



Property Condition Assessment (PCA) of



[REDACTED] Church

[REDACTED]

[REDACTED]

Expressly Prepared For:

[REDACTED]

[REDACTED]

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1. Executive Summary

1.1 Property Summary:

Property Name:	████████████████████
Current Use:	Church, School and Meeting space
Previous Use:	Church, School and Meeting space
Building Square Footage:	20,000 SF (Combined/2 Buildings)
Parcel Size:	5.5 Acres
Date Built:	1970, Renovation / Addition 1985

1.2 General Description: Wake County lists the property as office space consisting of two buildings. One building consists of two floors with wood construction on a concrete slab foundation built in 1965. The building has CMU walls with wood joists supporting the roof covered by EPDM membrane. A second building constructed in 1985 consisting of a steel-framed structure with corrugated metal panel, siding and a steel-framed roof supporting insulated metal panels covered in what appears to be TPO-membrane roofing. The site faces SE with access off Fayetteville Road with parking primarily to the NW. This parcel is bordered on three sides by developed residential parcels and light commercial properties across Fayetteville Road. Grading is moderately sloped to the SE with stormwater runoff to municipal stormwater drainage.

1.3 Reported Capital Improvements: None.

1.4 Property Condition Overview: Overall, the property is in good to fair condition. The CMU and wood-structure building is in fair to poor condition for its age, past use and current use. Reportedly, half of the building underwent asbestos remediation and was stripped to the bare studs, concrete slab and joists/rafters. The building appears structurally sound, but would require significant upfit to return the space for occupancy. Currently, this space is used only for storage. The other half of this building, referred to as "The Commons" is currently used for meeting space and a kitchen/cafeteria. The metal-framed building is in good condition and contains classrooms and a large gymnasium which doubles as the church congregation space. Paved areas are in good condition. Flatwork is good, but some areas of cracking were observed. The retaining walls along the NE side of the metal building are damaged in some areas and will require repair/replacement.

2. Purpose, Scope and Limitations/Exclusions

2.1 Purpose: **Apex CRE Inspections** was retained to conduct a detailed Property Condition Assessment (PCA) of the listed property. The purpose of this assessment is to provide an objective, independent, professional opinion of the cost of repairs needed at the property.

2.4 Research: The objective of the document review and interviews is to augment the walk-through survey and to assist the inspector's understanding of the subject property and identification physical deficiencies. Records or documents that are readily available and reasonably ascertainable may be reviewed in completion of the assessment. Accuracy and completeness of information varies among information sources. The inspector is not obligated to identify mistakes or insufficiencies in the information provided. However, the inspector will make reasonable efforts to compensate for mistakes or insufficiencies of information reviewed that are obvious in light of other information provided. It is the responsibility of the Client to verify the information as correct and true.

- Wake County GIS Record - Reviewed August 14, 2022
- Aerial photos and topography - (Google Maps) Reviewed August 14, 2022
- FEMA Floodplain Maps - Reviewed August 14, 2022
- Fire Extinguisher & Fire Suppression System Certifications - Reviewed on-site

3. Environmental

3.1 Limitations Statement: This section does not constitute an Environmental Site Assessment and comments are offered as a courtesy to the Client.

3.2 Property Prior Use: Church and Office/Meeting Space

3.3 Adjacent Properties:

North - Residential Properties
East - Residential Properties
South - Light Commercial
West - Residential Properties

3.4 Wooded Areas/Wetlands/Waterways: North

3.5 FEMA Floodplain Map (See Appendix - 3)

- Comment: This property does not lie within the 100-year floodplain.

4. Site

4.1 Topography & Drainage: The property is moderately sloped toward the SE into a municipal stormwater drainage system.

- Standing Water: Not Visible at time of inspection.
- Retention Ponds: Not Present
- Signs of Erosion: Minor erosion present around the perimeter of the congregation hall/gymnasium. Damaged retaining wall along NE side.

