulfill Warranty requirements, achieve an estimated service life, as well as deliver performance characteristics.

For the purpose of estimating a replacement dollar amount, a type of re-roofing system and its cost have been assumed, although confirmation that the system will be compatible with underlying conditions at the time of actual replacement will be required. The selected re-roofing type, along with its cost assumed by this Report, may no longer apply when unacceptable conditions are later found, with consequential additional costs not included in this Report such as for significant remediation of underlying components or when a complete tear-off procedure is then deemed necessary.

Costs for roofing recommendations necessarily assume that the building and roof superstructures will accommodate the roofing's loads or change in load patterns, if any; supplemental structural engineering verification may be needed at additional cost beyond this Report. All roofing recommendations or costs are intended to be confirmed by the property's Owner/management's roofing advisors and roofing installer at time of the roofing proposal. Applicable roof design requirements (storm drainage criteria, fire ratings, Code requirements, insurance company ratings, energy criteria, zoning, etc.) need to be further verified while soliciting proposals and prior to installation, which are beyond the scope of this Report. Note that overlay systems can have a shortened service life or voided warranties where installed over existing roof conditions that do not allow rapid storm water drainage or other localized situations, and which should be understood by Owner/property management as being an acceptable economic choice between cost and long-term performance.

Piping/Duct Insulation

Gaps, splits, and vapor barrier failure in various types of pipe insulation has been known to cause corrosion of metallic piping and ductwork within hydronic systems where the insulation either absorbs moisture or allows condensation to form on the piping and ductwork. Since condensation and related corrosion can potentially cause long-term deterioration and damage to piping and ductwork within hidden spaces, as part of the ongoing maintenance of buildings that have this type of piping and insulation, AEI Consultants recommends a random inspection of the piping and ductwork and its insulation to verify that damage has not occurred. This condition can be latent and may require Ownership to open enclosed / sealed chase spaces.

Mechanical Connections in Proprietary Domestic Water Piping Systems

Proprietary piping systems of non-metallic semi-flexible piping material, such as PEX (cross-linked polyethylene), utilize metal or plastic inserts and crimped fittings to make pipe connections, which are installed by specialized tools. PEX piping and its connection methods are approved in model plumbing codes, which are projected to perform as long as other approved plumbing distribution materials such as plastic or copper. PEX materials were introduced to the United States since the 1980s; usage has increased widely and is produced by manufacturers globally. System designs, fittings, and installation tools vary with manufacturer. Since PEX expands and contracts more than traditional plumbing materials, accommodation for movement of the pipe needs to be made during

installation. Some early PEX installations experienced leakage at connections, typically attributed to unfamiliarity with installation methods or to specific fittings or other requirements.

Manufacturers, from time to time, have changed a fitting's material or design in order to address a particular fitting's tendency to corrode or crack. Reportedly in 2005, a Kitec metal fitting corroded when used on its Kitec brand PEX pipe having an aluminum inter-lining, which is not a typical PEX pipe design. A Zurn metal fitting reportedly showed cracking tendencies about 2007. Since January 2008, a limit on PEX use in California is reportedly based on leakage from a particular manifold-type fitting. PEX is wholly unrelated to problematic PB (polybutylene) piping, which was recognized by the Real Estate industry as defective in the 1980s to early 1990s. AEI Consultants advises that the installation quality of an overall PEX system cannot be readily determined visually, and leakage with a potential for mold formation are considered hidden conditions. Regardless of manufacturer, if PEX piping is present, property ownership/management and maintenance personnel need to be familiar with the characteristics of their PEX system's fittings and should exercise an increased awareness for the possibility of a localized leaking connection, and which should be considered a regular preventative maintenance practice, such as with non-destructive moisture meters.

ABS Pipe

ABS (acrylonitrile-butadiene-styrene) pipe is black rigid, non-pressurized plastic pipe used as drainage and vent. Certain ABS piping, manufactured during specific times by particular manufacturers, has experienced circumferential-type cracking at joints with subsequent leakage.

Certain manufacturers, between 1984 and 1990, produced the piping that has been the subject of litigation, but not all pipe manufactured by the identified manufacturers during those periods will crack.

