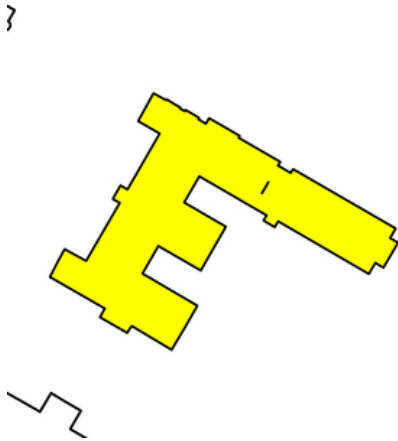


Facade Condition Assessment Report

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

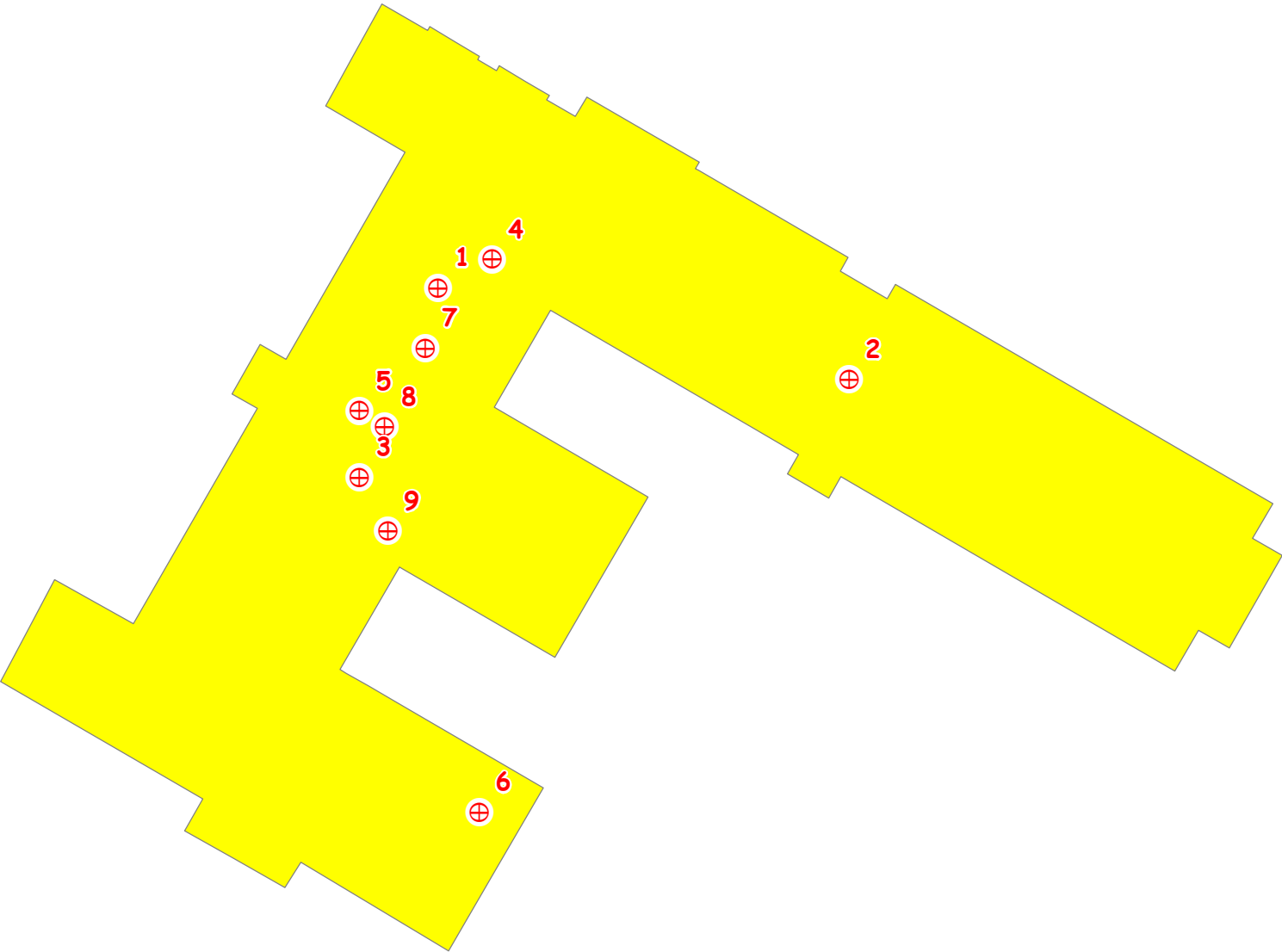
| Asset Measurable | As Assessed | With Repairs and One-time Maintenance | With Repairs and Ongoing Preventative Maintenance |
|--|--|---------------------------------------|---|
| Remaining Service Life | 35 | 69 | 84 |
| TSL Replace Year Estimate | 2060 | 2094 | 2109 |
| Annual Total Cost of Ownership | \$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