



Critical Repair Report

Project:	Pickens Patterson Terrace
Property Type:	Multifamily
Inspection Date:	02/06/2023

Pickens Patterson Terrace - Accessibility							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Level 1 Alterations	Based upon the one hundred and sixty-nine (169) parking spaces available at the site, six (6) handicapped accessible parking spaces, inclusive of one (1) van accessible parking space, are required by the Americans with Disabilities Act (ADA). Currently, the property features seven (7) non-compliant standard designated handicapped parking spaces: one (1) space located at the Management Building, two (2) spaces located at Building 181-183, two (2) spaces located at Building 281-283 and one (1) space located at Building 291-293. All spaces feature pavement markings; however, they are missing access aisles with compliant curb access and vertical signage. In addition, the property does not feature any van accessible spaces. In order to comply with the ADA, the modification of five (5) of the existing standard spaces and the conversion of one (1) additional existing standard accessible space located outside of the leasing office into a compliant van accessible space is required. Standard handicapped spaces require a 60-inch wide access aisle, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle.	6	Each	\$350.00	\$2,100.00
2	3.2.5	Level 1 Alterations	The playground located adjacent to the Management Building is not located on an accessible route. In order to comply with the Uniform Federal Accessibility Standards (UFAS), the installation of an accessible route to the playground is required. An accessible route is defined as a continuous, unobstructed path through sites and buildings that connects all accessible features, elements, and spaces. It should be noted that the slope of any ramp shall not exceed 1:12.	1	Each	\$1,000.00	\$1,000.00
3	3.4.1	Repairs	The men's and women's public restroom sinks were observed with non-compliant knob type hardware. In order to comply with the Americans with Disabilities Act (ADA), replacement of the existing sink hardware with accessible (levered type) hardware is required.	2	Each	\$125.00	\$250.00
4	3.4.1	Repairs	The bathroom sinks in the designated handicapped dwelling units were observed with knob type hardware. In order to comply with UFAS, replacement of the existing sink hardware with accessible (levered type) hardware in four (4) of the dwelling units is required.	4	Each	\$125.00	\$500.00
5	3.4.1	Repairs	The bathrooms in the designated handicapped dwelling units 181,183, 273 and 283 were observed without shower spray units with a hose. In order to comply with UFAS, the installation of a shower spray unit with a hose that is at least 60-inches is required.	4	Each	\$75.00	\$300.00
6	3.4.1	Level 1 Alterations	The toilets in the men's and women's public restroom accessible stalls were measured with approximately 22-inches from the adjacent side wall to the centerline of the toilet. In order to comply with the Americans with Disabilities Act (ADA), the relocation of the toilets to provide 18-inches maximum distance from the adjacent side wall to the centerline of the toilet is required.	2	Each	\$1,000.00	\$2,000.00



