PROPERTY CONDITION ASSESSMENT

EXCELSIOR CLUB
921 BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

ECS PROJECT NO. 48:4336

FOR

KENNEDY PROPERTIES, LLC

JULY 9, 2025

July 9, 2025

Mr. Shawn Kennedy
Kennedy Properties, LLC
3020-I Prosperity Church Road
Suite 617
Charlotte, North Carolina 28269

Reference: Property Condition Assessment Report for Excelsior Club, Mecklenburg, North Carolina, 28216

ECS Project No. 48:4336

Dear Mr. Kennedy:

ECS Southeast, LLC is pleased to provide the results of our Property Condition Assessment (PCA) for the referenced property. The scope of the PCA was performed in general accordance with ASTM guidelines and items contained within the ECS Proposal No. 48:6099P, dated June 18, 2025. We understand that the Property is being redeveloped and you are the developer.

It has been our pleasure to be of service to you on this project. Should you have any questions or comments with regard to the findings and recommendations, please feel free to contact us at your convenience.

Respectfully,

ECS Southeast, LLC

Jamie L. Archie, LEED AP , P.E.
Principal Engineer
jarchie@ecslimited.com
704-525-5152

L. Ray Gideon
Vice President, Office Manager
rgideon@ecslimited.com
678-460-5473

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-10
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X	X		None		
3.2.3 Site Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking		X	X	Repair		$68,200
3.2.5 Flatwork and Walkways		X		None		
3.2.6 Landscaping and Appurtenances		X	X	Repair	$10,000	$3,000
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Substructure		X	X	Repair	$30,000	
3.3.2 Superstructure			X	See Comments		
3.3.3 Building Exteriors			X	Further Assessment/Repair		$15,000
3.3.4 Exterior Doors			X	Replace	$12,000	
3.3.5 Exterior Windows		X	X	Replace	$30,000	
3.3.6 Roofing Systems			X	Replace		$90,000
3.4.1.1 Water Supply and Waste Piping			X	See Comments		
3.4.1.2 Domestic Hot Water Production				Maintenance/Replace		
3.4.2.1 Mechanical Equipment				Further Assessment/Replace	$40,000	
3.4.2.2 Mechanical Distribution System			X	See Comments	$25,000	
3.4.2.3 Mechanical Control Systems				See Comments		
3.4.3.1 Electrical Service and Metering			X	Further Assessment/Repair/ Replace	$30,000	
3.4.3.2 Electrical Distribution			X	Further Assessment/Repair/ Replace	$20,000	
3.5.1 Elevators		NA		None		
3.5.2 Other Vertical Transportation Systems		NA		None		
3.6.1 Sprinklers and Suppression Systems			X	Maintenance/Replace		
3.6.2 Fire Alarm and Life Safety Systems			X	Maintenance		
3.6.3 Security and Other Systems				Maintenance		
3.7.1 Interior Finishes			X	See Comments		
4.1 ADA Accessibility Compliance			X	See Comments	$32,000	
Totals					$229,000	$176,200

Summary	Today's Dollars	$/Square Foot
Immediate Repairs	$229,000	$46.91

	Today's Dollars	$/Square Foot	$/Square Foot/Year
Replacement Reserves, today's dollars	$176,200.00	$36.09	$3.61
Replacement Reserves, w/10, 3.0% escalation	$176,200.00	$36.09	$3.61

TABLE OF CONTENTS

PAGE

TABLE OF APPENDICES

1.0 EXECUTIVE SUMMARY

ECS visited the site on July 2, 2025 to perform a Property Condition Assessment of the subject property. Our visual observations indicated the building has sustained both significant and widespread damage, including multiple portions of the structure that exhibited complete collapse as outlined below:

First Floor - a portion of the floor has collapsed into the crawl space near where the central stairway had been. ECS was informed that concrete had been previously placed over the wood flooring in this former dance area.

Second Floor - the second floor was inaccessible due to the collapse of the central stairway. In addition, a portion of the second floor framing above the central dance area has failed.

Roof - apparent roof collapse was observed from the roof level (second floor vantage point was inaccessible), resulting in severe cratering/ponding on the roof and a skewed front parapet wall.

In addition to significant structural damage, water intrusion into the building has been considerable over an extended period of time, and active intrusion was occurring during our site visit. Although an environmental assessment was excluded within our scope of services, we observed apparent microbial growth at multiple locations on ceiling surfaces, along with older 9x9 floor tile that in most cases has been known to contain asbestos.

The building was deemed unsafe by the City of Charlotte in 2019. The apparent level of structural damage to the building is severe. Long-term water intrusion has contributed to significant degradation, and water intrusion was active at the time of our site visit. Based on the extensive and significant structural damage, widespread interior and exterior damage, and areas of complete collapse observed, the building is unsafe and is unlikely to be salvageable.

1.1 BACKGROUND

ECS Southeast, LLC (ECS) performed a Property Condition Assessment (PCA) in general conformance with ASTM guidelines and additional scope items contained within the ECS Proposal 48:6099P dated June 18, 2025 for the property in Charlotte, North Carolina - hereinafter known as the Property.

The PCA was conducted by ECS in response to the authorization of the Proposal by Mr. Shawn Kennedy of Kennedy Properties, LLC, on June 26, 2025. The report was completed and reviewed by the following team members:

Jamie L. Archie, LEED AP , P.E.	Principal Engineer
	Phone: 704-525-5152
	E-mail: jarchie@ecslimited.com
L. Ray Gideon	Vice President, Office Manager
	Phone: 678-460-5473

	E-mail: rgideon@ecslimited.com

Reliance

This report is provided for the exclusive use of Kennedy Properties, LLC. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk, and ECS disclaims liability for any such third party use or reliance.

1.2 PROPERTY DESCRIPTION

The Property, located at 921 Beatties Ford Road, in Charlotte, North Carolina, consists of a two-story nightclub/lounge building. The building totals approximately 4,882 square feet and was reportedly constructed in 1944. Parking is provided with asphalt pavement. The building was not powered at the time of our site visit, and portions of the roof framing, second floor framing and first floor had collapsed.

The building has been vacant for several years. Mecklenburg County posted a permit notice on the main entrance door for interior demolition in May 2017. In February 2019, City of Charlotte Code Enforcement declared the building UNSAFE and posted a notice at the main entrance.

SURVEY INFORMATION	
Date of Assessment	July 2, 2025
Assessor	Jamie L. Archie, LEED AP , P.E.
Weather Conditions	cloudy, 80 deg.
Property Contact	Christina Bruce for Crosland Southeast

SITE INFORMATION	
Number of Parcels	three
APN/Parcel ID	06906619, 06906620, and 06906621
Land Area	0.52 acre
Major Cross Streets	Oaklawn Avenue, Sanders Avenue
Pavement - Parking	asphalt pavement
Number of Parking Spaces	not discernible
Number of Accessible Spaces	not discernible

SITE INFORMATION	
Number of Van Accessible Spaces	not discernible
Pedestrian Sidewalks	concrete sidewalks

BUILDING INFORMATION	
Building Type	nightclub/lounge
Number of Buildings	one
Building Height	two-story
Square Footage	4,882
Year Constructed	1944
Year Remodeled	reportedly early 2000s

BUILDING CONSTRUCTION	
Foundation	masonry piers and presumed shallow spread footings
Structural System	wood framing
Roof	built-up asphalt with gravel surface
Exterior Finishes	painted or parged/stuccoed concrete, wood siding
Windows	aluminum frame single pane
Entrance	double leaf doors, boarded up and inoperable

BUILDING SYSTEMS	
HVAC System	split systems (removed)
Domestic Hot Water	water heater (presumed)
Water Distribution	copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	208Y/120 volt, 3-phase, 4-wire (presumed)
Branch Wiring	copper
Elevators	n/a
Fire Suppression System	fire extinguishers
Fire Alarm System	n/a

UTILITY SERVICE PROVIDERS	
Water	Charlotte Water
Sewer	Charlotte Water
Electric	Duke Energy, meter removed, no service
Natural Gas	Piedmont Natural Gas, meter removed, no service
Propane/Fuel Oil	n/a

1.3 INTERVIEW SUMMARY

ECS was escorted through the Property by Christina Bruce of Crosland Southeast who provided information about the Property. Thomas Williams, an independent contractor, was also present and provided access into the building and some historical information.

1.4 DOCUMENT REVIEW

ECS requested relevant documentation to gain insight into the subject property's physical improvements, extent, and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. ECS' review of documents submitted does not include commenting on the accuracy of such documents or their preparation, methodology, or protocol.

ECS was not provided with documentation for review with the exception of a property redevelopment brochure.

1.5 OPINIONS OF COST

The opinions of cost are provided in the attached reserve replacement table, and a summary of immediate repairs included in this report. The reserve replacement table covers capital expenditure items only. Items less than $3,000 and combined items less than $10,000 in cost have been excluded, except for immediate repairs, ADA or safety issues. Please refer to Section 6.0 of this report for a detailed explanation on how these costs are derived.

