



Critical Repair Report

Project:	Simon F. Frazier Homes
Property Type:	Multifamily
Inspection Date:	02/07/2023

Simon F. Frazier Homes - 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 three hundred forty-four (344) parking spaces available at the site, eight (8) handicapped accessible parking spaces, inclusive of two (2) van accessible parking space, are required by the Americans with Disabilities Act (ADA). The property currently features one (1) partially compliant standard handicapped designated parking space at the daycare/community building at 624 W Gwinnett St. The existing accessible parking space features vertical signage and an access aisle; however, the space is missing pavement markings and compliant curb access. In addition, the property does not feature any van accessible spaces. In order to comply with the ADA, the reconfiguration of the one (1) existing standard space, and the installation of five (5) additional standard spaces and two (2) compliant van accessible spaces 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.	8	Each	\$350.00	\$2,800.00
2	3.2.5	Level 1 Alterations	The community playground is not currently 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	\$800.00	\$800.00
3	3.2.5	Level 1 Alterations	The kitchen of designated handicapped dwelling unit 608A at building 7 was observed with a non-compliant width entry opening (31-inches observed). The widening of the entry in order to provide an opening of 32-inches is required in order to comply with the UFAS.	1	Each	\$1,000.00	\$1,000.00
4	3.3.2	Repairs	The staircase assemblies within the exterior common area breezeways at the apartment buildings were observed with less than 80-inches of head clearance and do not feature barriers for the visually impaired. In order to ensure tenant safety and comply with the Uniform Federal Accessibility Standards (UFAS), the installation of code compliant barriers / cane detection at the underside of the staircase assemblies is required.	51	Each	\$750.00	\$38,250.00
5	3.4.1	Repairs	The kitchen sinks in designated handicapped units 608A at building 7 and 1108A at building 32 and the bathroom sink in the designated handicapped dwelling unit 608A at building 7 were observed with knob type hardware. In order to comply with UFAS, replacement of the existing sink hardware with accessible (levered type) hardware is required.	3	Each	\$125.00	\$375.00
6	3.4.1	Repairs	The tub/shower in accessible units 1008A at building 28, 608A at building 7 and 517A at building 24 do not feature a 60-inch shower head hoses. In order to comply with UFAS, the installation of a shower spray unit with a hose that is at least 60-inches is required.	3	Each	\$75.00	\$225.00



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7	3.4.1	Level 1 Alterations	The toilets in the designated handicapped dwelling units 621 at building 13 and 602A at building 17 were measured with approximately 15.5-inches from the adjacent side wall to the centerline of the toilet. In order to comply with UFAS, relocating the toilets to provide 18-inches from the adjacent side wall to the centerline of the toilets is required.	2	Each	\$1,500.00	\$3,000.00
8	3.4.3	Repairs	Designated handicapped dwelling unit 1108A at building 32 was observed with a thermostat mounted higher than 48-inches above the finished floor (approximately 58-inches observed). In order to comply with UFAS, lowering the thermostat to a height no greater than 48-inches above the finished floor is required.	1	Each	\$75.00	\$75.00
9	3.6.2	Repairs	The dwelling units were observed and reported to be missing 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, five (5) of the dwelling units. Installation of audio/visual alarm notification in five (5) of the dwelling units is required to comply with HUD regulations.	5	Each	\$200.00	\$1,000.00
10	3.7.1	Repairs	The accessible toilet stalls within the public/common area men's and women's restrooms in the daycare/community building at 625 W Gwinnett St were observed missing sufficient clear openings of at least 32-inches (approximately 31-inches observed). In order to comply with the Americans with Disabilities Act (ADA), widening the noted door or installing a swing clear hinge to provide a minimum 32-inch wide clear door opening is required.	2	Each	\$125.00	\$250.00
11	3.7.1	Repairs	The sinks in the public men's and women's restrooms in the daycare/community building at 624 W Gwinnett St 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 toilets in the public/common men's and women's restrooms in the daycare/community building at 624 W Gwinnett St were observed with improperly positioned side grab bars. In order to comply with the Americans with Disabilities Act (ADA), the installation of properly sized and located grab bars at the toilets is required.	2	Each	\$125.00	\$250.00
13	3.7.1	Repairs	The sink in the common area community kitchen within the daycare/community building at 624 W Gwinnett St. was observed missing scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of scald and abrasion protection is required.	1	Each	\$35.00	\$35.00
14	3.7.1	Repairs	The public men's and women's restrooms in the daycare/community building at 625 W Gwinnett St. were observed with mirrors mounted higher than 40-inches above the finished floor (approximately 50-inches observed). 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), lowering the mirrors is required.	2	Each	\$75.00	\$150.00