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7	3.4.3	Repairs	The designated handicapped dwelling units were observed with thermostats mounted higher than 48-inches above the finished floor (approximately 56 to 57-inches observed). In order comply with UFAS, lowering the thermostats to a height no greater than 48-inches above the finished floor in four (4) of the designated handicapped dwelling units is required.	4	Each	\$75.00	\$300.00
8	3.7.1	Level 2 Alterations	The Management Building men's and women's public restroom entry doors were observed without the required 18-inch minimum clear floor space at the pull side/ latch side. The doors were observed with 5-inches at the pull side. In order to comply with the Americans with Disabilities Act (ADA), the reversal of the door swing out into the Lobby to create at least 18-inches of clear floor space at the pull side/ latch side of the doors is required.	2	Each	\$500.00	\$1,000.00
9	3.7.1	Repairs	The public area entry door at the Management Building property manager's office was observed with knob type hardware. In order to comply with the Americans with Disabilities Act (ADA), the replacement of the existing door hardware with accessible (levered type) hardware is required.	1	Each	\$125.00	\$125.00
10	3.7.1	Level 2 Alterations	The men's and women's public restrooms do not feature clear floor space at the toilets within the accessible toilet stalls. In addition, the stall doors were observed with openings of less than the required minimum 32-inches (approximately 30-inches observed). In order to comply with the Americans with Disabilities Act (ADA), modification of the restroom layout or removal of the stall partitions is required.	2	Each	\$1,500.00	\$3,000.00
11	3.7.1	Repairs	The sinks in the womens public restroom were observed missing scald and abrasion protection at the exposed sink piping. In order to comply with the ADA, the installation of scald and abrasion protection is required.	2	Each	\$35.00	\$70.00
12	3.7.1	Repairs	The men's and women's public restrooms were observed with mirrors mounted higher than 40-inches above the finished floor. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40-inches from the finished floor. In order to comply with the Americans with Disabilities Act (ADA), the lowering of the mirrors is required.	2	Each	\$75.00	\$150.00
13	3.7.2	Repairs	The bathroom entry doors within the designated handicapped dwelling units were observed with less than the required 18-inch minimum clear floor space at the pull side / latch side (approximately 10-inches observed). In order to comply with UFAS, the installation of automatic door openers within four (4) of the designated handicapped dwelling units is required.	4	Each	\$1,250.00	\$5,000.00
14	3.7.2	Repairs	The kitchens in the designated handicapped dwelling units were observed without lowered shelving at the upper cabinets. In order to comply with UFAS, lowering at least one shelf of all cabinets and storage shelves mounted above work counters to a maximum height of 48-inches above the finished floor, in four (4) of the designated handicapped dwelling units is required.	4	Each	\$500.00	\$2,000.00
15	3.7.2	Level 1 Alterations	The kitchens in the designated handicapped dwelling units were observed without a 30-inch wide, 34-inch high roll-under work surface. In order to comply with UFAS, the installation of a work space in four (4) of the designated handicapped dwelling unit kitchens is required. If the installation of a roll under work surface is not feasible due to the configuration of the kitchen, roll-out work boards may be an acceptable alternative.	4	Each	\$500.00	\$2,000.00



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16	3.7.2	Level 1 Alterations	The bathroom sinks in designated handicapped dwelling units 183 and 273 were observed mounted at heights of 34-inches above the finished floor; however, the sinks do not feature the required roll under 30x48-inch forward access and the base cabinetry does not appear to be easily removable. In order to comply with UFAS, the removal of the base cabinetry to provide a roll under forward approach and installation of scald and abrasion protection at the exposed sink pipes is required.	2	Each	\$350.00	\$700.00
17	3.7.2	Repairs	The tubs/showers in the designated handicapped dwelling units were observed with non-compliant shower grab bars. In order to comply with UFAS, the installation of properly sized and located grab bars within the shower enclosures of four (4) of the accessible units is required.	4	Each	\$125.00	\$500.00
18	3.7.2	Repairs	The toilets in the designated handicapped dwelling units were observed with non-compliant length side and rear grab bars. In order to comply with UFAS, the installation of properly sized and located grab bars at the toilets, in four (4) of the designated handicapped dwelling units is required.	4	Each	\$125.00	\$500.00
19	3.7.2	Repairs	The kitchen sinks in all of the designated handicapped dwelling units and the bathroom sink within unit 181 were observed missing scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of compliant scald and abrasion protection is required.	5	Each	\$35.00	\$175.00

Pickens Patterson Terrace - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.5	Repairs	The sidewalk leading to the main entry door and the front patio at Unit 273 were observed with erosion related damage which has caused the undermining of a section of the concrete, leading to displacement of select concrete surfaces. Continued erosion may lead to further displacement and the failure of the concrete sidewalk and patio. The repair of the damaged areas is recommended in order to prevent potential injury to a resident.	1	Each	\$1,500.00	\$1,500.00
2	3.2.5	Repairs	Portions of the concrete sidewalks located outside of dwelling units 153, 243, 407 and 413 were observed with abrupt vertical changes of approximately 1-inch in height or higher. In order to remove the trip hazards and to prevent injury to a resident, modifying the level change in the sidewalk to provide a transition with less than 1/2-inch abrupt vertical change is required.	4	Each	\$600.00	\$2,400.00
3	3.4.4	Repairs	Resident bathrooms in Units 153 and 223 were observed with light fixtures that feature electrical outlets without GFCI protection. Either replacement of the fixtures with fixtures that do not feature receptacles, installation of GFCI protection to the circuit, or disabling the unprotected outlets is required in order to comply with the National Electric Code (NEC).	2	Each	\$50.00	\$100.00
4	3.4.4	Repairs	The dwelling unit kitchens were all observed with outlets that are not GFCI protected. In order to comply with the National Electric Code (NEC), the installation of GFCI protection is required.	76	Each	\$35.00	\$2,660.00