1.6 COST TABLES

Immediate Repair Cost

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total
3.2.6 Landscaping and Appurtenances					
ALLOWANCE FOR REMOVING EXCESSIVE VEGETATION	1	Allow	$10,000.00	100%	$10,000
3.3.1 Substructure					
ALLOWANCE FOR FOUNDATION RELATED REPAIRS	1	Allow	$30,000.00	100%	$30,000
3.3.4 Exterior Doors					
ALLOWANCE TO REPLACE DOORS	1	EA	$12,000.00	100%	$12,000
3.3.5 Exterior Windows					
ALLOWANCE TO REPLACE WINDOWS	1	Allow	$30,000.00	100%	$30,000
3.4.2.1 Mechanical Equipment					
ALLOWANCE FOR FURTHER ASSESSMENT OF AND REPLACEMENT OF MECHANICAL EQUIPMENT	1	Allow	$40,000.00	100%	$40,000
3.4.2.2 Mechanical Distribution System					
ALLOWANCE TO REPLACE MECHANICAL DISTRIBUTION	1	Allow	$25,000.00	100%	$25,000
3.4.3.1 Electrical Service and Metering					
ALLOWANCE FOR ELECTRICAL SERVICE ASSESSMENT AND SYSTEM INSTALLATION	1	Allow	$30,000.00	100%	$30,000
3.4.3.2 Electrical Distribution					
ALLOWANCE FOR ELECTRICAL DISTRIBUTION ASSESSMENT AND SYSTEM INSTALLATION	1	Allow	$20,000.00	100%	$20,000
4.1 ADA Accessibility Compliance					
INSTALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES	1	Allow	$2,000.00	100%	$2,000
ALLOWANCE FOR INTERIOR AND EXTERIOR ACCESSIBILITY IMPROVEMENTS	1	Allow	$30,000.00	100%	$30,000
Total Repair Cost					$229,000.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Cost
3.2.4 Paving, Curbing, and Parking																			
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20		20	3,100	SY	$22.00	$68,200	100%	$68,200										$68,200
3.2.6 Landscaping and Appurtenances																			
ALLOWANCE FOR FENCING REPAIRS				1	Allow	$3,000.00	$3,000	100%	$3,000										$3,000
3.3.3 Building Exteriors																			
ALLOWANCE TO REPLACE EXTERIOR SEALANTS	12	12	0	1	Allow	$5,000.00	$5,000	100%	$5,000										$5,000
ALLOWANCE TO REPLACE AWNING				1	Allow	$10,000.00	$10,000	100%	$10,000										$10,000
3.3.6 Roofing Systems																			
ALLOWANCE TO REPLACE ROOFING SYSTEM	25	25	0	4,500	SF	$20.00	$90,000	100%	$90,000										$90,000
Total (Uninflated)									$176,200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$176,200.00
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	
Total (inflated)									$176,200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$176,200.00

Evaluation Period:	10
# of Square Feet:	4,882
Reserve per Square Foot per year (Uninflated)	$3.61
Reserve per Square Foot per year (Inflated)	$3.61

2.0 PURPOSE AND SCOPE

2.1 SCOPE OF SERVICES

This Property Condition Assessment (PCA) was conducted in general accordance with ASTM E 2018-24, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". ECS understands that the Property is being redeveloped and you are the developer.

The primary purpose of a PCA is to note construction deficiencies and to identify components which appear to exhibit less than expected service life or which have been poorly maintained. The assessment is not intended to develop detailed remedial plans for identified problems. The services are qualitative in nature and do not include engineering calculations or design. Photographic documentation of our observations is attached.

The following building systems were observed in accordance with ASTM E 2018-24:

- Site Conditions
- Structural Frame and Building Envelope
- Plumbing, Mechanical, and Electrical Systems
- Life Safety and Fire Protection
- Interior Elements
- ADA Considerations

The PCA included site reconnaissance, limited interviews with property management, and inquiries or attempted inquiries with the local building and fire departments. Operational testing of building systems or components was not conducted.

This report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the User.

Out of Scope Items

Environmental issues and concerns are considered to be outside of the ASTM scope of services for this assessment. Although properties may have possible environmental contamination, including, but not limited to radon, mold, lead-based paint, asbestos, lead piping, PCB's or volatile chemicals, these issues and concerns should be addressed by an Environmental Assessment, as defined by ASTM Guidelines. ECS recommends that properties be studied by a qualified environmental assessor who can appropriately access, identify, and quantify issues related to environmental safety concerns.

ECS is providing a Property Condition Assessment consistent with commercial and customary practices and the ASTM E-2018-24, current at the time the services are provided. The parties expressly acknowledge and agree that ECS is not providing a Reserve Study, which is subject to the National Reserve Study Standards and requires much more financial detail than a typical Property Condition Assessment.

The Property was constructed in 1944. Buildings that are 20 years old and older may have systems or components that are original but in good working order, and/or additional systems and components that have been installed that do not communicate with the older systems (i.e. fire alarm or energy management systems). Upgrading systems for energy efficiency or to interact with newer systems are normally out of the scope of a PCA unless specifically requested/authorized by the Client at the time of the proposal. In cases where the older systems are not working properly or have reached their expected useful life, recommendation for replacement of these systems and components will be provided in the report.

Please be advised that the scope of the field survey work includes only visual observations of readily visible physical components of the property and a check of a representative sampling of accessible common areas. Therefore, these assessments do not identify discrepancies within concealed spaces. No materials testing (e.g. destructive testing, roof cuts, coring of pavement, etc.) or field testing (e.g. water testing, etc.) was performed.

2.2 DEFINITIONS

2.2.1 Partial List of ASTM Definitions

physical condition, *n* - the physical state of a subject property, building system or building component.

- **Good**, adj - in working condition and does not require immediate or short term repairs above an agreed threshold as discussed in section 10.3.1 of the ASTM.
- **Fair**, adj - in working condition, but may require immediate or short term repairs above an agreed threshold.
- **Poor**, adj -not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

de minimis, n - any consideration, finding or condition that, in the sole opinion of the consultant, does not represent an imminent threat of physical harm to occupants, and (1) can be remedied through routine maintenance or (2) where the cost of corrective action is expected to be below the agreed reporting threshold.

deferred maintenance, n - physical deficiencies that could have been remedied with routine maintenance or similar action.

easily visible, adj - describes items, components, and systems that are conspicuous, patent, and which may be observed visually during the walk-though survey without: intrusion, relocation or removal of materials, exploratory probing, use of special protective clothing.

effective age, n - an opinion representing the difference of the expected useful life and the remaining useful life.

expected useful life (EUL), n - the average amount of time in years that a building system or building component is estimated to function without material repair when installed new and appropriate maintenance is performed.

immediate cost, n - opinions of costs to correct physical deficiencies that require immediate action as a result of any of the following: (1) conditions that the consultant concludes represent an imminent life-safety issue, (2) conditions that if left uncorrected would be expected to result in or contribute to building system or building component failure or result in a significant escalation of its remedial cost, or (3) recorded or reported violations of building codes or fire codes.

observation, n - the act of observing building systems and building components that are readily accessible and easily visible.

observe, v - to collect information by visual, auditory, and olfactory means while performing the PCA within the context of easily visible and readily accessible.

obvious, adj - that which is plain, evident; a condition easily visible or fact could not be ignored or overlooked by a reasonable observer.

opinions of costs, n - preliminary, order of magnitude, budgetary projection to assist the user in developing a general understanding of the physical condition of the subject property.

physical deficiency, n - easily visible defect or deferred maintenance of material building systems or building components as identified during completion of the PCA.

point of contact (POC), n - owner, owner's representative, or other person or persons identified to the consultant as knowledgeable about the physical characteristics, maintenance, and repair of the subject property.

practically reviewable, adj - describes information that is readily available and provided in a manner and form that, upon review, yields information relevant to the subject property without the need for significant analysis, measurements, or calculations.

primary improvements, n - the site work, structures, building systems and building components that are of fundamental importance with respect to the subject property; excluding ancillary buildings that provide support uses such as maintenance sheds, security booths, utility garages, pool filter and equipment buildings, and similar elements.

readily accessible, adj - describes areas of the subject property that are made available for observation by the field observer at the time of the walk-through survey and do not require the removal or relocation of materials, such as furniture, floor, wall, or ceiling coverings, equipment, or personal property.

readily available, adj - describes information to which the source allows access to anyone upon request.

reasonably ascertainable, adj - information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) is practically reviewable.

remaining useful life (RUL), n - a subjective opinion of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement.

representative observations, n - the survey of a reasonable number of samples of repetitive systems, components, and areas, that is conducted by the field observer during the walk-through survey.

routine maintenance, n - an activity that can be conducted within the budget and skill set of typical maintenance staff and does not require specialized equipment, professional services, or contractors.

short term cost, n - opinions of costs to remedy physical deficiencies that may not warrant immediate attention but require repairs or replacements that should be undertaken on a priority basis.

technically exhaustive, adj - describes the use of measurements, instruments, testing, calculations, exploratory probing or discovery, or other means to discover, or a combination thereof, or troubleshoot physical deficiencies or develop findings, conclusions, suggested remedies, or recommendations.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property consists of three parcel(s) with 0.52 acres, identified by Mecklenburg as 06906619, 06906620, and 06906621.