7.4 Wastewater Drainage: Sanitary piping and venting is cast iron and PVC where visible.

- Condition: Good

7.5 Wells: Present. Not evaluated; beyond the scope of this assessment.

7.6 Wastewater Pump Station / Septic Systems: Present. Not evaluated; beyond the scope of this assessment.

7.7 Sump Pump: Not Present

7.8 Hot Water Production: One 12-gallon, electric water heater provides hot water to the Congregation Hall and is 14 years old. One, 40-gallon, electric water heater provides hot water to the Commons building and is 18 years old. Replacement Reserves are anticipated within the term.

- Condition: Good



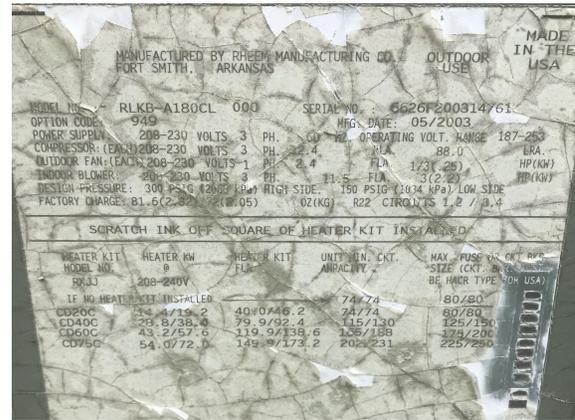
8. Heating, Ventilation & Cooling (HVAC) Systems

8.1 System Overview: One Payne, Roof Top-mounted Unit (RTU) heat pump provides heat and cooling for The Commons building. This unit appears to be 4.5 - 5 Tons cooling capacity and is 11 years old (2011).



MODEL		PH3ZNB060000AATP									
N° DU MODELE		1811X94974									
SERIAL / SERIE		1811X94974									
FACTORY CHARGED WITH R-410A REFRIGERANT											
253	MAX	197	MIN								
PH	HZ	RLA	LRA	FACTORY CHARGED		TEST PRESSURE GA					
1	60	26.4	134	LBS	KG	HI	450	PSI	3102		
				8.5	3.86	LOW	250	PSI	1724		
C	PH	HZ	FLA	HP (W)	MAX EXTERNAL STATIC PRESSURE		0.5				
	1	60	1.9	1.0 (245)	PRES. STAT. EXTERIEURE MAX.		Pa				
	1	60	7.6	1 (746)							
OR USE CHARGE UNIT PER INSTALLATION INSTRUCTIONS											
CR	VOLTS	PH	HZ	ELEC. HEAT FLA	MIN. CKT. AMP (MCA)	MAXIMUM OVERCURRENT PROTECTION DEVICE (FUSE/REC)	MINIMUM LNFP DISCONNECT				
	208/230	1	60		42.5	60	41	136			
	208/230	1	60	18.0/20.6	65.0/68.5	70/70	62/65	136/136			
	208/230	1	60	27.0/31.3	76.3/81.6	80/80	72/77	136/136			
	208/230	1	60	36.1/41.7	87.6/94.6	80/100	83/89	136/136			
	208/230	1	60	44.1/62.6	110.1/120.6	125/125	104/112	136/136			
	208/230	1	60	72.1/83.3	132.6/146.6	150/150	124/137	136/137			

The Congregation Hall has two, Rheem 15 ton air conditioners, approximately 19 years old (2003). The Congregation Hall has a Reznor, ceiling-mounted, propane-fired heating element with 300K BTU capacity.



- Condition: Fair. The Payne A/C unit has a EUL of 15-20 years and replacement should be considered during the term.
- Condition: Fair. The Rheem units have a EUL of 20-25 years and replacement should be considered during the term.
- Condition: Good. The three units that heat/cool the classrooms/offices in the Congregation hall are approximately 10-12 years old. The Payne unit is a 5 ton A/C unit with heat pump. The two Carrier units are 3 ton capacity heat pump units. Units of this size and type have an EUL of 15-20 years depending on the location, maintenance and use and replacement should be considered during the term.
- Comment: One propane tank is located on the NE side of the Congregation Hall and supplies the ceiling-mounted heater.