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5	3.6.2	Repairs	Dwelling unit 153 was observed and reported with audio/visual alarm notification for hearing and vision impaired. According to HUD Notice PIH 2003-31 (HA), existing buildings that feature federal funding and are subject to 24 CFR 8.23 (b) - Other Alterations, are required to provide accessible features (alarm notification) for people with hearing and vision impairment in 2% or in this case, two (2) of the dwelling units. The installation of audio/visual alarm notification in one (1) additional dwelling unit (other than the designated handicapped units) is required to comply with HUD regulations.	1	Each	\$200.00	\$200.00
6	3.6.2	Repairs	The dwelling units were observed with hardwired smoke detectors in the immediate vicinity of the bedrooms; however, they do not feature smoke detectors in the bedrooms. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.	138	Each	\$35.00	\$4,830.00
7	3.7.2	Level 2 Alterations	At the time of the inspection, dwelling units 103 and 111 were observed down and not in a rentable condition. It is recommended to complete the necessary repairs/renovations in order to return the dwelling units to a leasable condition.	2	Each	\$1,500.00	\$3,000.00
TOTAL:							\$36,360.00

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable



Non-Critical Repair Report

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Inspection Date:	02/06/2023

Pickens Patterson Terrace							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.2	Repairs	Tree branches were observed in contact with multiple building exteriors. The trimming of the branches is recommended in order to prevent potential damage to the buildings.	1	Each	\$700.00	\$700.00
2	3.2.2	Repairs	Water ponding was observed within the parking area near Buildings 231-233 and 301-303. This appears to be caused from improper drainage. It is recommended to remove the built-up sediment in the noted areas in order to prevent water from pooling at the pavement.	2	Each	\$200.00	\$400.00
3	3.2.2	Repairs	Bare soil was observed at multiple areas throughout the site. The seeding of the bare soil to re-establish grass in all needed locations in order to prevent erosion is recommended.	1	Each	\$1,000.00	\$1,000.00
4	3.2.8	Level 1 Alterations	Property management has elected to upgrade the existing plumbing pipes at the site.	1	Each	\$40,000.00	\$40,000.00
5	3.3.2	Repairs	Approximately 25% of the buildings were observed with damage to the screened gable ends. In order to prevent further damage and pest intrusion, the repair of the damaged gable ends is recommended.	10	Each	\$150.00	\$1,500.00
6	3.3.3	Level 1 Alterations	Dwelling units 205, 243, 293, 343, and 373 were observed to be down at the time of inspection reportedly due to building structure failures. It was reported that the evaluation of the failures has been conducted by a structural engineer and remediation reports have been provided to the Owner. The completion of all needed repairs to the building structure and/or brick veneer as recommended by the structural engineer's evaluation is required in order to ensure the structural integrity of the buildings. The cost for this repair is pending a contractor bid or estimate from the engineer and will be adjusted accordingly upon receipt.	5	Each	\$0.00	\$0.00
7	3.3.3	Level 1 Alterations	Dwelling Unit 205 was observed with a damaged window. In order to prevent further damage, the repair/replacement of the damaged window is recommended.	1	Each	\$585.00	\$585.00
8	3.3.4	Repairs	A section of the soffit located near the rear of Building 111-113 was observed with a damaged section. In order to prevent further damage and pest intrusion, the repair or replacement of the damaged section is recommended.	1	Each	\$200.00	\$200.00
9	3.4.3	Level 1 Alterations	Property management has elected to repair the existing louvers at the property.	1	Each	\$8,500.00	\$8,500.00
10	3.7.2	Repairs	Dwelling units 111, 153, 205, and 301 were observed with peeling paint in multiple locations. The repair and re-painting of the damaged areas is recommended.	4	Each	\$300.00	\$1,200.00
11	3.7.2	Repairs	The bathroom in dwelling Unit 413 was observed with damage to a section of the ceramic tile shower enclosure. In order to prevent further damage, the repair of the damaged ceramic tile is recommended.	1	Each	\$500.00	\$500.00
TOTAL:							\$54,585.00

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable