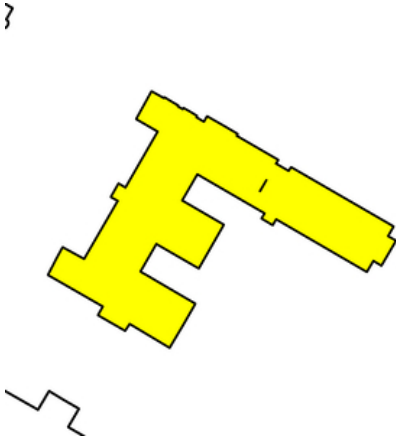


Facade Condition Assessment Report

BUILDING AND ROOF OVERVIEW

Building Key



Wall ID	7709-BW
Location	36.XXXXXXX, -78.XXXXXXX
Building Name	REDACTED
Building No	7709
Assessor	John Suschak
Assessor Date	02/13/2023
Mission Dependency Index	70
Any Known Safety Risks?	No safety issues were observed.

Primary Wall System Image



Wall System	Masonry Mass
Wall Description	Primary stone masonry.
Wall Year Built	1929
Wall 1st Total Square Feet	49,056
Wall System Location	All
Wall System Location Description	All elevations including rooftop.
Average Wall Height	40'

Secondary Wall System Image



Wall 2nd System	Masonry Mass
Wall 2nd Description	Limestone features, including window surrounds, water tables, spandrels, finials, and copings.
Wall 2nd Square Feet	14,667
Wall 2nd System Location	All
Wall 2nd System Location Description	All elevations including rooftop.
Average Wall 2nd Height	40'

Third Wall System Image



Wall 3rd System	Siding
Wall 3rd Description	Clay tiles/simulated shake shingles.
Wall 3rd Square Feet	350
Wall 3rd System Location	Roof Top
Wall 3rd System Location Description	Dormers and a rooftop structure along the rooftop elevation.
Average Wall 3rd Height	40'

CONDITION SUMMARY

Asset Measurable	As Assessed	With Repairs and One-time Maintenance	With Repairs and Ongoing Preventative Maintenance
Condition Rating	Poor	Fair	Fair
Condition Index	<div> <div></div> <div>65.57%</div> </div>	<div> <div></div> <div>72.65%</div> </div>	<div> <div></div> <div>74.40%</div> </div>

LIFECYCLE AND TOTAL COST OF OWNERSHIP SUMMARY

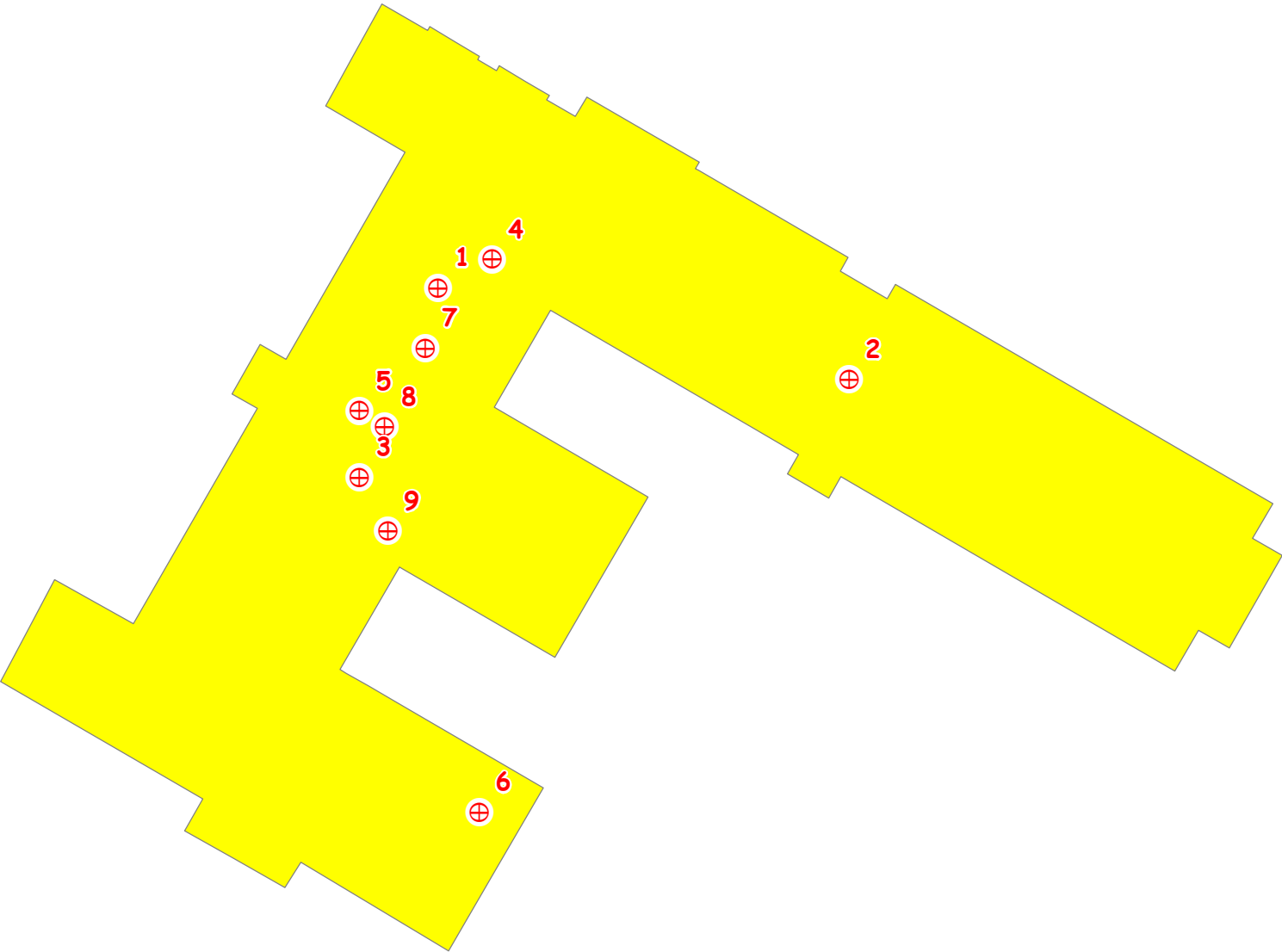
Asset Measurable	As Assessed	With Repairs and One-time Maintenance	With Repairs and Ongoing Preventative Maintenance
Remaining Service Life	35	69	84
TSL Replace Year Estimate	2060	2094	2109
Annual Total Cost of Ownership	\$76,314.83	\$64,320.06	\$58,674.26
Annual Total Cost of Ownership Savings	\$0.00	\$11,994.77	\$17,640.57
Annual Total Cost of Ownership Savings %	0.00%	15.72%	23.12%
Facade Repairs Recommended?	Yes: Repairs and regular maintenance are suggested to maximize the facade system's serviceable life.		