9. Electrical

9.1 Electrical Service: Main electrical service is provided to the NE side of each building from pole-mounted transformers and into the building's main distribution panels. Sub-panels and breakers are found in each building. The Congregation Hall has a main feed of 600 Amps 240/120 volts and The



12.3 Flooring: Primarily tile with minimal carpet in some areas.

12.4 Windows: Operable glass panel windows throughout both buildings.

- Comment: Aluminum framed windows appear to be original construction, single-pane glass. These windows provide minimal insulation and should be considered for replacement to improve efficiency and operation.

12.5 Lighting: Suspended fluorescent lights.

- Condition: Good

12.6 Bathroom Fixtures: Standard bathroom fixtures installed in two common area bathrooms (Sinks, Toilets, Urinals, Partitions, and Countertops..

- Condition: Good

12.7 Stairways: Present



13. Commercial Cooking

Kitchen areas are not equipped nor qualify for commercial cooking.

14. Accessibility & ADA Compliance

The Property Condition Assessment included a Baseline Americans with Disabilities Act (ADA) Evaluation which is a Visual Accessibility Survey consisting of a limited scope visual survey and based on the checklist provided in ASTM E 2018-15. The baseline scope of work excludes limited measurements and counts. Since the evaluation is limited in scope and is based on representative sampling, non-compliant conditions may exist which will not be identified as a result of the assessment. This evaluation screening is not to be considered an in-depth ADA or FHA survey or audit. The opinions regarding ADA compliance should be considered preliminary. The purpose of the limited visual survey is to provide a general observation of the level of attention paid to keeping the property ADA compliant.

14.1 Parking Spaces: The subject property has five marked ADA spaces, which are van-accessible at the front of each building. All striping must be reapplied every 7-10 years.

14.2 Flat or ramp access from parking lot ? Yes.

14.3 Entrance: Flat

14.3 Interior Travel: No Obstructions.

14.5 Restroom Access: Restrooms are clearly marked and accessible. Fixtures are appropriately installed.

Appendix 2 - Definitions

Immediate Repairs - estimated cost of remedying an existing safety hazard, or repairing a system or component that will likely fail within a year, is materially unsafe at time of inspection, and/or is likely to cause a system failure, safety hazard, or significant cost escalation within one year.

Short Term Repairs - estimated cost of repairs which may not require immediate attention, but which should not be delayed for more than two years. These may include deferred maintenance, routine preventive maintenance, testing, further investigation, and/or related action.

Modified Capital Reserves - a schedule of estimated costs, on a rotating yearly basis, of typical repairs and replacements that are not classified as maintenance or operating expenses. These are calculated based on typical use and failure in a given area and are subject to idiosyncrasies of building use, tenant number and use, weather, preventive maintenance, and related factors.

Good Condition - indicates that the component is acceptable as inspected, and in normal circumstances requires routine and/or preventive maintenance. Systems and components may fail when predicted by their estimated useful life (EUL). Also written as, "Satisfactory."

Fair Condition - indicates that the component is acceptable as inspected, but is more likely to require repair or replacement due to EUL and/or evident conditions.

Poor Condition - indicates that the component requires repair, replacement, or professional investigation at once.

EUL - Estimated Useful Life indicates the expected life of a system or component, if it is properly and professionally maintained. Calculated from recent averages, a component's real life-span may vary based on construction quality, frequency and intensity of use, regular maintenance, and/or environmental factors.

EFF AGE - Effective Age indicates the assessor's educated opinion of the useful age of the system or component. The effective age may or may not deviate from the actual age, depending on construction quality, frequency and intensity of use, regular maintenance, and/or environmental factors.

RUL - Remaining Useful Life indicates the remainder of years left between EUL and EFF AGE. Replacement of the component should be expected when the RUL is shorter than the Reserve Term.

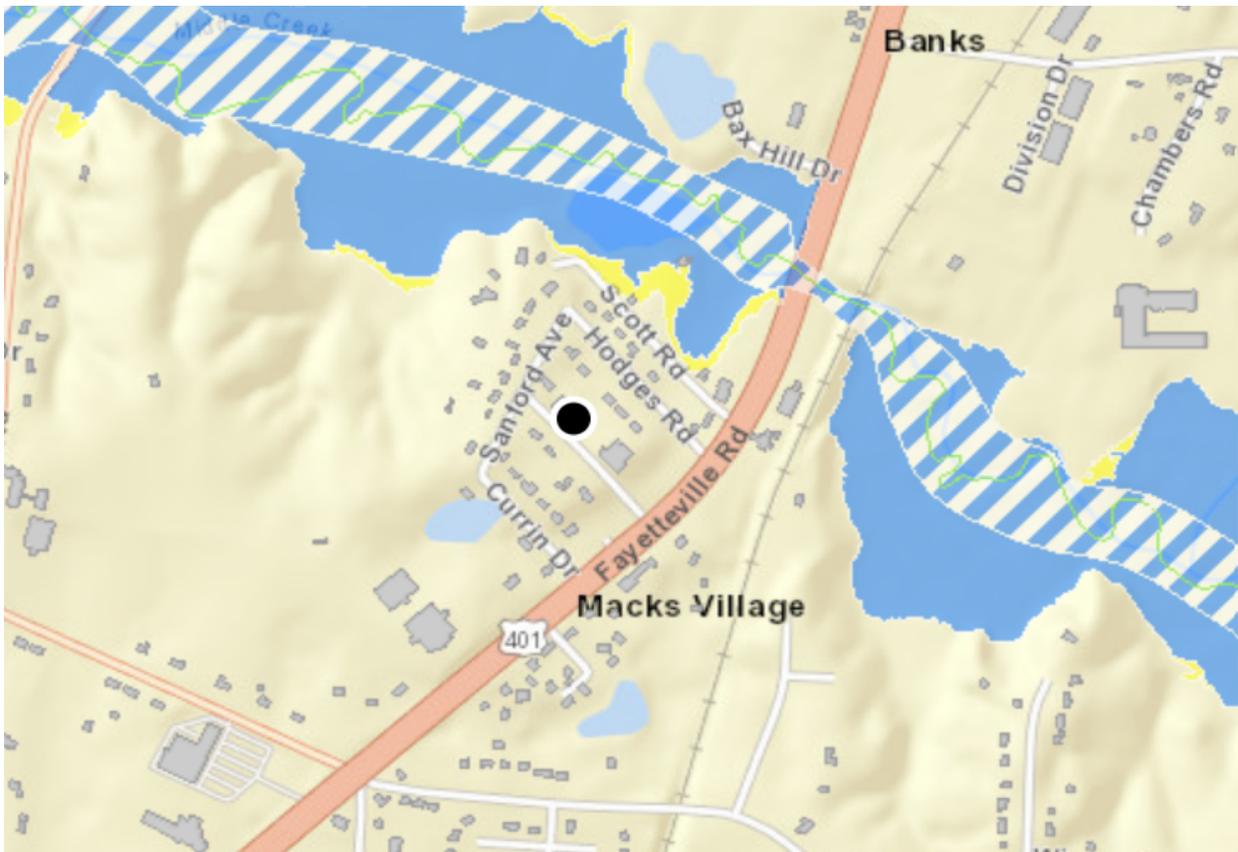
Inflation Factor - indicates the predicted rise in required reserves to service the property, compounded over time. This is based on historical averages and is a prediction, not a guarantee. As with any prediction, the inflation factor is subject to change due to a host of related economic factors.

Cycle Replace - total cost of replacing an entire set of similar components. This is calculated based on the Unit Cost multiplied by the Quantity. Each time the full set of components is replaced, the Cycle Replace value is required.

Unit Cost - cost associated with replacing each single unit.

Deferred Maintenance - withheld maintenance items due to budget shortfalls, reallocation of funds, negligence, and/or related factors. The practice or repeated deferred maintenance often leads to higher costs in the long-term, as components fail, cause further damage, and/or promote health hazards.

Appendix 3 - FEMA Floodplain Map



According to NC Floodmaps, this property does not lie in a floodplain.