3.1.1 Property Location

The Property is located at 921 Beatties Ford Road in Charlotte, North Carolina.

Surrounding Properties	
North	commercial properties
East	commercial properties
South	commercial properties
West	commercial and residential properties

A Site Location Map and Aerial Photograph are included in Appendix I.

3.1.2 Current Property Improvements

The Property is improved with a two-story nightclub/lounge totaling approximately 4,882 square feet. Parking is provided with asphalt pavement.

3.1.3 Construction History

ECS understands the building was constructed approximately 81 years ago in 1944. Reportedly significant renovations were made approximately 20 to 25 years ago. In the past nine years the building has been vacant and has deteriorated significantly. Interior demolition to a significant degree reportedly occurred in 2017, with much of the eastern portion of the building being gutted. The building was declared unsafe by City of Charlotte Code Enforcement in 2019.

3.2 SITE CONDITIONS

3.2.1 Topography

Topography		
Item	**Description**	**Condition**
Grading	generally slopes away from the building	Good
Erosion		N/A

Comments

The Property is generally level and slopes to the north and south. There were no obvious problems related to the overall site topography.

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	collected and dispersed on site	Good
Storm Water Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage		Good
Landscape Drainage		Good/fair
Sump Pumps		N/A

Comments

Storm water is generally collected and dispersed on site. Pavement drainage is generally via sheet flow; landscape drainage is via natural percolation.

3.2.3 Site Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Site Access and Egress	via Beatties Ford Road and Sanders Avenue	Good
Site to Municipal Walkways		Yes
Secured Access		N/A
Easements		N/A

Comments

Vehicular access to the Property is located on the north and east sides of the site. Fire truck access is available on the four sides of the building.

3.2.4 Paving, Curbing, and Parking

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	asphalt pavement	Fair/poor
Drainage		Good/fair
Repair History		Unknown
Curbs and Gutters		N/A
Dumpster Pad		N/A
Fire Lane Painting		N/A

PARKING		
Item	**Description**	**Condition**
Striping	not discernible	Poor
Quantity of Parking Spaces	not discernible - see comments	Fair
Quantity of Loading Spaces		N/A
Arrangement of Spaces		Good
Site Circulation		Good
Site Lighting	pole-mounted light fixtures	Good

Comments

Parking is provided for approximately 40 passenger vehicles based on historical imagery. The striping is currently in poor condition and the spaces are not fully discernible. The parking spaces are aligned angled to one-way drive lanes.

The asphalt pavement was observed to be in generally fair to poor overall condition. We observed numerous areas of block and alligator cracks in the drive lanes and parking spaces. The expected useful life of asphalt pavement is 20 years. We in addition, we observed evidence of a previous overlay that has failed/deteriorated. We recommend repairing these areas of asphalt pavement and providing an allowance to mill and overlay the asphalt pavement.

Lighting is provided by limited pole mounted fixtures. The light fixtures were observed to be in generally good overall condition, but were not illuminated during our daytime site visit.

Photographs

Typical pavement distress

Typical pavement distress, failed overlay

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	-	20	1	$68,200
Total					$68,200

3.2.5 Flatwork and Walkways

FLATWORK AND WALKWAYS		
Item	**Description**	**Condition**
Walkways	concrete sidewalks	Fair
Plaza		N/A
Patios		N/A
Steps		Good/fair
Landings		Fair
Hand Rails	main entrance, east elevation	Fair

Comments

The east (front) side of the building has concrete sidewalks (municipal) with steps that lead to the entrance. Regularly spaced control joints were observed. The concrete sidewalks were observed to be generally in fair overall condition.

3.2.6 Landscaping and Appurtenances

LANDSCAPING AND APPURTENANCES		
Item	**Description**	**Condition**
Trees	southern perimeter	Fair
Planting Beds		Poor
Lawn Areas	minimal natural turf	Fair
Irrigation System		N/A
Monument Sign		N/A
Site Signage		N/A
Landscape Lighting		N/A
Retaining Walls		N/A
Walls	brick planters, cracking apparent	Fair
Fences and Gates	site perimeter, localized damage	Fair
Dumpster Enclosure		N/A
Fountains		N/A
Flag Poles		N/A

Comments

The landscaping consists generally of mature trees, overgrown smaller trees and shrubs, and limited grassed areas around the site. The landscaping was observed to be in generally fair to poor overall condition. Extensive vegetation overgrowth was observed at the east and north elevations. In addition, a small tree has overgrown at the west elevation to the extent that it blocks access to an enclosed electrical panelboard. We recommend the extensive overgrowth be addressed as required and have included an allowance.

Chain link perimeter fencing was observed around the site, with a gate at the northwest corner. Localized damage to the fencing was observed at the northeast and southwest corners, with fallen tree impact apparent at the southwest corner. We presume the fencing was installed when the building was vacated. We recommend repairs if the fencing is to remain.

Photographs

Extreme vegetation overgrowth at east elevation, damaged fencing

Fencing damaged by tree

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE FOR REMOVING EXCESSIVE VEGETATION	-	-	-	Immediate	$10,000
ALLOWANCE FOR FENCING REPAIRS	-	-	-	1	$3,000
Total					$13,000

3.2.7 Recreational Facilities

Comments

Recreational facilities are not provided at this property.

3.2.8 Special Utility Systems

SPECIAL UTILITY SYSTEMS		
Item	**Description**	**Condition**
On-Site Well		N/A
On-Site Septic System		N/A

SPECIAL UTILITY SYSTEMS		
Item	**Description**	**Condition**
Solar Power		N/A
Wind Power		N/A
Geothermal		N/A
Other Renewable Energy Sources		N/A
EV Charge Station		N/A

Comments

No special utility systems were observed or reported.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Substructure

SUBSTRUCTURE		
Item	**Description**	**Condition**
Grade at the Foundation	generally level or slopes away	Fair
Foundation Structure	limited visual observations within crawl space	Fair
Basements		N/A
Concrete Floor Slabs	concrete over wood subfloor and framing	Poor
Crawl Spaces		Fair

Comments

The foundation of the building includes masonry piers and presumed shallow spread footings. Limited observations were made from the crawl space opening on the north elevation, and masonry piers with wooden joists and subflooring were apparent. Diagonal cross bracing for the floor joists was not apparent.

Concrete had been placed over the wood subflooring and framing in the main area of the first floor. A portion of the first floor framing at the center area of the building had collapsed into the crawl space; this area of the crawl space was not accessible. The foundation system, including masonry knee walls, was observed to be in fair to poor overall condition based on our limited observations. We anticipate repairs to be required and have shown an allowance.

Photographs

Crawl space

Crawl space

Area at east elevation previously demolished, PVC piping remnants, damage at foundation wall

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE FOR FOUNDATION RELATED REPAIRS	-	-	-	Immediate	$30,000
Total					$30,000

3.3.2 Superstructure

SUPERSTRUCTURE		
Item	**Description**	**Condition**
Wall Framing System	wood framing	Unknown
Upper Floor Framing System	wood framing	Poor
Roof Framing System	wood framing	Poor
Concerns Noted?	major structural collapse - see comments	Yes
Interior Stair Framing	central stairway collapsed - see comments	Poor
Mechanical Equipment Framing		N/A

Comments

The structure of the building was observed from unfinished spaces and from areas which had collapsed due to structural failure. The structure of the building consists of wood framing. Multiple areas of the building have sustained structural distress or collapse:

First Floor - a portion of the floor has collapsed into the crawl space near where the central stairway had been. ECS was informed that concrete had been previously placed over the wood flooring in this former dance area.

Second Floor - the second floor was inaccessible due to the collapse of the central stairway. In addition, a portion of the second floor framing above the central dance area has failed.

Roof - apparent roof collapse was observed from the roof level (second floor vantage point was inaccessible), resulting in severe cratering/ponding on the roof and a skewed front parapet wall.

The building was deemed unsafe by the City of Charlotte in 2019. The apparent level of structural damage to the building is severe. Long-term water intrusion has contributed to significant degradation, and water intrusion was active at the time of our site visit. A cost-benefit analysis was beyond our scope of services, but based on the level of damage observed, it is likely that reconstruction of the superstructure will be required. For such major reconstruction, a contractor should be engaged for providing cost estimates.

Photographs

Partially collapsed second floor, heavy damage

Collapsed area of first floor

Collapsed framing

Collapsed framing

3.3.3 Building Exteriors

BUILDING EXTERIOR FINISHES		
Item	**Description**	**Condition**
Main Exterior Finish	apparent parged/stuccoed concrete masonry	Poor
Secondary Exterior Finish	painted concrete masonry	Poor
Covered Soffits		N/A
Paint		Poor

BUILDING EXTERIOR FINISHES		
Item	**Description**	**Condition**
Sealants		Poor
Evidence of Vandalism or Graffiti		N/A

BUILDING EXTERIOR ELEMENTS		
Item	**Description**	**Condition**
Exterior Building Stairs or Steps	north, west and east elevations, concrete and wood - see comments	Fair/poor
Balconies		N/A
Decks		N/A
Awnings	metal, east (front) elevation	Fair/poor

Comments

The primary exterior of the building consists of painted or parged/stuccoed concrete. A small area of wood siding is located at the upper north elevation. The building exteriors were generally in poor overall condition. Please note that no destructive testing was performed to confirm the type of building materials utilized. Some materials can only be confirmed through destructive testing such as EIFS and stucco.

The exterior walls appear to be painted or parged/stuccoed concrete. Cracking in the exterior parging was widespread, along with heavy staining. At other locations the paint was peeling. Painting of exterior components is typically recommended every 8 to 12 years. The exterior would require refinishing and we have shown an allowance.

Exterior sealants are located around the window and door frames, and vertical joints in the painted or parged/stuccoed concrete. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in poor overall condition. The sealants were observed to be hard and separated from the substrate. We recommend that the exterior sealants be replaced.

A partial wooden stairway is located at the west elevation, but only the base frame remains. Stairs to the upper level had been removed, rendering it unusable.

The metal awning at the east (front) elevation appeared to be in fair to poor overall condition. The awning exhibited localized damage at multiple locations. We recommend an allowance for replacement.

Exterior observations were limited at the north and east elevations due to extensive vegetation overgrowth. An area of apparent wood siding was observed at the upper portion of the north elevation, but visual observations were limited.

Photographs

Typical exterior cracking

Typical exterior deterioration

Front awning and perimeter fencing

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE TO REPLACE EXTERIOR SEALANTS	12	12	0	1	$5,000
ALLOWANCE TO REPLACE AWNING	-	-	-	1	$10,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$15,000

3.3.4 Exterior Doors

EXTERIOR DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	double leaf doors, boarded up and inoperable	Poor
Personnel Doors	wooden doors, inoperable	Poor
Door Hardware		Poor
Overhead Doors		N/A

Comments

The main entrances are double leaf doors, boarded up and inoperable. The main entrance doors were generally in poor overall condition and should be replaced.

Wooden personnel doors are located at the west and north elevations nailed shut. The personnel doors were generally in poor overall condition and should be replaced.

Photographs

Boarded up main entrance

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE TO REPLACE DOORS	-	-	-	Immediate	$12,000
Total					$12,000

3.3.5 Exterior Windows

EXTERIOR WINDOWS		
Item	**Description**	**Condition**
Window Frame	aluminum	Fair
Glass Pane	single pane, some damaged	Fair/poor
Exterior Header		Fair/poor
Exterior Sill		Fair/poor
Gaskets or Glazing		Fair/poor

Comments

Fenestration for the building primarily consists of aluminum frame single pane window units that appeared to be in fair to poor overall condition. Surface corrosion at window flashing was apparent. The windows have a cage made of steel bars mounted on the jambs. Damage to some glass panes was observed. In addition, wooden sills were deteriorated in some locations. Windows on the north elevation are obscured by extensive vegetation overgrowth. We recommend the windows be replaced.

Photographs

Typical window with bars

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE TO REPLACE WINDOWS	-	-	-	Immediate	$30,000
Total					$30,000

3.3.6 Roofing Systems

ROOFING SYSTEMS		
Item	**Description**	**Condition**
Main Roofing System	asphalt built-up - see comments	Poor
Parapet Walls		Fair
Cap Flashing/Coping		Fair/poor
Substrate/Deck	partial collapse, see comments	Poor
Slope/Pitch		Fair/poor
Drainage		Fair/poor
Skylights		N/A
Expansion Joints		N/A
Roof Access	extension ladder required, not walked	Poor

ROOFING SYSTEMS		
Item	**Description**	**Condition**
Roof Age	no information provided	Poor
Warranty		N/A
Past Repairs		Yes
Maintenance Program		N/A

Comments

The roofing system utilizes tar and gravel asphalt built-up construction; the age of the roofing system is unknown. The roof has multiple levels that were observed from the eave lines via an extension ladder. **The roofs exhibited partial collapse due to structural damage and were not walked for safety reasons.**

In addition to significant areas of structural collapse of the roof framing and complete failure of the roofing system, other observed deficiencies include wood rot at eave and rake lines, damaged gutters and downspouts, inadequate flashing at parapets, and significant ponding. The expected useful life of a tar and gravel built-up roofing system is approximately 25 to 30 years with proper maintenance.

Based on the poor condition of the roofing system, replacement is recommended. However, roof replacement is dependent on restoration of the structural integrity of the building and its framing systems. Refer to Section 3.3.2 for more information on the structural framing.

Photographs

High roof apparent partial collapse, note the sloped front parapet

Low roof apparent collapse area

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE TO REPLACE ROOFING SYSTEM	25	25	0	1	$90,000
Total					$90,000

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Water Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Domestic Water Piping	copper	Poor
Pipe Insulation		Poor
Low-Flow Devices		N/A
Water Softening Equipment		N/A
Water Flow and Pressure		N/A
Booster Pumps		N/A

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Waste and Vent Pipe	cast iron and PVC	Poor
Lift Stations		N/A
Waste Treatment	Waste was treated by the municipal system.	N/A
Clean-outs		N/A

NATURAL GAS SYSTEM		
Item	**Description**	**Condition**
Natural Gas Pipe		Unknown
Meter	removed	N/A

NATURAL GAS SYSTEM		
Item	**Description**	**Condition**
Supports		N/A

Comments

The main water supply lines inside the building are copper. The expected useful life of copper piping is approximately 40 years. Previous demolition activities, including removal of fixtures, appeared to have rendered the water supply lines inoperable.

The waste lines in the building are PVC and cast iron. The expected useful life of PVC and cast iron waste lines is approximately 50 years. Previous demolition activities, including removal of fixtures, appeared to have rendered the waste lines inoperable.

Natural gas was reportedly provided to the building at one time, but the meter appeared to have been removed.

Photographs

Area at east end previously demolished, PVC piping remnants, damage at foundation wall

Gas meter removed

3.4.1.2 Domestic Hot Water Production

DOMESTIC HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Domestic Water Heaters	water heater not observed, limited interior access	Unknown
Domestic Water Boilers		N/A
Water Storage		N/A
Circulation Pumps		N/A

Comments

The building is currently vacant and the water heater was not observed. Interior access was limited (no second floor access) due to extensive structural damage, previous demolition, and various furnishings and debris**.** The expected useful life of a water heater is approximately 12 to 15 years with proper maintenance.

3.4.2 HVAC Systems

3.4.2.1 Mechanical Equipment

MECHANICAL EQUIPMENT		
Item	**Description**	**Condition**
Boilers		N/A
Central Plant Pumps		N/A
Chillers		N/A
Interior Package Air Conditioner		N/A
Split Systems	Carrier and Trane units removed	N/A
Package Units		N/A
Package Terminal Air Conditioning (PTAC) Units		N/A
Space Heaters (wall or ceiling mounted)		N/A
Air Conditioners (Window)	second floor - inaccessible	Unknown
Maintenance Program		N/A

Comments

The building has been vacant for several years, and the outside condensing units have been removed. Previous demolition activities have rendered the mechanical system incomplete and unusable. The upper floor was inaccessible. Window air conditioning units were observed on the second floor; up-close visual access was not provided.

If the mechanical equipment is to be replaced in kind, we recommend an allowance.

Photographs

Location of previous condensing units

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE FOR FURTHER ASSESSMENT OF AND REPLACEMENT OF MECHANICAL EQUIPMENT	-	-	-	Immediate	$40,000
Total					$40,000

3.4.2.2 Mechanical Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Constant Volume Terminal Unit		N/A

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Variable Air Volume (VAV) boxes		N/A
Fan Coil Units		N/A
Radiators		N/A
Baseboard Units		N/A
Ducts		Poor
Return Air		Poor

Comments

The building has been vacant for several years, and the outside condensing units have been removed. Previous demolition activities have rendered the mechanical distribution system incomplete and unusable. Remnants of ductwork were observed within the lower floor and crawl space. The upper floor was inaccessible. We recommend an allowance for replacement of the mechanical distribution system when replacing the mechanical equipment.

Photographs

Ductwork remnants

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE TO REPLACE MECHANICAL DISTRIBUTION	-	-	-	Immediate	$25,000
Total					$25,000

3.4.2.3 Mechanical Control Systems

MECHANICAL CONTROL SYSTEMS		
Item	**Description**	**Condition**
Controls	HVAC units were controlled by thermostats.	Unknown
Compressor (Pneumatic System)		N/A
Variable Frequency Drives		N/A

Comments

The building is vacant and not powered. The condition of the thermostats is unknown.

Photographs

Thermostat

3.4.3 Electrical Systems

3.4.3.1 Electrical Service and Metering

ELECTRICAL SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	was located at northwest corner of the building	Unknown
Meter	meter box in place but meter removed	N/A
Emergency Power		N/A
Transfer Switch		N/A
Date of Last IR Survey		N/A
Arc-Flash Hazard Warning posted on service entrance?		N/A
Minimum clearance provided around equipment (3 feet or more)?		N/A

Comments

Electricity was previously provided to the building by Duke Energy through a pole-mounted transformer. The building is currently vacant, and the electrical system is not complete or operational due to previous demolition and equipment removal. The electrical meter box was observed but the meter has been removed.

We recommend that the electrical requirements be further assessed and an allowance for electrical upfit be included. Actual costs will depend on the needs determined.

Photographs

Electric meter removed

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE FOR ELECTRICAL SERVICE ASSESSMENT AND SYSTEM INSTALLATION	-	-	-	Immediate	$30,000
Total					$30,000

3.4.3.2 Electrical Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels		Poor
Arc-Flash Hazard Warning on distribution panels?		N/A
Branch Wiring	copper, presumed based on prior renovations	Unknown
Bus Ducts		N/A
Building Transformers		N/A
Sub-Meters		N/A

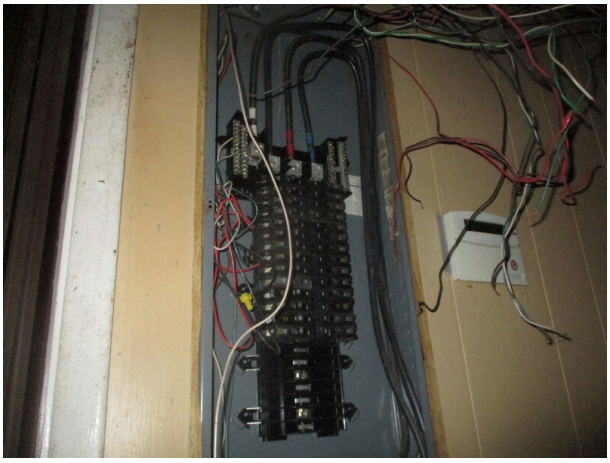
ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Minimum clearance provided around equipment (3 feet or more)?		Yes
GFCI Devices		N/A
COPALUM Connectors		N/A

Comments

The building is currently vacant, and the electrical distribution system is not complete or operational due to previous demolition and equipment removal. An electrical panelboard was observed and appeared to be in poor overall condition.

We recommend that the electrical distribution requirements be further assessed and an allowance for electrical upfit be included. Actual costs will depend on the needs determined.

Photographs



Electrical panel

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
ALLOWANCE FOR ELECTRICAL DISTRIBUTION ASSESSMENT AND SYSTEM INSTALLATION	-	-	-	Immediate	$20,000
Total					$20,000

3.5 VERTICAL TRANSPORTATION SYSTEMS

3.5.1 Elevators

Comments

The building is not served by elevators.

3.5.2 Other Vertical Transportation Systems

Comments

The building does not contain other vertical transportation systems.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)		N/A
Sprinkler System (dry)		N/A
Date of Last Inspection (sprinkler system)		N/A
Sprinkler Heads		N/A
Fire Pump		N/A
Fire Standpipes		N/A
Fire Department Connections		N/A
Fire Hydrants		N/A
Fire Extinguishers	ABC dry chemical	Poor

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Date of Last Inspection (Fire Extinguishers)	September 2015	Poor

Comments

The building is not sprinklered. The fire suppression system consists of fire extinguishers which were observed but not tested. These devices are required to be inspected annually.

The fire extinguisher was observed to have an expired inspection tag issued by FCS in September of 2015. Replacement of fire extinguishers is considered routine maintenance.

No fire hydrants were observed in the vicinity of the building.

Photographs

Fire extinguisher, last inspected in 2015

3.6.2 Fire Alarm and Life Safety Systems

FIRE ALARM AND LIFE SAFETY SYSTEMS		
Item	**Description**	**Condition**
Central Fire Alarm Control Panel		N/A
Annunciator Panel		N/A
Public Address System		N/A

FIRE ALARM AND LIFE SAFETY SYSTEMS		
Item	**Description**	**Condition**
Automatic Notification		N/A
Bells		N/A
Strobes		N/A
Pull Stations		N/A
Smoke Detectors		N/A
Exit Signs		N/A
Exit Lights		N/A

Comments

The building is not equipped with a central fire alarm system. The building is vacant and significant interior demolition was performed previously. Fire alarm system components were not observed. The need for fire alarm and life safety systems will depend on future usage/occupancy at the site. We recommend installation of code required fire alarm and life safety systems as required as part of maintenance.

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras		N/A
Alarm System	CPI security panel - inactive	Unknown
Access Control		N/A
Security Fencing		N/A
Lightning Protection		N/A
Roof Anchors		N/A
Fire Escape Stairs		N/A

Comments

The building has a CPI security panel, but the system has been inactive for several years. We recommend assessment as part of maintenance.

Photographs

Security panel

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes

Comments

The interior finishes include concrete and tile flooring, wall paneling and drywall, etc. However, the interior exhibited widespread and significant damage to architectural finishes. Serious structural damage to multiple portions of the building was evident, resulting in water intrusion and damaged/ destroyed finishes. Portions of the building, particularly the eastern half, had undergone interior demolition several years ago, resulting in significant removal of architectural components (including flooring and subflooring) that has rendered these areas unnavigable and unsafe/unusable. The interior finishes are predominately in poor overall condition - the majority of interior finishes have been either damaged/destroyed or partially or wholly removed.

Water intrusion into the building has been considerable over an extended period of time, and active intrusion was occurring during our site visit. Although an environmental assessment was excluded within our scope of services, we observed apparent microbial growth at multiple locations on ceiling surfaces, along with older 9x9 floor tile that in most cases has been known to contain asbestos. Addressing these issues is recommended, however, major structural stabilization and restoration should be performed before further interior assessment, demolition and renovations can be considered. Costs for addressing potential mold or asbestos are unknown.

The level of interior damage is both severe and widespread, and includes areas impacted by structural collapse. The City of Charlotte has deemed the building to be unsafe. Refer to Section 3.0 for further information on the structural systems.

Photographs

Typical damage to interior finishes

Biological growth

Apparent 9x9 floor tile

Damage to second floor ceiling finishes

4.0 ADDITIONAL CONSIDERATIONS

4.1 ADA Accessibility Compliance

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section A)			
	Item	**Yes/No**	**Comments**
A. History			
1.	Has an ADA Survey been completed for this property?	Unknown	
2.	Have any ADA improvements been made to the property since original construction?	Unknown	
3.	Has building ownership/management reported any ADA complaints or litigation?	Unknown	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section B)			
	Item	**Yes/No**	**Comments**
B. Parking			
1.	Does the required number of standard ADA-designated spaces appear to be provided?	No	none designated as accessible
2.	Does the required number of van-accessible designated spaces appear to be provided?	No	
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	N/A	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	N/A	
5.	Does each accessible space have an adjacent access aisle?	N/A	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section C)			
	Item	**Yes/No**	**Comments**
C. Exterior Accessible Route			
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	No	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	N/A	
3.	Do curb cut ramps appear to have the proper slope for all components?	N/A	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section D)			
	Item	**Yes/No**	**Comments**
D. Building Entrances			
1.	Do a sufficient number of accessible entrances appear to be provided?	No	see comments
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	N/A	see comments
5.	Do doors at accessible entrances appear to have compliant hardware?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section D)			
	Item	**Yes/No**	**Comments**
6.	Do doors at accessible entrances appear to have compliant opening width?	N/A	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section E)			
	Item	**Yes/No**	**Comments**
E. Interior Accessible Routes and Amenities			
1.	Does an accessible route appear to connect with all public areas inside the building?	No	see comments
2.	Do accessible routes appear free of obstructions and/or protruding objects?	N/A	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	N/A	
6.	Do ramps on accessible routes appear to have compliant handrails?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section F)			
	Item	**Yes/No**	**Comments**
F. Interior Doors			
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	No	see comments
2.	Do doors at interior accessible routes appear to have compliant hardware?	No	
3.	Do doors at interior accessible routes appear to have compliant opening force?	No	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	No	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section G)			
	Item	**Yes/No**	**Comments**
G. Elevators			
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	N/A	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	N/A	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	N/A	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	N/A	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	N/A	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	N/A	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	N/A	
8.	Are audible and visual floor position indicators provided in the elevator car?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section G)			
	Item	**Yes/No**	**Comments**
9.	Is the emergency call system at the base of the control panel and not require voice communication?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section H)			
	Item	**Yes/No**	**Comments**
H. Toilet Rooms			
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	N/A	see comments
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	N/A	
3.	Does the lavatory faucet have compliant handles?	N/A	
4.	Is the plumbing piping under lavatories configured to protect against contact?	N/A	
5.	Are grab bars provided at compliant locations around the toilet?	N/A	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	N/A	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	N/A	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	N/A	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section I)			
	Item	**Yes/No**	**Comments**
I. Hospitality Guestrooms			

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act (Section I)			
	Item	**Yes/No**	**Comments**
1.	Does property management report the minimum required accessible guestrooms?	N/A	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?	N/A	

Comments

The Americans with Disabilities Act (ADA) is a comprehensive civil rights legislation designed to prohibit discrimination on the basis of disability. The rules and regulations of the ADA require that new construction, renovations, and existing public accommodations provide accessibility for the disabled. Public Law 101-336- July 26, 1990, Section 302, Prohibition of Discrimination by Public Accommodations, states, "Discrimination includes a failure to remove architectural barriers and communication barriers that are structural in nature, in existing facilities…where such removal is readily achievable." The ADA requirements were revised in 2010. The 2010 requirements went into full effect on March 15, 2012.