SEALANT JOINTS & WINDOWS


REPAIR AND MAINTENANCE COST ESTIMATES






Total Window Sealant Joint (LF):	8,623	Current Maintenance Total	\$128,146.00
Total Door Sealant Joint (LF)	325	Preventative Clean and Seal	\$96,022.00
Total Control Joint Sealants (LF)	110	Preventative Tuckpointing	\$76,467.60
		Preventative Sealants	\$72,464.00
		Preventative Maintenance Total	\$244,953.60
Total Replace Window (SF)	6,276	Preventative Maintenance Project Year Estimate	2037
Replace Window Total Cost	\$784,500.00	Total Repair Costs	\$433,263.65
Replace Window AEC Fees	\$0.00	Repair AEC Fees	\$54,157.96
Replace Window Project Budget	\$961,012.50	Project Repair Budget	\$487,421.61
		Repair Project Year Estimate	2027

FACADE DEFECT KEY PLAN: 7709-BW



LEGEND





 Facade Defect Number

-  Good (100% - 90.01%)
-  Fair (90% - 72.01%)
-  Poor (72% - 54.01%)
-  Bad (54% - 36.01%)
-  Failed (36% - 0%)



Facade defect number corresponds with the defect table below.

OBSERVED FACADE DEFECTS AND MAINTENANCE ITEMS

Defect Overview Image	Defect No.	Defect Type	Quantity	Unit Cost	Repair Specification
	1	Clean and Seal - Masonry power wash and seal	64,073 (SF)	2	Clean masonry walls and apply clear water repellent material
	2	Tuckpointing - Stone or linear spot pointing	4,396 (LF)	20	Cut out areas of open masonry joint and install new mortar spot pointing
	3	Tuckpointing - Stone or linear spot pointing	6,080 (LF)	20	Cut out areas of open masonry joint and install new mortar spot pointing
	4	Patching - Stone masonry patching	25 (SF)	120	Remove loose material and install approved stone patching material

Defect Overview Image	Defect No.	Defect Type	Quantity	Unit Cost	Repair Specification
	5	Window-Door Sealant - Failed and open sealant joint	144 (LF)	9	Cut out joint and backer rod and replace sealant
	6	Window-Door Sealant - Failed and open sealant joint	325 (LF)	9	Cut out joint and backer rod and replace sealant
	7	Control Joint - Failed and open sealant joint	110 (LF)	9	Cut out joint and backer rod and replace sealant
	8	Metal Flashings and Painting - Paint metal flat surfaces	1,433 (LF)	20	Clean metal railings and posts and install new metal paint

Defect Overview Image

Defect
No.

Defect Type

Quantity

Unit
Cost

Repair Specification



9

Penetration Sealant -
Failed and open sealant
joint

246 (LF)

9

Cut out joint and backer rod and
replace sealant