ABS pipe is marked on the outside wall; markings include manufacturer name, references to code specifications, and a date code, when translated, reveals the date of manufacture. Those manufacturers and time periods include, but may not be limited to: Centaur: January 1985 through September 1985; Phoenix: November 1985 through September 1986; Gable: periodically between November 1984 and December 1990; Polaris: periodically between January 1984 and December 1990; Apache: periodically between November 1984 and December 1990. Any drain/vent type ABS piping that has leaked or shows cracking should be further examined for manufacturer name and date. Most usage of this piping is typically enclosed within walls or ceilings and is considered a hidden condition.

Maintenance personnel should undertake an inspection of their property where occasional openings in finishes or previous repairs have occurred and in attics/basements or crawl spaces where this piping might be exposed to view.

Fire Sprinkler System Microbial Induced Corrosion – (MIC)

Destructive microbial activity has been found to be a contributing factor in the corrosion of wet fire protection sprinkler systems.

Symptoms of MIC include pinhole leaks, smelly water, black water and tubercles forming inside the piping. The corrosion is seen more often in lower (numerical) Schedule steel

piping than with higher Schedule piping and appears to happen more at pipe seams. The National Fire Protection Agency (NFPA) is currently addressing the MIC problem with changes in NFPA 13 and 25.

Over time if left untreated, this corrosion can result in chronic leaking of the sprinkler piping. The presence of these organisms can only be confirmed using analytical tests. If the testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; the use of more-resistant materials; and possible cathodic protection. For some species, the use of biocides has been effective. A dry- pipe sprinkler system could also be affected because wet testing can allow residual moisture to be retained in piping low spots; this moisture, coupled with oxygen available in the compressed air within the pipe can potentially increase internal wall corrosion rates and possibly lead to leaks.

AEI Consultants did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, AEI Consultants recommends regular testing and proactive maintenance to address this potential condition of the fire sprinkler piping as normal preventative maintenance as part of an operating budget cost. No costs were included in this Report for significant piping replacement unless otherwise specifically noted in the Cost Tables.

Recalled Fire Sprinkler Heads

Our site observations may have noted the presence of fire suppression sprinklers within this/these structure(s). There have been several national recalls of various defective sprinkler heads. These manufacturers include Omega and recalled heads from Central, Star or Gem. The national recall of Central, Star or Gem sprinkler heads was due to the degradation failure of the O-rings. Other manufacturer-related reasons for non-functioning sprinkler heads also exist. If the presence of fire suppression sprinklers at the subject site was observed, we noted the type of spare heads stored on-site in the spare sprinkler head cabinet by observing the manufacturer's name of the heads; however, the same sprinkler head type may not be in actual service throughout the subject site. Because of manufacturer recalls, we therefore recommend that property owner(s) or their management firm(s) promptly contact the licensed fire suppression contractor that inspects and services their system in order to confirm the in-place head-types, and to verify if they are part of any manufacturer's recall or service bulletin. The time for a manufacturer's offer of partial dollar compensation for recall-related work may have expired; however, the work must still be performed promptly.

Pool and Spa Safety Act

The Virginia Graeme Baker (VGB) Pool and Spa Safety Act was enacted by Congress and signed by President Bush on December 19, 2007. Designed to prevent the tragic and hidden hazard of drain entrapments and eviscerations in pools and spas, the law became effective on December 19, 2008. Under the law, all public pools and spas must have ASME/ANSI A112.19.8-2007 compliant drain covers installed and a second anti-entrapment system installed, when there is only a single main drain. While the purpose of AEI's assessment is not to verify compliance with all applicable laws and regulations, we did inquire with management regarding their awareness of the VGB Act and their actions taken to comply.

Drywall imported from China

Drywall used in the Gulf States for new and reconstructed housing from 2004 to 2008 may contain Chinese made drywall that may contain fly ash (synthetic gypsum). Other affected areas reportedly include from New York to Texas to California. This material off-gases sulfur which corrodes (blackening) metal such as air- conditioning coils, plumbing and copper wiring and damages electronic appliances including TVs and computers. Manufactures of the drywall include Knauf Tianjin, Knauf Gips and Taian Taishan. Home builders using this material include Lennar Corp., Aubuchon Homes, Meritage Homes, Ryland Homes, Standard Pacific Homes, Taylor Morrison and WCI Communities. While the purpose of AEI's assessment is not to verify building materials, we did inquire with management regarding dates of construction and dates of major remodeling that may have used substantial amounts of drywall. AEI also inquired about tenant complaints regarding olfactory concerns or damaged electronic appliances. AEI did assess some visible building components that would be affected by off-gassing from drywall containing synthetic gypsum. Many components affected including copper pipes and wires are hidden from view and were not assessed. No testing of drywall components was conducted by AEI.

Composite Aluminum Siding

Aluminum composite cladding with a polyethylene core has not been approved for use in the United States but has been used extensively in the UK and Australia. The US has adopted the International Building Code that requires tall building cladding to pass a rigorous test by the National Fire Protection Association called NFPA 285. The US has long required two remote exit stairs and fire suppression systems in residential use buildings. The material is Reynobond PE manufactured by Arconic. Arconic has ceased manufacture of the product after the London fire at Grenfell Tower. According to ASTM E2018-15 Section 11.1 Activity Exclusions indicates the following exclusion, Section 11.1.14 Evaluating the flammability of materials and related regulations. As such, AEI Consultants does not evaluate the flammability of materials and related regulations.

APPENDIX F

List of Commonly Used Acronyms

ABBREVIATIONS AND ACRONYMS

ADA	The Americans with Disabilities Act	GWB	Gypsum Wall Board
ADAAG	ADA Accessibility Guidelines	HVAC	Heating, Ventilating and Air Conditioning
AHU	Air Handling Unit	IAQ	Indoor Air Quality
ASTM	American Society for Testing and Materials	IM / IR	Immediate Repair
BOMA	Building Owners & Managers Association	LFCA	Limited Facility Condition Assessment
BUR	Built-up Roof System	MEP	Mechanical, Electrical & Plumbing
BTU	British Thermal Unit (a measurement of heat)	MDP	Main Distribution Panel
DWV	Drainage, Waste, Ventilation	NA	Not Applicable
EIFS	Exterior Insulation and Finish System	NFPA	National Fire Protection Association
EMS	Energy Management System	OPC	Opinion of Probable Cost
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)	PCA	Property Condition Assessment
EUL	Expected/Effective Useful Life		
FCA	Facility Condition Assessment	PGA	Peak Ground Acceleration
FCI	Facility Condition Index	PML	Probable Maximum Loss
FCU	Fan Coil Unit	PSQ	Pre-Survey Questionnaire
FEMA	Federal Emergency Management Agency	PTAC	Packaged Through-wall Air Conditioning (Unit)
FFHA	Federal Fair Housing Act	R&M	Repair and Maintain - Routine Maintenance
FHA	Forced Hot Air	RR	Replacement Reserve
FHW	Forced Hot Water	RUL	Remaining Useful Life
FIRMS	Flood Insurance Rate Maps	RTU	Rooftop Unit
	U.S. Freedom of Information Act (5 USC 552 et	SEL	Scenario Estimated Loss
FOIL	Freedom of Information Letter	SF	Square Feet
FTRP	Fire Retardant Treated Plywood	SUL	Scenario Upper Limit
GFCI	Ground Fault Circuit Interrupter	TPO	Thermoplastic Polyolefin Roof Membrane
GFI	Ground Fault Interrupt (circuit)	VAV	Variable Air Volume Box
GPNA	Green Physical Needs Assessment	WDO	Wood Destroying Organism

APPENDIX G

Property Evaluator Qualifications

CHRISTOPHER GUMMO

ASSOCIATE CONSULTANT

EDUCATION

- M. S., Construction Management, Drexel University
- B.A., The Catholic University of America

CERTIFICATIONS

- InterNACHI CPI, NACHI21022646 - 2021
- Construction Document Technologist, CSI – 2014

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Gummo has prepared over 500 ASTM standard Property Condition Reports (PCR), including conducting walk-through surveys to assess the condition of building's major systems. As part of this work, Mr. Gummo regularly conducts investigative research of service contractors and government agencies and prepares estimates for Immediate Needs Reserves as well as On-Going Reserves required to maintain a property, based on observations and interviews with personnel familiar with the property. Additionally, Mr. Gummo has reviewed and senior authored hundreds of Agency PCA reports in accordance with Fannie Mae Delegated Underwriting Standards and Freddie Mac guidelines.

