



Critical Repair Report

Project:	Single Family Homes
Property Type:	Multifamily
Inspection Date:	02/06/2023

Single Family Homes - Accessibility							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.4.1	Repairs	The bathrooms in the inspected designated handicapped dwelling units 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 within 5% or three (3) of the dwelling units is required.	3	Each	\$75.00	\$225.00
2	3.4.3	Repairs	The designated handicapped dwelling units were observed with thermostats mounted higher than 48-inches above the finished floor (approximately 60-inches observed). In order to comply with UFAS, lowering the thermostats to a height no greater than 48-inches above the finished floor is required.	3	Each	\$75.00	\$225.00
3	3.7.2	Level 1 Alterations	The interior bathroom entry door within designated handicapped dwelling unit 207 South Avalon was observed with an opening of less than the required minimum of 32-inches (approximately 27.5-inches observed). In order to comply with UFAS, widening the bedroom and bathroom doors to provide a minimum 32-inch wide clear door opening is required.	1	Each	\$750.00	\$750.00
4	3.7.2	Level 1 Alterations	The kitchen in the designated handicapped dwelling unit 29 Bridgestone was 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 each handicapped unit kitchen is required.	1	Each	\$500.00	\$500.00
5	3.7.2	Repairs	The kitchens in the designated handicapped dwelling units were observed without lowered shelving at the upper cabinets (49 to 50-inches measured). 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.	3	Each	\$500.00	\$1,500.00
6	3.7.2	Level 2 Alterations	The bathrooms in the designated handicapped dwelling units were observed without the required clear floor space at the sinks. In order to comply with UFAS, the modification of the bathrooms is required. D3G recommends that the property consult with an architect to determine the best possible solution within 5% or three (3) of the dwelling units. The cost of this repair represents the one-time cost associated with the hiring of an architect.	1	Each	\$1,500.00	\$1,500.00
7	3.7.2	Repairs	All of the handicapped dwelling unit kitchen sinks and the bathroom sink in unit 29 Bridgestone were observed missing scald and abrasion protection at the exposed sink piping. In order to comply with UFAS and ensure tenant safety, the installation of scald and abrasion protection is required.	4	Each	\$35.00	\$140.00
8	3.7.2	Repairs	The toilet in the designated handicapped dwelling unit 29 Bridgestone was observed missing compliant side and rear grab bars. In order to comply with UFAS, the installation of properly sized and located grab bars at the designated handicapped toilet is required.	1	Each	\$125.00	\$125.00
9	3.7.2	Repairs	Designated handicapped dwelling unit 29 Bridgestone was observed with a bathroom mirror mounted higher than 40-inches above the finished floor (approximately 42-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, the lowering of the mirror is required. No cost has been associated with this repair as it is typically warranted as an "in-house maintenance repair".	1	Each	\$0.00	\$0.00



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Single Family Homes - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.6.2	Repairs	At the time of the inspection, one (1) dwelling unit was observed 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. Therefore, the installation of audio/visual alarm notification in one (1) additional dwelling unit (other than the designated handicapped dwelling units) is required to comply with HUD regulations.	1	Each	\$200.00	\$200.00
2	3.6.2	Repairs	Dwelling unit 15 Bridgestone was observed with all of the smoke detectors removed at the time of the inspection. The replacement of the missing smoke detectors throughout the unit is required in order to ensure tenant safety.	4	Each	\$35.00	\$140.00
3	3.7.2	Level 1 Alterations	Unit 209 S Avalon was observed to be in a "down" or un-rentable at the time of the inspection. D3G recommends completing all repairs within the unit in order to bring it a safe and rentable state.	1	Each	\$5,000.00	\$5,000.00
4	3.7.2	Repairs	A damaged wooden stair tread and riser was observed within dwelling unit 27 Bridgestone. In order to prevent further damage and prevent potential injury to a resident, the repair of the damaged area is required.	1	Each	\$1,239.00	\$1,239.00
5	4.1.3	Repairs	Mold was observed within a bedroom and mechanical closet within unit 209 South Avalon Drive and the bathroom of unit 225 South Avalon. In order to prevent further damage and ensure tenant safety, the remediation of the affected areas and the repairing of the source of the mold is recommended.	1	Each	\$5,000.00	\$5,000.00
TOTAL:							\$16,544.00

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

* Owner provided cost that D3G finds reasonable



Non-Critical Repair Report

Project:	Single Family Homes
Property Type:	Multifamily
Inspection Date:	02/06/2023

Single Family Homes							
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 overhanging many of the buildings causing areas of debris and buildup on the roofs and within the gutter systems. The trimming of the needed branches and the cleaning out of all needed gutters is recommended in order to prevent further damage to the buildings.	1	Each	\$5,000.00	\$5,000.00
2	3.2.2	Repairs	Bare soil was observed at select locations throughout the site in addition to select downspout splash pads that were observed to be missing. The re-seeding of the bare soil to re-establish grass in all needed locations in order to prevent erosion is recommended.	1	Each	\$2,000.00	\$2,000.00
3	3.2.6	Repairs	The wooden retaining wall located at the rear of the dwelling units along South Avalon Road was observed to be damaged and worn in many areas. In order to prevent further damage and wear, the replacement or full refurbishment of the retaining wall is recommended.	1050	SF	\$6.64	\$6,972.00
4	3.3.2	Repairs	The majority of the buildings were observed with areas of mildew/algae growth on the building exteriors and roofing shingles. In order to prevent further growth or potential damage, a chemical pressure wash of the building exteriors and affected roofing materials is recommended.	60	Each	\$150.00	\$9,000.00
5	3.3.4	Repairs	Bare or eroded ground was observed in many areas throughout the site at the downspouts, due to either misplaced or missing splash pads. In order to help water diversion and prevent potential damage to the building foundation and further damage to the landscape, the proper installation of splash pads at the downspouts is recommended.	60	Each	\$20.00	\$1,200.00
6	3.7.2	Repairs	Approximately 20% of the inspected dwelling units were observed with damage of the original textured ceilings, due to moisture related issues within the bathrooms, or overall general wear. In order to prevent further wear and damage, the investigation into the source of the moisture and the repainting and repainting of all needed dwelling unit ceilings is recommended.	12	Each	\$300.00	\$3,600.00
TOTAL:							\$27,772.00

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