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15	3.7.2	Level 2 Alterations	The property was originally constructed in 1968 and features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or twelve (12) of the dwelling units must be handicapped accessible and compliant with the Uniform Federal Accessibility Standards (UFAS). The property currently only features six (6) existing handicapped designated dwelling units that are partially compliant with UFAS. Modifications to the existing handicapped designated unit to provide full UFAS compliance is required. In addition, the reconfiguration of six (6) additional dwelling units to be compliant with UFAS is required. It is recommended to engage a licensed architect to determine which unit is the most feasible to convert and to develop a scope of work for required repairs. The cost associated with this line item is to engage the architect. The cost associated with correcting the UFAS deficiencies are included in the other itemized line items within this Critical Repairs table.	1	Each	\$5,000.00	\$5,000.00
16	3.7.2	Level 2 Alterations	The primary entry doors at the designated handicapped dwelling units 602A at building 17, 608A at building 7, 517A at building 24, and 1108A at building 32 were observed less than the required 18-inch minimum clear floor space at the pull side / latch side (approximately 15- to 17-inches observed). In order to comply with UFAS, the reconfiguration of the space to create at least 18-inches of clear floor space at the pull side/latch side of the door is required.	4	Each	\$1,250.00	\$5,000.00
17	3.7.2	Repairs	The primary entry doors at the designated handicapped dwelling units 608A at building 7 and 602A at building 17 are not equipped with levered hardware. In order to comply with UFAS, replacement of the existing door hardware with accessible (levered type) hardware is required.	2	Each	\$125.00	\$250.00
18	3.7.2	Level 1 Alterations	The bathroom sinks in the designated handicapped dwelling units 608A at building 7 and 1108A at building 32 were observed mounted at a height greater than the maximum allowable 34-inches above the finished floor and do not feature a 30-inch wide roll under access for a forward approach. In order to comply with UFAS, lowering the sink to a maximum 34-inches above the finished floor and modifying/removing the base cabinetry to allow for a forward roll under approach is required. In addition, the installation of scald and abrasion protection at the sink pipes is required.	2	Each	\$750.00	\$1,500.00
19	3.7.2	Repairs	The kitchens in all of 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 is required.	6	Each	\$500.00	\$3,000.00
20	3.7.2	Level 1 Alterations	The kitchens in designated handicapped dwelling units 608A at building 7, 621 at building 13, and 1108A at building 32 were observed with 34-inch high roll-under work surface; however, the work surfaces do not feature compliant 30-inch openings. In order to comply with UFAS, the installation of compliant work spaces is required.	3	Each	\$500.00	\$1,500.00



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21	3.7.2	Repairs	The kitchen sinks in the designated handicapped dwelling units 608A at building 7, 621 at building 13, 602A at building 17, 1008A at building 28, and 1108A at building 32 and the bathroom sinks in all of the accessible units were observed missing scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of scald and abrasion protection is required.	11	Each	\$35.00	\$385.00
22	3.7.2	Level 2 Alterations	The bathrooms in the designated handicapped dwelling units 621 at building 13 and 517A at building 24 were observed without the required clear floor spaces at the toilets. In order to comply with UFAS, modification of the bathrooms is required. D3G recommends that the property consult with an architect to determine the best possible solution.	2	Each	\$2,000.00	\$4,000.00
23	3.7.2	Repairs	The toilets in the designated handicapped dwelling units 602A at building 17, 608A at building 7, and 1008A at building 28 were observed with non-compliant length side grab bars and units 608A at building 7 and 1108A at building 32 were observed with non-compliant or missing rear grab bars. In order to comply with UFAS, the installation of properly sized and located grab bars at the needed toilets is required.	5	Each	\$125.00	\$625.00
24	3.7.2	Repairs	The designated handicapped dwelling units 602A at building 17 and 517A at building 24 were observed with bathroom mirrors mounted higher than 40-inches above the finished floor (approximately 44- to 51-inches observed). According to UFAS, 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 UFAS, lowering the mirrors is required.	2	Each	\$75.00	\$150.00

Simon F. Frazier Homes - 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	Approximately 5% of the concrete sidewalks throughout the site were observed in poor physical condition with areas of cracking, heaving, and posing as a potential trip hazards. In order to prevent injury to a resident, the repair of the concrete sidewalks is required.	5400	SF	\$1.25	\$6,750.00
2	3.2.5	Repairs	The upper level breezeway at building 29 was observed with damaged/missing concrete and exposed metal rebar within the walkway. In order to remove the trip hazard and prevent injury to a resident, repairing the walkway is required.	1	Each	\$400.00	\$400.00
3	3.3.3	Repairs	The upper-level concrete breezeways at select buildings were observed with areas of cracking and/or damaged concrete. It is recommended to have a licensed structural engineer perform an evaluation, prepare a report of findings, and propose recommended repairs to address the damaged areas and any structural issues. Any recommended repairs will be included in the Non-Critical Repairs. The cost for any associated Non-Critical Repairs will be adjusted upon receipt of a contractor bid or estimate from the engineer.	1	Each	\$5,000.00	\$5,000.00
4	3.4.4	Repairs	Electrical wiring located on the exterior of building 26 was observed missing a cover. In order to comply with the National Electric Code (NEC) and to prevent a potential electrical shock hazard, the installation of a compliant cover required.	1	Each	\$35.00	\$35.00