PROJECT EXPERIENCE

Project experience for Mr. Gummo includes:

- Equity scope PCA for the Margaritaville at Lanier Islands resort in Lanier, Georgia. The 1,500-acre property consists of hotels, event/conference centers, waterparks, restaurants, golf course, camping facilities and R/V parks, boat slips, and separate water treatment facilities. The scope required deficiency cost evaluation and reserve planning.
- Equity scope PCA for the Diplomat Golf Resort & Spa in Hallandale Beach, Florida. The 115-acre property consists of a hotel, event/conference center, restaurants, golf course, tennis facilities, spa, and 48-slip marina. The scope required deficiency cost evaluation and reserve planning.
- Equity scope PCA for the Wells Fargo Center in Jacksonville, Florida. The 37-story building consists of luxury office suites, restaurants, banking institutions, and parking garages. The scope required deficiency cost evaluation, reserve planning, parking garage evaluation (façade/structure).
- Equity scope PCA & punch list close-out for the Clarius Park Charlotte Center in Charlotte, North Carolina. The Subject consisted of a newly constructed large-scale light industrial complex. The scope required deficiency cost evaluation, reserve planning, and punch list close out confirmation over a period of months with the construction team.
- Physical Needs Assessments in conjunction with The Georgia Department of Community Affairs Tax Credit requirements for the following properties:
    - Magnolia Heights – Covington, GA – 200 living units (Scope: Fannie Mae)
    - Lucy Morgan II – Lagrange, GA – 93 living units (Scope: Fannie Mae)
    - Willingham Mill – Macon, GA – 139 planned living units/Rehab (Scope: Fannie Mae)
    - Hidden Lakes – Macon, GA – 144 living units (Scope: Fannie Mae)
        - The scope required deficiency cost evaluation, reserve planning, and project budget to be evaluated per the GA Tax Credit requirements. Along with regular coordination over a period of months with the construction team.
- Construction Loan Monitoring projects for more than one year in duration:
    - Harmony at Covington – Covington, GA – 122 living units
    - Oaks at New Hope – Lawrenceville, GA – 140 living units
    - The Reserve at Windy Hill – Marietta, GA – 250 living units
    - The Woods of Decatur – Decatur, GA – 99 living units
    - Austin Oaks – Decatur, GA – 176 living units
    - Legacy Riverdale – Riverdale, GA – 615 living units

Matthew E. Wasson

Vice President, Capital Planning Services

EDUCATION

- BS – Bachelor of Science, Civil and Environmental Engineering, University of Cincinnati

CERTIFICATIONS AND TRAINING

- Trained as an Asbestos Inspector
- OSHA 40 Hour Occupational Safety and Training
- HUD MAP Training, Fort Worth, TX (2005)
- HUD MAP Training, Columbus, OH (2010)
- HUD MAP Training, Chicago, IL (2010)
- ASTM Training, Detroit (2011)
- HUD MAP Training, Cleveland (2011)

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Wasson has more than 25 years of experience with engineering and environmental assessments. He has performed thousands of site surveys and directed thousands of due diligence assessments for Commercial Clients, Federal and State clientele, Higher and Lower Education Institutions, Capital Market entities, and Equity Investors in all 50 states and two United States territories.

Mr. Wasson is knowledgeable with the ASTM Standard Guide for Property Condition Assessments and Phase I Environmental Site Assessments, accessibility standards including UFAS, FHAA, ADA, and Section 504. Mr. Wasson has a thorough understanding of the various site and building components and systems that make up a property, the types of issues that arise, and needs of the clients.