Title III of the ADA includes barrier-free design standards and "prohibits discrimination on the basis of disability by private entities in places of public accommodations," and requires that "all places of public accommodation and commercial facilities be designed, constructed, and altered in compliance with the accessibility standards."

The Americans with Disabilities Act went into effect on January 26, 1993. The following requirements apply to buildings constructed prior to the act becoming effective.

- Items that are readily achievable must be made accessible.
- Areas of the building being renovated must be accessible and up to 20 percent of the construction budget must be used to update the Property in the following manner:
    - Access to the building
    - Access through the building
    - Restrooms
    - Others measures to provide accommodations.
- When a renovation or multiple renovations equal 50 percent or greater of the space in the building, the building is required to be fully compliant with ADA requirements.

ACCESS TO THE BUILDING

Parking Areas:
The parking area serving the property has an indeterminate number of spaces due to poor striping conditions. Historical aerial imagery indicates approximately 40 spaces were previously provided. No accessible spaces are delineated. Accessibility requires that two accessible parking spaces be provided in parking areas with a total of 26 to 50 spaces. One in six of the accessible parking spaces

is required to be van accessible. The number of parking spaces provided does not meet accessibility requirements. Therefore we recommend installing two accessible spaces with compliant access aisle and signage, with one being van accessible. A minimum of a 60-inch wide access aisle (96-inch wide aisle for 96-inch wide van accessible spaces) is required to be provided for every two accessible parking spaces.

Pedestrian Walkways:
No walkways to the exterior of the building were provided with the exception of the main entrance on the east elevation. This entrance has steps and is not accessible. An accessible entrance is required.

The west elevation has a wooden ramp leading to an entrance door, but the ramp is in poor condition and is not compliant, and the door threshold is too high; reconstruction would be required to achieve compliance.

ACCESS THROUGH THE BUILDING

The interior of the building's first floor is not accessible given its current condition and configuration. The second floor is not accessible given there is no elevator or lift.

RESTROOMS

The restroom areas observed have been significantly damaged or demolished. Significant reconstruction will be required to meet accessibility requirements.

The building was constructed prior to the enactment of the ADA. In addition, the building in its current condition has no appreciable accessibility provisions. Improvements to the parking area can be readily made, but addressing accessibility for the exterior and interior of the building would require major reconstruction. We have shown a presumed allowance for improvements, but the ultimate cost will depend on the eventual floor plan.

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES	-	-	-	Immediate	$2,000
ALLOWANCE FOR INTERIOR AND EXTERIOR ACCESSIBILITY IMPROVEMENTS	-	-	-	Immediate	$30,000
Total					$32,000

5.0 EXTERNALLY PROVIDED INFORMATION

5.1 PRE-SURVEY QUESTIONNAIRE

The pre-survey questionnaire was returned to ECS and is attached in Appendix II. The information provided in the questionnaire is provided throughout this report.

5.2 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

ECS researched FOIA data using online property data and/or contacted the local building code compliance offices for the local jurisdiction. The initial research did not indicate the outstanding building, life safety, or zoning violations. Upon receiving information regarding the status of the inquiries submitted, this report can be updated if necessary. The FOIA data, if available, is located in the appendices.

6.0 RECOMMENDATIONS AND OPINIONS OF COST

The opinion of cost are based upon approximate quantities, costs, and published information, and they include labor and materials. A detailed analysis of quantities for cost estimating purposes is not included; along with design fees, overhead, construction management fees, general conditions, and indirect cost are not included per the ASTM. The opinion of cost to repair, replace, or upgrade the improvements are considered typical for the marketplace. No contractors have provided pricing. The actual cost of repairs may vary from our opinions and does not consider future challenges with material supplies due to supply chain issues and global crises (e.g. -COVID-19 pandemic). ECS has not included contingency funds in our opinions. The amounts indicated represent today's dollars. ECS offers the following comments relative to Immediate and Capital Reserves criteria:

Immediate Issues

Physical deficiencies that require immediate action as a result of (i) existing or potentially unsafe conditions, (ii) significant negative conditions impacting tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of critical element or system, or (v) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year.

ECS has also included physical deficiencies inclusive of deferred maintenance that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within a zero to one-year time frame are also included.

Capital Reserves

Capital Reserves are for recurring probable expenditures, which are not classified as operational or maintenance expenses, which should be annually budgeted for in advance. Capital reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. A component method has also been included within this report as well.

Capital Reserves excludes systems or components that are estimated to expire after the reserve term and that are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that were not deemed to have a material affect on the use were also excluded. Costs that are caused by acts of God, accidents or other occurrences that are typically covered by insurance, rather than reserved funds, are also excluded.

Replacement costs were solicited from ownership/property management, ECS' discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by ownership's or property management's maintenance staff were also considered.

ECS's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period. Additional information concerning systems or components respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Needs Cost Estimates.

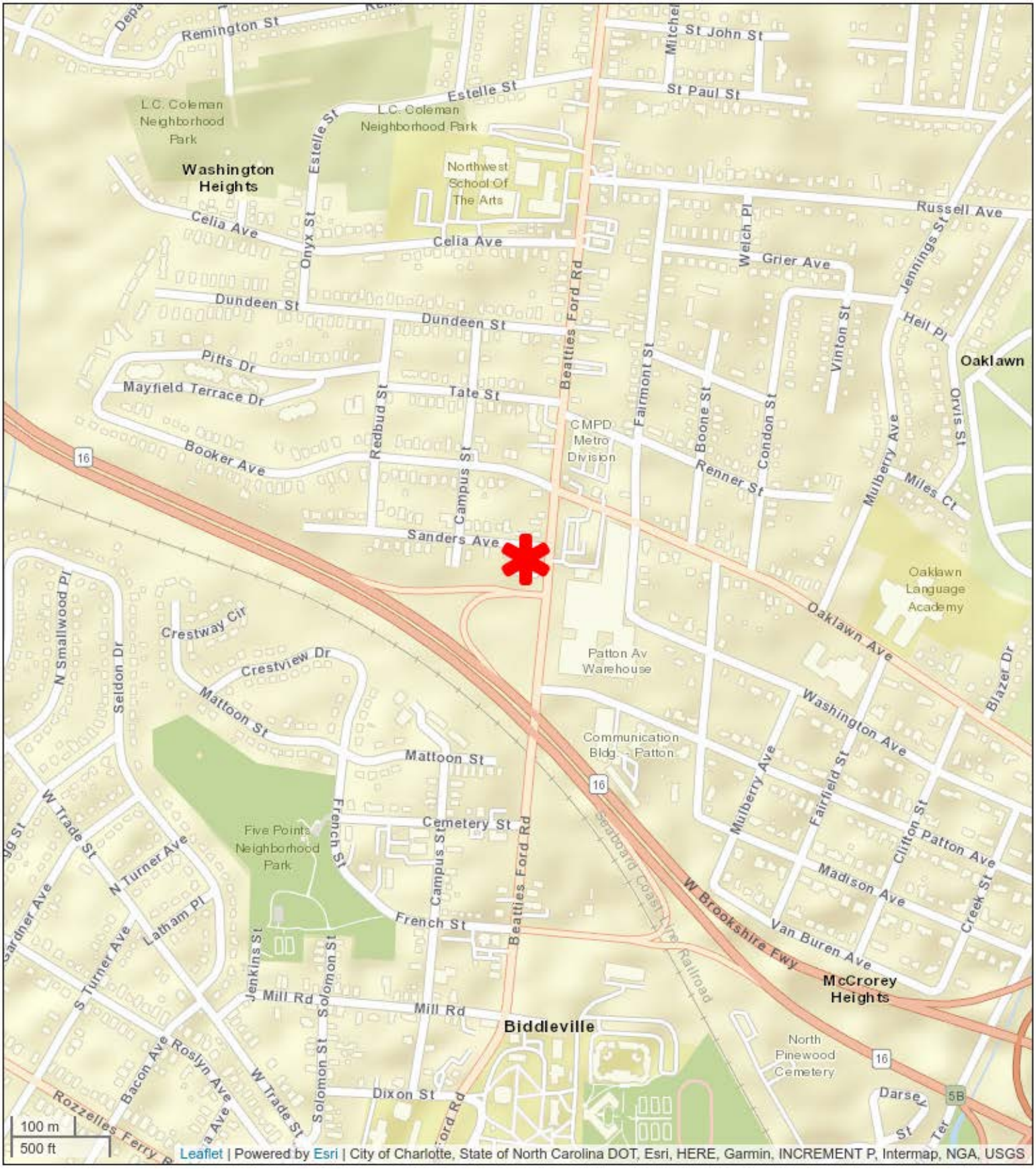
7.0 LIMITATIONS AND QUALIFICATIONS

ECS's PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a property's building systems. Preparation of a PCA in accordance with ASTM E 2018-24 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and cannot reduce the potential that such component or system may not be initially observed.

This PCA was prepared recognizing the inherent subjective nature of ECS's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that ECS's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. ECS’s opinions are generally formed without detailed knowledge from individuals familiar with the component’s or system’s performance.

The opinions ECS expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by a prudent professional in the same community under similar circumstances. ECS assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent ECS' professional judgment based on information obtained during the course of this assignment. ECS's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Appendix I: SITE LOCATION MAP AND AERIAL PHOTOGRAPH



Site Location Map

Excelsior Club

921 Beatties Ford Road

Charlotte, North Carolina 28216

Aerial Photograph

Excelsior Club
921 Beatties Ford Road
Charlotte, North Carolina 28216

Appendix II: PRE-SURVEY QUESTIONNAIRE

PROPERTY CONDITION ASSESSMENT
PRE-SURVEY QUESTIONNAIRE

As part of the property evaluation, we ask that you please complete this questionnaire before ECS's site visit. For those questions that are not applicable, respond with an "NA". ECS will need to assess tenant spaces. Please make the appropriate arrangements to do so prior to the site visit. Your assistance in these matters is appreciated.

PROPERTY DESCRIPTION

Name and address of property: Excelsior Club
921 Beatties Ford Road
Charlotte, North Carolina 28216

Year(s) constructed: 1944	Number of land acres: .84
Year of last renovation: Unknown	Building square footage: ~ 5,000
Number of buildings: 1	Percentage of occupied sq. ft.: Currently 0
Number of stories: 2	Turnover rate: N/A
Number of tenant spaces/apartments: `1	Number of vacant spaces: All vacant

RECORDS AVAILABLE ON SITE

As part of the property inspection, ECS will need to review available documents and information at the site. Please indicate below those documents which are available at the site.

Site Plan	[X] Yes	☐ No	☐ N/A
Construction Drawings	☐ Yes	☐ No	☐ N/A
Certificate of Occupancy	☐ Yes	☐ No	☐ N/A
Rent Roll (tenant name and square footage)	☐ Yes	☐ No	☐ N/A
Recent Property Evaluation	☐ Yes	☐ No	☐ N/A
Elevator Inspection Certificates	☐ Yes	☐ No	☐ N/A
Boiler Inspection Certificates	☐ Yes	☐ No	☐ N/A
Schedule of Routine Maintenance	☐ Yes	☐ No	☐ N/A
Outstanding Building/Fire Code Violations	☐ Yes	☐ No	☐ N/A
Tenant Complaint Log	☐ Yes	☐ No	☐ N/A
Safety Inspection Records	☐ Yes	☐ No	☐ N/A
Warranty Information	☐ Yes	☐ No	☐ N/A
Records of System and Material Ages (roof, MEP, paving, finishes, etc.)	☐ Yes	☐ No	☐ N/A
Leasing Literature or Brochure	☐ Yes	☐ No	☐ N/A
Current/Pending Litigation (pertaining to property condition)	☐ Yes	☐ No	☐ N/A
Green Building Certification	☐ Yes	☐ No	

List of Contractors:

We would appreciate copies of the current certificate of occupancy, elevator inspection certificates, boiler inspection certificates, 8½ x 11 floor plans, roof warranty and mechanical equipment information, rent roll, list of contractors and Green Building Certification.

GENERAL IMPROVEMENTS & PROPERTY HISTORY

What major physical improvements for the past five years have been completed?
None

Are any major physical improvements planned in near future?
Yes

List your ten most common work orders?
N/A

Have you been notified or are you aware of recalled product(s) (i.e. sprinkler heads, smoke detectors, appliance, etc.) within the property? If so, what were the products and have they been replaced?
No to the best of my knowledge.

Have you experienced any of the following historical major events – damage cause by:

☐ Flooding ☐ Fires ☐ High winds
☐ Earthquake ☐ Hail ☐ Other *(describe)*

Unknown to the best of my knowledge.

Please list the utility providers for water, sewage, electrical service, and natural gas, including on-site facilities (well, septic system, solar cells, etc.), if any. Do the utilities provide adequate service?
Charlotte Water
Duke
Piedmont Natural Gas

SITE DRAINAGE

Is there a lift station on site? ☐ Yes ☒ No *If yes, describe.*

Are you experiencing any site erosion problems? ☐ Yes ☒ No *If yes, describe.*
To the best of my knowledge.

Are you experiencing any site ponding problems? ☐ Yes ☒ No *If yes, describe.*
To the best of my knowledge.

All systems Unknown or N/A To the best of my knowledge.

PAVEMENT & PARKING

Type of material: ☐ Asphalt ☐ Concrete	Quantity: ☐ SF ☐ SY
Year of installation:	
Last overlay:	Last sealcoat:
Number of parking spaces:	Number of ADA compliance spaces

STRUCTURAL

Are there known areas of settlement, foundation failure, or other structural problems? ☐ Yes ☐ No *if yes, describe.*

Are you aware of any cracking in foundations, slabs, or exterior walls? ☐ Yes ☐ No *if yes, describe.*

Are you aware of water infiltration in basement or crawl spaces? ☐ Yes ☐ No *if yes, describe.*

BUILDING ENVELOPE

Building exteriors were last painted:

Do you have any water-infiltration problems or areas of poor insulation (doors, windows, walls, etc.)? ☐ Yes ☐ No *if yes, describe.*

Have you ever replaced any exterior caulking/sealants at the exterior of the building envelope? ☐ Yes ☐ No *if yes, describe.*

ROOF

Type of roof(s):

Age of current roof(s):

Quantity in square feet:

Are there previous leaks that have been repaired? ☐ Yes ☐ No *if yes, describe.*

Do you currently have active roof leaks? ☐ Yes ☐ No *if yes, describe.*

Can we have a copy of the warranty? ☐ Yes ☐ No

Please provide the name and phone number of the roofing contractor that provides roof maintenance. How often does the roofing contractor visit the property?

HEATING/AIR CONDITIONING SYSTEMS

Cooling

Type of cooling equipment:	*Compressor size(s) (tons):*
Age of most condenser units:	*Number of condensers replaced in last 3 years:*
Condenser repairs done by site-personnel with appropriate Freon reclaiming equipment: ☐ Yes ☐ No	
Type of refrigerant used:	
Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*	
Type/number of chillers:	*Size of chillers (tons):*
Compressor sizes:	*# of condensers replaced in last 3 years.*
Age of chiller units:	
When were the chillers last overhauled? (describe)	
Type of refrigerant used:	
What are your plans to retrofit chillers to "environmentally friendly" refrigerants?	
Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*	
Type/number of cooling towers:	*Size of cooling towers:* *tons*
Age of units:	*Last major overhaul:*
Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*	

Heating

Type of heating equipment:	*Boiler/furnace capacities:*
Number of units:	
Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*	

AIR HANDLING

Type and age of air-handling equipment:	
Motor sizes:	Number of units:
Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*	
Please provide the name and phone number of the mechanical contractor that maintains the HVAC equipment. How often does the contractor visit the property?	

ELECTRICAL SYSTEMS
Capacity of building service in amps:
Size of typical tenant unit service panel in amps:
Service panels are: ☐ Breakers ☐ Fuse Box
Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe.*
Is there an inspection program established for building wiring systems? : ☐ Yes ☐ No *If yes, describe.*
EMERGENCY POWER & LIGHTING
Type and age of generator:
Is emergency power tested regularly? ☐ Yes ☐ No (*describe).* .
Type and ages of emergency lighting:
Is emergency lighting tested regularly? ☐ Yes ☐ No (*describe).*
Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe.*
TRANSFORMERS
Number and type of electrical transformers:
Is all equipment accessible with no items stacked in front: ☐ Yes ☐ No
Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe.*
INTERIOR LIGHTING
Type and age of fixtures: (describe whether incandescent, fluorescent, or high intensity; and whether surface mounted, recessed, pendant, or track mounted)
Are fixtures energy efficient: ☐ Yes ☐ No *describe*
Abnormal problems in recent years: ☐ Yes ☐ No If yes, *describe*
Are there any vacant or unusable tenant spaces at the property?: ☐ Yes ☐ No If yes, *describe*

PLUMBING SYSTEMS

Type of water supply piping (within the walls):
☐ Copper ☐ Galvanized steel ☐ (PB) Polybutylene ☐ (PVC) Polyvinyl Chloride
☐ Other (describe)

Type of drain piping:
☐ Copper ☐ Cast iron ☐ ABS ☐ (PVC) Polyvinyl Chloride ☐ Other (describe)

Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe.*

ELEVATORS & ESCALATORS

Age:	Quantity:	Capacity:
Manufacturer:	Hydraulic or traction?:	

Date systems last inspected:

Is there a maintenance contract in place? ☐ Yes ☐ No

Please provide the name and phone number of the maintenance contractor(s):

Is equipment outfitted with handicap provisions? ☐ Yes ☐ No

Abnormal problems in recent years: ☐ Yes ☐ No *If yes, describe*

FIRE ALARM & FIRE SUPPRESSION SYSTEM

Type/age of fire alarm and suppression system:

Do you have a central alarm station: ☐ Yes ☐ No
If yes, is it remotely monitored? ☐ Yes ☐ No

Smoke detectors: ☐ Yes ☐ No	Last inspected (month/year):
Fire extinguishers: ☐ Yes ☐ No	Last inspected (month/year):
Sprinkler system: ☐ Yes ☐ No	Last inspected (month/year):

Please provide the name and phone number of the fire alarm/suppression contractor(s):

SECURITY SYSTEM

Type: ☐ Access ☐ Systematic Patrol ☐ Intruder Detection ☐ Surveillance (describe)

Age:	Is there a maintenance contract in place? ☐ Yes ☐ No

Please provide the name and phone number of the security system contractor(s):

INTERNET SERVICE

Internet provider and speed:

Wi-Fi available in public spaces: ☐ Yes ☐ No

SITE CAPITAL IMPROVEMENT/REPAIR HISTORY N/A To the best of my knowledge

Please complete the following schedule as to the status of replacement of any recurring, components, items or systems. List any additional systems that have been replaced, added, or improved at this site.