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5	3.6.2	Repairs	At the time of the inspection dwelling unit 517 was observed with a missing/removed smoke detector. The replacement of the missing smoke detector is required in order to ensure tenant safety.	1	Each	\$35.00	\$35.00
6	4.1.3	Repairs	Evidence of potential mold growth was observed at the bathroom ceiling within dwelling unit 1003A at building 26. It is recommended to investigate the potential presence of mold and to remediate as necessary.	1	Each	\$5,000.00	\$5,000.00
7	4.3.1	Repairs	According to the building compliance response letter received from Rhonda Taylor on December 15, 2022, the property features open building code violations. Correction of the open code violation(s) is required. For more information, please see the building compliance response letter located in Appendix J – Municipal Compliance Letters.	1	Each	\$250.00	\$250.00
TOTAL:							\$87,160.00

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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Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.2	Repairs	Bare soil was observed at select locations throughout the site. Seeding of the bare soil to re-establish grass in the affected locations and prevent erosion is recommended.	1	Each	\$75,000.00	\$75,000.00
2	3.2.2	Repairs	Water ponding was observed within the parking area near building 22 and at the foundation of building 32. This appears to be caused from improper/negative grade sloping and/or improper drainage. It is recommended to re-grade the noted areas in order to provide proper slope away from the building/parking area and to prevent water from pooling at the foundations. If re-grading is not possible for topographic reasons, a drainage system should be installed to allow water to be diverted around the foundation and parking area.	2	Each	\$750.00	\$1,500.00
3	3.2.4	Repairs	A section of the concrete curbing at the parking area serving the daycare/community building at 625 W Gwinnett St was observed damaged. It is recommended to repair the curbing in order to restore its proper functioning.	1	Each	\$200.00	\$200.00
4	3.3.2	Repairs	The majority of the building exteriors were observed with mildew growth in multiple locations. In order to prevent additional growth, the pressure washing of the building exteriors is recommended.	42	Each	\$100.00	\$4,200.00
5	3.3.3	Level 1 Alterations	Upon the completion of the separately noted inspection by a structural engineer, the completion of all repairs relating to the breezeway structures as recommended is required. The cost for this repair is pending a contractor bid or estimate from the engineer and will be adjusted accordingly upon receipt.	1	Each	\$0.00	\$0.00
6	3.3.4	Repairs	The soffit panels located above the patio at dwelling unit 614 at building 8 were observed to be hanging and damaged. It is recommended to repair the panels in order to restore their proper functioning.	1	Each	\$200.00	\$200.00
7	3.4.1	Level 1 Alterations	Galvanized plumbing supply lines were observed at select locations throughout the property. Galvanized pipes are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. It has been proven that decades of exposure to water will cause galvanized pipes to corrode and rust from the inside out; therefore, replacement of the galvanized plumbing supply lines is recommended. It was not possible to determine the amount of galvanized supply lines at the property; therefore, the cost associated with this repair is subject to change.	42	Each	\$650.00	\$27,300.00
8	3.4.1	Level 1 Alterations	Property management has elected to replace/upgrade the existing plumbing pipes at the property.	1	Each	\$50,000.00	\$50,000.00
9	3.4.1	Repairs	The bathroom sink within dwelling unit 1108B at building 32 was observed to be leaking at the time of the inspection. It is recommended to repair the leak in order to prevent further damage to the interior furnishings.	1	Each	\$150.00	\$150.00
10	3.4.1	Repairs	The toilet within dwelling unit 606B at building 7 was observed to be coming detached from the floor. It is recommended to repair the toilet in order to ensure its proper functioning.	1	Each	\$250.00	\$250.00
11	3.4.4	Level 1 Alterations	Property management has elected to replace the external meter boxes at the property.	40	Each	\$1,068.13	\$42,725.20



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Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
12	3.7.2	Repairs	Sections of the drywall within dwelling unit 607B at building 2, 609 at building 3, 625 at building 4, 624 at building 9, 608B at building 7, 605A at building 12, 602A at building 17, and 1001B at building 26 were observed damaged and/or with evidence of moisture intrusion. It is recommended to repair the affected sections of drywall in order to prevent further damage to the interior finishes.	7	Each	\$200.00	\$1,400.00
13	3.7.2	Repairs	Sections of the VCT flooring within dwelling unit 513B at building 1, 517B at building 11, and 1108B at building 32 were observed damaged. It is recommended to repair the affected tiles in order to restore the integrity of the interior finishes and prevent trip hazards.	3	Each	\$200.00	\$600.00
14	3.7.2	Repairs	Interior doors within dwelling unit 509A and 509B at building 29 were observed to be broken/damaged. It is recommended to replace the affected doors in order to ensure their proper functioning.	2	Each	\$90.00	\$180.00
15	3.7.2	Repairs	The bathroom vanities within dwelling unit 625 at building 4, unit 507A at building 10 and unit 1108B at building 32 were observed damaged. It is recommended to repair the vanities in order to restore their proper functioning.	3	Each	\$150.00	\$450.00
16	3.7.2	Repairs	The kitchen cabinetry within dwelling unit 508A at building 5 and unit 519A at building 11 was observed damaged. It is recommended to repair the cabinetry in order to restore its proper functioning.	2	Each	\$200.00	\$400.00
TOTAL:							\$204,555.20

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

* Owner provided cost that D3G finds reasonable