PROJECT EXPERIENCE

- Mimms/MDM Portfolio - Managed and supervised building site and component inventory across 6+ million square feet, across 82 properties in six states. AEI developed software application enabling client to manage equipment serving individual tenant spaces, prioritizing repairs and tracking assets as well as site owned assets.
- Department of Defense Manufacturing Facility - Directed and managed Facility Condition Assessments and Accessibility Survey at a campus composed of 49, multi-use buildings, some dating from before 1945. Aided Client in developing repair/replacement hierarchy and prioritization schedule.
- General Services Administration - Development and implementation of Facility Condition Assessment Program to comply with the GSA Building Engineering Report program evaluating 40 facilities with over 15 million square feet utilizing architectural, engineering, and specialty service personnel.
- University of Alabama – Directed and managed multi-disciplinary team to develop 10-Year forecast of site and building component maintenance and life cycle replacement recommendations as well as accessibility barriers. Included developing inventory of mechanical equipment with bar coding to import into computer maintenance monitoring system. Evaluation scope included over 10 million square feet comprised of 195 structures

composed of modern construction, historical buildings, residential high-rise buildings, sports complexes, science institutions, and senior living facilities.

- Arlington County Government, VA - Responsible for designing and implementing a project approach that provided comprehensive facility condition assessments services consisting of evaluating backlog maintenance and costs required to remedy deteriorating conditions, identify near-term needs to maintain standards, and assure the service integrity of aging systems and building components. In addition, established a facility condition baseline for benchmarking and tracking progress, and developing cost estimates and priorities for major repair and replacement projects. Portfolio consisted of 65 properties which equated to over 1.5 million square feet.
- Diocese of Arlington, Arlington VA - Created and implemented a assessment model to identify, evaluate, and prioritize Capital Improvement Projects, Healthy and Safety repairs, and Accessibility deficiencies. The goal of the facility condition assessments was to enable the Diocese to prioritize funding and allow a global view of the condition of the school systems in the Parishes. The program was executed with the use of three assessment teams. Each assessment team was comprised of a registered architect and a mechanical engineer. The total contract value was $74,000.00 and was completed in February 2006.
- Archdiocese of Chicago, IL - The Facility Condition Assessment Program for the Archdiocese of Chicago is a customized approach. Parish facilities typically included a Cathedral, rectory, schools, housing, bell towers, and gathering halls. The Parish facilities were generally late 1800's or early 1900's construction and had not seen significant improvements. As such, a team approach was developed with a slant towards historical preservation.
- City of Charlottesville, VA - Directed multi-disciplinary team to conduct Facility Condition Assessments to develop recommendations for building life cycle replacement needs. This project approach included addressing deterioration of the buildings and maintenance requirements, security, energy efficiency, and historic preservation. In determining the needs of the client, an inventory of each buildings' systems and components was developed. Project enabled City Department to approach City Council for budgetary needs.
- Clark County Housing, NV - Program was designed to provide on-site facility assessments that focused on current building conditions, building code deficiencies, and non-compliant ADA issues. The field data collected was used to populate a custom designed Microsoft Access database.
- National Church Residences (NCR) - National senior housing provider Oversaw portfolio of senior housing projects for National Church Residences (NCR), which is the largest Non-Profit Housing organization in the United States with over 300 properties. As Program Manager, responsibilities included: developing a relationship with the client, generating a scope of work consistent with the goals of NCR and their funding needs, development of a software platform that would collect field data and transfer inventory items to the NCR database, development and training of 22 Engineers and Architects that performed the field work, reviewing technical reports and consulting with client on findings and conclusions, and meeting with HUD Offices across the country in support of NCR's funding needs.
- National Property Broker - Responsible for technical development and implementation of property condition and environmental assessments of over 34 properties with a total of 2,784 apartment units. While with a former employer Mr. Wasson assisted a HUD appointed Broker in developing property profiles which enabled HUD to understand its portfolio and determine their credit exposure.
- Equity Property Owner - Program Manager of the Project Capital Needs Assessment of a multi-state 25 property, 3,087 bed assisted living portfolio. Mr. Wasson was responsible for insuring the 232 Projects were completed in conformance with the HUD MAP Guidelines.