Item or System	Total Quantity	Quantity Replaced Thus Far	Date Replaced by Year(s)	Average Cost for Replacement	Comments
Asphalt Pavement				$	
Seal Coat				$	
Re-stripe				$	
Overlay				$	
Fencing				$	
Exterior surface (paint)				$	
Balcony repair				$	
Roof coverings				$	
Steep-pitch shingles				$	
Low-slope (flat)				$	
Domestic water boilers				$	
Central boiler				$	
Boiler peripherals				$	
Water heaters				$	
Furnaces (electric)				$	
Furnaces (gas)				$	
Electric baseboard				$	
Heat pumps				$	
AC condenser units				$	
Cooling towers				$	
Chillers				$	
Air-handlers				$	
Elevator (overhaul)				$	
Window AC units				$	
Replace windows				$	
Replace ext. doors				$	
Carpeting				$	
Vinyl floor covering				$	
Other:				$	
Other:				$	

ACCESSIBILITY (ADA) IMPROVEMENTS/HISTORY	
Was a previous ADA study performed for the property? ☐ Yes ☒ No *If yes, please provide date and details of report:*	
Do you have an ADA compliance plan? ☐ Yes ☒ No *If yes, describe.*	
Were previous ADA improvements performed for the property? ☐ Yes ☐ No *If yes, please provide description of improvements:* Unknown to the best of my knowledge.	
Were previous complaints regarding ADA filed for the property? ☐ Yes ☐ No *If yes, please provide details and date of complaints:* Unknown to the best of my knowledge.	
PERSON COMPLETING QUESTIONNAIRE	
Signature: Christina Bruce	Title: Development Manager
Name *(print)*: Christina Bruce	Date: 6/25/25 Years at property: 0
Telephone: 732-245-7108	Fax:

Appendix III: SITE PHOTOGRAPHS

1 - East elevation

2 - West elevation

3 - North elevation

4 - South elevation

5 - Front awning and perimeter fencing

6 - Extreme vegetation overgrowth at east elevation, damaged fencing

7 - Boarded up main entrance

8 - Parking lot overview

9 - Parking lot overview

10 - Pavement damage near locked gate

11 - Typical pavement distress

12 - Typical pavement distress, failed overlay

13 - Fencing damaged by tree

14 - Excessive vegetation overgrowth at east elevation

15 - Site lighting

16 - Crawl space

17 - Crawl space

18 - Typical window with bars

19 - Typical exterior cracking

20 - Typical exterior deterioration

21 - High roof overview

22 - High roof overview

23 - High roof apparent partial collapse, note the sloped front parapet

24 - Low roof overview, ponding

25 - Low roof apparent collapse area

26 - Typical deteriorated wood rake edge

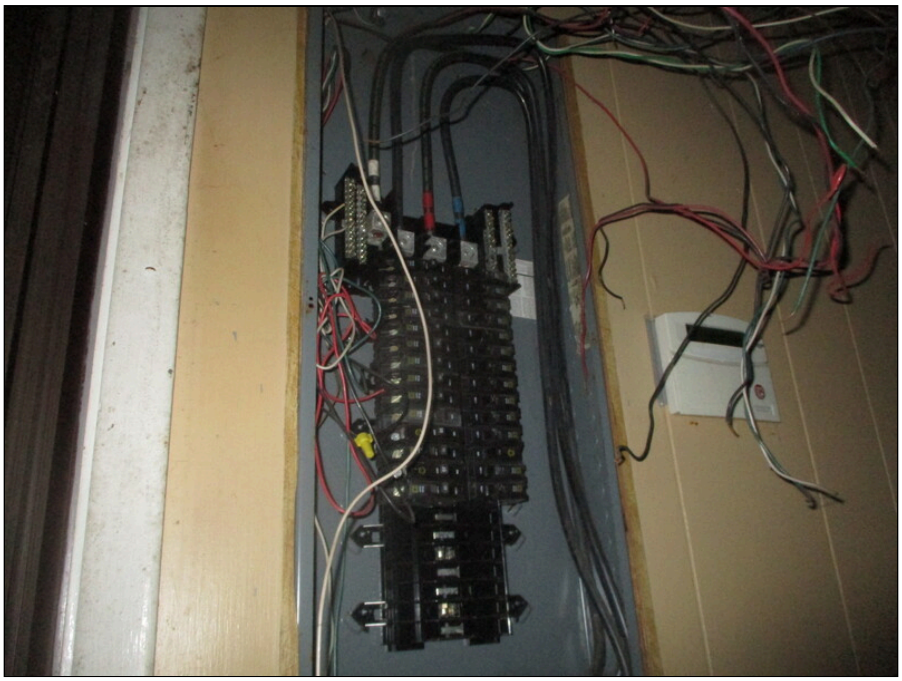
27 - Gas meter removed

28 - Location of previous condensing units

29 - Typical second floor air conditioner, wall cracking

30 - Ductwork remnants

31 - Thermostat



32 - Electrical panel

33 - Electrical panel on west exterior wall, circuits for previous condensing units

34 - Electric meter removed

35 - Security panel

36 - Fire extinguisher, last inspected in 2015

37 - Interior first floor dance area

38 - Interior overview

39 - Interior showing partially collapsed second floor

40 - Partially collapsed second floor, heavy damage

41 - Partial view of second floor balcony area, damaged finishes

42 - Partial view of second floor balcony area, damaged finishes

43 - Collapsed area of first floor

44 - Collapsed framing

45 - Collapsed framing

46 - Area of previous demolition

47 - Area at east end previously demolished, PVC piping remnants, damage at foundation wall

48 - Area at east elevation previously demolished, PVC piping remnants, damage at foundation wall

49 - Area of previous demolition

50 - Area of previous demolition

51 - Area of previous demolition

52 - Typical damaged framing and finishes, partial ductwork

53 - Former kitchen area

54 - Former kitchen area

55 - Extensive debris

56 - Extensive wood rot due to long-term water infiltration

57 - Typical damage to interior finishes

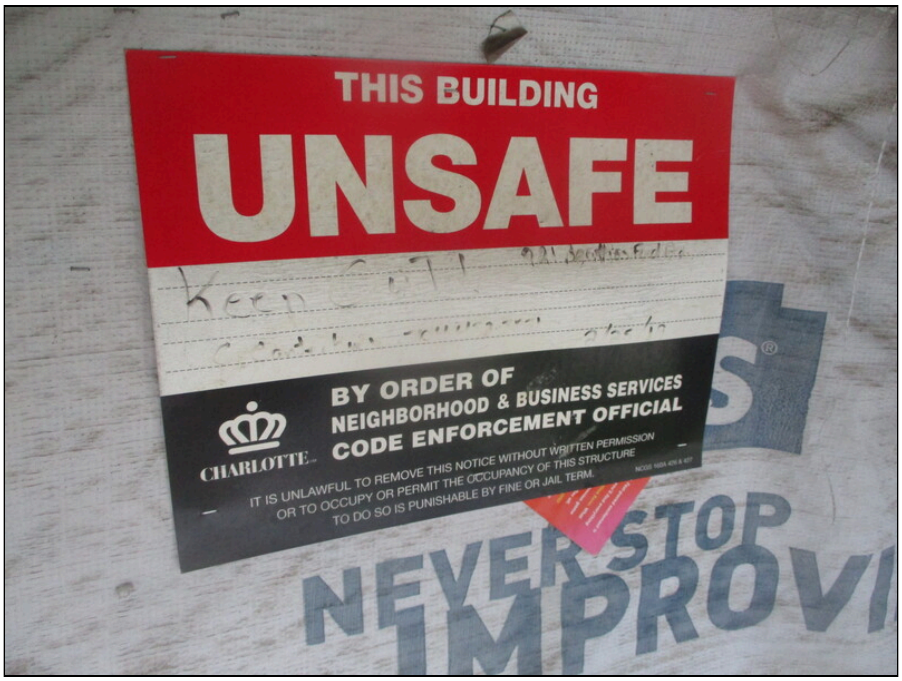
58 - Biological growth

59 - Apparent 9x9 floor tile

60 - Damage to second floor ceiling finishes

61 - Damage to second floor ceiling finishes

62 - Notice of interior demolition permit from 2017



63 - Notice of unsafe building from 2019